COLLEGE OF CHARLESTON
CAMPUS MASTER PLAN

Summary Presentation
December 2003

Ayers Saint Gross, Architects and Planners
Table of Contents

1. Observations
2. Planning Principles
3. Final Plan
4. Implementation

"In our every deliberation, we must consider the impact of our decisions on the next seven generations."

THE GREAT LAW OF THE IROQUOIS CONFEDERACY
Why do we need a Master Plan?

- To insure that daily decisions are part of a long term vision
- To provide an optimistic outlook for the future
- To raise aspirations
- To raise money

**Master Plan Process**

| Workshop 1 - October 7, 2002 | Project Goals / Orientation / Schedule |
| Workshop 2 – Nov. 4-6, 2002 | Observation Interviews |
| Nov. 22, 2002 | Working Session in Baltimore |
| Workshop 3 – December 12, 2002 | Planning Principles & Concept Development |
| January 23, 2003 | Board of Trustees |
| Workshop 4 – Feb. 24-25, 2003 | Precinct I Workshop |
| Feb. 25, 2003 | Steering Committee Meeting |
| Workshop 5 - March 12-13, 2003 | Precinct II Workshop |
| March 13, 2003 | Steering Committee Meeting |
| Workshop 6 – April 30-May 1, 2003 | Draft Design Guidelines and Final Plan |
| April 30, 2003 | Open meetings with faculty and staff, meeting with City Planning and Community Reps |
| Workshop 7 – July 15-16, 2003 | Final Plan Workshop in Baltimore |
| Workshop 8 – October 23, 2003 | Final Plan Presentation to Board of Trustees |
| Workshop 9 – January 21-22, 2003 | Public Presentation of Final Plan: College Community, City Planning, BAR, Historic Charleston, Preservation Society, and Neighbors |
History of Development

Original Home of Reverend Smith
Student Population - 6

Construction of Randolph Hall
Student Population - 24
1980

Construction of most major buildings including: Stern Center, Science Center, Simons Center, Education Center, Maybank Hall, and Robert Scott Small Library.
Additional Off-Campus Facilities: Grice Marine Biology Lab
Student Population – 5,193

2003

Construction: Tate Center, Berry Hall, and Parking Structure.
Acquisition: Bell Building and Lightsey Center.
Additional Off-Campus Facilities: Avery Research Center, Warehousing Facilities, Patriots Point Complex, North Campus, Dixie Plantation
Student Population – 11,809

The Campus was designed and built for 5,000 students, but is serving 11,800 students.
Space Needs

*Campus was built for 5,000 students and is serving 11,800 students.*

Utilization
The College is over utilizing every available space.

Scheduling over 40 hours per week taxes capacity and condition of facilities

Overscheduled spaces result in inappropriate assignment of spaces rooms too large or too small for the class section sizes that are too large or too small

Insufficient down time for maintenance.

Campus Population will reduce to 10,000 students. Needs still exist with reduced population:

**Academic Space**

*Deficits in all categories of space*  
126,600 ASF

**Academic Support Space**

*Deficits in most categories of space*  
55,850 ASF

**Auxiliary Space**

- *Deficits in most categories of space*
- Student Union 44,583 ASF
- Student Recreation Space 20,042 ASF
- Recreation Fields (Off Peninsula) 10 Acres

**Campus Wide Space Deficit** 258,212 ASF
Summary of Overall Space Needs

Academic and Support Spaces

<table>
<thead>
<tr>
<th>Description</th>
<th>Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Wide Academic &amp; Auxiliary</td>
<td>258,212 ASF</td>
</tr>
<tr>
<td>Space need</td>
<td></td>
</tr>
<tr>
<td>Conversion Space</td>
<td>-72,000</td>
</tr>
<tr>
<td>New Science Center</td>
<td>-112,000</td>
</tr>
<tr>
<td>New Psychology Bldg</td>
<td>-20,000</td>
</tr>
<tr>
<td>Stern Center Expansion</td>
<td>-30,000</td>
</tr>
<tr>
<td>Net Unmet Need</td>
<td>24,000 ASF</td>
</tr>
<tr>
<td>or 40,000 GSF</td>
<td></td>
</tr>
</tbody>
</table>

Plan accommodates this growth plus the capacity for an additional 100,000 GSF of space.

Residential Space Needs

<table>
<thead>
<tr>
<th>Description</th>
<th>Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>2,644 Beds</td>
</tr>
<tr>
<td>College Lodge removal</td>
<td>-192</td>
</tr>
<tr>
<td>New College Lodge</td>
<td>+194</td>
</tr>
<tr>
<td>Convert Houses to Academic Use</td>
<td>-150</td>
</tr>
<tr>
<td>Craig Hall Removal</td>
<td>-150</td>
</tr>
<tr>
<td>Subtotal</td>
<td>2,346</td>
</tr>
<tr>
<td>Resident Student Goal (40%)</td>
<td>4,000</td>
</tr>
<tr>
<td>New Beds Needed</td>
<td>1,654</td>
</tr>
<tr>
<td>Number of new beds shown</td>
<td>1,652</td>
</tr>
</tbody>
</table>
Campus Organization

- Group Academic Units
- Move more Classrooms to central core
- Centralize Student Services
- Move non-essential services to perimeter or remote sites
- Centralize / Expand Receiving

Deferred Maintenance

- Partial Facility Examination
  - Area Assessed: 806,000 SF
  - Estimated Deferred Maintenance: $23,530,780
  - VS.
  - Estimated Replacement Value: $115,506,750

Legend:
- Student Services
- Academic
- Library
- Administrative
- Athletics and Recreation
- Residential
- Facilities
- Parking Structures
**Pedestrian Circulation**

Charleston is a walkable urban city. Need to maintain a compact, comprehensible and connected campus. Pedestrian flow is split between streets, sidewalks, and beautifully landscaped midblock gardens.

**Automobile Circulation & Parking**

Numerous conflicts between automobiles and pedestrians. Narrow sidewalks push pedestrians into traffic flow. Wide Streets lead to higher traffic speeds.
Population Distribution

The College population is distributed on and off the peninsula with a variety of densities. It is possible to locate remote park and ride parking off peninsula and tie it to the campus via CARTA or an independent shuttle system.

CARTA Express Routes or a new Independent Shuttle System

College of Charleston
Existing Parking - Fall 2003

Parking Facilities

Total Core Parking: 1,970
Total off Campus: 600
Total Existing Spaces: 2,570
Total Population (Student, Faculty, Staff): 13,693

Percentage of Parking: 19%

Proposed Parking

Parking Facilities

Total On-Campus: 2,824
Total off Campus: 600
Total on Peninsula Spaces: 3,424
Off Peninsula: 700
Total Available: 4,124
Total Population (Student, Faculty, Staff): 13,693

Percentage of Parking: 30%
Summary of Observations

The College has grown in student population without a parallel growth in facilities. At the same time, existing facilities are outdated.

The challenge is to provide the appropriate amount and quality of facilities, balanced by the desire to maintain the scale and qualities of the College and the City of Charleston.

Planning Principles

Large University/Small College Feel

Profoundly Unique Sense of Place

Student-Centered Campus

Facilities Reflective of Academic Excellence
Planning Principles

Large University/Small College Feel
- Reinforce the benefits of a university with the intimacy of a small college
- Organize the campus uses to foster interaction among academic, social, cultural, recreational, and service functions.
- Emphasize the total academic and co-curricular experience

Profoundly Unique Sense of Place
- Respect the historic aspect of Charleston
- Add to the rich architectural and landscape heritage of the City and the campus
- Define the edges of the College while maintaining the connections to and from the City

Student-Centered Campus
- Increase living and learning opportunities
- Create spaces and places for serious study and social interaction
- Improve access, way finding, safety, and the pedestrian experience

Facilities Reflective of Academic Excellence
- Provide up to date facilities that support the development of the whole person
Proposed Campus Plan

- New Buildings
- Improved Connectivity
- Deferred Maintenance
- Improved Housing, Dining and improved Parking
- Expand Academic Core
- Improve Stern Center
- Expanded School of Business
- New School of Education
- Existing Buildings
- New Buildings
Four types of spaces come together to create the College campus.

The palette of materials is organized in different ways for each type of space.

**Mid-Block Crossing on Calhoun Street**

*Before*

*After*
Streetscape

LEGEND:

| Streetscape |

Widen sidewalks, reintroduce street trees, brick sidewalks, and install appropriate street signs and fixtures.

Before

After

St. Philip Street

George Street
Looking Toward Meeting Street
Ceremonial Spaces

Library Green

Provide a hierarchy of open space sizes and configurations appropriate to the college campus.

Gathering spaces

Provide a variety of spaces for outdoor classrooms, small gatherings and quiet study.
Passages

Link the campus with passageways that build on the traditional gardens of Charleston.

A Demonstration Space – Cougar Mall
Before and After
Existing Campus Open Space

The existing campus open space is limited to the streetscape, malls, and the Cistern.

The landscape is lush but overgrown.

Opportunities exist to improve safety, connectivity, and sense of place.

Proposed Open Space and Connectivity

The proposed open space network is intended to connect the north, south, east and west sides of campus.

New significant green spaces are created north of Calhoun Street and west of Coming Street, at the new Science Center and at the Library.

Midblock street crossings and passageways link the campus.
Improved pedestrian crossings include brick cross walks and signalized key intersections.

Provide timed signals on Calhoun to create a midblock crossing without impeding vehicular flow.
College of Charleston Design Guidelines

The City and the Campus

- The City of Charleston developed over time and maintained a clear and consistent character still visible today.

- These same characteristics can be found within the campus of the College of Charleston.

- The City should continue to serve as a model for the College.

BUILDINGS

Understanding the City of Charleston; Unique sense of place

Building Typology

Defining the streets are a collection of different building types.

- The Civic Buildings are the most public, and are located at special moments within the city.

- The Commercial Buildings line the primary streets.

- The historic houses compose the residential neighborhoods and define the secondary streets.
College of Charleston Design Guidelines

Understanding the City of Charleston; Unique sense of place

Build to Lines and Axial Systems

The campus is composed of a collection of all building types

• Some buildings define the edges of streets or pedestrian ways by forming a continuous and consistent façade.

• Axes are formed as spaces are linked, hierarchies formed, and relationships made between buildings.

• Moments of heightened importance are created and marked by special buildings.

• Other locations are important according to their adjacency to intersections and primary streets.

Developing a Sense of Entry

Site Planning

Location

• Major buildings such as Randolph Hall, City Hall, and St. Michael's Church are located on corners, and often incorporate open space around them.

• This organization objectifies the buildings, and allows the open spaces to connect across the streets.

• The College has its own Four Corners with the Library, Science Center, Art Center, and Student Life Center.
Scale and Proportion

- Divided in three vertical parts
  - Provides hierarchy and indicates entry
- Divided in three horizontal parts
  - Corresponds to the base, body and roof of the building
- The use of a regular bay provides a consistent rhythm.
- A common module can be used to regulate all parts of the façade.

Entries, Windows and Materials

- Entries should be determined by their relationship to the open space and the façade, work within a hierarchy of openings, be made of wood or metal with glazing, and have an appropriate scale.
- Windows should be vertical in orientation, operable, with an articulated head and sill, and made of painted wood or metal.
- Materials should include wood clapboards, brick and stucco, and should be used with the appropriate building type.
Existing Consistent and Appropriate

Recommended Consistent and Appropriate

### Signage and Lighting

Existing

- [Image of signage]
- [Image of signage]
- [Image of signage]

Recommended

- [Image of signage]
- [Image of signage]
- [Image of signage]

### Furniture

Existing

- [Image of furniture]
- [Image of furniture]
- [Image of furniture]

Recommended

- [Image of furniture]
- [Image of furniture]
- [Image of furniture]

Consistent and Appropriate
Implementation

Campus development projects to be accomplished over time based on priorities and funding:

- Deferred Maintenance
- Campus Open Space
- Parking and Transit
- Non-core functions moved off campus
- Implementation of new construction and renovation projects to be accomplished in four phases.

Deferred Maintenance and Replacement

Need to maintain historic fabric

Strategic decisions about replacing obsolete facilities

Reinvestment in facilities

- Minor Renovation
- Moderate Renovation
- Major Renovation
- Demolition
### Campus Open Space Projects

- **Landscape and Site Furnishings Improvements Allowance**: $1,300,000
- **Cougar Mall**: $500,000
- **Mall to Library through Rutledge/Buist**: $150,000
- **St. Philip Street Improvements**: $600,000
- **Coming Street Improvements**: $670,000
- **Calhoun Street Improvements**: $600,000
- **George and Glebe Street Improvements**: $250,000
- **George Street from St. Philip Street to Athletic Center**: $260,000
- **Signage**: $250,000

**Total Cost**: $4,580,000

---

### Parking & Transit

New Garage @ $9.5M* + Transit recommendations @ $8M** = $17.5 M

*480 cars @ $20,000/car

**Assumes purchasing 12 hybrid electric buses plus 5 years of operating expenses. This would serve 700 cars with a 10 minute headway from remote intercept lots.
### Phase 1

1. School of Business: $9,000,000  
2. Craig Hall Renovation: $2,500,000  
3. McConnell Hall Renovation: $3,000,000  
4. Lightsey Center Renovation: $1,260,000  
5. Arts Expansion/Renovation: $20,000,000  
6. STEM Center Renovation: $5,000,000  
7. School of Education: $5,500,000  
8. New Residence Hall and Wellness Center: $10,650,000  
9. Athletics Complex Expansion and Renovation: $36,000,000  
10. Historic House Renovations / Conversions: $1,800,000  

Total Cost: $94,710,000

### Phase 2

1. Maybank Hall Renovation: $5,260,500  
2. New Science Center: $35,000,000  
3. Science Center Renovation: $10,000,000  
4. R. S. Small Library Renovation for Academic Use: $9,180,000  
5. New Residence Hall at Former Wellness Center: $5,172,000  
6. New Psychology Building: $5,760,000  
7. STEM Center Expansion: $7,762,500  
8. Historic House Renovations / Conversions: $1,800,000  

Total Cost: $79,934,500
Phase 3

1. New Mixed-use Development $32,052,000
2. New Academic Building South of Arts Center $3,916,800
3. Historic House Renovations / Conversions $1,800,000

Total Cost $37,768,800

Phase 4

1. New Housing North of Calhoun Street $36,016,200
2. BellSouth Addition and Renovation $7,376,685
3. New Academic Building at Craig Union $9,429,878
4. New Housing and Academic Space at Library Green $3,672,000
5. Historic House Renovations / Conversions $1,800,000

Total Cost $58,294,763
Existing View south on St. Philip Street

New Dining Hall, Residence Hall and Parking