

Advisory Planning, Architecture, and Aesthetics Committee

APRIL 14, 2009 - MEETING OVERVIEW AND CONCLUSIONS

IN ATTENDANCE:

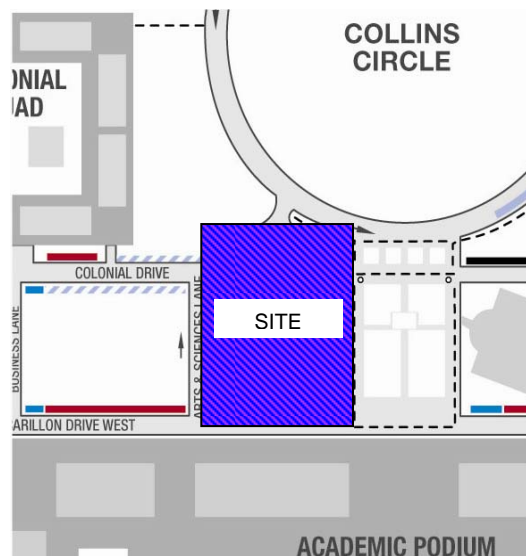
Committee members: John Delano, Janet Riker, David McCaffrey, Fardin Sanai, Christine Bouchard, John Giarrusso.

Staff: Errol Millington, Randall Olocki

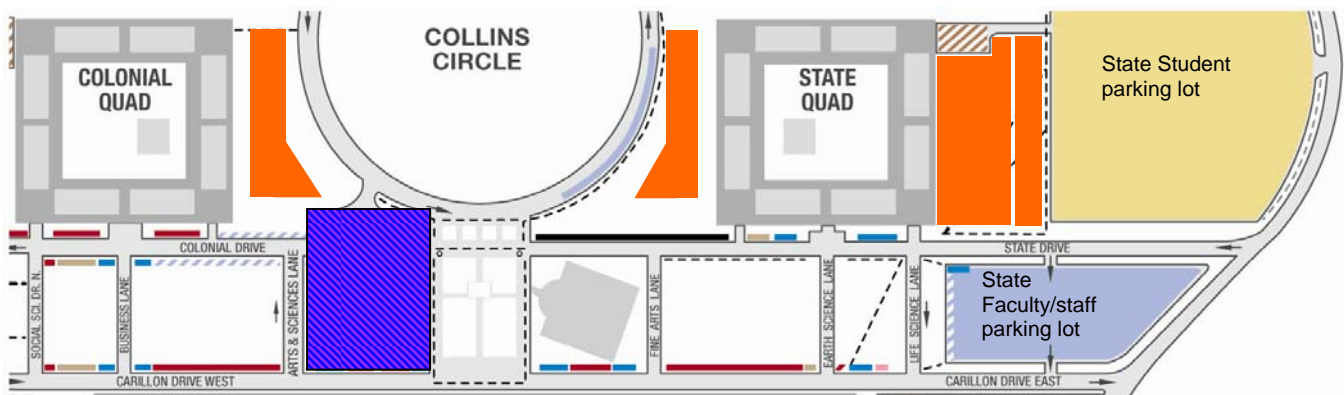
Guests: none

Parking concerns and concepts

The meeting was focused on a single issue: considering where to relocate the 126 parking spaces in the main visitor's parking lot, off Collins Circle, when it is permanently repurposed as the site for the new School of Business building (see image below). APAAC was asked to consider several locations and provide early guidance and feedback to Facilities planners.



- John Giarrusso explained that the new Business building construction could start as early as summer 2010 and that site planning and construction of an alternative lot(s) must occur within the next 12 to 15 months.
- Errol Millington displayed graphics/campus maps depicting the location of the existing visitor's lot (in blue) and potential alternatives for parking lot expansion to offset the parking loss (depicted in orange below).



- Mr. Millington also discussed how appropriate sizing for these alternative locations should not only consider the Business building construction but also future plans, discussed previously with APAAC, to restore the pedestrian areas between the quads and the Podium. These areas around the Podium will see parking reductions. Accordingly, if surface lot expansion/replacement is to occur, it should be sized with these upgrades in mind.
- The contemplated locations for parking expansion on the north and northeast portion of the uptown campus (in orange above) are: (1) constructing an expansion to the west of the State Quad parking lot; and/or (2) constructing new parking lot(s) to the east and west of Collins Circle.
- Exactly which lots and which parking spaces are designated for visitors – either at one or more of these new location(s) or by reengineering or reallocating one or more areas where current students and faculty/staff currently park – would be considered at a later date, after proper campus vetting with various campus constituencies and decision makers. It was explained that the guidance necessary from APAAC at this meeting was on site planning: to address the question of where additional surface parking could be constructed, considering both the functional and visual impacts.
- Discussion among APAAC centered on the need to provide visitor parking in an intuitive, easy to locate area that is not too far from the Podium. The consensus agreement was that such parking should be at or near the north side of the Podium, as close to the Circle and the main campus entrance as possible.
- APAAC members also discussed that the design and layout of the Podium and its existing road/parking network provide very limited site locations for a relocated visitor's parking lot. Given this challenge, the areas on either side of Collins Circle become viable options; but should parking be constructed at this site, APAAC members felt that the parking should be constructed with care – minimizing the impact to the view-shed of the “campus front door” with proper sizing and screening of this parking with trees and landscaping.
- Others on the committee, too, lamented the potential loss of the view of existing pine trees on either side the Circle. Planning staff at the committee meeting, however, discussed the preliminary results from the tree survey that was conducted as part of the Landscape Master Plan. This survey indicated that many of these pine trees are dying and in poor or fair condition and need to be replaced anyway. All agreed that there remains a need for proper landscaping for this ceremonial, central entry
- ***After more discussion, APAAC agreed that either or both site locations identified for parking expansion are viable for further study and signaled that planning should proceed. More defined plans, however, are necessary prior to final recommendations on either or both sites.***