

AUGSBURG COLLEGE

campus master plan update • 2016

# The Campus Master Plan Update Task Force

## COLLEGE MASTER PLAN UPDATE COMMITTEE MEMBERS

Rebecca John	Vice President, Marketing and Communication (Chair)
Andra Adolphson	Business Development Director of Adolfson & Peterson Construction, Inc.;
	Chair of the Facilities Sub-committee of the Augsburg College Board of Regents
Kristin Anderson	Professor of Art History and College Archivist
Amanda Erdman	Director of Residence Life
Nancy Fischer	Associate Professor of Sociology and Urban Studies
Steve Peacock	Director of Community Relations
Dale Pederson	Associate Professor of Biology
Amanda Schuster	Director of Board Campaigns
Dennis Stuckey	Director of Facilities
Jeff Swenson	Athletic Director

*“Leadership should be born out of the understanding of the needs of those who would be affected by it.”*

Marian Anderson

## CONSULTANTS

Thomas Oslund	Oslund and Assoc., Principal, FAAR, FASLA
Sandra Rolph	Oslund and Assoc., Senior Associate, PLA, ALSA, LEED AP.

## BOARD OF REGENTS FACILITIES SUB-COMMITTEE

Andra Adolphson	Business Dev. Director, Adolfson & Peterson Construction, Inc.
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## EX-OFFICIO MEMBERS

Paul Pribbenow	Augsburg College
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AUGSBURG  
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master plan 2016  
20-YEAR VISION

KEY

- existing buildings
- future construction or renovation
- off-campus partnership
- neighbors
- skyway or tunnel
- bioretention feature
- pedestrian walk
- limited vehicle access
- potential building site (3)

BUILDING KEY

- AH Anderson Residence Hall
- CC Christensen Center
- FC Foss-Lobeck-Miles Center
- HC Hagfors Center for Science, Business, and Religion
- IA Ice Arena
- KC Kennedy Center
- LH Luther Residence Hall
- LL Lindell Library
- MH Memorial Hall (Phase 2)
- MU Anderson Music Hall
- OG Oren Gateway Center
- OM Old Main (Phase 1)
- SH Sverdup Hall
- SM Si Melby Hall

PHASE 1 INITIATIVES

- + New Campus Quadrangle
- + Old Main - Classroom Commons (restoration)
- + Community Gardens
- + East Gateway Collaboration, Facilities and Athletic Field improvements
- + Off Campus Space Use Exploration (as indicated by blue context map)
- + Murphy Square Restoration

PHASE 2 INITIATIVES

- + Memorial Hall - Dept. Homes + 22nd Avenue realignment.
- + SW Campus Residential-Recreational Center

PHASE 3 INITIATIVES

- + Arts District Expansion (Studio and Performance Arts), 23rd Avenue realignment





# Executive Summary

We at oslund.**and**.assoc. are pleased to present the 2016 Campus Master Plan for Augsburg College. We firmly believe that a master plan should be an organic, living document that is relevant today and for some years to come. The groundbreaking of the Hagfors Center, the centerpiece of the 2011 plan, provides an important lesson — a sound and clear vision leads to collaborative action, philanthropy, and realization! The success of this signature project has also elicited some significant changes in this updated 20-year vision for Augsburg’s main campus. It is more bold, optimistic, and more responsive to its neighboring community and rich urban context. This 2016 Master Plan sets the stage for the next evolution of the Augsburg campus, and it begins with the initiatives outlined in Phase 1.

*“A vision is not just a picture of what could be; it is an appeal to our better selves, a call to become something more.”*

Rosabeth Moss Kanter

This collaborative effort began with four charrettes: the Augsburg Leadership Forum, the Master Plan Update Task Force, the Board of Regents, and the Urban Arboretum Leadership Team. The Master Plan Update Task Force provided a clear voice regarding the current and future needs of various departments and the campus overall. During this process, new and innovative solutions for campus facilities were proposed, vetted, and refined. Positive changes to both future projects and phasing of the 20-year vision (i.e., compared to the 2011 Master Plan) are based on serving the academic needs of the campus while fostering constructive collaborations with our neighbors.

Augsburg College is a liberal arts institution set in the heart of a great metropolitan center. Its mission speaks to the combined importance of an engaged community, commitment to international diversity, the faith of the Lutheran Church, and its urban and global settings. Its proximity to the rich cultural resources and opportunities of Minneapolis sets Augsburg apart from other Twin Cities academic Institutions. With recent changes to its urban context, including the new Central Corridor light rail transit line, and the developing Cedar Riverside neighborhood, Augsburg is entering a new phase in its own planning and development strategy. The phased Campus Master Plan illustrates that the campus is evolving from one that is suburban in character to a contemporary, urban campus that leads the community into the mid-21st century. Surface parking lots give way to new academic facilities and functional campus green space. That said, with each new project we are also beginning to see the limits of the “carrying capacity” of the campus. Off-campus space-use exploration is now a priority, as it will be required to execute future projects. There is little remaining on campus swing space to temporarily accommodate campus needs during the construction of new facilities (i.e., for classrooms/studios, offices, parking and residences). Furthermore, once the 20-year vision is realized, only three potential building sites remain within the main campus boundaries. This new initiative is highlighted in the updated Goals and Principles of this Master Plan (Goal and Principle 3.4, p. 10).

The Phase 1 priority in this 2016 plan is the completion of the new campus quadrangle. Construction of this new green space was initiated with the Hagfors Center for Science, Business, and Religion, and the complete vision for this new campus center has been further refined in this Campus Master Plan update. New Goals and Principles emphasize the importance of enriching the student learning experience in campus green spaces by showcasing plants native to Minnesota and sustainable storm water treatment (See Principles 2.5-2.9). There must be a balance in developing vital urban spaces that are both aesthetically pleasing and environmentally sound. The Urban Arboretum Leadership Team helped to identify the preferred tree species for the landscaping plan on the Hagfors Center site, which will serve as the initial plan of the new Urban Arboretum vista. This, and other Arboretum principles, will continue to be developed as they are applied to green spaces on campus, including the Phase 1 Expanded Quadrangle and restoration of Murphy Square (a proposed collaboration with the Minneapolis Park and Recreation Board).

The East Development Gateway is a proposed collaboration between Augsburg and outside interests. Structured parking lined with residential units available to Augsburg students, and commercial/office space will help to support the space needs at Augsburg while other campus projects are advanced. The closure of Butler Place on the south side of the athletic field and subsequent re-location of the bleachers provide an opportunity to strengthen the pedestrian connections between the east-end development and the heart of campus. A safe and welcoming walkway between the Kennedy Center and Edor Nelson Field is an important step in the development of an East-West pedestrian axis — especially given that more than 60 percent of the campus parking spaces will be located in the East Gateway Ramp. The objective is to develop the East Gateway with both environmental and fiscal sustainability in mind. The exploration and definition of this partnership opportunity is an important initiative that will move forward in Phase 1.

The 2016 Master Plan Goals were also refined to “restore spaces to support educational program needs, advance the college mission, and ensure quality user experiences”. The restoration of Old Main (Phase 1) and Memorial Hall (Phase 2) into the Classroom Commons and Department Homes, respectively, demonstrates a commitment to both historical campus preservation and the operational needs of a high quality educational institution. At the same time, Principle 3.2a states that “buildings that do not meet the criteria for renovation or restoration will be razed, allowing for new buildings which meet well-rounded and well-defined criteria for innovation and excellence”. The removal of Urness and Mortensen Halls to make way for the addition of a combined Residential-Recreational Center (Phase 2) is an innovative idea that will benefit students, faculty, and staff. It will provide attractive and safe housing options for prospective students, and it will activate and revitalize the Southwest Residential District of campus.

Phase three projects, including the addition of a new performance space and studio arts facility adjacent to the Anderson Music Hall, completes the Campus Arts District. The realignment of 22nd and 23rd Avenues (Phases 2 and 3) frame the Arts District with welcoming views towards Memorial Hall and Murphy Square, respectively. This step further enhances the campus identity and welcome experience along Riverside Avenue.

Working with the Campus Master Plan Update Task Force, we believe that we have created an appropriate strategy and framework for future decision-making and capital campaign strategies that consider both present-day space and facility needs with an aspirational vision for the future of Augsburg College. It is a vision that clearly conveys Augsburg’s commitment to student-centered learning, engagement with the community, and building a vibrant, sustainable campus.



Thomas R. Oslund, FARR, FASLA  
oslund.**and**.assoc. Principal







# GOALS AND PRINCIPLES

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Master Plan Goals and Principles Matrix

	Campus Identity, Arrival Experience , and Community Connections	Transportation and Circulation	Buildings, Infrastructure and Space Use
2011 Master Plan Goals	<div>1.1 Increase campus edge definition and improve connections (physical and visual) between campus, community, and neighbors.</div> <div>1.2 Create strong campus gateways offering sense of arrival.</div> <div>1.3 Create campus spaces (internal and external) that serve the needs of the Augsburg community.</div> <div>1.4 Create campus spaces that encourage and inspire engagement (both internally and with surrounding neighborhood).</div>	<div>2.1 Address conflicts between pedestrian and vehicular circulation on campus.</div> <div>2.2 Create stronger and accessible circulation axes through campus that allow for multiple forms of transportation and use, including places for respite and engagement along the way.</div> <div>2.3 Address the best solution for future parking needs.</div>	<div>3.1 Plan, site, and prioritize new multi-purpose buildings and spaces and renovations to meet future educational, research, residential, administrative/ support, fiscal, retail, recreational, and spiritual needs for innovation and excellence.</div> <div>3.2 Create / renovate / restore spaces to support educational program needs, advance college mission, and ensure quality user experiences.</div> <div>3.3 Explore partnership opportunities with neighboring institutions and organizations to optimize use of buildings and space.</div> <div>3.4 Explore off-campus opportunities for additional building and space options to support educational and operational needs of the college.</div>
2011 Guiding Principles Objectives	<div>1.1 Clearly defined campus edges, visual cues, entry points, and greater 'sense of place' will be built into the Augsburg Campus.</div> <div>1.2 Set the stage for campus arrival from all directions (for both pedestrians and people in vehicles) and instill a feeling of distinct transition from campus to the surrounding community.</div> <div>1.3 Campus spaces — both new and reinvigorated — will inspire engagement and serve the needs of campus and community constituencies through a holistic, global, and pedagogically contemporary approach to design.</div> <div>1.4 Campus spaces, and the connections they create to the larger community, will offer places for global, holistic intersections with our neighbors to occur.</div>	<div>2.1 Vehicular functions will be moved to the exterior of the campus, maximizing the use of interior spaces for the pedestrian and human-scaled activities without compromising functional access (human and vehicular).</div> <div>2.2a Safe, human-focused campus circulation systems will enhance and sustain the quality of the campus landscape.</div> <div>2.2b Connections to transit options (bus and light rail) will be improved.</div> <div>2.2c Campus green space will enrich the student learning experience within a vibrant urban landscape, reflecting Augsburg's vision to be a "new kind of student-centered university, small to our students and big for the world."</div> <div>2.2d Green space landscaping will express in its design and in its use the intersections among academic disciplines as varied as sociology, the arts, science, education, and social work.</div> <div>2.2e Exterior spaces will serve as a showcase of native Minnesota trees, plants, and animal life, as well as a repository of bio-diversity to enhance learning at the College and throughout the community.</div> <div>2.2f Green spaces will be gathering places where students, faculty, staff, and our neighbors come together to discover, grow, and experience nature in a safe and stimulating environment.</div> <div>2.2g Landscaping will reflect our commitment to stewardship of natural resources, highlighting green space as a key asset in vital urban environments and the need for developing public spaces that are both aesthetically pleasing and environmentally sound. Maintenance of green spaces will be sustainable in terms of ecological, financial, and human resources.</div> <div>2.2h Campus facilities will be connected and accessible as defined by the Americans with Disabilities Act, 1990.</div> <div>2.3 Parking will be managed more intensely and concentrated into districts, with new buildings incorporating parking in structured or underground facilities.</div>	<div>3.1 Contemporary educational and urban design principles will guide the spatial organization, scale, and programming across campus.</div> <div>3.2a Stronger priorities for deferred maintenance will preserve Augsburg's existing investments and promote financial sustainability.</div> <div>3.2b Buildings which do not meet criteria for renovation or restoration will be razed, allowing for new buildings which meet a well-rounded and well-defined criteria for innovation and excellence.</div> <div>3.2c Focus on thoughtful renovation and stewardship of campus facilities (as opposed to new developments and construction). Build a durable, sustainable campus.</div> <div>3.3a Locations of community amenities and uses will help to guide the delineation of campus use districts, and purposeful traffic circulation, identify expansion options, and site campus facilities.</div> <div>3.3b New development partnerships will invigorate the campus gateways and enliven the street along Riverside Avenue.</div> <div>3.4 Any exploration of off-campus expansion will be undertaken with a commitment to enhancing the student experience and academic program through partnerships within the community that serve the college's interests while also enhancing neighborhood vitality.</div>

	Campus Identity, Arrival Experience , and Community Connections	Transportation and Circulation	Buildings, Infrastructure and Space Use
2011 College Mission + Cultural Parallels	<ul style="list-style-type: none"><li>• Distinct sense of engagement arising from a center of faith.</li><li>• We believe we are called to serve our neighbor.</li><li>• Commitment to diversity and inclusion</li><li>• Global perspective</li><li>• We see things whole</li><li>• We learn through engagement</li><li>• Positive first impressions + high visibility</li><li>• Support Augsburg’s internal communities</li></ul>	<ul style="list-style-type: none"><li>• Urban Dwelling</li><li>• We learn through engagement</li><li>• Sustain quality student and employee experiences</li><li>• Support Augsburg’s internal communities</li><li>• Commitment to environmental stewardship</li></ul>	<ul style="list-style-type: none"><li>• Active Citizenship</li><li>• Meaningful work</li><li>• Reflects abundance, generosity, engagement, service</li><li>• Create and sustain a culture of innovation and excellence</li><li>• Sustain quality student and employee experiences</li><li>• Preserve existing investments</li><li>• Support Augsburg’s internal communities</li><li>• Reflects Augsburg as anchor institution</li></ul>
...SINCE 2011.	<p><b>UPDATED MISSION STATEMENT (2010-11):</b></p> <p>Augsburg College educates students to be informed citizens, thoughtful stewards, critical thinkers, and responsible leaders.</p> <p>The Augsburg experience is supported by an engaged community that is committed to intentional diversity in its life and work.</p> <p>An Augsburg education is defined by excellence in the liberal arts and professional studies, guided by the faith and values of the Lutheran church, and shaped by its urban and global settings.</p>	<p><b>VOCATION STATEMENT</b> We believe we are called to serve our neighbor.</p> <p><b>BRAND STATEMENT</b> We Are Called   Auggies</p>	<p><b>AUGSBURG 2019 STRATEGIC PLAN</b></p> <p><b>VISION:</b> In 2019, Augsburg will be a new kind of student-centered, urban university, small to our students and big for the world.</p> <p><b>DIMENSION 1:</b> Educating for lives of purpose - across the disciplines, beyond the classroom, and around the world.</p> <p><b>DIMENSION 2:</b> At the table with our neighbors and institutional partners, shaping education to address the world’s needs.</p> <p><b>DIMENSION 3:</b> Built for the future - a vital and sustainable institution.</p>

KEY THEMES AND CHANGES SINCE 2011

The Campus Master Plan Update Task Force reviewed the 2011 goals and principles, as well as recent changes to the College mission to inform these changes (shown above). Edits were proposed by the task force throughout the planning process and incorporated into this document. The following themes had a strong influence on the shaping of the 2016 Campus Master Plan:

1. New **Transportation and Circulation** themes include a balance between safe pedestrian experience and functional needs of campus access (service, accessibility, safety). Attention also was given to the pedestrain arrival experience from transit stops and other nearby locations.
2. **Campus Green Spaces** will be enriched by building gathering and learning opportunities in the landscape. The development of a plant and tree palette that is rich in native species and with more biodiversity, will support the College’s academic programs and improve the sustainable maintenance of the campus.
3. **Space Use** was added to the **Buildings and Infrastructure** theme. The Campus Master Plan update placed a stronger emphasis on academic programming planning as a key driver in space planning decisions. Space restoration (e.g., Old Main and Memorial Hall) and deferred maintenance were also prioritized over new buildings in order to support educational program needs.
4. **Off campus opportunities for additional building space** were considered in the 2016 Campus Master Planning process. The Campus Master Plan Task Force noted that at least temporary academic, residential, and parking facilities would be needed in oder to facilitate the construction of future building projects as existing facilities are taken offline for renovation or razed to create space for the new facilities. Off-campus space use will also become more important with time, as only three potential on-campus building sites remain with the completion of the 20-year vision (see page 3).



# MASTER PLAN PHASING

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# The Existing Campus Plan

## CAMPUS IDENTITY

The following series of plan images illustrates the existing campus plan and three phases of Augsburg’s 20-year Master Plan. One of the most striking visual features of this series is the gradual reduction of surface parking lots. Their capacity is picked up in sub-grade garages and an above grade ramp that is screened from view with perimeter buildings to enhance the pedestrian experience at ground-level. This marks **a significant effort over the next 20 years to physically transform Augsburg College from a campus that feels more suburban to a model that fits more closely with Augsburg’s vibrant urban identity.**

## BUILDINGS, INFRASTRUCTURE, AND SPACE USE

Planning solutions **balance the construction of new buildings with existing building removals, renovations, restorations, and maintenance** (eg. Old Main, Memorial Hall). The Master Plan places a strong emphasis on academic programming planning as a key driver in space planning decisions.

## CAMPUS GREEN

There was also careful consideration given to the space vacated by the diminishing surface parking lots and razed buildings. Storm water treatment ponds, rain gardens, restored tree groves in Murphy Square, community gardens, and a more positive pedestrian connection to the East end of campus were included to ensure that **campus open spaces grow to be more sustainable, functional, active, and aesthetic with time.**

## PARKING, CIRCULATION, AND SAFETY

The table on the right tallies the number of parking spaces removed and proposed for each phase. The goal of the master plan was generally to balance spaces lost with those gained over the next 20 years, and to add spaces to accommodate changes in campus population, demand in new facilities, and parking requirements in the East Gateway development. The data indicates that careful parking planning will be essential with each new construction project based on the needs of each new facility, the broader campus, and the projects included in future phases.

## AUGSBURG PARKING CAPACITY BY PHASE

Existing Lots/Streets *	EX	Ph.1	Ph.2	Ph.3
Lot A	27	27	0	0
Lot B	116	116	0	0
Lot D	113	113	68	68
Lot E	22	22	0	0
Lot G (Hagfors Center)	25	25	25	25
Lot H (Oren Underground)	43	43	43	43
Lot I	8	8	8	8
Lot J	20	20	20	0
Lot K	45	45	45	0
Lot L	287	0	0	0
Lot P (Luther Underground)	56	56	56	56
Street (Augsburg commuter)	72	42	0	0
subtotal existing	834	517	265	200
phase loss		-317	-252	-65
Proposed Ramps/Garages				
East Gateway Ramp. 150 spaces/level x 6 levels to accomodate Augsburg commuters and new building tenants.	0	900	900	900
Campus Res-Rec Center. 1 level, 3 bays under building footprint.	0	0	250	250
Arts District Exp. Underground. 1 level, 1 bay for Accessible parking/service.	0	0	0	40
subtotal (proposed spaces)		900	1150	1190
(phase gain)		900	250	40
TOTAL CAMPUS SPACES	834	1417	1415	1390

\* Existing data is based on the completion of the Hagfors Center and site.



## AUGSBURG COLLEGE

master plan 2016

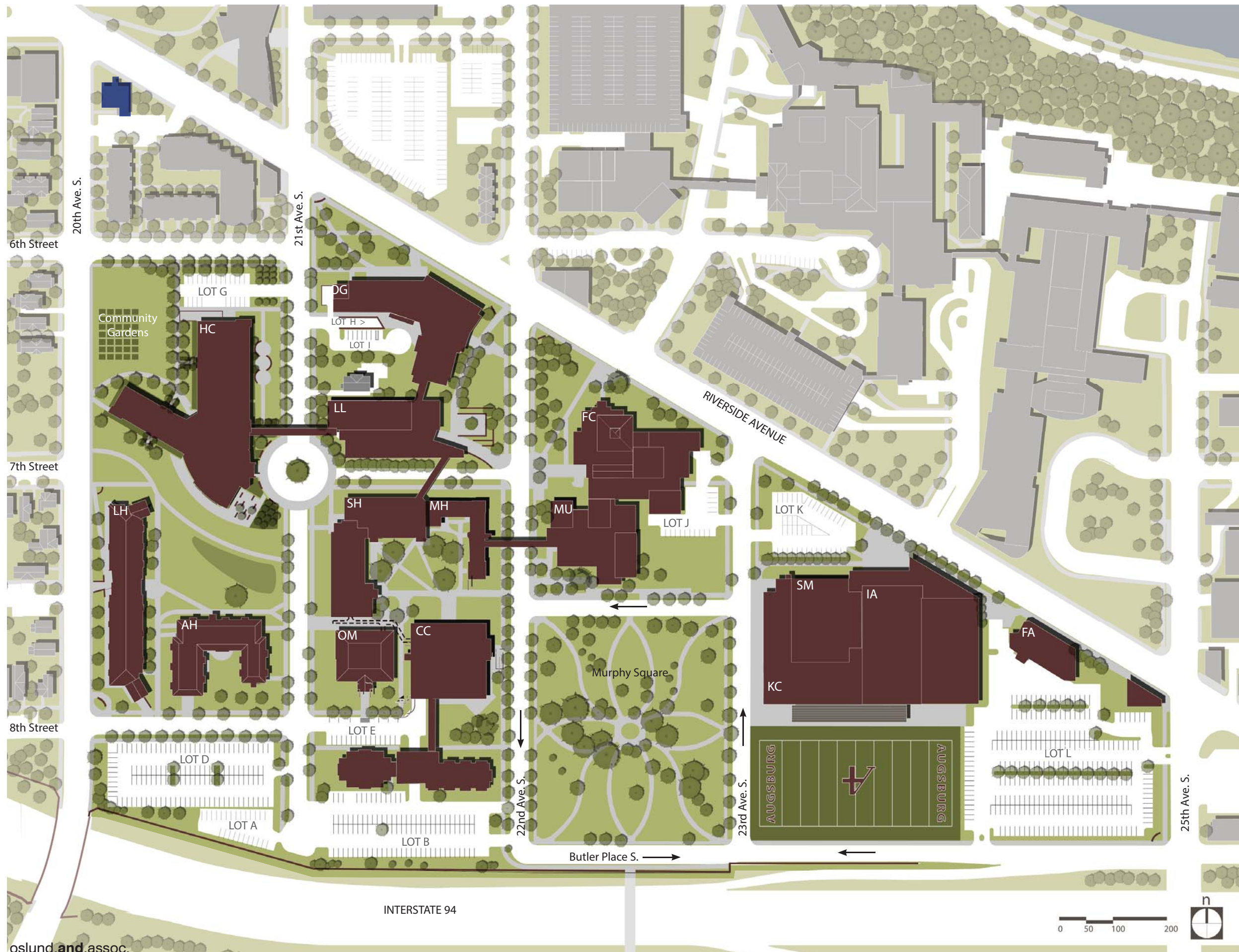
### EXISTING CAMPUS

#### KEY

- existing buildings
- future construction or renovation
- off-campus partnership
- neighbors
- skyway or tunnel
- bioretention feature
- pedestrian walk
- limited vehicle access

#### EXISTING BUILDING KEY

- AH Anderson Residence Hall
- CC Christensen Center
- FA Facilities
- FC Foss-Lobeck-Miles Center
- HC Hagfors Center for Science, Business, and Religion
- IA Ice Arena
- KC Kennedy Center
- LH Luther Residence Hall
- LL Lindell Library
- MH Memorial Hall (Phase 2)
- MU Anderson Music Hall
- OG Oren Gateway Center
- OM Old Main (Phase 1)
- SH Sverdup Hall
- SM Si Melby Hall





CAMPUS IDENTITY

A new campus gateway has been realized with the ground-breaking of the new Hagfors Center for Science, Business, and Religion. The entry drive loop and skyway to Lindell Library offer a visual welcome from Riverside Avenue, while the landscaping for the building site and the community gardens create an inviting view along 20th Avenue South and South 6th Street.

The construction of the Hagfors Center sets the stage for the completion of the new campus quadrangle, featuring gathering and learning spaces around an ecologically diverse storm water treatment wetland. The extended quadrangle project, which includes the razing of Science Hall and the incorporation of an Urban Arboretum, is a priority for Phase 1 of this Campus Master Plan.

BUILDINGS, INFRASTRUCTURE, AND SPACE USE

The sustainable approach to buildings and infrastructure on campus also includes the maintenance, renovation, and restoration of existing campus buildings and spaces. This includes the restoration of Old Main in Phase 1. As a new ‘Classroom Commons’, updated learning spaces will serve the academic needs of multiple departments.

The East Gateway Development will anchor the southeast corner of campus. A possible collaboration between Augsburg and outside interests will help to build infrastructure for both the community and campus. This facility may include structured parking, which is lined with residential units available to Augsburg students, and commercial/ office space. Campus Facilities and Maintenance Offices/Shop Space will be housed in a perimeter building on the west side of the ramp in order to replace the existing maintenance infrastructure on the east end of campus.

CAMPUS GREEN

The new campus quadrangle will demonstrate significant leadership in sustainability on campus. An on-site storm water treatment wetland will reduce pollution of the nearby Mississippi River, and also provide a high level of aesthetic and learning benefit to this vision for campus green space. The Urban Arboretum Leadership Team identified ten targeted species (subject to availability) of native trees for the Hagfors Center site design; a Phase 1 pilot project of the planned Urban Arboretum for the campus. The arboretum will be further developed with the quad expansion and restoration of Murphy Square — a collaboration between Augsburg College and the Minneapolis Park and Recreation Board.

A plan for the community garden is another Phase 1 initiative. Central to this is a definition of how the community gardens support academics and the mission of the College. Articulating the intent and academic use of the community garden will inform its long-term size, location, design, organization, and oversight.

PARKING, CIRCULATION, AND SAFETY

Parking capacity lost with the construction of the Hagfors Center will be restored with the East Development Gateway, which could accommodate up to 900 spaces in a six-level ramp. This will serve both the parking needs of the campus and the east-end development. Vehicular circulation through the ramp and the removal of the one-way (westbound) Butler Place on the south side of the Edor Nelson Field create an opportunity to improve the pedestrian safety and experience on the east end of campus. A tree-lined promenade on the south side of the Kennedy Center - the East Athletics Promenade - will connect the East Gateway (and parking ramp) to the a restored Murphy Square and the heart of campus. The bleachers move to the south side of the athletic field, and the scoreboard moves to the west facade of the Facilities location in the East Gateway Development. A restricted access road is provided around the west side of the East Gateway for emergency and service vehicle access.

CAMPUS PARKING CAPACITY BY PHASE

Existing Lots/Streets	EX	h.1	Ph.2	Ph.3
Lot A	27	7	0	0
Lot B	116	6	0	0
Lot D	113	3	68	68
Lot E	22	2	0	0
Lot G (Hagfors Center)	25		25	25
Lot H (Oren Underground)	43		43	43
Lot I	8	8	8	8
Lot J	20	0	20	0
Lot K	45		45	0
Lot L	287		0	0
Lot P (Luther Underground)	56		56	56
Street (Augsburg commuter)	72	42	0	0
subtotal existing	834		265	200
phase loss			-252	-65
Proposed Ramps/Garages				
East Gateway Ramp. 150 spaces/level x 6 levels to accomodate Augsburg commuters and new building tenants.	0		900	900
Campus Res-Rec Center. 1 level, 3 bays under building footprint.	0		250	250
Arts District Exp. Underground. 1 level, 1 bay for Accessible parking/service.	0		0	40
subtotal (proposed spaces)			1150	1190
(phase gain)			250	40
TOTAL CAMPUS SPACES	834		1415	1390

HIGHLIGHTS - PHASE 1 INITIATIVES





**AUGSBURG COLLEGE**

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## PHASE 1: Years 1-7

### KEY

- existing buildings
- future construction or renovation
- off-campus partnership
- neighbors
- skyway or tunnel
- bioretention feature
- pedestrian walk
- limited vehicle access

### EXISTING BUILDING KEY

- AH Anderson Residence Hall
- CC Christensen Center
- FA Facilities
- FC Foss-Lobeck-Miles Center
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- IA Ice Arena
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- MU Anderson Music Hall
- OG Oren Gateway Center
- OM Old Main (Phase 1)
- SH Sverdup Hall
- SM Si Melby Hall

### PHASE 1 INITIATIVES

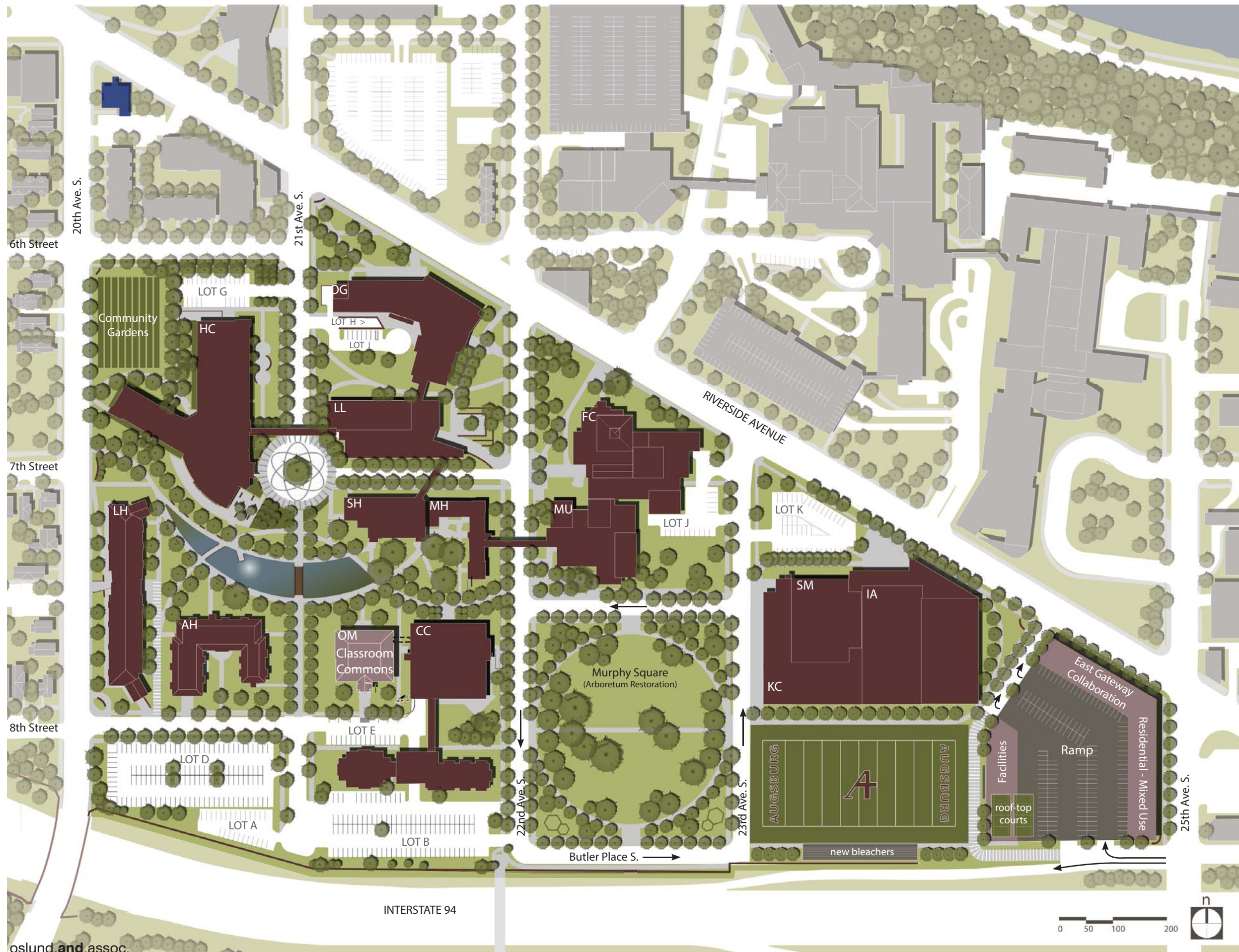
- + New Campus Quadrangle
- + Old Main - Classroom Commons (restoration)
- + Community Gardens
- + East Gateway Collaboration, Athletic Field improvements
- + Off Campus Space Use
- + Murphy Square Restoration

### PHASE 2 INITIATIVES

- + Memorial Hall - Dept. Homes + 22nd Avenue realignment.
- + SW Campus Residential-Recreational Center

### PHASE 3 INITIATIVES

- + Arts District Expansion (Studio and Performance Arts), 23rd Avenue realignment.





CAMPUS IDENTITY

The Riverside edge is transformed with the **re-alignment of 22nd Avenue**, which is reset to intercept Riverside Avenue at a 90 degree angle. This changes the perspective into campus from ‘less than ideal views’ (towards the I-94 sound wall), to glimpses of the restored Memorial Hall (see below). The increased prominence of Hoversten Chapel on the new corner of 22nd and Riverside establishes another campus gateway and welcome point.

BUILDINGS, INFRASTRUCTURE, AND SPACE USE

A new Residence-Recreational Center (Res-Rec Center) is proposed to enhance the southwest corner of campus. It replaces Urness and Mortensen halls, which are outdated and becoming increasingly costly to maintain. The precedent facility for this project is the Al B Carius Center at North Central College, in Naperville, Illinois (pg. 84). It includes four stories of contemporary student housing lining a recreational complex (200m track, field athletics, sport courts, and a 260m warm up track). It will serve all students, faculty, and staff, and vastly improve residence hall appeal for incoming students.

CAMPUS GREEN

The Master Plan goals 2.1 “Address conflicts between pedestrian and vehicular circulation on campus”, and 2.2 “Create stronger circulation axes through campus with places for respite and engagement along the way” are realized with the **new East-West pedestrian axis along South 8th Street**. Coupled with the Phase 1 projects, it creates a continuous, safe, and inviting pedestrian promenade from the drop-off loop at the new Res-Rec Center to the East Gateway (via the restored Murphy Square and East Athletics Promenade). The path will be constructed with adequate clearance for emergency and service vehicles; however, human scaled lighting, seating, paving, and the provision of shade trees will prioritize the pedestrian over vehicles using this pathway. A small vehicle drop-off loop will provide access for car-pool pick ups and parking at the Res-Rec Center.

PARKING, CIRCULATION, AND SAFETY

**A large, single level underground parking ramp is proposed for the footprint of the new Res-Rec Center (250 cars).** Sixty-eight surface parking spaces remain in the west side of Lot D for short-term deliveries, pickups, residence hall move-in, and way-finding.

CAMPUS PARKING CAPACITY BY PHASE

Existing Lots/Streets	EX	Ph.1	Ph.2	Ph.3
Lot A	27	27	0	0
Lot B	116	116	0	0
Lot D	113	113	68	68
Lot E	22	22	0	0
Lot G (Hagfors Center)	25	25	25	25
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Lot K	45	45	45	0
Lot L	287	0	0	0
Lot P (Luther Underground)	56	56	56	56
Street (Augsburg commuter)	72	42	0	0
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Campus Res-Rec Center. 1 level, 3 bays under building footprint.	0	0	250	250
Arts District Exp. Underground. 1 level, 1 bay for Accessible parking/service.	0	0	0	40
subtotal (proposed spaces)		900	1150	1190
(phase gain)		900	250	40
TOTAL CAMPUS SPACES	834	1417	1415	1390

HIGHLIGHTS - PHASE 2 INITIATIVES





### PHASE 2: Years 8-13

#### KEY

- existing buildings
- future construction or renovation
- off-campus partnership
- neighbors
- skyway or tunnel
- bioretention feature
- pedestrian walk
- limited vehicle access

#### EXISTING BUILDING KEY

- AH Anderson Residence Hall
- CC Christensen Center
- FA Facilities
- FC Foss-Lobeck-Miles Center
- HC Hagfors Center for Science, Business, and Religion
- IA Ice Arena
- KC Kennedy Center
- LH Luther Residence Hall
- LL Lindell Library
- MH Memorial Hall (Phase 2)
- MU Anderson Music Hall
- OG Oren Gateway Center
- OM Old Main (Phase 1)
- SH Sverdup Hall
- SM Si Melby Hall

#### PHASE 1 INITIATIVES

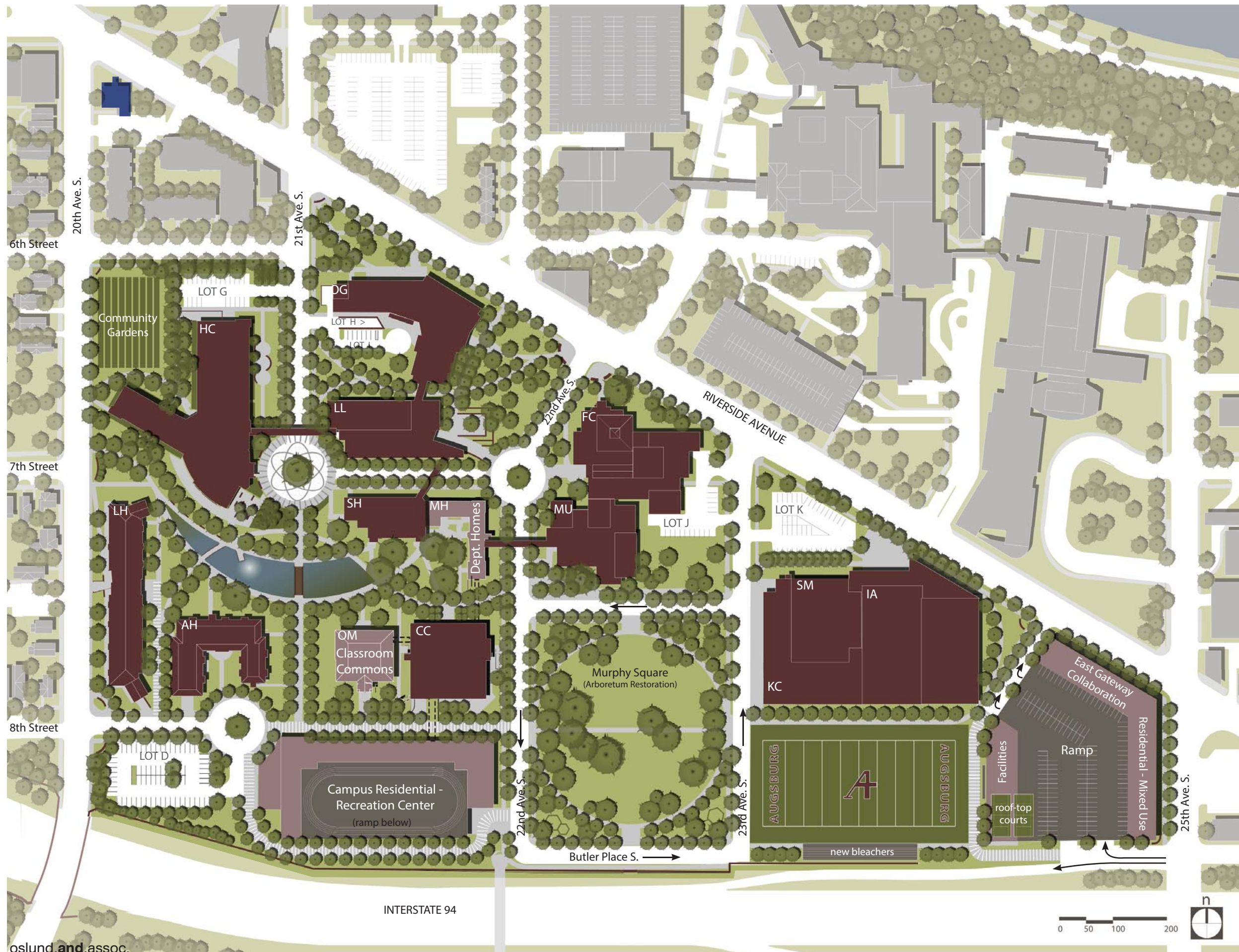
- + New Campus Quadrangle
- + Old Main - Classroom Commons (restoration)
- + Community Gardens
- + East Gateway Collaboration, Athletic Field improvements
- + Off Campus Space Use
- + Murphy Square Restoration

#### PHASE 2 INITIATIVES

- + Memorial Hall - Dept. Homes + 22nd Avenue realignment.
- + SW Campus Residential-Recreational Center

#### PHASE 3 INITIATIVES

- + Arts District Expansion (Studio and Performance Arts), 23rd Avenue realignment.





CAMPUS IDENTITY

The Phase 3 expansion of the Arts district continues to **define the urban campus along Riverside Avenue**. The **re-alignment of 23rd Avenue** creates a green view into Murphy Square and establishes the new Performing Arts Building as a campus gateway.

BUILDINGS, INFRASTRUCTURE, AND SPACE USE

The **new Performance Arts Space** will include a theater, dressing rooms, storage, and a scene shop. It will be connected to the Foss Center with a shared service/loading area. The scale and program of the new **Studio Arts Facility** will depend on the future academic plan and space needs for the arts at Augsburg. The addition of these facilities defines this campus block as the Arts District at Augsburg College.

CAMPUS GREEN

The finished Riverside edge is neither completely built, nor green. Rather it is a made up of significant campus buildings that are punctuated by windows of green streets, walks, and open spaces. It is a porous, urban edge that is welcoming to students, staff, faculty, and our community visitors.

PARKING, CIRCULATION, AND SAFETY

Forty underground parking spaces can be accommodated in a single level under the new Performing Arts and Studio Arts facilities. This will provide accessible parking and service access for the new facility.

CAMPUS PARKING CAPACITY BY PHASE

Existing Lots/Streets	EX	Ph.1	Ph.2	Ph.3
Lot A	27	27	0	0
Lot B	116	116	0	0
Lot D	113	113	68	68
Lot E	22	22	0	0
Lot G (Hagfors Center)	25	25	25	25
Lot H (Oren Underground)	43	43	43	43
Lot I	8	8	8	8
Lot J	20	20	20	0
Lot K	45	45	45	0
Lot L	287	0	0	0
Lot P (Luther Underground)	56	56	56	56
Street (Augsburg commuter)	72	42	0	0
subtotal existing	834	517	265	200
phase loss		-317	-252	-65
Proposed Ramps/Garages				
East Gateway Ramp. 150 spaces/level x 6 levels to accomodate Augsburg commuters and new building tenants.	0	900	900	900
Campus Res-Rec Center. 1 level, 3 bays under building footprint.	0	0	250	250
Arts District Exp. Underground. 1 level, 1 bay for Accessible parking/service.	0	0	0	40
subtotal (proposed spaces)		900	1150	1190
(phase gain)		900	250	40
TOTAL CAMPUS SPACES	834	1417	1415	1390

HIGHLIGHTS - PHASE 3 INITIATIVES





### PHASE 3: Years 14-20

#### KEY

- existing buildings
- future construction or renovation
- off-campus partnership
- neighbors
- skyway or tunnel
- bioretention feature
- pedestrian walk
- limited vehicle access
- potential building site (3)

#### BUILDING KEY

- AH Anderson Residence Hall
- CC Christensen Center
- FC Foss-Lobeck-Miles Center
- HC Hagfors Center for Science, Business, and Religion
- IA Ice Arena
- KC Kennedy Center
- LH Luther Residence Hall
- LL Lindell Library
- MH Memorial Hall (Phase 2)
- MU Anderson Music Hall
- OG Oren Gateway Center
- OM Old Main (Phase 1)
- SH Sverdup Hall
- SM Si Melby Hall

#### PHASE 1 INITIATIVES

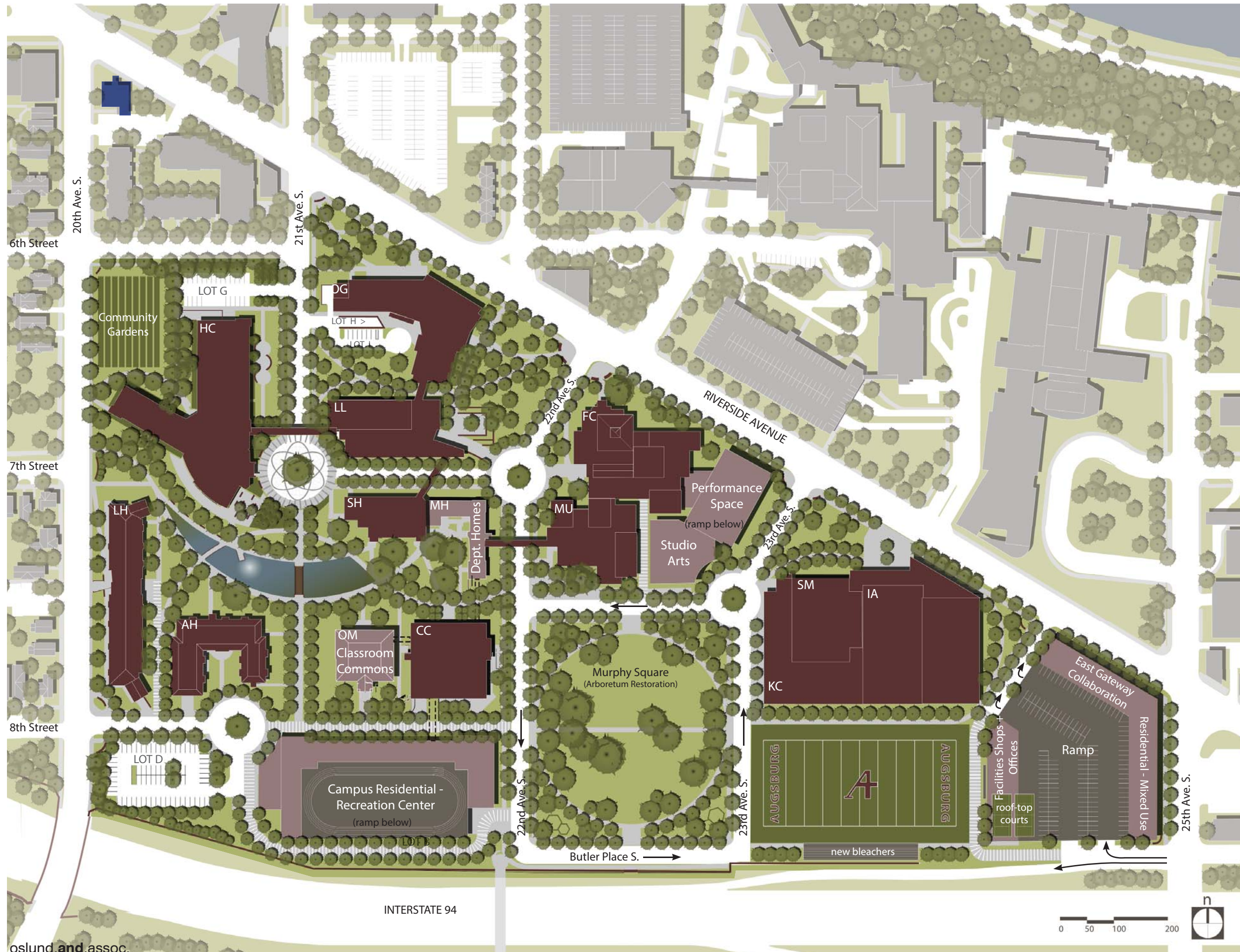
- + New Campus Quadrangle
- + Old Main - Classroom Commons (restoration)
- + Community Gardens
- + East Gateway Collaboration, Facilities and Athletic Field improvements
- + Off Campus Space Use Exploration
- + Murphy Square Restoration

#### PHASE 2 INITIATIVES

- + Memorial Hall - Dept. Homes + 22nd Avenue realignment.
- + SW Campus Residential-Recreational Center

#### PHASE 3 INITIATIVES

- + Arts District Expansion (Studio and Performance Arts), 23rd Avenue realignment





# The Master Plan ‘Trickle Effect’

## SHARING RESOURCES WITH OUR NEIGHBORS

The phasing of this Master Plan illustrates that temporary academic, residential, and parking facilities would be needed in order to support the continued academic/space needs of the college and complete the construction of future facilities. The following list identifies key facilities and conflicts with new additions that should be addressed in the planning and programming of future projects.

**PHASE 1 - SCIENCE HALL:** The classrooms and offices in Science Hall (Phase 1) will be re-located (primarily in the new Hagfors Center) prior to its demolition and the new quadrangle expansion. This project will also require the repair of the west end of Sverdup Hall, including the elevator. The existing tunnel system connecting through Science Hall may not be removed without identifying a new, accessible link between Sverdup Hall, Old Main, and Christensen Center.

**PHASE 1 - STUDIO ARTS IN OLD MAIN:** Programming for the Classroom Commons restoration of Old Main will require addressing the specialty classroom needs of Studio Arts currently housed in this facility. Decisions about upgrading current facilities or interim relocation (during phases 1 and 2 of the Campus Master Plan) should be driven by defining the current and future academic plans of the Arts program.

**PHASE 1 - EAST GATEWAY:** The construction of a mixed-use development and ramp will displace 287 parking spaces with the demolition of Lot L. Alternative off-campus parking facilities and transit options will be needed for the duration of construction as the campus is already slightly under the number of needed parking spaces given peak academic year demand. This data follows the Augsburg College - Center for Science, Business, and Religion (CSBR) Travel Demand Management Plan (dated January 8, 2016).

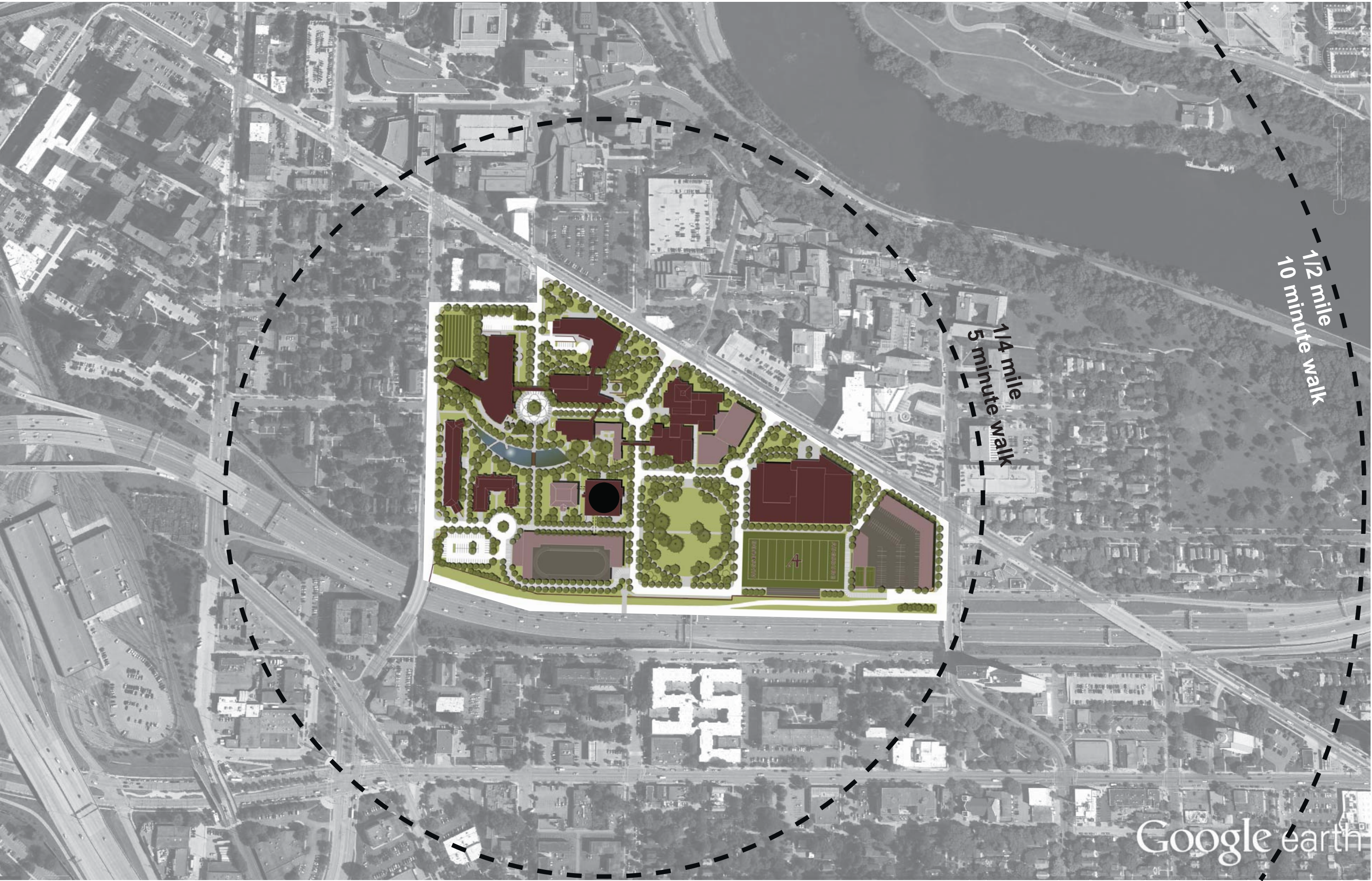
**PHASE 2 - MEMORIAL HALL:** As Memorial Hall is restored, swing office spaces will need to be identified either on or off-campus for the duration of construction. The New East Gateway or Old Main spaces might help to accommodate these space needs.

**PHASE 2 - RES-REC CENTER:** The construction of this facility will temporarily displace over 200 parking spaces (to be recovered in the ramp below the new building) and all of the existing (although not currently filled) residential units in Mortensen and Urness halls. Some of these parking and residential needs might be accommodated in the Phase 1 East Gateway Development, but off-campus options will likely be needed. The total number of residential units programmed for this facility will depend on the number of units available to Augsburg students in the new East Gateway (Phase 1) and anticipated on-campus housing demand.

## THE CARRYING CAPACITY OF OUR CAMPUS

With the completion of all three phases of this plan, further exploration of off-campus space use will become more important. Only three potential building sites remain with the completion of this 20-year vision (see page 3). The Campus Master Plan Update Task Force recommends that a separate study be conducted to evaluate future space needs, campus growth, and potential property partnerships or acquisitions as the carrying capacity of the existing campus nears 100 percent.







### **Campus**

*1774, from L. campus “a field,” “an expanse surrounded” (by woods, higher ground, etc.), from PIE \*kampos “a corner, cove,” from base \*kamp- “to bend” (cf. Lith. kampus “corner,” Pol. kepa “island in a river”). First used in college sense at Princeton.*

*“a piece of land that is covered with the buildings of an American university”*

*“Suggests the pervasive spirit of a school, or its genius loci, as embodied in its architecture and grounds. Campus sums up the distinctive physical qualities of the American college, but also its integrity as a self-contained community and its architectural expression of educational and social ideals.”*



# CAMPUS IMAGES

campus master plan update • 2016

## FOCUS

There is a desire to improve campus edges and entry points, particularly the edge along 20th Avenue South due to its connections to off-campus student housing, parking, and the transit station at Fraklin Avenue. Augsburg lies within a rich community, including commercial, institutional, and residential neighbors. Improvements in the campus edges will:

- create welcoming, ‘porous’ edges that are inviting to guests,
- help to define the entry points and arrival onto campus, and
- design the campus-community interface in a way that is that is compatible with adjacent land uses.

Although Riverside Avenue is the perceived ‘front’ of campus, the 20th Avenue edge is an important interface between Augsburg and the residential community to the West. The goal of this plan is to soften the edge currently defined by Luther Hall, to create a porous, landscaped edge that is welcoming to the community. Neighbors will be invited to participate in the College’s community garden program, walk through the new Hagfors Center green quad and connect to Murphy Square via the new east-west pedestrian axis. Signage at the pedestrian entrance in the middle of 20th Avenue South will signal arrival onto campus and direct guests to Murphy Square and other locations.

## GOALS AND PRINCIPLES

### GOAL 1.1

Increase campus edge definition and improve connections (physical and visual) between campus, community, and neighbors).

### GOAL 1.2

Create strong campus gateways offering a sense of arrival.

### GOAL 1.4

Create campus spaces that encourage and inspire engagement (both internally and with surrounding neighborhood).

### PRINCIPLE 1.4

Campus spaces and the connections they create to the larger community will offer places for global, holistic intersections with our neighbors to occur.

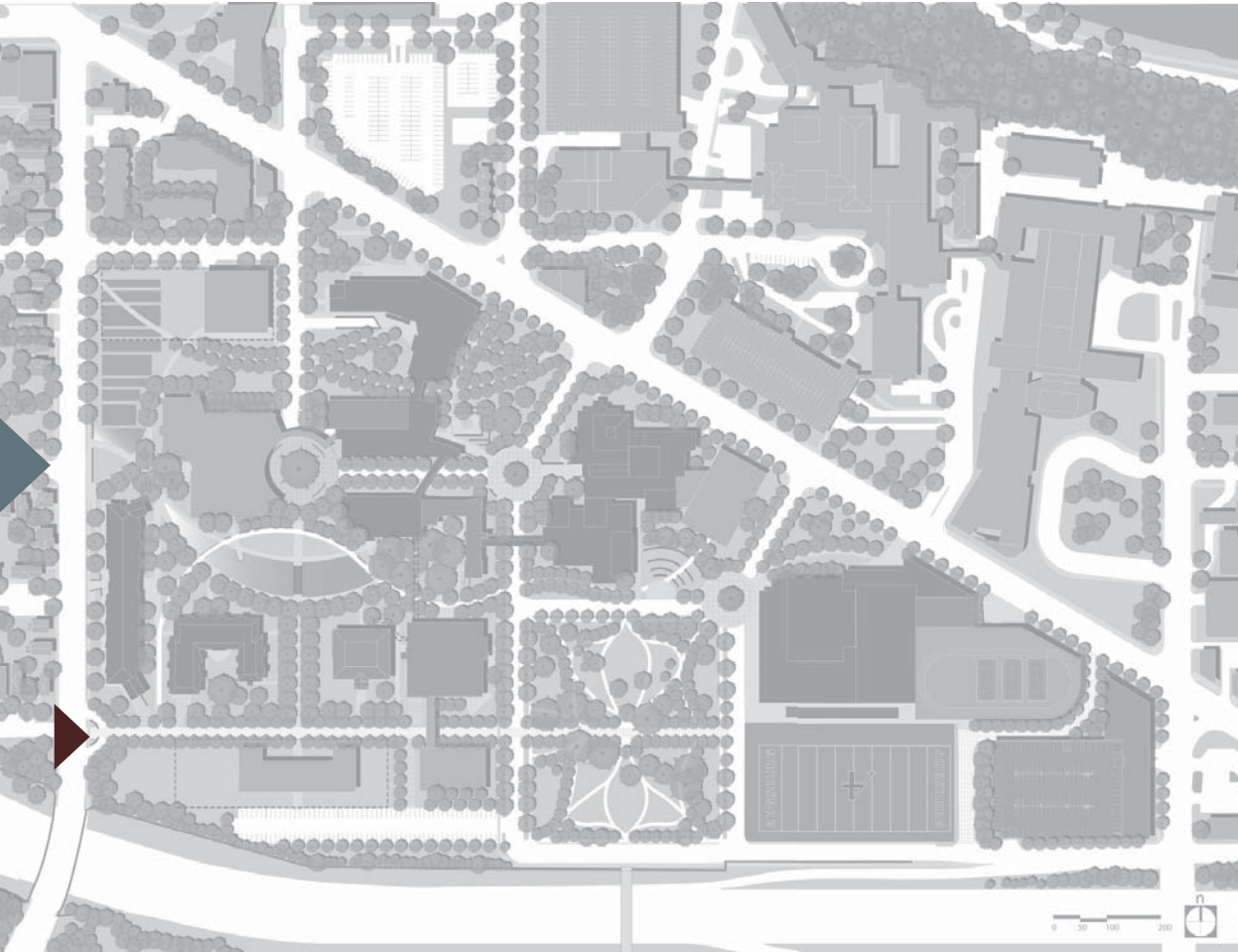
## VIEWS



Bird’s-eye view of 20th Ave - OPPOSITE



Perspective View of the 20th Ave. S. and 8th Street Entry - FOLLOWING PAGES









# Southwest Gateway and East-West Pedestrian Axis

## FOCUS

The image opposite illustrates the new Southwest Gateway. The entry drive terminates in a drop-off loop (cul-de-sac) at the western terminus of the East-West Pedestrian Axis — a pedestrian corridor that traverses the campus linking the **New Res-Rec Center** through the restored Murphy Square to Athletics and the New East Gateway at Riverside and 25th avenues. The proposed design gives pedestrians and cyclists physical and legal priority over motorists. This is a strong contrast to the existing street view at South 8th Street and 20th Avenue South (right), and is accomplished in two ways:

**1. Limited Vehicle Use and Access:**

Pavement width is reduced to the minimum allowable to provide safe access for emergency and service vehicles only. This will help to provide access for move-in day to the residence halls and light service use. A drop-off loop with a limited number of 15-minute parking stalls will confine most vehicles to the west end of the axis, while allowing for quick deliveries to residence halls.

**2. Pedestrian Design:** Both the scale and materials deployed in the design of the East-West Pedestrian Axis will help to transform this from a roadway to a pedestrian-oriented walkway. This includes the use of concrete and unit pavers (versus asphalt), provision of seating and shade, and pedestrian-scaled lighting that provides a safe, one-footcandle illumination for the length of the walkway. Signage will signal arrival onto campus and direct guests to other destinations on campus (e.g., to Murphy Square, Admissions, and Old Main).

## GOALS AND PRINCIPLES

**GOAL 2.1**

Address conflicts between pedestrian and vehicular circulation on campus.

**GOAL 2.2**

Create stronger circulation axes through campus that allow for multiple forms of transportation and use, including places for respite and engagement along the way.

**PRINCIPLE 2.2**

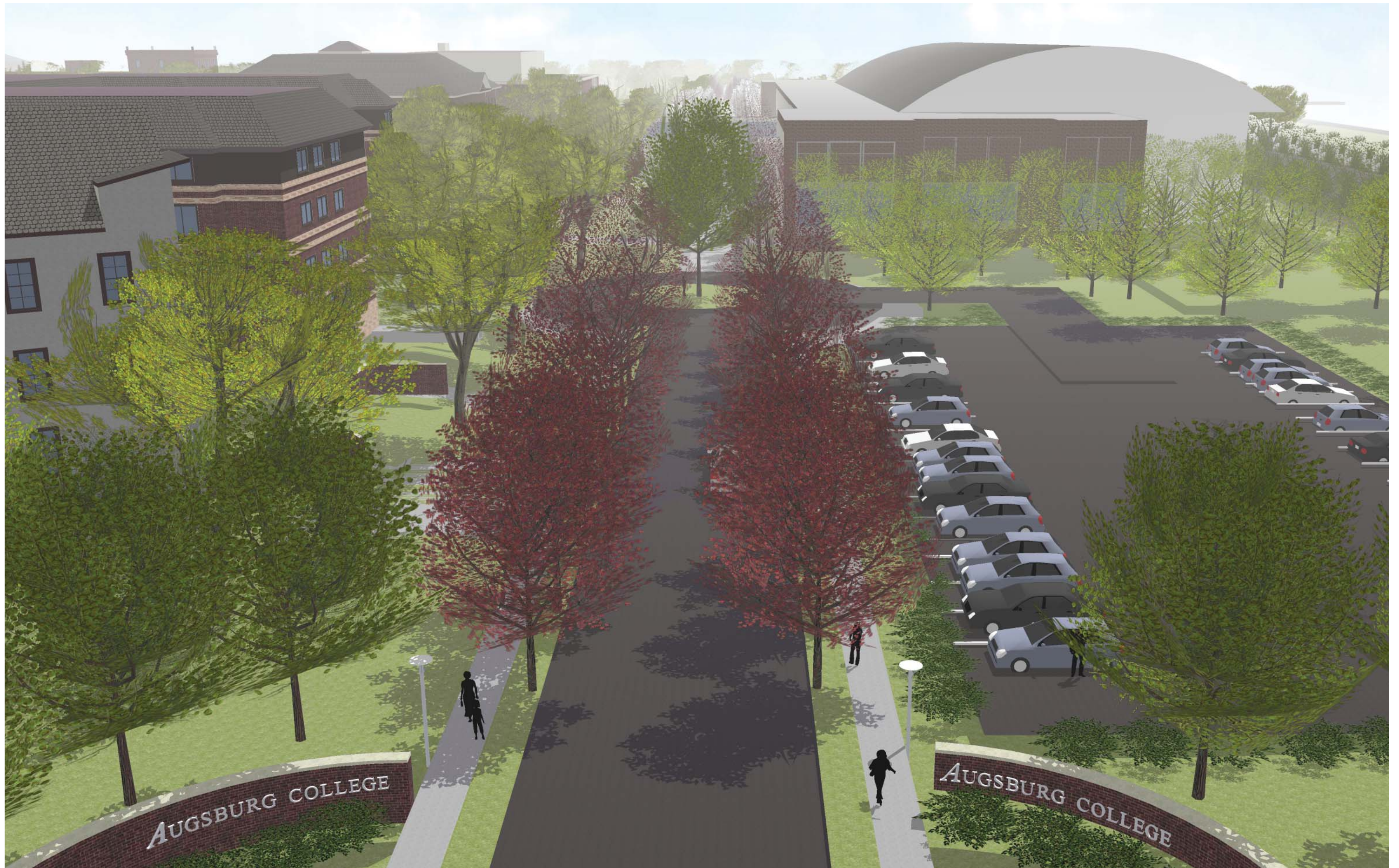
Safe, human-focused campus circulation systems will enhance and sustain the quality of the campus landscape.

## VIEWS

Existing view into campus from 8th Street and 20th Ave. South - RIGHT  
Proposed perspective view of the new Southwest Gateway and East-West Pedestrian Axis - OPPOSITE









## FOCUS

Old Main currently houses classrooms, specialty studio art classrooms, and offices, with common space in the center. The structure is in good condition, with historic details that are need of maintenance, renewal, and repair (See Space Planning Report, 2011). The historic building has been identified as ‘a jewel worth polishing’. Improvements to the updated “**Classroom Commons**” might include the creation of a community gathering place in the chapel space, renewal of the atrium, and an upgrade of HVAC and other systems.

The image opposite also illustrates the alignment of goals in the Campus Master Plan process - an effort to both celebrate the old and plan for the new. Once Science Hall is removed, the oldest and newest campus buildings face the new campus quadrangle. The new East-West Pedestrian Axis (replacing South 8th Street) crosses at the north side of the Old Main Classroom Commons, creating an additional front entrance to that historic building.

## GOALS AND PRINCIPLES

**Goal 1.3** Create campus spaces (internal and external) that serve the needs of the Augsburg community.

**Goal 3.2** Create / renovate / restore spaces to support educational program needs, advance college mission, and ensure quality user experiences.

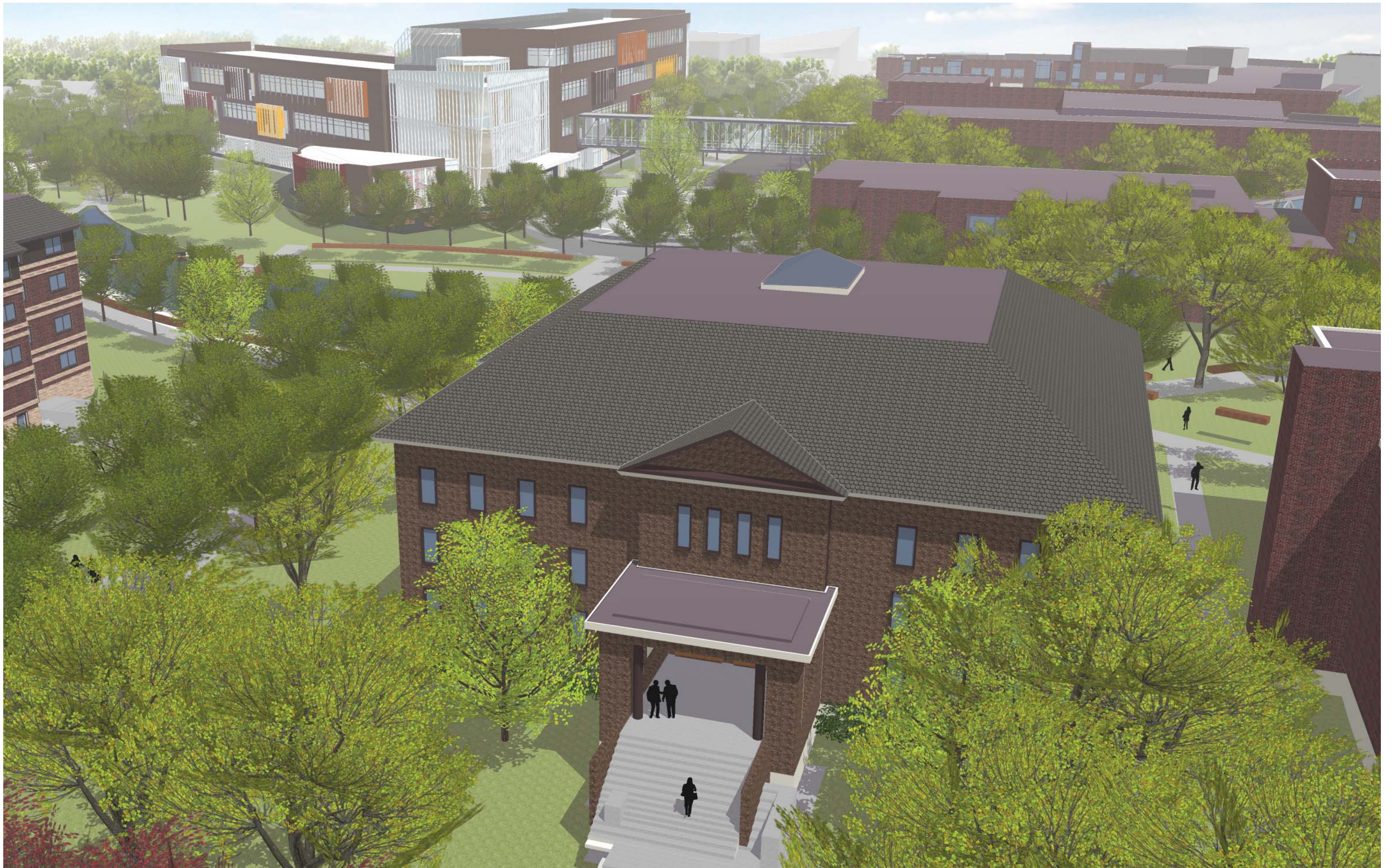
**Principle 3.2c** Focus on thoughtful renovation and stewardship of campus facilities (as opposed to new developments and construction). Build a durable, sustainable campus.

## VIEWS

 Bird’s-eye view of Old Main with the new Hagfors Center and extended quad behind - OPPOSITE









# The New ‘Green’ Quadrangle

## FOCUS

The mission of the new quadrangle at Augsburg College is rooted in the idea of intersections: an intellectual and a physical crossroads, a place for engagement.

One of the central tenets of the design is to offer a strong visual, publicly accessible, and clear connection from the neighborhood on the west side of 20th Avenue South, through campus, to Murphy Square on 22nd Avenue South. It is the intention of Augsburg College to offer this connectoin as an alternative to South 7th Street, which was vacated with the construction of the Hagfors Center. The outdoor space is being designed to accommodate events that are open to the community. The quad space also desires to be not only a place of respite and engagement, but also one of education. The storm water garden will be designed as a native wetland ecosystem that will absorb rain water runoff from the new building and the surrounding quad. Multiple classes of varying disciplines will use this space for engaging pedagogical forays, as can the neighborhood residents.

The Hagfors Center landscape plan also ushers in the vision for an Urban Arboretum that will continue with the extended quadrangle and Murphy Square restoration projects.

## GOALS AND PRINCIPLES

**Goal 2.2** Create stronger circulation axes through campus that allow for multiple forms of transportation and use, including places for respite and engagement along the way.

**Principle 2.2a** Safe, human-focused campus circulation systems will enhance and sustain the quality of the campus landscape.

**Principle 2.2c** Campus green space will enrich the student learning experience within a vibrant urban landscape, reflecting Augsburg’s vision to be a “new kind of student-centered urban university, small to our students and big for the world.”

**Principle 2.2e** Exterior spaces will serve as a showcase of native Minnesota trees, plants, and animal life, as well as a repository of bio-diversity to enhance learning at the College and throughout the community.

**Principle 2.2f** Green spaces will be gathering places where students, faculty, staff, and our neighbors come together to discover, grow, and experience nature in a safe and stimulating environment.

**Principle 2.2g** Landscaping will reflect our commitment to stewardship of natural resources, highlighting green space as a key asset in vital urban environments and the need for developing public spaces that are both aesthetically pleasing and environmentally sound. Maintenance of green spaces will be sustainable in terms of ecological, financial, and human resources.

## VIEW KEY



Perspective of the extended Hagfors Center quadrangle - OPPOSITE.









## FOCUS

The primary goal for the selection of tree species and plantings for the Hagfors Center is to support education and learning. The Urban Arboretum Leadership Team, whose work is described on pages 76-77, provided detailed direction for the Urban Arboretum Initiative during this Campus Master Plan Update project. The tree species selection is intended to be a pilot project of the Urban Arboretum, which will continue with the quadrangle expansion and restoration of Murphy Square.

There is strong desire to incorporate trees native to Minnesota, or, when required, cultivars of native trees. This living laboratory will help teach students about the benefits of native plants and nursery industry practices. The goals and principles of the Urban Arboretum also extend to perennial plants and groundcovers, which will be considered in Phase 2; the extension of the campus quadrangle.

## GOALS AND PRINCIPLES

**Goal 2.2** Create stronger circulation axes through campus that allow for multiple forms of transportation and use, including places for respite and engagement along the way.

**Principle 2.2a** Safe, human-focused campus circulation systems will enhance and sustain the quality of the campus landscape.


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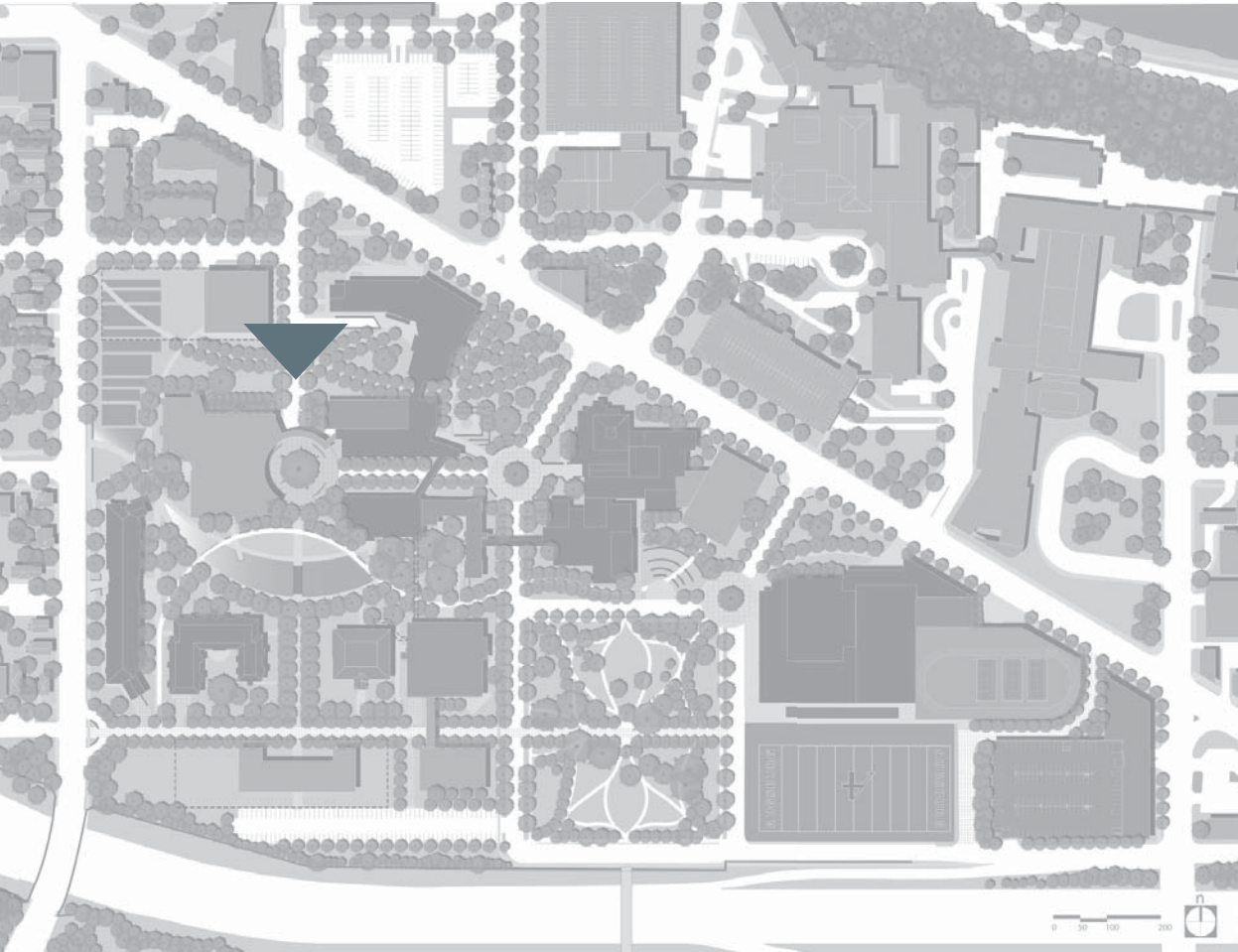
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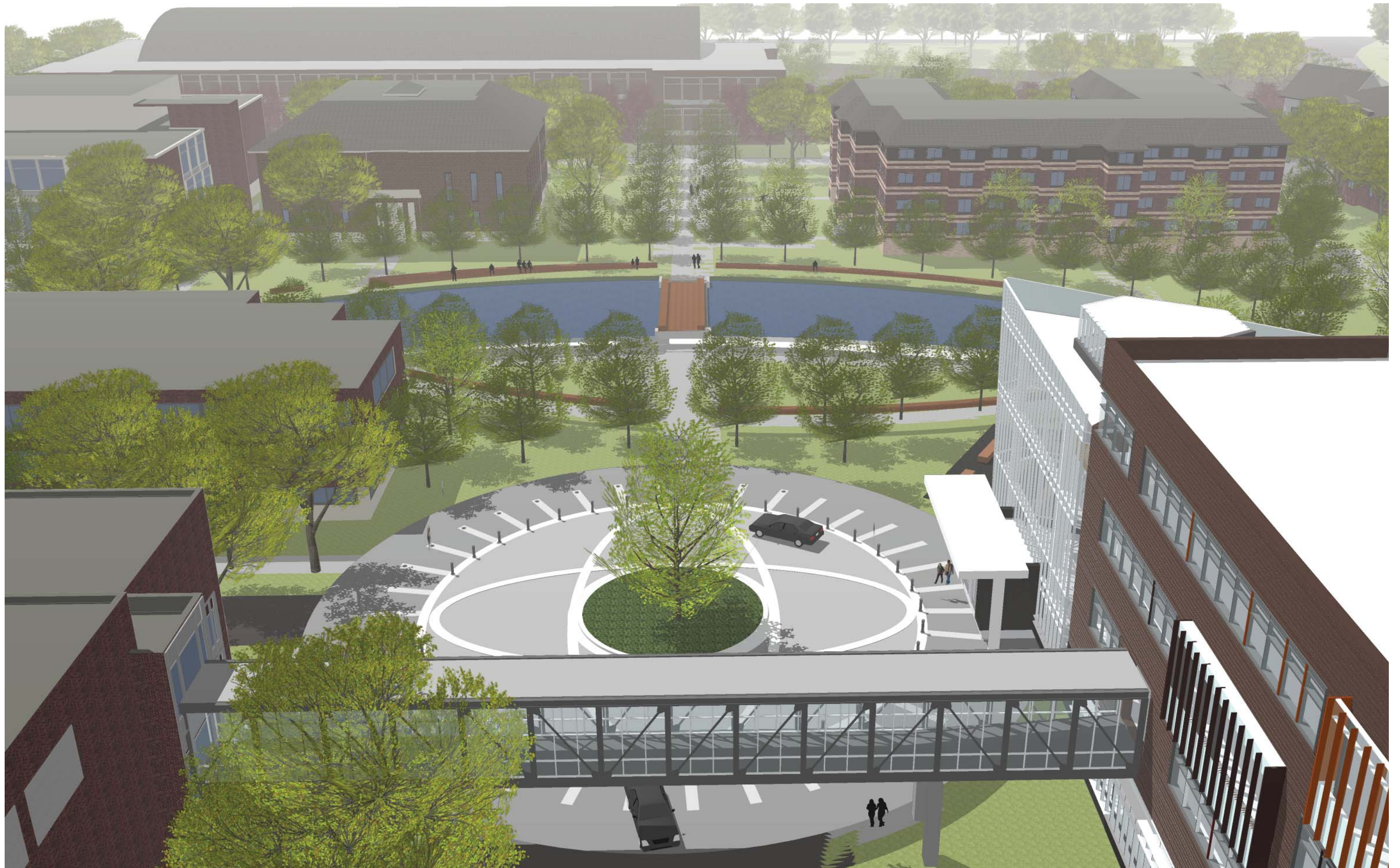
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## VIEW KEY

 Bird’s-eye view of the Hagfors Center entry rotunda and quad behind - OPPOSITE.









## FOCUS

The campus edge along Riverside Avenue is transformed with the re-alignment of 22nd and 23rd avenues, which are reset to intercept Riverside at 90-degree angles. This changes the perspective into campus from views towards the I-94 sound wall to glimpses of the Memorial Hall façade and Murphy Square — an effect that is illustrated on the following pages. The increased prominence of Hoversten Chapel on the new corner of 22nd and Riverside is also an important positive effect of this change.

The road realignments also help to better define the three main campus districts: The Academic District along the Riverside Avenue edge, the Residential District in the southwest, and the Athletic District in the east.

## GOALS AND PRINCIPLES



**Goal 1.1** Increase campus edge definition and improve connections (physical and visual) between campus, community, and neighbors.

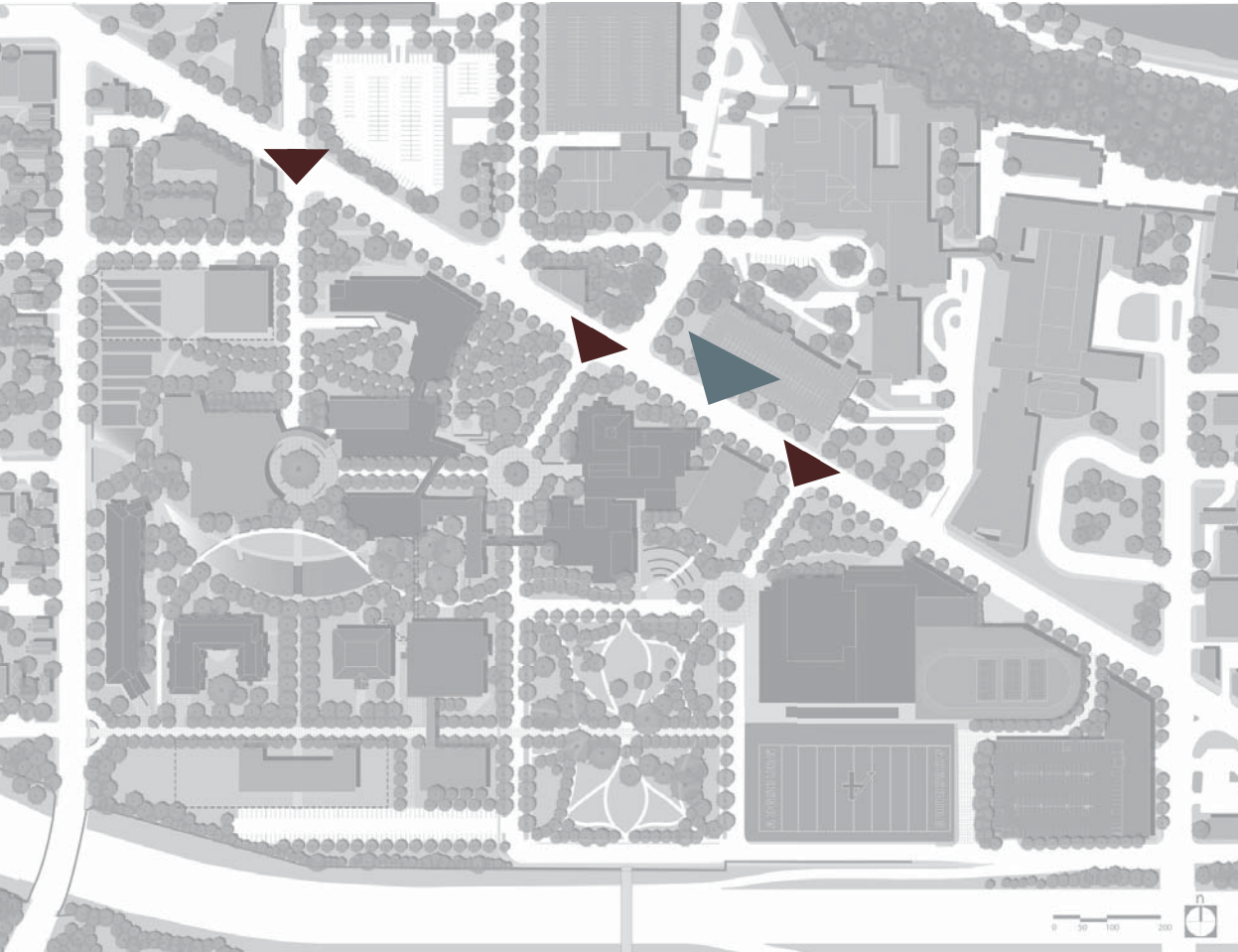
**Principle 1.1** Clearly defined campus edges, visual cues, entry points, and greater ‘sense of place’ will be built into the Augsburg campus.

**Goal 1.2** Create strong campus gateways offering a sense of arrival onto campus.

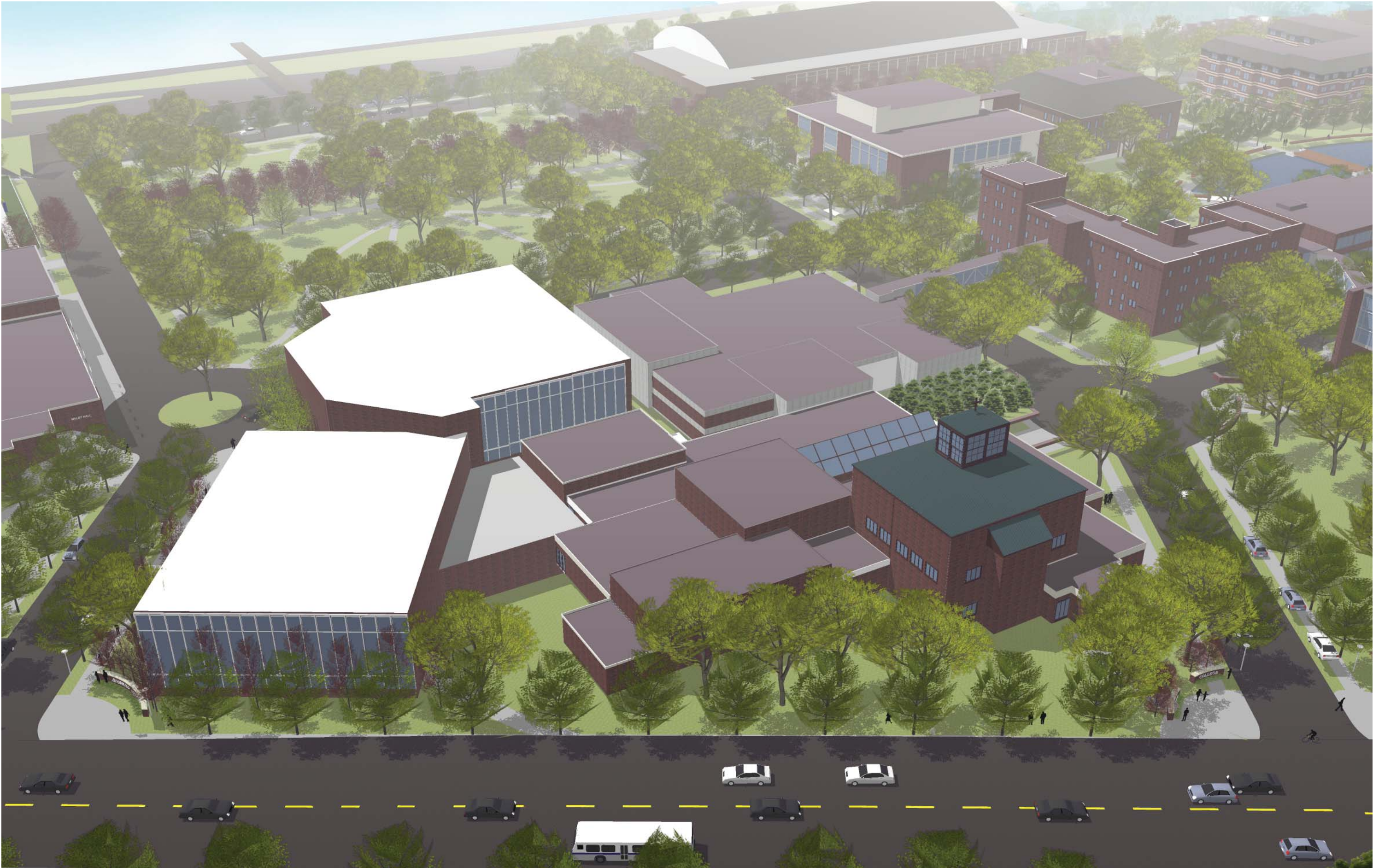
**Principle 1.2** Set the stage for campus arrival from all directions (for both pedestrians and people in vehicles) and instill a feeling of distinct transition from campus to the surrounding community.

## VIEW KEY

-  Bird’s-eye view of the academic district on Riverside, including the new Performance Arts and Studio Arts buildings - OPPOSITE
-  Proposed perspective views at the 21st, 22nd, and 23rd avenue entries - FOLLOWING PAGES









# 21st Ave. Gateway

## FOCUS

The photo below and image opposite illustrate the existing and proposed entries to campus at Riverside and 21st avenues, respectively. The new Hagfors Center skyway serves as a visual cue to a new gateway on campus. The point of arrival is also signaled with new monument signage, which is placed consistently at all major pedestrian and vehicular entries. The landscape typology along the edges of campus should also constantly read ‘Augsburg’ — an effort to build a sense of place with subtle treatments as opposed to gates and fences. Augsburg is open to the community, visually connected to the urban context, and recognizable in character.

## GOALS AND PRINCIPLES

**Goal 1.2** Create strong campus gateways offering a sense of arrival onto campus.

**Principle 1.1** Clearly defined campus edges, visual cues, entry points, and greater ‘sense of place’ will be built into the Augsburg campus.

## VIEW

Photo into campus at Riverside and 21st Avenue South (before Hagfors Center construction) - RIGHT  
Perspective view of the proposed entry at Riverside and 21st avenues - OPPOSITE









# 22nd Ave. Gateway - Chapel with a View to Memorial Hall

## FOCUS

Realigning 22nd Avenue has a **dramatic impact on the prominence of Hoversten Chapel**, which would sit on its own corner at this new point of arrival onto campus. It also presents the possibility of re-opening the historic front door of the building to pedestrians arriving from Riverside Avenue.

The proposed realignment results in a new view — one that provides glimpses of a **restored Memorial Hall**. This is a stark improvement to the existing view into campus (below, right), which terminates at the I-94 sound wall. By realigning the street, the scene turns into one of activity with a much stronger urban campus identity. **Buildings become visible focal points.** Vehicles are slowed through a traffic calming circle, providing opportunities for directional way finding and passenger drop-offs. Pedestrians move more safely from the Foss Center toward the new Hagfors Center and other west campus facilities.

## GOALS AND PRINCIPLES

**Goal 1.1** Increase campus edge definition and improve connections (physical and visual) between campus, community, and neighbors).

**Principle 1.1** Clearly defined campus edges, visual cues, entry points, and greater ‘sense of place’ will be built into the Augsburg campus.

**Goal 1.2** Create strong campus gateways offering a sense of arrival onto campus.

**Principle 1.2** Set the stage for campus arrival from all directions (for both pedestrians and people in vehicles) and instill a feeling of distinct transition from campus to the surrounding community.

**Goal 3.2** Create / renovate / restore spaces to support educational program needs, advance college mission, and ensure quality user experiences.

**Principle 3.2a** Stronger priorities for deferred maintenance will preserve Augsburg’s existing investments and promote financial sustainability.

**Principle 3.2c** Focus on thoughtful renovation and stewardship of campus facilities (as opposed to new developments and construction). Build a durable, sustainable campus.

## VIEWS

Existing photo into campus at Riverside and 22nd avenues - RIGHT  
Perspective of the re-aligned 22nd Avenue entry towards the traffic circle in front of Memorial Hall - OPPOSITE









# 23rd Avenue Gateway - The Expanded Arts District

## FOCUS

The realignment of 23rd Avenue South embraces the eastern edge of the academic district. The New Performance Arts Building and Studio Arts Facility become a focal point at this entrance to campus — a strong improvement over the existing parking lot/service area on Riverside Avenue. Campus monument signs, pedestrian-scaled lighting fixtures, and other landscape design elements should follow a consistent vocabulary to continually build a sense of arrival and place across campus — especially at major points of entry.

The existing view along 23rd reveals little more than surface parking and service access before terminating at the I-94 sound barrier (below, right). The proposed view (opposite) captures the facade of the new arts facilities, with glimpses of Murphy Square beyond.

## GOALS AND PRINCIPLES

**Goal 1.1** Increase campus edge definition and improve connections (physical and visual) between campus, community and neighbors).

**Principle 1.1** Clearly defined campus edges, visual cues, entry points, and greater ‘sense of place’ will be built into the Augsburg campus.

**Goal 1.2** Create strong campus gateways offering a sense of arrival onto campus.

**Principle 1.2** Set the stage for campus arrival from all directions (for both pedestrians and people in vehicles) and instill a feeling of distinct transition from campus to the surrounding community.

**Goal 3.2** Create / renovate / restore spaces to support educational program needs, advance college mission and ensure quality user experiences.

## VIEWS

Existing photo into campus at Riverside and 23rd avenues - RIGHT  
Perspective of the re-aligned 23rd Avenue entry looking into Murphy Square beyond - OPPOSITE









# Connecting the End of East Campus

## FOCUS

The closure of Butler Place (one way, on the south side of the athletics field) has the following benefits:

**1. Safety.**

Vehicles are often observed by-passing the I-94 on ramp via Butler Place during rush hour. The exit to Riverside Avenue from campus creates frequent pedestrian-vehicle conflicts at these times.

**2. Improved Spectator Experience**

The bleachers will be re-located to the south side of the athletics field. This provides a more pleasant, north-facing view of the field and the Kennedy Center.

**3. An Important Pedestrian Connection**

The East-West Pedestrian Axis (East Portion) will be a significantly improved pedestrian connection to and from the East Gateway Development along the south side of the Kennedy Center. This will be a major campus access corridor as the new 900-space ramp will park the majority of Augsburg commuter vehicles.

## GOALS AND PRINCIPLES

**Goal 1.2** Create strong campus gateways offering sense of arrival onto campus.



**Principle 1.2** Set the stage for campus arrival from all directions (for both pedestrians and people in vehicles) and instill a feeling of distinct transition from campus to the surrounding community.

**Principle 2.1** Vehicular functions will be moved to the exterior of the campus, maximizing the use of interior spaces for the pedestrian and human-scaled activities without compromising functional access (human and vehicular).

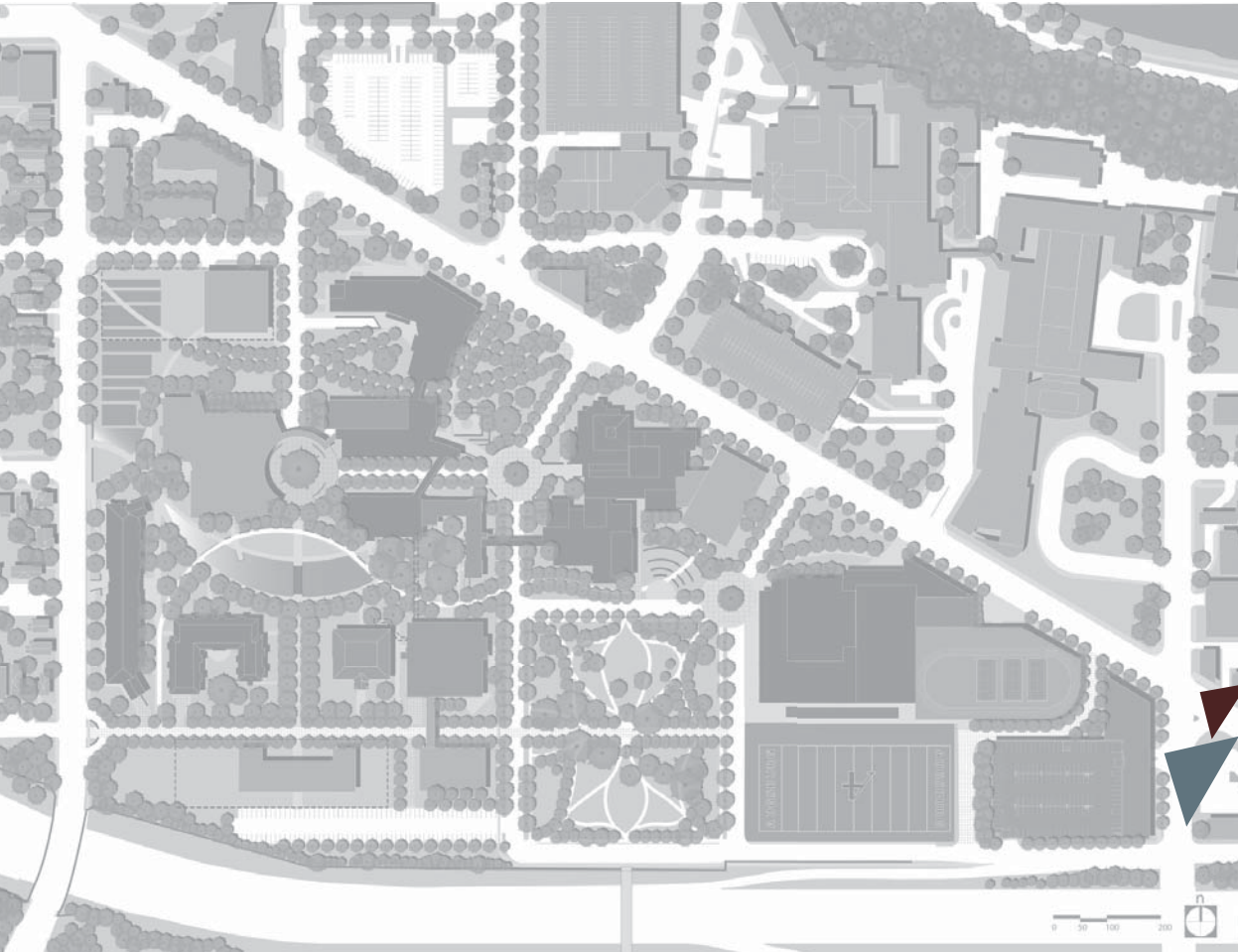
**Principle 2.2** Safe, human-focused campus circulation systems will enhance and sustain the quality of the campus landscape.

**Principle 2.3** Parking will be managed more intensely and concentrated into districts, with new buildings incorporating parking in structured or underground facilities.

## VIEW KEY

- 
- Bird's-eye view of the new Mixed-Use Gateway Development - OPPOSITE

Perspective of the the new Gateway Building at 25th and Riverside Aves - FOLLOWING PAGES









# A New Urban Campus Gateway to the East

## FOCUS

One of the goals of the Campus Master Plan is to explore the possibility of partnerships for the development of the underutilized east end of campus and better define how this would integrate positively with the program and mission of the College.

Located on the east end of campus, along the extent of 25th Avenue South, the facade of a contemporary, steel frame structure provides an anchor — or gateway — on the east side of campus. The scale and location of the ramp will provide adequate capacity for the new development as well as campus residents, employees, and guests.

## GOALS AND PRINCIPLES

**Goal 1.2** Create strong campus gateways offering sense of arrival onto campus.

**Goal 3.3** Explore partnership opportunities with neighboring institutions and organizations to optimize use of buildings and space.

**Principle 3.3b** New development partnerships will invigorate the campus gateways and enliven the street along Riverside Avenue.

**Principle 2.3** Parking will be managed more intensely and concentrated into districts, with new buildings incorporating parking in structured or underground facilities.

## VIEWS

Existing intersection at Riverside and 25th Aves. with the ‘Flower Shop’ and Lot L on the SE corner of campus - RIGHT  
Proposed development on the same corner — a vision for a new urban gateway to Augsburg College - OPPOSITE









# URBAN ARBORETUM

## campus master plan update • 2016

The Urban Arboretum Leadership Team was convened concurrently with the Campus Master Plan Project. This section provides an overview of this group's input, which was incorporated into the Campus Master Plan.



# Arboretum Vision and Principles

## NATIVE SPECIES VS CULTIVARS VS HYBRIDS



**Princeton Elm** (*Ulmus Americana* ‘Princeton’) is a cultivar (i.e., “cultivated variety”) that is a **native** selection of American Elm with Dutch Elm Disease resistance. This might be a better choice than Asian hybrid selections.



A hybrid tree, the **Norway Maple** (*Acer platanoides*) is currently sold in nurseries despite its negative impact on the native Sugar Maple populations (*Acer saccharum*); a species to avoid according to the Urban Arboretum principles.



**Echinacea purpurea** (native species) might not be as flashy to some, but it is a favorite among pollinator insects. For this, and other reasons, the Urban Arboretum Leadership Team has clearly stated a preference for native species versus cultivars when appropriate. Hybrids should be avoided in future campus plantings.



**Echinacea ‘Purple Emperor’** Cultivars are commercially grown for their improved bloom/fall color, growth form, disease resistance, and/or tolerance of urban environments. Unfortunately there are some drawbacks: reduced ecological diversity and changes in form that make them less beneficial plants ecologically. For example, Echinacea cultivars often have double flowers that prevent honey bees from extracting nectar.

## PURPOSE

The Urban Arboretum Leadership Team was convened to better define the nature, function, and aesthetic of green, open space on campus. The group’s input was incorporated into a revision of the planting design for the Hagfors Center for Science, Business, and Religion - a design that includes ten native trees that are the beginnings an urban arboretum collection (facing page). **Two members of the arboretum team (Dale Pederson and Amanda Storm Schuster) also participated on the Master Plan Update Task Force to ensure that the arboretum principles are reflected in the Master Plan Update.**

The images at left highlight a key topic that the urban Arboretum Team explored during this Master Plan update; native plant species, versus cultivars and hybrids. The group concluded that:

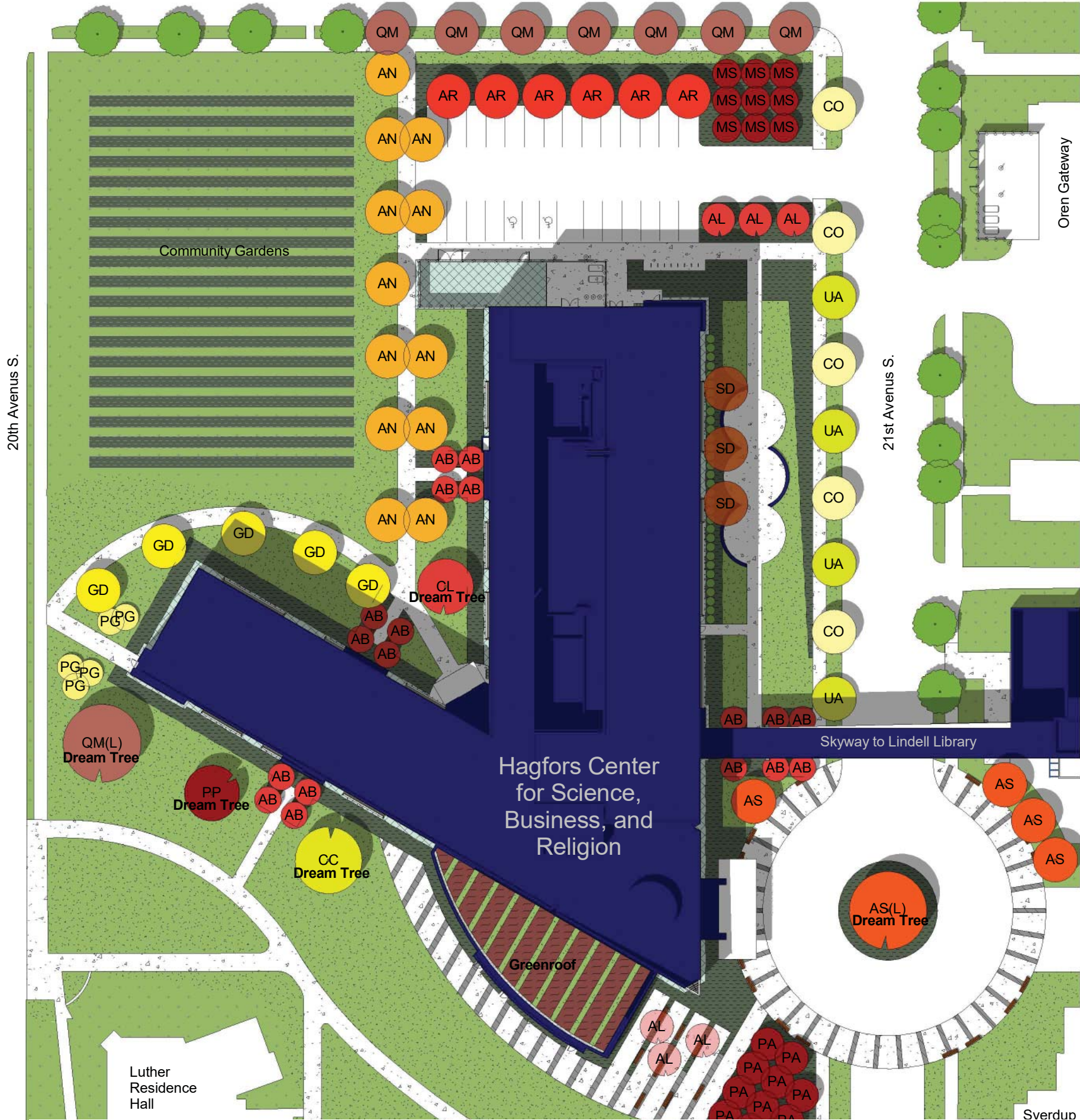
- a) Native species should *almost* always be chosen over cultivars.
- b) Cultivars that are selections of native species (i.e. not bred or genetically modified) may be planted on campus if there is an adequate reason for doing so (e.g. commercial availability, disease resistance, survivability in the urban landscape). There is a learning opportunity for students to compare the appearance and horticultural differences between cultivars and natives.
- c) Hybrids are not acceptable for future plantings on campus.

### ARBORETUM VISION *(At the time of Master Plan Update)*

A dynamic, multi-use green space that deepens the student, faculty, and community experience through hands-on education, research, and recreational programs. The arboretum will serve as a natural anchor for our lively urban neighborhood.



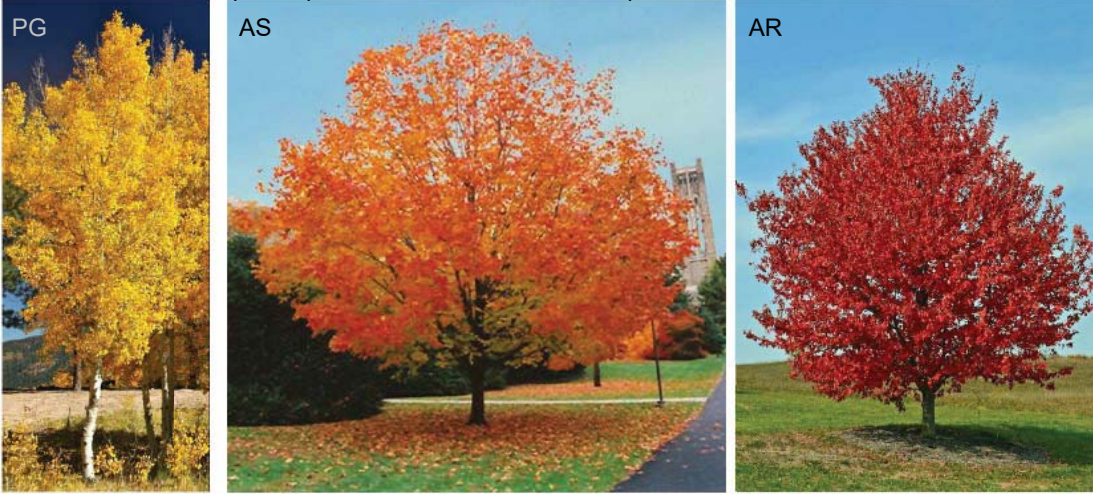
The Hagfors Center Trees - An Arboretum Pilot Project



CSBR TREE SCHEDULE

#	KEY	BOTANICAL NAME	COMMON NAME
18	AB	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE SERVICEBERRY
6	AL	Amelanchier laevis	SMOOTH SERVICEBERRY
12	AN	Acer nigrum	BLACK MAPLE
6	AR	Acer rubrum 'Franksred'	RED MAPLE
4	AS	Acer saccharum 'Green Mountain'	SUGAR MAPLE
1	AS(L)	Acer saccharum 'Green Mountain'	SUGAR MAPLE (LARGE CALIPER)
1	CC	Carya cordiformis	BITTERNUT HICKORY
1	CL	Cornus alterniflora	PAGODA DOGWOOD
5	CO	Celtis occidentalis	HACKBERRY
5	GD	Gymnocladus dioecus	KENTUCKY COFFEE TREE
9	MS	Malus 'Pink Spires'	PINK SPIRES CRABAPPLE
10	PA	Prunus americana	WILD PLUM
5	PG	Populus grandidentata	BIGTOOTH ASPEN
1	PP	Prunus pensylvanica	PIN CHERRY
1	PS	Pinus strobus	WHITE PINE
7	QM	Quercus macrocarpa	BUR OAK
1	QM(L)	Quercus macrocarpa	BUR OAK (LARGE CALIPER)
3	SD	Sorbus decora	SHOWY MOUNTAIN ASH
4	UA	Ulmus americana 'Prairie Expedition'	AMERICAN ELM

The tree colors in the plan represent the fall color of each species.



\* This document is a draft (dated April 29, 2016). Final tree species subject to change due to availability at time of construction.



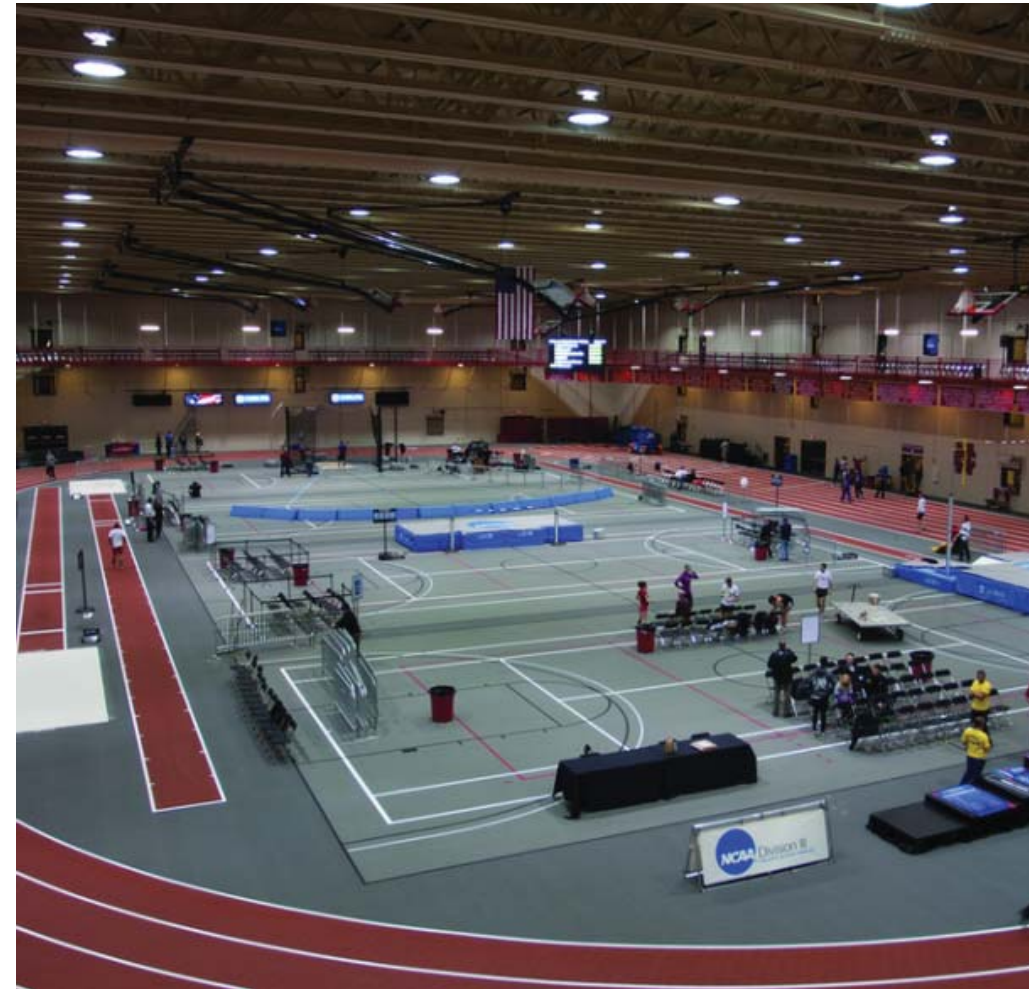
# MASTER PLAN PRECEDENTS

campus master plan update • 2016

Several precedents informed the 2016 Campus Master Plan Update. Examples of these precedents are included in this section.



# Campus Mixed-Use Facilities: Residential-Recreational



## RES-REC MIXED USE

Al B Carius Center  
North Central College,  
Naperville, Illinois (January  
2010)

This mixed-use campus facility uses a single-loaded residence hall to line a large recreational facility. This is similar to the strategy for the proposed east gateway development to improve the pedestrian experience at ground level. (see Precedent for Structured Parking, opposite).

### Features:

- 200m six-lane track
- in-floor accommodations for all field events
- third floor 260m warm-up track
- athletic training facilities
- 4 basketball courts
- 2 conference rooms
- surrounded by a brand new residence hall
- over 150 new rooms for student residents.
- 91,000 sf

### Sustainability:

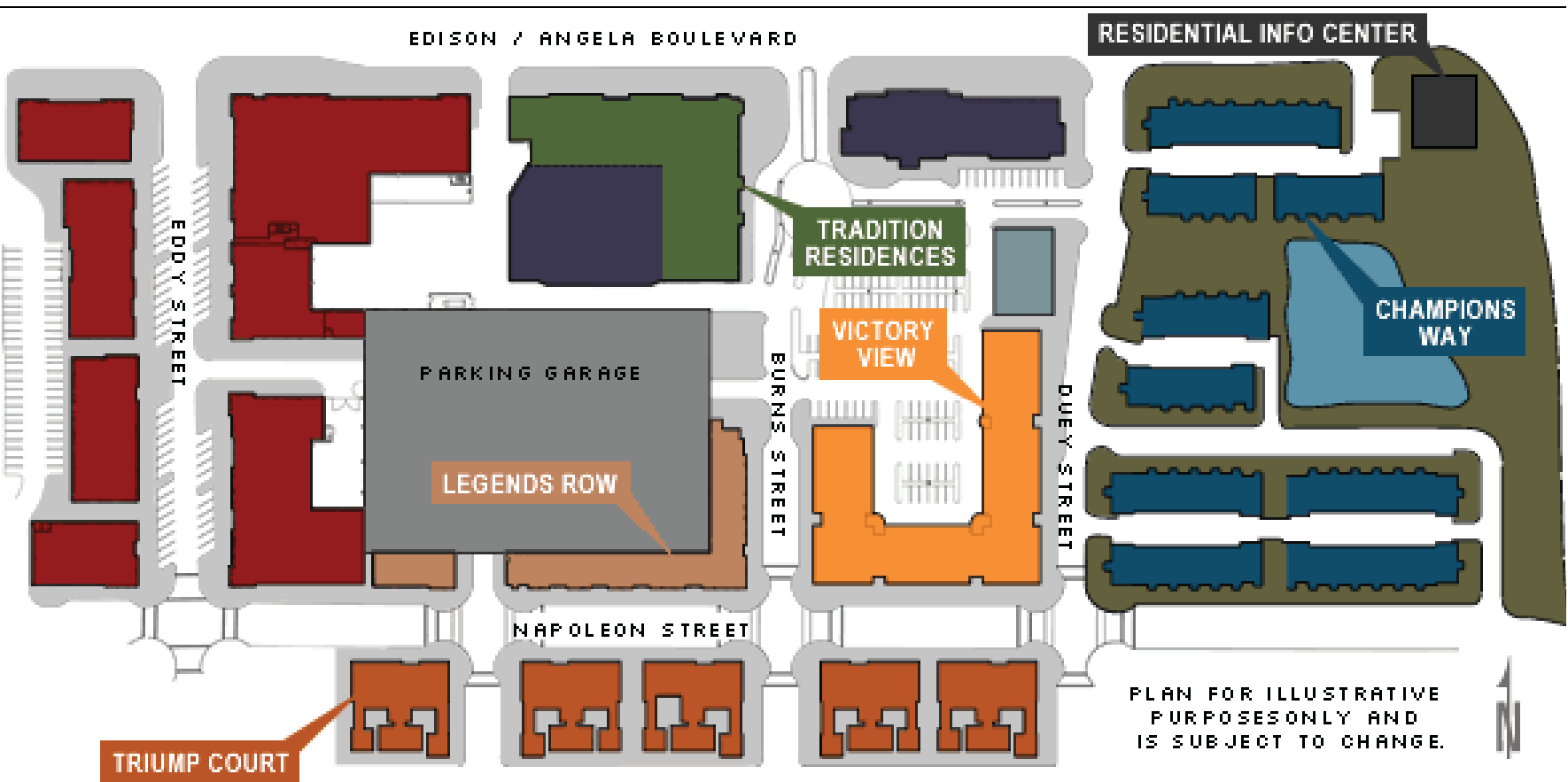
- Green building features
- Geothermal heating,
- Zero carbon emissions,
- LEED Silver certified building



**STRUCTURED  
PARKING**

Campuses are looking for options to improve both the capacity and aesthetics of parking facilities on campus. As the density and land values of Augsburg's context and campus continue to increase, the existing surface parking lots will become more an artifact of the site's historically suburban design. Surface lots will eventually be replaced with more sustainable, higher-capacity structured parking.

The images at right illustrate a possible strategy for an above-grade parking ramp. A mixed-use development lining the perimeter of the ramp screens the structure from the campus and locates parking capacity adjacent to the building.



**PRECEDENT**

Eddy Street Commons,  
University of Notre Dame, Ind.  
(2009 - present)

Mixed-use development  
including retail, two hotels, 500  
apartments/condos - lining as  
large central parking ramp.

University-developer  
partnership. UND sponsored  
the construction of student/  
faculty residential units and  
realigned its streets to connect  
to the development.





1.



2.



3.



4.



## GREEN STREETS

Vehicular access has had a profound impact on the form and function of college campuses — often to the detriment of the pedestrian experience. Contemporary campus and urban design efforts have focused on the design of campus streets to balance the requirements of emergency and service vehicle access with safety, sustainability, and the preservation of open space.

Walk-like paving materials (as opposed to asphalt), seating, pedestrian scale lighting and shade trees, coupled with minimum vehicle access widths and flush curbs break down the edges between sidewalk and roadway. These design principles originate from the streets of the Netherlands called “Woonerven,” in which pedestrians and cyclists are given legal priority over automobiles. The techniques of shared spaces, traffic calming, and low speed limits are being incorporated in campus and urban plans across the nation. Traffic is restricted to the service and emergency vehicles, which yield in these pedestrian-oriented spaces.

## IMAGES

1. Commonwealth Avenue, Boston.
2. Mustang Mall, Southern Methodist University
3. University of Pennsylvania
4. Pennsylvania State



## CAMPUS MIXED-USE DEVELOPMENT PARTNERSHIPS

Partnerships with cities or private developers may provide opportunities for a campus to merge its future growth and development objectives with city planning efforts — particularly in an urban context.

Spatial considerations for mixed-use development opportunities should be carefully incorporated into a campus plan (in advance) to ensure that the overall goals of the college are supported by such partnerships.



## IMAGES

1. Massachusetts College of Pharmacy and Health Sciences, Boston, Mass. 2009  
Upper: classrooms/labs/lecture  
Lower: office, commons  
49,000 sf building, 7500 sf. site

2. The Gateway Project  
Dartmouth College, NH. 2010  
U: student housing L: retail  
Partnership between the college and the Amherst Redevelopment Authority.  
College provided \$2.5m land.

3. Westbrook Place, University of British Columbia, Canada 2008, 100 acres  
U: housing L: retail commons  
Underground: parking  
\* Over half of the occupied units must be 'work-study' at UBC.

