



# ROCHESTER INSTITUTE OF TECHNOLOGY

Campus Plan | Executive Summary

2022



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Image: RIT  
Cover Image: RIT

## ACKNOWLEDGMENTS

David Munson, President

### STEERING COMMITTEE

Enid Cardinal (co-chair)

John Moore (co-chair)

David Munson

Jim Watters

Ellen Granberg

Sandy Johnson

Sue Provenzano (Provost rep)

Todd Jokl

Doreen Edwards

Yewande Abraham

Sharon Napier

Mary Golden

Dennis Andrejko

Gerry Buckley

Ian Mortimer

Harold Fields

Kin Sejpal

Derek Sylvester

Kory Samuels

Kurt Ingerick

Neha Sood

Christopher Ferrari

Jim Yarrington

Matt Buckman

### CONSULTANTS

Hargreaves Jones, Lead

Winstanley Architects and Planners

## **RIT & PLANNING TEAM LAND ACKNOWLEDGMENT**

The RIT campus is located on the traditional territory of the Onöndowa'ga:' or “the people of the Great Hill.” In English, they are known as Seneca people, “the keeper of the western door.” They are one of the six nations that make up the sovereign Haudenosaunee Confederacy.

The RIT Campus Plan team honors the landscape the campus was built on and recognizes the unique relationship that the Indigenous stewards have with this land. That relationship is the core of their traditions, cultures, and histories. RIT recognizes the history of genocide, colonization, and assimilation of Indigenous people that took place on this land. Mindful of these histories, we work toward understanding, acknowledging, and ultimately reconciliation.

To learn more about the work RIT is doing to support our Indigenous faculty, staff, and students, visit our [Native American Future Stewards Program webpage](#).



## **A MESSAGE FROM PRESIDENT MUNSON**

Our mission states: “We shape the future and improve the world through creativity and innovation,” and we want our physical spaces to be a reflection of that. In this spirit we undertook a comprehensive campus planning process that began in 2020 and engaged campus stakeholders through interviews, task force meetings, conversations with governance bodies, and a survey tool that yielded more than 2,000 responses.

The resulting plan looks to RIT’s future, while honoring its unique architectural history. It is a long-term plan that provides a conceptual layout to guide future growth and development on our 1,300 acres over the next 25 to 50 years. The development of the plan focused on the need to create a vibrant physical campus, our deep commitment to sustainability and carbon neutrality, a desire to enhance the aesthetics of our campus, elevation of individual college identities while promoting interdisciplinary study, and attention to areas where future growth will be needed.

Thank you to all who contributed their time and talents to the planning process, including the design team from Hargreaves Jones. This collaboration has led to a magnificent shared vision of what our campus can become. **It is an exciting time to be a Tiger!**

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RIT 2022 Campus Plan  
**Executive Summary**

## EXECUTIVE SUMMARY

*“Innovative scholarship and education will require a different kind of campus—one with flexible spaces that foster and stimulate creativity, discovery, and collaboration. We will transform the RIT campus into a place where anything is possible...”*

*-President David Munson*

**The plan sets forth a long-term vision that will take several decades to fully implement and will require investment of resources, time, and effort by all levels of the university. The result will be transformative, a compilation of sequential initiatives that once fully realized will create a campus that builds on the assets of today and is just as visionary as the original campus design was in 1968. To that end, the Campus Plan proposes priorities that inform phasing, coupled with funding opportunities and changing needs provide a flexible structure for the campus build-out, guiding campus development for the next 30+ years.**

### **A TRANSFORMATIVE VISION FOR THE NEXT 50 YEARS**

As the first decade of the Campus Plan unfolds, the campus fabric – its landscape and public realm - is transformed. The Henrietta campus engages more with the surrounding woodlands, with green corridors that connect the campus core to the surrounding landscape, providing greater access to nature, and bringing nature into the campus. The campus is greener, shadier, and more inviting and the urban forest defines the campus image. Upon arrival, visitors are met with a series of energized urban spaces that reveal the full life of RIT – its innovation, its beauty and striking architecture, and a vibrant 24-hour life. The pedestrianized campus allows vehicles where needed but significantly reduces their visual presence as existing car-centric spaces turn into vibrant plazas, green quads, and quiet residential courtyards. It is in these spaces, the fabric of the campus, that life unfolds, and establishes a connection and sense of place that will stay with students, staff, and alumni beyond their years at the institution.

As the landscape at the campus core transforms, new flexible use buildings emerge in key campus locations and - building on the model of the SHED facility - feature warmer, more transparent materials that forefront sustainability and showcase the innovation

occurring inside the classrooms, labs, and informal spaces of the university. RIT's campus will become denser, creating new room for residential facilities with amenities and year-round indoor spaces that connect students to the landscape, even in the heart of a Rochester winter. In the process, RIT will significantly increase the percentage of undergraduate students living on campus, further fostering the sense of a 24-hour community that lives, works, and plays inside Andrews Memorial Drive.

After the first decade of transformative campus projects, the focus of development shifts to the creation of an expanded academic campus core by clustering a series of new academic buildings over existing surface parking lots, connecting the new North Residential Village to the existing campus core with new facilities, civic spaces, and collegiate quads. Surface parking lots are gathered into structures, maintaining today's parking capacity with a reduced visual and environmental impact compared to the lots of today.

Transforming RIT's historic campus requires adaptability. This plan creates a roadmap for the institution to follow, while leaving flexibility to dig deeper and take on projects as the university is ready. The ultimate result is a forward-thinking campus that centers the health and success of its community while celebrating the innovation and future of the institution as it enters the next fifty years. The following elements of the plan are the building blocks of this long-term vision.

## GOALS

RIT's 2025 strategic plan, Greatness through Difference, sets forth the pedagogic and programmatic vision for RIT from 2018-2025. Its mission, to "shape the future and improve the world through creativity and innovation [as] an engaged, intellectually curious, and socially conscious community, [that] leverage[s] the power of technology, the arts, and design for the greater good" is embodied in the 25 goals of the strategic plan.

## CAMPUS PLAN

This Campus Plan envisions a physical campus to support and further the strategic plan mission - a place that will support academic excellence, foster diverse student life, exemplify environmental and social sustainability, and be welcoming, inclusive, and accessible. With this plan, RIT sets forth a vision for the future of its campus that further strengthens its brand as a leader and innovator amongst its peers. The campus will be a connective one that facilitates cross disciplinary interaction, buzzes with 24-hour life, and projects a distinct physical image that will celebrate RIT's uniqueness – its collection of significant architecture – old and new, its landscape setting, its considerable land holdings, and its connections to the community and City of Rochester.

## PROCESS

To guide the planning process, the Campus Plan team outlined a set of principles that build upon the University's Strategic Plan and its four pillars: People, Places, Programs, and Partnerships, ensuring that the physical future of the campus is connected to the aspirations and core values of the Institution: Student Centeredness, Professional Development and Scholarship, Integrity and Ethics, Respect, Diversity, and Pluralism, Innovation and Flexibility, Collaboration and Teamwork.

The Campus Plan team met with a broad range of campus constituents between 2020 and 2022 and gained valuable insights into the impressions, needs and desires held by campus leadership, administrative staff, faculty, alumni, and students. These meetings included extensive sessions with the Steering Committee, numerous individual



*The Southern Corridor Creates a New Gateway to RIT while Connecting the Campus East-West*

interviews, and conversations with interest groups focused on Wellness, Sustainability, Utilities, Downtown Rochester, Student Alumni Union (SAU), and Athletics.

## DRIVERS

Inspired by the outcomes of the interview and data gathering activities, the planning process was broken into five critical drivers of the plan:

### 1. CAMPUS LIFE & VIBRANCY

The physical campus should foster a vibrant 24-hour, year-round environment. The following initiatives support that goal:

- Increase residences inside the loop
- Realign Andrews Memorial Drive to support increased student population and facilities

## EXECUTIVE SUMMARY

- Improve the overall performance of the campus facilities for the University's needs
- Increase campus density
- Create a multimodal, connected campus
- Ensure that the campus is accessible for all
- Provide adequate retail to support campus life
- Offer robust and easily accessed student services

### 2. ENVIRONMENTAL SUSTAINABILITY & PERSONAL WELLNESS

The Institution's goals include creating a campus that achieves the highest standards of sustainability, both for its physical environment and its population. By pursuing this, the university will increase its attraction to potential students as a commitment to sustainability continues to grow in importance as a factor in choosing a school. These initiatives will support that goal:

- Reduce Energy Use, Achieve Strategic Plan Goal of Net Zero by 2030
  - Increase campus density
  - Modify existing buildings and establish guidelines for future buildings
  - Further develop alternative energy sources
  - Reduce campus heat island by planting trees, and greening surfaces
  - Reduce the need for personal vehicle trips and surface parking by creating more on-campus residences and mobility options
- Increase Shade on Campus
  - Implement campus re-forestation
- Conserve and Re-Use Water
  - Stormwater management
  - Convert hardscape to softscape to increase infiltration
  - Select appropriate plant materials
- Foreground Wellness
  - Increase access to nature
  - Improve facilities for mental and physical health

### 3. CAMPUS AESTHETICS

A campus that is welcoming and attractive will be an asset to recruitment efforts, a tool for alumni engagement, and a place that people want to be for their work, study, and daily

lives. These initiatives will support that goal:

- Enhance the Public Realm
  - Improve existing campus open spaces
  - Create new campus open spaces that define districts
  - Strengthen a cohesive campus identity
- Increase Building Transparency
  - Showcase interior activities
  - Enhance indoor / outdoor connectivity
- Establish Branding and Image
  - Improve the campus entrance
  - Strengthen the campus landscape
  - Increase campus lighting
  - Create better wayfinding



*The Proposed Southern Corridor Looking West at the SHED and Global Village*

**4. ACADEMIC FACILITIES**

Academic programs at RIT are commingled throughout the campus and within buildings. This facilitates space efficiency and interaction between disciplines who share spaces, but also contributes to a lack of individual college identities – an identifiable “home” for students and faculty of specific areas of study. A greater sense of identity can help students feel connected and engaged to each other and to their instructors, and a “home base” for colleges can aid in serving their constituency, even as their classroom spaces continue to be spread across campus. These initiatives will upgrade the academic experience on campus and aid in attraction and retention as students see themselves integrated in the campus culture:

- Increase College Identity
  - Support students and faculty of each college with a common space that is identified as “their” place to gather, receive and exchange information, and to study
- Facilitate Interdisciplinary Study
  - Create flexible spaces that can be used in multiple ways and by many disciplines
  - Enhance Interaction by creating open spaces that encourage gatherings and accommodate diverse uses

**5. GROWTH**

RIT anticipates growth over the next several decades, with an approximate 25% increase in student population, possibly more, in the next 30-50 years. More immediately, the Institution plans to grow the undergraduate population by 1,500 students in the next decade, with a focus on the health professions and life sciences. Growth will spur the need for additional research facilities as fields continue to expand, and increase the demand for flexible spaces, like the new SHED project, as well as student services to support the increase in and on-campus population. The following are the predominant growth needs for the campus:

- Research
  - Expanding fields
  - Interdisciplinary Studies



*The Renovated Quarter Mile Looking South at the Woods*

- Flexible Academic Spaces
- Student Services
  - Support services for campus inclusivity and diversity
  - Retail, food and beverage
- On-campus living
- Athletics
- Wellness – physical and mental
  - Recreation
- Forging new partnerships in response to growth needs

**PLACEMAKING**

The Campus Plan builds on these drivers with specific recommendations for the transformation of the physical campus. These campus-wide improvements shape an overall cohesive image of the campus environment that is distinctive and supports a full campus life. These placemaking proposals are presented as a wholistic, long term vision but will be phased in response to funding and synergistic construction

## EXECUTIVE SUMMARY

processes. Recommended priorities are addressed in a later section of the document.

### ON-GOING PROJECTS

The SHED, Theater, new Stadium, new Research building, and Saunders College of Business expansion are underway and are significantly furthering the campus's innovative identity. Updated signage and wayfinding welcome the community and visitors with the RIT brand.

### CAMPUS IDENTITY

- Establish a landscape system that is both functional and aesthetically pleasing
- Create a place that is supportive of a vibrant, activated campus life
- Build a campus that reflects RIT's image and branding
- Utilize RIT's campus as a tool for recruiting future students, faculty, and staff
- Position RIT as a living laboratory by showcasing the innovative work being done at the institution
- Create a system of linked signature open spaces that build connectivity and are central to campus expansion
- Increase campus density

### CAMPUS LANDSCAPE

The campus landscape can become a defining characteristic of RIT as the fabric that forms a cohesive environment. The core campus landscape can be broken down into the four typologies: Quads, Plazas, Courtyards, and Connective Green Corridors.

Surrounding the core, natural green spaces constituted of woodlands, creeks and wetlands define the campus context. This asset should be leveraged more by expanding access throughout the natural areas and integrating the woodland character deeper into the campus core, making trees and shade the defining campus character.

### DENSIFICATION & ON CAMPUS LIVING

Creating greater campus density with mixed uses infilling the campus core will support the following:



*The Renovated Quarter Mile Looking West toward Gordon Field House*

### **SUSTAINABILITY**

### **VIBRANT CAMPUS LIFE**

### **STUDENT SUCCESS**

### **CONNECTIVITY**

### **REDUCED EMISSIONS**

### **SAFETY**

### **CIRCULATION & MOBILITY**

Expansion of Andrews Memorial Drive north to extend the campus toward its major entrance on Jefferson Road (image and branding) and to allow for growth. Transition to structured parking to have significant impact on the campus' image. Pedestrianization, connectivity, density (compactness).

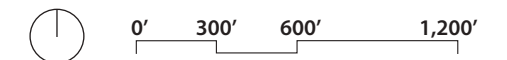
### **BUILDING LOCATIONS**

The Campus Plan sites the following facilities, identified by growth needs, and located to foster a sense of

# EXECUTIVE SUMMARY



*Proposed Campus Plan: United by a connective landscape system, the expanded RIT campus brings more students to live inside Andrews Memorial Drive in the North, South, and East Villages. New wellness and academic facilities help foster a vibrant, 24-hour campus life.*



## EXECUTIVE SUMMARY

campus compactness and achieve the goals outlined above:

- New Academic and Student Services Facilities
- New Residences
- New Recreational and Athletic Facilities
- New Retail Facilities

### OPEN SPACES

The Campus Plan identifies improvements to the to the public realm of the campus that will create a cohesive campus environment – one that fosters dynamic life, creates connectivity, strengthens the physical images of the campus, and elevates its environmental sustainability. These include the transformation of existing campus spaces within a realigned Andrews Memorial Drive, and the creation of new ones as the campus grows. Campus exterior lighting is also re-imagined creating a welcoming and well-lit public realm to support vibrant campus night life. These developments take advantage of and highlight the natural beauty of the campus. The first decade of this plan develops the following public places:

#### NTID WALK

Briggs Place, connecting the Quarter Mile to the NTID is improved and designed for greater clarity and prominence on the campus, further integrating the east side of the campus with the campus core.

#### RIT ENTRANCE

A new campus entry image is established with a bold re-forestation of the sequence of spaces from Jefferson to Simone Plaza. A simplification of roadways and the addition of pedestrian ways will clarify wayfinding and create better connectivity.

#### SIMONE PLAZA

The campus entrance landscape extends into Simone Plaza, enhancing views to the building entries at this important visitor hub, and creating a more pedestrian space.



*The New Simone Plaza Welcomes Visitors to Campus*

#### THE SOUTHERN CORRIDOR

The Southern Corridor complements the Quarter Mile with another east / west connective corridor that will create a new campus front door and accommodate arrivals, service, emergency, bicycle, and pedestrian movement as well as spill out spaces from new southern entrances to the SAU and the SHED, all within a landscape framework.

#### QUARTER MILE

The Quarter Mile is widened with spaces to gather and pause incorporated along it, as well as new lighting, landscape, seating, and connections into the adjacent natural landscape. New buildings as well as plantings will mitigate the open, windswept atmosphere that currently prevails.

#### NORTHERN CORRIDOR

The Northern Corridor extends from the residence halls on the east side of campus to the new performing arts center on the west side of campus. The Northern Corridor enhances pedestrian connectivity with walkways, landscape, lighting, and seating. As campus development unfolds, the Northern Corridor will



become a critical pedestrian connection through the northern portion of campus.

## KODAK QUAD

Kodak Quad is a major pedestrian point of entry for the campus and one of the original central gathering spaces. The proposed transformation will integrate it with the surrounding buildings, improve accessibility, and make it a more usable and appealing hang out space.

## RESIDENCES

Increasing the number of residences on campus, and improving existing residences, will enhance campus life, making the campus a more desirable place to live, study, and spend leisure time. The Campus Plan outlines the framework for growth, phasing, and the goals of new types of housing.

## ACADEMIC FACILITIES

As the university grows there will continue to be a need for new academic facilities, particularly for research space and flexible use. The Campus Plan outlines strategies for placement and type, phased over time, to support needs and create density within the loop. The proposed home bases form a connective “innovation loop” providing visitors with a campus tour that exposes them to the essence of what makes RIT singularly distinctive while showcasing academics, art, and landscape together.

## ATHLETICS, RECREATION & WELLNESS

RIT needs new and upgraded recreation spaces, including - and most immediately - indoor practice facilities. Additionally, wellness facilities including support for a diverse campus and mental and physical health need to be expanded and located where they are foregrounded and accessible.

## OUTSIDE the LOOP

The Campus Plan identifies and gives a general assessment of the lands and buildings held by RIT outside the loop – as a basis for future study and strategic planning. The



*The Southern Corridor Looking West toward the SHED*

possibilities for partnerships, income, and greater connectivity to the growing city of Rochester are outlined.

## PRIORITIZATION

The Campus Plan proposes priorities for the campus build-out, recognizing that this is a 30-50-year plan. The purpose of the prioritization recommendations is to define the essential changes as the campus develops over time. The initiatives outlined in the Prioritization section (pages 201-217) will transform the campus into an innovative, sustainable, memorable campus experience suitable to the caliber of institution RIT is today. Beginning with the immediate impact projects, upgrading the campus open space system will have the greatest impact on overall campus life for the highest percentage of the community. These public realm improvements will be enjoyed by students, faculty, and staff alike. Open space improvements and aesthetic upgrades to the campus landscape system also serve as a recruiting tool when potential students arrive to campus. As RIT develops into the future, campus landscape should be implemented in conjunction with new buildings, so that the campus experience continues to be both informed and enriched

## EXECUTIVE SUMMARY

by the landscape around it. The six proposed priority sets illustrate a potential sequence of development for the university, subject to change based on available funding and the needs of the institution. The proposed phases are:

- PHASE 01: LANDSCAPE SYSTEM
- PHASE 02: RESIDENTIAL EXPANSION
- PHASE 03: NORTH VILLAGE AND ACADEMIC
- PHASE 04: NORTH RESEARCH DISTRICT
- PHASE 05: FINAL ACADEMIC BUILDING, PARKING
- PHASE 06: THE ARENA

### CONCLUSION

The Campus Plan sets forth an immediate and exciting vision for the center of the campus with the SAU-SHED-Wallace complex, the Theater and Athletic Complexes at the core, activated by the landscape to create a strong campus image and identity. Students are engaged through the arts, innovation, and science, and new faculty, students and visitors are greeted by a welcoming and beautiful campus that inspires imagination.

Over the next decade, as RIT continues to grow with expanding programs and greater diversity, the campus must focus on promoting a more vibrant pedestrian community that thrives 24 hours a day. New residential communities are added to increase the on-campus student population and dynamic daily life, while creating the best possible environment for retention and performance. Increasing the density of the campus through the location of new residential and academic buildings close to the core continues to enhance the connectivity of RIT's programs, students, and community. The first of these new residential facilities and retail are developed near the already innovative and welcoming Global Village area. New academic programs are housed in buildings built near the heart of the campus and expand the campus and open spaces toward the north.

Over the subsequent decades, the campus continues to grow and expand with new



*Renovated Kodak Quad*

programs and housing toward the north, continuously focusing on a denser and more connected campus community, that engages with the natural landscape and establishes a strong campus identity.



Conceptual rendering of the proposed Campus Plan looking North-East



# **ROCHESTER INSTITUTE OF TECHNOLOGY**

Campus Plan | Full Report

2022



**“Innovative scholarship and education will require a different kind of campus — one with flexible spaces that foster and stimulate creativity, discovery, and collaboration. We will transform the RIT campus into a place where *anything is possible...*”**

**- President Munson**

# PREFACE

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## **Strategic Guidance**

# STRATEGIC GUIDANCE

The Campus Plan

## SCOPE OF THE CAMPUS PLAN

This Campus Plan sets forth design and development directions for the Rochester Institute of Technology for the next fifty years. A physical Campus Plan is a flexible roadmap, indicating an integrated framework of campus buildings and open space connections, and suggestions for further study. The scope of this plan includes spatial, aesthetic, and development concepts for RIT. Prioritizing detailed study and design of these physical systems and campus components will evolve as the institution engages individual projects over time. The plan recommendations are intentionally high-level, allowing the institution to dig deeper into project details, as advantageous opportunities arise, allowing RIT to adapt to changing needs.

dives into future campus initiatives will happen. In creating an overall vision with guidance on where to dig deeper, this plan can be utilized as a flexible reference for where to start, and where to go.

This plan also provides the necessary tools to decide what initiatives the institution will undertake, including a design vision for the campus core and preliminary prioritization.

By calling out areas for further exploration, rather than creating strict guidelines or steadfast directives, this plan is intended to be iterated on with subsequent, more in-depth peacemaking studies and projects.

## CREATING A CAMPUS OF THE FUTURE

*Drafting a vision for the future of RIT that is adaptive to the evolving needs of the Institution.*

In 2020, Rochester Institute of Technology began the process of envisioning the future of its Henrietta campus. Recognizing the rapidly changing world of education and what is required to educate leaders and innovators, RIT set out to imagine what a future-focused campus at a technological institution may look like. Creating well-rounded students and people requires more than academic facilities; today's students need a range of residential options, recreation and wellness facilities, and spaces to explore their ideas and the world around them. Already a leader among its peers, RIT has an opportunity to set forth a vision for a **campus of the future** that is welcoming, accessible, and connected.

## HOW TO READ THIS PLAN

This plan differs from a traditional comprehensive campus planning efforts in that it sets out to establish a direction for growth at RIT by setting a **high-level vision**, while **defining areas of further study** and exploration. In doing so, this plan remains flexible to the evolving needs of the campus. The suggested studies (see Appendices) is where deep

**The 2022 Campus Plan establishes a flexible vision for RIT's future. Rather than a static, singular direction, this plan identifies priorities, areas of further exploration, and makes recommendations about stitching the campus together to create a place that is uniquely RIT.**



# People, Programs, Places, Partnerships.



Image: RIT

### A MISSION-ORIENTED PLAN

*Building on “Greatness through Difference” to create a campus for the greater good*

The 2025 strategic plan, Greatness through Difference, sets forth the pedagogic and programmatic vision for RIT from 2018-2025. Its mission, to “shape the future and improve the world through creativity and innovation [as] an engaged, intellectually curious, and socially conscious community, [that] leverage[s] the power of technology, the arts, and design for the greater good”, has guided RIT through the establishment of 25 goals over the past five years.

As 2025 approaches, the planning team seeks to expand on the existing strategic plan in the built environment of the campus. The plan outlined ahead grew from the strategic planning process, ensuring that the physical future of the campus is connected to the aspirations and core values of the institution. The Campus Plan mission statement, shown here, is founded on the four pillars of the RIT 2025 Strategic Plan: People, Places, Programs, and Partnerships. Each pillar is as critical to the future development of the campus as the last, and together the four pillars work to hold up RIT’s six core values: Student Centeredness, Professional Development and Scholarship, Integrity and Ethics, Respect, Diversity, and Pluralism, Innovation and Flexibility, Collaboration and Teamwork.

*“When we imagine the RIT campus of the future, we see campus life founded on the principles of equity and wellness (PEOPLE), whose campus ecology is sustainable and resilient achieving carbon neutrality (PLACES), where the buildings and landscape are programmatically flexible and diverse, and where the campus density creates socially connective communities (PROGRAMS), and the institution’s financial health is bolstered by diverse economic partnerships and non-tuition revenue (PARTNERSHIPS)”.*

*-Hargreaves Jones / Winstanley Architects and Planners*

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## **Discussions with the RIT Community**

## INTERVIEWS & SUMMARIES

Interviews

### DISCUSSIONS WITH THE RIT COMMUNITY

*Building a plan that reflects the values, needs, and aspirations of the RIT community*

The Campus Plan consultants met with the following individuals and RIT departments, some in person, some remotely. These interviews occurred prior to and subsequent to an online RIT survey sent to students, employees, faculty and administrators. The objective was to gain a broader understanding of RIT in addition to detailed histories, systems, and decisions that shape the campus today. Recurring meetings with the Steering Committee balanced presentations with crucial feedback and honing of the Campus Plan direction. All together, the planning team participated in over 22 individual interviews, six focused conversations (Wellness, Sustainability, Utilities, Downtown Rochester, SAU, Athletics), presented to four committees, and facilitated one 4-hour retreat in June 2021. The themes and outcomes of those conversation are shown below.

#### COLLEGE SPECIFIC THEMES

Over the course of many interviews, specific comments and themes were discussed regarding each college's primary academic building. These focused discussions gave insight into the current uses of these buildings, and about specific programs that could help improve not only their functionality, but also the wellness and productivity of users as RIT transforms its campus.

#### FLEXIBILITY

Many academic buildings are currently space-constrained and both organization and building systems need to be adapted for a modern education context. As programs evolve and grow over time, facility needs will also change. Flexibility in building design is crucial, allowing for shifting student population sizes, research and technology needs, and even professional partnerships. Interviewees recommend that planning for non-specific academic building typologies will alleviate space constraints in existing academic buildings, and allow for adaptability in the future.

### INTERVIEWS

**Anna Stenport**, *Dean – College of Liberal Arts*

**Ann Haake**, *Dean – Golisano College of Computing and Info Sciences*

**David Stevens**, *Director – Center for Recreational Sports*

**David Bagley**, *Assistant Vice President – Student Union*

**Dave Harris**, *Building Operation and Maintenance*

**Don LaFlam**, *Executive Director – Food Services*

**Doreen Edwards**, *Dean – Kate Gleason College of Engineering*

**Dr. Ellen Granberg** – *Provost and Senior Vice President for Academic Affairs*

**Dr. Gerard Buckley**, *President – NTID*

**Ian Mortimer**, *Vice President and Associate Provost – Enrollment Management*

**Jackie Nicholson**, *Executive Director – Athletics*

**Jacque Mozrall**, *Dean – College of Business*

**James Hall**, *Dean – University Studies*

**Jeremy Babcock**, *Executive Director – Housing Facilities, Auxiliary Services, Finance and Administration*

**Katherine Mason**, *Director – Parking and Transportation*

**Nabil Nasr**, *Associate Provost – Director of GIS*

**S. Manian Ramkumar**, *Dean – College of Engineering Tech*

**Dr. Sandy Johnson**, *Senior Vice President Student Affairs*

**Sophia Maggelakis**, *Dean – College of Science*

**Todd Joki**, *Dean – College of Art and Design*

**Twyla Cummings**, *Associate Provost and Dean – Graduate Education*

**Yong Tai Wang**, *Dean – College of Health Sciences and Tech*

### COMMITTEE PRESENTATIONS

**Faculty Senate**

**Faculty Senate Campus Planning Subcommittee**

**Staff Council**

**Student Government**

### COMMUNITY SURVEY

1,938 RIT community member survey responses



## CENTRALIZED FACULTY OFFICES

In many colleges, classroom and lab space is shared with other college buildings, with decentralized faculty office locations. In some cases, key faculty offices, such as the dean's office, are not located within the college itself, presenting scheduling and proximity issues. Lacking centralized college spaces has led to a feeling of disjointedness for some academic departments and colleges.

## INCLUSIVE DESIGN

The importance of inclusive design elements was mentioned throughout the interview process, highlighting RIT's commitment to providing a safe and equitable environment for students. Responding to an evolving student population, inclusive design should be a key element in renovations and new construction on campus, especially for academic buildings. Examples of inclusivity given by interviewees ranged from providing private changing rooms and showers in recreation buildings to providing gender neutral bathrooms, nursing stations, and convenient daycare options for students, staff, and faculty.



RIT Campus

Image: RIT

## GRADUATE SPECIFIC FACILITIES

Discussions with the community uncovered a need for dedicated programs, spaces, housing, and support services for graduate students. Though each college has its own spaces for graduate students, a centralized location is needed on campus that acts as a visible hub for the Graduate School. Additionally, affordable apartment style graduate-only housing is needed; PhD housing is not a current demand at RIT. Lastly, reliable transportation is essential to every student on campus, but especially to graduate students who tend to live off campus or farther away from main campus.

## INCREASING RETENTION

One of RIT's primary goals moving forward is to increase freshman enrollment, which ties directly to improving and increasing housing options on campus. Students have voiced concerns regarding the quality of living conditions, maintenance, and unreliability of transportation.

## CLUBS & COLLABORATION

The need for informal conversation and collaboration was a central theme in this discussion. As part of this, spaces for club organizations and student study groups are critical needs for the growing departments. Some departments stressed the need for 24 hour access to computer labs and study spaces, allowing them to interact socially outside of the college, then return later at night to continue school work. Additionally, the initiative to increase recruitment and retention of female students and students who do not identify as male has sparked a discussion about safety within colleges, which plays a key factor in the need for dedicated and secure study space.

# INTERVIEWS & SUMMARIES

Discussion Themes

## WALKABILITY

Among survey respondents, the need for improved comfort, safety, and visibility walking around campus, particularly at night, was a reoccurring theme. Respondents, especially those that do not identify as male, cited long, dimly lit walks as a barrier to moving across campus at night as a pedestrian. Lack of transparency between buildings and the campus exterior results in respondents feeling isolated on campus at night and therefore requesting parking directly adjacent to their destination. Activating campus corridors with better lighting, transparency between buildings and the outside, as well as programming can help alleviate the need for such proximal surface parking by enhancing feelings of safety for individuals. Respondents also requested better protection from the wind and winter elements, as Rochester's winter months can be unforgiving to pedestrians.

## RESIDENCE LIFE

As RIT seeks to improve recruitment and retention, first impressions both of the campus and residence halls are essential to students' opinions of the university. In terms of programming and organization, open spaces, communal kitchens, and a layered approach to seating in lounges is desirable within residence halls. In assessing the long term sustainability of various housing options on and off campus, we discussed the inefficiency of River Knoll, and the successful case study of Global Village.

## RESIDENTIAL HALL CONDITIONS

Student survey respondents, especially those that identify as male, indicated a sense of inadequacy in housing selection at RIT. Students desire upgraded living facilities with amenities, less density per room, and generally residential upgrades.

## FOOD SERVICE

Another key theme was convenient access to food on campus. The distance between academic buildings and dining facilities is often inconvenient in relationship to course schedules. There is a clear need for more dispersed food service options. This could take the form of a grab-and-go model, providing healthy options without a need for a full kitchen. Control Alt Deli in Golisano Hall can serve as a blueprint for the kind of food service model to be integrated into academic buildings.

## OUTDOOR SEATING

Numerous discussions touched on the community's desire to utilize RIT's outdoors spaces more effectively. General seating, leisure space, meandering paths, and outdoor classrooms were all cited as highly desirable. The outdoor seating and programming already shown at Global Village is an example of the kind of outdoor spaces needed and desired across campus. We heard the importance of encouraging students to spend time outside, via activities and lounge space, as well as encouraging spontaneous interaction in exterior plazas.

## SHOWCASE SPACE

The Global Cybersecurity Institute currently serves as a prototype for the kind of showcase space that is needed in each primary academic building. Dedicated exhibits of student and faculty work are needed as a way to inspire college camaraderie and adequately highlight the college's products for visitors, especially prospective students.

## ATHLETICS

As RIT's athletic programs continue to grow and expand, a long term vision is needed. As part of this growth, facilities and, specifically locker rooms need to grow proportionally to programs - addressing issues such as gender disparity as well as maintaining equal facility quality for both Division 1 and non-Division 1 teams. A key theme of the long term vision should be increased public outreach in the local community, allowing for better visibility as well as off-season uses of facilities via public partnerships. At a more focused level, both athletics and recreation facilities need to be optimized for increased program sizes. Additional turf fields are needed for intramural activity capacity, separate from primary athletic fields.

## RECREATION

RIT has a robust offering of activities outside the classroom that cater to every community on campus. However, the organization of dedicated spaces for these clubs and activities needs to better feature RIT's unique commitment to student life. This could also be enhanced by activating outdoor space, especially in winter months, to encourage interaction and recreation.

**DINING SERVICES**

Dining services' expansion into Global Village has been successful, leading to a shift in how users are visiting campus dining options. This has created an imbalance of utilization between Global Village's options and other offerings such as Gracie's or the SAU. However, the diverse, more global dining approach at Global Village has served as a template for how dining on campus can evolve. We also discussed the vision to source ingredients directly on-campus through partnerships with various degree programs.

**ARRIVAL & ENTRY SEQUENCE**

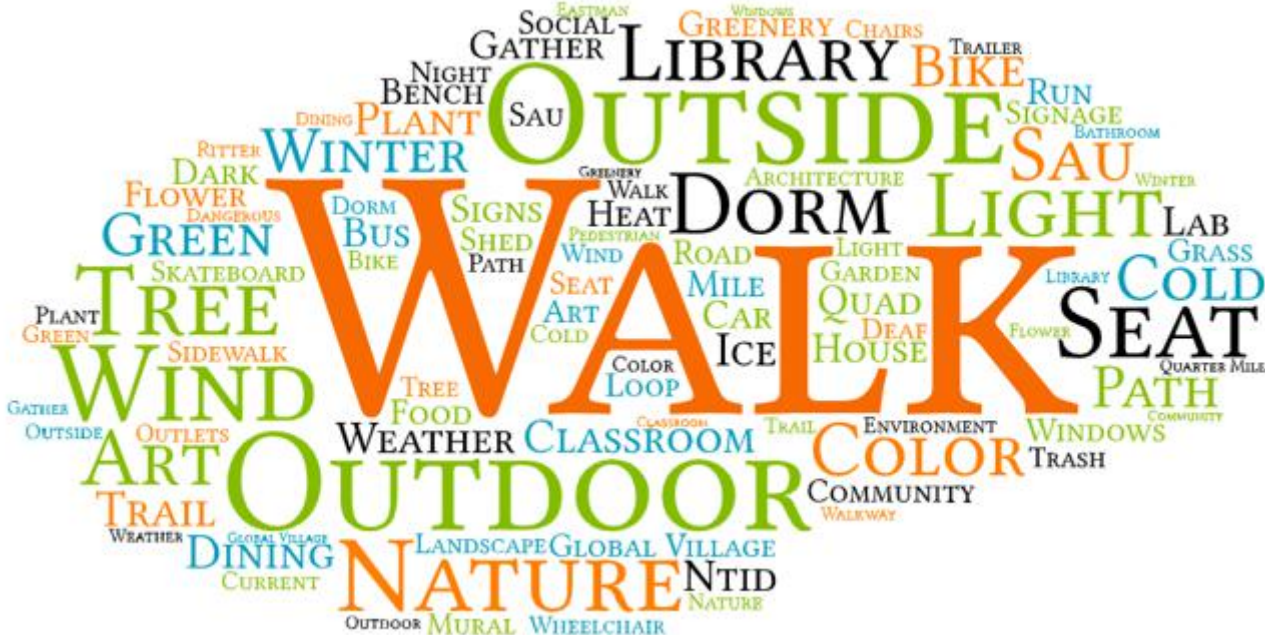
The entry conditions to the campus should be a key focus of the Campus Plan, re-designing the arrival sequence to give a stronger presence to access points and, ultimately, connect the campus to Henrietta and Rochester.

**DOWNTOWN ROCHESTER PRESENCE**

The project team discussed overall planning goals for RIT's campus, including the importance of mixed-use development, outdoor space, and placemaking as a way of activating the campus. RIT has a large commuter population, emphasizing the need to build a community through potential 2-year residential requirements. However, this requires upgrading housing options to compete with comparable universities. Lastly, RIT can increase its visibility through a stronger presence in the community, via summer camps on campus, and in downtown Rochester, through housing or potential professional programs at the existing 40 Franklin Street location.



Respondents who Identify as Male: Frequency of Mentions from Survey Responses to “If you could change one thing about campus, what would it be and why?” (Park, Brick, Tunnel omitted)



Respondents who Do Not Identify as Male: Frequency of Mentions from Survey Responses to “If you could change one thing about campus, what would it be and why?” (Park, Brick, Tunnel omitted)

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## **Campus Plan Commitments**

## COMMITMENTS

### A CAMPUS FOR ALL

*A welcoming campus that is inclusive, accessible, and tailored to RIT.*

When surveyed, the RIT community held a number of priorities in common. Universally, the community requested increased access to the outdoors and green spaces, and a generally warmer, more welcoming feeling campus through the use of materials other than brick. Most poignant, though, was the repeated need for a more inclusive campus that suits the needs of each individual at RIT. Most frequent topics included accessibility improvements to campus, the creation of more gender-inclusive spaces, and designing with the d/Deaf community.

### UNIVERSAL ACCESS

The Americans with Disabilities Act (ADA) became law in 1990, several decades after RIT's Henrietta campus was constructed. Portions of the current RIT campus fabric retain original components from the 1960's that remain non-compliant with ADA. The two primary holdovers to universal access are sloped pavements exceeding 5% and stairs at primary entrances, with no accessible alternative within a reasonable distance. This remains a formidable obstacle to those whose daily travels across campus to various facilities and buildings depend on timely and physically accessible routes, comparable to those fully able to traverse the non-compliant campus environment. Campus Plan interviews with multiple RIT departments and student feedback emphasized the inequity of circuitous routes to access different buildings, and how frustrating that is. The Campus Plan team recommends a detailed study of the existing campus landscape including building entrances, to map and identify routes and thresholds that remain non-compliant, prioritizing modifications and a campus-wide means of signing desirable routes, thereby reducing frustration.

### GENDER NEUTRAL SPACES

In interviews and survey responses, the planning team heard the need for more gender neutral spaces, particularly restrooms. With each new development or retrofitting project, care should be taken to ensure adequate gender-neutral facilities are available, and as easily located and accessible as gender-specific facilities. The project team

also analyzed survey responses by those who identify as male and those who do not identify as male. Overall, respondents who identify as male were interested in dorm renovations, outdoor spaces, and the experience of walking the quarter mile, whereas respondents who do not identify as male were more concerned with the experience of walking in relationship to feelings of safety, lighting, and visibility. Of all respondents, the overwhelming sentiment was that there is enough brick on campus, and to add more transparency, light, and glass.

### DESIGN WITH THE d/DEAF COMMUNITY

As RIT takes on new projects, special consideration should be given to designing for and with the d/Deaf community on the Henrietta campus. Planning guidelines for Deaf spaces is a robustly studied area, and is something that RIT and the NTID should jointly undertake with each new development opportunity. The planning team recommends the creation of RIT-specific d/Deaf design guidelines, following the lead of institutions such as Gallaudet University.



*The Aperture at RIT Leading to and From Kodak*

*Image: Hargreaves Jones*

# COMMITMENTS

Sustainability

## TOWARD 2030 SUSTAINABILITY INITIATIVES

*Creating a truly sustainable campus requires a multi-pronged approach*

As of 2022, RIT is on the cusp of achieving one of the institution's long-standing commitments: to become carbon neutral by 2030. Since 2009, the institution has been participating in the Climate Commitment (formerly the American College and University Presidents Climate Commitment), a coalition of higher education institutions working towards the common goal of a smaller environmental footprint.

Since 2009, RIT has drafted a Climate Action Plan (CAP) (2011, updated in 2017), which outlines the measures the institution will take to achieve the 2030 carbon neutrality goal.

RIT is already a leader in the area of sustainability, both in practice on an institutional level as well as in research and integration into a wide range of academic areas.

Key areas of focus in the plan that support RIT's commitment to sustainability include:

- Reforestation
- New Buildings
- Retrofitting Existing Facilities
- Energy Production and Consumption
- Water Storage and Use
- Supporting Ecosystem Services (Forests, Wetlands)

Today, RIT has made meaningful progress towards the creation of a more sustainable, carbon neutral campus. RIT should continue to strive for larger programmatic and infrastructural improvements to the campus sustainability, as well as take on more short-term, accessible improvements in the areas of transit, campus lighting, and landscape maintenance.

### 2017 Climate Action Plan (CAP) Update Goals:

- Build adaptive capacity and reduce vulnerability to Climate Change
- Reduce dependence on, and increase diversity of, external suppliers for critical resources
- Reduce RIT's purchased energy use by 15% by 2020, 25% by 2025, and 40% by 2030
- No net increase in carbon dioxide emissions from new buildings by 2020
- Fossil Fuel Free by 2045
- Improve reliability and accuracy of data for green house gas calculations by 2018
- Net increase in carbon sequestration on campus landscapes by 40% by 2030
- Reduce emissions associated with commuting by 40% by 2020, 45% by 2025, and 60% by 2030

### 2017 Climate Action Plan (CAP) Update Progress:

Between 2009 and 2016, RIT reduced carbon emissions from 77,614 metric tons (MT CO<sub>2</sub>e) to 53,762 MT CO<sub>2</sub>e, a net reduction of approximately 31%. In the last six years, RIT has continued to work toward carbon neutrality through infrastructural and programmatic changes as well as through the use of offsets.

### 2022 Campus Plan Sustainability Commitment:

RIT must evaluate all new development, renovations, campus landscape modifications, and programmatic decisions through the lens of the 2017 Climate Action Plan Update and sustainability best practices. A full energy and sustainability study of the current campus will equip RIT with the necessary information to prioritize new initiatives at the Institution and create the carbon and sustainability guides for the implementation of the plan that follows.



## MOBILITY, TRANSIT, & ELECTRIC VEHICLES

- Transition to fully electric fleet vehicles and shuttles
- Expand electric vehicle charging (type 1) stations (in progress)
- Define multi-modal pedestrian areas to allow for easy use of bicycles to and around campus that minimizes potential conflict

## LIGHTING

- Upgrade all campus lights to LED, increase perception of brightness with light temperature and frequency.

## LANDSCAPE

- Where possible, replace lawn with productive landscapes that are less water and resource intensive.
- In addition to water use reduction, RIT must consider water detention areas (rather than water retention areas)
- Maintain adequate sight lines in all landscapes
- Utilize biophilic design principals in new building projects to increase interaction with natural materials year-round

## RIT AS A LIVING LABORATORY

- Foster access to the formal and informal landscapes in and around RIT to cultivate the creation of a 'Living Laboratory' approach to the campus. Utilize landscapes in academic and student life programming.
- Establish a RIT-specific certification system for all development projects
- Showcase both established and experimental sustainability efforts to the community and public



Wetlands at RIT

Image: Hargreaves Jones

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## **Five Drivers Of The Plan**

# DRIVERS

Five Drivers of the RIT Campus

## RIT CAMPUS PLAN DRIVERS

*Planning guidelines to ensure a plan that meets the institution's diverse goals*

Inspired by the outcomes of the interview and data gathering process, the planning process was broken into five critical drivers of the plan. Each driver encapsulates the key areas of focus as defined by the faculty, staff, and students of the institution.

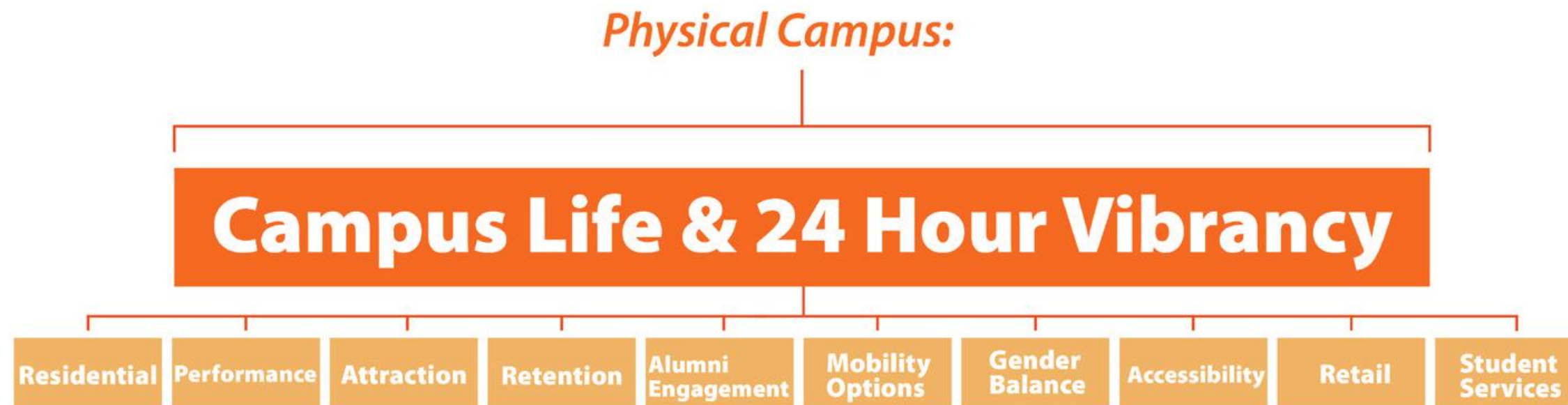
### **CAMPUS LIFE & VIBRANCY**

The physical campus should foster a vibrant 24-hour, year-round environment. The following initiatives are proposed to support that goal:

- Increase residences inside the loop
- Realign Andrews Memorial Drive to support increased student population and facilities
- Improve the overall performance of the campus facilities for the University's needs
- Increase campus density
- Create a multimodal, connected campus
- Ensure that the campus is accessible for all
- Provide adequate retail to support campus life
- Offer robust and easily accessed student services

These campus environment initiatives will:

- Bolster residential life
- Support student performance
- Attract new students and staff
- Help retain students and faculty at RIT
- Increase gender balance on campus
- Aid in alumni engagement
- Increase mobility options



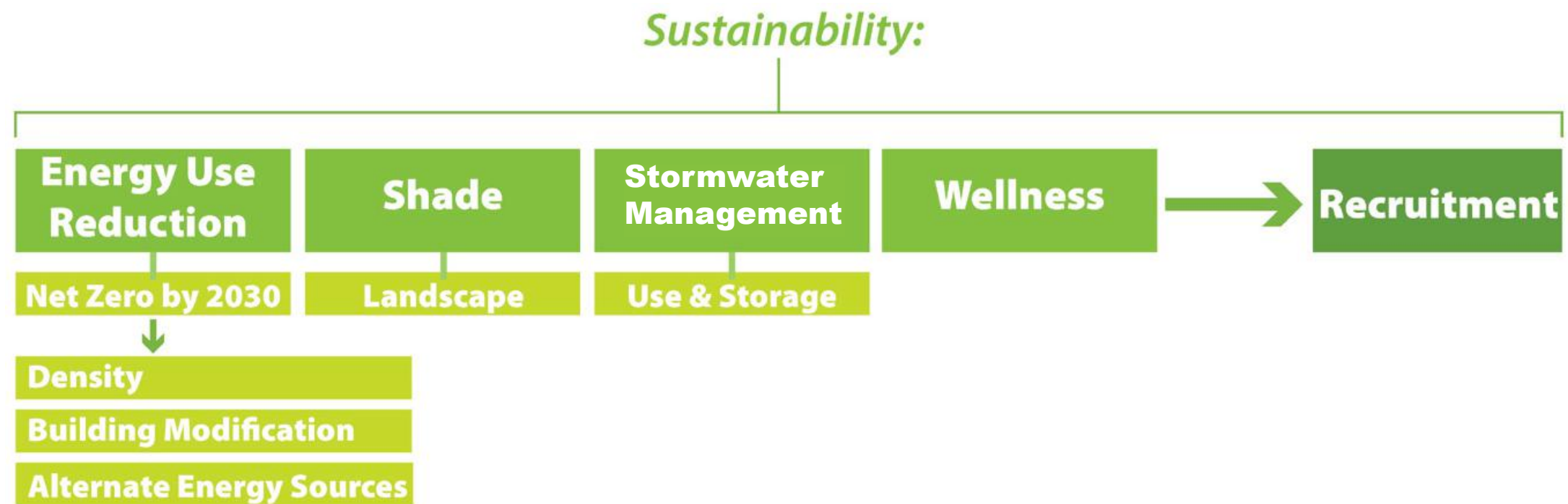


**ENVIRONMENTAL SUSTAINABILITY & PERSONAL WELLNESS**

*Create a campus life that is sustainable, environmentally and personally.*

The university’s goals include creating a campus that achieves the highest standards of sustainability, both for its physical environment and its population. By pursuing this, the university will increase its attraction to potential students as commitment to sustainability continues to grow in importance as a factor in choosing a school. These initiatives will support that goal:

- Reduce Energy Use, Achieve Strategic Plan Goal of Net Zero by 2030
  - Increase campus density
  - Modify existing buildings and establish guidelines for future buildings
  - Develop alternative energy sources
  - Reduce campus heat island by planting trees, and greening surfaces
  - Reduce the need for personal vehicle trips and surface parking by creating more on-campus residences and mobility options
- Increase Shade on Campus
  - Implement campus re-forestation
- Conserve and Re-Use Water
  - Manage stormwater
  - Convert hardscape to softscape to increase infiltration
  - Select appropriate plant materials
- Foreground Wellness
  - Increase access to nature
  - Improve facilities for mental and physical health



# DRIVERS

Five Drivers of the RIT Campus

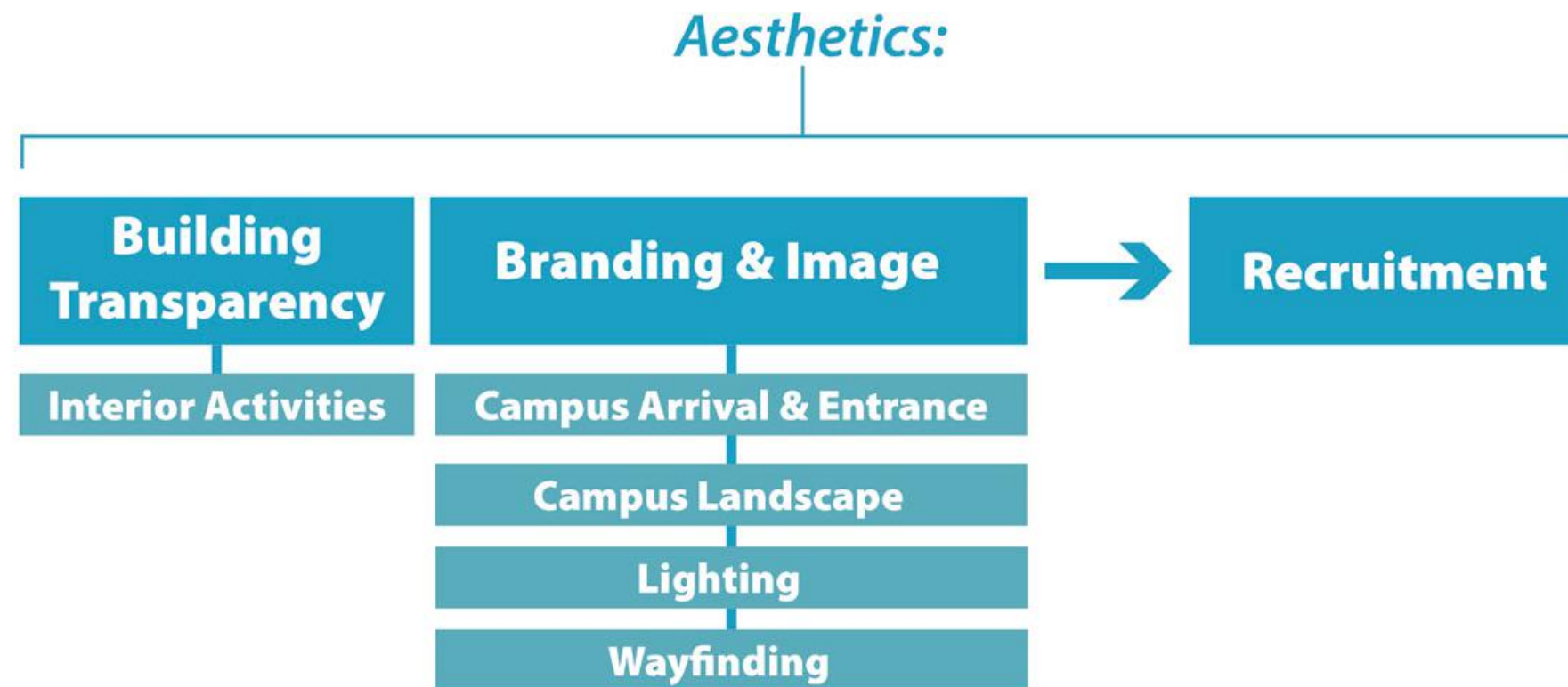


## INNOVATIVE & AESTHETICALLY UPGRADED

*Create a campus that showcases the work being done at the institution through programming and building materials.*

A campus that is welcoming and attractive will be an asset to recruitment efforts, a tool for alumni engagement, and a place that people want to be for their work, study, and daily lives. These initiatives will support that goal:

- Enhance the Public Realm
  - Improve existing campus open spaces
  - Create new campus open spaces that define districts
  - Strengthen a cohesive campus identity
- Increase Building Transparency
  - Showcase interior activities
  - Enhance indoor / outdoor connectivity
- Establish Branding and Image
  - Improve the campus entrance
  - Strengthen the campus landscape
  - Increase campus lighting
  - Create better wayfinding



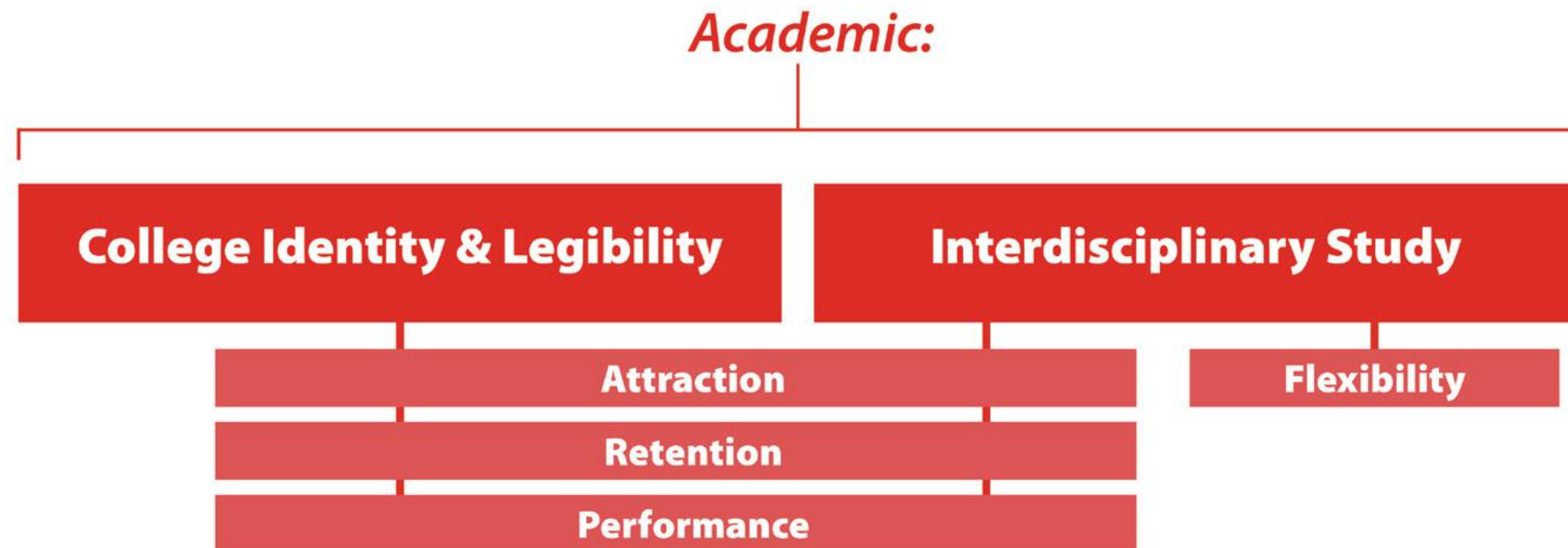


**INTERDISCIPLINARY & COLLABORATIVE**

*Promote academic innovation by creating opportunity for formal and informal ideation in the design of new spaces and the renovation of existing ones.*

Academic programs at RIT are commingled throughout the campus and amongst buildings. This facilitates space efficiency and interaction between disciplines who share spaces, but also contributes to a lack of individual college identities – an identifiable “home” for students and faculty of specific areas of study. A greater sense of identity can help students feel connected and engaged to each other and to their teachers, and a “home base” for colleges can aid in serving their constituency, even as their classroom spaces continue to be spread across campus. These initiatives will upgrade the academic experience on campus and aid in attraction and retention as students see themselves integrated in the campus culture:

- Increase College Identity
  - Support students and faculty of each college with a common space that is identified as “their” place to gather, receive and exchange information, and to study
- Facilitate Interdisciplinary Study
  - Create flexible spaces that can be used in multiple ways and by many disciplines
  - Enhance Interaction by creating open spaces that encourage gatherings and accommodate diverse uses



## DRIVERS

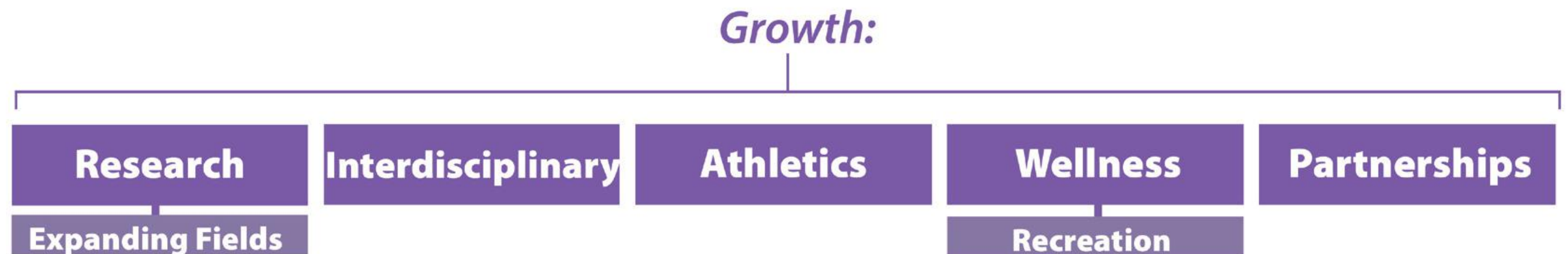
Five Drivers of the RIT Campus

### **V.** ADAPTIVE TO CHANGE, READY FOR GROWTH

*A successful plan is one that is flexible and can adapt to evolving pedagogic goals and growth in the future.*

RIT anticipates growth over the next several decades and an approximate 15% increased student population in the coming decades. Growth will especially relate to facilities for research as fields continue to expand, and the continued need for flexible spaces, much like what will be provided in the new SHED project, as well as student services to support the increase in numbers and the increased on-campus population. The following are the predominant growth needs for the campus:

- Research
  - Expanding fields
  - Interdisciplinary Studies
- Student Services
  - Support services for campus inclusivity and diversity.
  - Retail, food and beverage
- Athletics
- Wellness – physical and mental
  - Recreation
- Forging new partnerships in response to growth needs





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# **Student Success & The Built Environment**



RIT



**STUDENT SUCCESS**

*Enhancing campus infrastructure to support student success*

Institutional characteristics, including campus landscape and facilities, play an factor in overall student success during their time at a university. Students that live on campus are typically more engaged with their peers and academic department, than those who travel to and from campus. Fully integrating students into the demanding RIT culture succeeds by making students comfortable on campus while studying, socializing, sleeping, and safely traversing the campus between different activities.

On campus housing is associated with a greater likelihood of positive outcomes, particularly for the crucial first two years, with higher levels of persistence and graduation (Sheffield). Time not allocated to commuting provides more opportunities to become involved, allowing students to develop a strong identification and attachment to undergraduate life (Astin).

Broad recommendations to improve student degree attainment rates focus on three topics (Amir):

- Increase campus housing
- Decrease surface parking to increase campus greenness, urbanism, or both
- Encourage mixed-use infill development

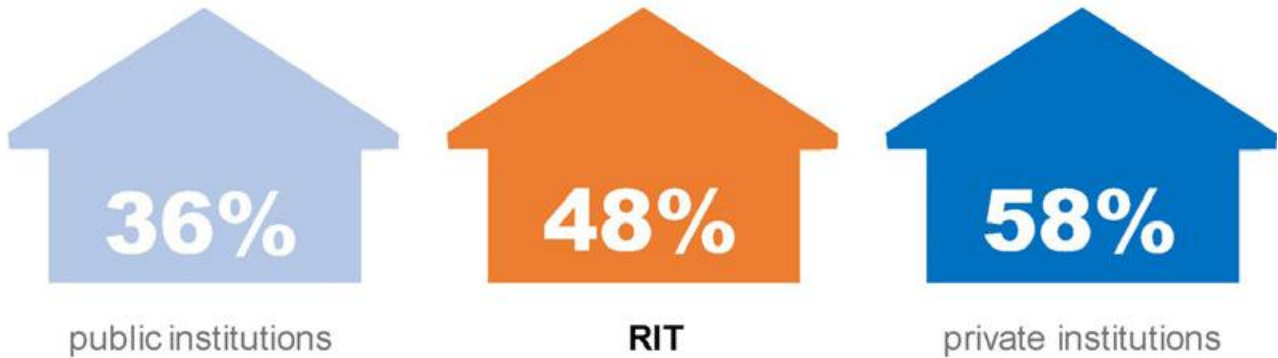
Bringing more students inside the loop in new residential facilities not only serves the larger community life by activating the campus with more students living, working, and playing throughout the day and night, it is also a move that serves students socially and academically. This symbiotic relationship between students and the campus is illustrated in data collected on the RIT community.

RIT data suggests a positive correlation between first-year students living in residences inside Andrews Memorial Drive and GPA. The institution reviewed GPA data of first-year students living in central campus (inside Andrews Memorial Drive), Apex (during a period of time where RIT was providing support services on site), and RIT Inn. The resulting data indicates that students living on campus during the time period studied had higher GPAs than those living in RIT supported facilities that were not located on

campus. It is important to note that this data did not account for factors such as incoming academic preparation, major, or other variables that could impact academic performance. Although students receive key support services in facilities such as the RIT Inn, which are institutionally owned and programmed but far from campus, there are likely benefits to student success found in the close proximity of living quarters to the services and wider range of campus amenities to be found inside Andrews Memorial Drive.

As discussed above, for RIT this means expanding the number of on campus student housing units, across a broad range of residential housing types. It also means decreasing the visual prominence of RIT’s surface parking lots on all sides of campus to make way for a more dense, urban campus experience that fosters a sense of a community that is present on campus 24/7. Lastly, providing more crucial retail services on campus reduces student reliance of looking beyond campus for food and social options, further decreasing the need for expansive parking and further promoting the sense of a vibrant campus life.

Bringing students inside the loop to live on campus provides numerous benefits to them as individuals and to the community as a whole. These benefits support the very aspirations of the institution: to foster the growth of highly successful, community-engaged, RIT graduates who have a deep sense of place during there time at RIT and beyond.



*Percent of Students Living in University-Owned Housing: National Average and RIT*

## STUDENT SUCCESS & THE BUILT ENVIRONMENT

Supporting Research

### STUDENT LIFE

*Creating a campus that fosters campus life, wellness, and sense of place.*

In a post-pandemic environment, wellness and well-being for students is a driving factor in new design on campuses. From integrating wellness programs into residential halls, to all-encompassing university wellness centers, this is a key trend informing new design. Further, as we learned in our interviews, addressing mental wellness is increasingly critical, and is even a key factor as students select their college of choice. New university trends encourage designing the student wellness center as an efficient hub that combines health services, wellness programs, nutrition and recreation (both passive and active) that encourage social connection.

New features include:

- Counseling services
- Group therapy space
- Fitness classes
- Recreation activities
- Gym
- Meditation and yoga classes
- Healthy dining options



*Duke Univ. Wellness Center*



*Univ. of Colorado Denver Student Wellness Center*

# STUDENT SUCCESS & THE BUILT ENVIRONMENT

Supporting Research



Flexible common area



Telehealth spaces



Mental wellness classes



Health amenities



Wellness programs



Flexible recreation space



Daylighting



Flexible meeting spaces



Image: RIT



# EXISTING CONDITIONS

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## **RIT Then & Now**



RIT occupies a **world-class collection** of architecturally significant buildings from the Brutalist era, planned by a team of celebrated architects and landscape architects. Originally set within what was once a rural landscape, the campus remains distinct from the surrounding suburbia in scale, massing and material character. Newer, state-of-the-art facilities blend with the original RIT fabric as a **singular university experience** at the ever-evolving, **cutting edge of advanced technological programs**. RIT is deeply rooted in Rochester, yet contextually removed from the urban context and rich in natural amenities, occupying a heavily-wooded, hydrologic landscape astride the Red Creek: both a constraint and a protector of the RIT image.

## CAMPUS HISTORY

1968 Campus Plan

### RIT ARCHITECTURAL HISTORY

*RIT has a rich architectural collection that can be enhanced with modern additions to the campus.*

In the fall of 1968, RIT moved from its downtown Rochester location to its current campus in Henrietta. Initiated in 1961, the decision to move to a larger, more suburban campus fostered a period of growth and expansion at RIT.

RIT has a long history of architectural excellence and has shown a deep commitment to preserving the Brutalist structures originally built on the Henrietta campus. Beginning in 1968 when RIT moved from downtown Rochester to its current home in Henrietta, the Institution has shown a commitment to design. RIT is home to an exemplary collection of mid-century building archetypes collaborated on by architects from around the country under the guidance of Lawrence Anderson.

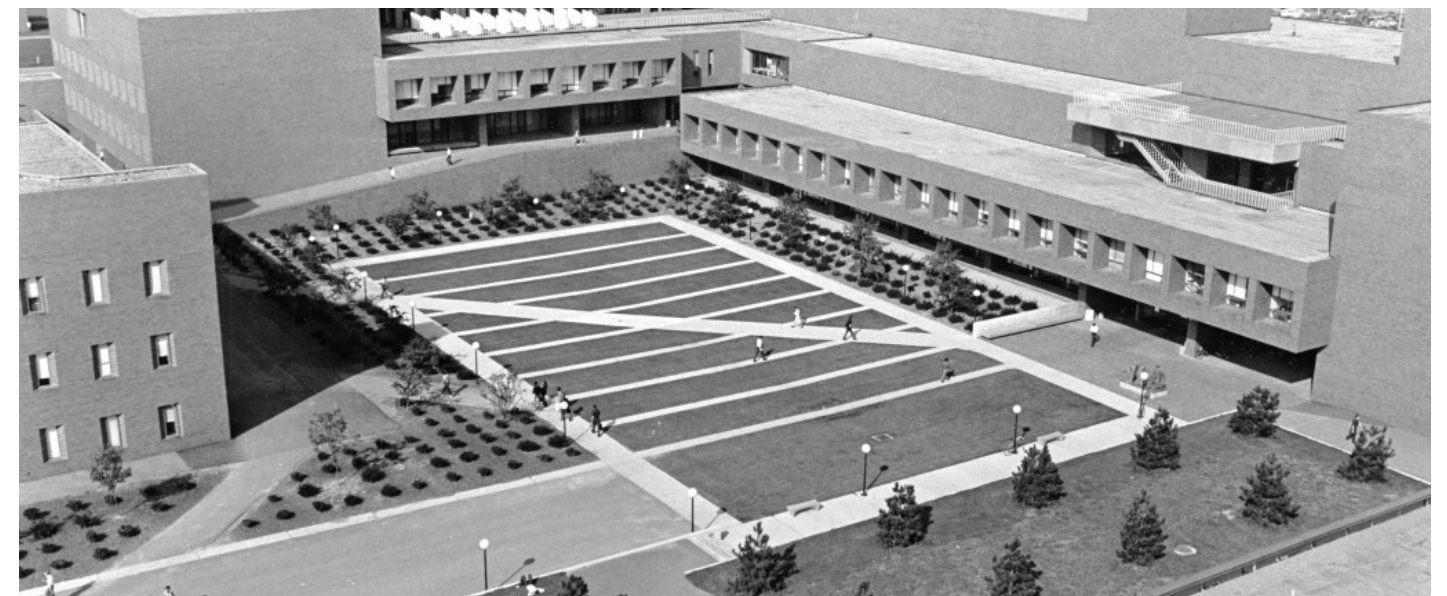
This commitment to design goes beyond the campus structures. RIT sought the help of famed landscape architect Dan Kiley to establish the overall vision for the new campus which guided the early development of the institution. Though much of the Kiley landscape has evolved and changed in the last five decades, the influence of the first campus plan can still be seen on campus today.

As RIT continues to grow, buildings must also evolve to suit the current needs of the institution. Sensitive interventions that preserve the architectural character while creating more flexible space, transparency, and gathering areas will enable RIT's Brutalist-style buildings to continue to serve the community in the years to come.



Quarter Mile 1968

Image: RIT

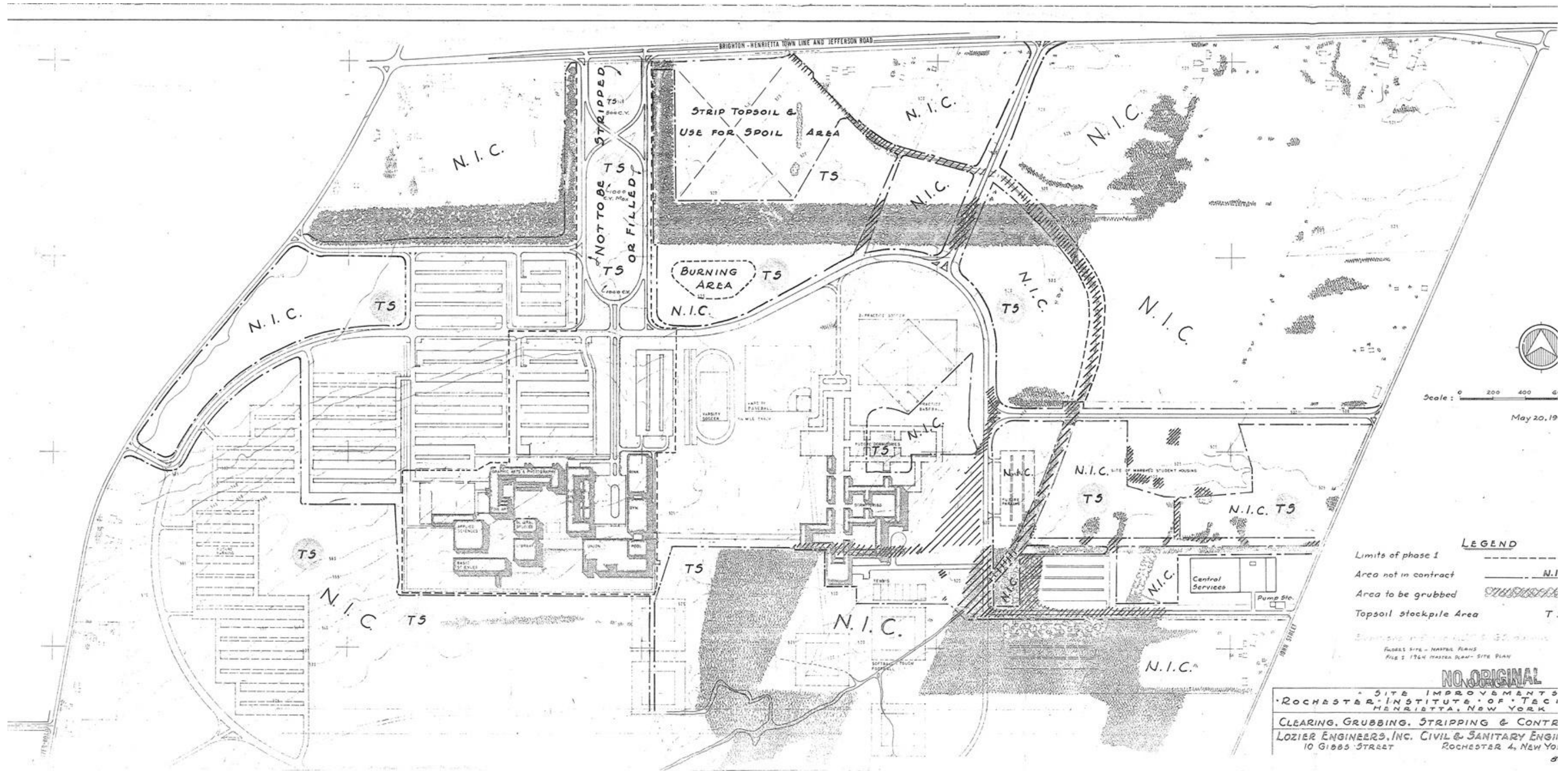


Kodak Quad 1968

Image: RIT

# CAMPUS HISTORY

1968 Plan



Drawing from the 1968 Campus Plan

Image: RIT

RIT TODAY



RIT Henrietta Campus

Image: Google



## RIT TODAY

*A suburban campus with abundant space and significant natural resources*

RIT has continued to evolve since 1968 while maintaining the integrity of the historic campus character. The Institution today is a suburban campus rich with land and natural resources. Much of the Institution's development has focused around the core of the 'Loop Road' (Andrews Memorial Drive), leaving significant amounts of available space for surface parking.

The campus, though primarily contained within Andrews Memorial Drive, is situated within a larger superblock of RIT-owned and utilized buildings and programs. The superblock is bound by Jefferson Road to the north, John Street at the east, Bailey Road at the South, and finally East River Road on the western edge of campus. Though the majority of this plan focuses on the interior of Andrews Memorial Drive, there is significant potential for increased utilization of the natural lands to the south of the Loop Road, as well as the eventual reincorporation of the Park Point Property, which returns to RIT ownership in 2087.

The RIT community, through surveys and interviews, reports an appreciation for the modernist architectural style of the campus but acknowledges that many buildings need updating. The community also has a deep appreciation for the natural lands surrounding the campus, but cite long walk along the Quarter Mile as being unpleasant at night or in winter conditions, making it hard to leave the dorms again in the evening for socializing.



Quarter Mile 2021

Image: Hargreaves Jones

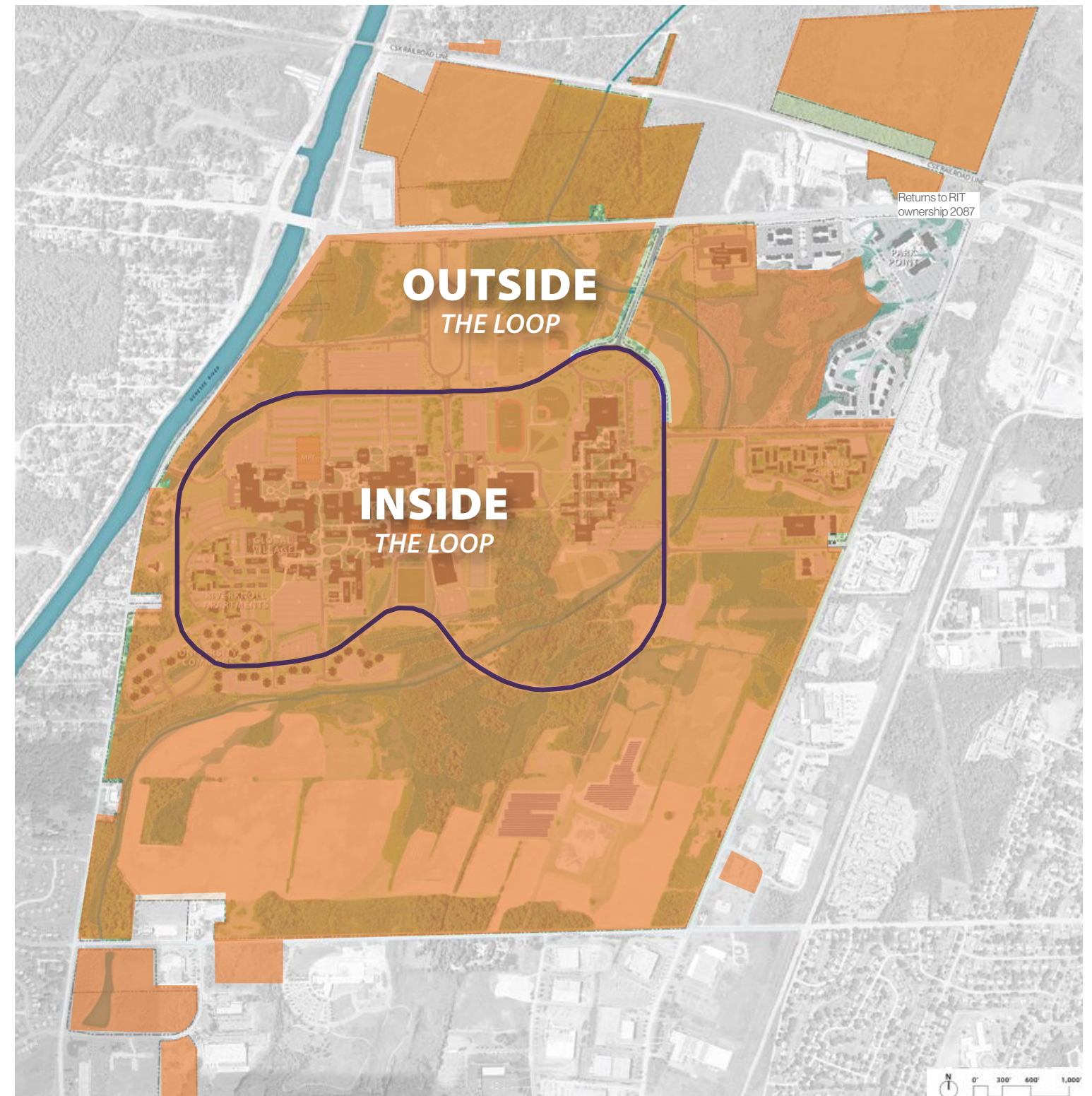
# RIT TODAY



RIT Henrietta Campus

Image: RIT

Inside the loop (Andrews Memorial Drive) is the heart of the RIT campus. Outside the loop illustrated right, shows the RIT owned parcels in proximity to the campus proper.



## RIT TODAY



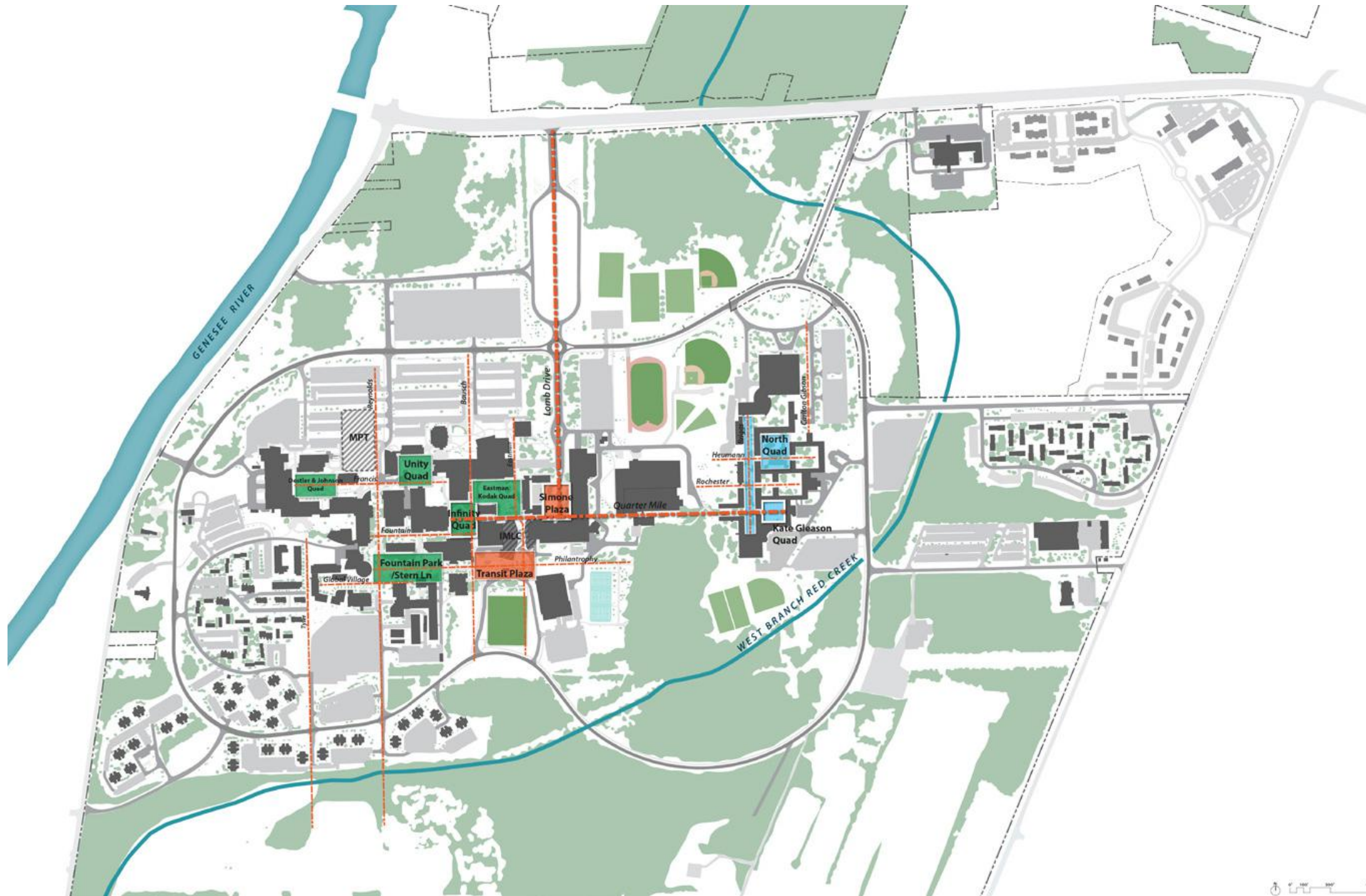
< Existing forest at RIT. The Henrietta property was predominantly agricultural fields in 1930, and is ever so slowly transitioning to successional forest by mid-century. As cultivation has further declined, and the flood and wetland regulations have expanded, the volunteer forest cover has accelerated, covering increasingly more RIT acreage. The plan anticipates a 40% net increase in carbon sequestration within the campus landscape. Forests are one of two large carbon storage systems (the other is the ocean). The 2017 (RIT) Climate Action Plan aims for a carbon neutral campus by 2030. Key to this endeavor is the reforestation of the campus core as well as surrounding landscape.

Existing Forest at RIT



A significant portion of the undeveloped campus is within the 100-year flood zone, with a small area within the 500-year flood zone, specifically University Commons. Future development in existing flood zones should be coupled with appropriate mitigation techniques for managing stormwater and flood risks.

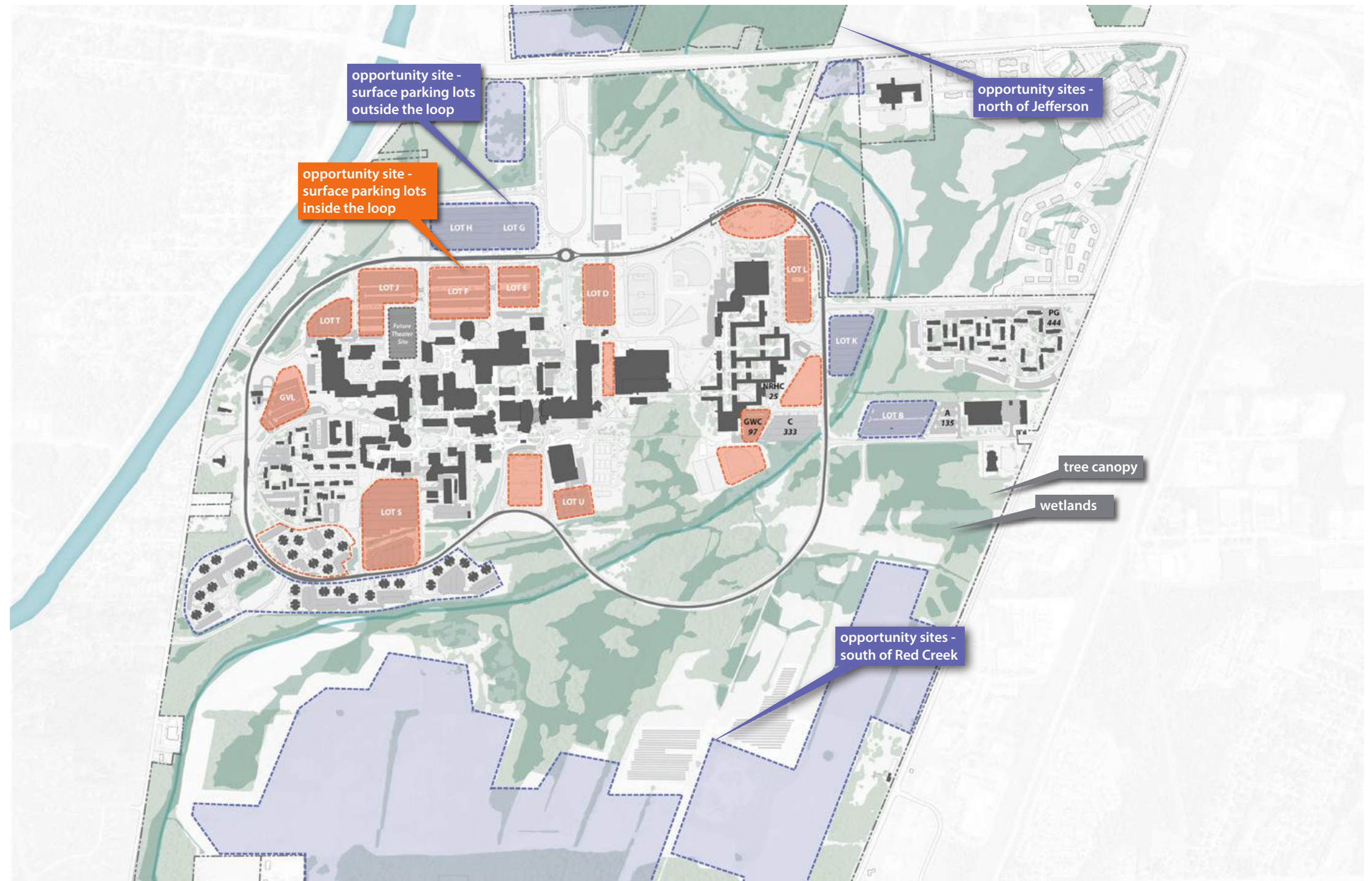
# RIT TODAY



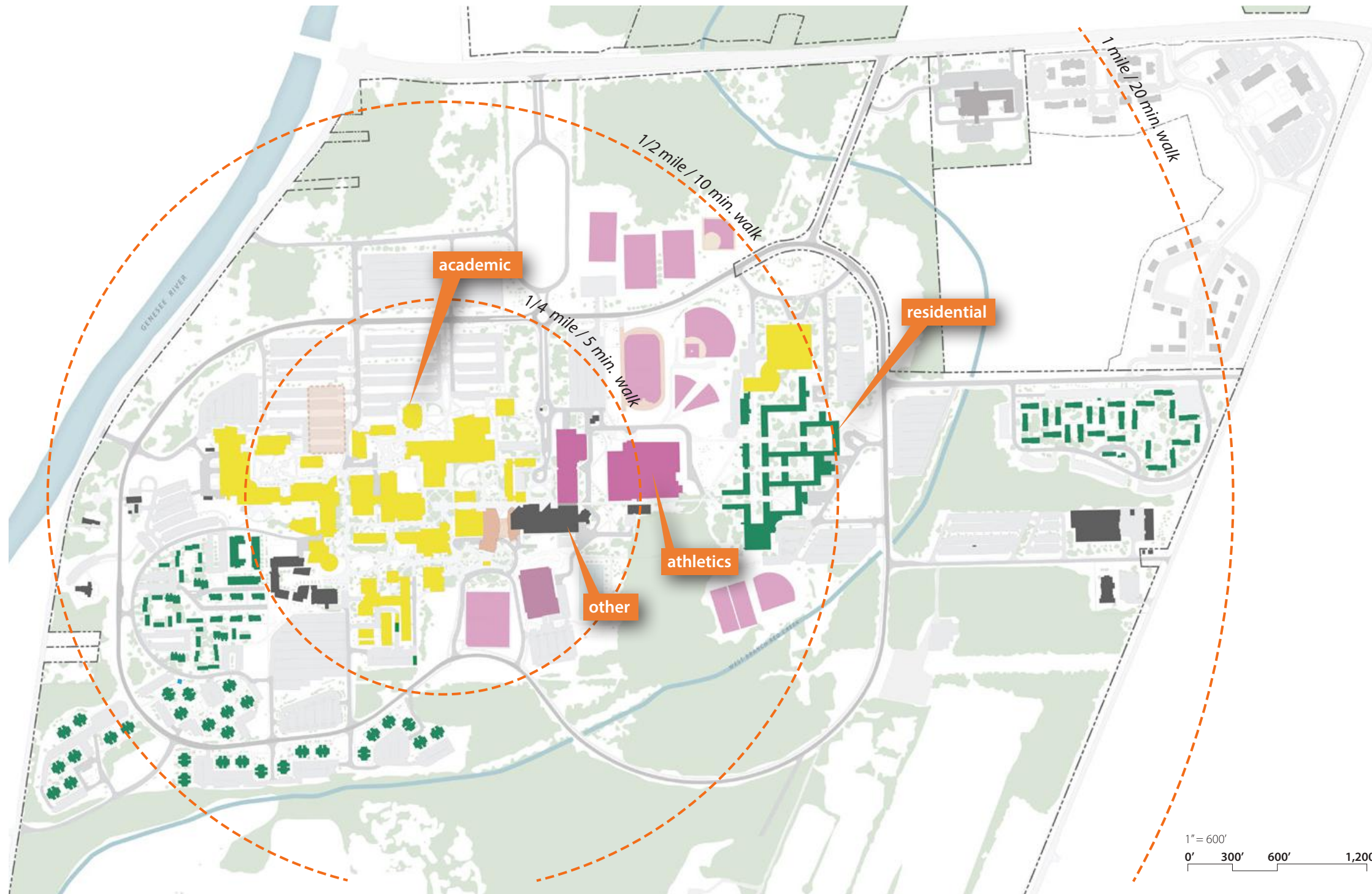
< Much of RIT's current campus falls within Andrews Memorial Drive, unified by small and medium sized quads and strong geometric axis of pedestrian movement.

Existing Landscape Fabric at RIT

RIT has significant space for development, particularly on the existing surface lots inside and outside of Andrews Memorial Drive



# RIT TODAY



< The majority of the RIT campus is within a ten minute walk for pedestrians.



### BUILDING ON SUCCESSFUL SPACES

*RIT has thoughtfully introduced modern civic, residential, and academic places to campus.*

Creating a vibrant, activated campus life means creating vibrant, engaging places that students, staff, and faculty want to spend their time. Much of RIT's campus is accessible by a ten minute walk. However, when walking conditions appear tedious, it can feel longer. RIT has already begun the process of creating activated public spaces that the community wants to spend time in. Global Village is a prime example of a activated public space that draws the RIT community to relax, work, live, and socialize in a multi-use plaza and building. Continuing to develop destinations such as Global Village as well as critical connective corridors will result in stimulating, enjoyable walks across campus year-round.



Global Village

Image: RIT



Destler and Johnson Quad

Image: RIT



Cybersecurity Hall

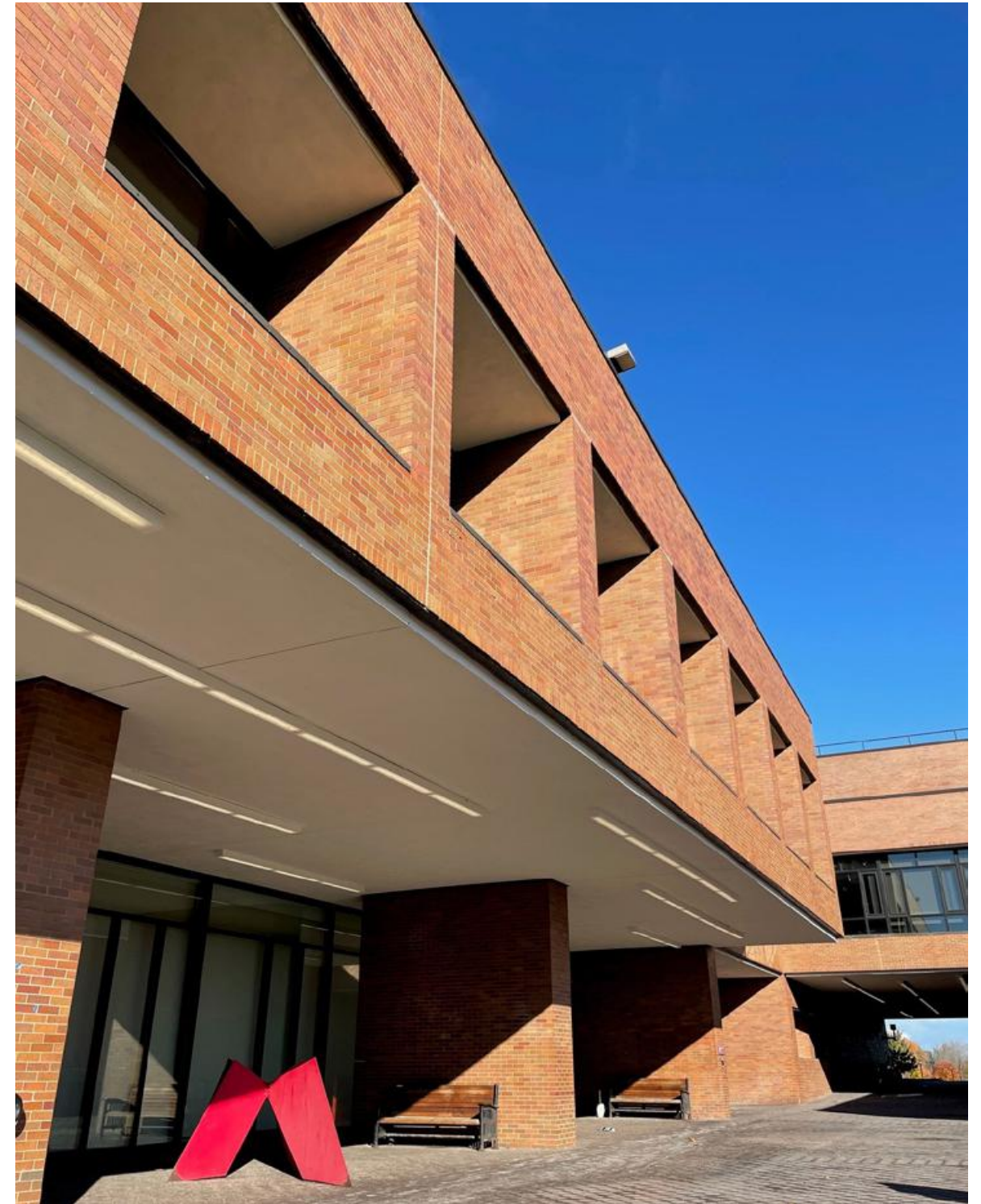
Image: RIT

## RIT TODAY

### PHYSICAL ASSESSMENT STUDY

#### *Summary of existing facility analysis*

The project team surveyed the primary academic buildings on campus, evaluating existing conditions of facilities, systems, and overall functionality of spaces. This process served to inform the team about current uses and future possibilities for each building, responding to the needs of each user group. The sheets excerpted here summarize key information used to guide the project team through preliminary design proposals. See the Appendices for the full Physical Assessment Study.



*Image: Project Team*

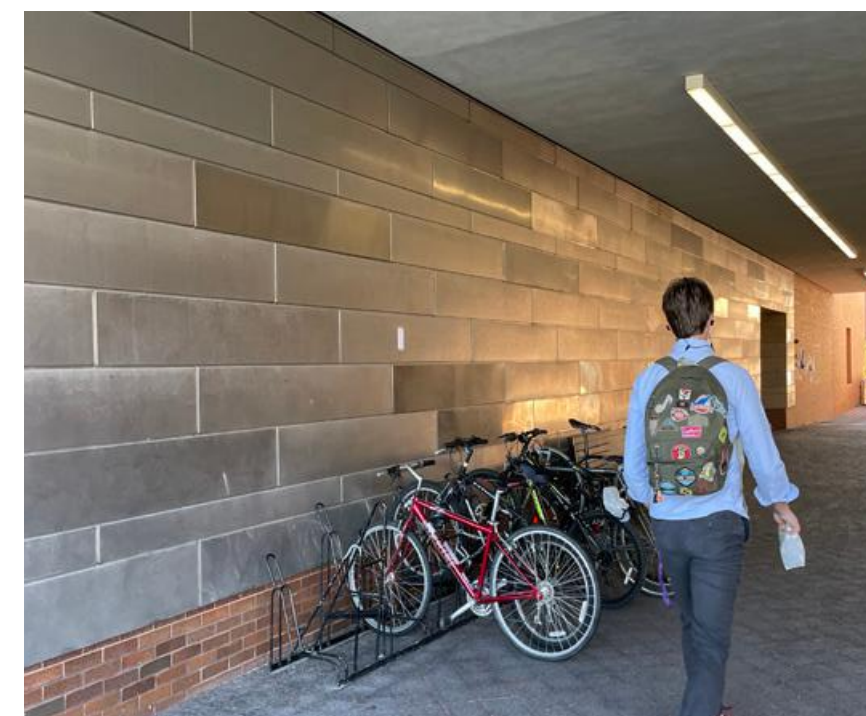
## CURRENT CONDITIONS



**BUILDING NAME:** James Booth Hall  
**PRIMARY COLLEGE:** ART + DESIGN  
**YEAR BUILT:** 1967  
**RENOVATED:** N/A  
**ARCHITECT:** Hugh Stubbins and Assoc.  
**USES:** ACADEMIC  
**SF/AREA:** 240,624 GSF



**BUILDING NAME:** Frank E Gannett Hall  
**PRIMARY COLLEGE:** ART + DESIGN  
**YEAR BUILT:** 1967  
**RENOVATED:** N/A  
**ARCHITECT:** Hugh Stubbins and Assoc.  
**USES:** ACADEMIC  
**SF/AREA:** 218,345 GSF



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## Planned Projects

## RIT TODAY

RIT Development

### CURRENT & PLANNED PROJECTS

*Through new buildings and construction, RIT is continuing to improve the campus experience*

RIT currently has a number of projects under construction or planned. The SHED (Student Hall for Exploration and Development) is scheduled to be completed for the 2022-2023 academic year and is expected to become a focal point of student activity and innovation.

In addition to the SHED, RIT is also undertaking a number of new construction projects in the near future including:

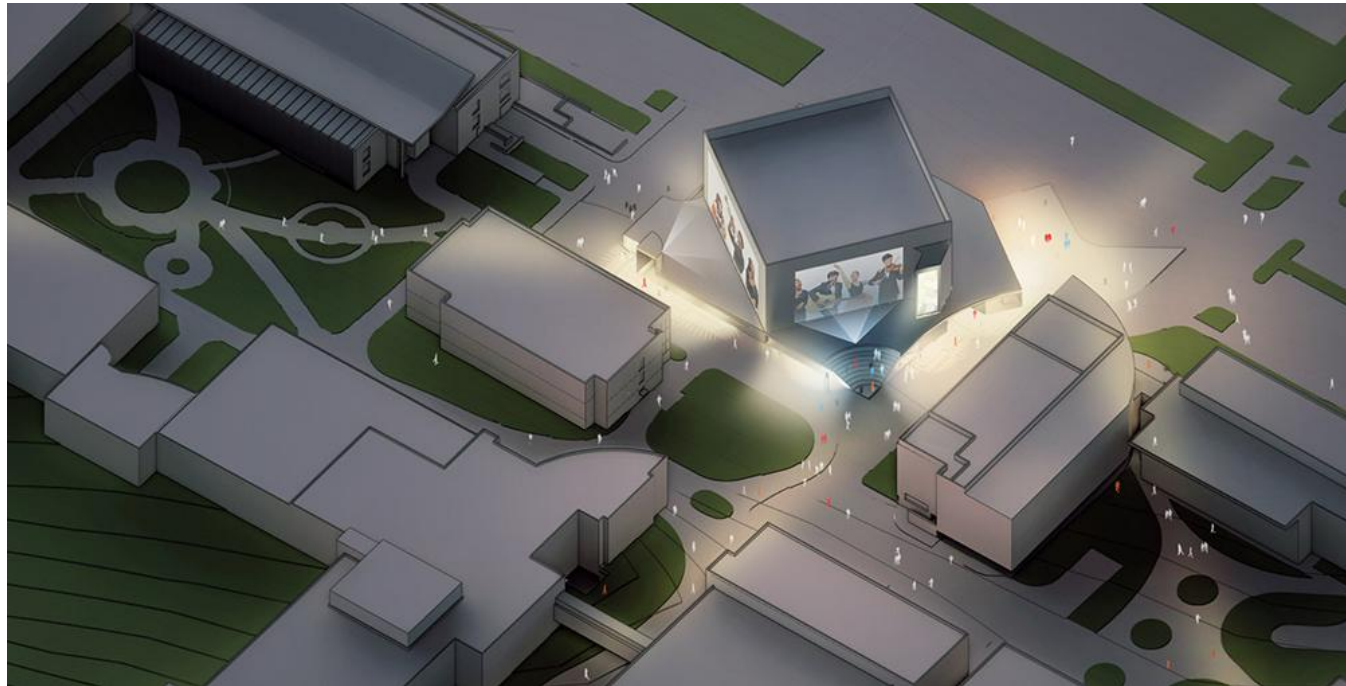
- Phase one of the Music Performance Theater (scheduled 2023)
- Tiger Stadium (2023)
- Adding a 25,000 GSF research building by Brown Hall (2023)
- Expansion and Renovation of the Saunders College of Business Lowenthal building (estimated completion January 2024)

Though these projects will improve the day-to-day life of students and staff by expanding and upgrading facilities, notably missing from upcoming projects are improvements to the campus fabric and public realm areas. When surveyed, the RIT community expressed interest in more outdoor areas for leisure, signature quad spaces, and outdoor educational spaces. The quads, plazas, and landscape are what give character to a campus as a whole, and contributes to students feeling a deep sense of place that lasts beyond students' time at the Institution.



*The SHED under construction*

*Image: Hargreaves Jones*



*Music Performance Theater*

*Image: Michael Maltzan Architecture*



*Brown Hall Renovation*

*Image: RIT*



*Residential Renovations*

*Image: RIT*



*Saunders College of Business Expansion*

*Image: LaBella Associates*

## RIT TODAY

RIT Development

### RENOVATION

*Retrofitting existing buildings to suit current needs and extend their service life. Strategic improvements can be made to architecturally significant buildings to maintain their character, while increasing functionality.*

In addition to new buildings, RIT is also undertaking a series of renovations to extend the usable life of existing facilities on its Henrietta campus. Retrofitting existing facilities, especially those with architectural significance should be done with a sensitivity to the evolving needs of the institution as well as the preferences of the students, faculty, and staff. Many buildings on campus in the Brutalist style can benefit from the thoughtful addition of daylight and transparent materials, as well as selective re-programming and connection to the outdoors.

Currently scheduled or planned renovations include:

- Brown Hall renovations for research (Expected completion 2022)
- Gosnell College of Science Renovation
- Booth/Gannett College of Art and Design Renovation
- Gracie's Renovation
- Renovating the Residence Halls (began construction spring 2022)
- SAU Renovation
- Orange Hall Replacement





*Rendering of Gracie's Renovation*

*Image: RIT*



*Brown Hall Renovation Interior in Process*

*Image: RIT*



James E Booth Building

# INSIDE THE LOOP

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# Placemaking

Campus Fabric

Building Locations & Land Use Zones

# PLACEMAKING

Campus Identity

## RIT CAMPUS FABRIC

*The landscape system of RIT is the framework that defines the campus. It is the foundation of a place, from which the campus grows.*

RIT has a long legacy of innovation occurring within the walls of its classrooms and labs. As the Intuition continues to develop as a leader in the academic community, the campus as a whole must evolve along with it. Key to this evolution is treating the campus as a living laboratory, where innovation can occur anywhere, formally and informally. The fabric of the future campus works toward common goals of sustainability, equity and access, and creating a place that showcases the campus community.

Placemaking is not solely about creating individual destinations across a campus but rather establishing a system of spaces that foster student life in all aspects. Successful placemaking considers how the stitching together of landscapes, destinations, and buildings can create a comprehensive campus experience and identity. Key elements of creating a sense of place on RIT's campus include:

- Establish a landscape system that is both functional and aesthetically pleasing
- Create a place that is supportive of a vibrant, activated campus life
- Build a campus that reflects RIT's image and branding
- Utilize RIT's campus as a tool for recruiting future students, faculty, and staff
- Position RIT as a living laboratory while showcasing the innovative work being done at the institution
- Increase campus density
- Create a system of linked signature open spaces that build connectivity and are central to campus expansion

# PLACEMAKING

Campus Identity



Woodlands at RIT

Image: Hargreaves Jones



Entry shade trees upon arrival to RIT

Image: Hargreaves Jones

## PLACEMAKING

Long Term Landscape Planning

### RIT'S CAMPUS LANDSCAPE SYSTEM

*The future landscape system of RIT is both beautiful and functional; it is the foundation for all campus growth*

The future landscape system at RIT will provide the foundation for campus life at the Institution. The quads, plazas, courtyards, and corridors of the system are the places that will forge a sense of place for students both during their time on campus and beyond. The landscape system provides places for movement, activity, gathering, as well as places for contemplation and recreation. It is this fabric that will inform the future growth of the institution.

The landscape system is also pragmatic in its approach to creating a more sustainable campus. The plan proposes both vast and strategic reforestation inside and outside the loop. Adding significant numbers of trees to campus provides biophilic benefits to community members while also preventing heat island effect, sequestering carbon, and enhancing biodiversity on campus.

The future landscape system of RIT is what will provide a cohesive, aesthetically pleasing built environment experience as well. As the institution adds to its architectural collection outside of the brutalist style, a robust landscape system will ensure that building styles are united to form a singular RIT experience.



**QUADS**

Signature open spaces framed by buildings and activated by building entrances. Quads are typically larger open spaces that provide signature gathering spaces for students, staff, and faculty.



# PLACEMAKING

Long Term Landscape Planning

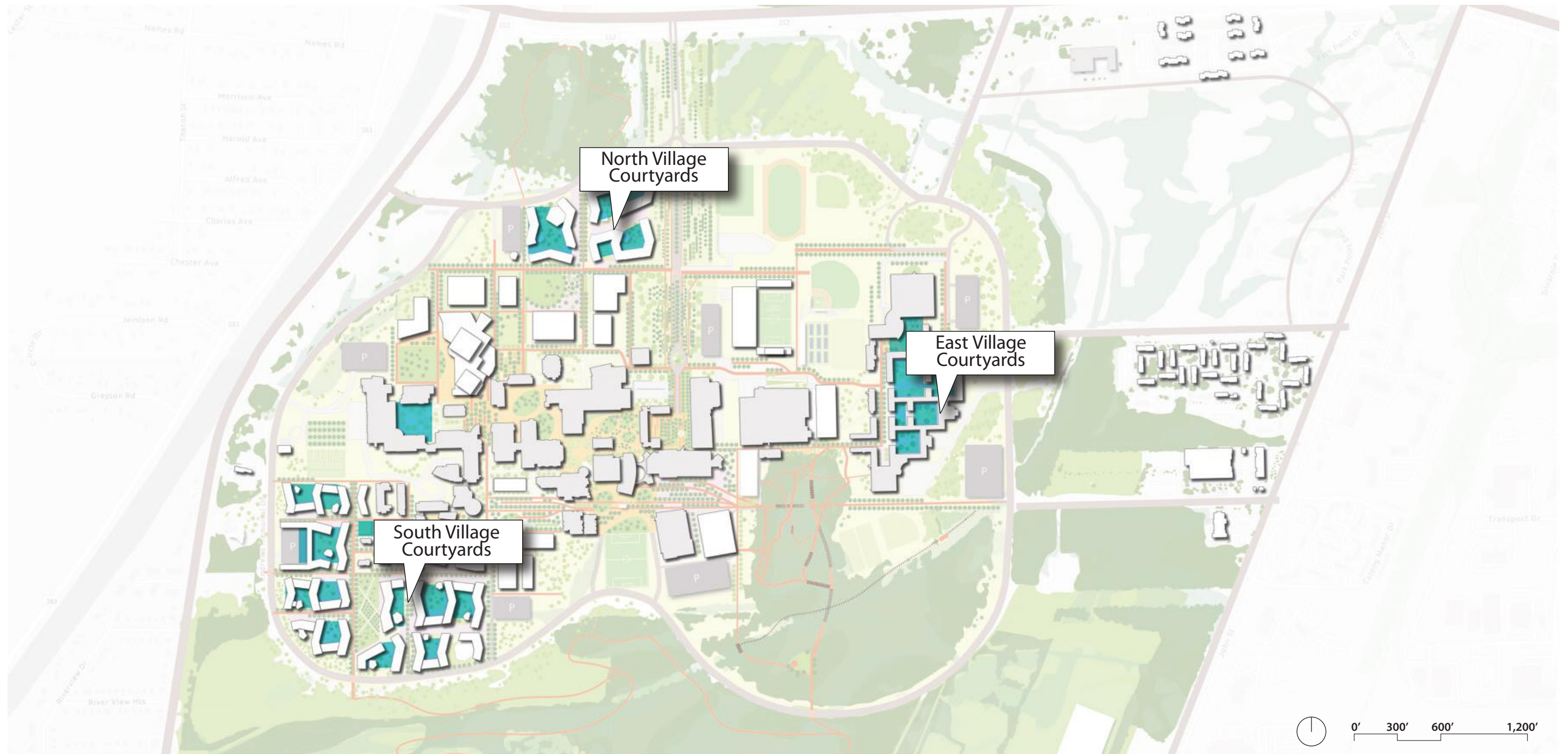
## PLAZAS

Active hearts of the RIT campus with paving and landscape. These civic spaces welcome visitors and community members to campus and provide programmable outdoor facilities for formal and informal uses.



**COURTYARDS**

*Smaller scale, more intimate places to gather or seek the outdoors. Courtyards provide space for residential life to unfold; they are places where students play, study, and rest.*

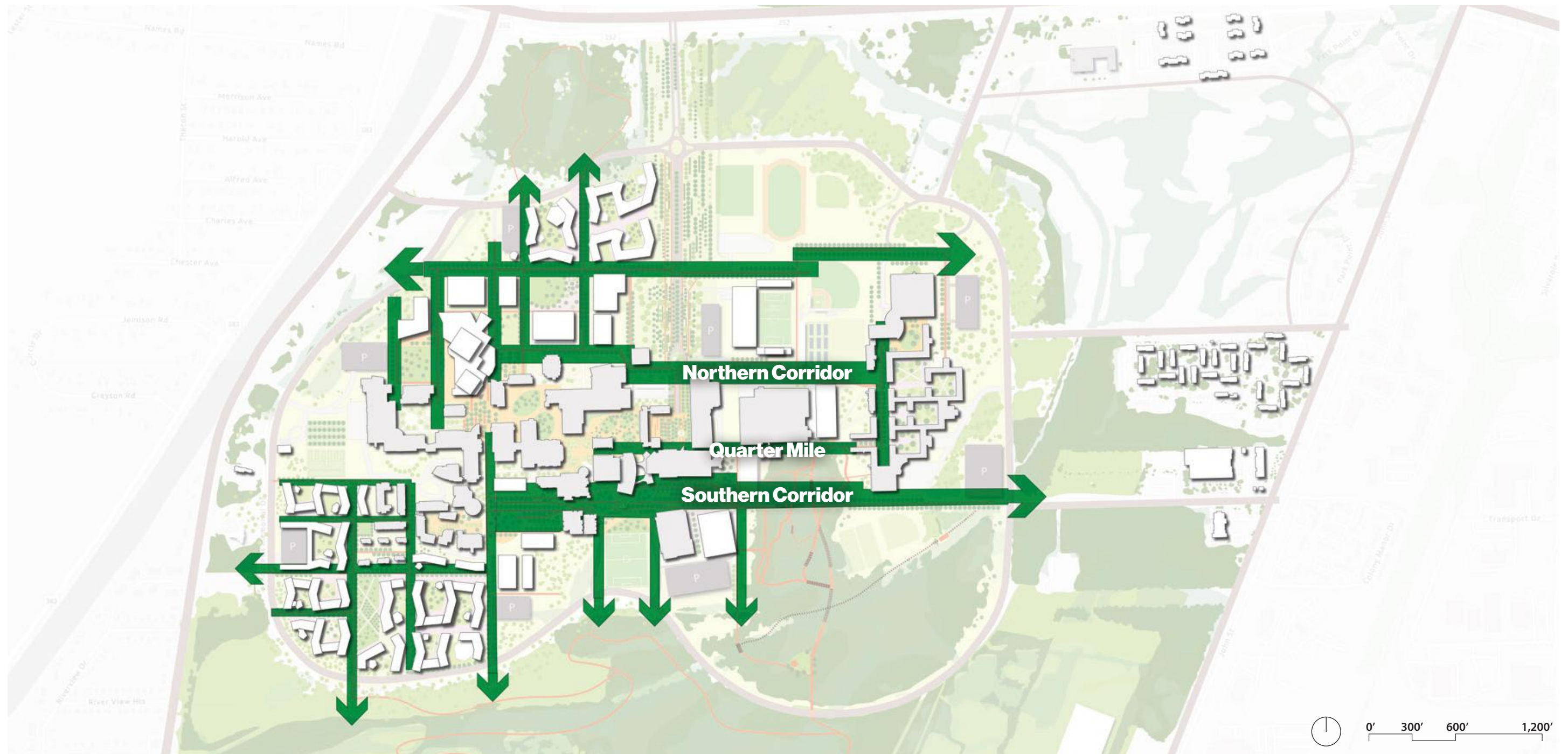


## PLACEMAKING

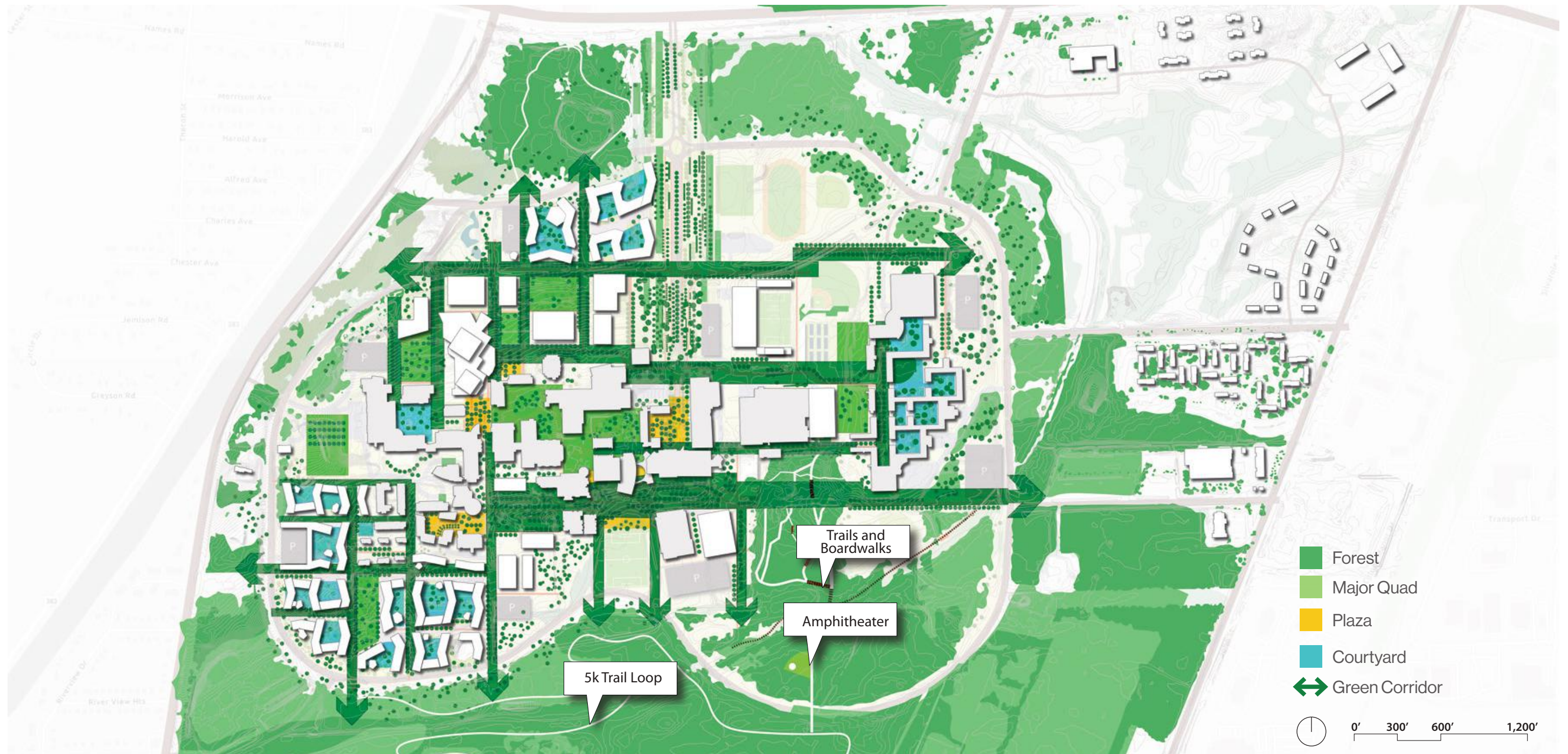
Long Term Landscape Planning

## GREEN CORRIDORS

Connective linear spaces that define movement and campus linkages. Green corridors are marked by landscape, lighting, and wayfinding



**RIT FUTURE LANDSCAPE SYSTEM**



Future Landscape System of RIT

## PLACEMAKING

Campus Identity

### BUILDING LOCATIONS

*Densifying RIT's campus core yields benefits for both the institutions strategic goals as well as the campus experience for students, faculty, and staff.*

Creating density at RIT does not have to come at the cost of signature open spaces or sweeping landscape experiences. A comfortable campus balances building density and programming with civic and open spaces that support a vibrant, active campus. Densification can be a strategic enhancement of key campus areas over time to allow more of the RIT community to live, work, and play inside Andrews Memorial Drive. Increasing campus density significantly contributes to RIT's sustainability goals by reducing the number of cars coming to campus, increasing forestation and green space, reducing dark asphalt surfaces that create heat island, and moving students into higher-density, more efficient residential facilities. A more densely residential campus is a more activated one, which contributes to feelings of safety as well as interpersonal connectivity. Increasing density inside Andrews Memorial Drive requires a long-range vision and guidance on implementation, as it is a process that takes significant time. Increasing density has tangible impacts on the experience of being on campus, but an activated campus benefits students in return, as well. Students who live on college campuses have more successful academic outcomes than their peers who live off campus.

**DENSIFICATION + ON CAMPUS LIVING =**

*SUSTAINABILITY*

*VIBRANT CAMPUS LIFE*

*STUDENT SUCCESS*

*CONNECTIVITY*

*REDUCED EMISSIONS*

*SAFETY*



*Transparent Materials Activate RIT's Campus*

*Image: RIT*



*Global Village is Highly Dense and Vibrant*

*Image: RIT*



*Open Spaces Create Campus Identity*

*Image: Hargreaves Jones*



*Public Art Welcomes Visitors*

*Image: Hargreaves Jones*

# PLACEMAKING

Campus Identity

## RIT CAMPUS LAND USE

*The campus framework organizes RIT into distinct campus zones.*

The Campus Plan organizes the future RIT campus into distinct zones, working outwards from the existing campus core within the re-aligned Andrews Memorial Drive. Campus Zones include: The Campus Core, The North Academic Expansion, North, South, and East Residential Villages, and the Athletics and Recreation Zone. As the Institution continues to grow and add additional programs, utilizing established districts for development will provide organization to campus development over time.

### NEW ACADEMIC FACILITIES

- Northern Academic Buildings
- Interim Research

### NEW RESIDENTIAL FACILITIES

- North Village Residential
- South Village Residential
- Residential and Wellness Building on The Southern Corridor

### NEW RECREATIONAL FACILITIES

- Indoor Recreation / Practice
- Tiger Stadium (Soccer and Lacrosse)
- Basketball Arena
- New Trail Network (Inside and Outside the Loop)

### NEW RETAIL FACILITIES

- Renovated Clark/Ritter
- Dining in North and South Villages
- Renovated SAU

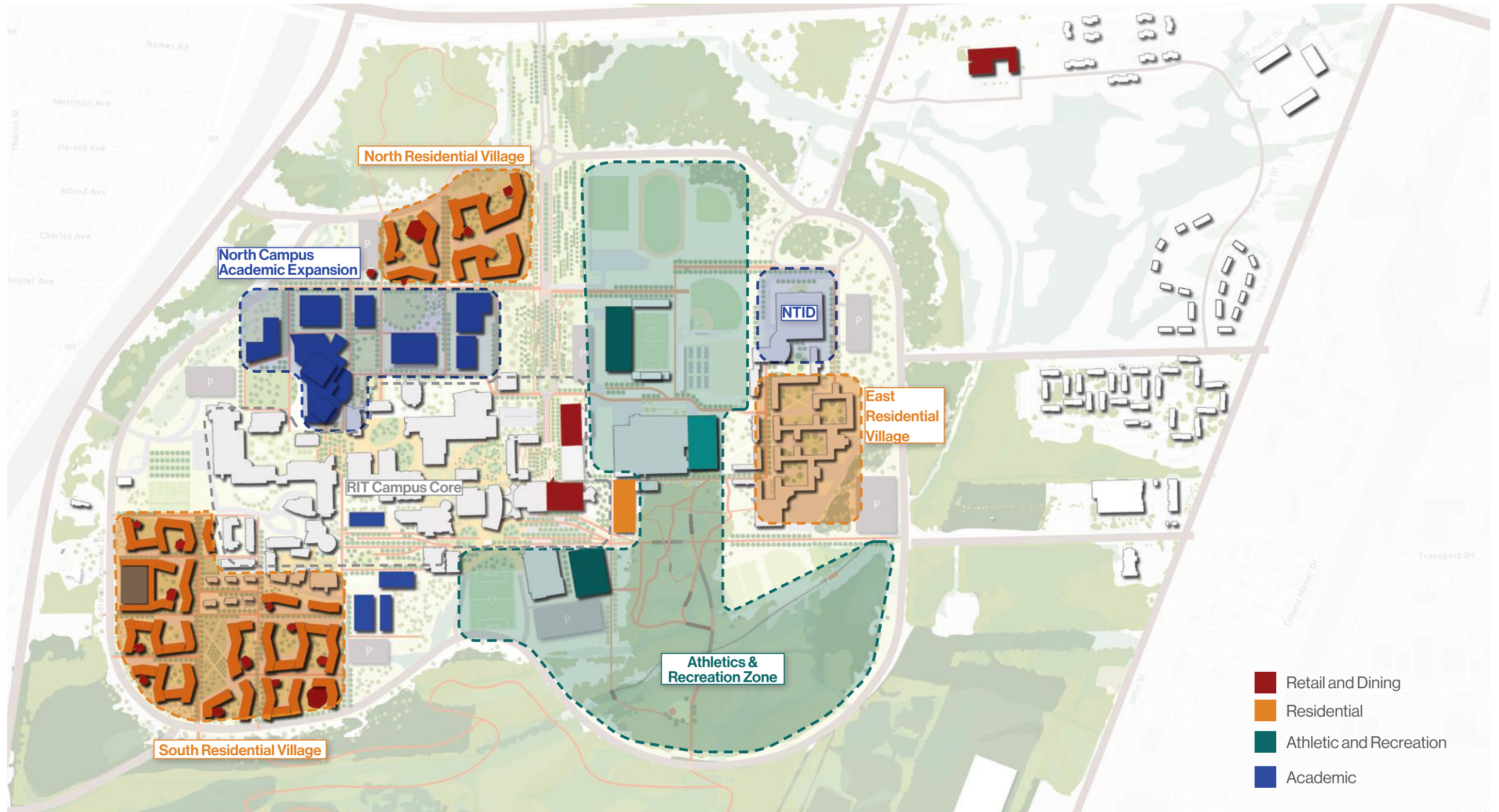
### NEW MIXED USE FACILITIES

- Havens Way Building (Wellness, Residential, Flex Use)

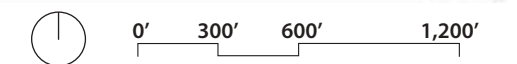


# PLACEMAKING

Campus Identity



Proposed Campus Development Land Use Categories and Zones



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# Campus Core Open Space

RIT Entry

The Southern Corridor

The Quarter Mile

The Northern Corridor

NTID Walk

Simone Plaza

Kodak Quad

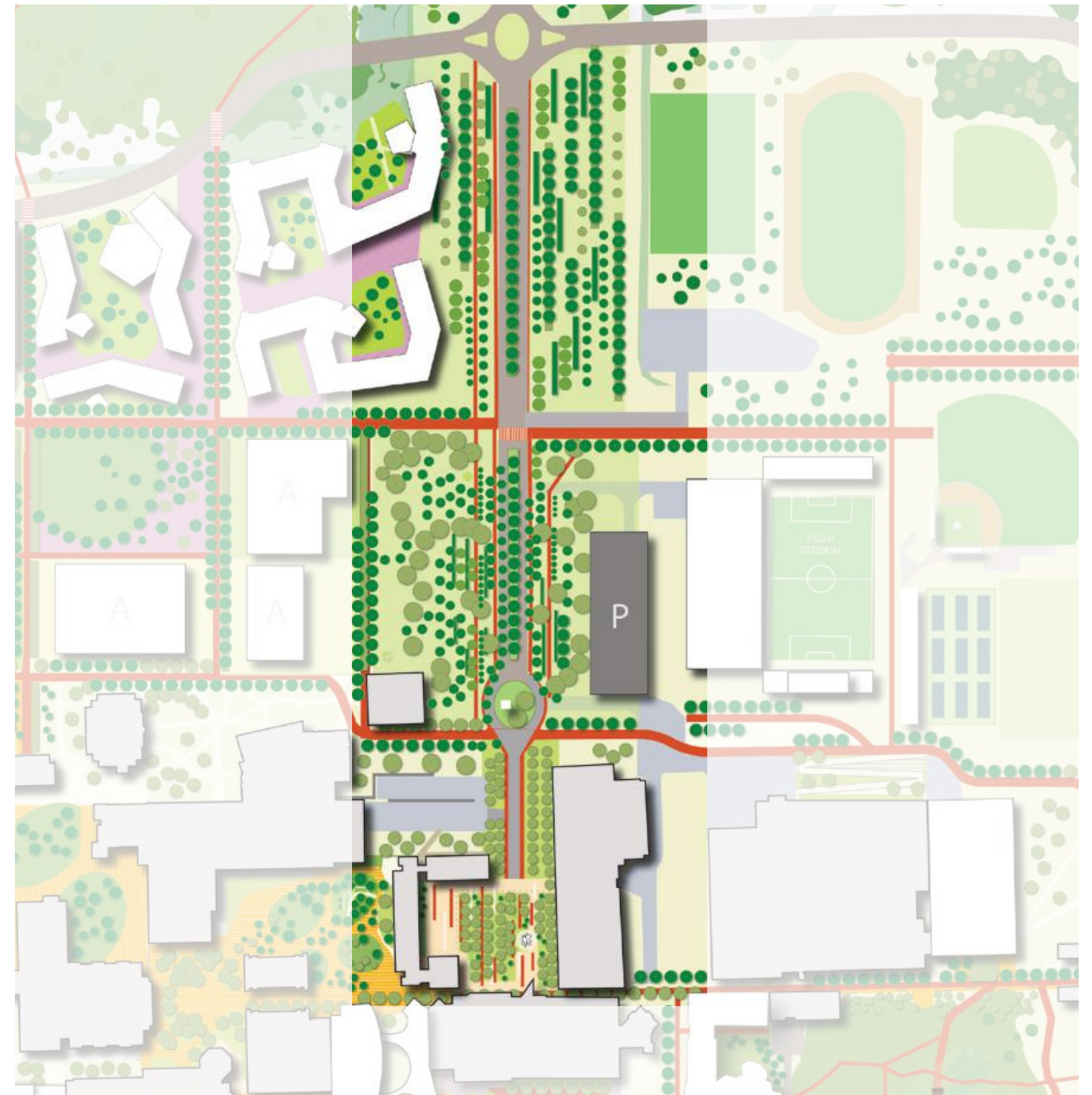
## CAMPUS CORE OPEN SPACES

RIT Entry

### RIT ENTRY LANDSCAPE

*Realigning Andrews Memorial Drive creates an opportunity for a new RIT arrival experience*

In 2020, RIT identified that vehicles parked in D Lot are visibly prominent to visitors arriving by car along Lomb Memorial Drive, the primary north-south roadway connecting the main entrance at Jefferson Road to the Welcome Center and campus core. Hargreaves Jones was tasked with determining what modifications might reduce the visual prominence of the cars. This Campus Plan recommends the implementation of the 2020 targeted landscape study report that identifies a design concept for Lomb Memorial Drive. Once Andrews Memorial Drive is realigned in the future, the project team recommends an extension of the landscape study concept to meet Jefferson Road. It is critical that RIT have an entry experience that leaves a positive, lasting impression on visitors and announces the presence of RIT's campus at Jefferson Road.



# CAMPUS CORE OPEN SPACES

RIT Entry



*Proposed Entry Landscape*

## CAMPUS CORE OPEN SPACES

Simone Plaza

### NEW SIMONE PLAZA

*RIT community members and visitors are welcomed into campus by a re-envisioned, pedestrian oriented Simone Plaza.*

Simone Plaza serves as many visitor's first impression of the campus. Today, it is a primarily vehicular space that allows parking in front of Eastman with a prominent turnaround for Lomb Memorial Drive. Topographical changes make it difficult to see the activity happening beyond the plaza at the SAU and gives the impression of a campus that is primarily for cars. Through the creation of a new plaza, parking spaces may still be allotted in front of Eastman, however the remainder of the plaza is less vehicular-focused and creates a highly usable, activated gathering space north of the SAU that showcases public art and the activity happening at the culmination of Lomb Memorial Drive and campus core beyond.



*Proposed Concept for Simone Plaza*

# CAMPUS CORE OPEN SPACES

Simone Plaza



Shaw Center for the Arts Plaza

Image: Hargreaves Jones



Shaw Center for the Arts Plaza

Image: Hargreaves Jones

## CAMPUS CORE OPEN SPACES

The Southern Corridor

### THE SOUTHERN CORRIDOR & WOODLAND CONNECTIONS

*The Southern Corridor is a transformative landscape corridor that connects campus East-West while providing amenities, shade, and a southern face for the campus core.*

Stretching from the eastern edge of RIT's campus near Apex Apartments to Global Village, The Southern Corridor is a multi-modal campus landscape corridor that establishes a system of movement through much of RIT's campus. Complimenting the historic Quarter Mile, The Southern Corridor accommodates bikes, pedestrians, and emergency and service vehicles while creating an engaging and accessible pedestrian experience.

The Southern Corridor connects students in residential halls to the landscape as well as to key campus buildings such as the SHED and Global Village. The Southern Corridor goes beyond a typical walkway; it provides places to gather, ideate, and relax. The Southern Corridor opens up opportunities for new plaza and quad spaces near Polisseni and the proposed arena, a new south-facing SAU plaza, and an improved Fountain Park Plaza by Global Village. Finally, Transit Plaza creates a southern gateway to the campus, showcasing the SHED and new athletic facilities stitched into a vibrant campus fabric that is accessible and activated.

The Southern Corridor continues through the adjacent woodlands, creating an accessible, connected route to the East Village and Andrews Memorial Drive. The Southern Corridor's woodland segment connects the RIT community to a series of renovated trails, including ADA accessible paths that lead to an outdoor amphitheater south of Red Creek.



# CAMPUS CORE OPEN SPACES

The Southern Corridor



The Southern Corridor



## CAMPUS CORE OPEN SPACES

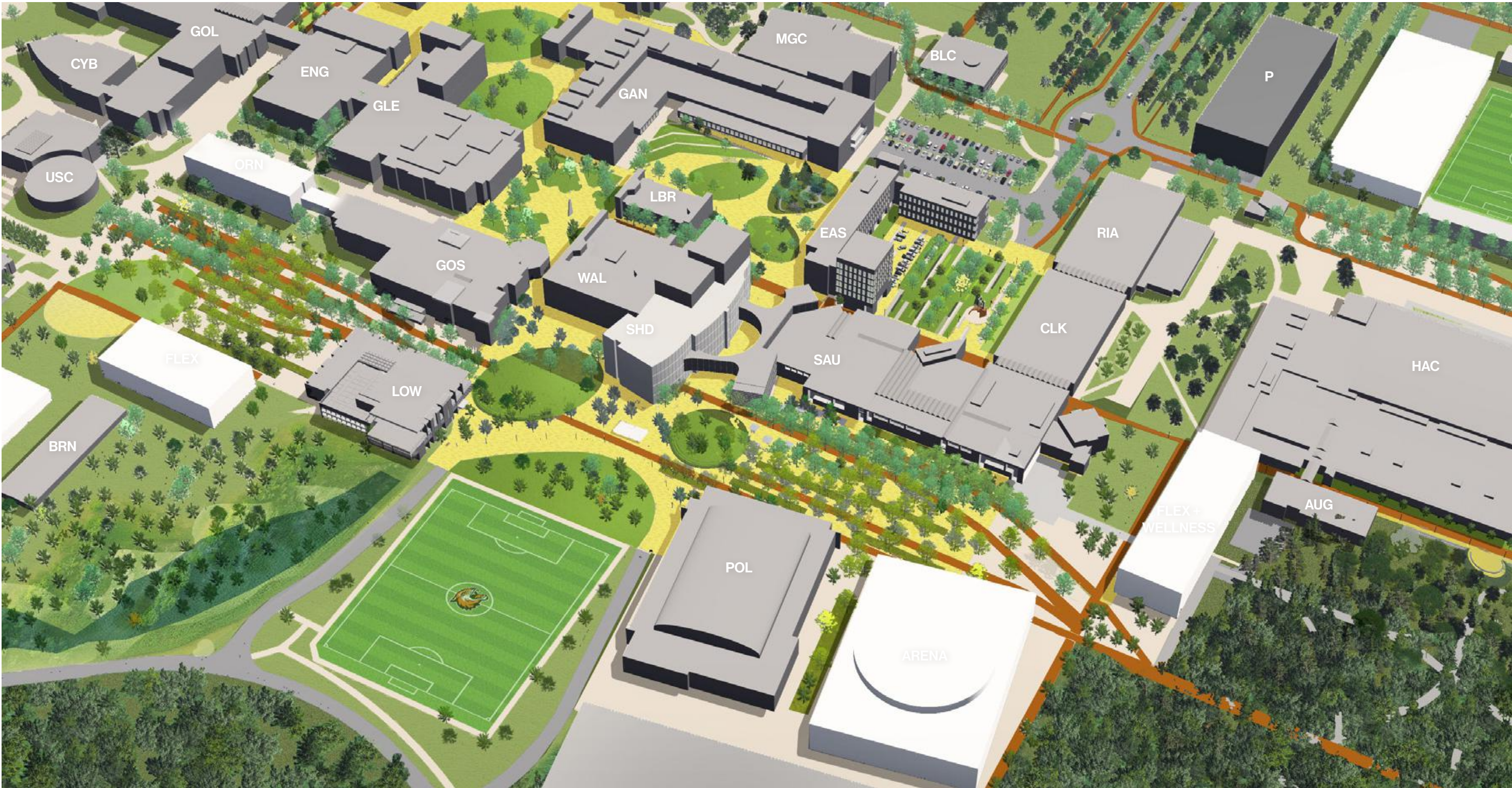
Southern Corridor

### SOUTHERN CORRIDOR HIGHLIGHTS

- Creates **multi-modal** movement on campus East-West
- Increases **shade** through campus core
- **Connects key destinations** throughout campus
- Promotes North-South movement through campus from Kodak Quad through the SHED, to Transit Plaza
- Creates a more accessible, lit route through the woodlands
- Offers opportunity for **pause and gathering**
- Maintains vehicular access to loading and key emergency routes

# CAMPUS CORE OPEN SPACES

The Southern Corridor



The Southern Corridor Looking North-West

# CAMPUS CORE OPEN SPACES

Southern Corridor



*The Southern Corridor Looking West Toward Global Village*

# CAMPUS CORE OPEN SPACES

The Southern Corridor



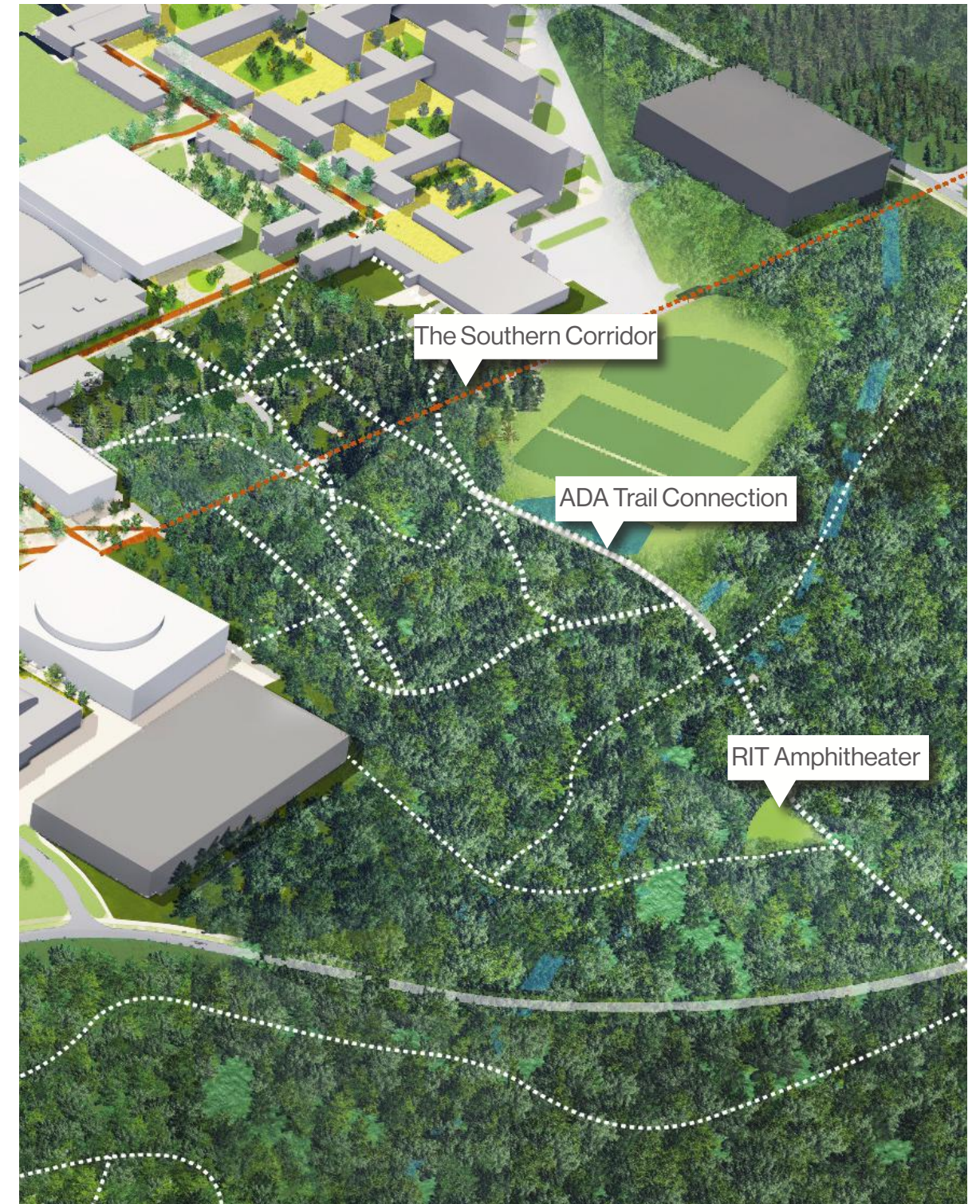
The Southern Corridor Looking West Toward the SHED and Transit Plaza

## CAMPUS CORE OPEN SPACES

### Southern Corridor

The Southern Corridor continues through the woodlands, creating a series of direct and meandering paths that provide accessible, well lit passages through the woods. The woodlands also include a boardwalk along Red Creek, as well as a series of bridges. An ADA-compliant path connects the campus core with a new amphitheater, which provides opportunities for outdoor learning, performances, and informal gathering.

The woodlands are also able to accommodate winter activities during the colder months. Trails inside and outside the loop can be programmed for cross-country skiing, snowshoeing, and winter walking. Special 'lighted-loops' allow trails to be used even after sunset, allowing the RIT community to engage with the campus landscape even when days are shorter.



# CAMPUS CORE OPEN SPACES

The Southern Corridor



Scott Outdoor Amphitheater, Swarthmore, PA

Image: Swarthmore College



Bridges and Boardwalks

Image: Hargreaves Jones



Scott Outdoor Amphitheater, Swarthmore, PA

Image: Swarthmore College

## CAMPUS CORE OPEN SPACES

The Quarter Mile

### QUARTER MILE REGENERATION

*The Quarter Mile is a historic pedestrian corridor through the heart of campus.*

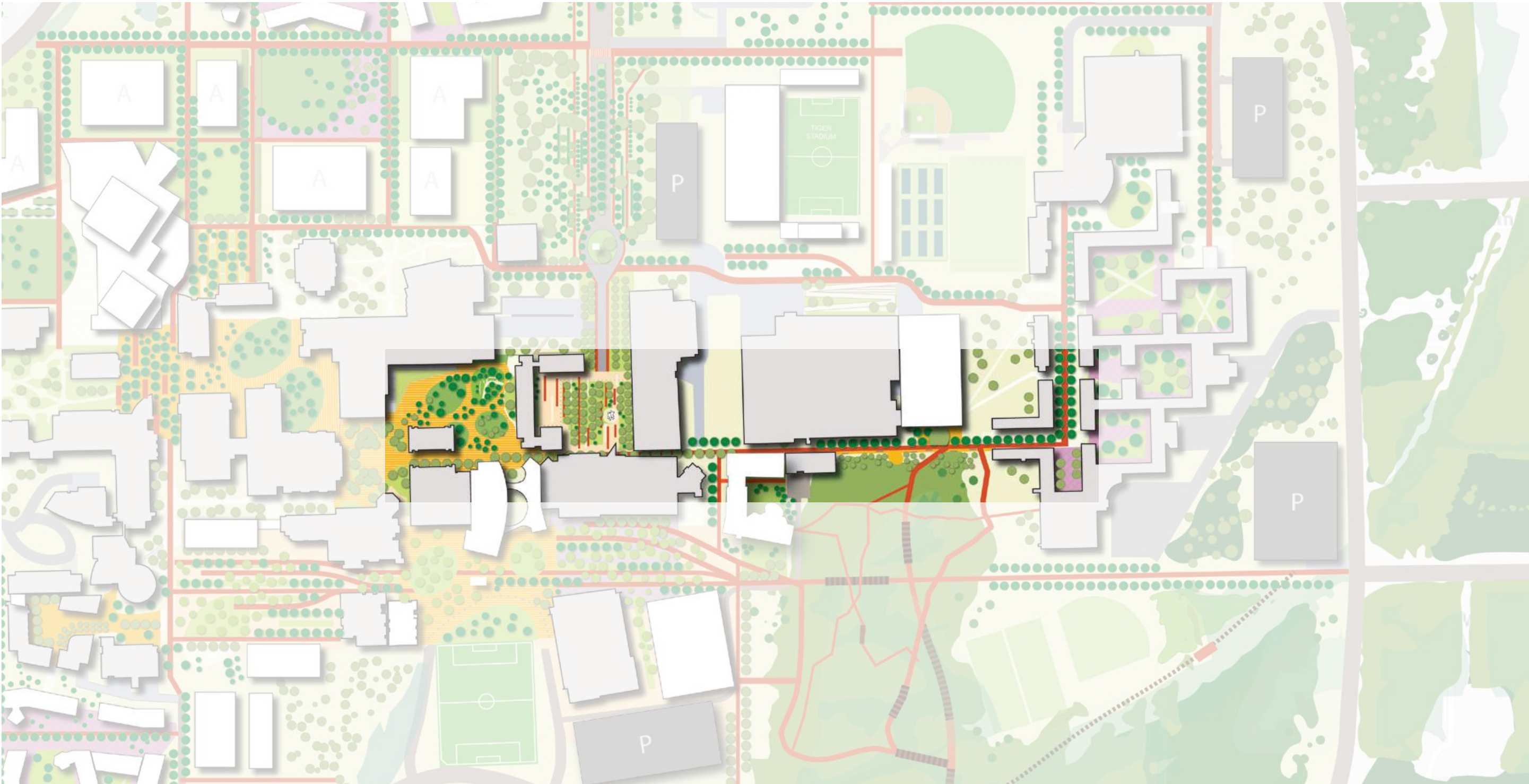
Today, the Quarter Mile is the only way to travel as a pedestrian from the residence halls into the campus core. Throughout history, the quarter mile has been known as a treacherous walk in the winter due to the monotony of the terrain and wind exposure. Though the quarter mile is spatially constrained, reprogramming and in-filling the eastern portion of the walk can provide wind protection as well as destinations to provide a more engaging walk. Further, increased activation and lighting makes for a safer walking experience. As RIT strives to create a more gender-diverse campus, well-lit, activated corridors will be a key tool in making all RIT community members feel safe and welcome on campus.

The proposed renovations to the quarter mile include a widening of the path at the eastern half to allow for a 'slow lane' with trees, seating, and gathering space. By situating the proposed indoor recreation on the north side of the quarter mile, views and proximity to the woods is maintained in the heart of campus, while offering more protection to the Quarter Mile from winter winds.



# CAMPUS CORE OPEN SPACES

The Quarter Mile



Proposed Quarter Mile



# CAMPUS CORE OPEN SPACES

The Quarter Mile



*Proposed Quarter Mile*

# CAMPUS CORE OPEN SPACES

The Quarter Mile



Proposed Quarter Mile

# CAMPUS CORE OPEN SPACES

The Quarter Mile



*Proposed Quarter Mile*

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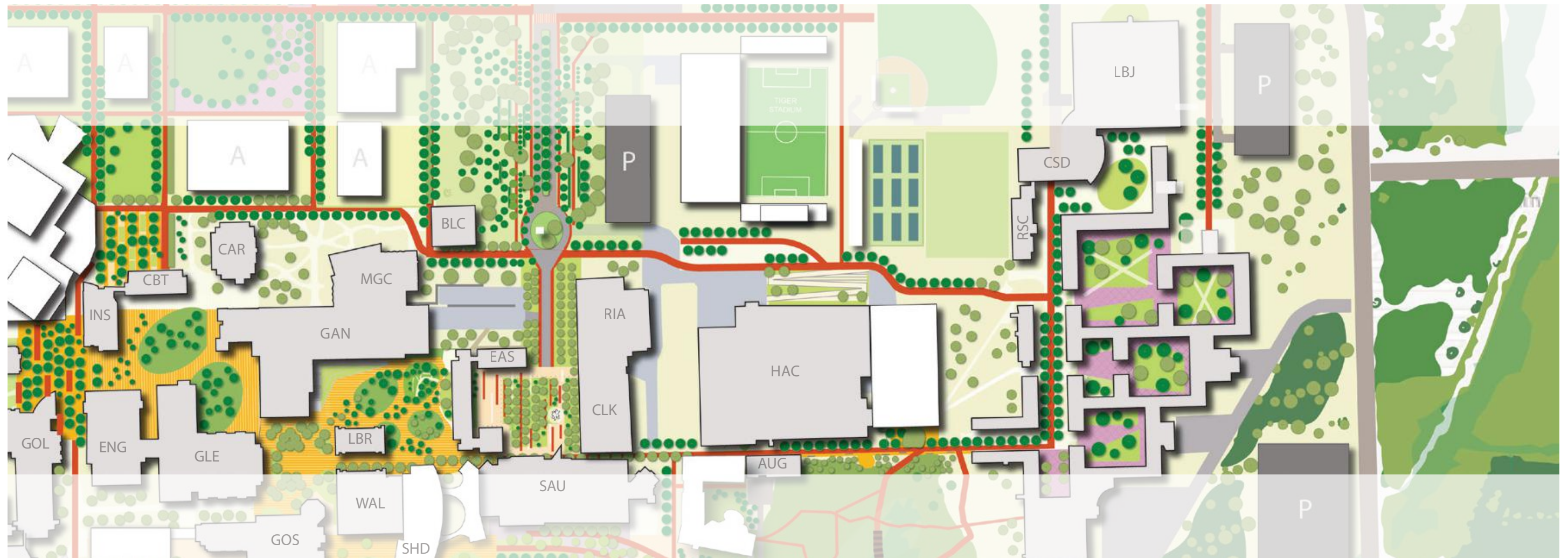
## CAMPUS CORE OPEN SPACES

The Northern Corridor

### NORTHERN CORRIDOR

*North Campus is united by the Northern Corridor, a pedestrian corridor connecting NTID and the residence halls to the new performance theater.*

Much like The Southern Corridor, the Northern Corridor connects NTID and the residence halls to the campus core. The Northern Corridor stitches residence, academic, and athletic programming on the east portion of campus, tying into MAGIC, new academic and lab space, and finally ending at the new Music Performance Theater. The Northern Corridor provides pedestrians with shade, amenities, and signature quad spaces to gather between classes. As the campus grows and develops into the future, the Northern Corridor will become a critical corridor for pedestrian movement. Its importance to campus connectivity will develop further with each new destination created in the northern portion of RIT's campus.



Northern Corridor Connecting the Residence Halls and NTID to the New Music Performing Arts



# CAMPUS CORE OPEN SPACES

The Northern Corridor



Northern Corridor Looking East

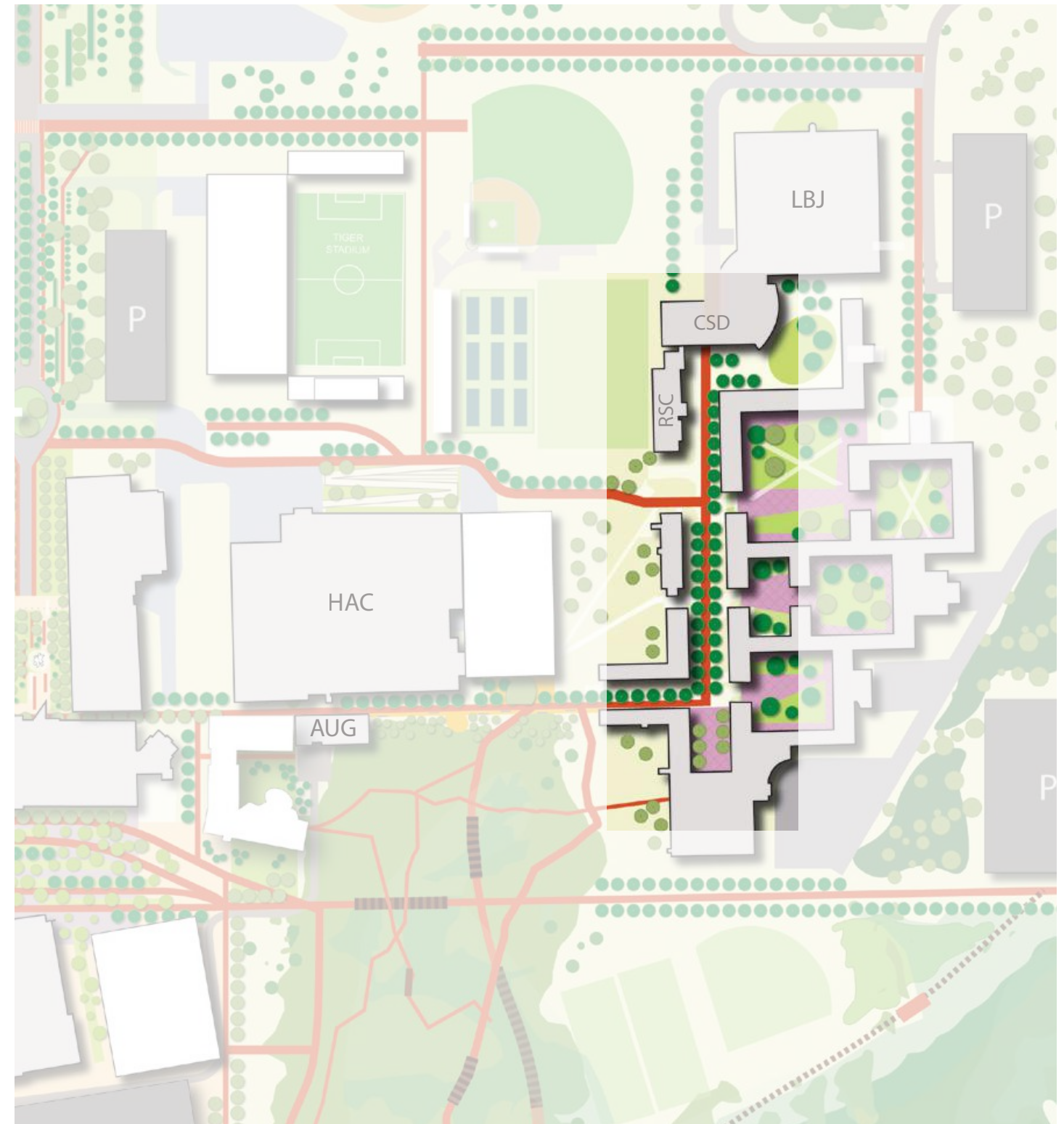
## CAMPUS CORE OPEN SPACES

East Campus

### NTID WALK

*A re-imagined corridor connects Gracie's, residential facilities, and NTID with shade and gathering spaces.*

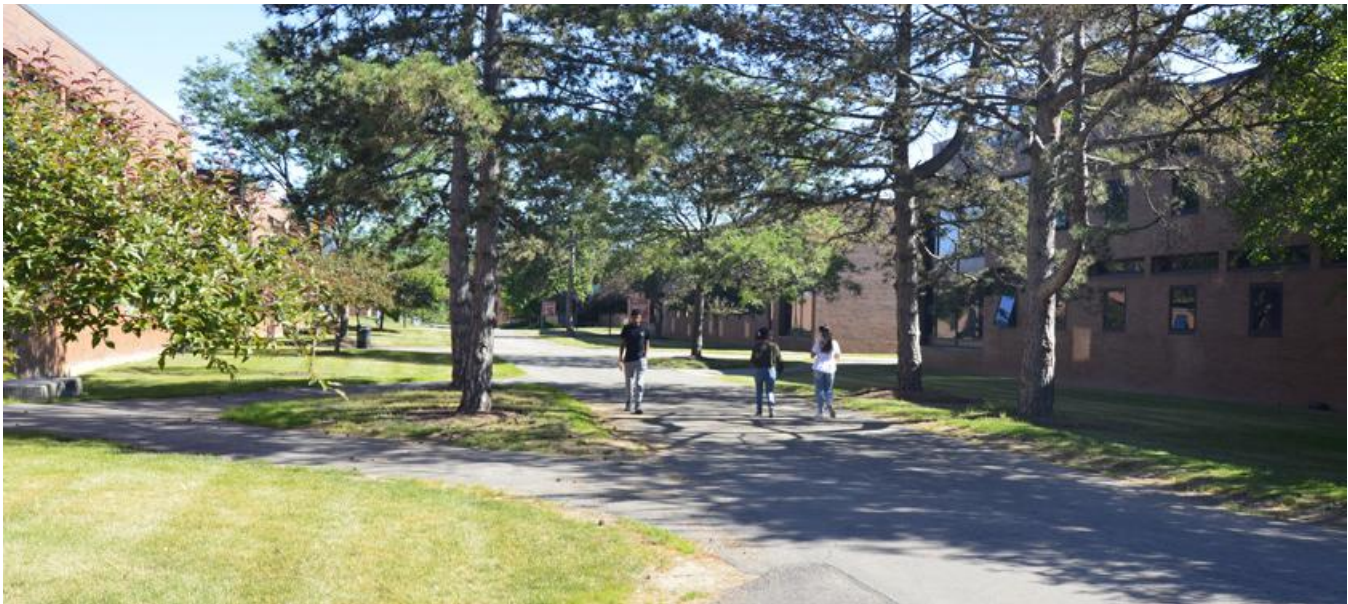
Currently, the corridor connecting Gracie's to the NTID is a popular route for students. Large shade trees provide climatic comfort, but there are few places to gather and socialize during the warmer months of the year. Subtle enhancements to this corridor create new destinations for students and staff between the residence halls and the NTID, as well as connects the Northern Corridor and Quarter Mile to each other on their east edge.





# CAMPUS CORE OPEN SPACES

East Campus



Current corridor connecting to NTID

Image: Hargreaves Jones



Shade makes this corridor pleasant, but lacks space to gather

Image: Hargreaves Jones



Current corridor connecting to NTID

Image: Hargreaves Jones



Current corridor connecting to NTID from Residence Halls

Image: Hargreaves Jones

## CAMPUS CORE OPEN SPACES

Kodak Quad

### KODAK QUAD

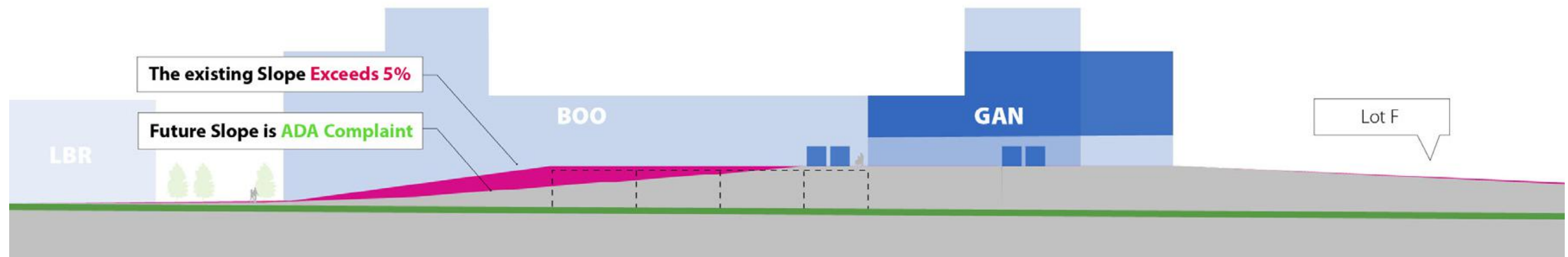
*Kodak Quad is a central feature of the Quarter Mile and RIT's Campus. It must be made accessible for all.*

Kodak Quad sits north of and adjacent to the western terminus of the Quarter Mile, the first interior courtyard to be viewed for those entering RIT along Doris Carlson Way.

The Carlson Way pavement descent to the Infinity Quad exceeds the maximum allowable slope, deterring access to the full RIT community.

Kodak Quad has already been reconfigured from the original design, and will become even more prominent with the opening of the SHED. Rectifying the currently non-compliant slope will bring this crucial campus connection into Americans with Disabilities (ADA) compliance, expanding campus access options for the RIT community and the wider visiting public. The reworking of the accessible route is paired with the reconfiguration of Kodak Quad to puncture the walk wall, and re-orient the space toward Eastman, engaging the slope with opportunities for seating and viewing, with the objective of activating the space with more foot traffic.

The proposed Kodak Quad maintains the current Tojo Memorial Garden in the north-east corner of the quad while reducing paving overall and creating new places for students to gather. Amphitheater-style seating, movable furniture, and lawn space create opportunities for large and small group meetings, classes, or programming in Kodak Quad.



# CAMPUS CORE OPEN SPACES

Kodak Quad



*Kodak Quad Concept*



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# Residences

## RESIDENTIAL GROWTH

New and Existing Residence Halls

*RIT offers a wide range of housing options, with stark contrasts in quality and cost.*

The project team analyzed RIT's existing residential options in order to make recommendations and establish a phasing strategy for the Campus Plan. In our analysis, Global Village became the baseline standard for the language and organization of future residence halls.

- **East Village (Original Residence Halls):** As a part of RIT's historic campus, these structures should be saved and renovated in 4 phases. Bed density should be studied during future renovations, while reconstructing existing lounges and applying national trends of student life to the re-programming of each building. Existing beds: 3,519
- **Perkins Green:** Originally designed as married student housing, this housing option is currently being utilized primarily for undergraduates. We recommend that the facility should be dedicated specifically for graduate and married student housing, while undergraduates should migrate to the campus core. Existing beds: 708
- **University Commons:** While popular, this typology does not contribute positively to the social or aesthetic fabric of the campus. This facility should be kept online while other options are being built, but eventually should be phased out due to the cost of energy usage per student. Existing beds: 960
- **Riverknoll:** This residential option should be demolished as a priority, based on physical attributes of structure and the need for renovation, to prevent any more expenditure of capital spending. Existing beds: 444



Global Village

Image: Project team



Global Village

Image: Project team



# RESIDENTIAL GROWTH

New and Existing Residence Halls



Riverknoll

Image: RIT



Nathaniel Rochester Hall

Image: RIT



Perkins Green

Image: RIT



University Commons

Image: RIT

## RESIDENTIAL GROWTH

Residential Villages

### DISTINCT NEIGHBORHOODS AT RIT

*Bringing more students inside the Loop requires more housing. Three distinct villages provide a range of housing experiences for RIT students.*

Today, RIT houses approximately 48% of all students in RIT-owned facilities on and around campus. Further, only 38% of students live inside Andrews Memorial Drive. Moving more students inside Andrews Memorial Drive has the potential to not only improve student success and outcomes (see page 50 for information about the built environment and student success), it will also facilitate the creation of a vibrant, activated, 24-hour campus community life. Increasing the number of students living on campus will also make RIT competitive with peer institutions, who on average, house approximately 58% of students on campus. As such, prospective students touring different universities will see that RIT is on par with, or exceeds, other institutions in terms of residential quality of life, thus serving as an effective tool for recruiting prospective students to RIT.

As RIT moves from approximately 6,000 students living on campus to over 10,000 on campus with a future increase in the student population, the campus can be strategically developed to transition more students into a series of residential neighborhoods as the institution simultaneously phases in new residential facilities and, over time, phases out facilities that have served their functional life cycle. These residential neighborhoods will be higher density than the current RIT residential facilities, which will more efficiently utilize the institutions land resources as well as offer a more urban, connected experience to the students living there.

In phases, the plan proposes adding substantial residential units to the core of campus, allowing for a more robust, 24-hour life within Andrews Memorial Drive. In addition to the proposed North and South Villages, which anchor the edges of the RIT campus with concentrated, modern dorms and amenities, the plan proposes the establishment of a mixed-use building with residential units adjacent to the August Center. The Havens Way Wellness and Residential Building can accommodate up to 300 beds, creating opportunities for students to live in wellness-focused facilities in the center of RIT's campus.

Bringing more students on campus will require new housing types for students. In addition to the existing residential hall area (in this plan referred to as the East Village), the Campus Plan proposes two new housing villages on campus: North Village and South Village. Villages can be tailored for the students living there. For example, areas with more underclassmen are recommended to have more robust support services in the building or village. Replacing existing housing cost and decoupling the cost associated with building new housing from the cost to students will make student housing selection more equitable and will allow all RIT students the opportunity to live in upgraded, desirable housing.

# RESIDENTIAL GROWTH

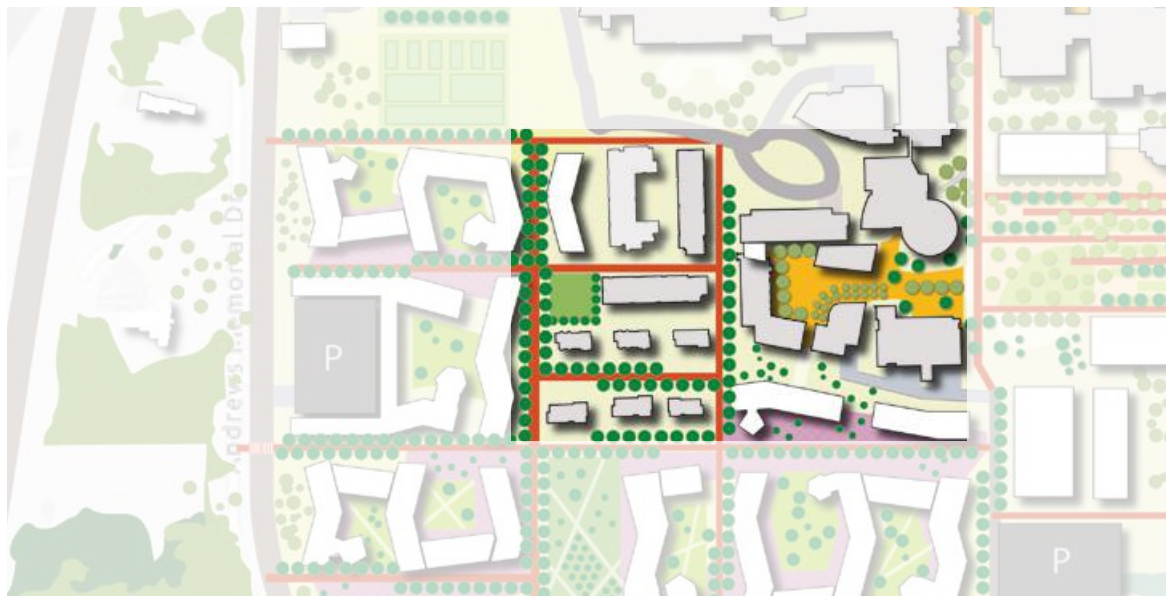
Residential Villages



Wellness and Residential Building at Havens Way and Renovated East Village



North Village



Global Village and Greek Life (part of South Village)

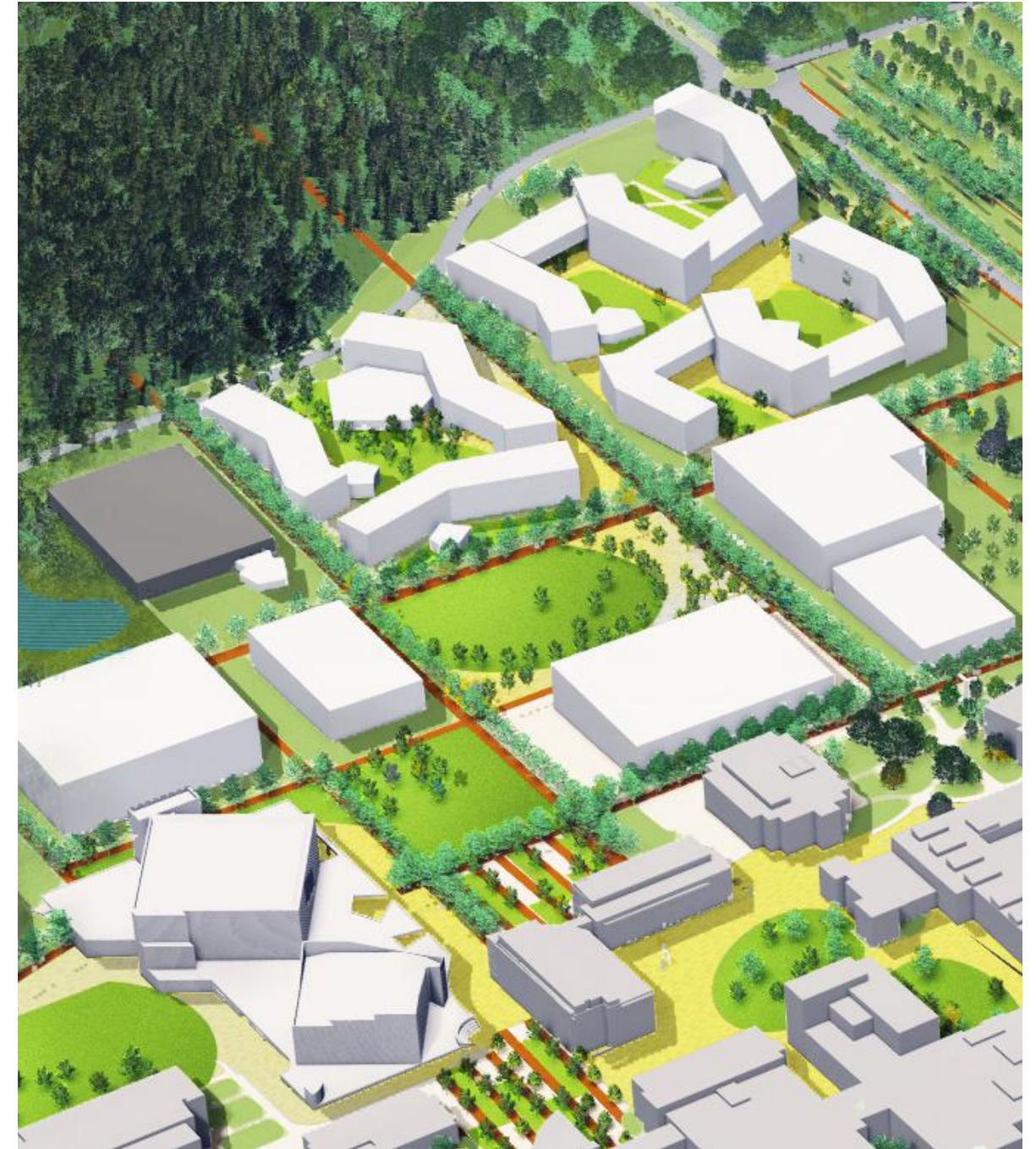


South Village

## RESIDENTIAL GROWTH

New Residential Villages

Proposed North Village residential area houses approximately 2,100 students in 3-6 story structures and includes amenities, support services, dining, and retail. >



## RESIDENTIAL GROWTH

Residential Villages

Proposed South Village residential area houses approximately 6,000 students in 3-5 story structures and includes amenities, support services, dining, and retail.



## RESIDENTIAL GROWTH

Increasing Residential Capacity

### RESIDENTIAL NUMBERS

*The plan proposes an additional ~6,000 beds inside Andrews Memorial Drive*

With the addition of the two new housing villages, RIT can increase the number of students living on campus from approximately 38% to almost 70% of undergraduates and 25% of graduates. There is significant flexibility in the proposed density and footprints of the new villages; the number of beds can be increased by adding more floors to the proposed building locations, as well as by increasing the overall number of buildings. Key to creating a sense of place for students living in the residential villages is maintaining adequate green and civic space both in informal landscape zones as well as with the establishment of signature open spaces that students and alumni can return to year after year. In addition to the above, each residential village requires student services, both generally as well as specialized services to the demographic of students living there (support for first-year students). Each residential village also requires dining services as well as amenities to match the national trends in housing for undergraduate students such as exercise spaces, meeting rooms, wellness resources, and socialization spaces/lounges. Designating graduate-specific residences will enable the Institution to offer amenities tailored to graduate students in those locations, particularly married students and those with families.

Today, RIT houses approximately 6,600 students in university-owned residence halls. Of those students, approximately 4,800 of them live within Andrews Memorial Drive. The Campus Plan aims to increase the percentage of all students living in university-owned residence halls from 38% (2021) to ~75% of undergraduates and ~25% of graduates. Creating a dense residential experience inside Andrews Memorial Drive not only increases RIT's capacity for students living on campus, it also fosters a vibrant campus life and a rich community atmosphere for students at the Institution.

In the creation of these new villages, it is the recommendation of the project team that the East Village residence halls be de-densified and former lounges return to social space.

### The Plan Proposes:

**Between 11,000-12,000 total bed capacity on campus, depending on building height, with additional space available 2087**

*Inside the Loop:*

- 11,000-12,000
  - 6,000-8,000 Beds added (North and South Village)
  - 1,693 Beds replaced (University Commons, Riverknoll)
  - 2,526 Remain (Renovated East Village)
  - 557 Existing (Global Village)
  - 107 Existing (Greek Village)
  - 288 Beds added in Havens Way Wellness and Residential Building

*Outside the Loop (Graduate Student Housing)*

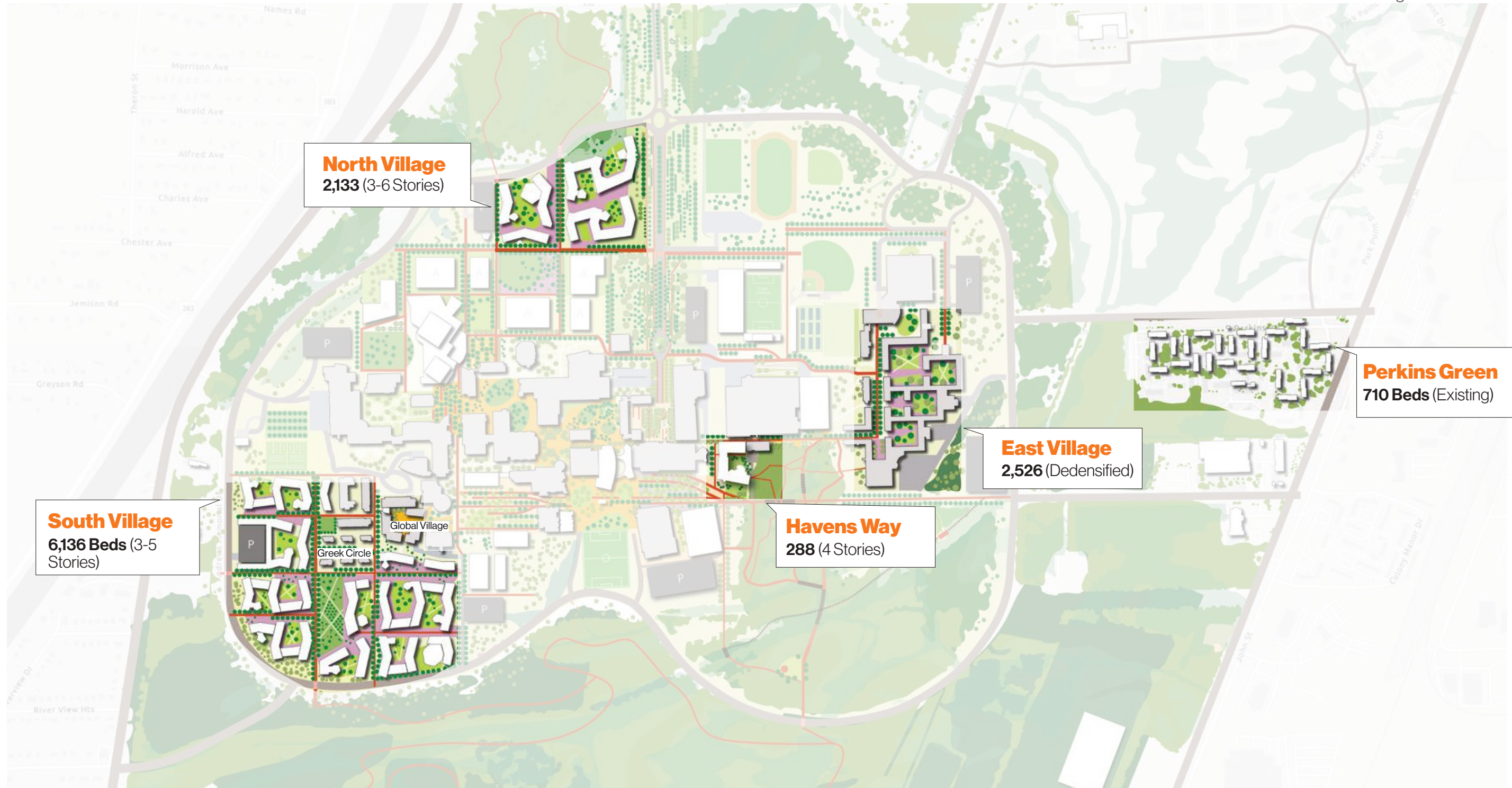
- 710 Beds
  - 1075 Beds removed (RIT Inn, 175 Jefferson, University Commons)
- Potential addition of 993 beds at Park Point in 2087

**~70% undergrads inside loop, 25% all grads housed in the superblock.**

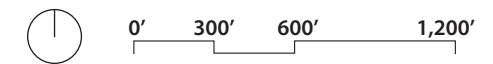
*\* Calculated using +1,500 undergraduate students in future. Total bed numbers can be increased to accommodate further future growth by adding floors to the proposed footprints.*

# RESIDENTIAL GROWTH

Increasing Residential Capacity

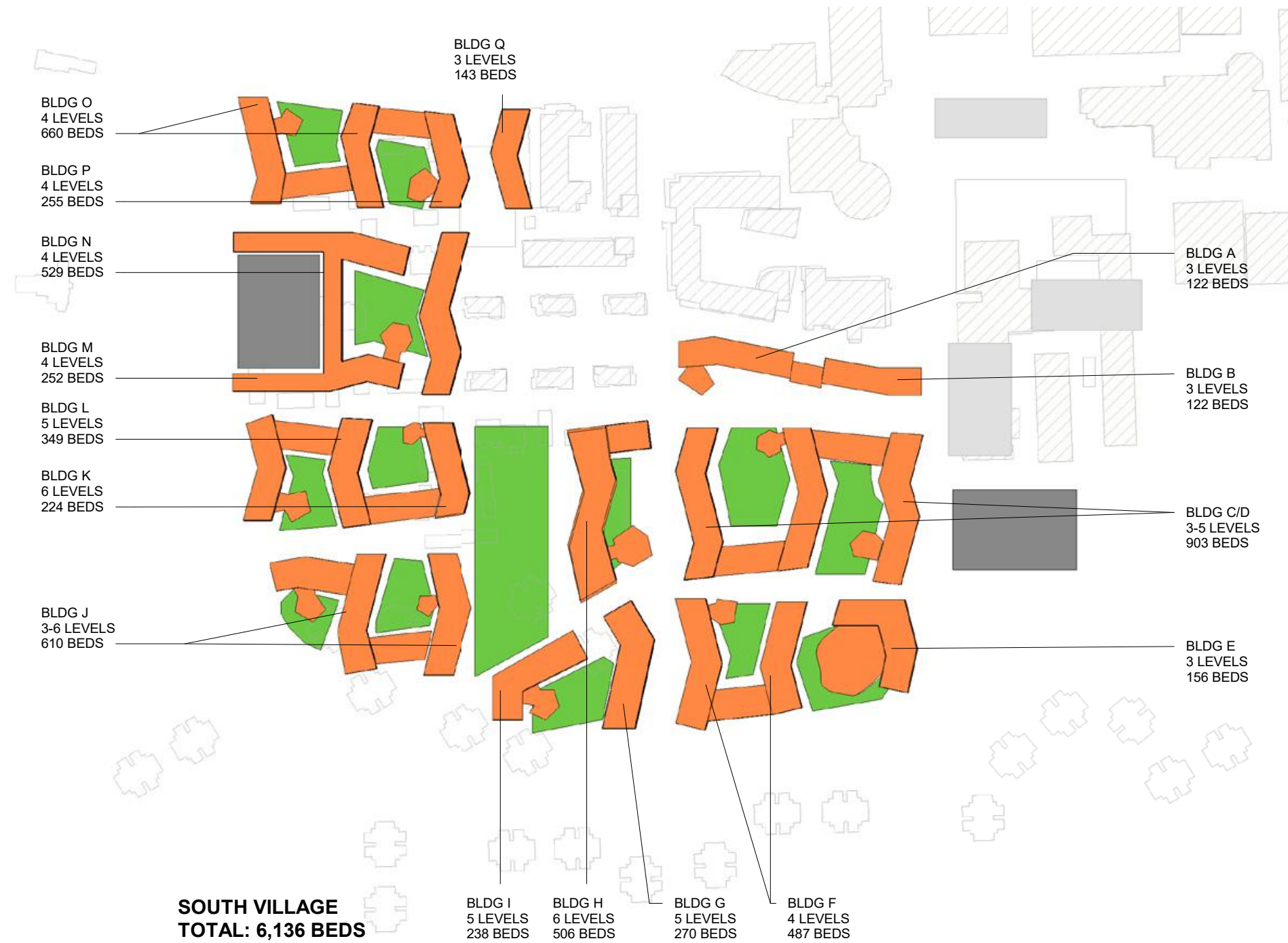


Potential Future Residential Capacity



# RESIDENTIAL GROWTH

Residential Village Footprints





# RESIDENTIAL GROWTH

Residential Village Footprints



# RESIDENTIAL GROWTH

Design and Development Guidelines

## PROPOSED HOUSING

*Live and work programs, with amenities, are the current trend in housing.*

The architectural organization guiding Global Village can be translated into future design guidelines for RIT's campus. Specifically, the language of underpasses, overpasses, bridges, and quadrangles, should be continued in new housing clusters. These elements allow for optimum circulation, transparency, and seasonal adaptability while efficiently connecting residence halls. As new massing is proposed, pavilions can be added to this existing language, allowing for study and dining halls at the ground level that provide transparency and connecting to outdoor space, following the example of the single story lobbies already present in Global Village.

### DESIGN GUIDELINES

#### Clusters

- Make groups of buildings relate to each other around quadrangles
- Utilize informal geometry

#### Quadrangles

- Create protected open space for student use
- Create activity nodes at important pedestrian intersections
- Locate entrances to buildings at crossroads

#### Underpasses and Overpasses

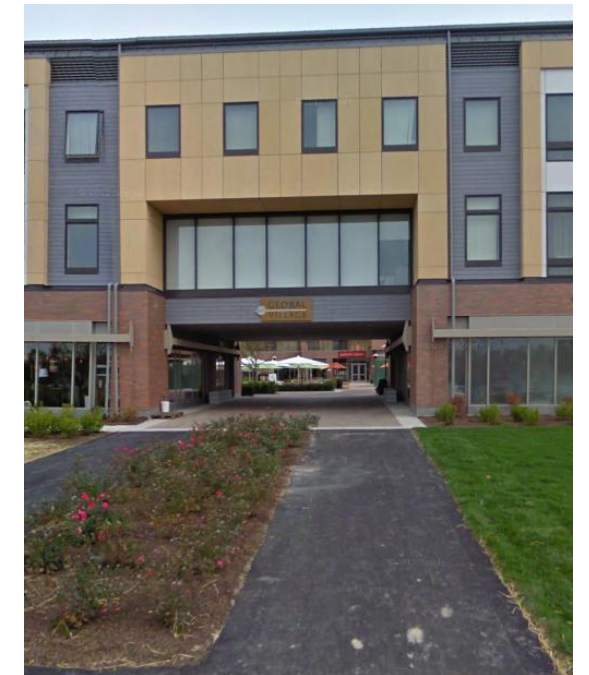
- Underpasses create accessibility and porosity at ground floor
- Overpasses connect all buildings in clusters

#### Pavilions

- Provides student lounge and study space
- Reduces scale of buildings in clusters
- Reinforces biophilic design principles



Underpass



Bridge



Pavilion



Quadrangle

# RESIDENTIAL GROWTH

Design and Development Guidelines



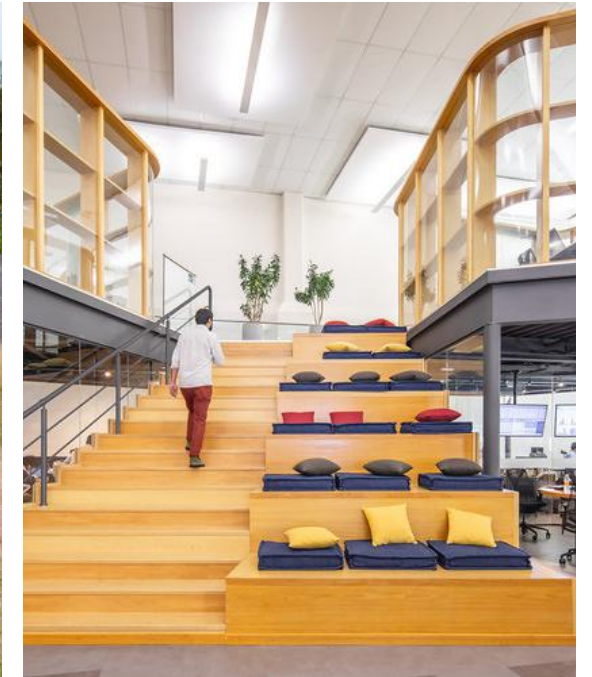
24 Hour Study + Dining Facilities



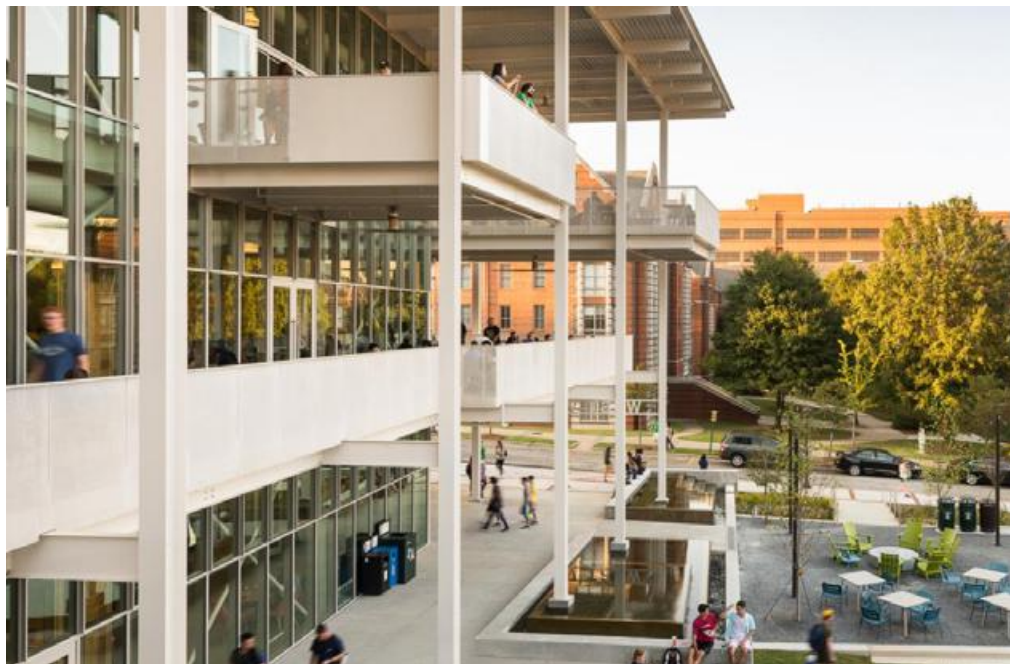
Open kitchens



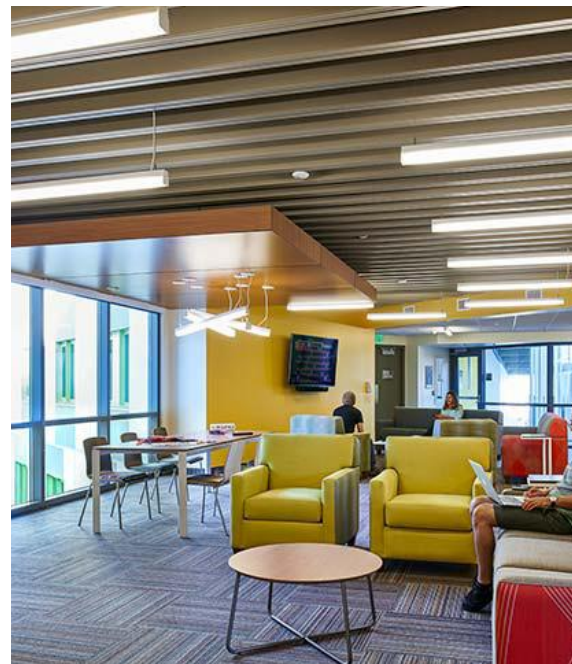
Sustainable open space



Active Circulation



Live + work programming



Innovative co-living



Wellness trends



Destination Dining

# RESIDENTIAL GROWTH

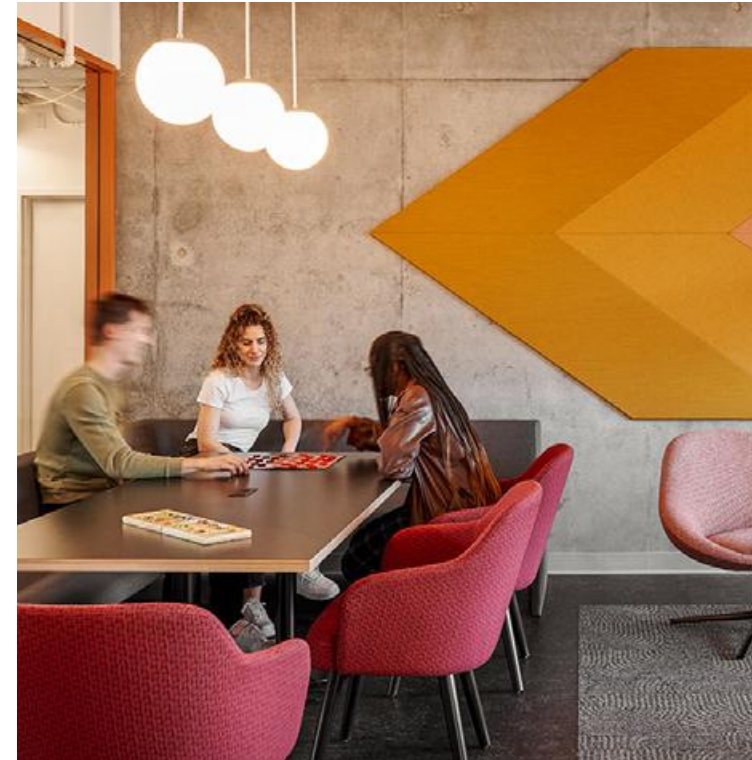
Design and Development Guidelines

## FLEXIBLE COMMON SPACES

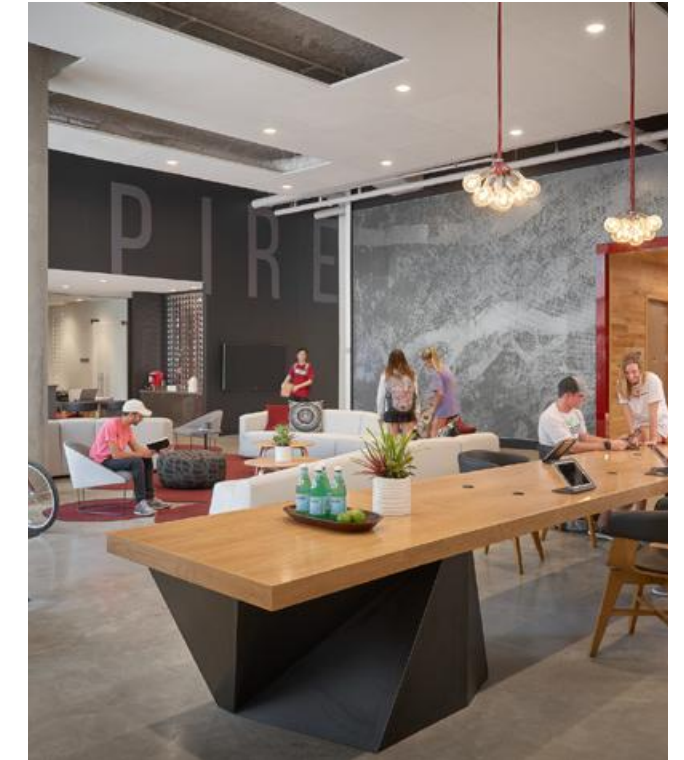
Similar to trends in academic building design, common spaces for residential buildings and dormitories should be designed with flexibility in mind. Flexibility allows for students to shape their environment, giving them the ability to rearrange spaces for different needs, whether studying privately or interacting as a group.

Key design elements for common spaces include:

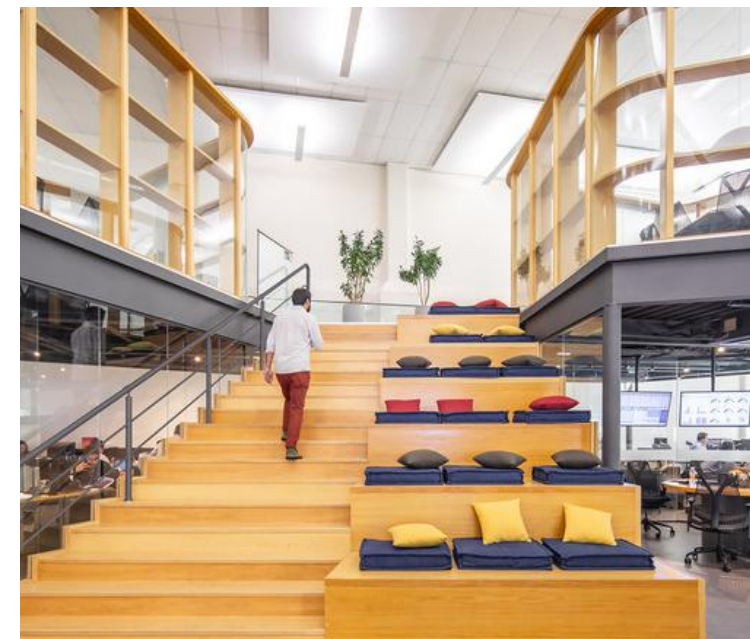
- Retractable walls
- Easily movable, varied seating arrangements
- Integrated indoor-outdoor space, including terraces and rooftops
- Active circulation - i.e., using stairs as seating and activity areas
- More intimate spaces that ease social anxiety



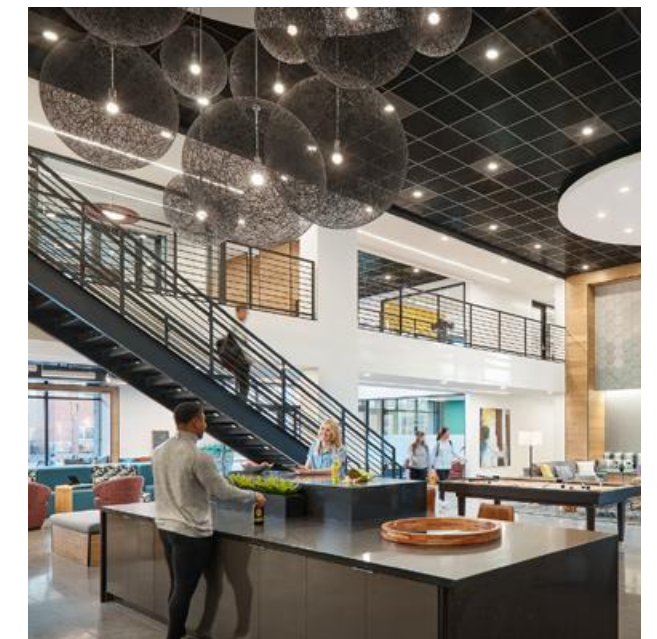
*Create smaller, more intimate seating arrangements*



*Allow for layers of seating styles and access to daylight*



*Create open common areas featuring active circulation*



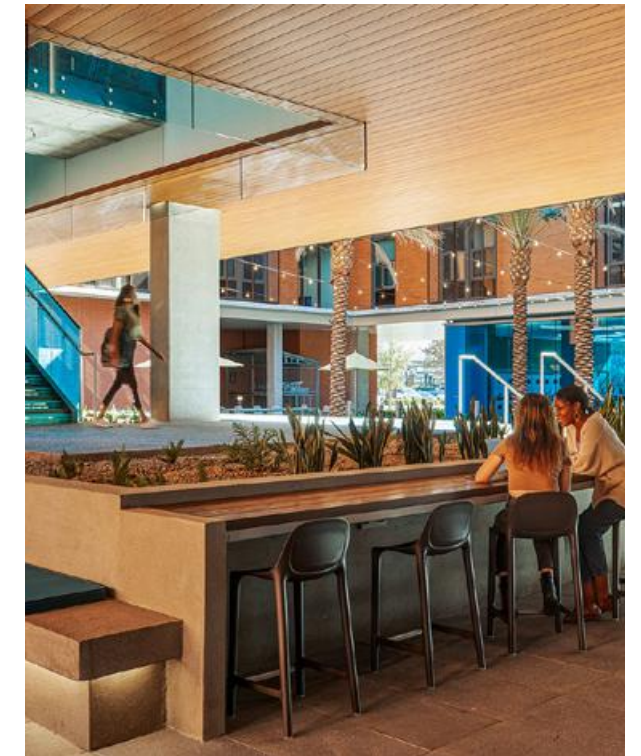
### WELLNESS PROGRAMS

Integrating wellness into the design of on-campus housing can help to address the ongoing mental health crisis for college-aged students across the U.S. by reinforcing the programming offered in campus wellness centers. Current wellness trends include:

- Multipurpose rooms for yoga, meditation, and dance
- Demonstration kitchens for learning healthy practices
- Telehealth booths for private appointments
- Technology including food delivery systems and keyless entry to units, and air purification systems
- Connection to nature through biophilic features and access to outdoor space and activities



Telehealth Pods



Biophilic features to support wellness



Include programming such as yoga and meditation classes



Integrate programming such as robotic food delivery and demo kitchens



## RESIDENTIAL GROWTH

Design and Development Guidelines

### 24 HOUR STUDY & DINING

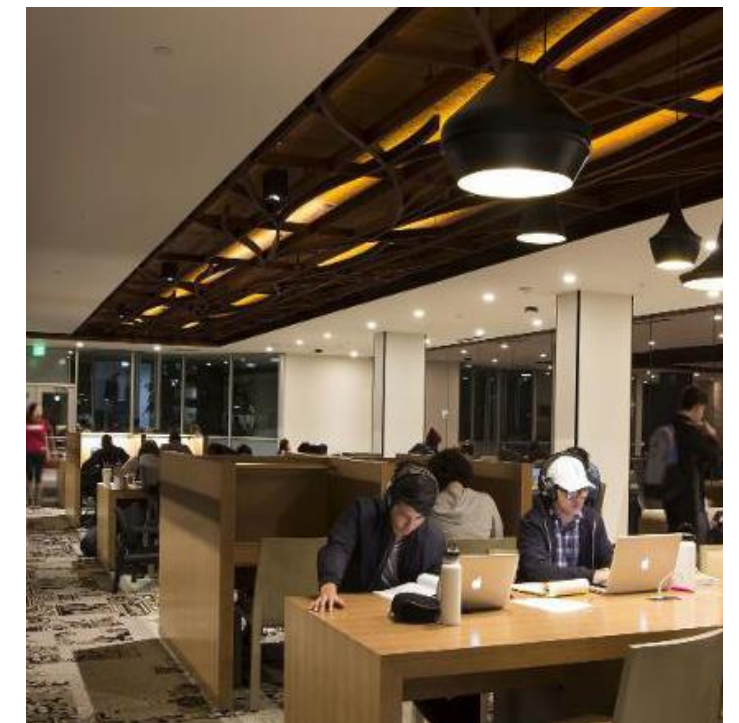
Trends for dining on campus are shifting away from the traditional cafeteria diagram. Healthy, wellness-focused choices are emphasized on menus, and reinforced through sophisticated, creative design. Some universities have used a 'living room' model that bridges dining facilities with intimate, 24-hour quiet space for gathering and studying.

Other key design elements for dining spaces include:

- Visible, interactive kitchens
- Variety of options, inclusive of dietary and cultural food restrictions
- Range of seating options (private and collective)
- Charging stations
- Varied lighting, and individual task lighting
- Daylighting



*Follow the 'food hall' design trends to create variety*

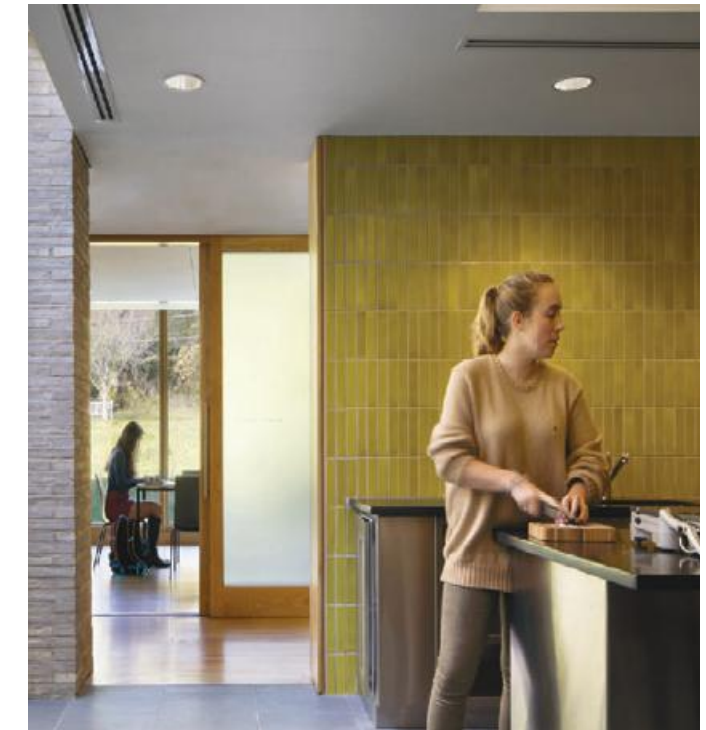


## CO-LIVING INFLUENCED DORMS

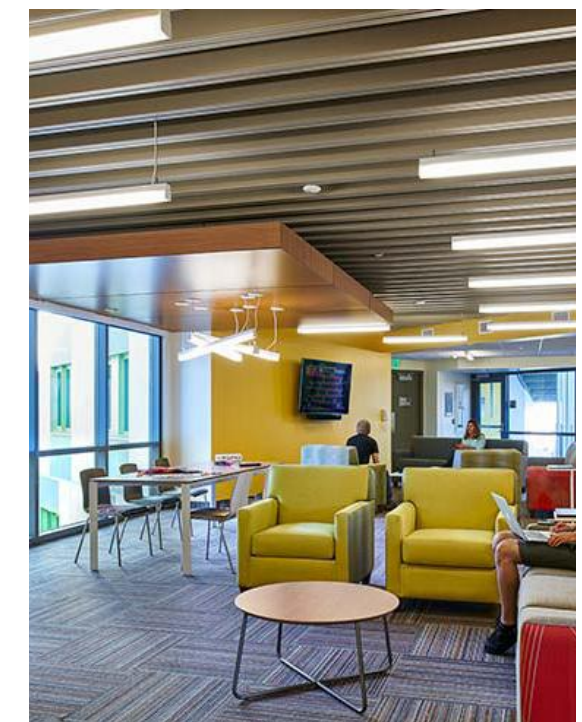
Co-living is a growing trend on and off campus that combines individual 'micro-units' with shared common and service areas such as kitchens and living rooms. This is a creative way to respond to increased demand for private sleeping areas while encouraging social interaction and community.

Key features include:

- Organize floors by 'learning communities' of similar degree programs or interests (similar to existing Special Interest Housing)
- Acoustically separate sleeping areas or 'micro-units'
- Co-working inspired gathering space conducive to studying and collaborating



*Design for accessible, open kitchens that give a sense of home*



## RESIDENTIAL GROWTH

Design and Development Guidelines

### SUSTAINABILITY

Building on the sustainable principles outlined for academic buildings on campus, residence halls should support the goals of RIT's CAP by eliminating carbon emissions from new construction. This can be further reinforced by incorporating educational programming, allowing dorms to act as living laboratories for students to observe and participate in sustainable practices. The following goals should be reached:

- Use interactive energy tracking that engages students
- Integrate programming that educates students about eco practices
- Consider SIH floors or entire residence halls dedicated to encouraging environmentally conscious lifestyles
- Achieve LEED certification (target Silver or Gold levels), Green Globes certification (minimum 2 globes), or EPA's Energy Star Rating



Cornell utilized terracotta panels and rooftop solar panels to reduce energy costs by 46%



Create common space that utilizes biophilic features and daylighting



Reed College's Trillium Residence Hall: LEED Platinum; 89% of construction waste diverted from landfills

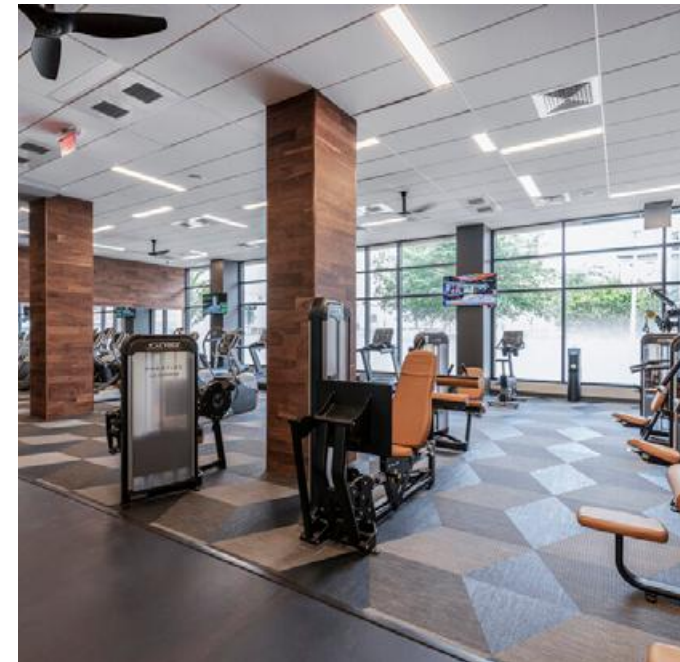




## INDOOR - OUTDOOR RECREATION

Recreation in residence halls is moving away from the traditional 'rec room' model to include a broader range of programming, from hotel-style fitness centers to open maker spaces that encourage spontaneous creation. A strong connection from indoors to outdoors is also important, with informal seating and activities offered both in courtyards and on rooftops. Other key recreation features include:

- Game room including TV, E-games, billiards, table games
- Maker space
- Themed lounges and multimedia lounges
- Fitness center and wellness activity rooms
- Firepit and outdoor seating



*Include small fitness centers and high-tech media lounges*



*Allow for multiple outdoor uses for both study and relaxation*



*Design for both maker space as well as traditional game rooms*



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## **Academic Facilities**

## ACADEMICS

Home Base Concept

### ACADEMIC FACILITIES & HOME BASES

*The Campus Plan establishes a new academic district at RIT in the north-central campus with flex, research, and lab space.*

The north academic district provides an expansion of the campus core with new academic buildings that can be used for flex, lab, research, or classroom space. The plan proposes eight new academic buildings, and the designation of a research district that connects the North Village to the rest of RIT's core campus with buildings, landscape corridors, and signature open spaces.

### HOME BASE CONCEPT

*A plan to both optimize existing buildings and create flexible new academic buildings for the future*

The home base concept emerged as a response to in-depth analysis of RIT's 9 primary colleges and their key buildings. From the interview process, we found that users of each building feel that spaces are cramped, and wayfinding is difficult across the campus due to a lack of signage as well as a lack of aesthetic identity in academic buildings. In response, the Home Base concept aims to give a visual identity to each college, creating a collaborative, bright, engaging, and efficient academic home for students and faculty. By optimizing individual college buildings to only include essential programs, extraneous space can be removed from these buildings and reorganized within new, flexible academic buildings that can be adapted as the needs of each degree program, department, and college change over time. In our research and discussions, we found that the following new programs should be a part of the 'essential' program of each college's Home Base:

- Dedicated classrooms
- Student clubs
- Study space
- Student support services
- To-go cafe/ food service
- Showcase space
- Dedicated labs
- Department micro bases

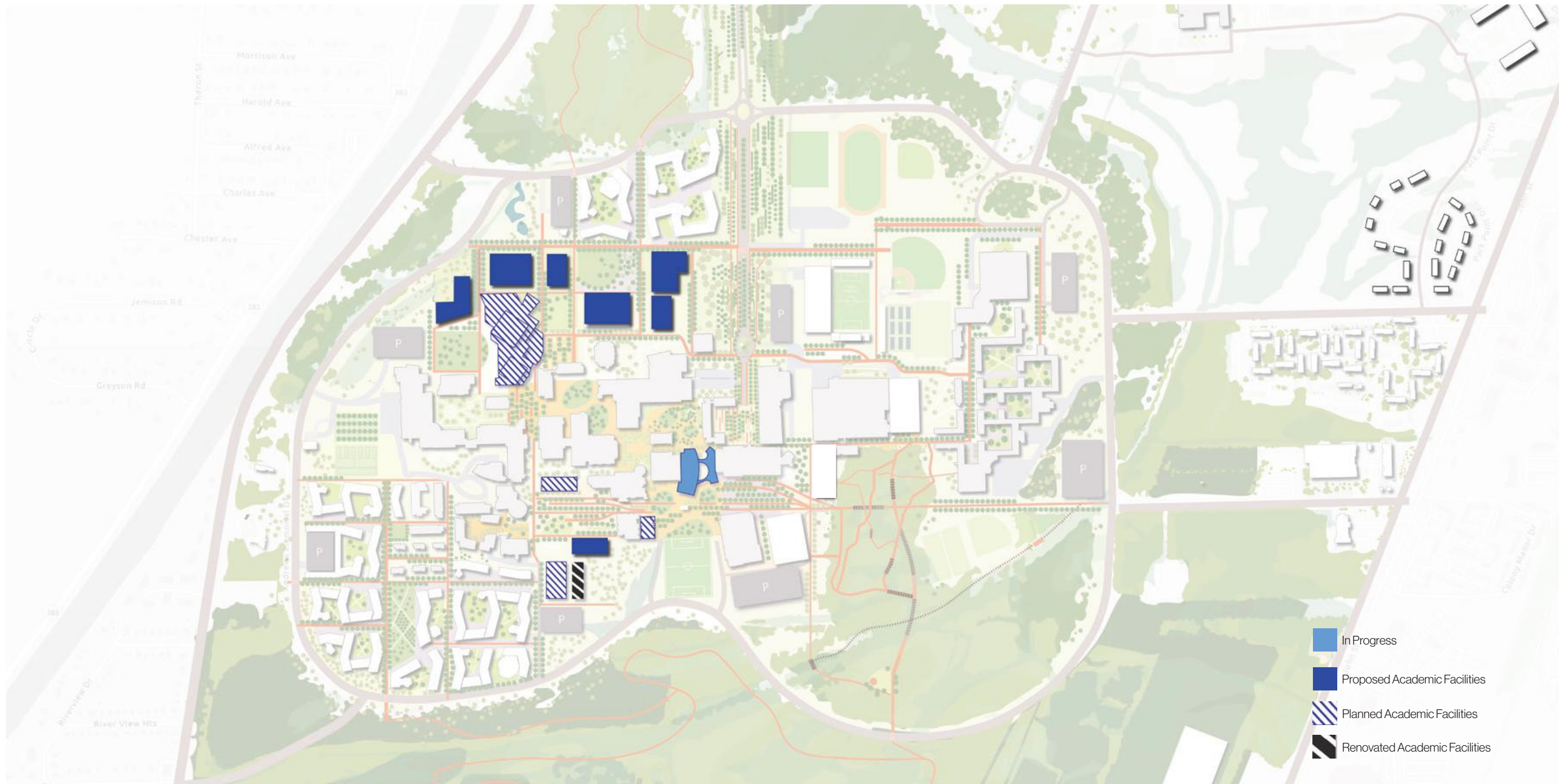


Golisano College of Computing and Information Sciences

Image: Hargreaves Jones

# ACADEMICS

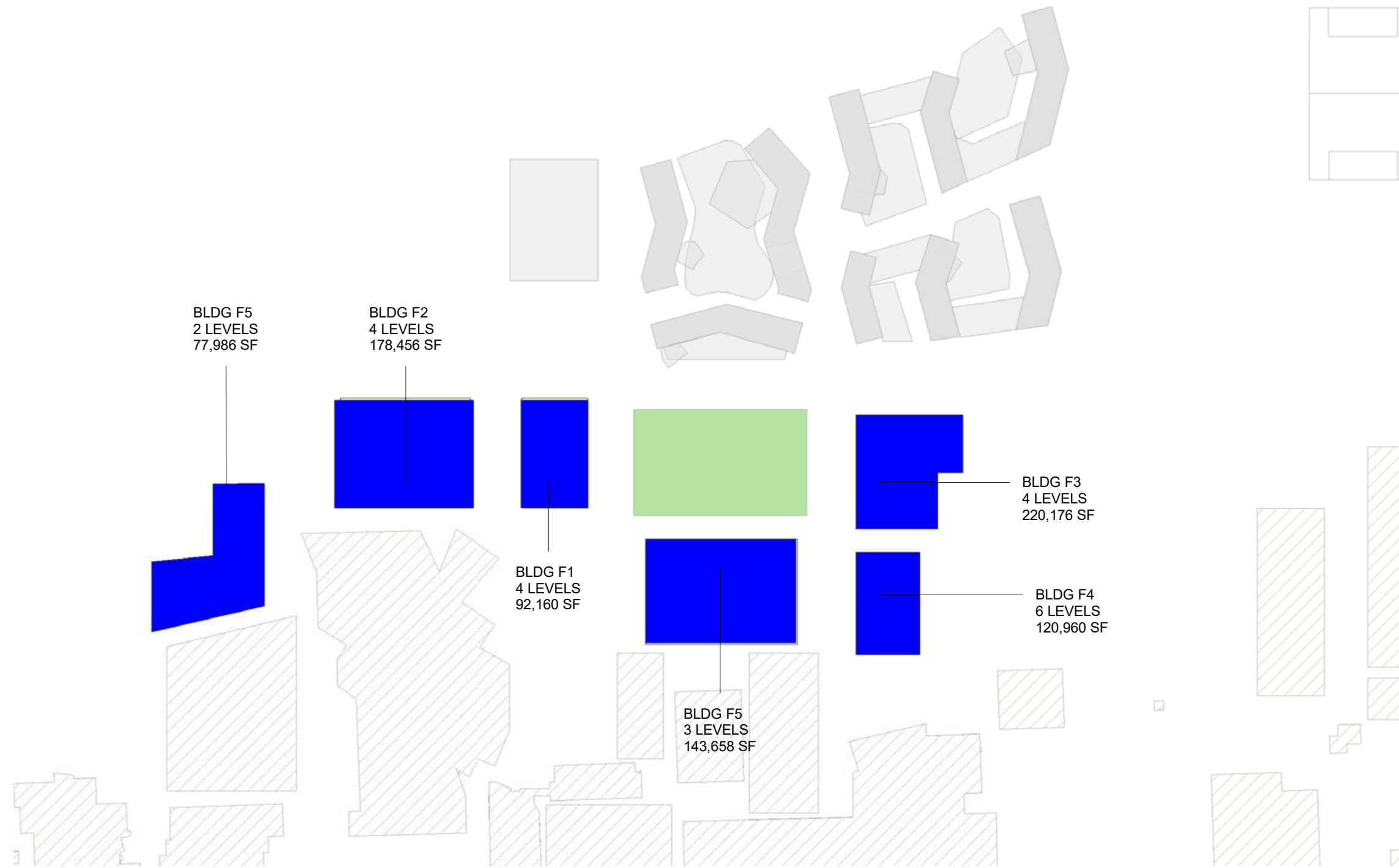
Home Base Concept



New, in progress, and proposed academic buildings and renovations

# ACADEMICS

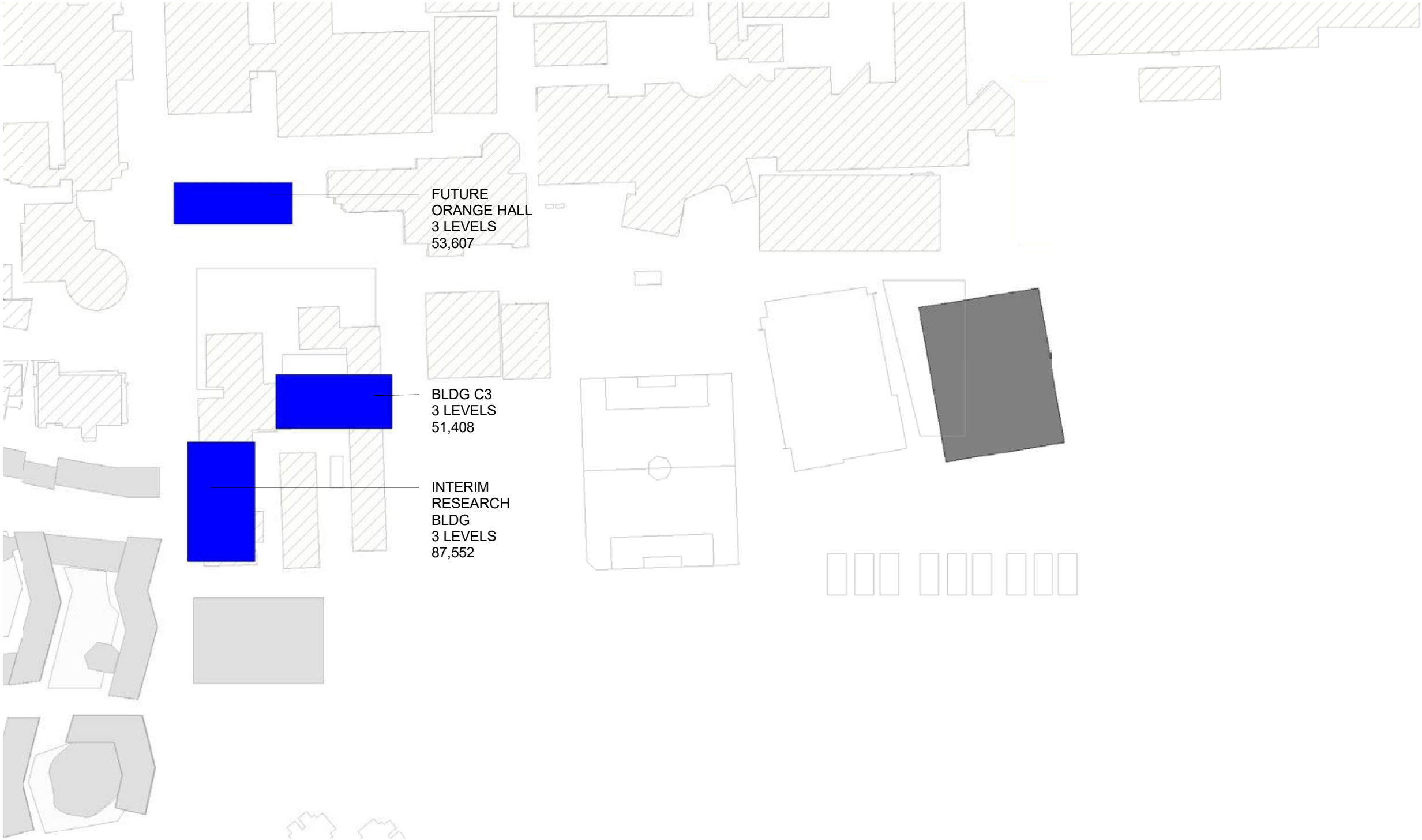
Home Base Concept



*Proposed Academic Buildings*

# ACADEMICS

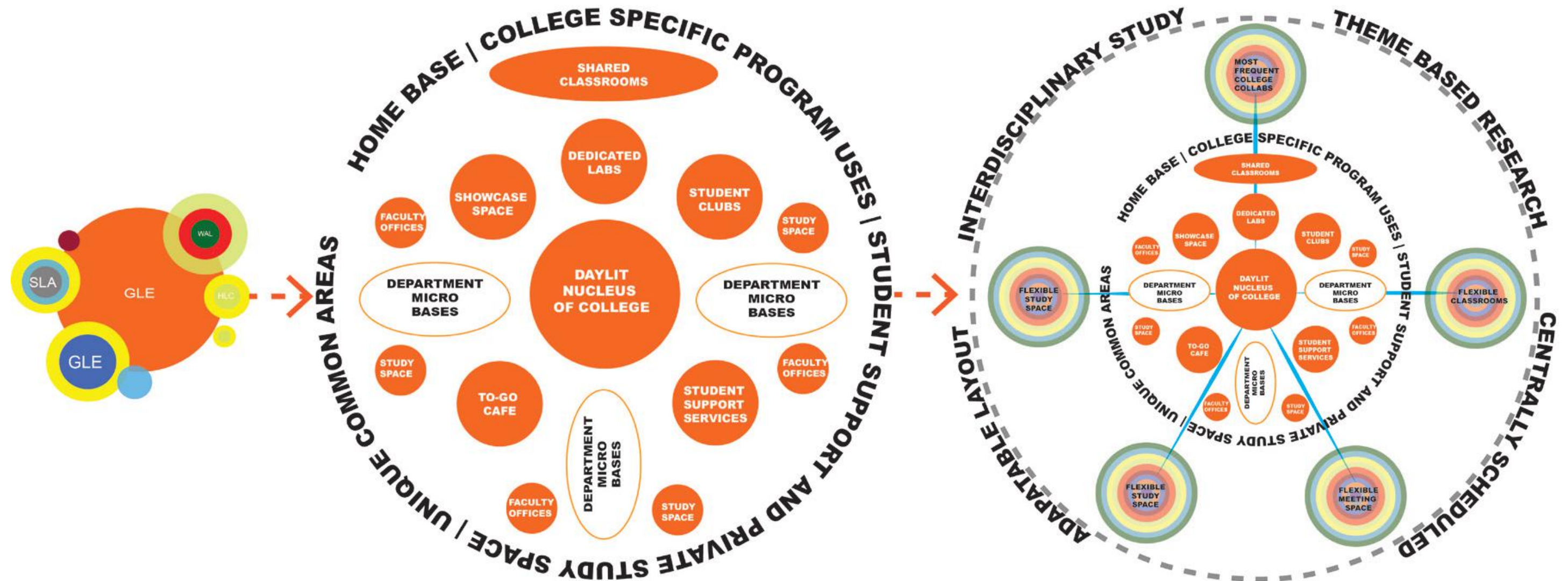
Home Base Concept



Proposed Academic Buildings

# ACADEMICS

Home Base Concept



Using Gleason College of Engineering as an example, the project team analyzed various colleges and how their space utilization overlaps into the academic buildings of other colleges. This prompted an analysis of how primary academic buildings could function more efficiently and also build a stronger sense of identity for students and faculty. In the diagram above, Gleason's key programs are included within the Home Base 'circle'. Responding to the interviews detailed above, new features such as dedicated student club space, a to-go cafe, and a daylit atrium space are introduced into the college. In contrast, spaces such as classrooms that may have been scattered between multiple college buildings are moved into a new prototype for a multi-disciplinary academic building. This concept, shown at far right, allows for flexibility as colleges grow. While college and research-specific programs stay within the Home Base, extraneous space that is not specific to a particular college can move into the interdisciplinary building, allowing for higher efficiency across academic buildings on RIT's campus.



## **GLEASON COLLEGE OF ENGINEERING**

The need for informal conversation and collaboration was a central theme in this discussion. As part of this, spaces for club organizations and student study groups are critical needs for the growing departments. On a broad level, students need 24 hour access to computer labs and study spaces, allowing them to interact socially outside of the college, then return later at night to continue school work. Overall, the initiative to increase recruitment and retention of female students and students who do not identify as male also has sparked a discussion about dedicated and safe study spaces as the college expands.

## **COLLEGE OF ENGINEERING TECHNOLOGY**

Though the existing building is relatively new, staff space is currently located in various buildings on campus, including the Dean's office. There is a need to reorganize office space, as well as a need for additional auditorium and study lounge space.

## **SCHOOL OF INDIVIDUALIZED STUDY**

The current SOIS space is integrated into the ground floor of Eastman Hall. Although there is an existing lobby, more delineated space is needed to create a specific identity for SOIS students and faculty. SOIS space currently overlaps with office space for the Liberal Arts program; as SOIS grows in the future, it may need to expand its space allocation in Eastman, while Liberal Arts offices may move to other dedicated locations for PhD programs on campus. Space allocation should focus on collaborative study and meeting space as SOIS's unique structure places students in dedicated lab and classroom space outside the college.

## **NTID**

NTID is a tight knit community within the RIT campus, and is also the only academic building located near the residence halls. Though this is socially advantageous, facilities need to be modernized and moving NTID buildings is not possible due to federal funding. Overall, updating systems and providing adaptive outdoor space that can be used during the winter, are key needs that have been discussed in all of our interviews.

## **GOLISANO INSTITUTE OF SUSTAINABILITY**

The GIS building is a model for sustainability principles in RIT's academic building design and can serve as a template for design guidelines in new academic buildings.

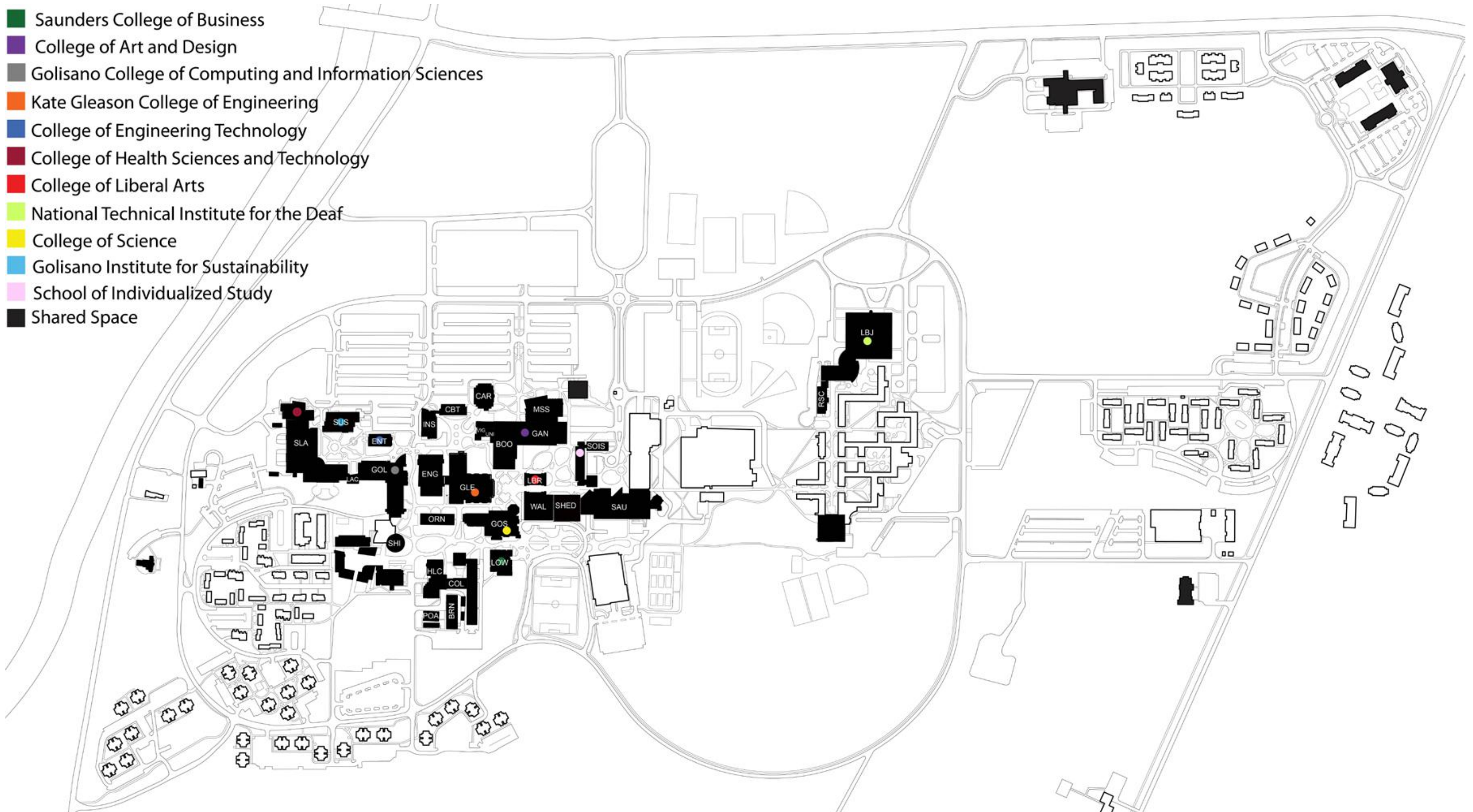
## **SAUNDERS COLLEGE OF BUSINESS**

A current renovation of the Business School is ongoing, addressing consolidation and food service needs. However, parking capacity and proximity is needed, as well as a landscape connection to the larger campus via outdoor seating and site design.

# ACADEMICS

Home Base Concept

- Saunders College of Business
- College of Art and Design
- Golisano College of Computing and Information Sciences
- Kate Gleason College of Engineering
- College of Engineering Technology
- College of Health Sciences and Technology
- College of Liberal Arts
- National Technical Institute for the Deaf
- College of Science
- Golisano Institute for Sustainability
- School of Individualized Study
- Shared Space



### COLLEGE OF HEALTH SCIENCES

Similar to other programs, classroom and lab space is shared with other college buildings, with decentralized faculty office locations. The College of Health Sciences is expected to grow by at least 2000 more students, which will necessitate expanded classrooms. Additionally, this program is unique as it contains a public-access lobby for patients participating in clinical trials. As such, flexibility for additional research partnerships will be critical in planning for the growth of this college.

### COLLEGE OF LIBERAL ARTS

The current Liberal Arts Hall is dysfunctional for a modern educational context, and does not allow for interdisciplinary work between programs. A cafe would be a helpful addition, encouraging spontaneous conversation and interaction. In the future, a possible expansion of the building with aesthetic or physical connection to the SHED would help to provide additional space as specific programs grow outside the main college.

### COLLEGE OF SCIENCE

In large part due to a growing student population, The College of Science needs specific programmatic additions, including gender-inclusive bathrooms, faculty lounges, and a larger showcase of student work.

### COLLEGE OF ART AND DESIGN

The needs of CAD have shifted significantly over time, outgrowing the original space organization for the printmaking and photography departments. Today, both Booth and Gannett need more social space and locations to showcase student work. Some of these interventions have already been implemented, but a continued renovation program is critical.

### GOLISANO COLLEGE OF COMPUTING AND INFORMATION SCIENCES

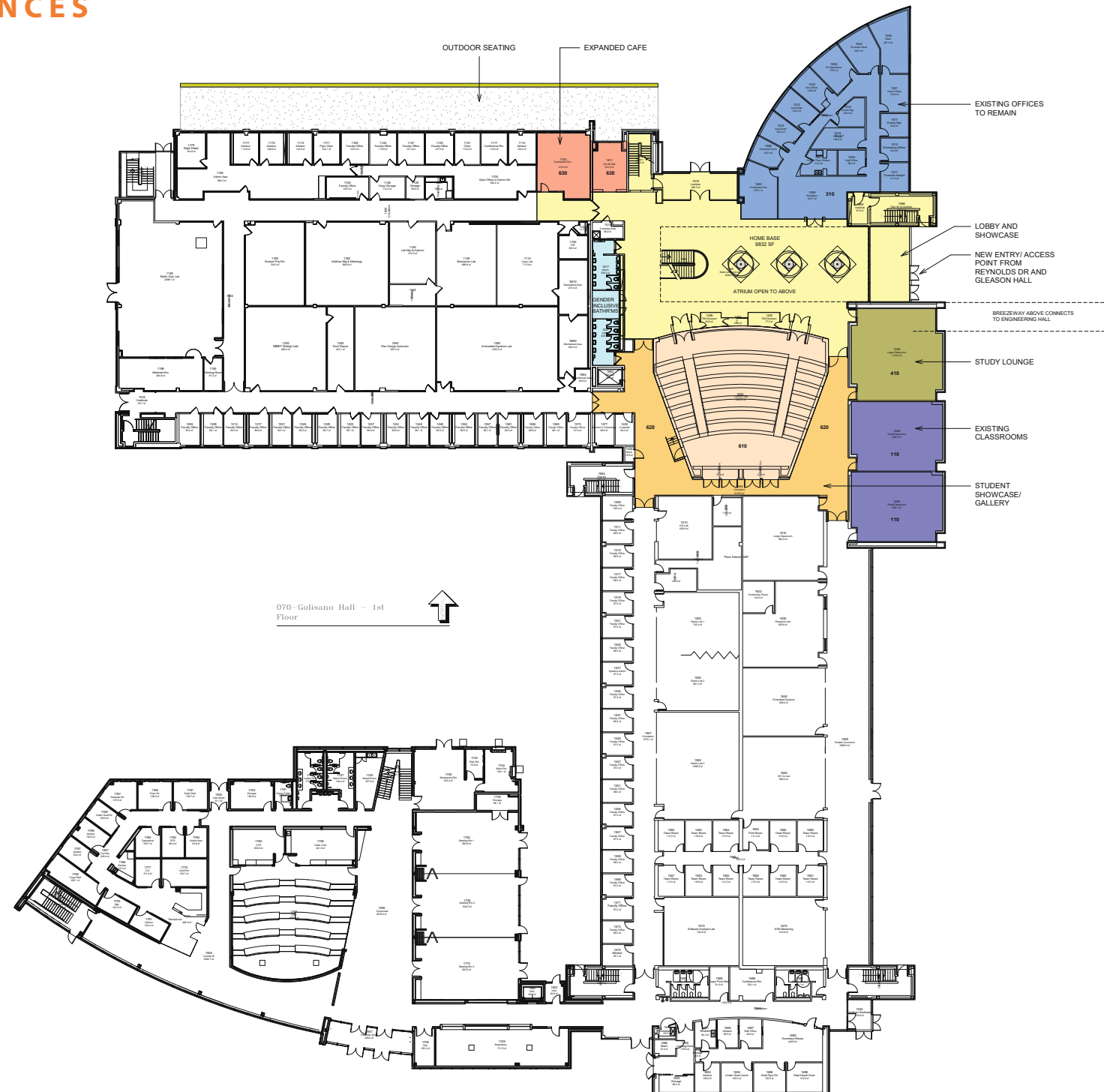
The College of Computing and Information Science houses a number of RIT's major degree programs, and is primarily contained within one building with a few exceptions such as Magic Spell Studios and the Global Cybersecurity Institute. Programmatically, the building needs additional showcase spaces following the example in the Global Cybersecurity Institute, that help to advertise the program and 'compete' with comparable schools. Discussion also focused on flexible use spaces for group projects and semi permanent labs, as well as dedicated lounges and research space for non male identifying students.

# ACADEMICS

Home Base Concept

## GOLISANO COLLEGE OF COMPUTING AND INFORMATION SCIENCES

## HOME BASE FLOOR PLANS



### KEY PLAN



### BUILDING NOTES

COLLEGE NAME: GOLISANO COLLEGE OF COMPUTING AND INFORMATION SCIENCES  
 BUILDING NAME: GOLISANO HALL  
 BUILDING NUMBER: 070  
 YEAR BUILT: 2003  
 ARCHITECT: CJS Architects  
 PRIMARY PROGRAM: COMPUTING AND INFORMATION SCIENCES  
 ADDITIONAL PROGRAMS: ENGINEERING TECHNOLOGY, NTID

### SPACE ANALYSIS

TOTAL SF: 236,575 (92,695 NSF)

CURRENT USES: 13 CLASSROOMS, 31 LABS, 7 CONFERENCE ROOMS, 94 FACULTY OFFICES, THE GOLISANO AUDITORIUM, CONTROL ALT DELI

ADDED USES: EXPANDED FOOD SERVICE, OUTDOOR SEATING, CENTRAL STUDY LOUNGE, STUDENT SHOWCASE + GALLERY, GENDER INCLUSIVE BATHROOMS

### LEGEND

- 110 CLASSROOM
- 210 CLASS LAB
- 310 OFFICE
- 410 STUDY ROOM/LOUNGE
- 610 ASSEMBLY
- 620 EXHIBITION
- 635 FOOD FACILITY
- 680- MEETING ROOM
- CIRCULATION
- TOILETS
- MECHANICAL



Golisano Hall

## FLOOR PLANS

### KEY PLAN



### BUILDING NOTES

COLLEGE NAME: ART + DESIGN-  
 BUILDING NAME: JAMES BOOTH  
 HALL + FRANK GANNETT HALL-  
 BUILDING NUMBER: 07A + 07B  
 YEAR BUILT: 1967  
 ARCHITECT: Hugh Stubbins and  
 Assoc.  
 PRIMARY PROGRAMS: GRAPH-  
 IC, INDUSTRIAL, INTERIOR  
 DESIGN, ILLUSTRATION, PAINT-  
 ING, PRINTMAKING, METALS

### SPACE ANALYSIS

TOTAL SF: 210,929 GSF (BOOTH)  
 + 218,345 GSF (GANNETT)

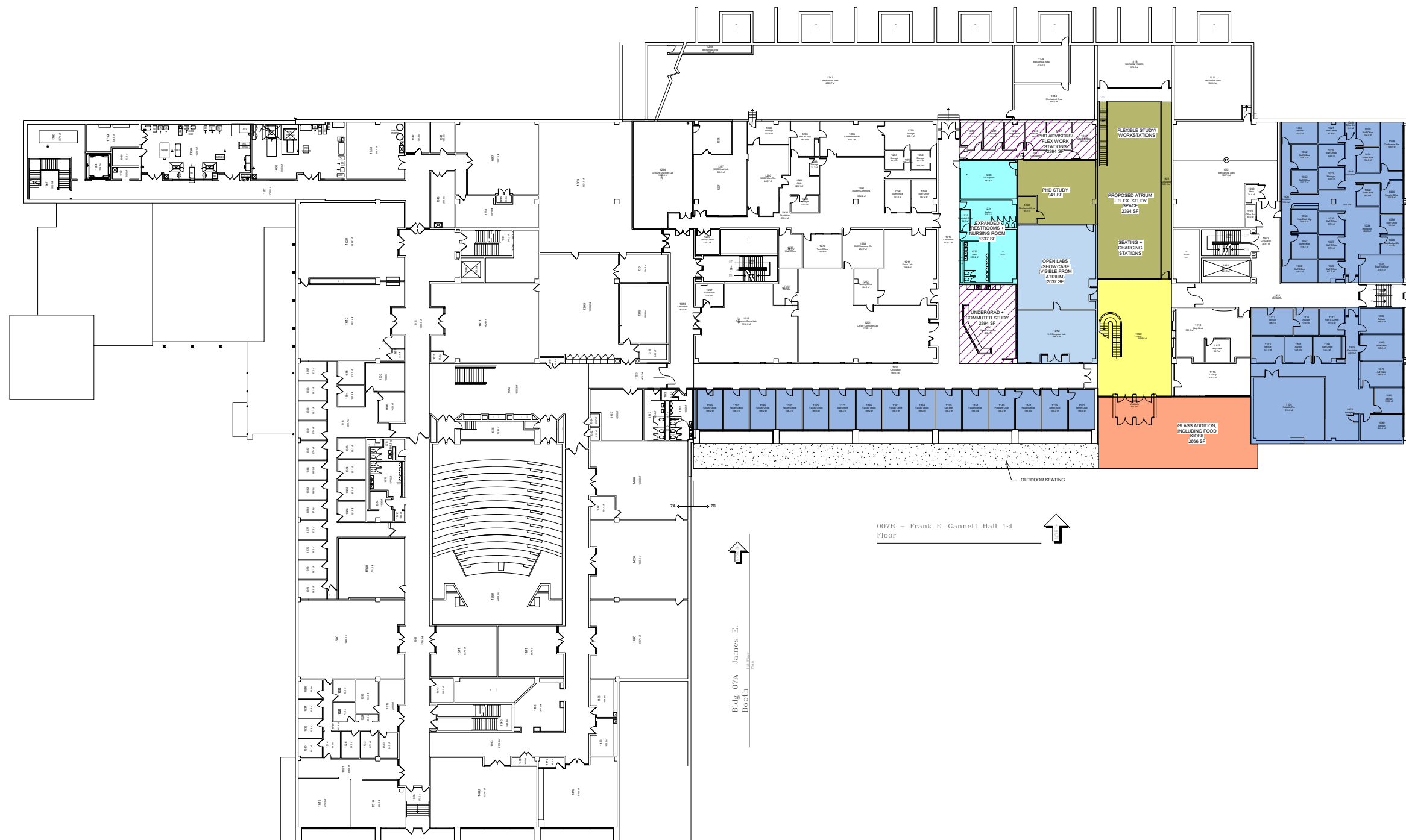
CURRENT USES: CLASSROOMS,  
 LABS, 1 AUDITORIUM, FACULTY  
 AND ADMIN OFFICES

ADDED USES : FOOD SERVICE,  
 OUTDOOR SEATING, OPEN CLASS  
 LABS, CENTRAL STUDY LOUNGE,  
 STUDENT SHOWCASE + GALLERY,  
 GENDER INCLUSIVE BATHROOMS

### LEGEND

- 110 CLASSROOM
- 210 CLASS LAB
- 310 OFFICE
- 410 STUDY ROOM/LOUNGE
- 610 ASSEMBLY
- 620 EXHIBITION
- 635 FOOD FACILITY
- 680- MEETING ROOM
- CIRCULATION
- TOILETS
- MECHANICAL

## COLLEGE OF ART AND DESIGN



007B - Frank E. Gannett Hall 1st Floor

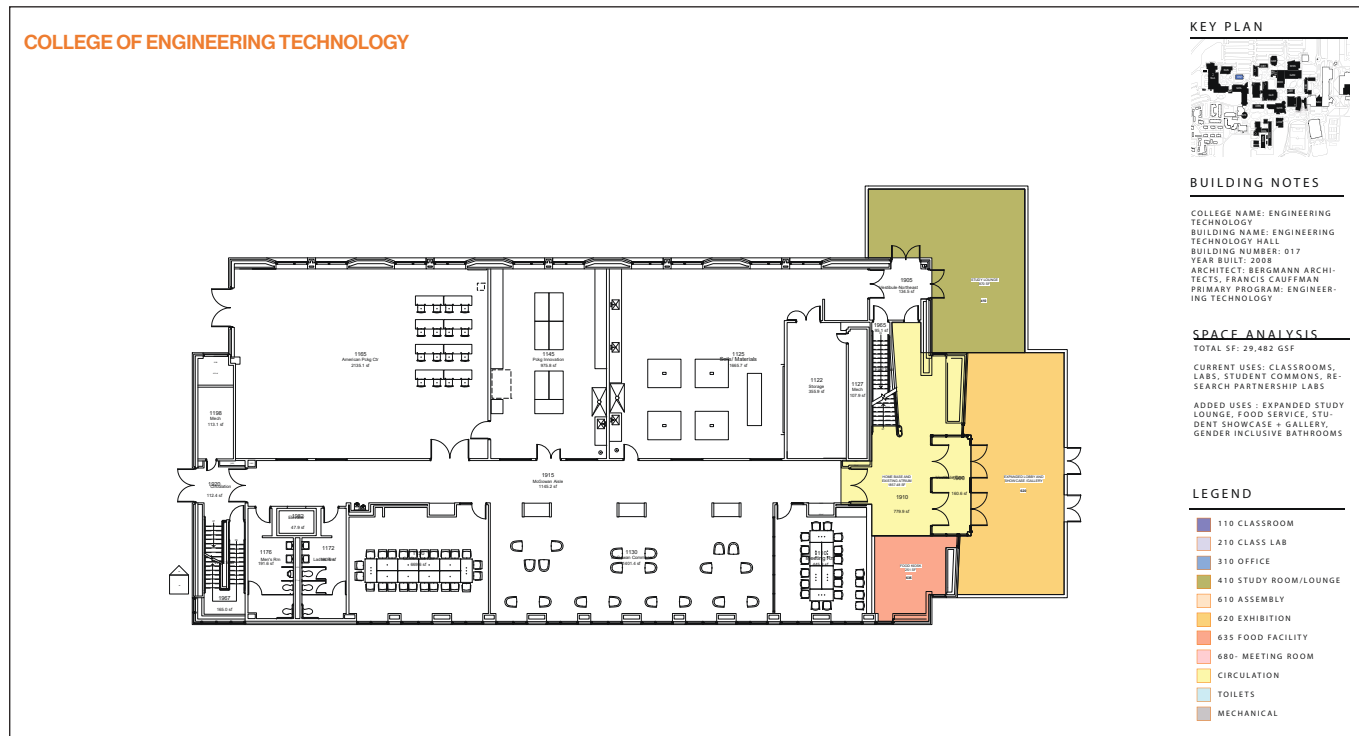


Bldg 07A James E. Booth

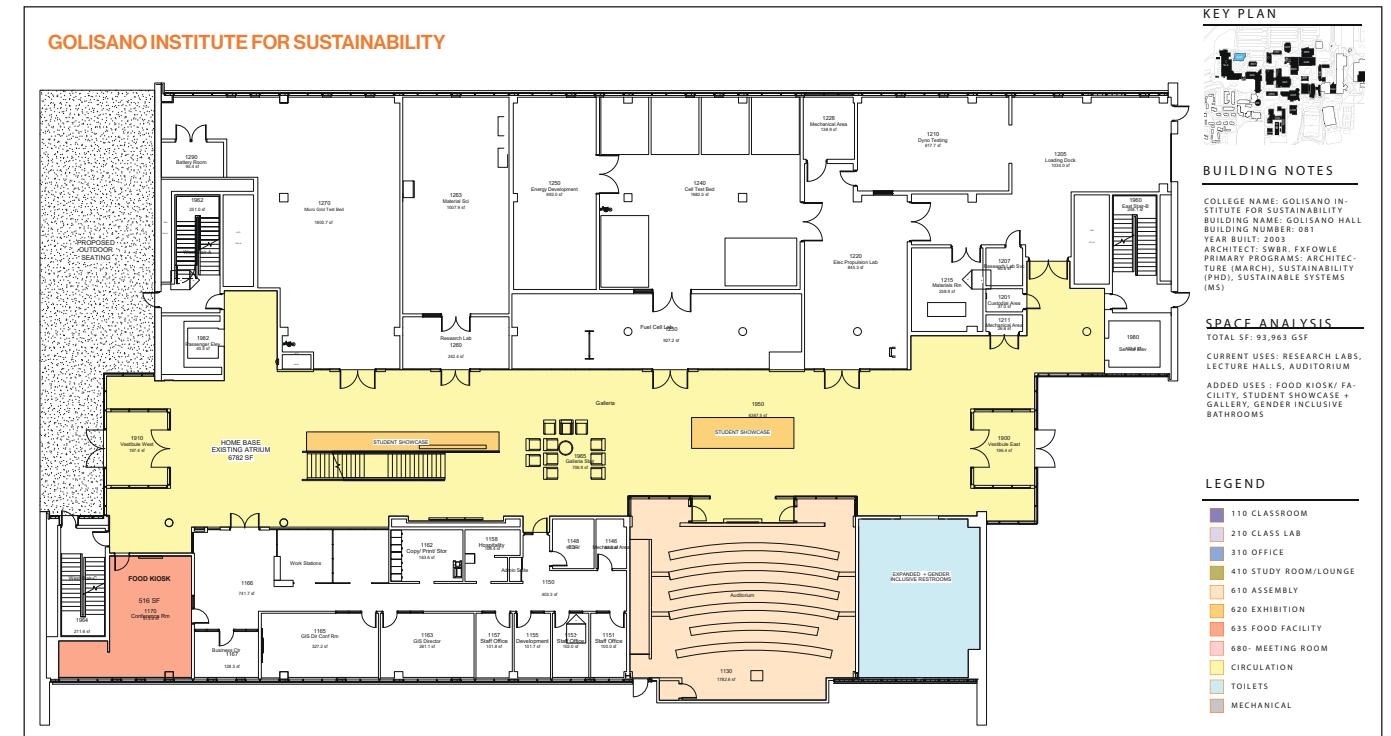
Frank E. Gannett Hall

# ACADEMICS

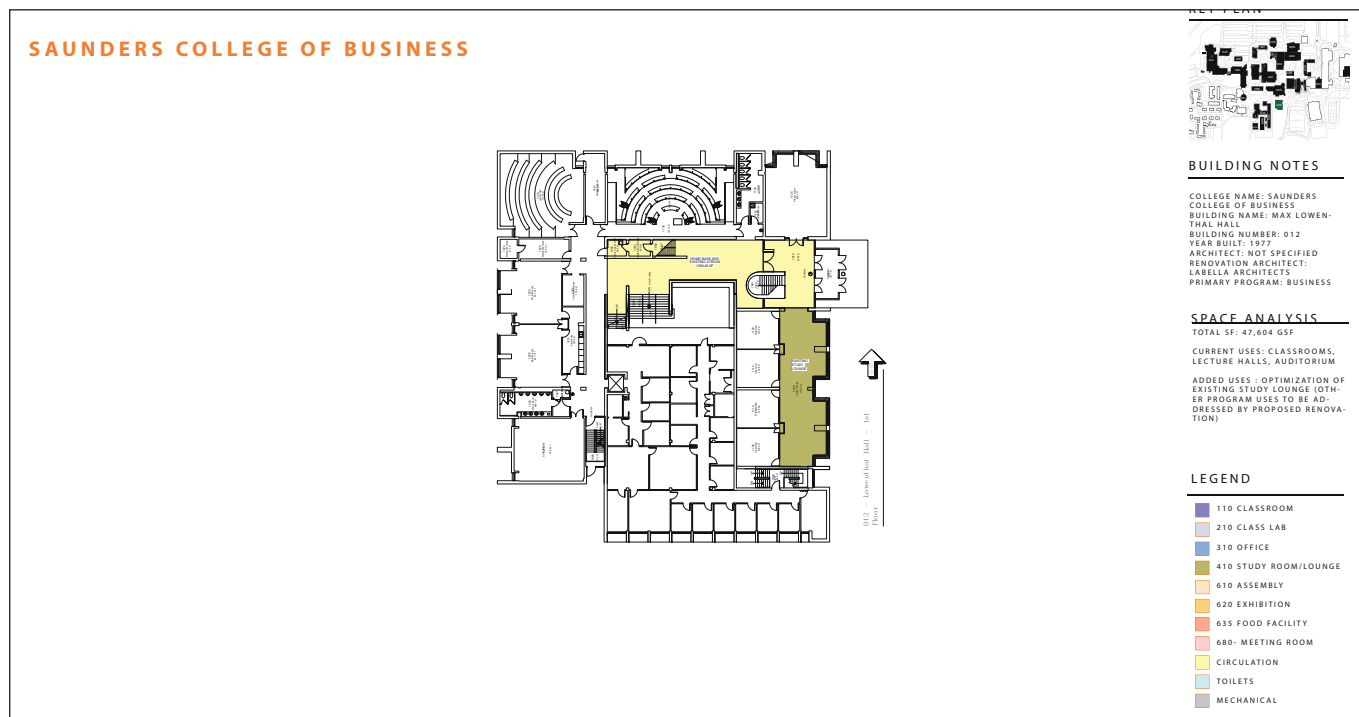
## Home Base Concept



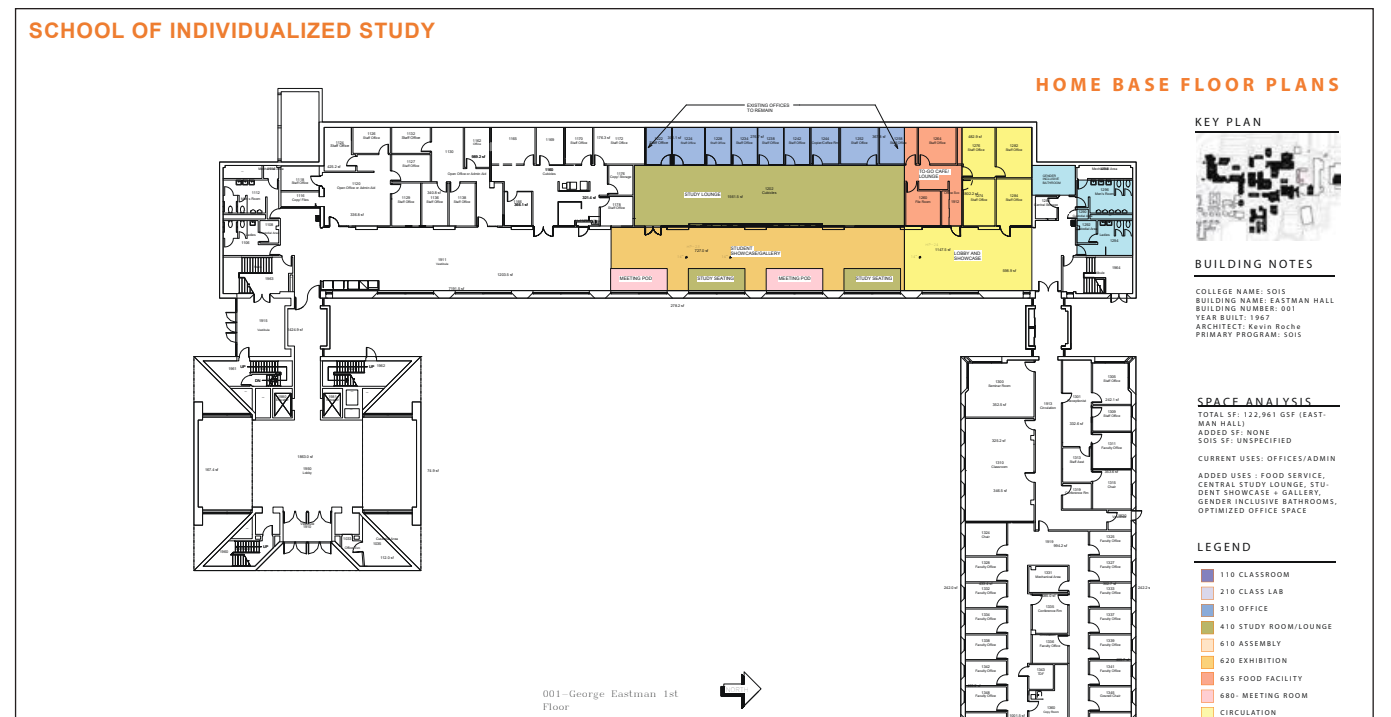
Engineering Technology Hall



Sustainability Hall



Max Lowenthal Hall

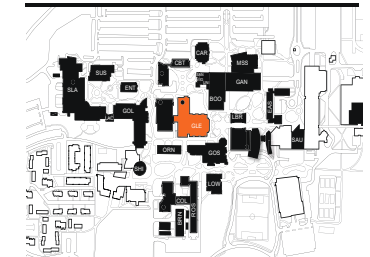


George Eastman Hall

**Kate Gleason College of Engineering**

**HOME BASE FLOOR PLANS**

**KEY PLAN**



**BUILDING NOTES**

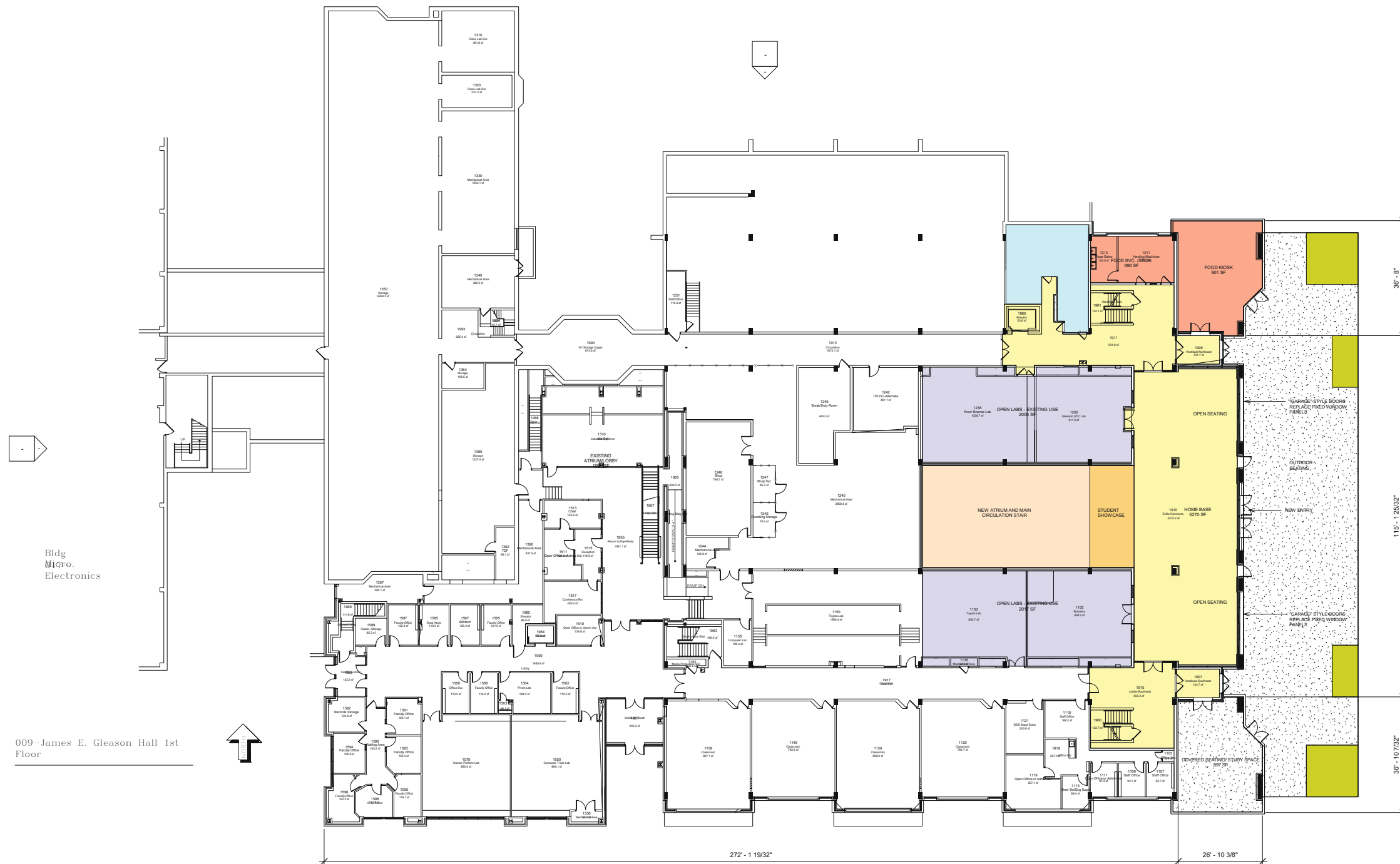
COLLEGE NAME: KATE GLEASON  
COLLEGE OF ENGINEERING  
BUILDING NAME: JAMES E GLEASON HALL  
BUILDING NUMBER: 009  
YEAR BUILT: 1967  
ARCHITECT: L. ANDERSON  
PRIMARY PROGRAM: ENGINEERING, ENT, NTID, GIS

**SPACE ANALYSIS**

TOTAL SF: 196,703 SF  
ADDED SF: 1,794 SF (enclosed)  
REPLACED SF: 1,064 SF  
ADDED USES : FOOD SERVICE, BIKE AND PACKAGE STORAGE, OUTDOOR SEATING, STUDENT SHOWCASE  
REMOVED USES: NONE

**LEGEND**

- 110 CLASSROOM
- 210 CLASS LAB
- 310 OFFICE
- 410 STUDY ROOM/LOUNGE
- 610 ASSEMBLY
- 620 EXHIBITION
- 635 FOOD FACILITY
- 680- MEETING ROOM
- CIRCULATION
- TOILETS
- MECHANICAL



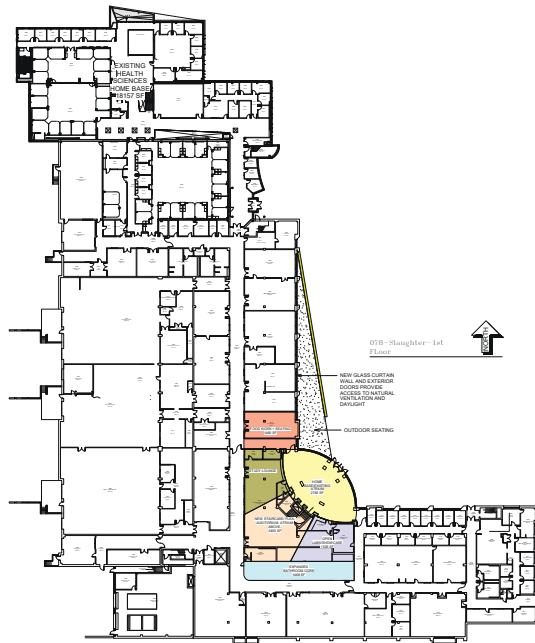
Bldg  
Micro-  
Electronics

009-James E. Gleason Hall 1st Floor

# ACADEMICS

## Home Base Concept

### COLLEGE OF HEALTH SCIENCES



#### KEY PLAN



#### BUILDING NOTES

COLLEGE NAME: COLLEGE OF HEALTH SCIENCES AND TECHNOLOGY  
 BUILDING NAME: LOUISE SLAUGHTER HALL NUMBER: 078  
 YEAR BUILT: 1996  
 RENOVATED: 2003, 2009, 2015  
 ARCHITECT: SWBR (RENOVATION BY HBT ARCHITECTS)  
 PRIMARY PROGRAM: HEALTH SCIENCES

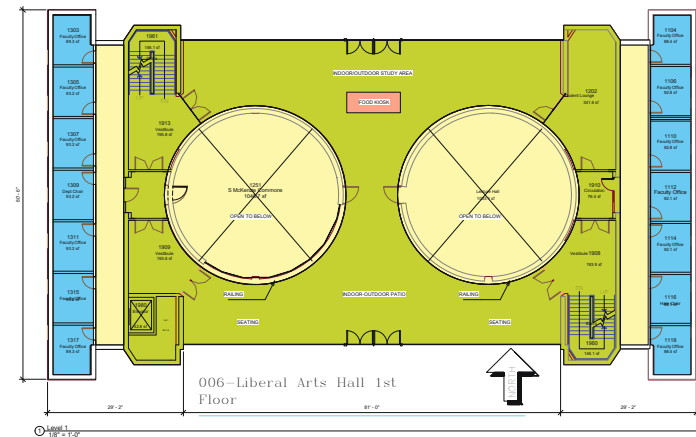
#### SPACE ANALYSIS

TOTAL SF: 195,979  
 CURRENT USES: RESEARCH, INSTRUCTIONAL, AND MEDICAL LABS/CLASSROOMS  
 ADDED USES: FOOD SERVICE, OUTDOOR SEATING, CENTRAL STUDY LOUNGE, NEW AUDITORIUM AND LOBBY, STUDENT SHOWCASE + GALLERY, GENDER INCLUSIVE BATHROOMS

#### LEGEND

- 110 CLASSROOM
- 210 CLASS LAB
- 310 OFFICE
- 410 STUDY ROOM/LOUNGE
- 610 ASSEMBLY
- 620 EXHIBITION
- 635 FOOD FACILITY
- 680 MEETING ROOM
- CIRCULATION
- TOILETS
- MECHANICAL

### COLLEGE OF LIBERAL ARTS



#### KEY PLAN



#### BUILDING NOTES

COLLEGE NAME: LIBERAL ARTS HALL  
 BUILDING NAME: LIBERAL ARTS HALL  
 BUILDING NUMBER: 006  
 YEAR BUILT: 1967  
 ARCHITECT: Harry Weese  
 PRIMARY PROGRAM: LANGUAGES, COMMUNICATION, CRIM. JUSTICE, ECON., ENGLISH, HISTORY, PERFORM. ARTS, POLI. SCI., PSYCH., PUBLIC POLICY, SOCIOLOGY, GENDER STUDIES

#### SPACE ANALYSIS

TOTAL SF: 43,970 GSF  
 CURRENT USES: CLASSROOMS, 2 LECTURE HALLS  
 ADDED USES: FOOD SERVICE, OUTDOOR SEATING, CENTRAL STUDY LOUNGE, STUDENT SHOWCASE + GALLERY, GENDER INCLUSIVE BATHROOMS, OPTIMIZED OFFICE SPACE

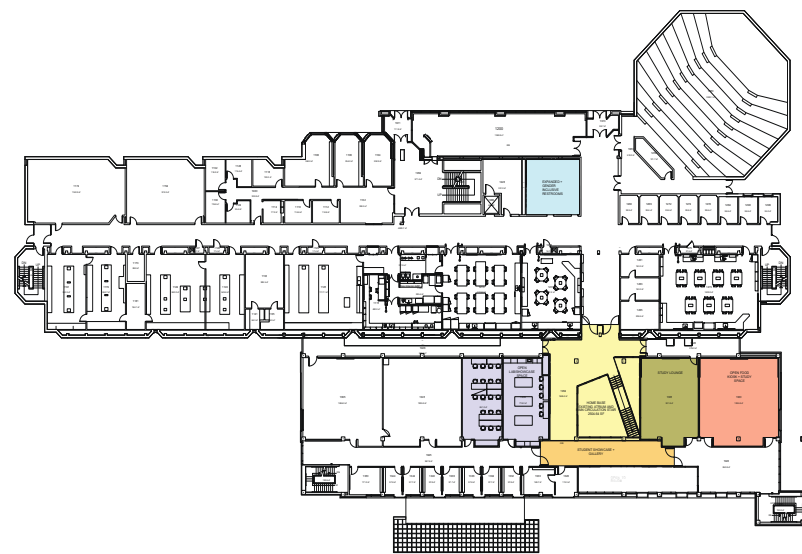
#### LEGEND

- 110 CLASSROOM
- 210 CLASS LAB
- 310 OFFICE
- 410 STUDY ROOM/LOUNGE
- 610 ASSEMBLY
- 620 EXHIBITION
- 635 FOOD FACILITY
- 680 MEETING ROOM
- CIRCULATION
- TOILETS
- MECHANICAL

Louise Slaughter hall

Liberal Arts Hall

### COLLEGE OF SCIENCE



#### KEY PLAN



#### BUILDING NOTES

COLLEGE NAME: COLLEGE OF SCIENCE  
 BUILDING NAME: THOMAS GOSNELL HALL  
 BUILDING NUMBER: 008  
 YEAR BUILT: 1998  
 ARCHITECT: Lawrence Anderson  
 PRIMARY PROGRAMS: ASTROPHYSICAL SCIENCES, COLOR SCIENCE, MATH, MODELING, BIOINFORMATICS, CHEMISTRY, ENVIRONMENTAL SCIENCE, BIOCHEMISTRY

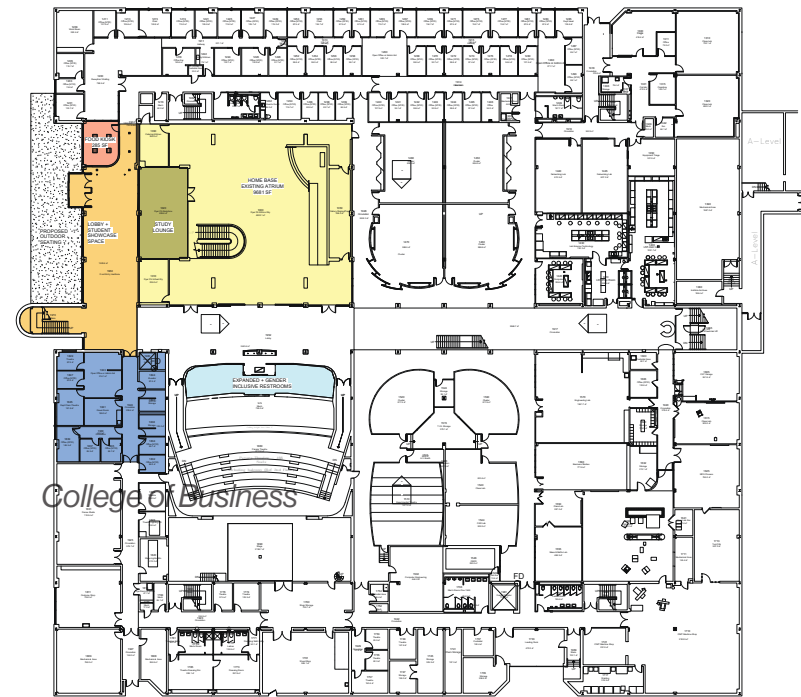
#### SPACE ANALYSIS

TOTAL SF: 209, 328 GSF  
 CURRENT USES: LECTURE HALLS, AUDITORIUM, 11 RESEARCH CENTERS AND LABORATORIES  
 ADDED USES: OPTIMIZED STUDY LOUNGE AND OPEN CLASS LABS, STUDENT SHOWCASE + GALLERY, GENDER INCLUSIVE BATHROOMS

#### LEGEND

- 110 CLASSROOM
- 210 CLASS LAB
- 310 OFFICE
- 410 STUDY ROOM/LOUNGE
- 610 ASSEMBLY
- 620 EXHIBITION
- 635 FOOD FACILITY
- 680 MEETING ROOM
- CIRCULATION
- TOILETS
- MECHANICAL

### NATIONAL TECHNICAL INSTITUTE FOR THE DEAF



#### KEY PLAN



#### BUILDING NOTES

COLLEGE NAME: NATIONAL TECHNICAL INSTITUTE FOR THE DEAF  
 BUILDING NAME: LYNDON B JOHNSON HALL  
 BUILDING NUMBER: 060  
 YEAR BUILT: 1968  
 ARCHITECT: HUGH STUBBINS ASSOCIATES  
 PRIMARY PROGRAM: ALL

#### SPACE ANALYSIS

TOTAL SF: 50,042 GSF  
 CURRENT USES: AUDITORIUM/PERFORMANCE SPACE, ART GALLERY, CLASSROOMS  
 ADDED USES: FOOD SERVICE, OPTIMIZED OFFICE SPACE, CENTRAL STUDY LOUNGE, STUDENT SHOWCASE + GALLERY, GENDER INCLUSIVE BATHROOMS

#### LEGEND

- 110 CLASSROOM
- 210 CLASS LAB
- 310 OFFICE
- 410 STUDY ROOM/LOUNGE
- 610 ASSEMBLY
- 620 EXHIBITION
- 635 FOOD FACILITY
- 680 MEETING ROOM
- CIRCULATION
- TOILETS
- MECHANICAL

Thomas Gosnell Hall

Lyndon Baines Johnson Hall



## ARCHITECTURAL DESIGN GUIDELINES

### *Aesthetic suggestions for RIT's campus*

In developing RIT's architectural language, the project team looked to successful examples already present on campus, such as the Golisano Institute for Sustainability. Features such as green walls, daylighting, an active circulation space, and engaging study areas are all key features that can be brought into future academic buildings. These features informed other elements to be included in new designs, from transparent facades that highlight ongoing projects inside colleges, to multi-functional and integrated outdoor areas that provide incentives to engage and collaborate outside the classroom while staying active year-round. New design should seek to inspire and engage users, from students and faculty to visitors and researchers. The visual language used should speak to the exciting work happening behind closed doors, bringing these activities into open space so that the entire campus is energized by RIT's success.

### **Key Design Guidelines:**

- Flexibility and Modularity
- Integration of Social Spaces
- Transparency
- Daylighting
- Interior-Exterior Integration
- Wellness and Biophilia
- Sustainable Materials



## ACADEMICS

### Architectural Design Guidelines

#### TRANSPARENCY

Transparency is an essential way to insert light and visibility into both existing and new buildings on campus, while also maintaining the integrity of the historic core's architecture language. Adding glass to facades and expanding existing openings creates more physical and metaphorical transparency, putting the exciting work happening inside academic buildings on display. This can allow perimeter spaces to function as showcases and indirectly provide visual wayfinding by creating unique exterior identities for each building. These interventions, designed in ways that are considerate of bird communities, can help to brighten both interior spaces and exterior pathways at night or in winter months, when solid materials block light and cast long shadows.



*Transparency can create high visibility and indoor-outdoor dialogue*



*Follow Cybsersecurity Hall for examples of transparency*



*Allow transparent materials to create light and patterning*

## DAYLIGHTING

Daylighting energizes spaces while also improving the overall wellness of occupants and users. Studies have shown that an improved quality of light greatly increases the productivity and performance of workers and students. Wellness benefits extend to improved mood, reduced eyestrain, and less fatigue. Additionally, this technique can reduce electricity and HVAC costs by offsetting the heat that electric light often produces.

Following examples from existing buildings such as Golisano Hall and Golisano Institute for Sustainability, atriums are a key way of integrating daylighting into new buildings on campus, and should be seriously considered in future renovations.



*Daylighting can energize a space*



*Follow existing buildings such as Golisano to include daylight*



*Allow transparent materials to create light and patterning*

## ACADEMICS

Architectural Design Guidelines

### INTERIOR-EXTERIOR INTEGRATION

In addition to modifying buildings to have enhanced transparency and visibility, integration of interior and exterior areas can also occur via the addition of terraces, green roofs, and even classrooms with doors and windows opening into outdoor spaces. Multi-functional outdoor space has been a growing trend, especially on university campuses; quads and plazas can be utilized as common areas for socializing and working - both for students and teachers. Various types of seating, landscape features, and activities can draw users outside to enjoy common space and use it to its full potential. Similarly, through a strengthened indoor-outdoor relationship, students and faculty are encouraged to spend more time outdoors, and more actively use common spaces to collaborate and connect, indirectly increasing a feeling of safety on campus.



*Design classrooms and labs to open onto outdoor space*



*Create outdoor quads and plazas that encourage collaboration*



*Create outdoor 'rooms' that can be used to soften harsh edges*

## FLEXIBILITY & MODULARITY

In designing future academic buildings on campus, designing for flexibility is key. As academic departments shift and grow over time, interdisciplinary buildings should be designed with structural and programmatic flexibility, so that classrooms, lecture halls, offices, and co-working space can be moved and adapted to accommodate new needs. Furthermore, there should be a shift away from fixed office space to allow for collaborative co-working space that encourages dialogue, active ideation, and supports both on-campus and commuter students. From a more technical perspective, this flexibility can be designed into the building by organizing fixed elements such as circulation and MEP cores into efficient modules so that layout of floor plates can be easily modified in the future.



*Allow for flexible layouts that engage various types of seating styles*



*Follow the Brown Hall renovation for examples of flexibility*



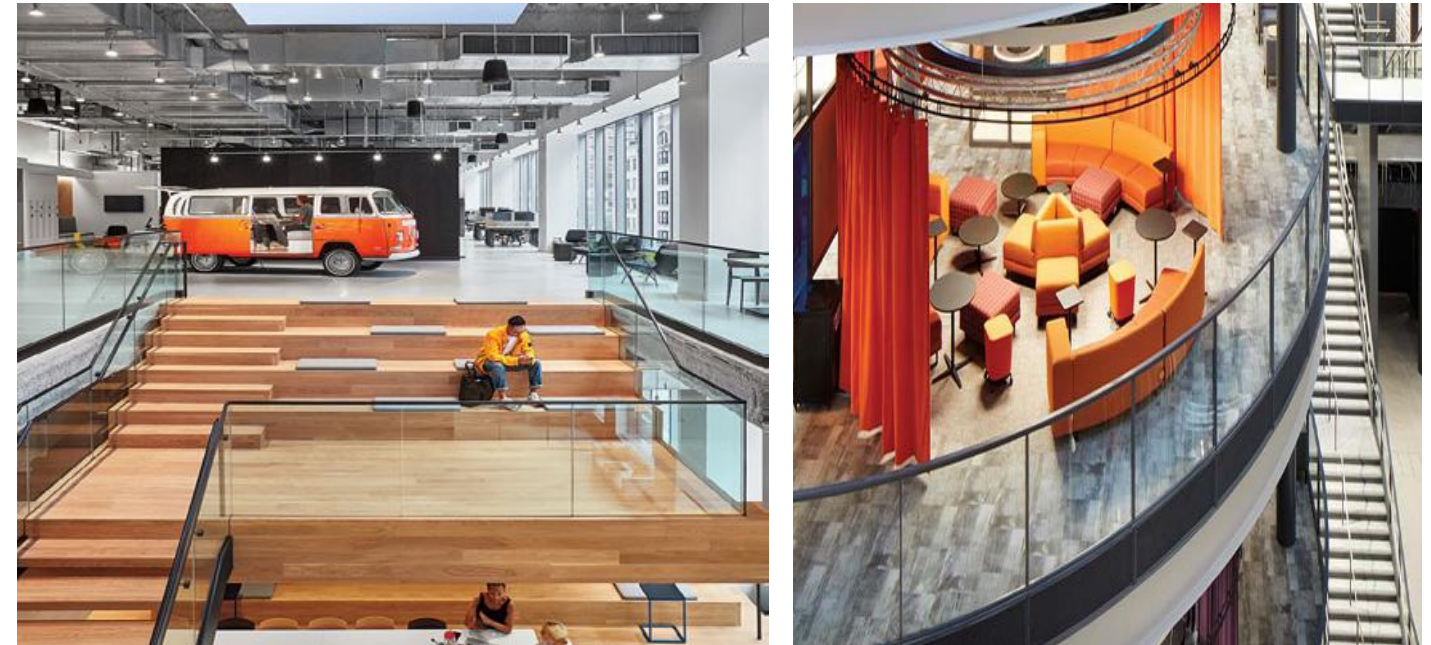
*Allow for adaptability with co-working space and open labs*

# ACADEMICS

Architectural Design Guidelines

## INTEGRATION OF SOCIAL SPACES

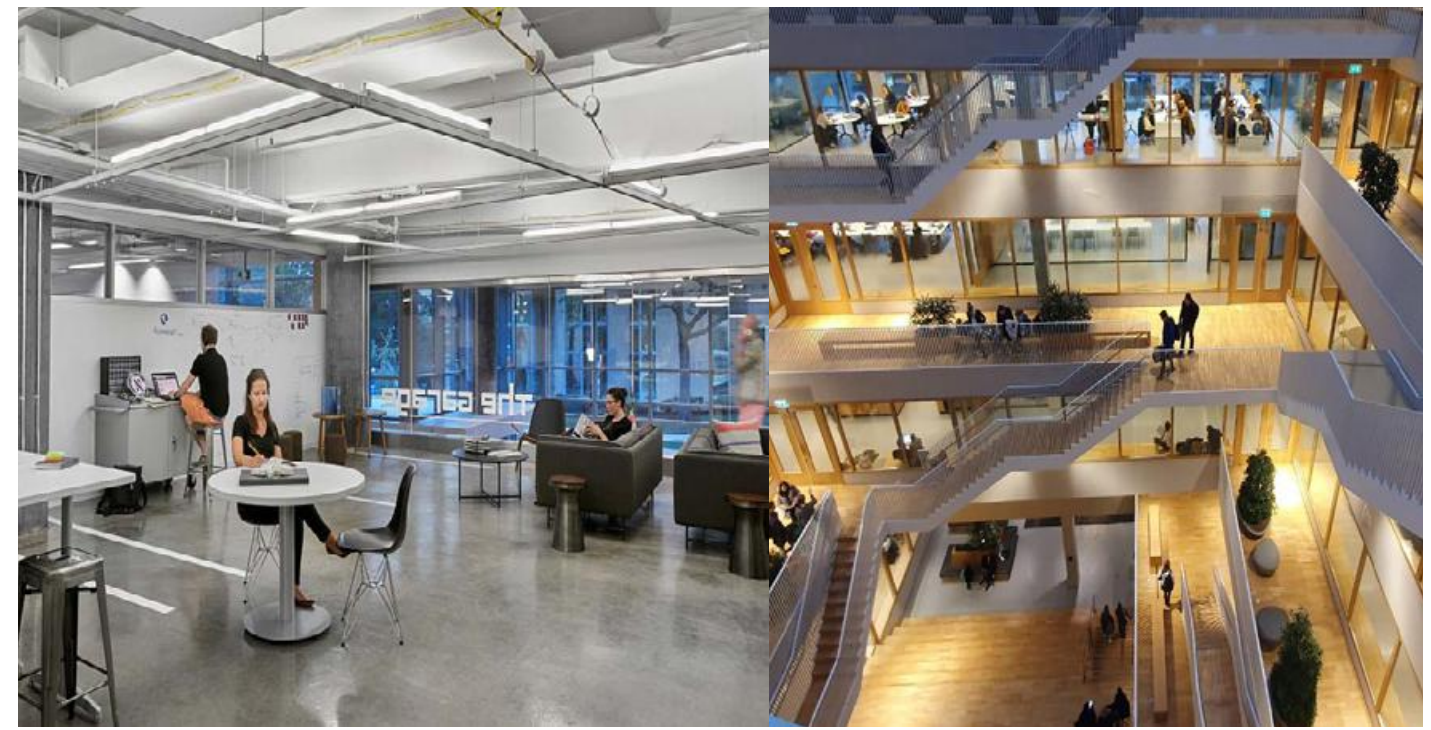
Following the example of Gosnell Hall's iconic atrium, social spaces should be integrated with circulation zones, encouraging building users to stay active, while also pausing to gather and collaborate centrally. An increasing trend in both academic and residential buildings, these popular spaces can also become informal incubators as students meet with peers and faculty. Central elements like staircases can be transformed to function as hybrid lounge, study, performance, and even lecture spaces, while hallways, accessible ramps, and elevators can be enlivened with writing surfaces to create active learning spaces. Removing barriers between program types brings dynamism and energy into academic buildings to become centers for brainstorming and creativity.



*Design circulation spaces to accommodate a range of user preferences*



*Follow the example of Gosnell Hall to create lively atriums*



*Allow for informal collaboration and interaction*

**WELLNESS & BIOPHILIA**

An emerging trend in university buildings, the benefits of biophilic design range from improving air quality to helping to improve mental well being for users. Following the excellent example from GIS Hall's green wall, additional green walls and biophilic features can be integrated into both existing and new buildings to improve the interior environment. Examples of biophilic design tie directly to other architectural design guidelines, including the use of skylights, balconies, and sliding doors, water features; using colors found in the natural environment; use of natural and sustainable materials; and addition of plants into walls, interior design, and roofs.



*Use green walls to enhance study and lounge areas*



*Include biophilic elements such as the green wall in GIS Hall*



*Create lush interior environments that last all-year*



## ACADEMICS

Architectural Design Guidelines

## SUSTAINABILITY

RIT already has strong examples of buildings on campus that utilize sustainable building practices and materials; future construction should aim to build on these precedents while incorporating other key goals of the architectural design guidelines. By respecting the rich history of the original campus, a new architectural language should be formed by integrating sustainable materials into RIT's iconic architecture.

The following goals should be reached:

Use interactive energy tracking that engages students

Achieve LEED certification (target Silver or Gold levels) or Green Globes certification (minimum 2 globes)

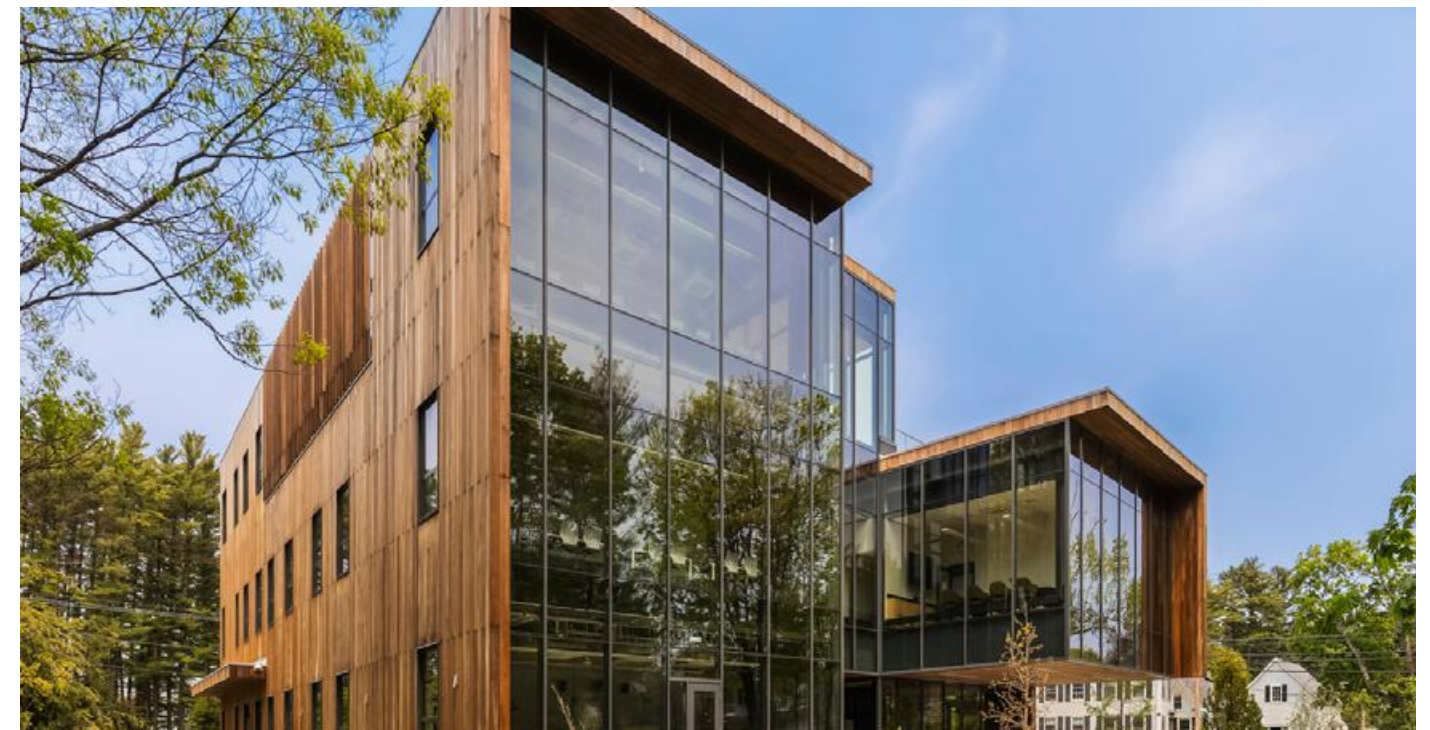
Meet AIA Framework for Design Excellence



*Integrate green walls into exterior design*



*Follow the example of GIS Hall for materials and sustainable features*



*Introduce alternative materials into the campus language*



# ACADEMICS

## Architectural Design Guidelines



*Considered, respectful scale*



*Biophilic design*



*Open labs*



*Open circulation*



*Flexible outdoor spaces*



*Integrated landscape*



*Indoor-outdoor labs*



*Outdoor study*

# ACADEMICS

## Architectural Design Guidelines



*Diffused softly lit spaces*



*Curved Halls for Visibility*



*Adequate Signing Space*

< Following the lead of Gallaudet University's DeafSpace Guidelines, RIT should continue to strive toward implementing best practices for inclusive spaces. Lighting, sight lines, and way finding are effective tools for creating an environment suitable to the RIT and NTID community. The Institutions should work closely with the Henrietta campus community to understand the spatial needs and preferences of the d/Deaf and hard of hearing community.



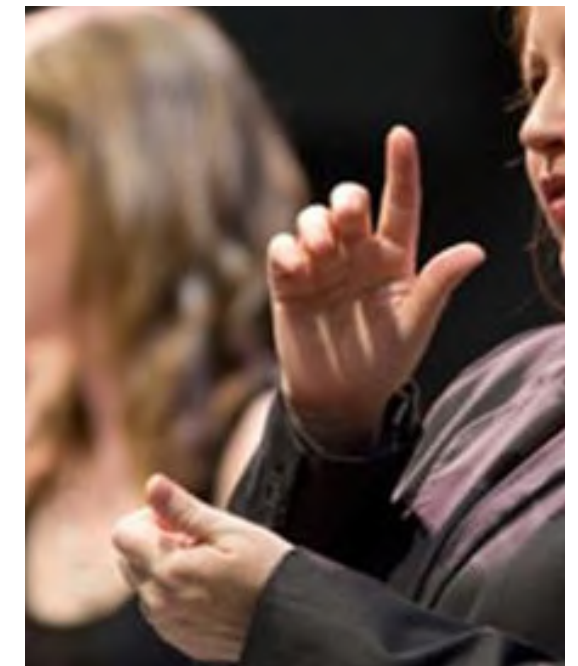
*Privacy Screens for Conversation*



*Acoustic Control Panels*



*Wayfinding*



*Color Contrast*

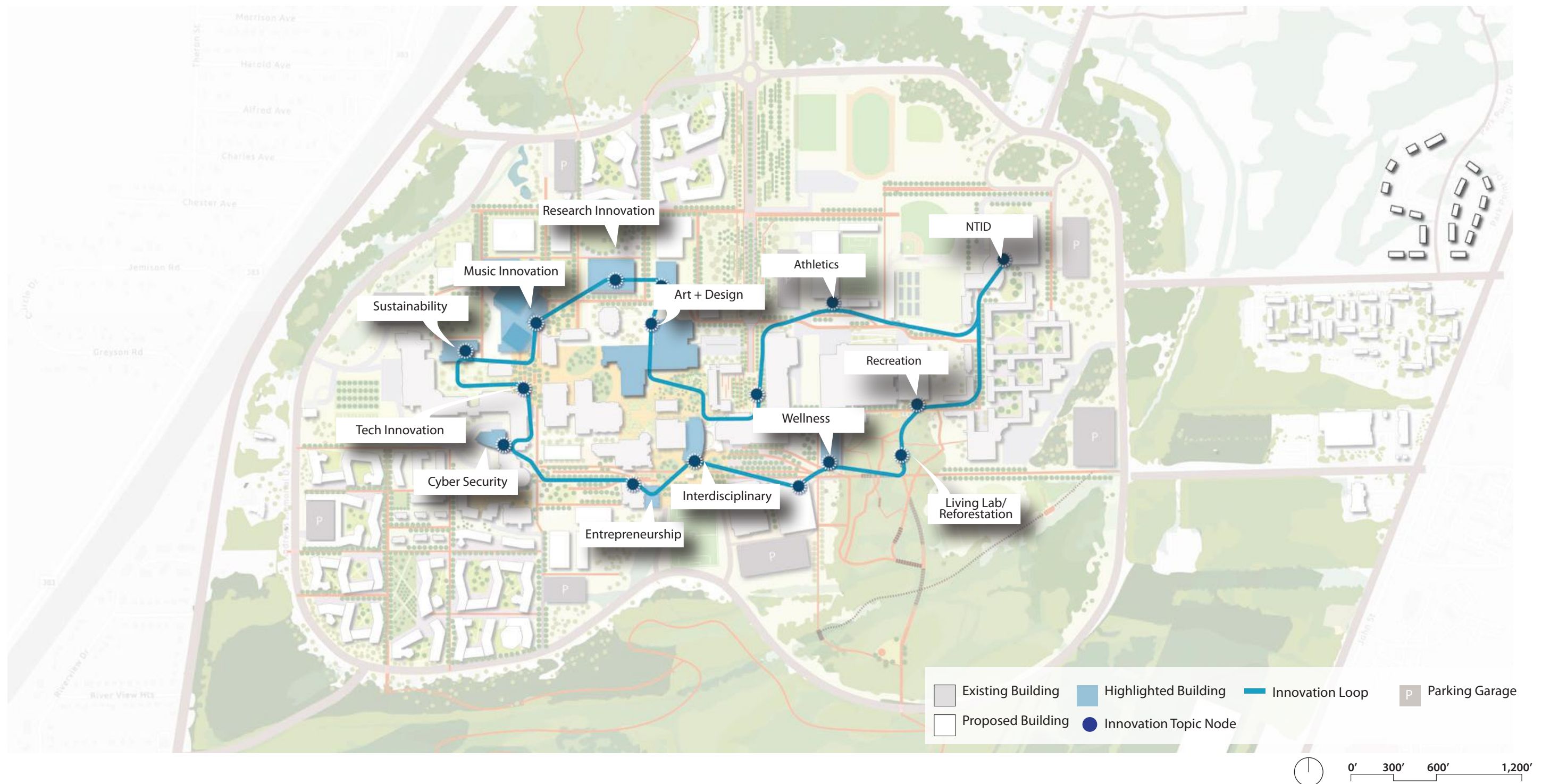
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# ACADEMICS

## Innovation Loop

*The Innovation Loop showcases RIT's signature buildings, art, and landscape and the work being done there.*

The innovation loop is a self-guided RIT campus walk that showcases the work, art, and landscape of the institution. The Innovation Loop takes visitors around campus in an easy-to-follow format with opportunities to see inside buildings, learn about RIT's significant public art collection, and enjoy the trails and campus amenities. The loop can grow and evolve along with campus development over time.





*Institute Hall*

*Image: RIT*



*Proposed SHED Atrium*

*Image: RIT*



*Cybersecurity Hall*

*Image: RIT*



*RIT Public Art*

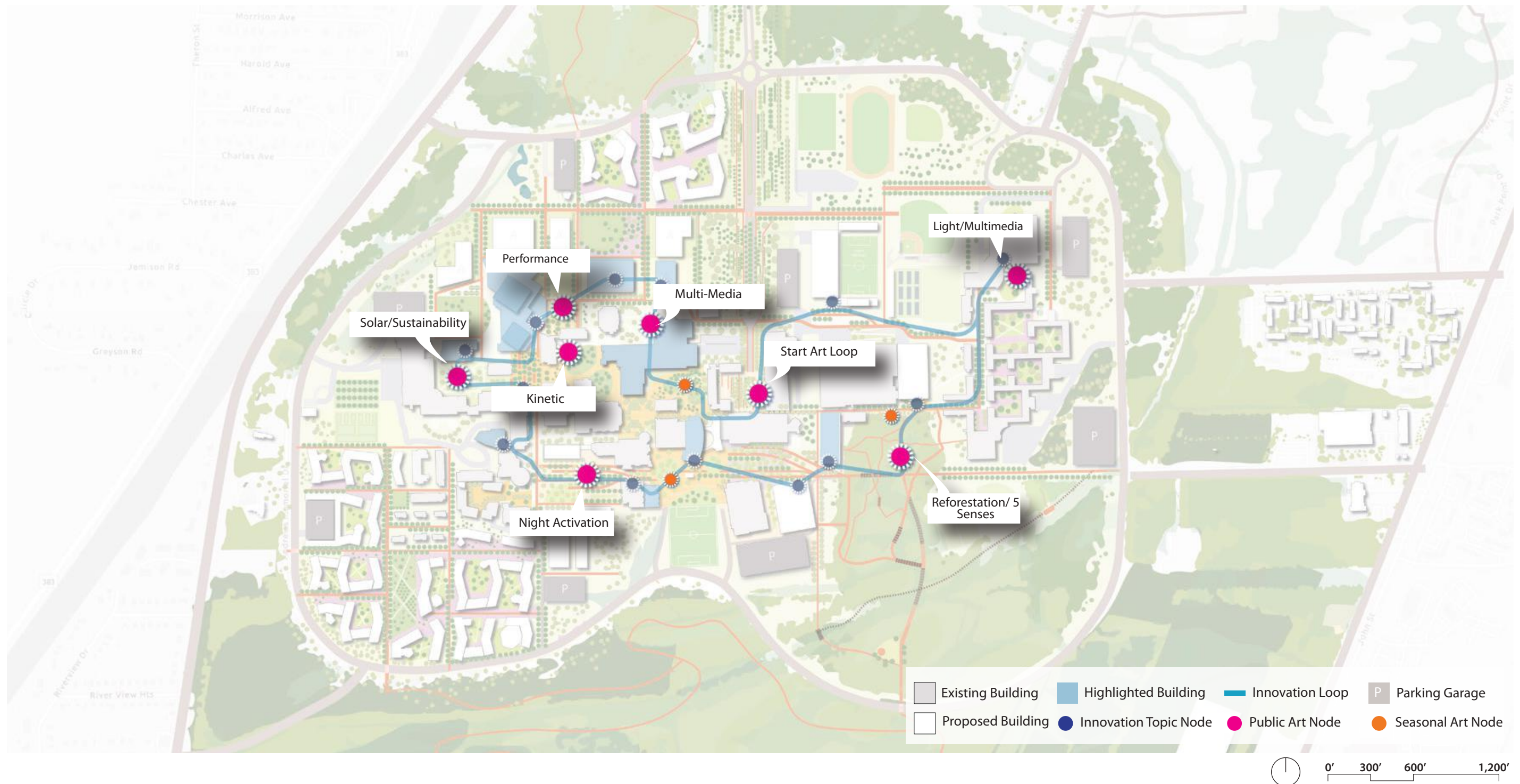
*Image: RIT*

# ACADEMICS

Innovation Loop

*Public, interactive art engages visitors and students with RIT's campus, while providing educational, rest, and nighttime activation*

Interactive public art experiences activate RIT's campus at all times of day. Accessible to all, the Innovation Loop curates a series of sculptural experiences that showcase innovative work from both established and student artists.





*Inhabitable Public Art*

*Image: MOMA*



*Night Activation*

*Image: A Franco*



*Public Art for the Senses*

*Image: Yuri Suzuki*



*Kinetic Art*

*Image: Mask Architects*

## ACADEMICS

### Community Garden

#### COMMUNITY GARDEN

*Community gardening moves to west campus and expands to include a larger orchard and more plots.*

The current RIT community garden is located by the tennis courts at the south eastern edge of campus by Andrews Memorial Drive. Though this site is centrally located, the number of garden beds is constrained by the tennis courts to one side and woods to another. As the campus develops, and the current community garden site is re-programmed, there is an opportunity for the community gardens to re-locate closer to Sustainability Institute Hall and the future South Village residential area. The new site can accommodate more individual plots for students as well as demonstration areas and classroom plots to use in academic programming. Relocating to the western portion of RIT's campus also allows for a showcasing of the community gardens as a part of the RIT Living Laboratory system on campus as visitors arrive from the west.



*Existing Community Garden*

*Image: Hargreaves Jones*



*Existing Community Garden*

*Image: Hargreaves Jones*





*Community garden and orchard at western edge of campus*

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# Athletics & Recreation

## ATHLETICS & RECREATION

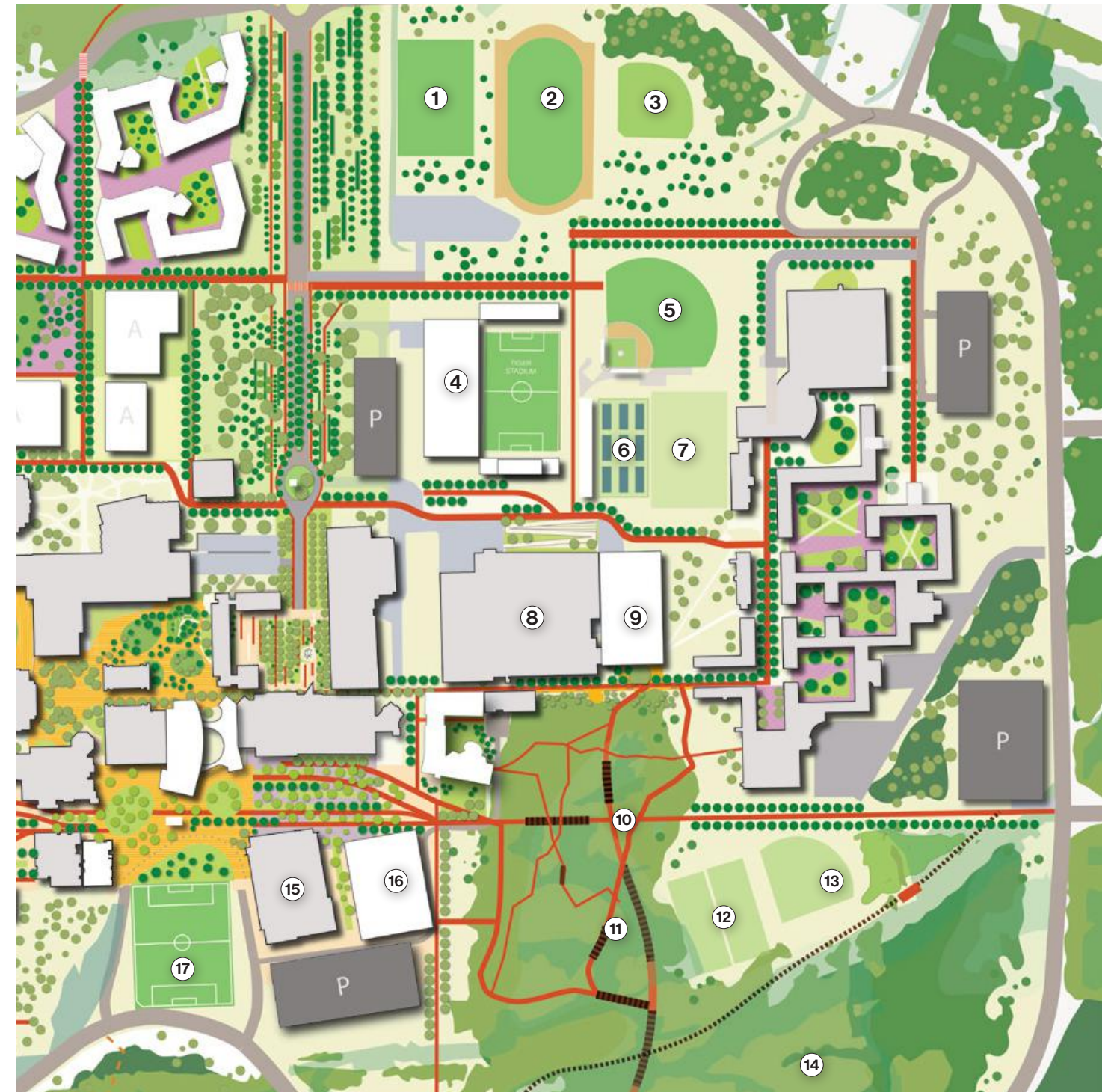
### ATHLETIC & RECREATION FACILITIES

RIT has significant space to be leveraged for both NCAA athletic facilities as well as recreational activities on campus.

The plan establishes a corridor on the east side of campus as the athletics and recreation zone at RIT. This zone supports both varsity athletics programs as well as recreational and club level programs. A notable outlier to the zone is the RIT Red Barn, which hosts the Institution's rock climbing facilities. Beginning with the track and fields by the newly realigned Andrews Memorial Drive and reaching outside the loop to the south with collegiate distance cross country running trails. By consolidating athletic and recreational facilities, where possible, into this core zone on campus, students can engage in recreational activities, as well as participate in varsity athletics events as spectators.

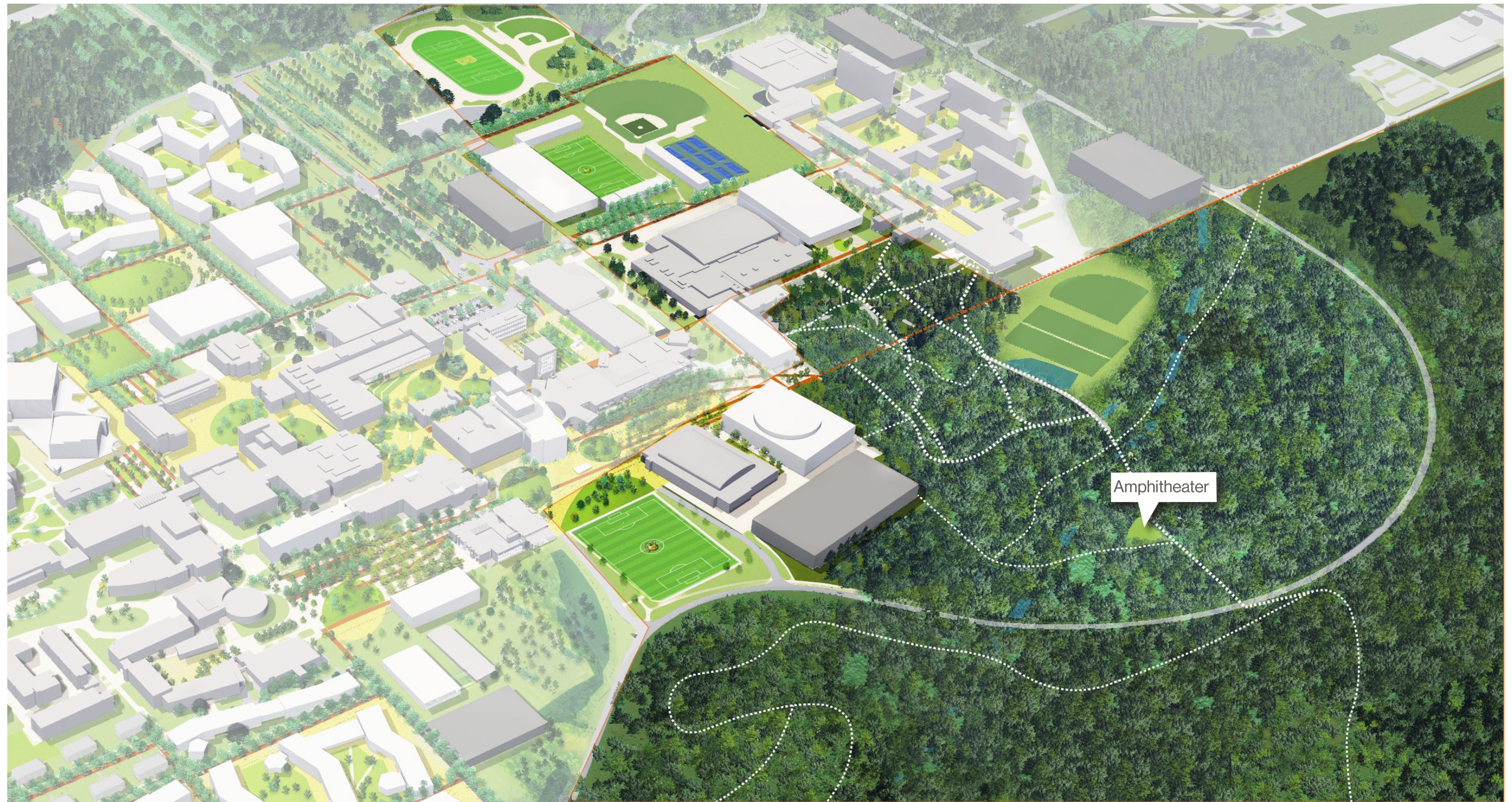
#### RECREATION & ATHLETICS FACILITIES

1. Formal Practice Field
2. Track & Field Sports
3. Softball Field
4. Doug May Field (Soccer & Lacrosse) *(planned)*
5. Baseball Field
6. Tennis Courts & Stands *(proposed)*
7. Recreational Field
8. Hale Andrews Student Life Center & Gordon Field House
9. Indoor Practice Turf Field *(proposed)*
10. 3 kilometers of accessible trails, bridges, & boardwalks *(proposed)*
11. Woodland Trails *(existing and proposed)*
12. Recreational Fields
13. Recreational Baseball
14. Running Trails (NCAA 4k, 5k, 10k) *(proposed)*
15. Polisseni Ice Rink
16. Basketball Arena *(proposed)*
17. Turf Field



RIT Athletic and Recreational Zone





RIT Athletic and Recreational Zone

## ATHLETICS & RECREATION



### < SOCCER, BASEBALL & TENNIS

The proposed soccer and lacrosse stadium (refer to Populous 2019 Athletics Plan), newly constructed Baseball, and relocated tennis courts with stands adjacent to the Northern Corridor.



### < TRACK & FIELD

New track and softball at north campus.

### BASKETBALL ARENA

Proposed arena with associated parking garage. Situating the arena south of the SAU allows for event use of the new SAU plaza and Southern Corridor and reinforces the creation of an Athletics and Recreation Zone for the campus. Siting the arena in the shown location provides access to visitors without bringing additional vehicles through the campus core. The proposed location will create additional activation to the Southern Corridor, where vendors can park food trucks and offer programming on game days.



### TRAILS

Outside of Andrews Memorial Drive is the proposed system of trails, which are suitable for NCAA collegiate distance cross country running and can be programmed for cross country skiing or snowshoeing in the winter months.



# WELLNESS

Year-Round Programming

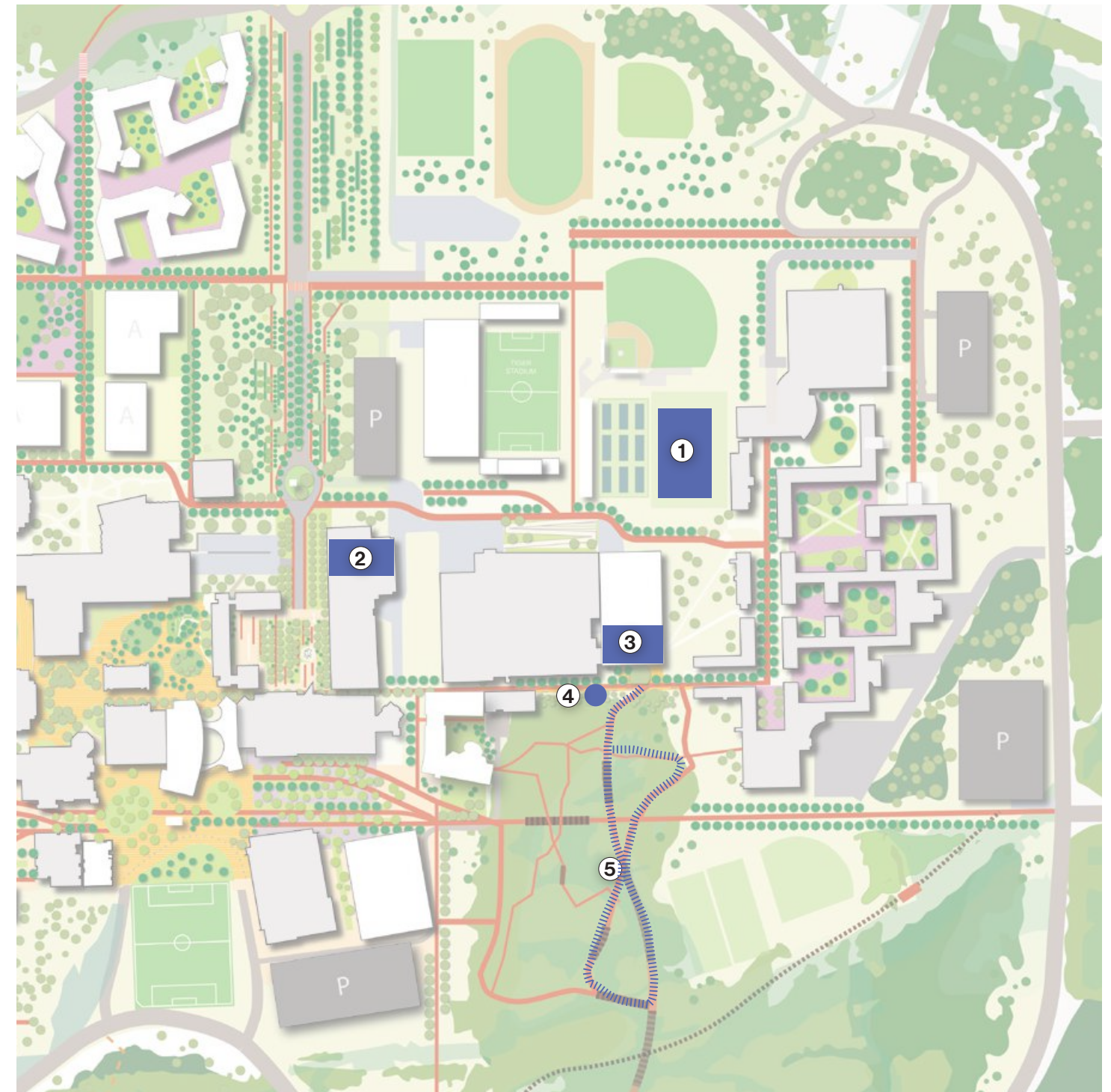
## WINTER PROGRAMMING

*Winter-use outdoor and indoor spaces facilitate health and well-being year-round*

The plan proposes an expansion of all wellness facilities, including winter-use spaces. The plan also proposes expanded wellness facilities in the Havens Way building such as meditation, yoga, nutrition and other wellness services. An indoor conservatory, where students can spend leisure time among tropical plants in the winter, is another tool for supporting community wellness in the winter months. Finally, an expanded trail network inside and outside Andrews Memorial Drive invites the RIT community to continue to explore RIT's surrounding woodlands into the winter, with snowshoeing trails, cross country ski trails, and a 'lantern loop' that allows use of the trails into dusk.

### WINTER USE FACILITIES

- 1. Seasonal Skating Rink Location
- 2. Campus Core Conservatory Location A
- 3. Campus Core Conservatory Location B
- 4. Winter Plaza
- 5. Lantern Loop



Winter Programming at RIT







*"Lantern Loops" extend the usable trail hours in winter*

*Image: Craig P.*



*Lamberton Conservatory*

*Image: Lamberton Conservatory*



*Designated Snowshoeing trails and rentals*



*Lamberton Conservatory*

*Image: Lamberton Conservatory*

# WELLNESS

Year-Round Programming



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## **Circulation & Mobility**

## CIRCULATION & MOBILITY

Vehicular Circulation

### REALIGNED LOOP ROAD

*A re-aligned Andrews Memorial Drive allows RIT to grow while maintaining a compact campus core and campus identity.*

The RIT campus primarily sits within Andrews Memorial Drive, accessible by Lomb Memorial Drive from Jefferson. Though there is room for significant growth inside the current loop road, long-term growth goals cannot be accommodated within the existing alignment. By re-aligning Andrews Memorial Drive to be closer to Jefferson, the heart and activity of campus is closer to its entry, allowing for a more immediate connection to the campus. Expanding the loop reduces the number of street crossing for pedestrian access to housing and athletic facilities, thereby reducing pedestrian/vehicular conflict. The plan proposes a completed shared use walkway circuit following Andrews Memorial Drive, encouraging non-motorized connections around campus.

### ACCESS & EMERGENCY

*Pedestrian plazas designed for dual use, accommodating service & safety vehicles.*

Service and emergency access is embedded in the pedestrian-oriented framework, creating civic spaces that can be utilized by vehicles without being dominated by roads and parking areas. The proposed plan maintains many of the existing service and emergency routes through campus ensuring that new access for service and emergency to proposed buildings is feasible. In special conditions, such as where the proposed Indoor Recreation abuts the existing Gordon Field House, service is located under the structure, which utilizes the grade change to create a pedestrian entry at the Quarter Mile level while maintaining the current service entry at the lower Fox Lane.



*Fox Lane remains the service route for Gordon Field House and the future Indoor Recreation*

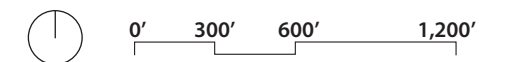
# CIRCULATION & MOBILITY

Vehicular Circulation



Proposed Service and Access

- EXISTING DOCK / SERVICE
- FUTURE DOCK / SERVICE



## CIRCULATION & MOBILITY

Entry and Identity

### ENTRY & CAMPUS IDENTITY

*Clear branding at entries to campus announces the presence of RIT's campus*

When visitors come to RIT's campus today, they are met with an entry monument, and a significant drive through a significant lawn space before arriving at what feels like the true start of campus at the intersection of Lomb Memorial Drive and Andrews Memorial Drive. The plan suggests drawing campus closer to Jefferson by moving the loop road, but also by increasing the recognizable branding at all entries to the campus superblock.



*The current entry to RIT appears corporate, rather than collegiate*



**CIRCULATION & MOBILITY**

Vehicular Circulation



*RIT West Entry by Apex*



*RIT Ward Road Entrance at East River Road*



*RIT East River Road Entrance at Cims Crescent*



*RIT Minett Drive Entrance at East River Road*

## CIRCULATION & MOBILITY

### Parking

#### PARKING ON CAMPUS

*As the campus grows over time the consolidation of parking into structures will release land for new buildings and open spaces, reduce the vast expanses of paving on campus, and greatly improve the aesthetics and branding of the campus as a green and welcoming environment. This can be achieved without significant impact to campus parking capacity or adjacencies of parking to destinations.*

Today, much of RIT's land is utilized for surface parking within Andrews Memorial Drive. The existing parking condition contributes to a sense of great distance between arriving within the loop road and arriving at the campus core. The Institution can, over the upcoming decades, continue to grow and develop while still providing parking without compromising convenience by transitioning over time to structured parking and using existing lots as land banks for growth.

Phasing the transition from surface parking to parking in structures offers a variety of options for community members and visitors in both the location and cost of their parking on campus. Further, parking structures can be designed to have a reduced visual impact on the campus aesthetic compared to vast paved lots, are climate controlled or protected, and offer enhanced safety for users. The proposed locations for future garages ensure that the walk-time from the structure to the campus core is approximately the same as it was when the lots were paved surface parking.

Ultimately, garages would provide an enhanced parking experience at the same level of convenience and the transformation of existing surface parking into landscapes and buildings will provide for a more engaging walk into campus from parking structures.

The plan proposes a slight reduction in parking capacity on campus. An increase in students living inside the loop road should decrease the number of cars going to-and-from campus daily. Additionally, the plan identifies a parking garage more suitable to student car 'storage' during the semester (Garage C on page 173). The institution has great control over whether or not students ultimately decide to bring cars to campus. Policies such as the cost to store a car, total available storage spaces, no cars for first or second year students, and adequate transportation to popular destinations and

resources near campus are all tools RIT has to reduce the number of cars on campus. Barriers to students parking cars on campus is a common tool used by institutions to control the number of vehicles on campus. Reducing the number of students with cars has an added benefit of promoting weekend activity on the campus, which fosters a sense of belonging and community outside of academia. There is significant flexibility embedded in the parking structure recommendations. Structure capacity levels are estimates, and can be adjusted based on the generosity of the stall dimensions, and number of floors of the parking garage.

While the plan proposes to gather much of existing surface parking spaces into concentrated parking structures, designated areas of accessible parking spaces shall be provided or retained adjacent to core campus destinations, in full compliance with the Americans with Disabilities Act (ADA).

The benefits of an enhanced campus landscape and expanded academic programs across the campus offer greater returns to the institution through recruiting, sustainability and overall improved campus experience, exceeding the increased costs of structured parking, and the lost opportunity cost of maintaining the status quo.

**CIRCULATION & MOBILITY**

Parking



*Central campus parking for service and admin*



*Current parking condition at North edge of campus*



*South-western parking condition*



*Parking lots by NTID and residential halls*

# CIRCULATION & MOBILITY

## Parking Capacity

### PARKING CAPACITY

*As RIT's campus develops, the institution can implement new parking structures as needed.*

Currently, RIT's campus can accommodate approximately 9,400 vehicles; reducing to approximately 9,000 after the Music Performing Arts building is constructed. As the university increases its residential capacity inside Andrews Memorial Drive, the number of students needing quick access to their cars will be reduced. The plan proposes a phased implementation of parking structures that allows the institution to adjust their size and capacity as needed in the future. Total numbers of parking spaces can be increased or decreased according to RIT's needs by adding additional stories for parking. The proposed parking structure locations ensure that the walking times for drivers is approximately the same as it exists today.

### POTENTIAL GARAGE CAPACITY

#### Garage H

- Capacity: 620
- Stories: 5

#### Garage D

- Capacity: 515
- Stories: 4

#### Garage L

- Capacity: 920
- Stories: 6

#### Garage C

- Capacity: 1700
- Stories: 6

#### Garage U

- Capacity: 1200
- Stories: 5

#### Garage R

- Capacity: 571
- Stories: 5

#### Garage RK

- Capacity: 630
- Stories: 4

#### Garage T

- Capacity: 775
- Stories: 5

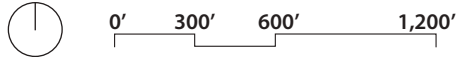
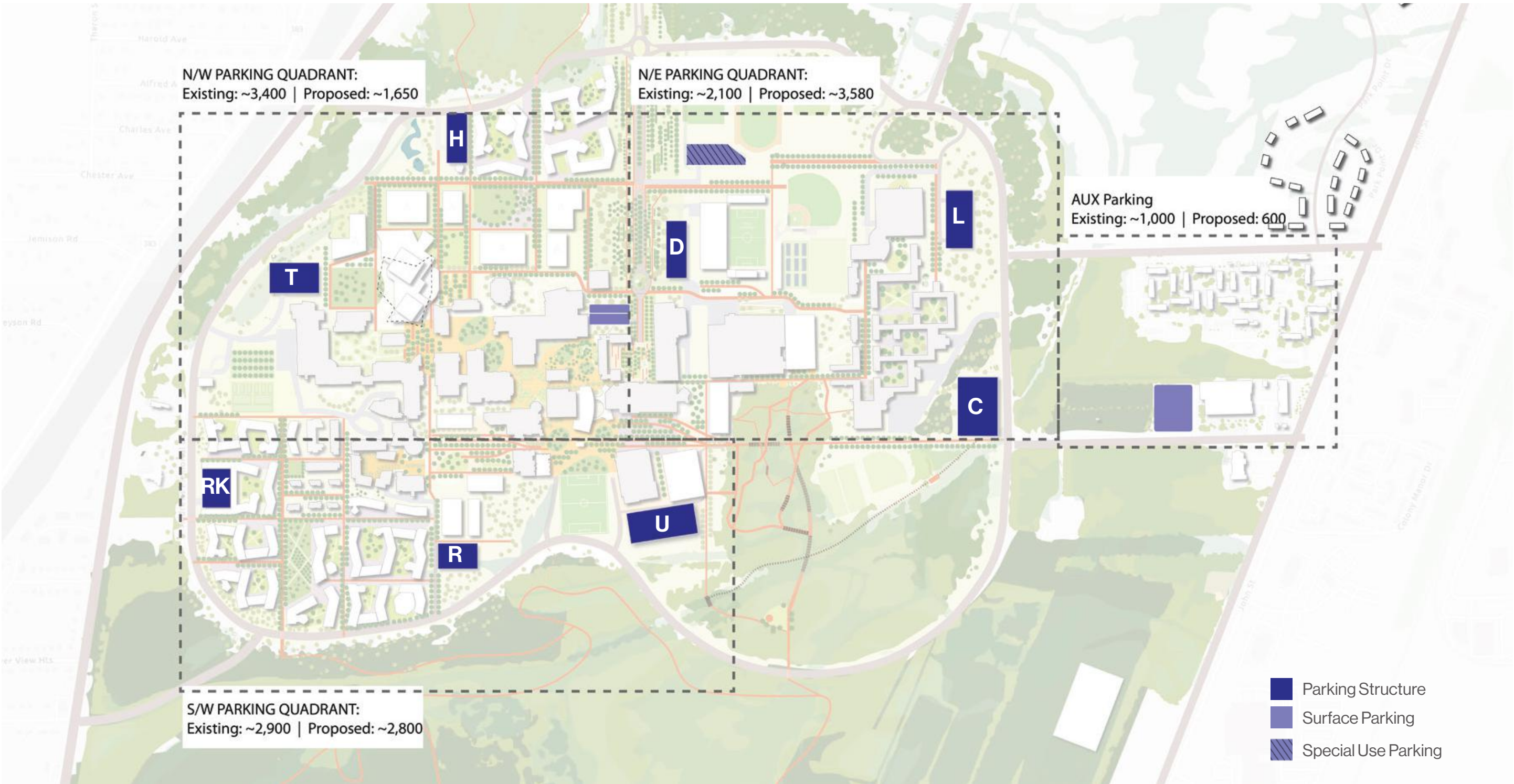
### TOTAL CAMPUS CAPACITY

*Includes surface parking:*

**~8,600**

# CIRCULATION & MOBILITY

Parking



## CIRCULATION & MOBILITY

Parking Capacity

### PARKING GARAGE LOCATIONS

*Walk times to the campus core are approximately the same as the existing condition, as well as more engaging*

#### WALK TIME TO CAMPUS CORE

##### Garage H

- 6 Minutes

##### Garage D

- 3 Minutes

##### Garage L

- 9 Minutes

##### Garage C

- 10 Minutes

##### Garage U

- 5 Minutes

##### Garage R

- 5 Minutes

##### Garage RK

- 8 Minutes

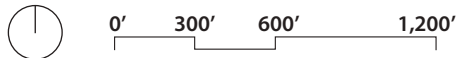
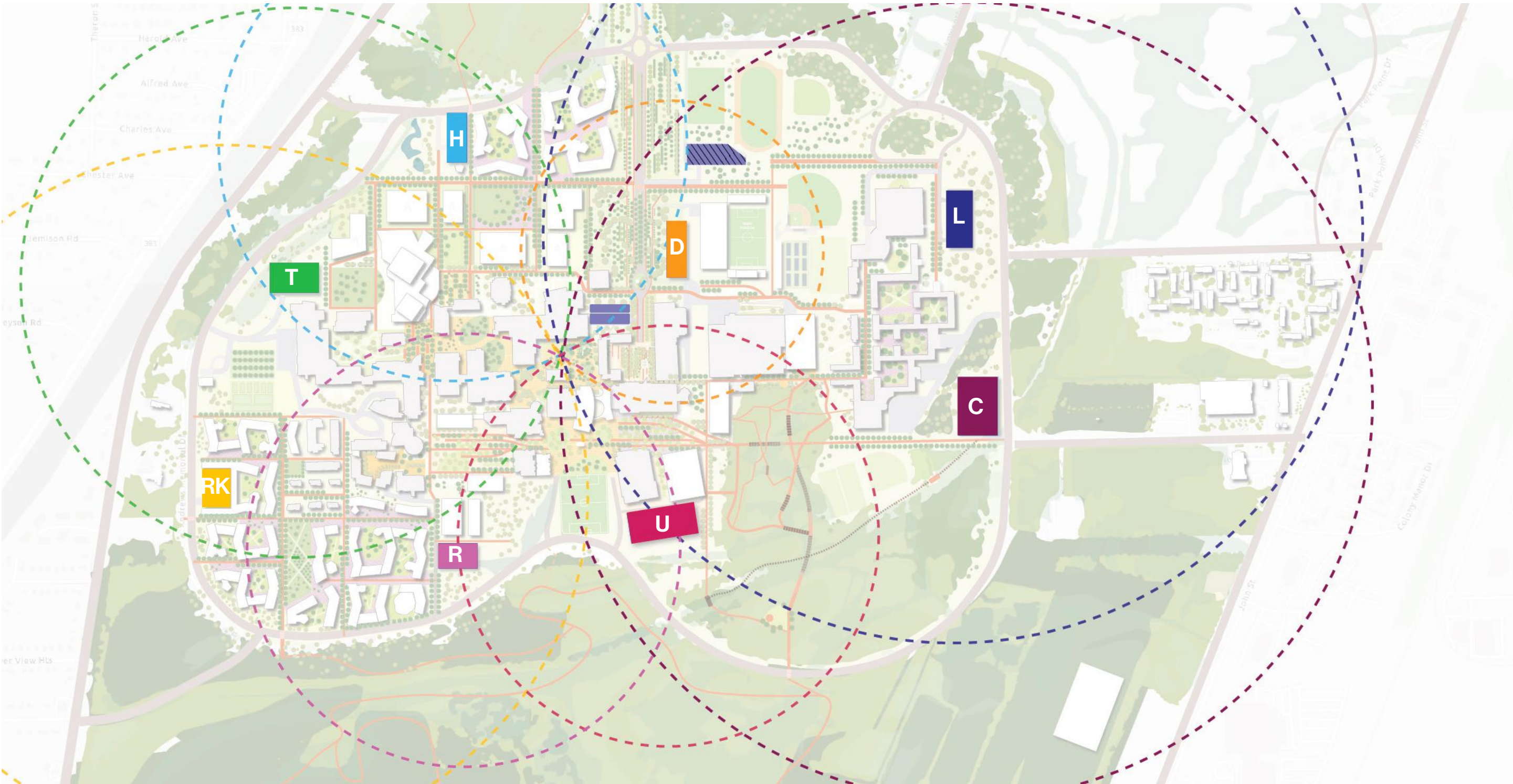
##### Garage T

- 6 Minutes

**AVERAGE WALK TIME 6-7 minutes to campus core**

# CIRCULATION & MOBILITY

Parking







# PRIORITIZATION

<b>Overview</b> .....	202
<b>Immediate Impact Projects</b> .....	204
<b>Priority Sets</b> .....	206

# PRIORITIZATION

Overview

## PRIORITIZATION

*Start with the campus fabric, which is the initiator of new growth, integration, and facilities.*

The purpose of the following prioritization recommendations is to define the essential changes as the campus develops over time. The initiatives outlined in the following pages will transform the campus into an innovative, sustainable, memorable campus experience suitable to the caliber of institution RIT is today. Beginning with the immediate impact projects, upgrading campus open space system will have the greatest impact on overall campus life for the highest percentage of the community. These public realm improvements will be enjoyed by students, faculty, and staff alike. Open space improvements and aesthetic upgrades to the campus landscape system also serve as a recruiting tool when potential students arrive to campus. As RIT develops into the future, campus landscape should be implemented in conjunction with new buildings, so that the campus experience continues to be both informed and enriched by the landscape around it. The following pages illustrate a potential sequence of development for the university, subject to change based on available funding and the needs of the institution. The phases are as follows:

### EXISTING CONDITION

The RIT campus as it was at the start of the Campus Planning process.

### PHASE 0.5: PLANNED AND LONG-RANGE VISION DEVELOPMENT

Projects that RIT envisions in the future, has begun, or intends to undertake. These include the new research building, Lowenthal business school expansion, renovations to residential facilities and Gracie's, as well as a new Tiger Stadium.

### PHASE 01: LANDSCAPE SYSTEM

This phase establishes the foundation for all future growth. Upgrading the public realm on campus will have the most immediate impact on the highest number of RIT

students, faculty, and staff. Upgrading the public realm enhances the campus experience and furthers sustainability initiatives. It creates a vibrant campus core and landscape foundation from which future development can grow. Addressing the campus open spaces first also offers the institution an opportunity to make accessibility upgrades to ensure the campus is welcoming to all and accurately reflects the RIT brand to visitors.

### PHASE 01B: LANDSCAPE SYSTEM & BUILDINGS

Three buildings will have immediate impact on the campus community and programming: a wellness and residential building at Havens Way adding uses along the Quarter Mile and increasing campus core density. The Havens Way building serves as a twin to the SHED, offering highly flexible space for the RIT community, coupled with residential units. The proposed Havens Way building is anticipated to be programmed with wellness resources and amenities for the RIT community, adaptive spaces for RIT programs, and up to 300 residential units. Adding residential units to the proposed Havens Way building is an opportunity to bring 24-hour student life closer to the core of campus.

A new Indoor Recreation Facility also infills along the quarter mile, and provides much needed practice space for club and varsity athletics. Finally, the South Village residential area expands campus buildings southward on the easily develop-able S-Lot parking area. This location does not require the decommissioning of existing housing, and can help increase university bed counts near the campus core, sooner.

### PHASE 02: RESIDENTIAL EXPANSION

As the current Riverknoll residential facilities reach the end of their operational life, there is an opportunity to replace them with new, high-density, amenity-rich residences that offer students close proximity to campus as well as the necessary support services, dining, and retail.

**PHASE 03: NORTH VILLAGE AND ACADEMIC**

The final residential phase brings North Village online, an entirely new part of campus. North Village is significantly smaller than the South Village, offering a different neighborhood experience to students. North Village must happen sequentially after Andrews Memorial Drive is re-aligned to allow for a connected living experience for students there. Re-aligning the loop road offers much opportunity for RIT to continue to grow over time while maintaining a singular campus feel. This phase also adds a new academic building pair over the existing J-Lot. This building is proposed to occur around the same time as North Village so there is a connection of the main campus to the Village, rather than North Village being across a series of parking lots from the campus core.

**PHASE 04: NORTH RESEARCH DISTRICT**

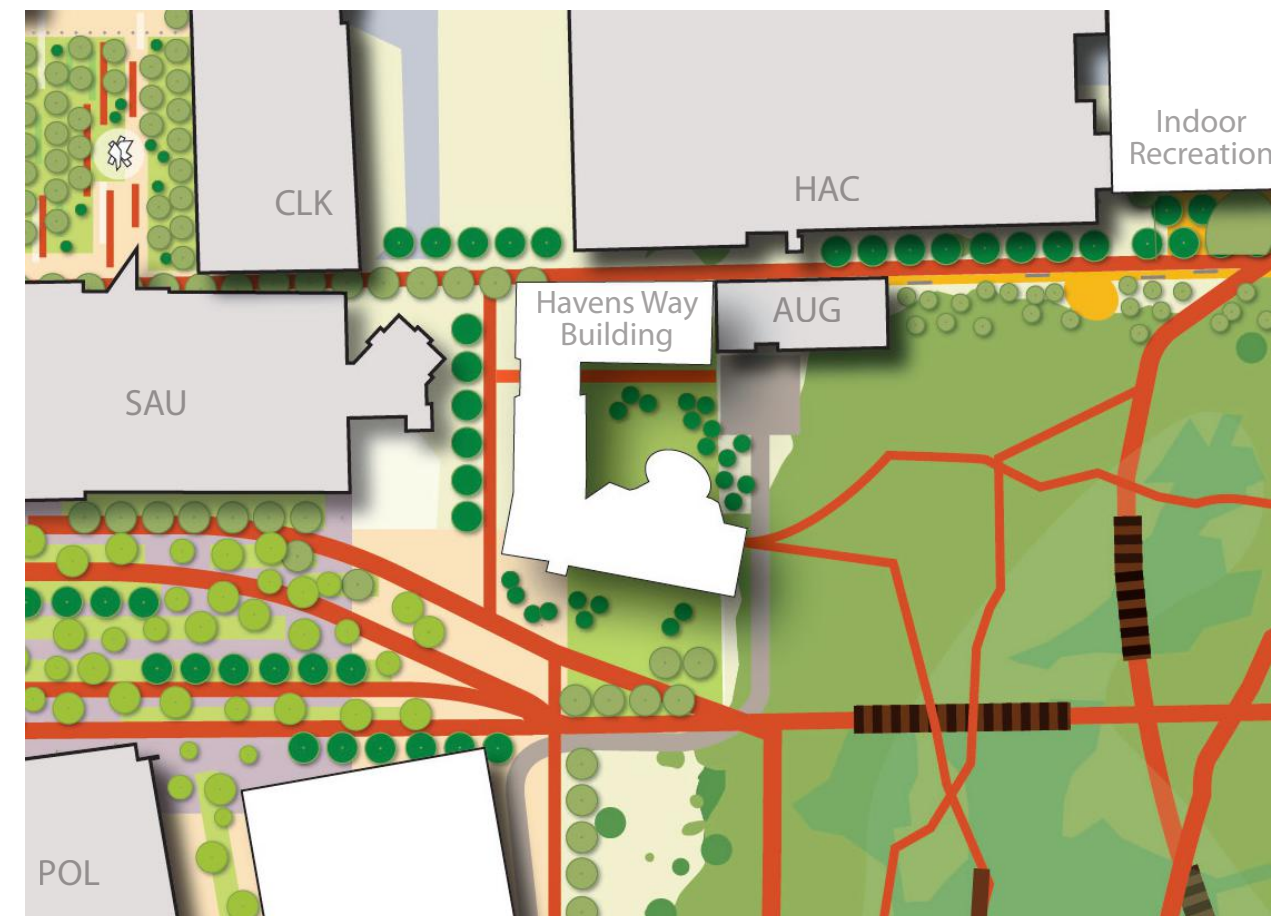
This phase addresses the new northern research district of campus. This phase nearly completes the stitching of North Village to the campus core, and provides much needed lab, research, and flex use facilities to the campus. As new development occurs over existing surface parking, associated parking structures are constructed so there is no lapse in parking service to the community.

**PHASE 05: FINAL ACADEMIC BUILDING, PARKING**

Phase 05 completes the North Research District of the campus and prioritizes parking structures around campus. Many of the parking structures are late in the overall prioritization so-as to give RIT time to determine how much parking is needed before building it. Ultimately, the institution may decide to implement one of the Phase 05 garages sooner, or never, depending on the needs of the campus.

**PHASE 06: THE ARENA**

Phase 06 is the final priority set, and proposes the construction of the basketball arena. Of all the phases, this one is perhaps the most flexible, as it can occur any time funding becomes available. During this phase, tennis would relocate to the middle of the Athletics and Recreation zone with new courts and stadium seating.



*Possible layout for wellness and residential building at Havens Way.*

## PRIORITIZATION

Immediate Impact Projects

### MAKE CAMPUS ACCESSIBLE

*Renovate Kodak Quad to be accessible to the entire RIT community*

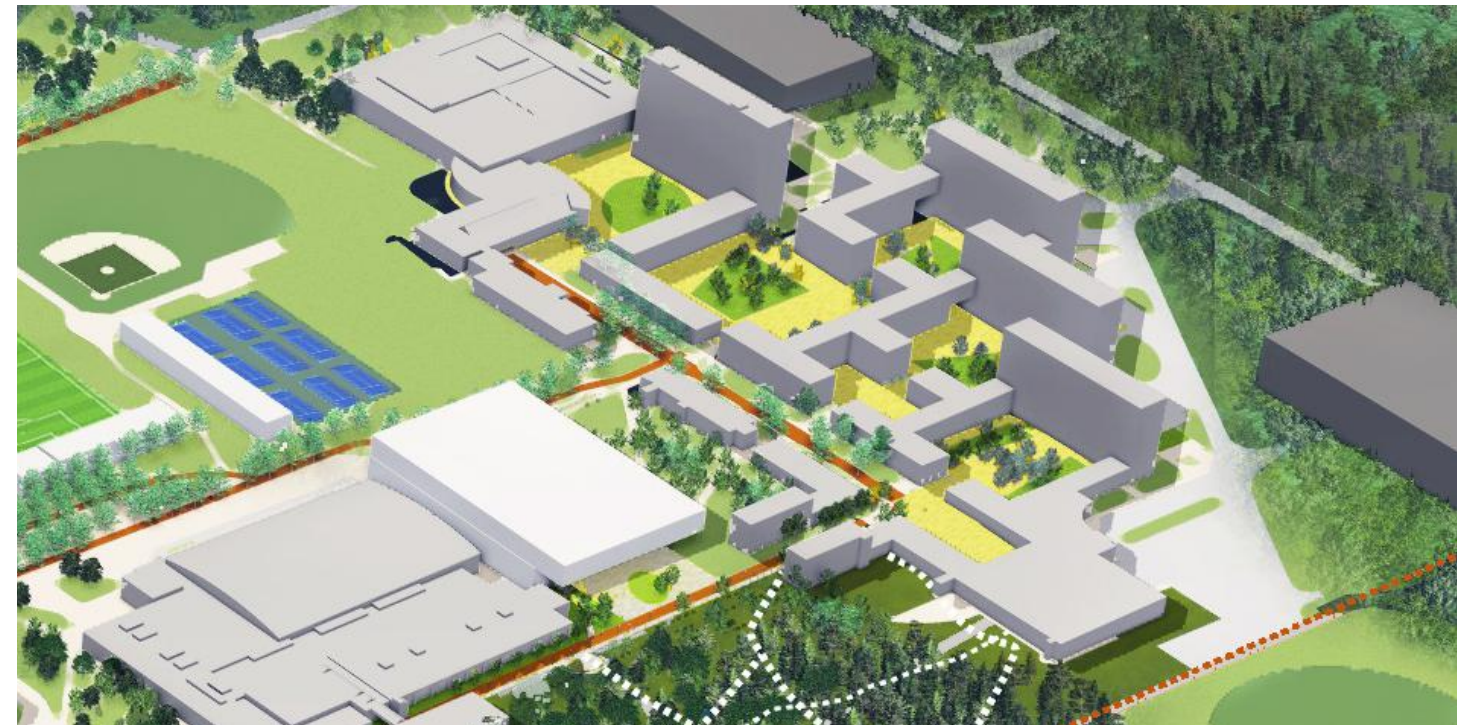
The project team recommends the early prioritization of renovating Kodak Quad to be more welcoming, functional, and ADA (Americans with Disabilities Act) Compliant. As it is today, the ramp into Kodak is too steep for all users and must be brought to code (see page 120). Upon completion of the SHED, Kodak Quad will become an outdoor expansion of this vibrant campus hub. The recommended renovation will enable the space to be used for leisure and outdoor classrooms while serving as a proper pedestrian gateway through the aperture into the campus core. Prioritizing Kodak as an immediate impact project results in an ADA compliant space, a new gateway to the SHED, and a renovated central campus experience that can be programmed for much needed outdoor classroom space.



### UPGRADE EXISTING RESIDENTIAL COURTYARDS & WALKS

*Improve existing residential courtyards to provide flexible, comfortable outdoor spaces to students*

Though the current residential courtyards are highly used, improvements to these spaces can provide upgraded outdoor residential facilities for students living in the East Village. Upgraded seating, lighting, and programmatic flexibility would greatly enhance the courtyards. It is also recommended that Briggs Walk be undertaken as a part of the residential quad project set in order to strengthen the connection between the NTID and RIT campus core, as Briggs way is the eastern terminus of the Northern Corridor and the Quarter Mile.



**PRIORITY ONE OPEN SPACE PROJECTS**

*RIT's campus landscape serves as the framework from which future development grows*

Establishing the proposed open space system creates a framework from which all future development can grow. The unification of the existing and proposed landscapes in a larger system of civic and open spaces creates campus cohesion, while complimenting the textures of the architecturally significant brick buildings. Beginning with the campus core projects (the Southern Corridor, RIT Entry, Quads, and Plazas) is the most transformative move the Institution can make as well as being the both the fastest and most economical upgrades. Upgrading the campus landscape will also have the most impact on the highest number of RIT students, faculty, and staff and sets the stage for future development.



**CROSSROADS HOUSING**

*Building over S lot is cost-effective and places new housing near the heart of campus.*

Building new housing over the existing S Lot is one of the most cost-efficient locations that RIT can place new housing. Building residential facilities in this location does not require the decommissioning of any existing housing, and places new housing near the already vibrant and popular Global Village, increasing campus density and offering more housing options with amenities to students. Included in the S-Lot housing area are dining and retail facilities attached to the residence halls, as well as support services. Upgrading dining options in this area of campus will offer more choices to students to keep up with the current trends of dining and retail on campuses.



# PRIORITIZATION

Existing Conditions



< EXISTING CONDITION

# PRIORITIZATION

Priority Set 0.5



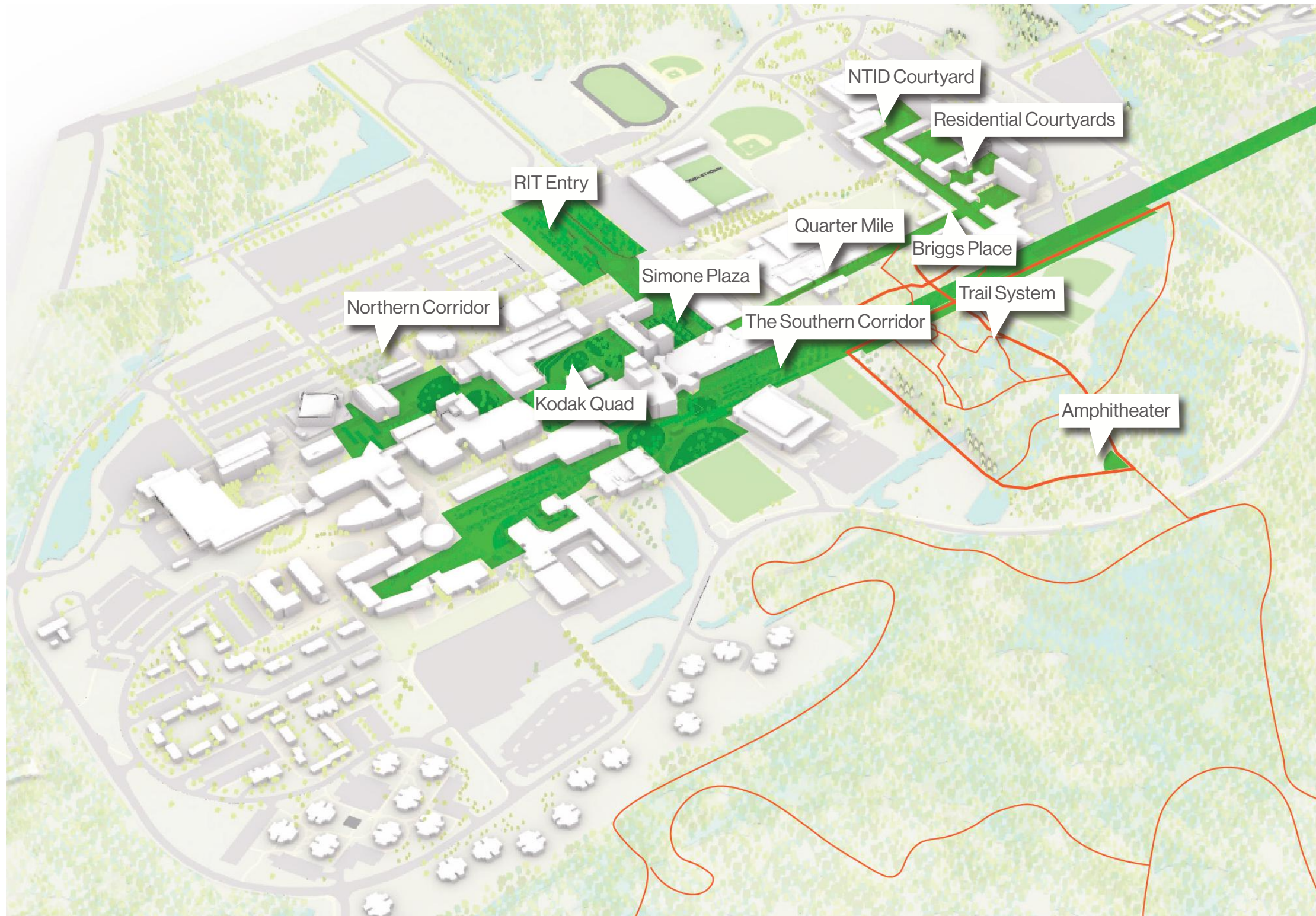
## < PLANNED & LONG RANGE DEVELOPMENT

- Doug May Field (Soccer and Lacrosse)
- Saunders College of Business Expansion
- Interim Research
- Gracie's Renovation
- Residence Hall Renovations
- Music and Performing Arts

- Retail and Dining
- Residential
- Open Space System
- Athletics, Recreation, and Wellness
- Academic

# PRIORITIZATION

Priority Set 01: Landscape



## < Campus Open Space Projects

- Entry Reforestation
- Southern Corridor + Public Realm
- Quarter Mile Renovation
- Northern Corridor
- Briggs Place Improvement
- NTID Courtyard
- Simone Plaza
- Kodak Renovation
- Renovate Res. Quads

- Trail System
- ADA Trail
- Retail and Dining
- Residential
- Open Space System
- Athletics, Recreation, and Wellness
- Academic

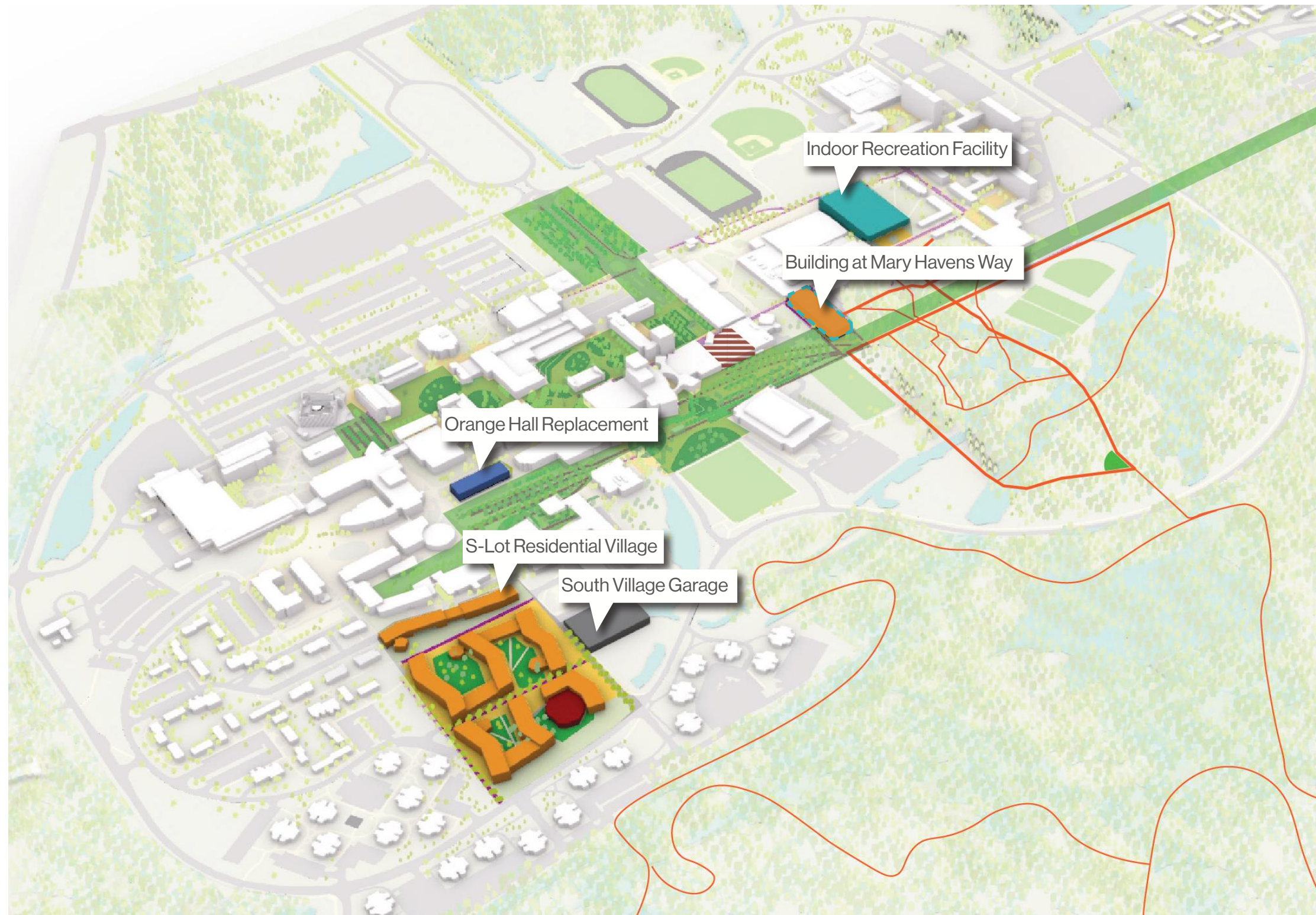


# PRIORITIZATION

Priority Set 01

## < NEW CAMPUS CORE FACILITIES

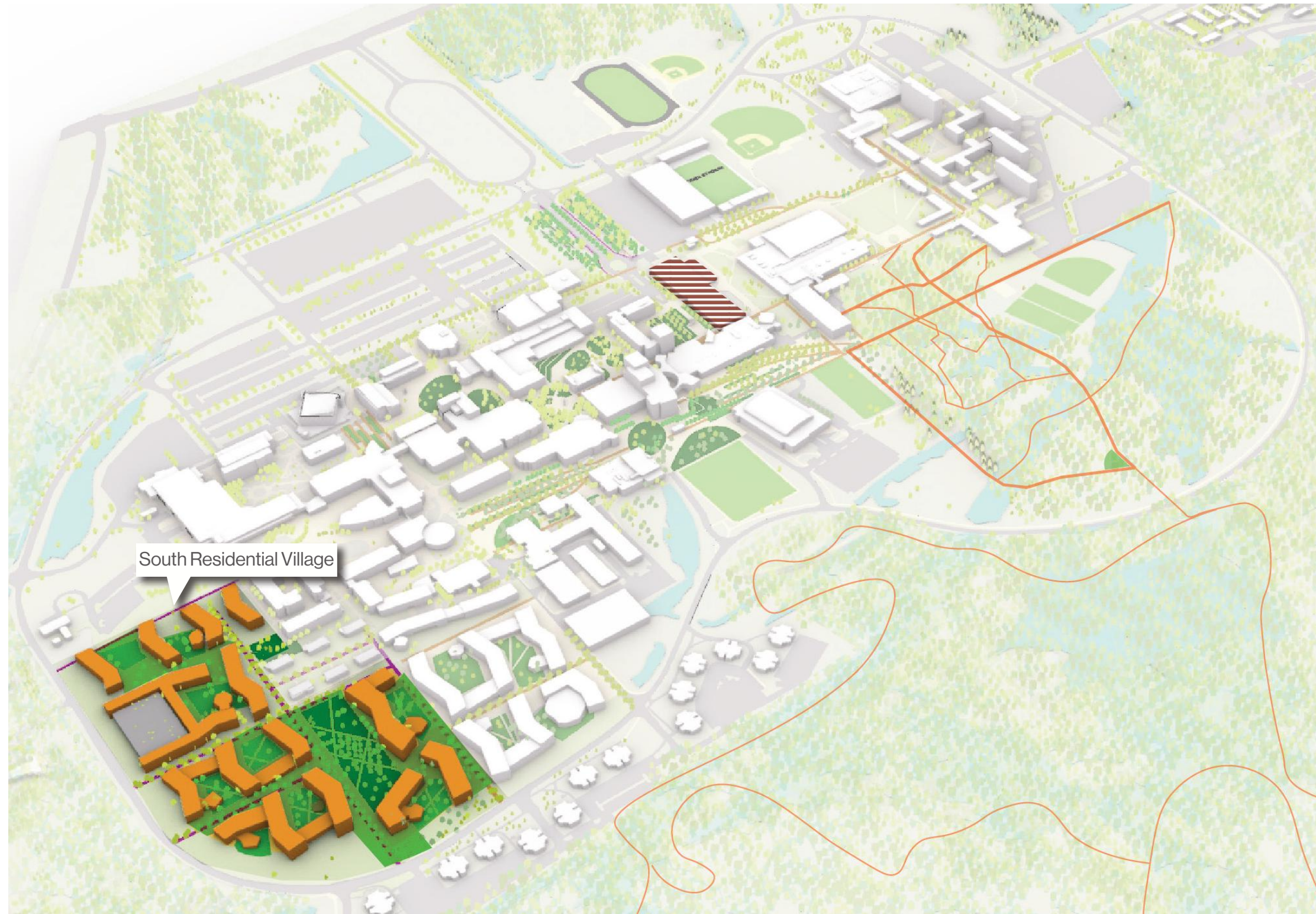
- Housing on S Lot
- SAU Renovation
- Wellness/Residential by August
- Indoor Recreation
- Renovate 175 Jefferson to Conference and Hotel
- East Village is Dedensified



- Trail System
- ADA Trail
- Retail and Dining
- Residential
- Open Space System
- Athletics, Recreation, and Wellness
- Academic

# PRIORITIZATION

Priority Set 02



South Residential Village

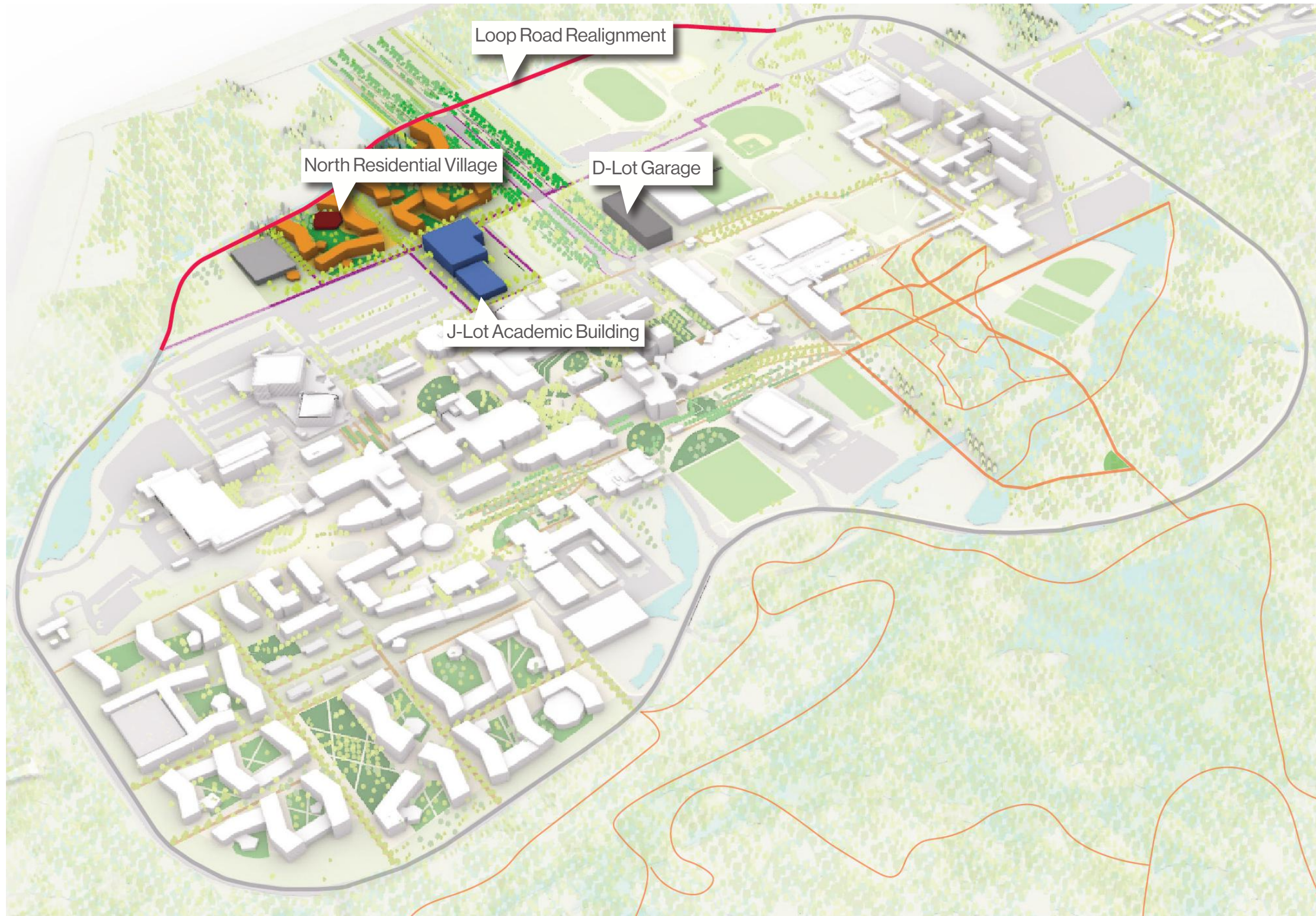
## < SOUTH VILLAGE

- Clark/Ritter Renovation
- South Village Housing
- South Village Parking Garage

- Trail System
- ADA Trail
- Retail and Dining
- Residential
- Open Space System
- Athletics, Recreation, and Wellness
- Academic

# PRIORITIZATION

Priority Set 03



## < NORTH VILLAGE

- Re-Aligned Loop Road and Landscape
- North Village Housing
- MPT Phase 02
- Academic Building Pair
- D Lot Garage

- Trail System
- ADA Trail
- Retail and Dining
- Residential
- Open Space System
- Athletics, Recreation, and Wellness
- Academic

# PRIORITIZATION

Priority Set 04



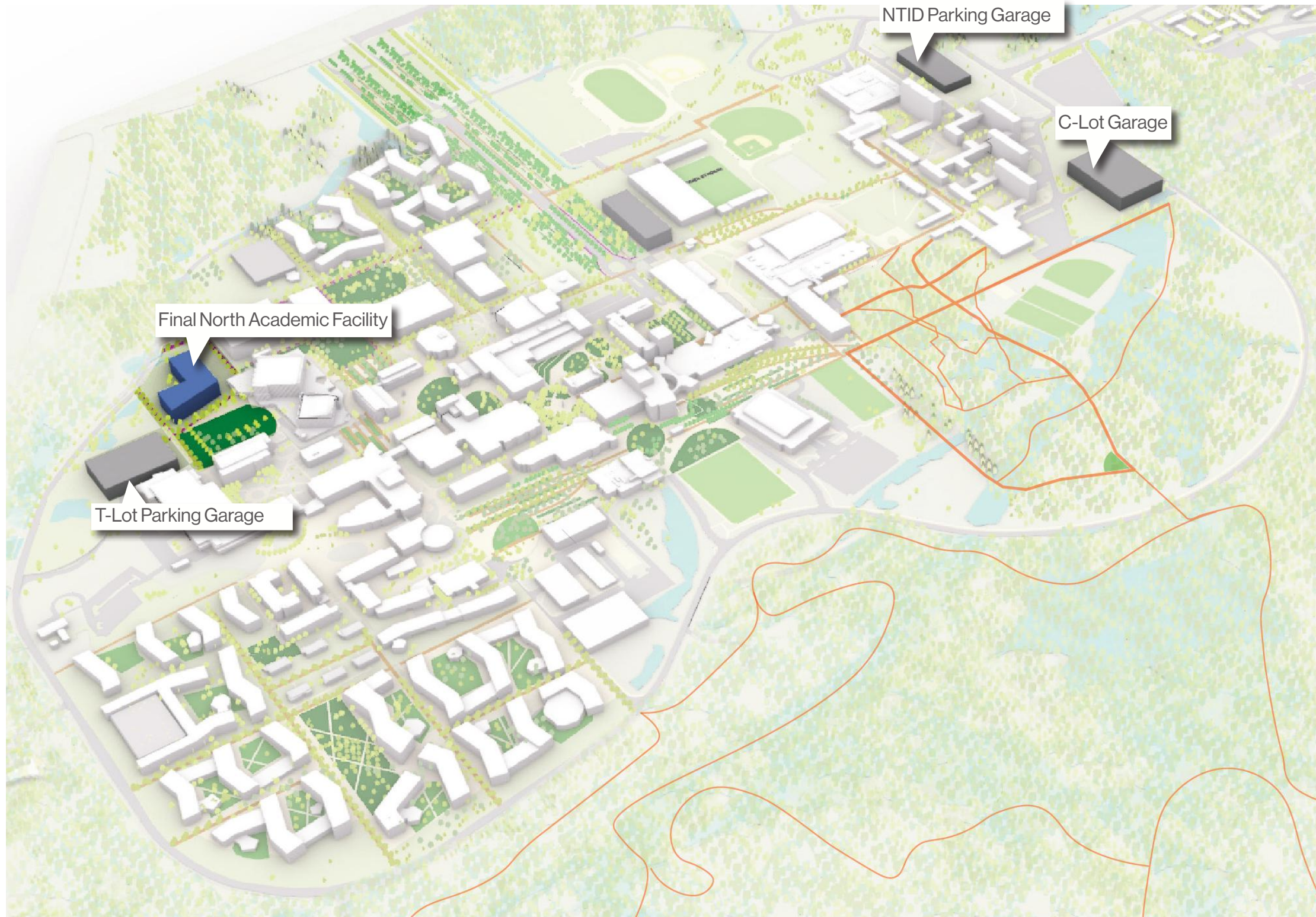
## < EXPAND ACADEMIC

- Academic and Lab at North Campus
- Academic by Brown

- Trail System
- ADA Trail
- Retail and Dining
- Residential
- Open Space System
- Athletics, Recreation, and Wellness
- Academic

# PRIORITIZATION

Priority Set 05



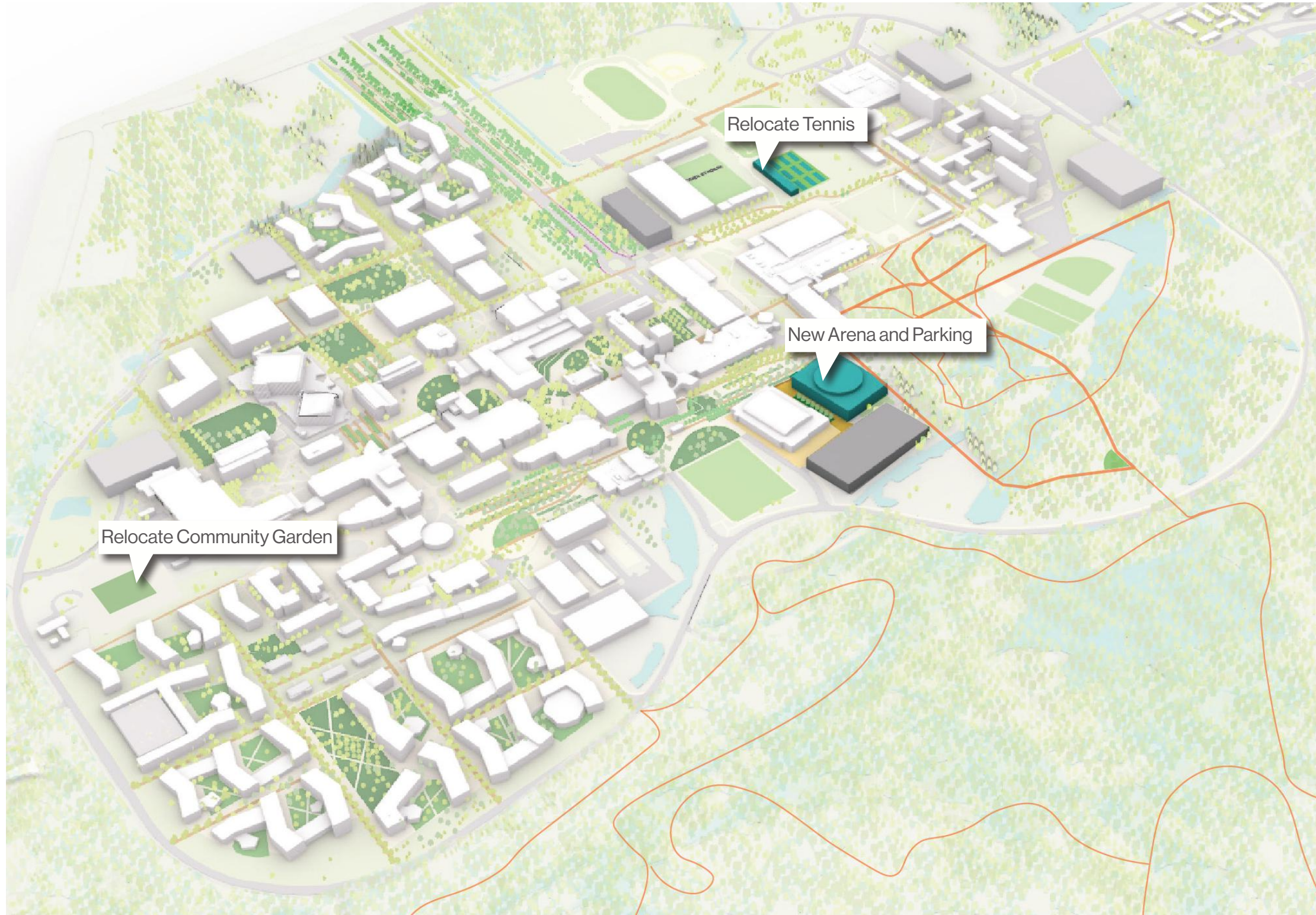
## < COMPLETE NORTH

- Final North Academic Bldg and Associated Garage
- Garage on C-Lot
- Garage by NTID

- Trail System
- ADA Trail
- Retail and Dining
- Residential
- Open Space System
- Athletics, Recreation, and Wellness
- Academic

# PRIORITIZATION

Priority Set 06



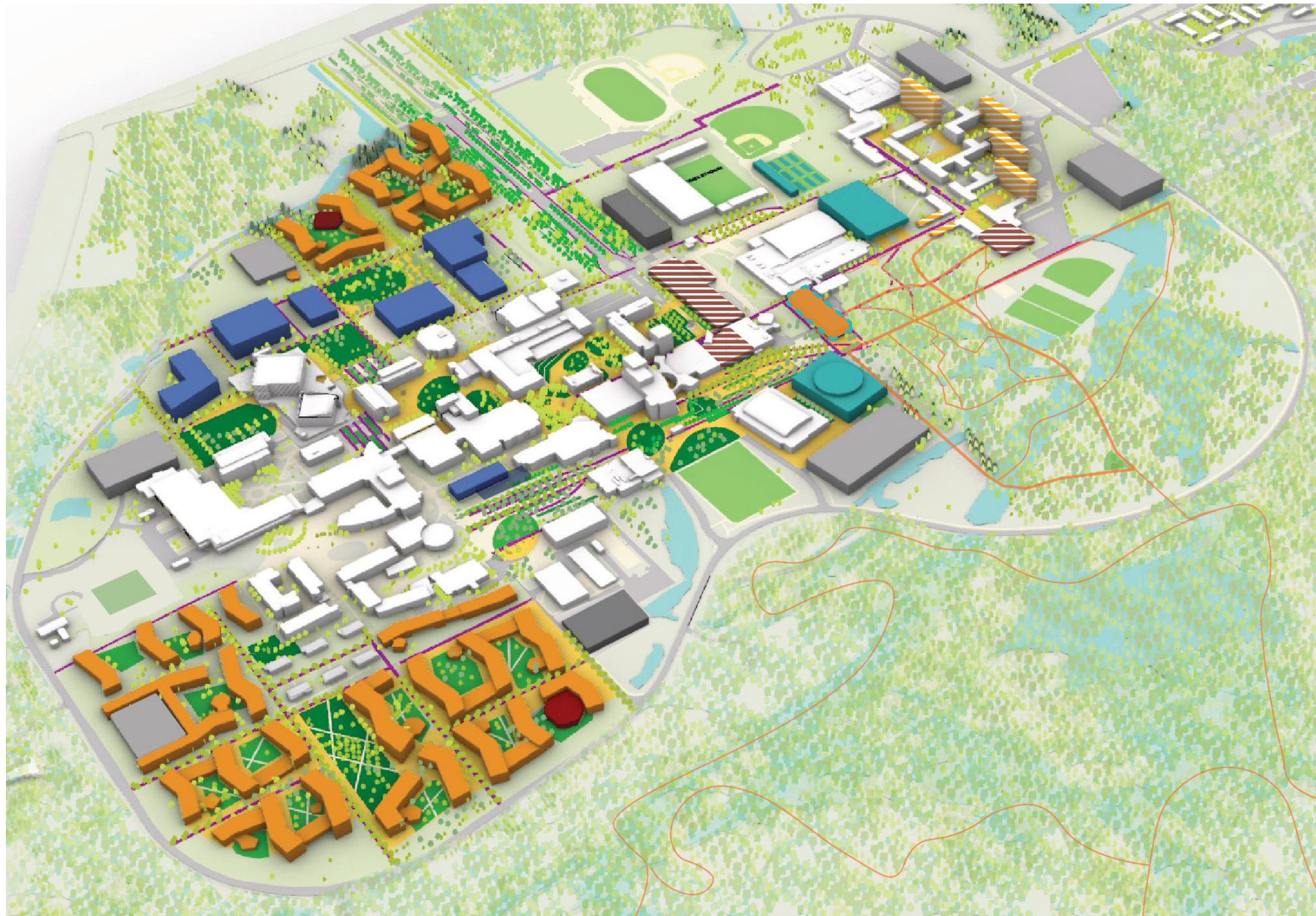
## < ATHLETICS

- Arena by POL
- Garage by Arena
- Tennis Relocation

- Trail System
- ADA Trail
- Retail and Dining
- Residential
- Open Space System
- Athletics, Recreation, and Wellness
- Academic

# PRIORITIZATION

Full Plan



- Trail System
- ADA Trail
- Retail and Dining
- Residential
- Open Space System
- Athletics, Recreation, and Wellness
- Academic

# PRIORITIZATION

Full Plan





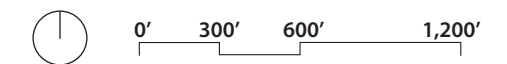
# PRIORITIZATION

Campus Identity



- Existing Forest
- Proposed Reforestation
- Major Quads
- Plaza
- Signature Public Realm
- Connective Corridor

2022 Campus Plan





# OUTSIDE THE LOOP

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# The Superblock

## OUTSIDE THE LOOP

Overview

### THE SUPERBLOCK

*Beyond the campus core within Andrews Memorial Drive is the superblock containing most of RIT's natural lands and adjacent properties.*

RIT has long been defined as an eccentric parallelogram of sorts, or 'superblock,' bound by Jefferson Rd. to the north, Bailey Rd. to the south, East River Rd. to the west, and John St. to the east. Though the superblock is approximately 1,175 acres, nearly all RIT facilities are concentrated within a 455-acre footprint. The original campus was sited advantageously on two glacial eskers, topographically higher than the then surrounding agricultural fields and wetlands on either side of the Red Creek. What would later become the full Andrews Memorial Drive "loop" road floats toward the northwest corner of this superblock, crossing the creek and the bracketing, the woods and agricultural fields, totaling roughly 720-acres.

Increasing regulations and costs have properly deterred RIT from developing too deeply into the wet woods ringing the campus. This expansive wooded property, the result of waning cultivation has resulted in a significant ring of forested lands embracing the campus. Fewer than 65 acres of the superblock are owned by others than RIT, with the northeast corner anchored by the former Barnes & Noble (future location of RIT's Development division), and mixed use residential and retail.

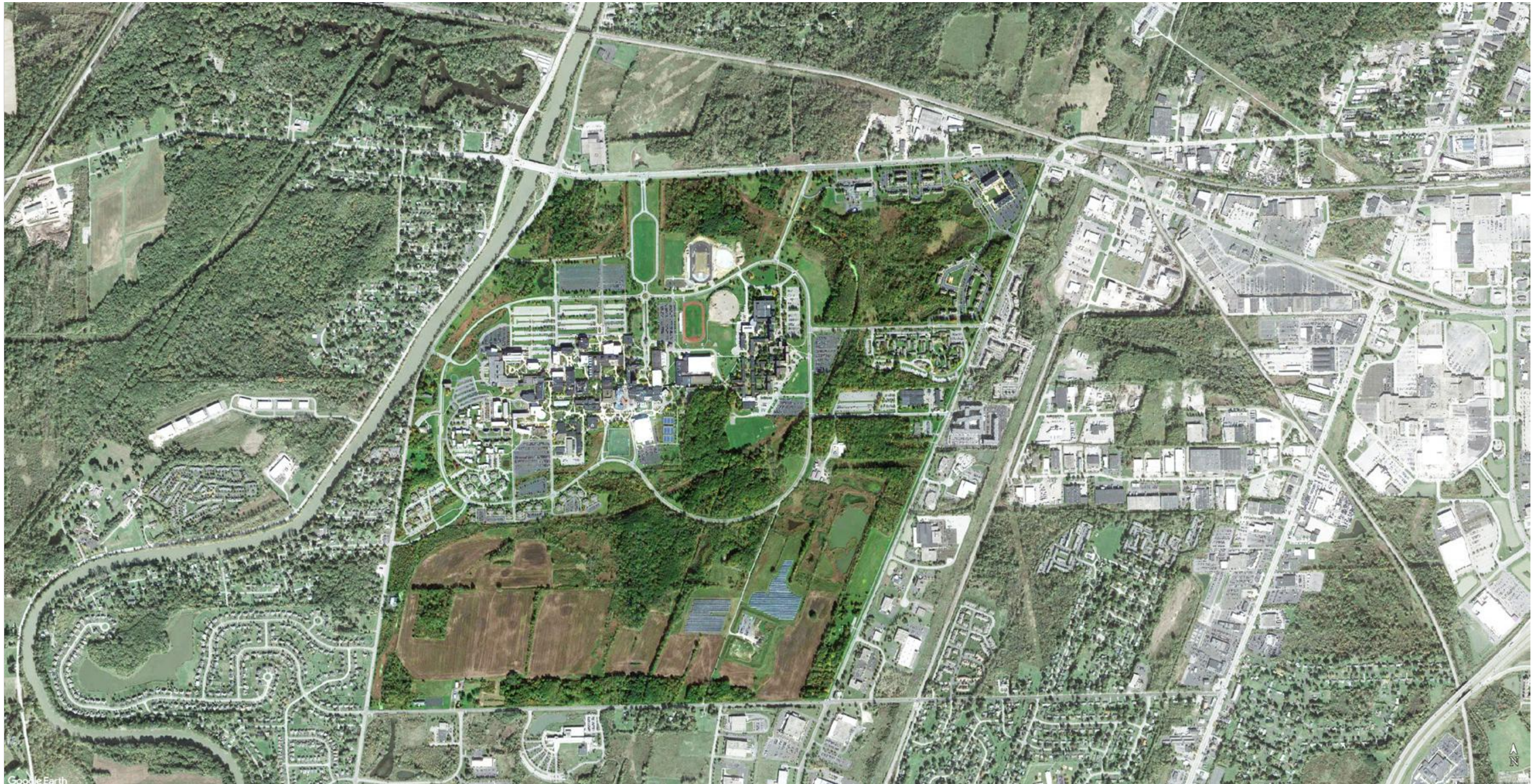
South of campus, RIT owns approximately 39-acres within the RIT Technology Park, spanning both sides of Lucius Gordon Dr, though a sizable portion includes two open water ponds, and possible wetlands. RIT owns two small parcels on the Genesee River, containing the Gosnell Boathouse on Fairwood Dr.

A 3-acre parcel at John St and Tech Park Dr has been developed as commercial office across from campus.

Nearly four miles from the Andrews Memorial Drive loop is the RIT Inn & Conference Center, formerly a 17-acre Marriott hotel property, now renovated as a RIT housing option and market rate hotel overlooking I-90, W. Henrietta Rd and Brooks Rd.

# OUTSIDE THE LOOP

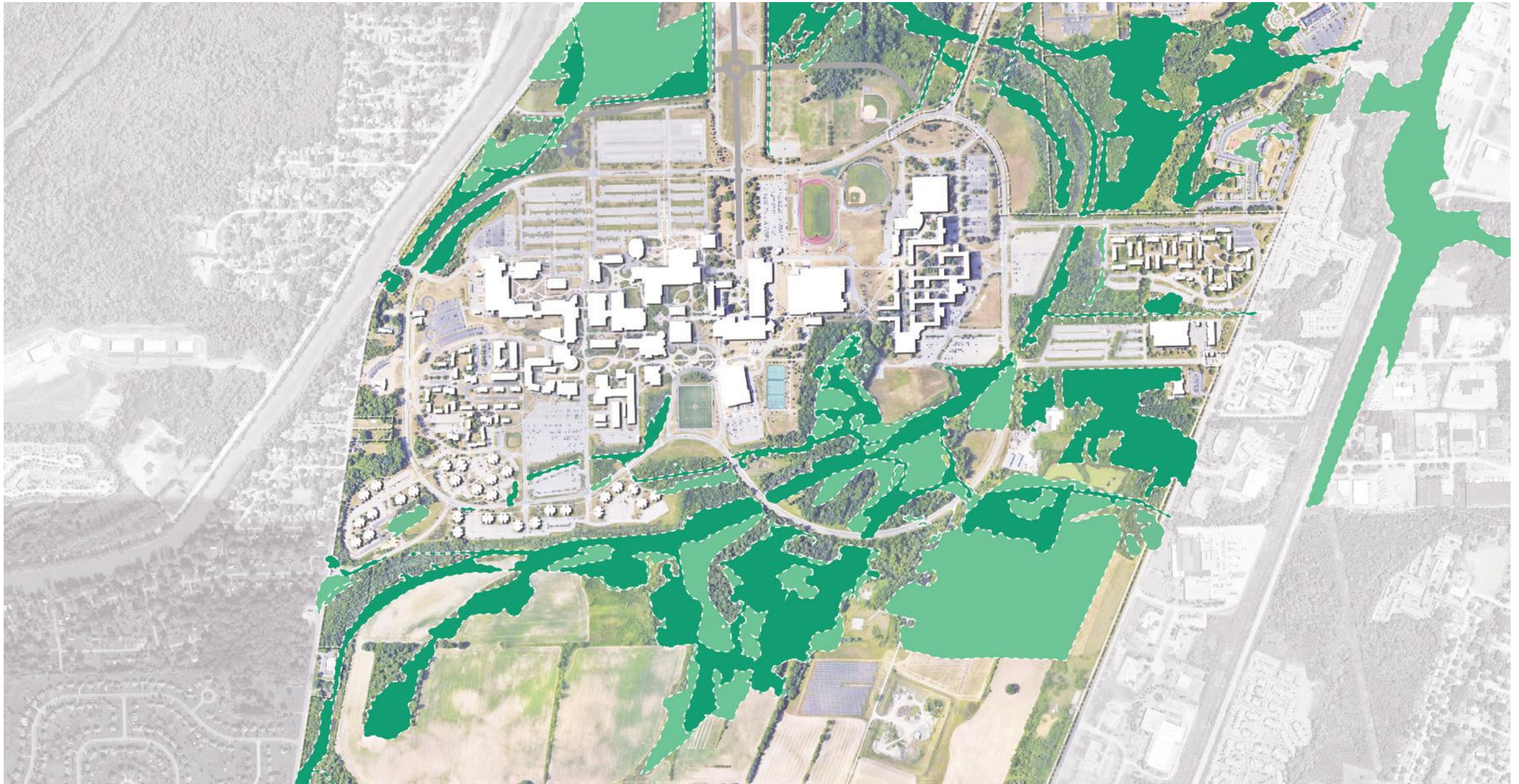
Overview



*The Superblock*

# WETLANDS

Wetlands



*RIT Wetlands*

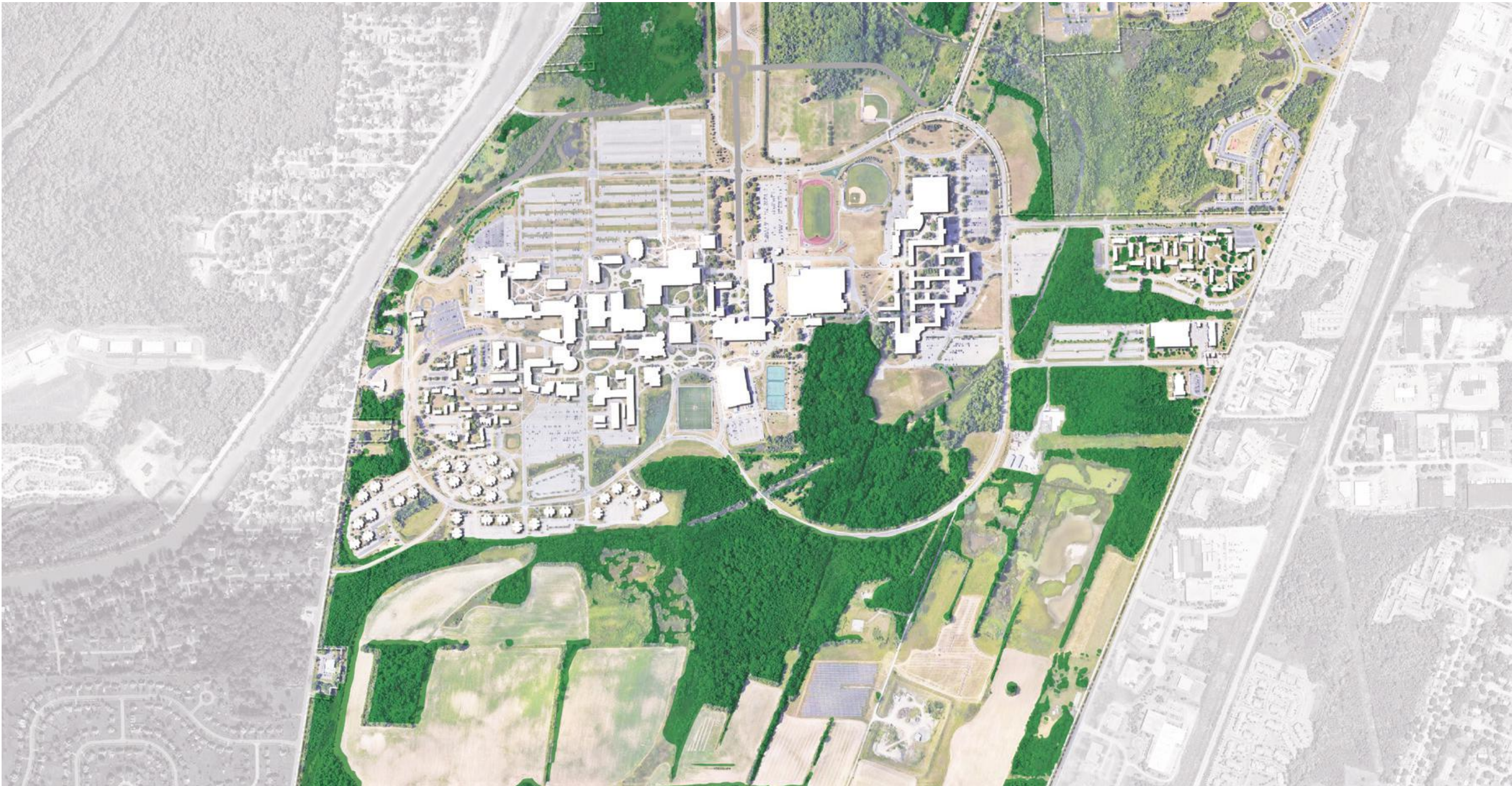




RIT has a significant number of wetland spaces on campus that serve as critical habitat and water storage around campus. These wetlands must be thoughtfully considered in any future development. It is suggested that RIT work to reduce the amount of invasive phragmites, which slowly reduces the ecological integrity of wetlands. Reducing phragmites in RIT wetlands has numerous benefits including:

- Increasing views throughout campus by reducing the tall, thick phragmites foliage
- Reduce fire risk by eliminating dead and dry biomass created during dormant seasons
- Encourage the return of native vegetation and wildlife in the wetlands
- Increase the water storage capability of the wetlands, as phragmites dry up wetland soils

# FOREST



*RIT existing forested areas*



Currently, RIT has significant forested areas both inside and outside of Andrews Memorial Drive. As RIT moves towards its 2030 sustainability goals, reforestation is one asset the Institution has in achieving carbon neutrality. Though RIT's forests are a critical ecological services asset, they also provide valuable recreational space for students, staff, and visitors. As RIT plants more trees, the Institution must be mindful of state and federal wetland regulations in order to maximize the potential of both the woods and the wetlands on RIT's property. Supporting the natural reforestation occurring and tending to the wetlands will not only offer aesthetic returns to the campus, it will also offer increased biodiversity and numerous ecosystem services in return.

## AGRITECH

Agricultural Research at RIT



*Cornell AgriTech (New York State Agricultural Experiment Station)*



*Cornell AgriTech (New York State Agricultural Experiment Station)*

As the climate continues to change and there is increased pressure on food production to come closer to the consumer and become more sustainable. RIT has an opportunity to become a food sustainability leader with the creation of a robust agricultural research facility. Not only does this position RIT at the forefront of agricultural technology advancement, it also continues to support RIT by having an additional local food source that allows for increased farm-to-table offerings on campus. Both indoor greenhouse space (of approximately 3-5 acres), and outdoor testing plots would serve these purposes. The proposed location for the RIT Agri-Tech Farm is at the eastern edge of the campus on campus by John Street ; this allows significant room for continued growth, yet is still within the super block and is accessible by car, foot, and the Lehigh Valley Trail.



*Proposed Campus Farm and Greenhouse Location on John Street*

## ENERGY & UTILITIES

Energy and Utilities

### RIT SUSTAINABLE ENERGY

*Geothermal energy is a promising opportunity for the future of RIT energy production.*

Completely ending the use of any fossil fuel at RIT is one significant energy challenge the Institution faces. By 2027 gas will not be an option for new institutional buildings. Today, RIT has made significant strides toward reducing fossil fuel dependency and establishing more sustainable energy resources for the campus. The institution currently has two 2MW solar arrays south of Andrews Memorial Drive. Using the 2017 RIT Climate Action Plan as well as the New York State Climate Action Plan as guides, RIT should continue to expand on renewable energy sources.

All cooling on campus is already electric and thus is not a consideration in RIT's efforts to diverge from natural gas. One promising avenue is geothermal energy. Though the current regulatory depth for geothermal wells does not create the level of capacity the Institution needs, potential policy changes make it a promising future addition to the campus. RIT has enough space under athletic fields, parking, and natural areas to produce adequate thermal resources to support the campus

### RIT ENERGY POTENTIAL OVERVIEW

#### SOLAR

- Solar footprint is currently 2 megawatts/circuit and is determined per New York State policy.
- At present, there is no reason to expand solar as RIT cannot sell power back to the grid.
- Once more heating is electrified, RIT can use more solar power in the winter (and thus justifying an expanded footprint).
- Currently, RIT has about 12 acres allotted for solar. If the institution could sell power back to the grid, the university would be interested in an additional 6-10 acres for solar.

#### WIND

- Onsite, wind is not an economically viable option for the Institution at this time

#### GEOTHERMAL

- Currently, wells can only be 250' deep due to natural gas pockets present on campus. If the institution can find locations for 499' wells (the limit by policy) it may justify the cost of establishing a geothermal system.
- Current capacity is 1.5-2 tonnes per well.
- Ball State successfully used established 1500 wells under parking, baseball, and a football field. This is a good precedent for RIT.
- Implementation of new infrastructure is timeline dependent (when old energy infrastructure needs upgrading or repair)

# ENERGY AND UTILITIES

Energy and Utilities



Potential Geothermal Areas at RIT





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## CONNECTIVITY

Connecting to Downtown Rochester

## TRANSPORTATION

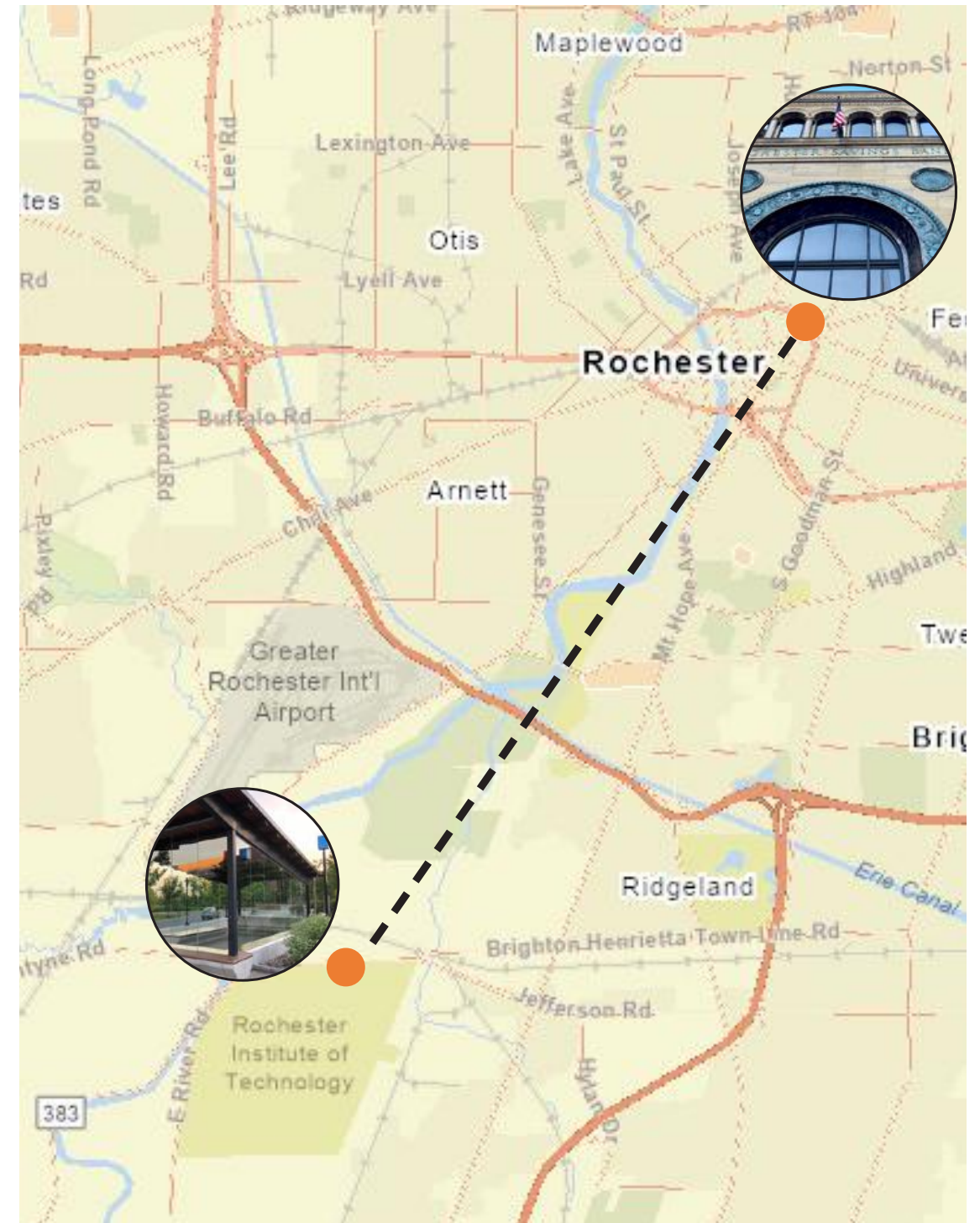
### *Solutions for Connectivity*

RIT has a strong history in downtown Rochester, and a promising existing presence. However, in our analysis of current uses of the City Art Space and Center for Urban Entrepreneurship, there is an opportunity to further optimize RIT's position downtown. The institution's urban development should be anchored at 40 Franklin Street, allowing for future opportunities to relate, and have direct access to, this nexus point. Most critical to the success of downtown programs is improving transportation access from RIT's campus. This is essential to enhancing RIT's campus core by linking students with opportunities to create career connections in downtown Rochester, while also strengthening RIT's relationship with the local community.

The following section summarizes our suggestions for reinforcing RIT's presence in Rochester, as well as streamlining transportation access between the campus and Downtown, while also outlining other possible areas for growth within Rochester;

- Affordable faculty and graduate student housing (develop empty lot at 84 Franklin St)
- Market rate housing
- Evening programs for continuing education and other business and urban-centric programs
- Community classes
- Small business incubator
- Co-working space
- RIT Shop One satellite

In order to enable and encourage connectivity between RIT's campus and downtown Rochester, consistent and frequent transportation is essential. In the future, an RIT bus should depart directly from campus and arrive at the Center for Urban Entrepreneurship. This bus schedule should ideally be 24 hour, accommodating commuting students as well as allowing students and faculty to take full advantage of opportunities in the city. Targeted recommendations include:



Map Credit: ArcGIS / Project Team

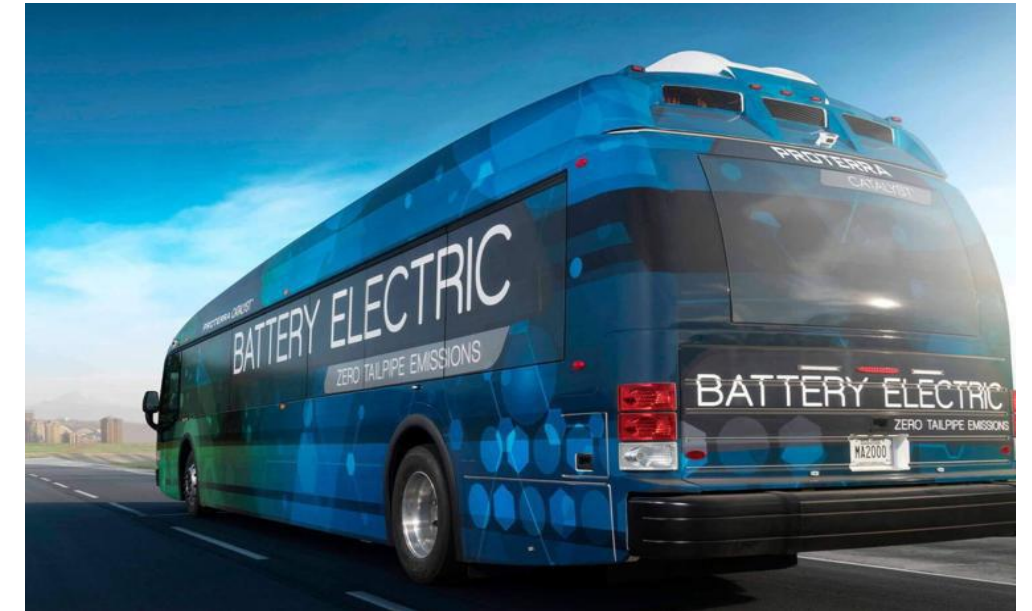
## CONNECTIVITY

Connecting to Downtown Rochester

- An RIT dedicated bus, departing from central bus stop locations on campus, can connect RIT to downtown Rochester and the Tait Preserve, with the aim of eventually migrating to electric or driverless options.
- RIT can utilize transportation as an opportunity to make the RIT brand visible in and around Rochester and Henrietta.
- Transportation modes can be sustainable, reinforcing RIT's carbon neutrality goal, by using alternative energy sources (i.e., electric, hydrogen power)

In planning for the future, RIT may consider planning for driverless or aerial transportation options, as has been successfully piloted at universities such as University of Michigan, Texas A&M, and Texas Southern University

- Ohio State University has invested \$5.9M into research on how UAS options can be integrated into their university infrastructure
- Autonomous shuttles or vehicles can more easily accommodate 24 hour service requirements
- Autonomous vehicles may be piloted first on the campus itself; University of Central Florida beta tested a shuttle between its arena and student union
- Regardless of the mode of technology used in new transportation options, there is an opportunity to provide brand visibility for the institution through memorable, innovative advertising on vehicles traveling between campus and Rochester



Texas A&M Aggie Spirit Bus. Image Credit: Texas A&M



University of Michigan MCity Shuttle. Image Credit: Univ. of Michigan

## CONNECTIVITY

Connecting to Downtown Rochester

## URBAN PROPERTIES

### *Development Opportunities*

RIT has a strong history in downtown Rochester and a promising existing presence. However, in our analysis of current uses of the City Art Space and Center for Urban Entrepreneurship, there is an opportunity to further optimize RIT's position downtown. Most critical to the success of downtown programs is improving transportation access from RIT's campus. The institution's urban development should be anchored at 40 Franklin Street, allowing for future opportunities to relate, and have direct access to, this nexus point. Possible areas for growth in Downtown Rochester include:

- Business school
- Night or community classes
- Market rate student housing (develop empty lot at 84 Franklin St)
- Graduate courses
- Small business incubator
- Co-working space
- RIT Shop One satellite



*RIT's CUE in Downtown Rochester*



*RIT City Art Space*

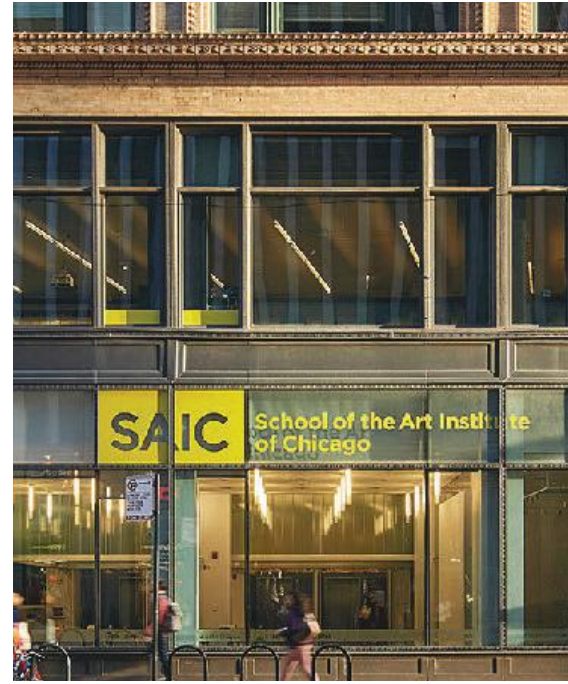
## CONNECTIVITY

Connecting to Downtown Rochester

Street presence is essential to advertising RIT within the community. This can occur through signage at the street level or bold, iconic moves as in the example from SCAD's reuse of a historic theater. Visibility can occur through smaller interventions, such as branded RIT shuttles. This presence is key to enhancing RIT's place within the local Rochester community.



*Adaptive reuse of bank hall*



*Public storefront*



*Co-working space*



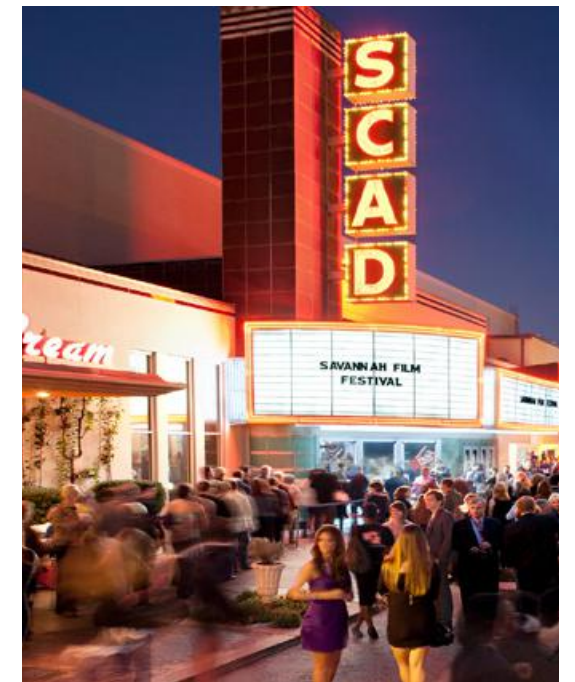
*Street presence*



*Student housing*



*Branded transportation*



*Public branding*

## CONNECTIVITY

Connecting to Downtown Rochester

## RENTAL RATE COMPARISONS

*Evaluating market viability in downtown Rochester*

As part of a proposal for 40 Franklin Street, the project team identified the empty lot at the North side of the site (84 Franklin Street) as a potential location for re-development. One option for this site would be to develop market-rate housing, which could contribute positively to non-tuition revenue for RIT. Additionally, this housing could encourage commuter or part-time students to live in downtown Rochester, while also increasing interaction between the university and the local community. The project team assembled brief market research comparing current housing costs that support the viability of this development proposal.

### Key Comparisons – Market Rate Housing – Monthly

- Spectra at Sibley - Studio: \$1392
- The Metropolitan – Studio: \$1695
- Tower 280 – Studio: \$1,575
- 111 on East – Studio: \$790
- 260 East Broad – Studio: \$1,474
- Innovation Square (Xerox Tower)- \$1,010 - \$1,900 per month
- University of Rochester - 1-Bedroom \$1,292 per month average



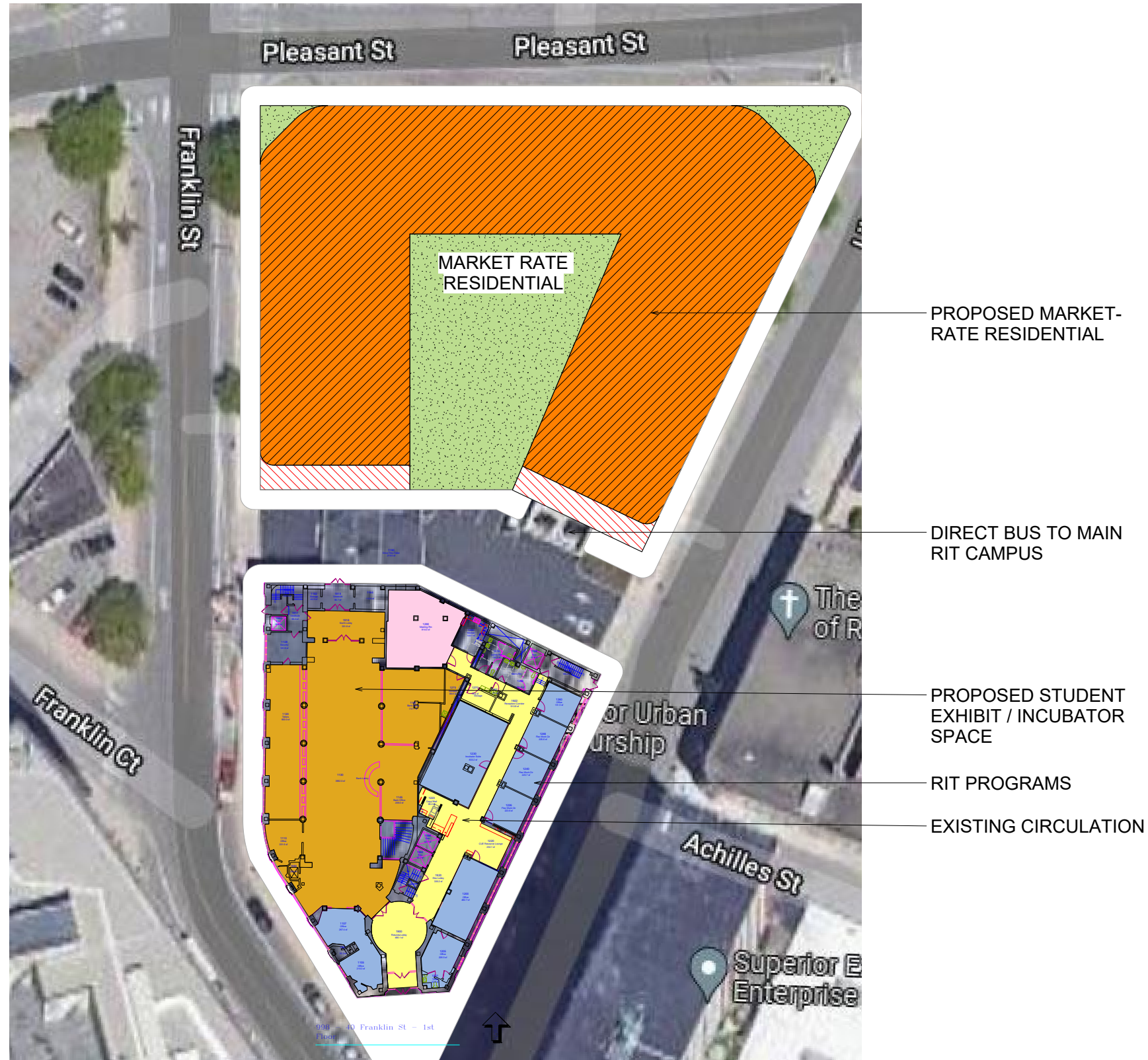
*Sibley Square: Rochester Development Authority*



*Innovation Square: Rochester Development Authority*

# CONNECTIVITY

Connecting to Downtown Rochester



40 Franklin Street

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# Real Estate Portfolio

## **RIT PROPERTY**

RIT Real Estate Portfolio

### **SUBURBAN AND RURAL PROPERTIES**

RIT has an impressive portfolio of properties, which the project team collected and evaluated as part of a comprehensive real estate assessment. The majority of these properties are suburban or rural, presenting opportunities for various uses and development. In large part, the future of these properties should be approached from the perspective of financial wellness for the institution. Based on RIT-supplied and publicly available tax information, we provided a series of recommendations as to how best RIT can use its real estate holdings most effectively and efficiently.

### **URBAN PROPERTIES**

The project team surveyed RIT's current properties located in Downtown Rochester, including 40 and 84 Franklin Streets as well as the currently leased City Art Space. These properties are all centrally located and well-positioned to provide presence for the university within an urban context. We provided recommendations based on our analysis of these sites, and how they could be better connected to RIT's main campus.

## QUICK FACTS

**PARCEL #:** 147.20-1-7.1, 148.17-2-3, 147.20-1-8.21, 148.17-2-13

GROUP NAME: Bronx Drive Vacant Land + Jefferson Road Parcels - West

ADDRESS: Bronx Dr. (A), Rochester, NY  
Bronx Dr. (B), Rochester, NY, 30 Jefferson Rd

USE: NA

ACREAGE: 46.1 + 10.7 + .8 + 18.2 + 37.2

BUILDABLE AREA:

ASSESSMENT VALUE: \$9,600 + \$733,900 + \$20,600

PROPERTY CLASS: Vacant industrial

UTILITIES: N/A

ZONING CODE: 6

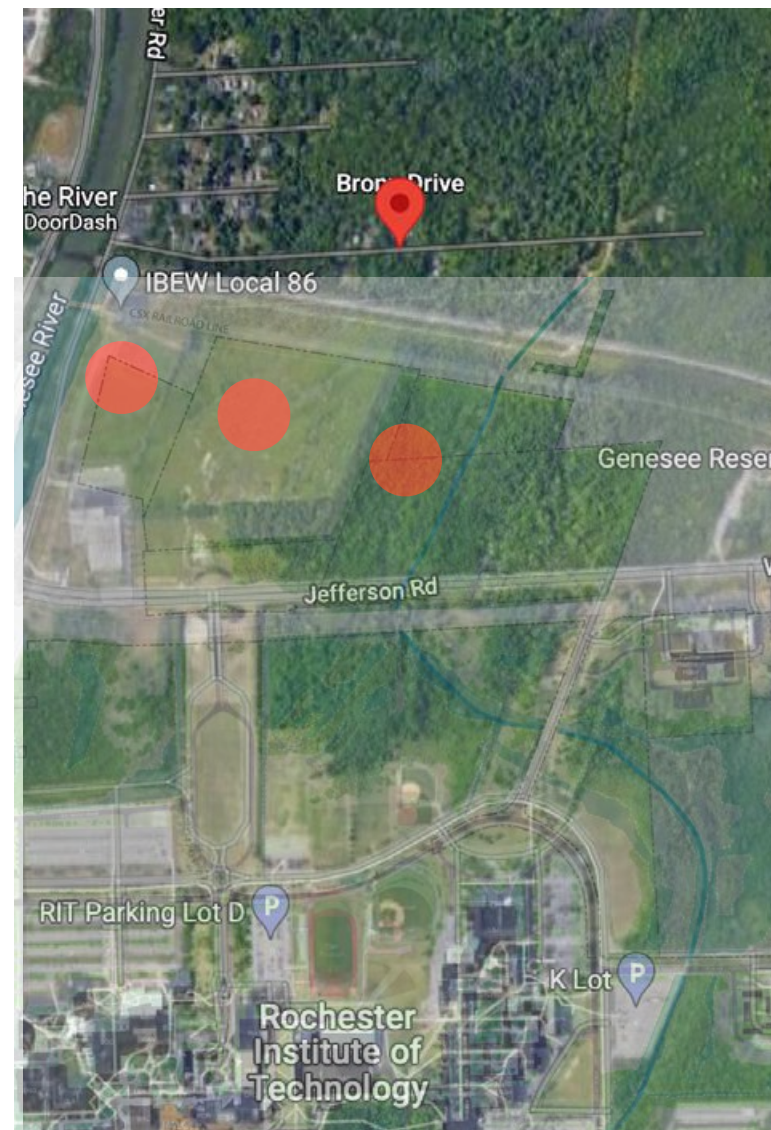
TENANT/LEASEE: N/A

NOTES: No public utilities, water supply or sewer

### **SUGGESTIONS/RECOMMENDATIONS:**

**Reserve for future corporate-sponsored research park or potential development of faculty housing by a third party developer.**

## MAP



Map Credit: Google

## CURRENT CONDITIONS



Map Credit: ESRI

# RIT PROPERTY

RIT Real Estate Portfolio

## QUICK FACTS

**PARCEL #: 148.18-2-1.2 + 148.14-4-50**

GROUP NAME: "Hess Station" (A +B), Park Circle Parcel (C)

ADDRESS: "Hess Station": Jefferson Rd., Rochester, NY; Park Circle, Brighton, NY

USE: NA

ACREAGE: 71.70 (Hess Station) + .5 (Park Circle)

BUILDABLE AREA:

TENANT/LEASEE: Not listed

ASSESSMENT VALUE: \$222,500 + \$1,200, \$424,200 + \$33,500

PROPERTY CLASS: Vacant commercial

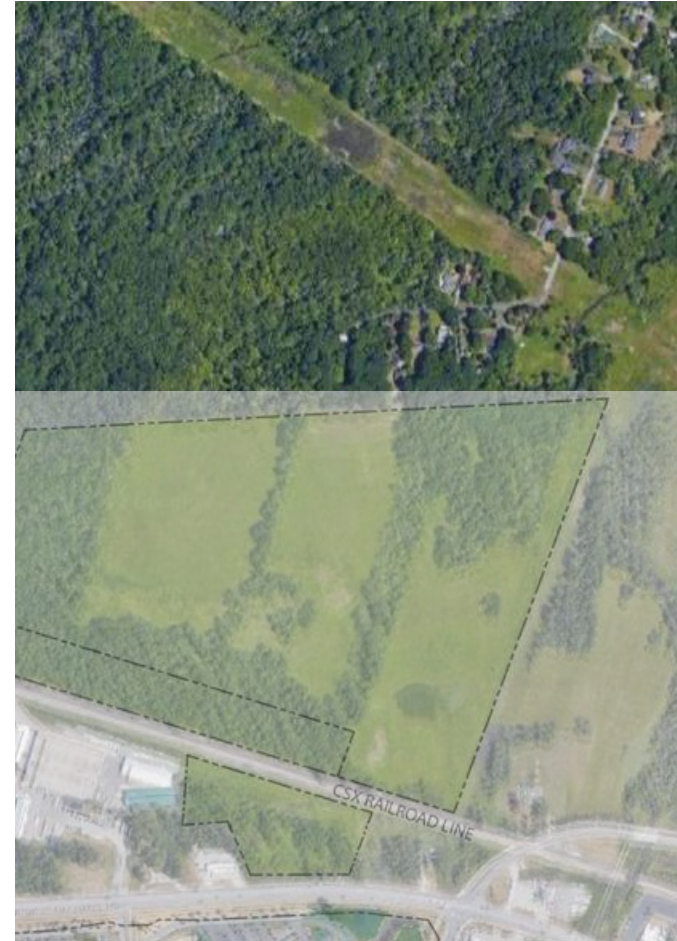
UTILITIES: Electric, public water, private sewer

ZONING CODE: G

### **SUGGESTIONS/RECOMMENDATIONS:**

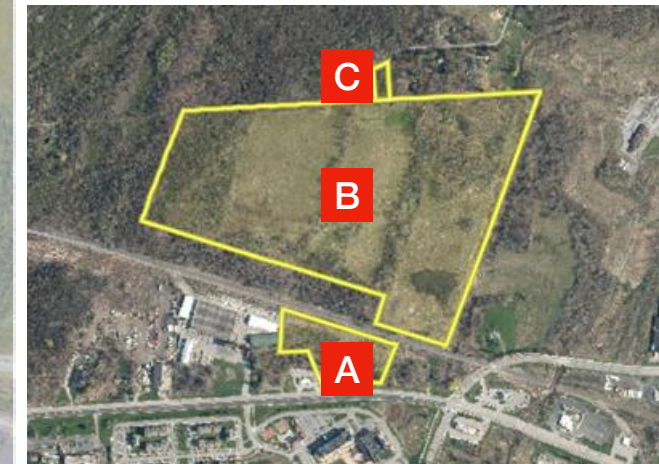
**For Site A, consider sale. For Site B + C, consider use for agricultural program or utilize for a solar farm. If neither option is applicable, consider sale for single-family residential development.**

## MAP



Map Credit: Google

## CURRENT CONDITIONS



Map Credit: ESRI

## QUICK FACTS

**PARCEL #:** 160.02-1-22, 160.02-1-23.1

**ADDRESS:** 11,19, 35, 39 Jefferson Rd., Rochester, NY

**GROUP NAME:** Jefferson Road Parcels - South

**USE:** NA

**ACREAGE:** 13.21 + 5.56 + 1.32

**BUILDABLE AREA:**

**ASSESSMENT VALUE:** \$330,300 + \$186,000 + \$133,700

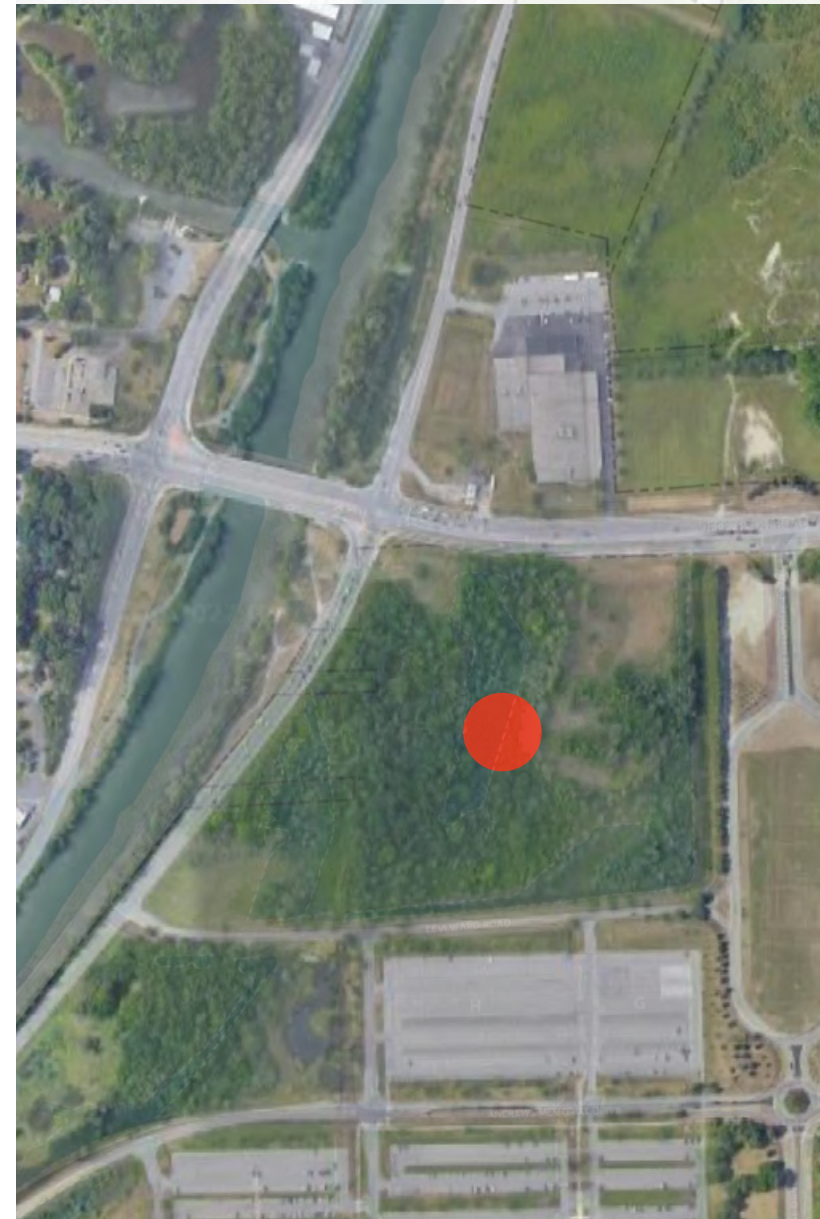
**PROPERTY CLASS:** Vacant commercial

**UTILITIES:** Electric, public water, no sewer

**TENANT/LEASEE:** NA

**SUGGESTIONS/RECOMMENDATIONS:**  
**Consider reserving for eco-centered recreation or academic programs focusing on wetlands, ecology, and conservation.**

## MAP



## CURRENT CONDITIONS



# RIT PROPERTY

RIT Real Estate Portfolio

## QUICK FACTS

**PARCEL #: 161.01-1-5**

ADDRESS: 175 Jefferson Rd, Rochester, NY

USE: Hotel/ Dorm

ACREAGE: 10.74

BUILT AREA: 107,000 SF

YEAR BUILT: 1971

BUILDABLE AREA: 650.00 x 720.00

TOTAL ASSESSED VALUE: \$6.5M

LAND VALUE: \$1.125M

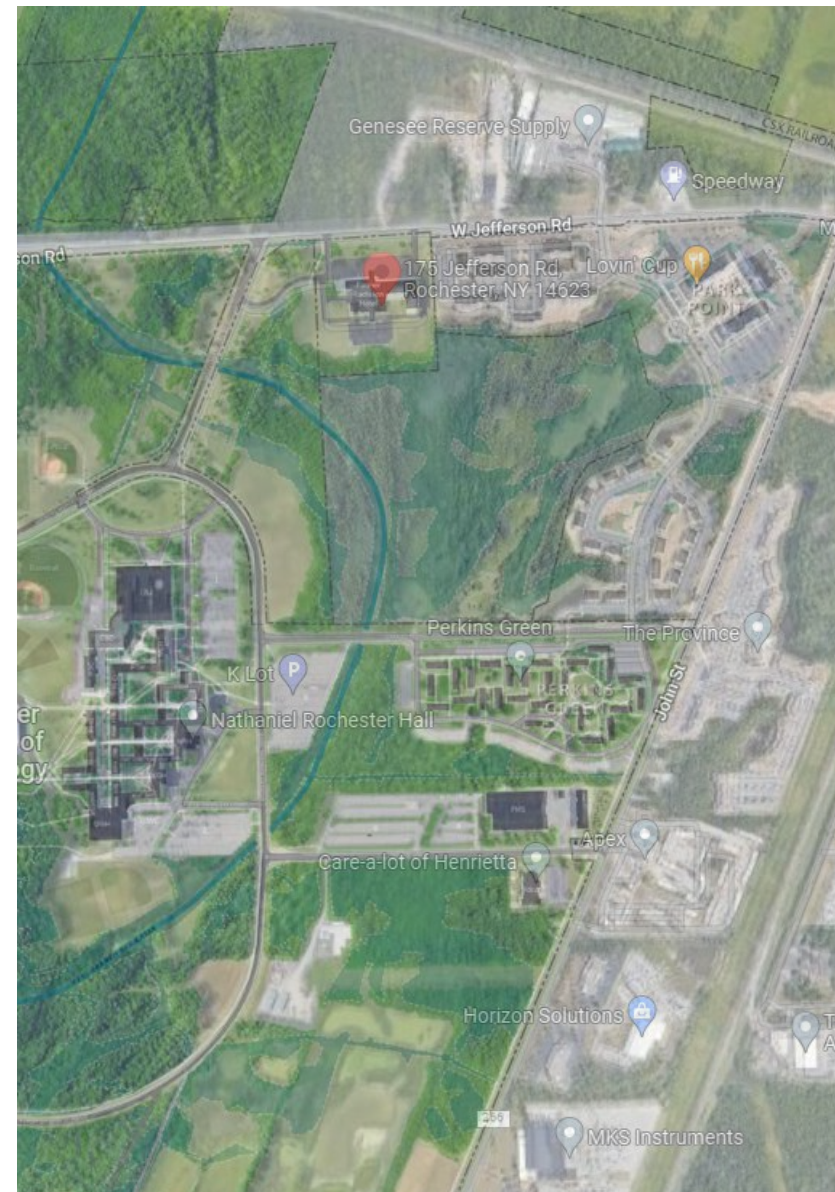
UTILITIES: Gas/elect., public sewer and water

USE CODE: 1 and 2 (Hotel + Restaurant)

TENANT/LEASEE: To be confirmed

**SUGGESTIONS/RECOMMENDATIONS:**  
**Renovate existing facility to become the new RIT Inn + Conference Center, which will require capital investment for the renovation of the bed tower and expansion of the conference facilities. Connect the secondary loop road between this property and the Park Point development.**

## MAP



Map Credit: Google

## CURRENT CONDITIONS



Map Credit: ESRI

**QUICK FACTS**

**PARCEL #:** 161.01-1-7.22

ADDRESS: 205 Jefferson Rd., Rochester, NY

USE: NA

ACREAGE: 59.5

BUILDABLE AREA:

BUILT AREA: 506,011 SF

ASSESSMENT VALUE: \$42,925,700

PROPERTY CLASS: Det. row bldg

UTILITIES: Electric, public water, public sewer

TENANT/LEASEE: Wiljeff, LLC (purchased from RIT)

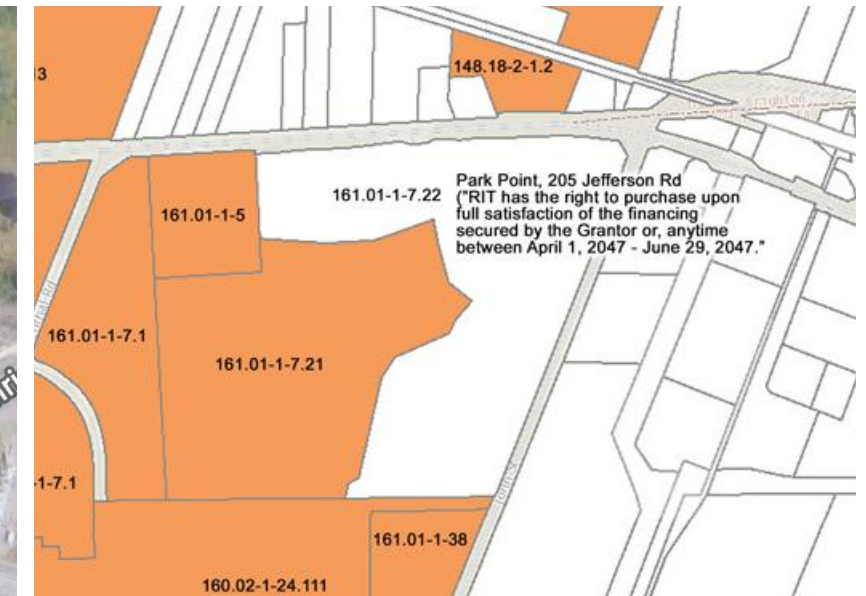
**SUGGESTIONS/ RECOMMENDATIONS:**  
**Consider purchasing Park Point garden-style apartments for graduate housing (1N and 1S) before reverting back to RIT in 2087. If not for purchase, consider institutional commitments to secure beds for graduate students. Leave corner property (1) for market rate housing for upper-classmen, faculty or graduate housing. Connect to the adjacent properties with a secondary loop road.**

**MAP**



Map Credit: Google

**CURRENT CONDITIONS**



Map Credit: ESRI

# RIT PROPERTY

RIT Real Estate Portfolio

## QUICK FACTS

**PARCEL #: 161.01-1-38 + 160.02-1-24.111  
(North Campus), 161.01-1-7.21**

ADDRESS: Perkins Green, Rochester, NY

USE: Dorm

ACREAGE: 51.11 + 10.9

BUILT AREA: 150,000 SF

YEAR BUILT: 1982

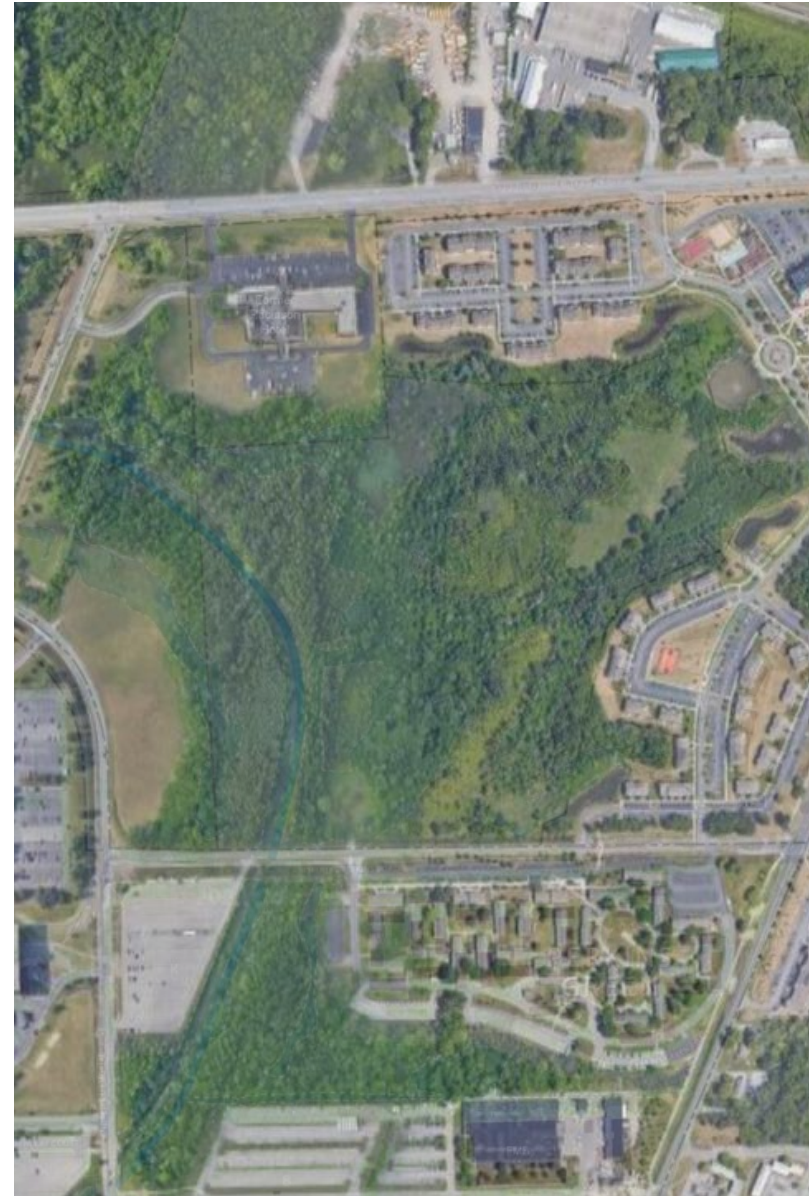
ASSESSMENT VALUE: \$1,294,600 + \$5,585,400 +  
\$695,000

PROPERTY CLASS: Vacant industrial

UTILITIES: Electric, public water

**SUGGESTIONS/RECOMMENDATIONS:  
Consider dedicating Perkins Green to  
graduate housing. Reserve North wetland  
parcel as recreation area to create trail  
system to serve campus and housing.  
Connect to the adjacent properties with a  
secondary loop road.**

## MAP



Map Credit: Google

## CURRENT CONDITIONS



Image Credit: RIT



Map Credit: ESRI



## QUICK FACTS

**PARCEL #: 161.01-1-54**

ADDRESS: 395 John St., Rochester, NY

USE: Child care center

YEAR BUILT: 1992

ACREAGE: 2.6

BUILDABLE AREA:

BUILT AREA: 13,610 SF

ASSESSMENT VALUE: \$862,200 + \$268,400 (land)

PROPERTY CLASS: SCHOOL

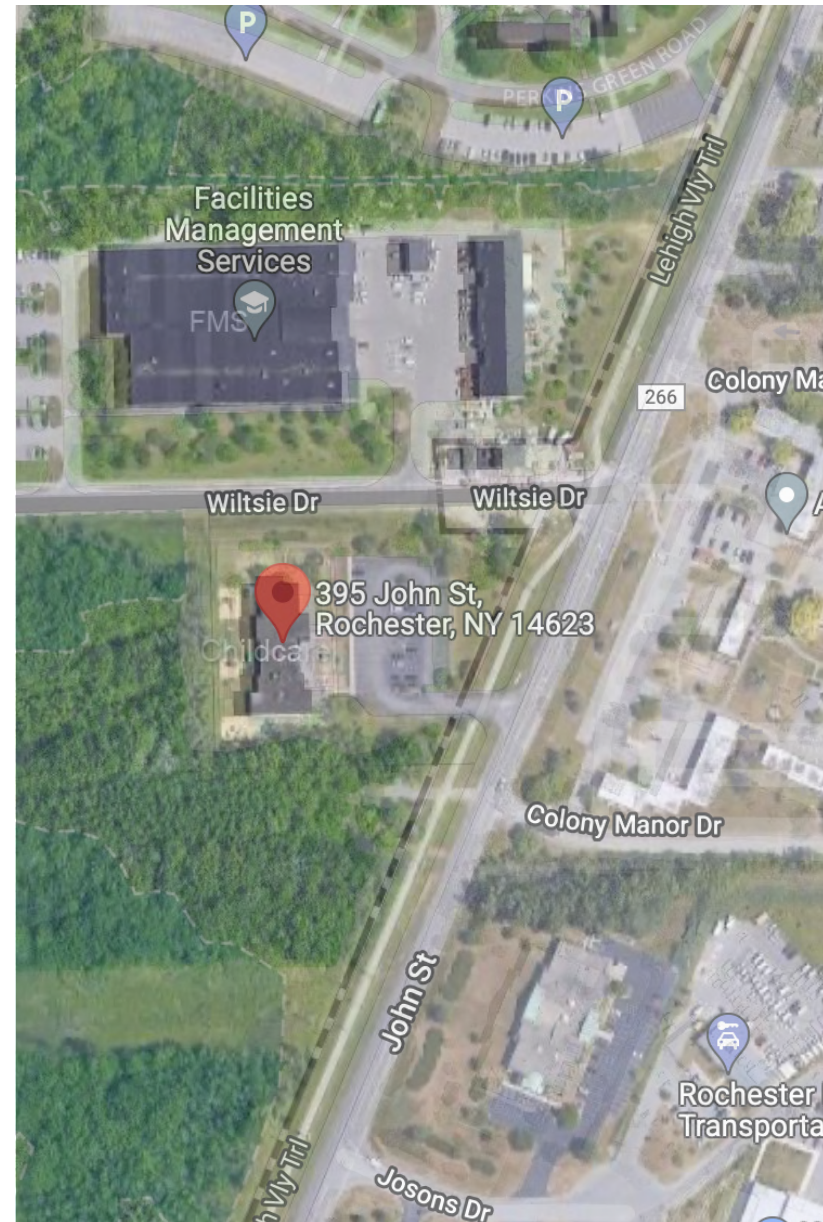
UTILITIES: Electric, public water, public sewer

TENANT/LEASEE: Care A Lot (land lease, tenant pays taxes)

ZONING CODE: 2

**SUGGESTIONS/RECOMMENDATIONS:**  
**Leave as currently used.**

## MAP



Map Credit: Google

## CURRENT CONDITIONS



Map Credit: ESRI

# RIT PROPERTY

RIT Real Estate Portfolio

## QUICK FACTS

**PARCEL #: 160.02-1-34**

ADDRESS: 3018 E River Rd., Rochester NY

USE: West House

ACREAGE: .5

BUILDABLE AREA:

YEAR BUILT: 1933

BUILT AREA: 4,400 SF

ASSESSMENT VALUE: \$359,600

PROPERTY CLASS: Single family / residential

UTILITIES: Electric, public water, commercial sewer

**SUGGESTIONS/RECOMMENDATIONS:**  
**Current plans to convert property to RIT Chabad House.**

## MAP



## CURRENT CONDITIONS



## QUICK FACTS

**PARCEL #: 160.04-1-3**

ADDRESS: 3150 E River Rd., Rochester NY

USE: Not listed

ACREAGE: .91

BUILDABLE AREA:

YEAR BUILT: 1871

BUILT AREA: 1421 SF

ASSESSMENT VALUE: \$125,000

PROPERTY CLASS: Single fam /res

UTILITIES: Electric, public water, commercial sewer

**SUGGESTIONS/ RECOMMENDATIONS:**  
**Consider using for non-essential  
administrative uses or for visiting faculty  
housing.**

## MAP



## CURRENT CONDITIONS



# RIT PROPERTY

RIT Real Estate Portfolio

## QUICK FACTS

**PARCEL #:** 161.03-1-18.1, 160.04-1-15, 160.04-1-16

**NAME:** 125 Tech Park Drive

**ADDRESS:** 125 Tech Park Dr., Rochester, NY

**USE:** RIT Research Facility

**ACREAGE:** 3.04

**BUILDABLE AREA:**

**YEAR BUILT:** 1987

**BUILT AREA:** 29,616 SF

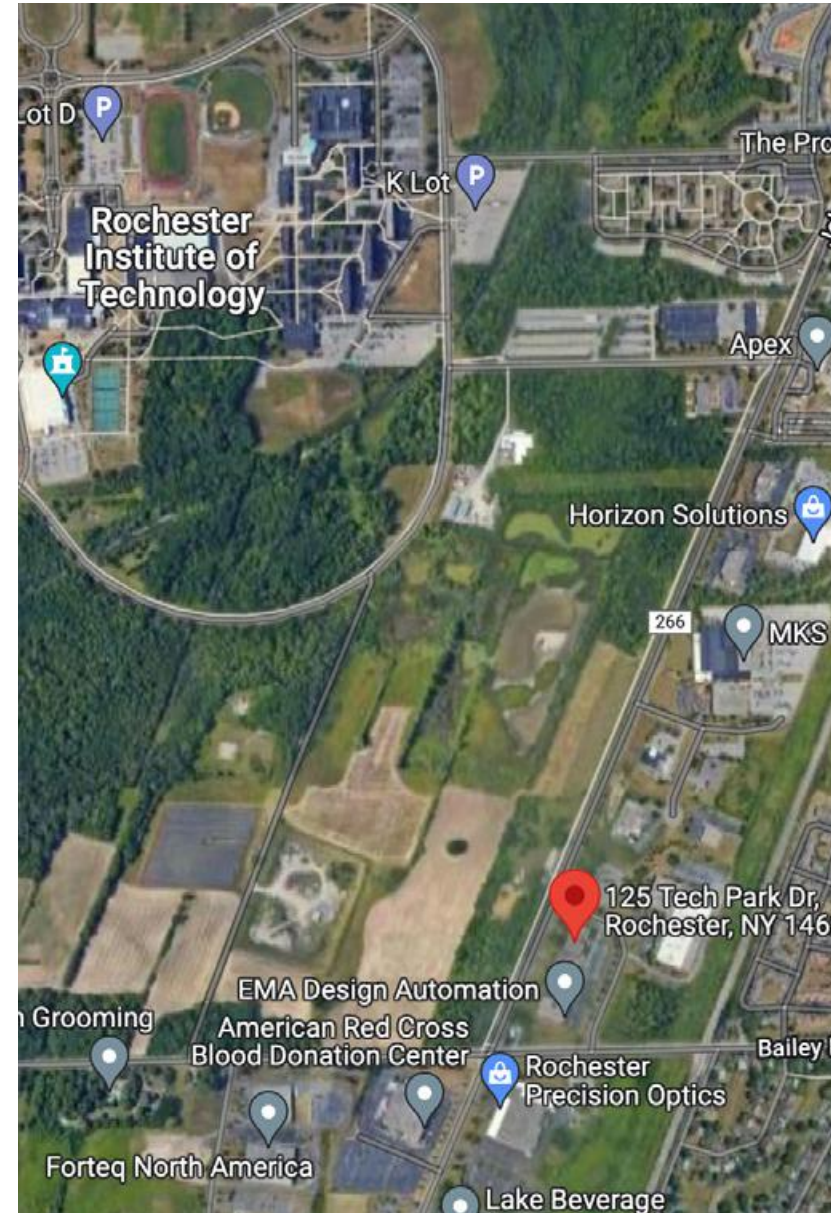
**ASSESSMENT VALUE:** \$2M (\$314,000 land value)

**PROPERTY CLASS:** Office bldg

**UTILITIES:** Electric, public water, commercial sewer

**SUGGESTIONS/RECOMMENDATIONS:**  
**Consider moving RIT programs on campus and either lease or retain for temporary surge space.**

## MAP



## CURRENT CONDITIONS



## QUICK FACTS

**PARCEL #:** 174.02-1-34, 174.02-1-40,  
174.02-1-37.11, 174.02-1-39

**GROUP NAME:** Gordon Industrial Park + Bailey Rd  
Parcels

**ADDRESS:** 100-225 Lucius Gordon Dr., W  
Henrietta, NY, 112, 232 Bailey Rd.

**USE:** Industrial

**ACREAGE:** 8.35 + 9.23 + 6.07 + 14.17 + 1.15 +  
.38

**BUILDABLE AREA:**

**YEAR BUILT:** 1987 (174.02-1-39)

**BUILT AREA:** 29,616 SF

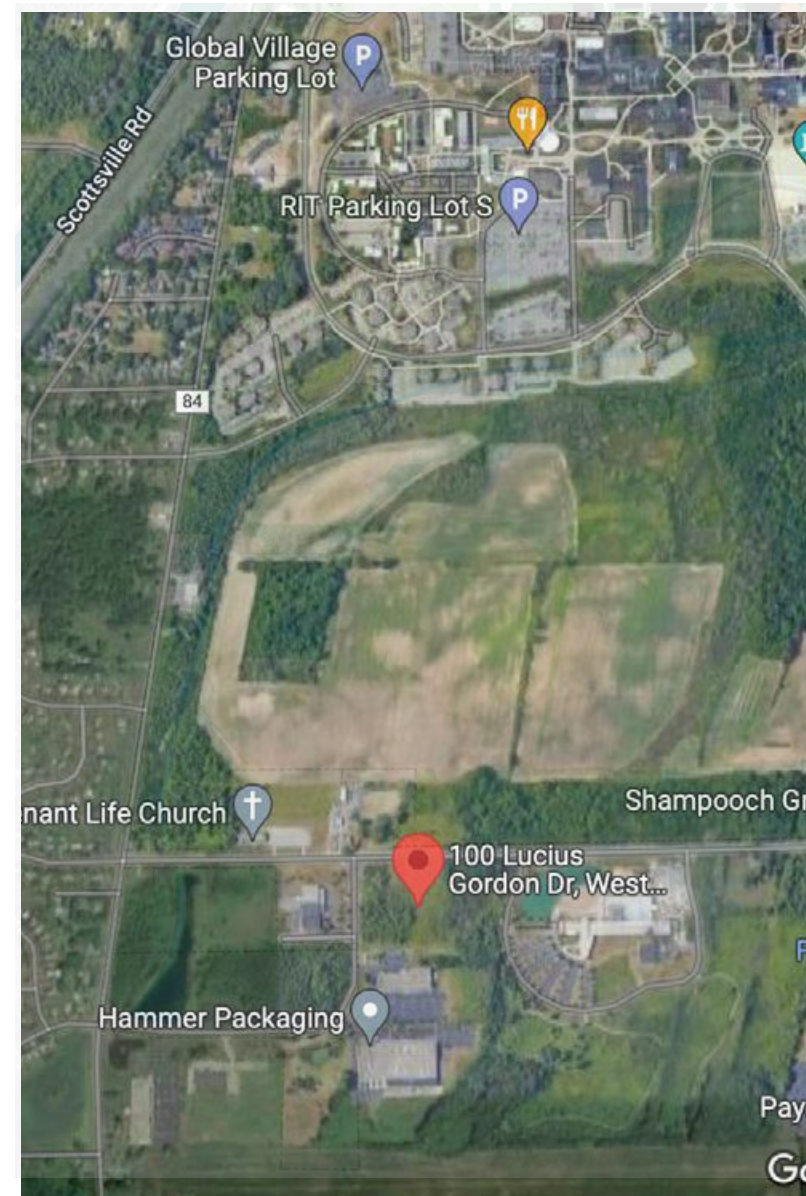
**ASSESSMENT VALUE:** \$201,300 + \$130,000 +  
\$348,000 + \$102,600 + \$24,800 + \$19,700

**PROPERTY CLASS:** vacant industrial, res vacant

**UTILITIES:** Electric/gas, public water, commercial  
sewer

**SUGGESTIONS/RECOMMENDATIONS:**  
**Consider listing for lease or for sale.**

## MAP



## CURRENT CONDITIONS



# RIT PROPERTY

RIT Real Estate Portfolio

## QUICK FACTS

**PARCEL #: 174.01-2-59, 174.01-2-60, 174.01-2-61, 174.10-1-69.2, 174.10-1-69.3, 174.01-2-64.11**

GROUP NAME: Fairwood Drive / Boathouse Parcels

ADDRESS: 611 - 627, 643 Fairwood Dr., Rochester

USE: Vacant land + Gosnell Boathouse

ACREAGE: .32 + .17 + .29 + .53 + .37

YEAR BUILT: Not listed

BUILT AREA: 3,890 SF (Boathouse)

ASSESSMENT VALUE: \$20,900 + \$7,500 + \$19,400 + \$35,600 + \$25,000 = \$342,900 (Boathouse)

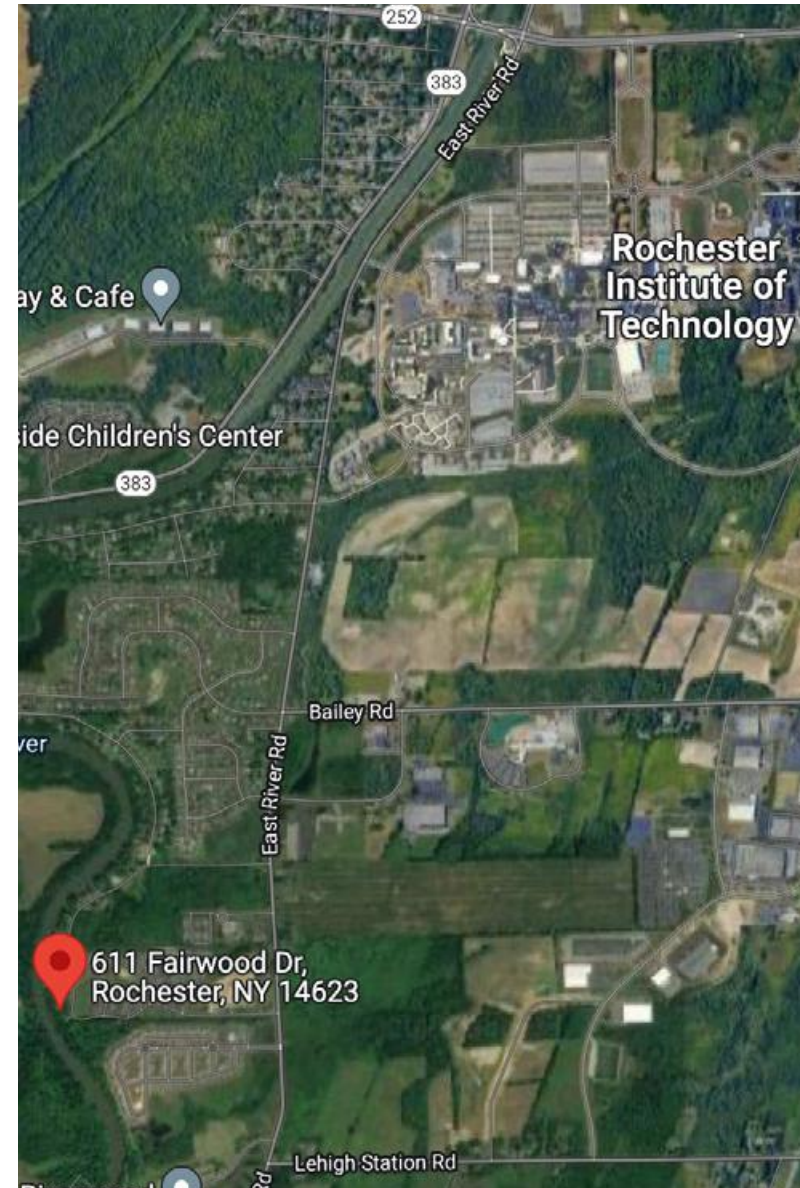
PROPERTY CLASS: Res vac land

UTILITIES: Electric/gas, public water, private sewer

TENANT/LEASEE: Not listed

**SUGGESTIONS/RECOMMENDATIONS:**  
**Maintain vacant land for recreation,**  
**Consider purchasing missing parcels**  
**when available.**

## MAP



## CURRENT CONDITIONS



**QUICK FACTS**

**PARCEL #: 175.03-1-34, 175.03-1-35, 175.03-1-36**

GROUP NAME: RIT Inn Parcels

ADDRESS: 5257 W Henrietta Rd., West Henrietta, NY

USE: RIT Inn / Hotel and temporary dorm

ACREAGE: 11.64

BUILT AREA: 181,876 SF

TOTAL ASSESSMENT VALUE: \$15,495,100

LAND ASSESSMENT VALUE: \$1.2M

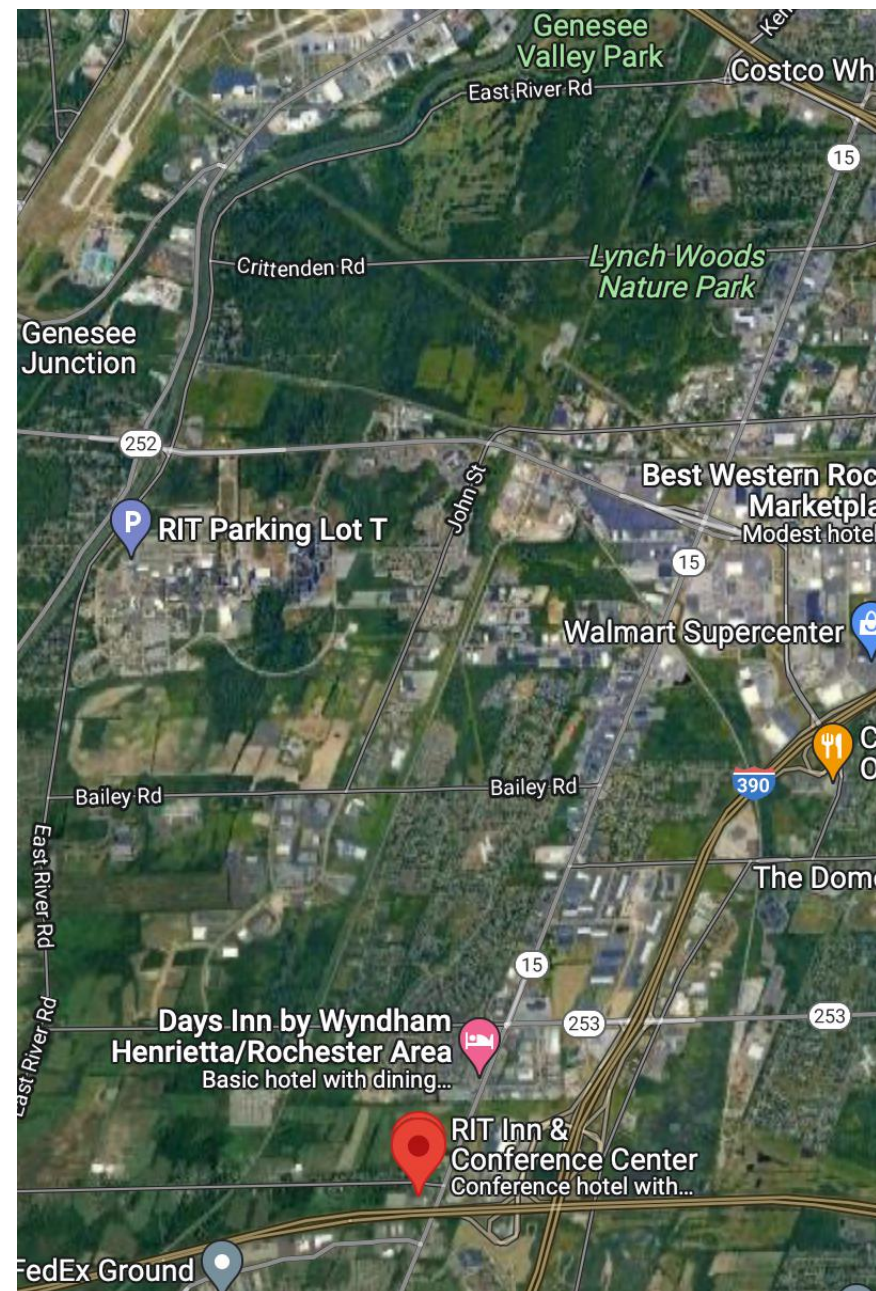
PROPERTY CLASS: Hotel

UTILITIES: Electric/gas, public water, sewer

TENANT/LEASEE: RIT Inn

**SUGGESTIONS/RECOMMENDATIONS:**  
**Consider relocating students to the main campus, then consider listing property for lease or sale to third party to operate as a destination hotel for conferences and weddings. Move the RIT Inn program to the Raddison Hotel, which is more proximate and shuttle accessible to the main campus.**

**MAP**



**CURRENT CONDITIONS**



# RIT PROPERTY

RIT Real Estate Portfolio

## QUICK FACTS

**PARCEL #: 176.16-1-34 + 177.09-1-3**

ADDRESS: 2201 Lehigh Station Rd.  
Pittsford, NY

USE: President's Residence + Caretaker's Cottage

ACREAGE: 21.2 + 3.21

BUILDABLE AREA: 881.19 x 909.46

BUILT AREA: 7,219 SF (Residence) + 7,219 SF (Cottage)

YEAR BUILT: 1839 (President's Residence),  
1860 (Cottage)

ASSESSMENT VALUE: \$803,500 + \$153,200

LAND VALUE: \$143,800 + \$66,000

PROPERTY CLASS: Res, estate

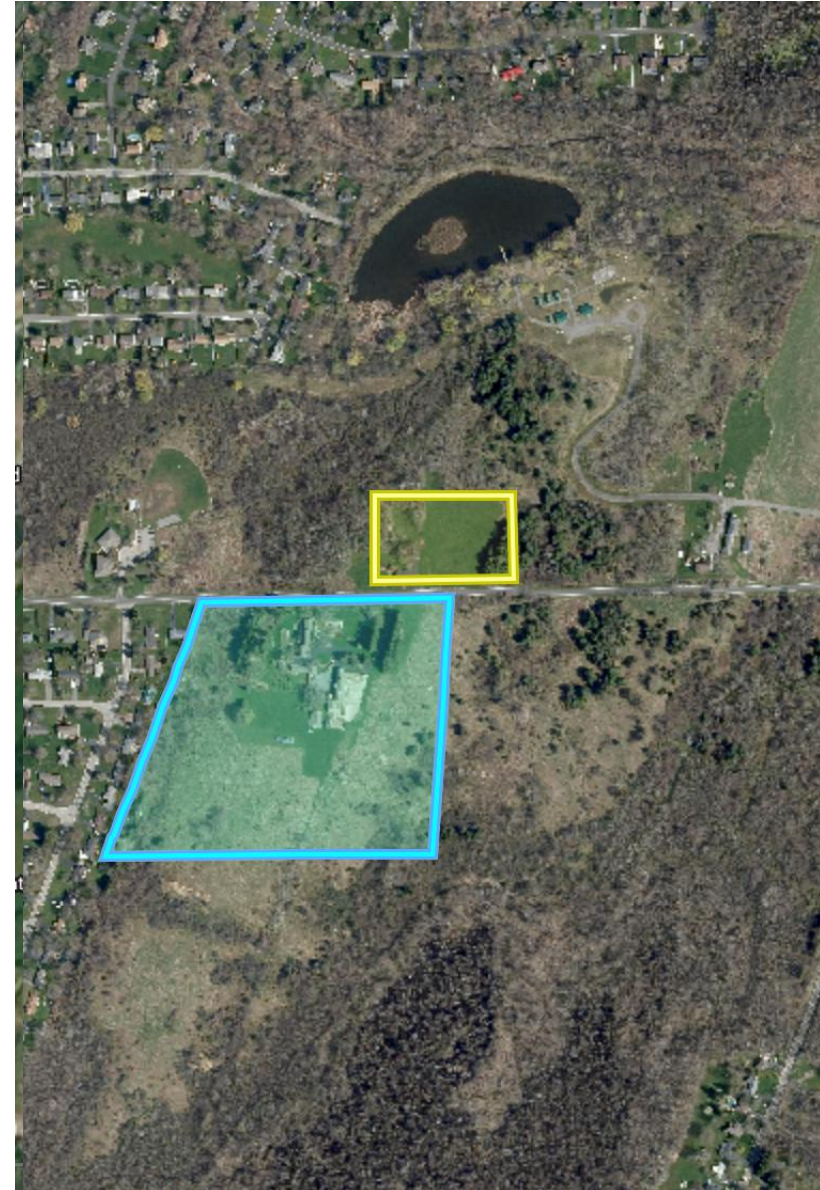
UTILITIES: Electric/gas, public water, private sewer

TENANT/LEASEE: NA

### **SUGGESTIONS/RECOMMENDATIONS:**

**Keep property and current program.**

## MAP



## CURRENT CONDITIONS





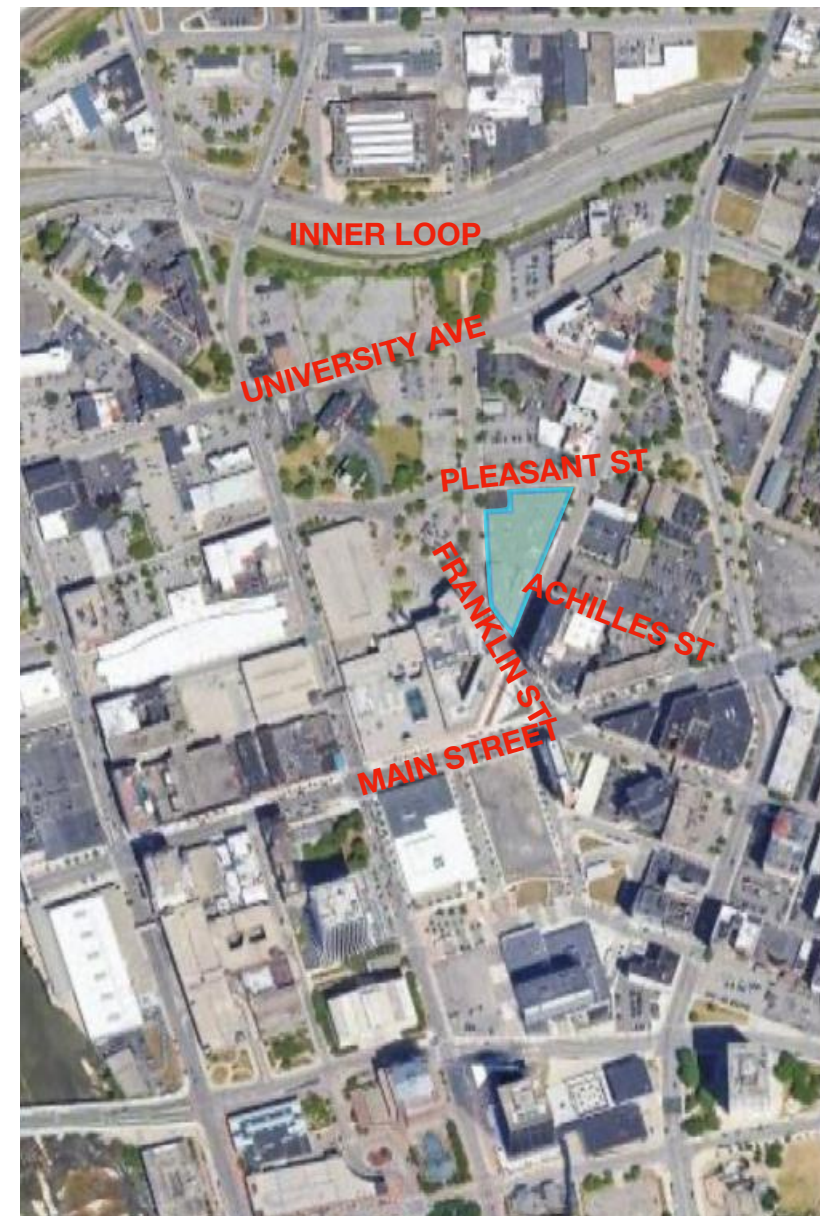
## QUICK FACTS

**PARCEL #: 106.80-1-30**

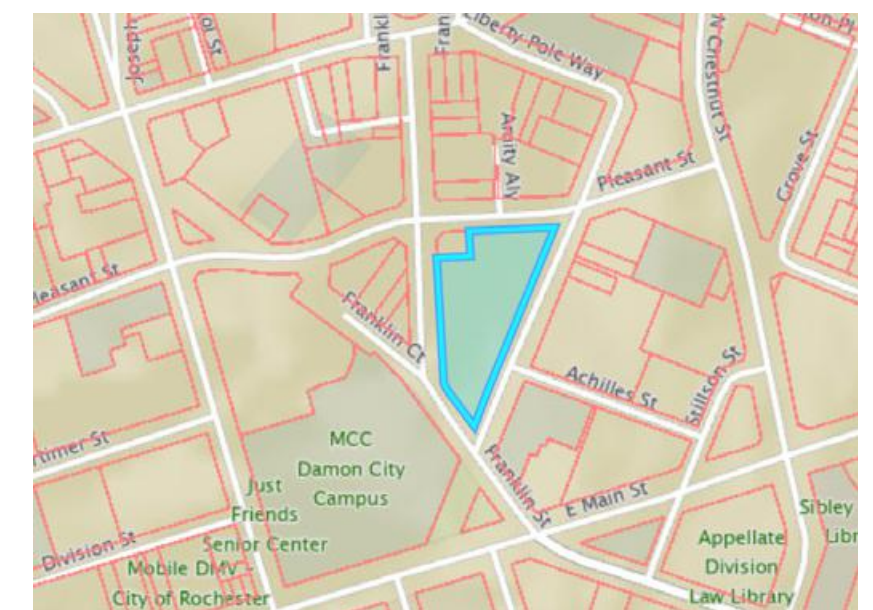
NAME: Center for Urban Entrepreneurship  
ADDRESS: 40-46, 84 Franklin St, Rochester, NY  
USE: Research center  
ACREAGE: 1.3  
BUILT AREA: 50,600 SF  
YEAR BUILT: 1927  
ASSESSMENT VALUE: \$1.7M  
LAND VALUE: \$195,000  
PROPERTY CLASS: Res, estate  
UTILITIES: All public utilities  
TENANT/LEASEE: NA  
NOTES: Donated by Rochester Historic Ventures

**SUGGESTIONS/RECOMMENDATIONS:**  
Consider redeveloping parking lot as market rate housing, with preference given to RIT graduate students or faculty. Provide dedicated shuttle from campus to downtown (See: Concept for RIT at Night). Consider relocating RIT gallery into bank hall and provide RIT programs throughout building, perhaps considering a return to some urban-specific night classes for graduate students and continuing adult education.

## MAP



## CURRENT CONDITIONS



# RIT PROPERTY

RIT Real Estate Portfolio

## QUICK FACTS

**PARCEL #: 123.15-1-1**

NAME: Tait Preserve + Leenhouts Lodge

ADDRESS: Old Quarry Lane, Penfield

USE: Research preserve

ACREAGE: 177 (reported)

BUILT AREA: 4,902 SF (lodge)

YEAR BUILT: 2018 (lodge)

ASSESSMENT VALUE: Not available

LAND VALUE: Not available

SALE VALUE: \$10M (reported)

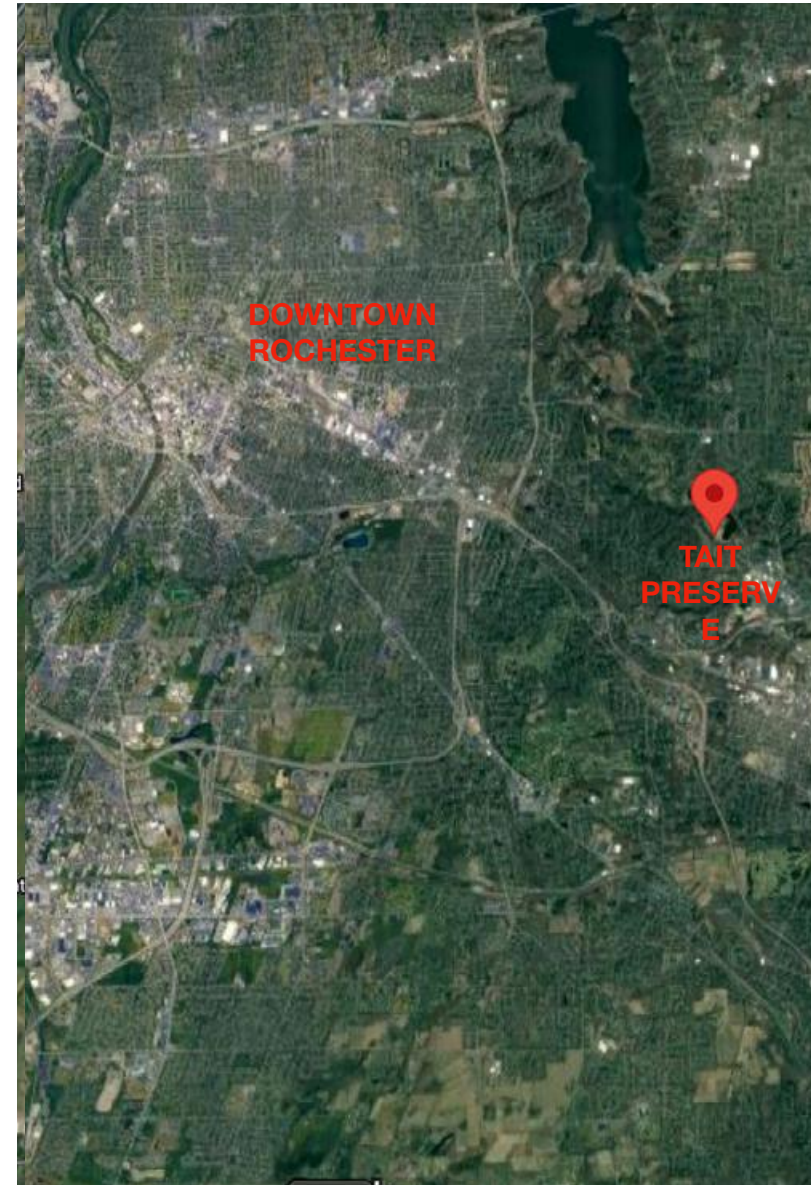
PROPERTY CLASS: Res, estate

UTILITIES: Electric/gas , public water, private sewer

TENANT/LEASEE: NA

**SUGGESTIONS/RECOMMENDATIONS:**  
**Continue programmed use for this property.**

## MAP



## CURRENT CONDITIONS



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# APPENDICES

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## APPENDICES

### Suggested Studies



### ARCHITECTURAL HISTORY

As RIT continues to grow its campus footprint, special consideration must be given to architecturally significant buildings and how they are renovated to suit RIT's current needs. All exterior renovations should strive to match the spirit of the original architecture of the campus while still incorporating warmer and more contemporary materials that allow for increased warmth and transparency on campus.



### MULTI-MODAL PEDESTRIAN & BIKE CAMPUS DESIGN GUIDELINES

The distance across the Andrews Memorial Drive loop, east to west, is 1 mile. This distance is small enough to deter most of the RIT community from driving from one destination to another, but long enough to encourage many individuals to seek more expedient modes of transport, such as biking, skating, and any number of emerging technologies propelling battery-driven boards, wheels, and e-bikes. The higher speed of bikes and their battery-powered variants raises the prospect of conflict and collisions between pedestrians and these faster platforms, in addition to vehicle accidents.

RIT is already moving to complete more of the pedestrian and bike-exclusive multi-use path along the inside of the Andrews Memorial Dr. loop, with the objective of further separating cars from moving traffic. This is a crucial improvement deterring athletic teams and the broader RIT community from running and cycling in mixed traffic by providing an alternate route, and providing a common departure circuit for exploring the RIT landscape beyond the loop.

## IMPROVE & RE-PROGRAM CLARK/RITTER

The Campus Plan identified that Clark-Ritter are currently underutilized and/or functionally obsolete, as two integrated facilities largely unchanged from their original construction. The crux of the issue is how to best balance the integrity of the original architectural massing, while reinvigorating the buildings and campus with new program and updated systems, including daylighting and windows. The opportunity to further activate the Simone Plaza with new program necessitates a detailed study evaluating new building systems and facade/roof modifications calibrated to retain the existing massing and character while transforming their use with projected needs, at the nexus of campus arrival.



## CAMPUS-WIDE ADA SURVEY & GUIDELINES

RIT acknowledges significant challenges to compliance with the Americans with Disabilities Act (ADA) stemming from design and construction of the Henrietta campus decades prior to the 1990 federal legislation. Circuitous routes from building to building and barriers to entry to specific buildings pose a real and ongoing obstacle for a sizable portion of the RIT community to meet timely commitments and equitable access throughout the campus. The Campus Plan interviews repeatedly heard from multiple individuals that physical access across campus is a notable issue requiring a dedicated study to categorize existing accessible routes, barriers to access, and modifications to specific entrances prioritized for phased alteration. The primary objective is universal access to all buildings, with equitable routes and opportunities for all to maximize use of the RIT campus.



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APPENDICES

**Physical Assessment Survey**

# PHYSICAL ASSESSMENT SURVEY

## CURRENT CONDITIONS



## QUICK FACTS

**BUILDING NAME:** James Booth Hall + Frank E Gannett Hall

**PRIMARY COLLEGE:** ART + DESIGN

**YEAR BUILT** 1967

**RENOVATED:** N/A

**ARCHITECT:** Hugh Stubbins and Assoc.

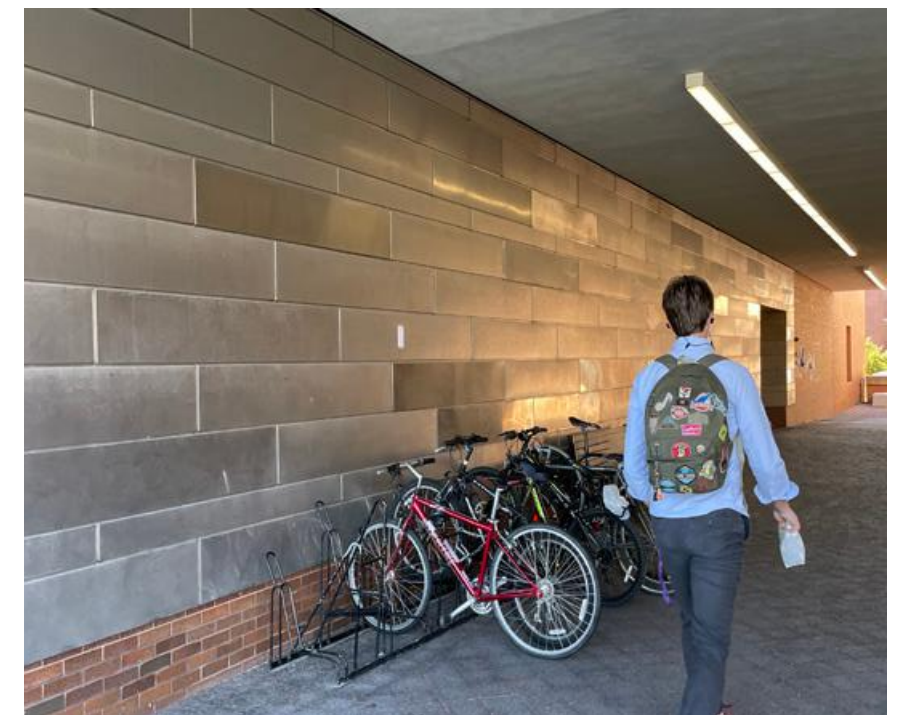
**USES:** ACADEMIC

**SF/AREA:** 210,929 GSF (Booth) and 218,345 GSF (Gannett)

**SF/AREA:** 240,624 GSF

### ASSESSMENT/ RECOMMENDATIONS:

Booth and Gannett Halls are part of the original historic campus core, and constructed with institutional quality, making it worthy of retention and deserving of renovation. Booth + Gannett Halls have historic significance as original parts of the campus core. Recommendations include development of a 'home base' and increasing the amount of glazing on exterior walls and roofs to maximize daylighting and exterior transparency.



CURRENT CONDITIONS



QUICK FACTS

**BUILDING NAME:** Liberal Arts Hall

**PRIMARY COLLEGE:** LIBERAL ARTS

**YEAR BUILT:** 1967

**RENOVATED:** N/A

**ARCHITECT:** Harry Weese

**USES:** ACADEMIC

**SF/AREA:** 45,970 GSF

**ASSESSMENT/ RECOMMENDATIONS:**

Liberal Arts Hall is part of the original historic campus core, and constructed with institutional quality, making it worthy of retention and deserving of renovation. However, due to the inflexibility of the existing building, the Liberal Arts program is unable to expand its program and consequently, should be moved out of this building to another, larger location. The existing structure could then host generic administrative offices and functions or surge space.



# PHYSICAL ASSESSMENT SURVEY

## CURRENT CONDITIONS



## QUICK FACTS

**BUILDING NAME:** James Gleason Hall

**PRIMARY COLLEGE:**  
KATE GLEASON  
COLLEGE OF ENGINEERING

**YEAR BUILT:** 1967

**RENOVATED:** N/A

**ARCHITECT:** Lawrence Anderson

**USES:** ACADEMIC

**SF/AREA:** 196,703 GSF

**ASSESSMENT/ RECOMMENDATIONS:** Gleason Hall is part of the original historic campus core, and constructed with institutional quality, making it worthy of retention and deserving of renovation. However, current classrooms are cramped and space utilization should be re-evaluated. Recommendations include the development of a 'home base' and increasing the amount of glazing on exterior walls and roofs to maximize daylighting and exterior transparency.



CURRENT CONDITIONS



QUICK FACTS

**BUILDING NAME:** Louise Slaughter Hall

**PRIMARY COLLEGE:** SHARED

**FOCUSED COLLEGE:** COLLEGE OF HEALTH SCIENCES

**YEAR BUILT:** 1996

**RENOVATED:** 2003, 2009, 2015

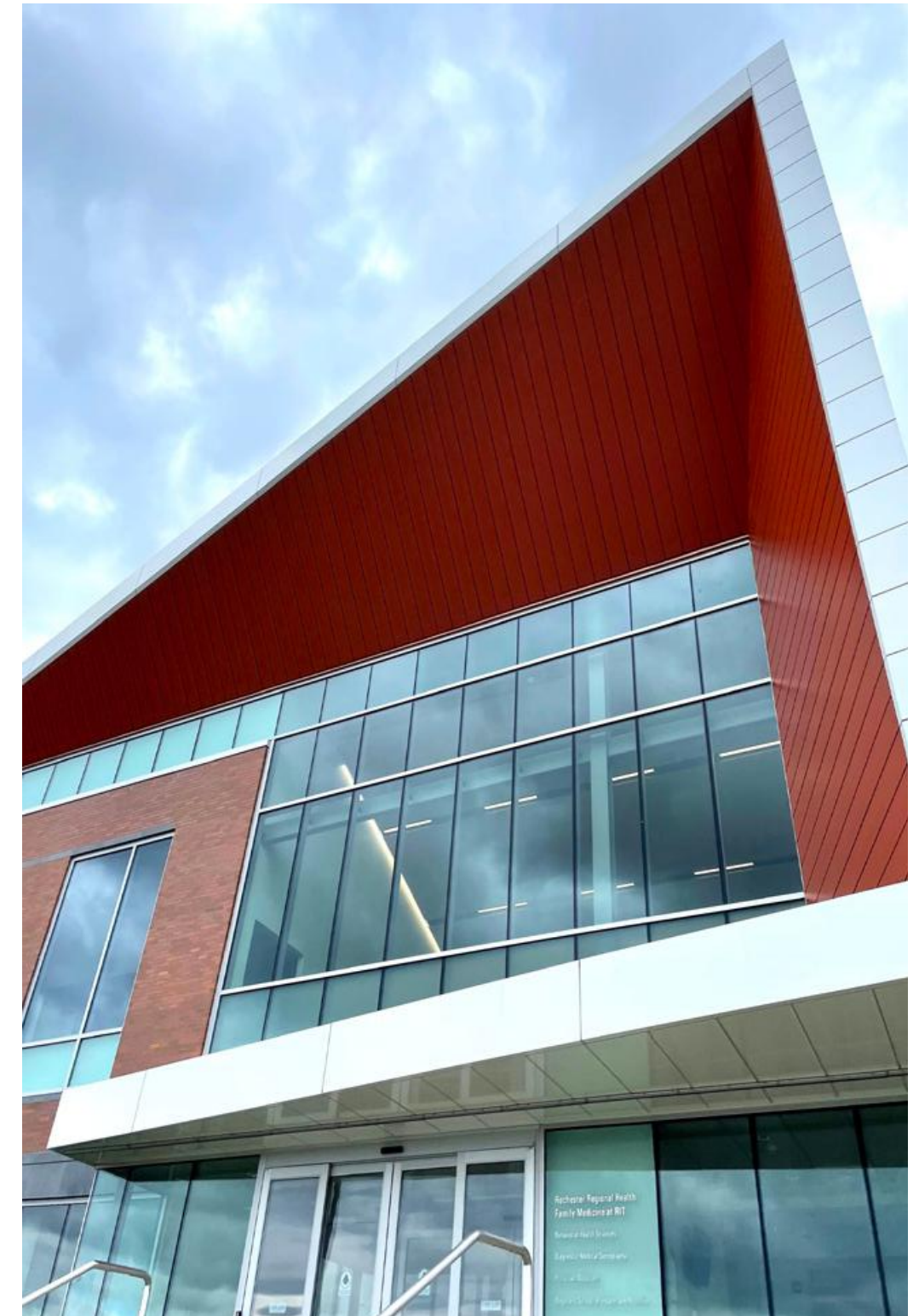
**ARCHITECT:**

**USES:** ACADEMIC, RESEARCH, PUBLIC HEALTH CLINIC

**SF/AREA:** 195,979

**ASSESSMENT/ RECOMMENDATIONS:**

Slaughter Hall was constructed with institutional quality. Given its relatively young age, we recommend only the development of a 'home base' for the College of Health Sciences.



# PHYSICAL ASSESSMENT SURVEY

## CURRENT CONDITIONS



## QUICK FACTS

**BUILDING NAME:** Golisano Hall

**PRIMARY COLLEGE:** GOLISANO COLLEGE OF COMPUTING AND INFORMATION SCIENCES

**YEAR BUILT:** 1999

**RENOVATED:** 2003

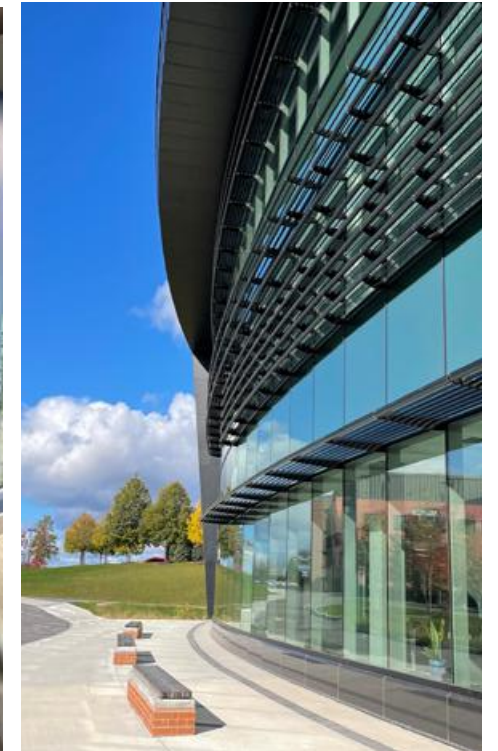
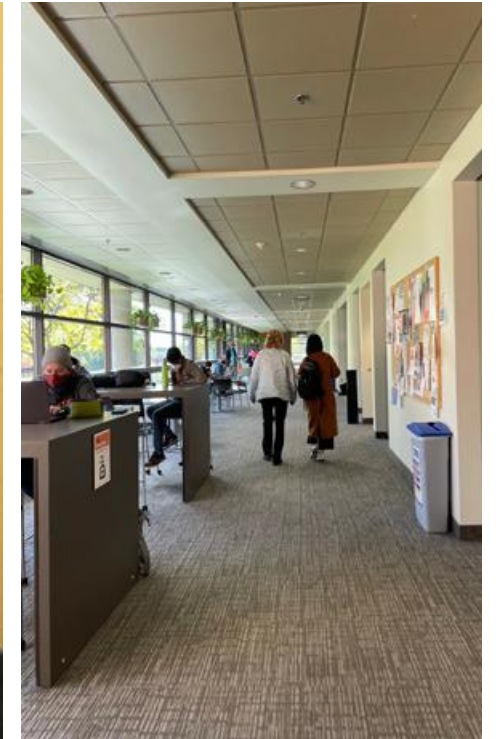
**ARCHITECT:** CJS Architects

**USES:** 13 classrooms, 31 labs, 7 conference rooms, 94 faculty offices, and the Golisano Auditorium. Control Alt Deli

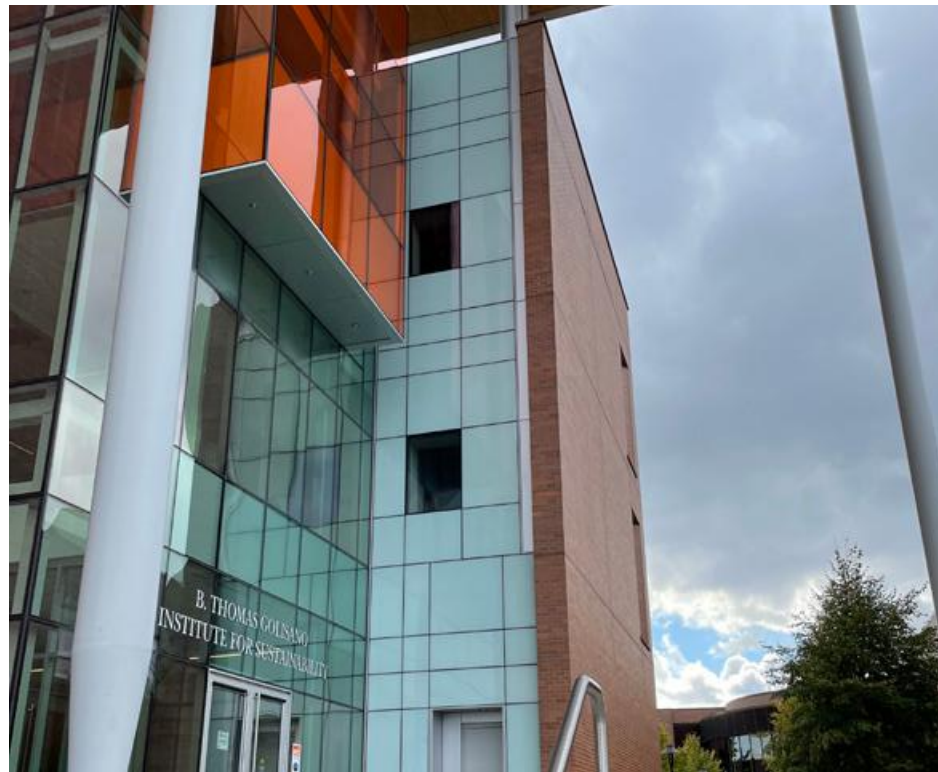
**SF/AREA:** 236,575 GSF

### ASSESSMENT/ RECOMMENDATIONS:

Golisano Hall was constructed with institutional quality. Given its relatively young age, we recommend only the development of a 'home base' for Golisano Hall as well as the typical program modifications and attention to deferred maintenance.



CURRENT CONDITIONS



QUICK FACTS

**BUILDING NAME:** Sustainability Institute Hall

**PRIMARY COLLEGE:** GOLISANO INSTITUTE FOR SUSTAINABILITY

**YEAR BUILT:** 2005

**RENOVATED:** N/A

**ARCHITECT:** SWBR, FXFowle

**USES:** Research labs, lecture halls, auditorium

**SF/AREA:** 93,963 GSF

**ASSESSMENT/ RECOMMENDATIONS:**

The current building acts as a model for sustainability and use of campus. No further recommendations.



# PHYSICAL ASSESSMENT SURVEY

## CURRENT CONDITIONS



## QUICK FACTS

**BUILDING NAME:** Max Lowenthal Hall

**PRIMARY COLLEGE:** SAUNDERS COLLEGE OF BUSINESS

**YEAR BUILT:** 1977

**RENOVATED:** Proposal by LaBella Architects (right)

**ARCHITECT:** Not specified

**USES:** ACADEMIC

**SF/AREA:** 47,604 GSF

**NOTES:** Original building inspired by/ influenced by Louis Kahn's First Unitarian Church of Rochester

### ASSESSMENT/ RECOMMENDATIONS:

The current building is undergoing a planned renovation and addition. No further recommendations.





CURRENT CONDITIONS



QUICK FACTS

**BUILDING NAME:** Thomas Gosnell Hall

**PRIMARY COLLEGE:** COLLEGE OF SCIENCE

**YEAR BUILT:** 1967

**RENOVATED:** 1998 (Bohlin)

**ARCHITECT:** Lawrence Anderson

**USES:** ACADEMIC

**SF/AREA:** 209,328 GSF

**ASSESSMENT/ RECOMMENDATIONS:**

Gosnell Hall is part of the original historic campus core, and constructed with institutional quality, making it worthy of retention and deserving of renovation. However, current classrooms are cramped and space utilization should be re-evaluated. Recommendations include the development of a 'home base' and increasing the amount of glazing on exterior walls and roofs to maximize daylighting and exterior transparency.



# PHYSICAL ASSESSMENT SURVEY

## CURRENT CONDITIONS



## QUICK FACTS

**BUILDING NAME:**  
Engineering Technology Hall

**PRIMARY COLLEGE:** ENGINEERING TECHNOLOGY

**YEAR BUILT:** 2008

**RENOVATED:** N/A

**ARCHITECT:** Bergmann Architects, Francis Cauffman

**USES:** ACADEMIC, RESEARCH PARTNERSHIPS

**SF/AREA:** 29,482 GSF

### ASSESSMENT/ RECOMMENDATIONS:

Given its relatively young age, we recommend only the development of a 'home base' for Engineering Technology Hall, as well as the typical program modifications and attention to deferred maintenance.



CURRENT CONDITIONS



QUICK FACTS

**BUILDING NAME:**  
Lyndon B Johnson Hall

**PRIMARY COLLEGE:** NTID

**YEAR BUILT:** 1968

**RENOVATED:** N/A

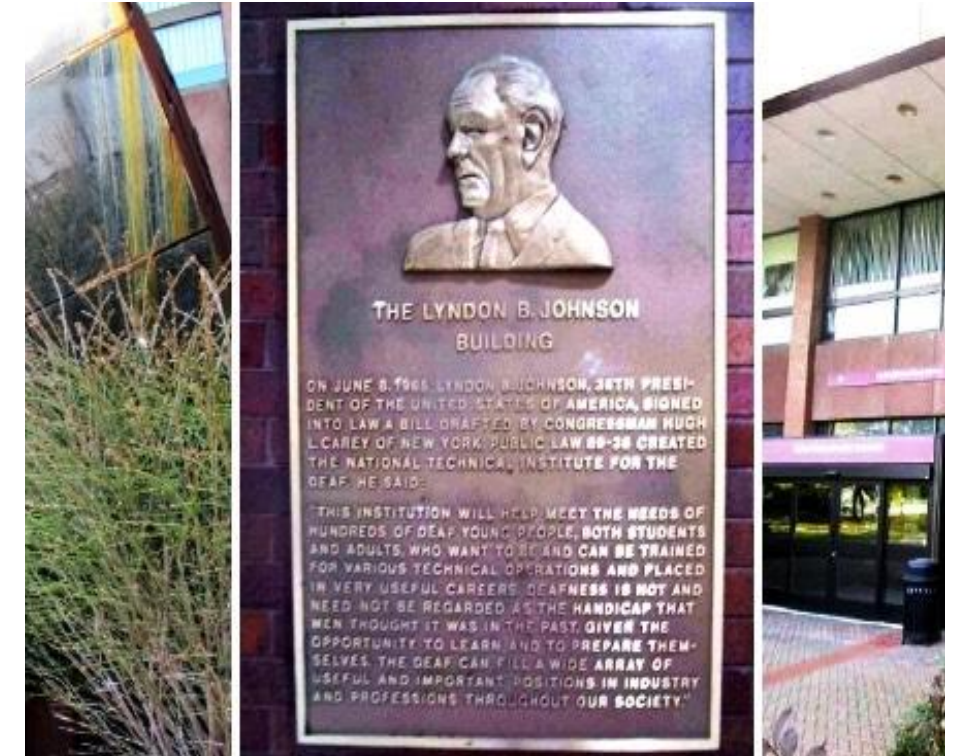
**ARCHITECT:** Hugh Stubbins Associates

**USES:** Academic, Research Partnerships

**SF/AREA:** 50,042 GSF

**ASSESSMENT/ RECOMMENDATIONS:**

Lyndon B Johnson Hall is part of the original historic campus core, and constructed with institutional quality, making it worthy of retention and deserving of renovation. Recommendations include the development of a 'home base' and increasing the amount of glazing on exterior walls and roofs to maximize daylighting and exterior transparency.



## APPENDICES

### Sources

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3. Sheffield, Jeremy. "A COMMENTARY REGARDING CAMPUS HOUSING" Allied Academies International Conference. Academy of Educational Leadership. Proceedings; ArdenVol.21,Iss.1,(2016): 29-34.
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5. Zhang, Yanmei, and Norb Dunkel. "Does Campus Housing Impact Student Retention? - University of Florida." University of Florida, June 2017, <https://assessment.ufsa.ufl.edu/wp-content/uploads/2017/06/NASPA-Assessment-2017-Zhang.pdf>.

### Image Credits:

Student Housing Trends: From Top Left: Ennead Architects; TWBTA: TWBTA: USC : Lake Flato Architects; Design Indaba ; Architectural Record; Lake Flato Architects

University Wellness Center Trends: From Top Left: Queensland University; Cornell University; withinmeditation.com; EOS Sauna; Lake Flato Architects; Lake Flato Architects; SmithGroup; Lake Flato Architects; RIT From Top Left: RLPS; Vertical Field ; gb&d magazine; ArchDaily; The Guardian; Work Design Magazine; ArchDaily; Architectural Design Themes: From Top Left: Foster Partners; Sky Central Magazine; Homey Homies; Human Spaces - Interface; ArchDaily; Arch2O; Ennead Architects; Ennead Architects; Flexible Academic Buildings: From Top Left: ennead.com; ennead.com; tudelft.nl; interiordesignmagazine.com ; ennead.com; ennead.com; architecturalrecord.com ; ennead.com

Urban Properties Concept: From Top Left: inhabitat.com; saic.edu; osDORO; scad.edu; Uniplaces; ArchDaily

# APPENDICES

Sources



RIT 390 TIGERS 365