



WELCOME

AUGUSTANA CAMPUS
LONG RANGE DEVELOPMENT PLAN AMENDMENT

OPEN HOUSE #2

NOV 29, 2017

University of Alberta representatives are on hand to answer your questions.
Please fill out the evaluation form.

WHY ARE WE HERE?

- This is the second open house and opportunity to review the campus development concepts. Some material has not changed since the first open house and may already be familiar to you. **If you attended the first open house, you may prefer to start at Board 7.**
- The Long Range Development Plan (LRDP) amendment will set the direction for campus for at least the next decade.
- To fulfill the Government of Alberta's consultation requirements for LRDP amendments.
- To have an opportunity to meet with U of A representatives and ask questions about the LRDP amendment project.
- To provide feedback on the LRDP amendment project.



WHAT IS A LONG RANGE DEVELOPMENT PLAN?

- The LRDP is the organizational document framework for land use approved by the University Board of Governors.
- The plan is responsive to a set of Strategic Planning Principles, the Comprehensive Institutional Plan (CIP) established by the University, as well as a set of planning principles developed by a Steering Committee of Augustana faculty, students and alumni.
- The LRDP is prepared in accordance with the Post Secondary Learning Act established by the Government of Alberta.



WHY IS IT BEING AMENDED?

- The current LRDP has been in place since 2005, shortly after Augustana became part of the University of Alberta. Since then, a number of things have changed at Augustana, prompting a need to revisit the LRDP:
 - Several new buildings have been added to campus.
 - New land has been added to campus.
 - The University of Alberta has updated its various overarching policy documents.
 - The City of Camrose has undertaken a number of planning processes addressing land use and transportation in the vicinity of campus.



EXISTING AUGUSTANA CAMPUS

After 12 successful years of academic development and integration since the Augustana Campus became part of University of Alberta in 2004, together with:

- The completion of the Forum and the Augustana Campus General Space Program (Phases 1 and 2)
- For the Public Good Institutional Strategic Plan - 2016-2021
- An award-winning Jeanne & Peter Lougheed Performing Arts Centre (developed jointly with the City of Camrose on campus)
- Property acquisition at the northeast corner of the campus
- Update to the City of Camrose's Transportation Master Plan (currently nearing completion)



It was determined that the current LRDP would need to be amended to guide campus planning and development over the next 30 years.

CAMPUS CONTEXT

The Augustana Campus is located in a mature neighbourhood south of downtown and Highway 13. Key features of the area are:

- Residential neighbours to the north and northeast
- The CN rail line forming a boundary to the southeast
- Jubilee Park to the west and southwest
- A ravine cutting through the centre of campus and connecting to a larger green network in Jubilee Park and beyond



- A key vehicular corridor along 50 Street, as well as access to the campus from 46 Avenue
- A network of pedestrian and cycling paths and trails that help connect the campus to other parts of the city

CAMPUS PLANNING PRINCIPLES

A set of 11 Planning Principles to guide campus planning was developed by the LRDP Steering Committee, with representation from Augustana staff, students, alumni and faculty.

The first segment of planning and engagement took place between December 2016 and March 2017. The Steering Committee met six times and focused on one of each of the following themes at each of the meetings:

- Big picture (campus identity and brand)
- The who's and what's on campus (student population, faculty and staff)
- Campus sustainability (open space network)
- Student life (campus life and recreation, residence life)
- Transportation (Transportation Demand Management, joint use, partnership and mixed use)
- Wrap-up summary to distill 11 campus planning principles

The Steering Committee also reviewed all pertinent U of A planning documents, academic plans, City of Camrose and other associated planning materials.

* Precedent images are representational and do not reflect plans

1. Quality of Campus Life

- Campus/community gathering spaces with multiple uses
- Health and wellness (mental health, recreation, etc.)
- Human scale
- Complement sustainability goals
- Safety and security
- Faculty/staff office spaces (natural lighting, temperature control)



Campus open spaces incorporating sustainable landscapes (University of Virginia)



Attractive campus open spaces with multiple uses (Universities at Shady Grove)

2. Enhanced Transportation Options

- Proximity to amenities (walking, transit)
- Improved pedestrian environment (e.g. missing sidewalks)
- Accessibility to campus for off-campus students
- Coordination with City of Camrose's Transportation Master Plan
- Campus parking strategy as enrollment grows



Transit service to campus



Quality infrastructure for cycling and walking (University of Washington)

3. Diverse Student Housing Options

- Greater variety of housing/dining options
- Capacity to house more students
- Improved quality (first impressions, recruitment)
- First Year Residence renewal/replacement (supportive living environment)



Student residences in a low-rise apartment format (Yale University)



Student residences in a townhouse format (University of Alberta North Campus – Edmonton)

CAMPUS PLANNING PRINCIPLES (CONT.)

4. Academics

- Variety of indoor classroom space (variety of pedagogy)
- Additional spaces for labs, studio
- Science building renewal/ replacement



Campus spaces for studying and socializing (Babson College)



Campus study spaces (University of Florida)

5. Athletics/Recreation

- Increase diversity of options
- Consider joint use (e.g. City of Camrose)



Winter skating rink (Augustana Campus)



Vikings basketball (Augustana Campus)

6. Capacity to Accommodate Enrollment

- Do we have enough land to accommodate future growth plans?
- Compact building design



Existing campus residences requiring eventual upgrade or replacement (Augustana Campus)



Mixed use campus buildings that serve multiple functions (University of Utah)

7. Sustainability Leadership

- Purposeful, quality campus architecture with a sense of permanence
- Campus operations/efficiency



"Green walls" inside campus spaces (Georgetown University)



Campus community gardens (University of Akron)

* Precedent images are representational and do not reflect plans

CAMPUS PLANNING PRINCIPLES (CONT.)

8. Informal Study Spaces

- Quiet spaces (e.g. Chapel/library)
- Social spaces (e.g. Forum)



Wahkohtowin Lodge (Augustana Campus)



Learning Commons (Augustana Campus)

* Precedent images are representational and do not reflect plans

9. Quality Open Space

- Campus/community gathering spaces with multiple uses
- Community walks/trails/paths
- Sense of place
- Preservation of and integration with natural spaces
- Preservation and enhance views/contextual qualities



Campus quad with a strong sense of place (Thomas Jefferson University)



Jubilee Park (Camrose)

10. History/Pride/Culture

- Liberal Arts College approach (education of the whole person)
- Inspire and develop critical thinkers within the Augustana community (Faculty, staff, students)
- Host broader UA events at Augustana campus



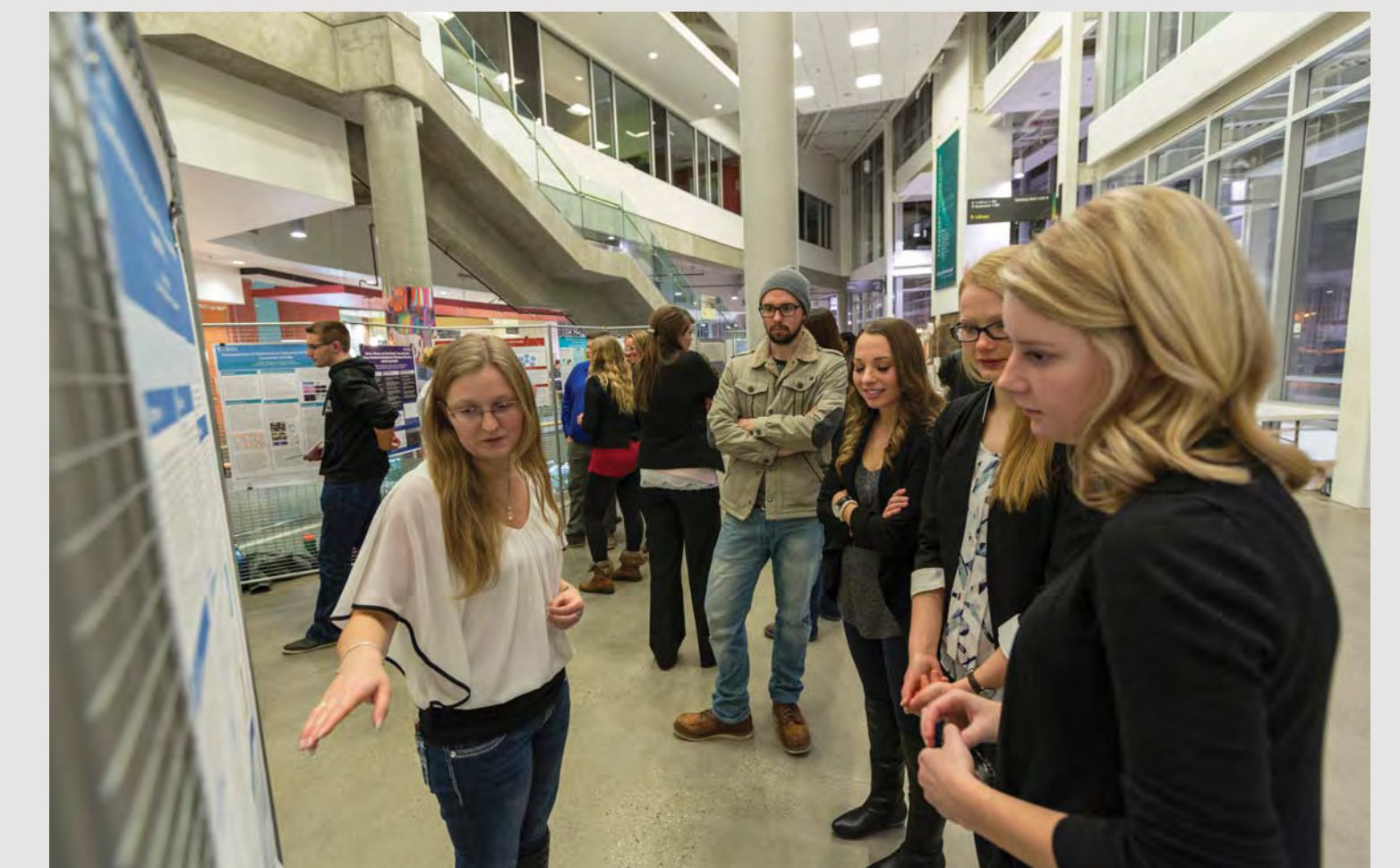
Luther statue and Founders' Hall (Augustana Campus)



Centennial celebrations (Augustana Campus)

11. Community Coordination and Engagement

- Integration with City of Camrose needs, plans and aspirations (e.g. joint use facilities, summer programs, conferences, etc.)
- Develop campus to also enhance City of Camrose residents' quality of life
- Consider edge conditions and impacts on adjacent neighbourhoods (be a 'good neighbour')
- Continue to serve surrounding rural and indigenous communities
- Provide transparency with stakeholders



Campus engagement (Augustana Campus)



National Aboriginal Day celebrations (Augustana Campus)

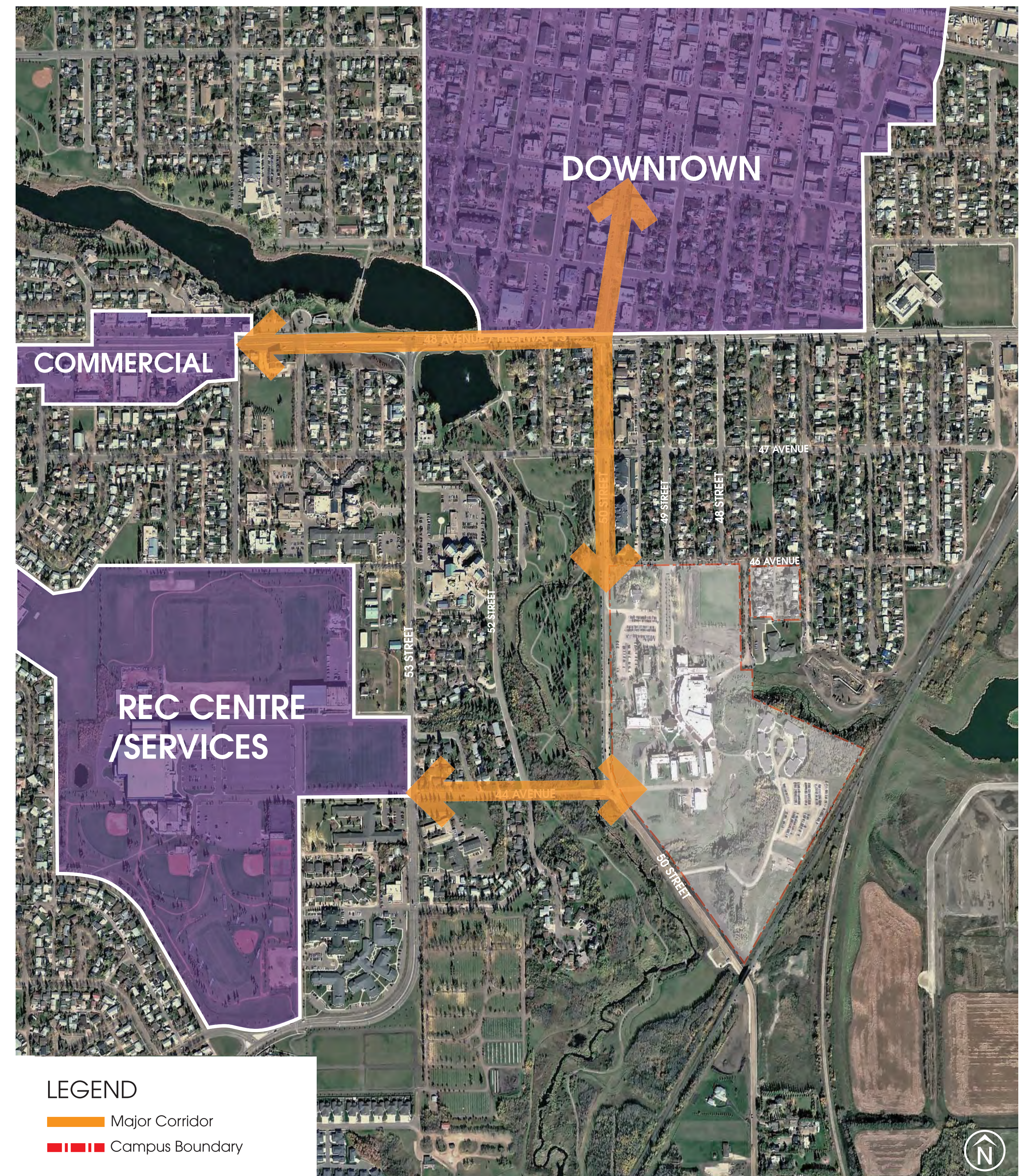
UNIVERSITY CONNECTIVITY TO DOWNTOWN AND CITY AMENITIES

What We Heard: Concerns about adding more services on campus, which may impact city businesses.

Planning Response: The University's intention is to work with the City of Camrose to reinforce pedestrian connections to Downtown and other common destinations for students, ensuring they can get to and from campus safely and conveniently.

The University also aims to reinforce and/or expand campus amenities to enhance the quality of campus life, a core campus planning principle. The intent is to focus on campus-serving activities which are not typically provided off-campus, emphasizing opportunities that complement rather than compete with off-campus businesses and amenities. These may include:

- Student social space with student-focused services (e.g. open mic night)
- Multi-purpose community / meeting facility
- Supplementary recreation facilities in support of campus life
- Other joint use opportunities



PARKING

What We Heard: Questions about how underground parking would work, and concerns about the amount of on-campus parking and spillover into the Augustana neighbourhood.

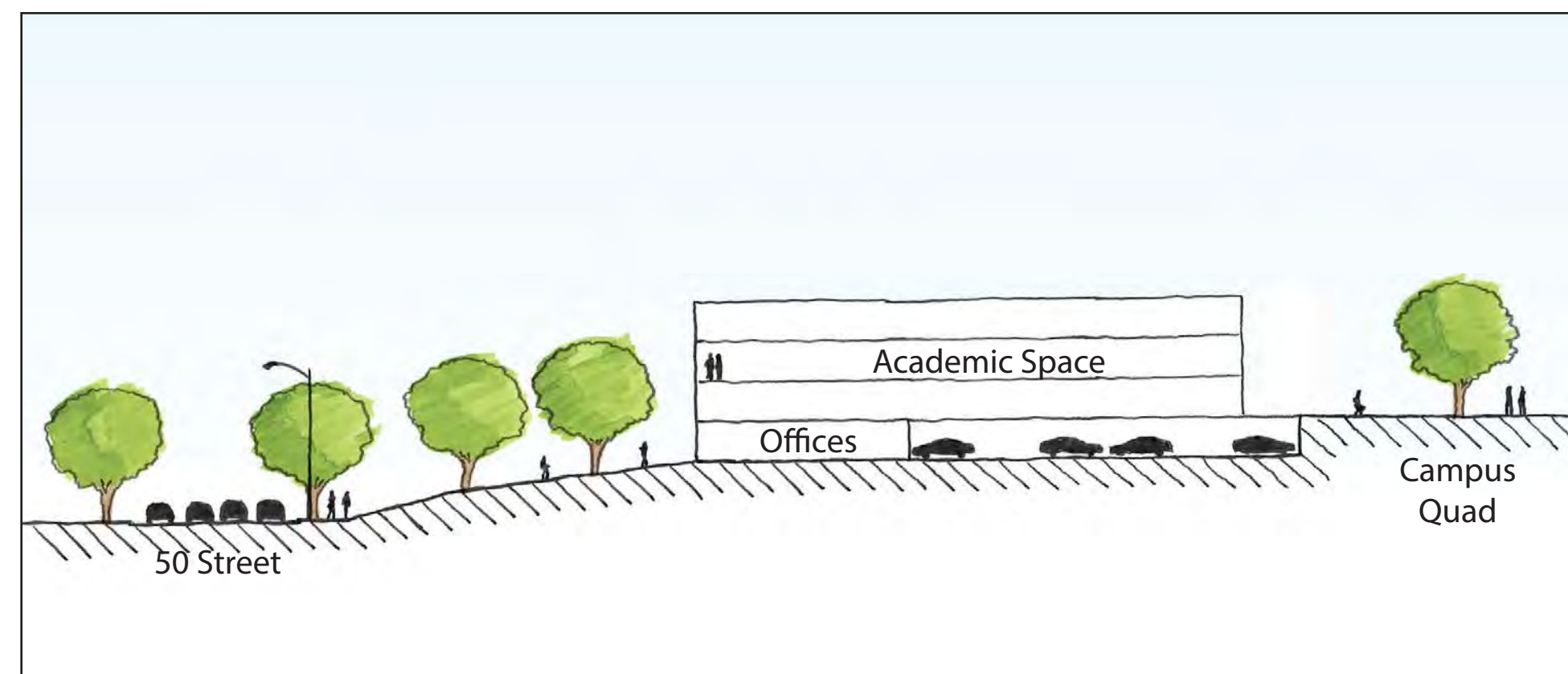
Planning Response:

Providing Enough Parking

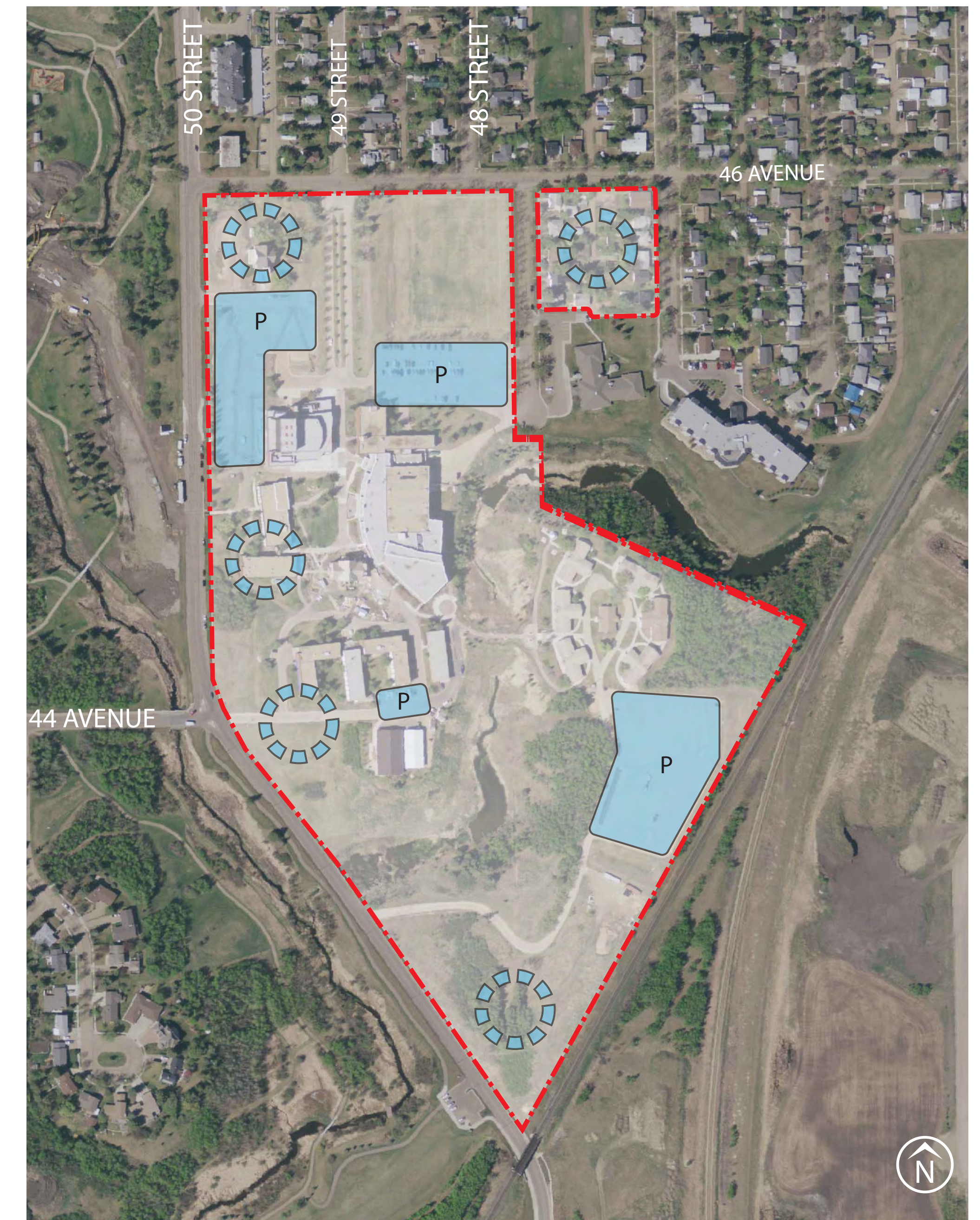
- Parking on campus is adequate to meet demand from current student enrollment and staff needs, but there is a fee for use, leading some to park for free on city streets.
- Current surface parking capacity will remain as the campus develops, though the configuration of lots may change.
- Additional parking will be provided as campus enrollment expands and new facilities are developed.
 - Existing campus slopes allow integrated parking to be constructed cost effectively.
 - Including parking with new buildings allows for the preservation of more campus open space.

Managing Operations

- The University will continue to optimize parking on campus to ensure an appropriate number of stalls are available.
- Work to enhance driving alternatives so that staff and students will have less need to drive:
 - Work with City to support transit service pilot project
 - Continue to support and encourage use of Pogo carshare service
 - Improve cycling and pedestrian routes on campus and connections to City-wide networks
- Continue dialogue with the City of Camrose to address parking concerns adjacent to campus.



Above: Concept and built example of how buildings can be designed to integrate with the slope of the site, with parking areas located behind active uses. Images are for illustration only.



- Existing Surface Parking Lots
- Campus Boundary
- Potential Site for Future Integrated Parking

JOINT USE AND MIXED USE

What We Heard: Uncertainty about the intent of new joint use and mixed use areas.

Planning Response:

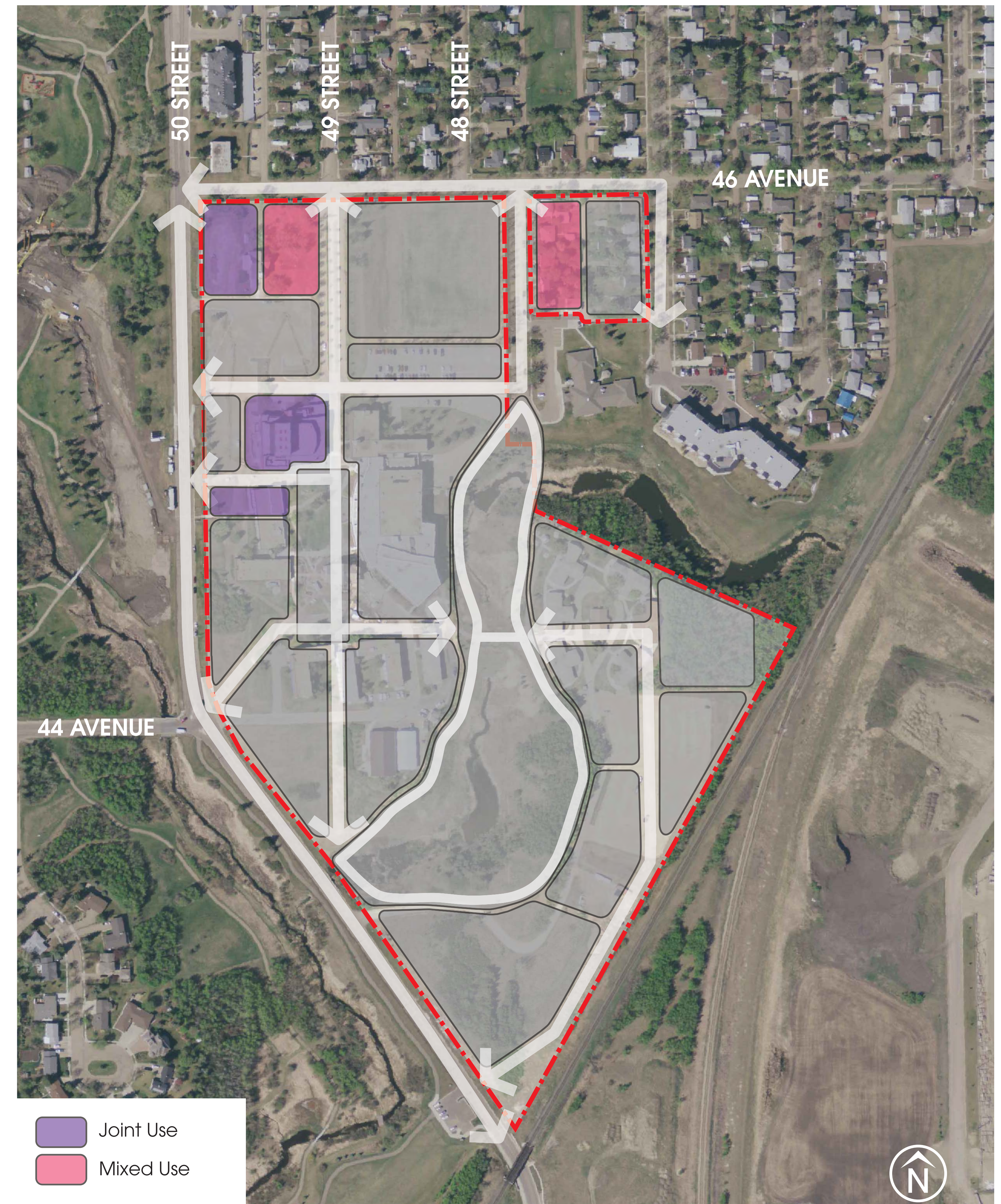
Joint Use

- Joint use facilities are single-use buildings that assume significant community access and use.
- Augustana is the southern anchor of an emerging “arts corridor” along 50 Street, as identified in the City of Camrose Arts and Culture Master Plan (2016), and additional theatre space and other shared facilities could be developed on campus.
- The University intends to continue deepening the strong relationship it has developed through partnerships on joint use projects such as the Jeanne and Peter Lougheed Performing Arts Centre.



Mixed Use

- Mixed use facilities are designed to allow for two or more different activities within the same building, primarily focused on university use, but which may also include community access.
- Allows for flexibility for the campus to adapt over time to different needs and demands.
- Mixed use buildings may include combinations of the following:
 - Meeting facilities
 - Academic teaching or office space
 - Athletic facilities
 - Student facilities
 - Student residence facilities

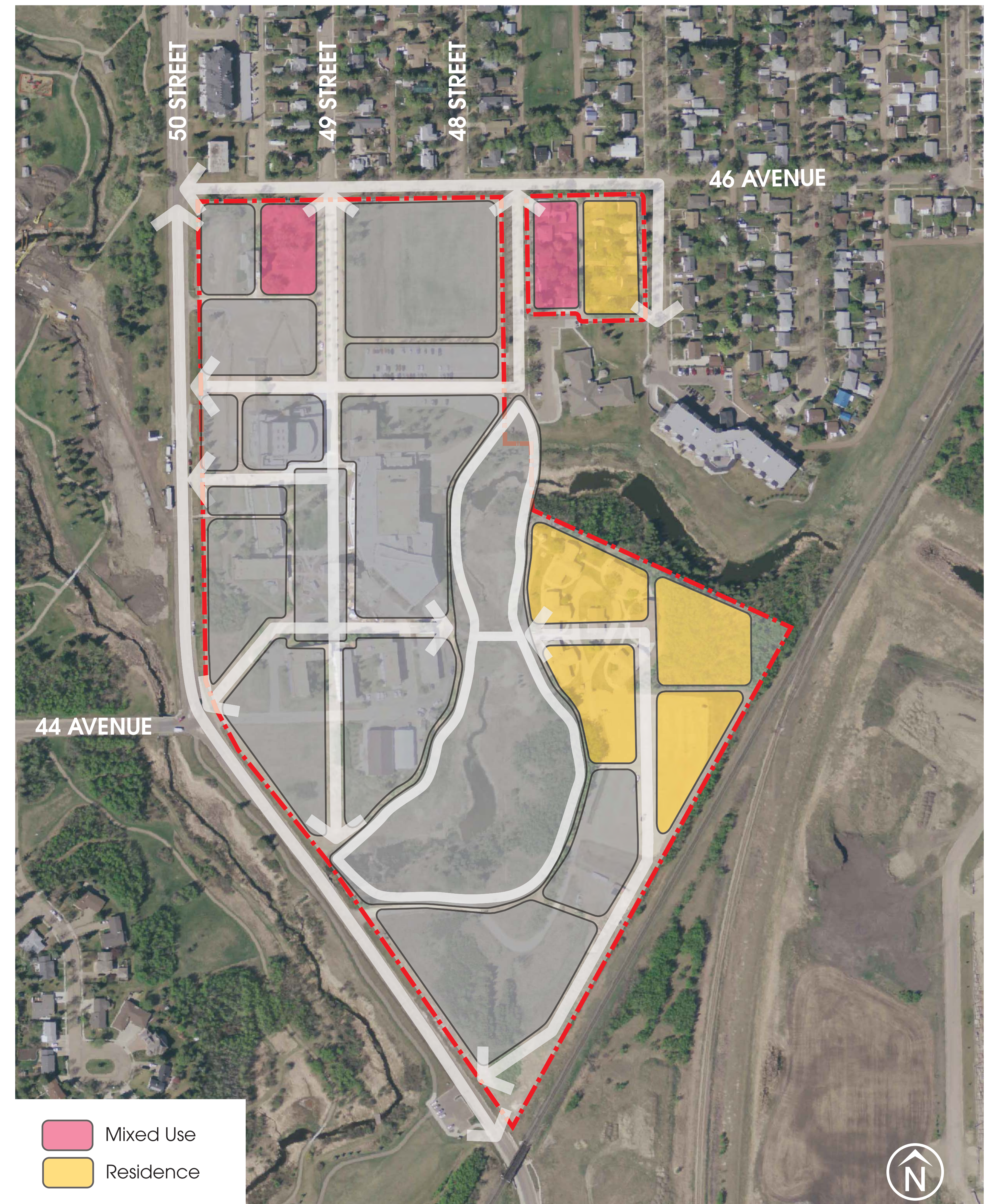


RESIDENCE LOCATIONS

What We Heard: Questions about the scale of residence buildings and the residence component of the mixed use area.

Planning Response:

- The majority of residences are proposed east of the ravine.
- Residences and mixed use buildings on the north and northeast edges of campus will be scaled to integrate with adjacent residential areas.
- Mixed use residence component
 - Allows for residences that are integrated with and supported by other uses within the same building.



CAMPUS OPEN SPACE AND DEVELOPMENT AREAS

What We Heard: Concerns that new campus development would reduce campus open space.

Planning Response:

- Campus currently has significant open space, much of which will be preserved.
- The plan also proposes to enhance existing open spaces:
 - Creating a new ravine trail
 - Creating a new gathering space east of the ravine associated with new residence facilities
 - Strengthening the Quad
 - Maintaining the existing soccer field
- Campus stormwater management planning may require the relocation of existing stormwater management facilities as the campus develops over time.
- Development areas do not imply full coverage with buildings.
 - Every land use area will include smaller open spaces associated with buildings.
- Overall Estimate of Campus Land Uses:

Campus Land Use	% of Campus Area	Total Estimated Open Space*
Estimated Footprint of Buildings	21%	
Surface Parking Areas	8%	
Recreation/Open Space	33%	71%
Other Open Space	38%	
Total Campus	100%	

*Total Estimated Open Space includes Recreation/Open Space (sports fields, Campus Quad, and ravine), and Other Open Space (walkways, vehicular routes, and space within development areas not occupied by building footprints). Building coverage of campus development areas will range from 50-70%, leaving significant portions of each site as additional open space.

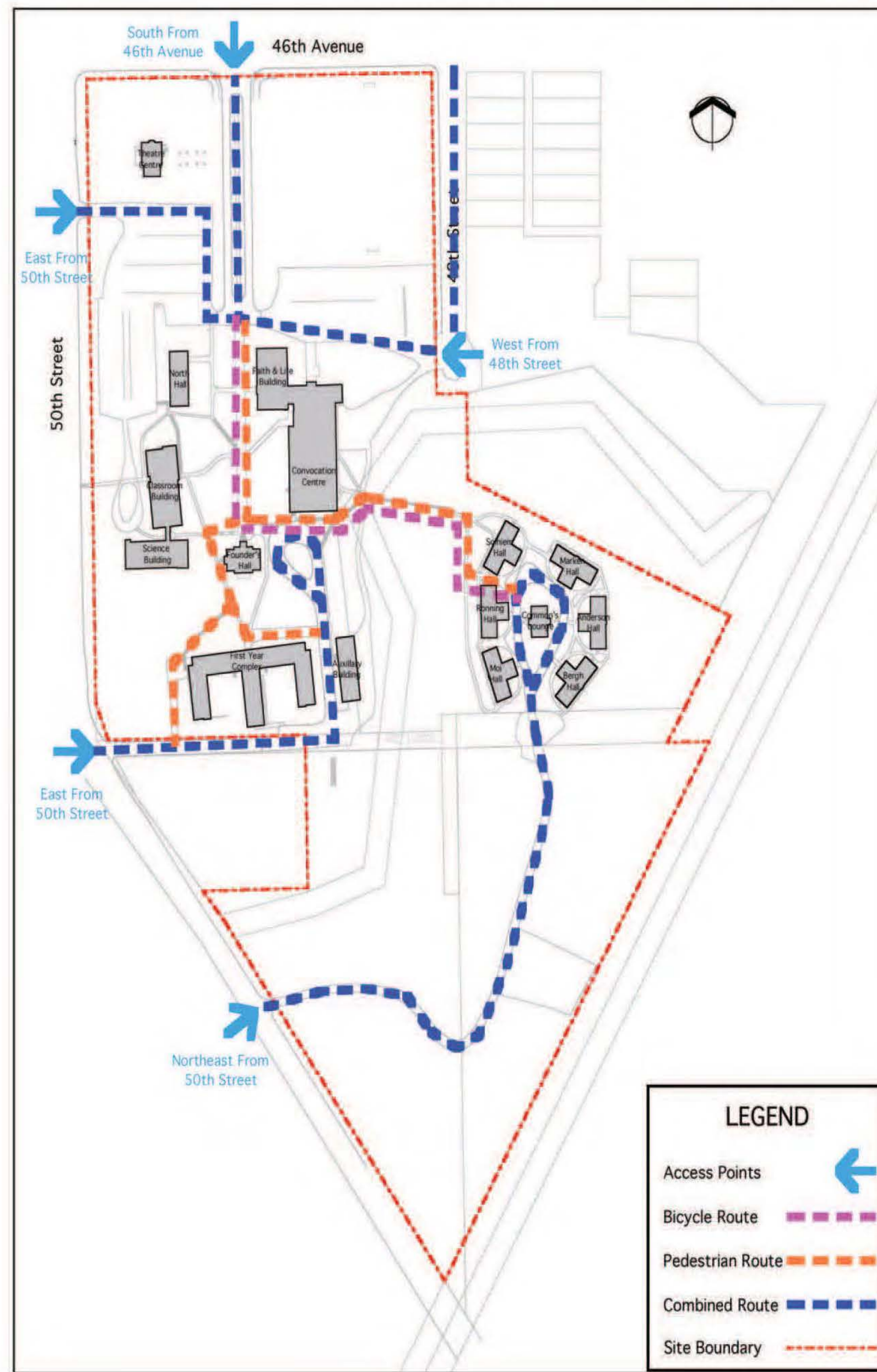


PRELIMINARY CONCEPT CAMPUS PLAN – TRANSPORTATION AND INTERNAL CIRCULATION

Current 2005 LRDP Plan



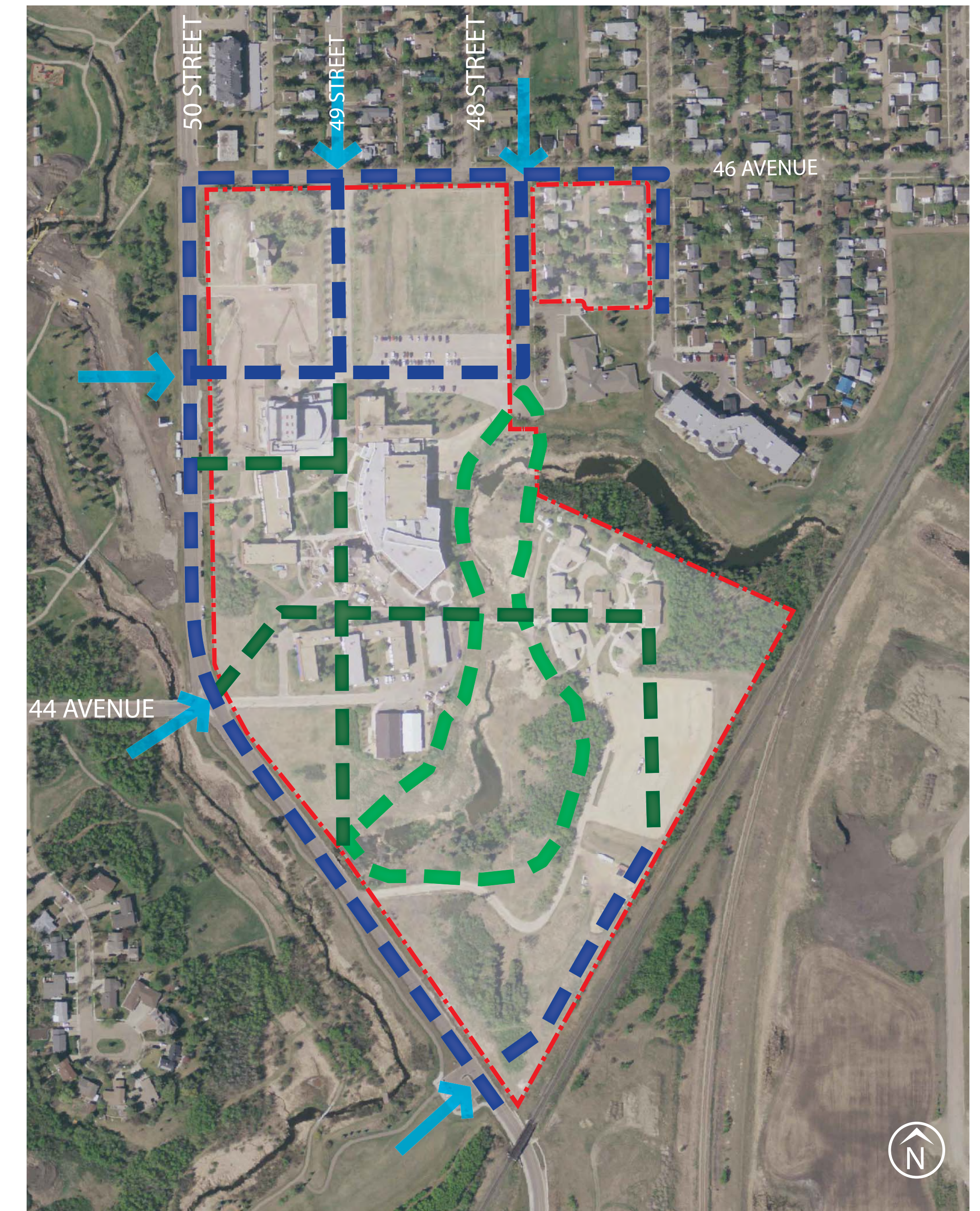
TRANSPORTATION & INTERNAL CIRCULATION



Key differences from 2005 Concept:

- Creation of a more comprehensive framework of vehicular and non-vehicular routes throughout campus, including new ravine trails.
- Shift of existing 50 Street parking lot access southwards.
- Shift of existing 50 Street access to East Residences southwards to parallel the rail corridor.
- Eventual restriction of 44 Avenue access to pedestrians, cyclists and service vehicles only.
- Routes not currently existing would be developed over time in conjunction with new campus development.

Preliminary Concept Campus Plan: Transportation and Internal Circulation



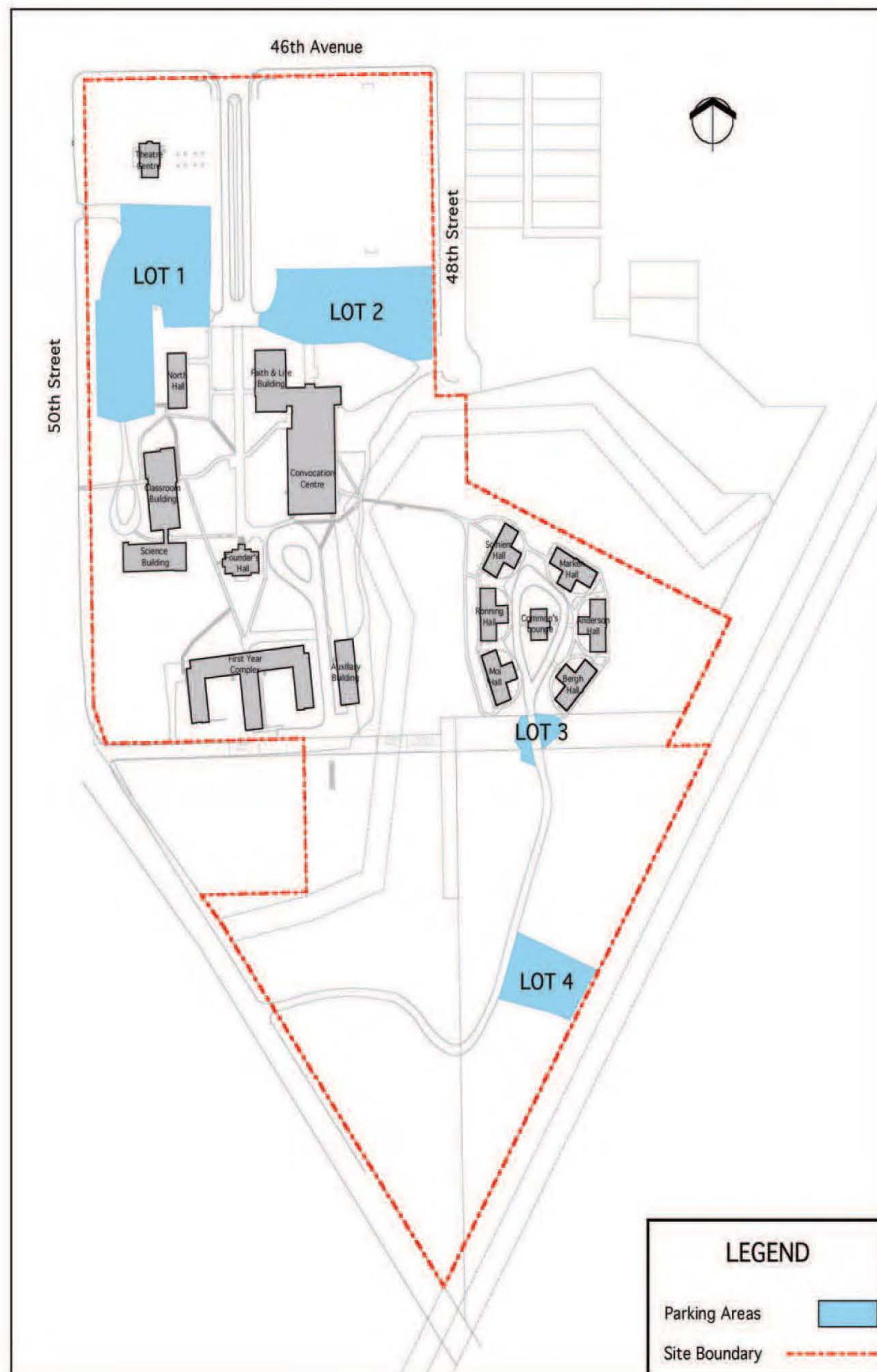
LEGEND

- Vehicular
- Pedestrian / Bicycle Route
- Ravine
- Campus Boundary
- Campus Entry Points

PRELIMINARY CONCEPT CAMPUS PLAN – PARKING

Current 2005 LRDP Plan

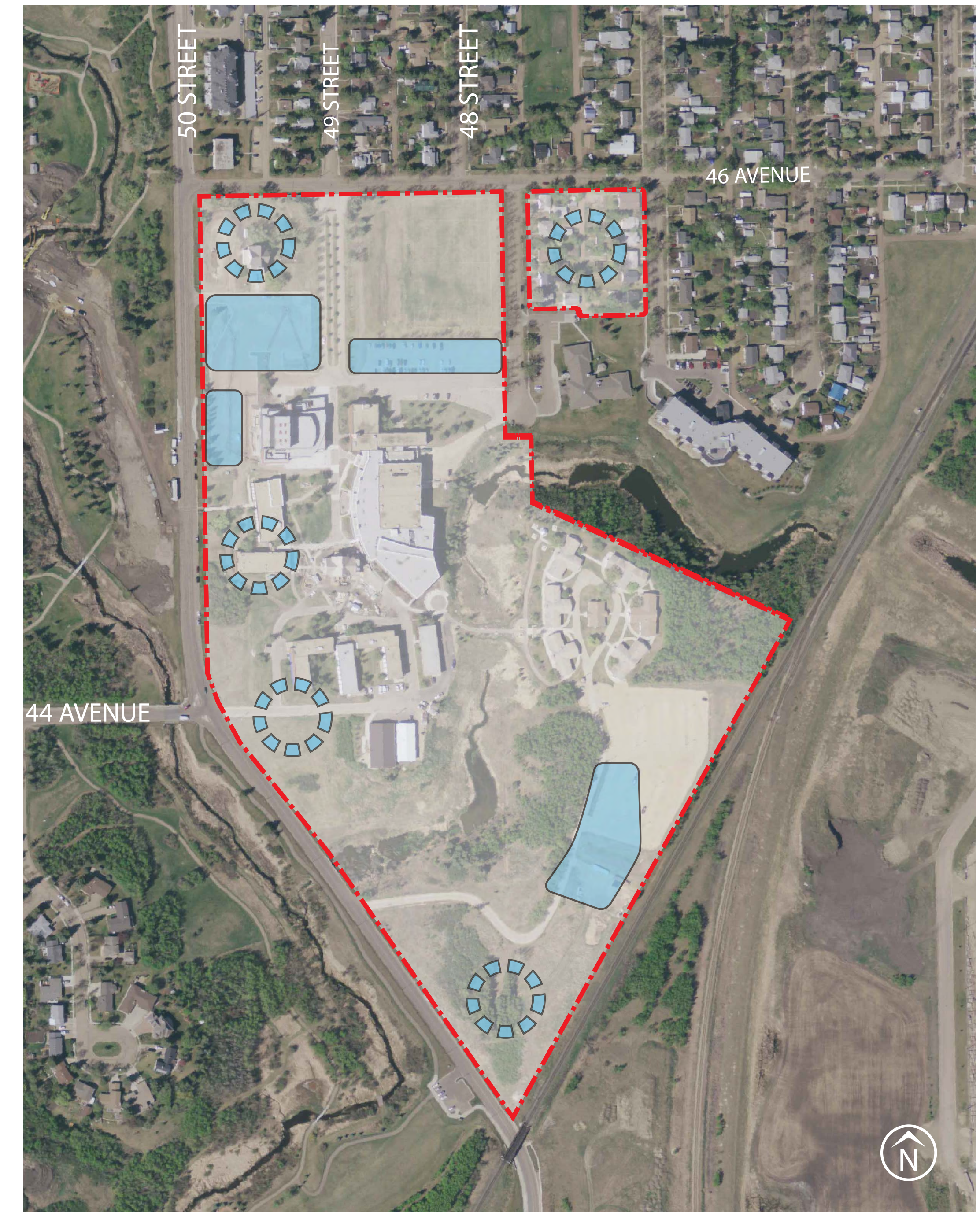
PARKING



Key differences from 2005 Concept:

- Maintenance of existing surface parking lots west of ravine.
- Shift of existing parking lot east of ravine southwards when needed for development of future campus buildings.
- New parking capacity to support future campus growth to be integrated with new buildings and/or recreation facilities.

Preliminary Concept Campus Plan: Parking



LEGEND

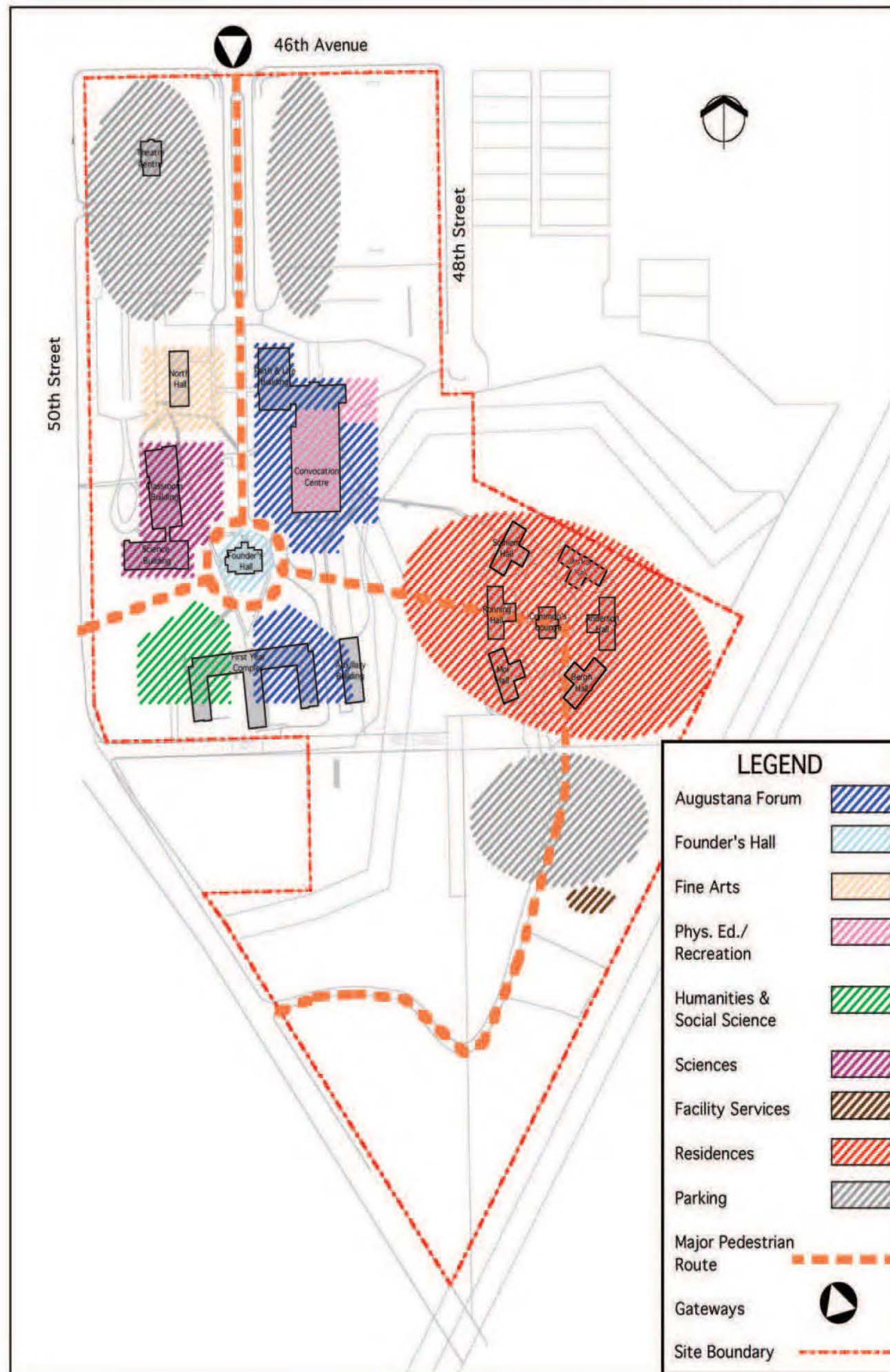
- Surface Parking Lots
- Campus Boundary
- Potential Site for Future Integrated Parking

PRELIMINARY CONCEPT CAMPUS PLAN – CAMPUS LAND USES FOR CURRENT ENROLLMENT TO 1200 STUDENTS

Current 2005 LRDP Plan



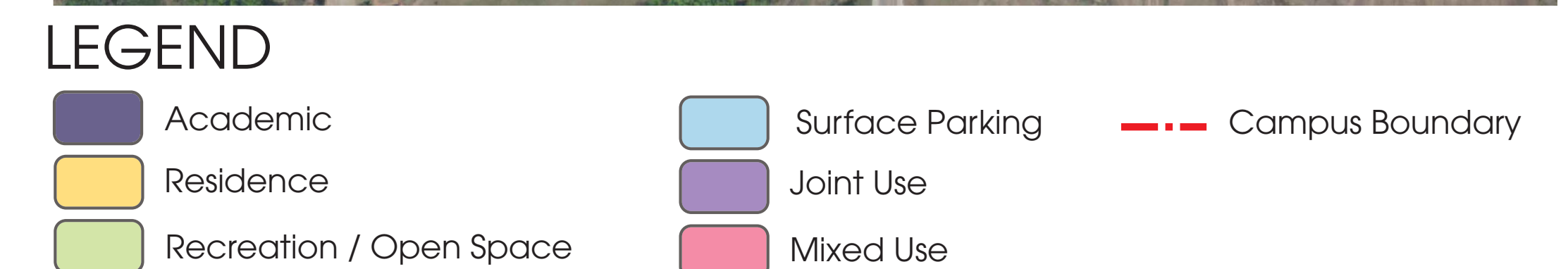
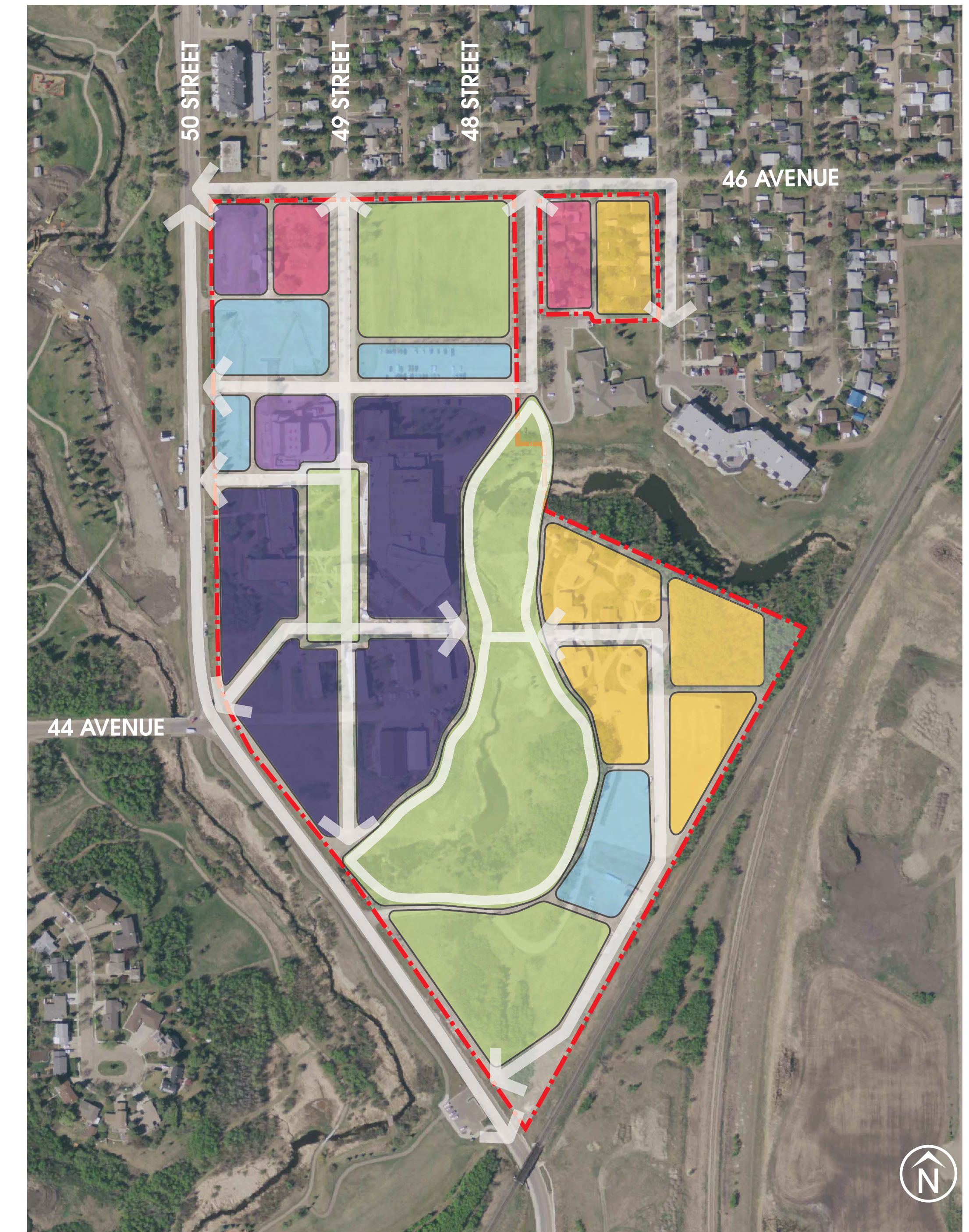
10 YEAR CONCEPT PLAN



Key differences from 2005 Concept:

- Campus planning horizons now measured against enrollment growth rather than years.
- New residence development at northeast corner of campus and east of ravine to expand residence offerings.
- Expansion of academic facilities south of Founders' Hall.
- New residence/academic mixed use facilities in two locations at northwest and northeast corners of campus to expand residence offerings and enhance services available on campus.
- New joint use site at northwest corner of campus to expand partnership opportunities.

Preliminary Concept Campus Plan: Land Use - Current Enrollment to 1200 Students



PRELIMINARY CONCEPT CAMPUS PLAN – CAMPUS LAND USES

ENROLLMENT GROWTH TO 1600+ STUDENTS

Preliminary Concept Campus Plan: Land Use - Current Enrollment to 1200 Students



Key differences from Current Enrollment to 1200 Student Concept:

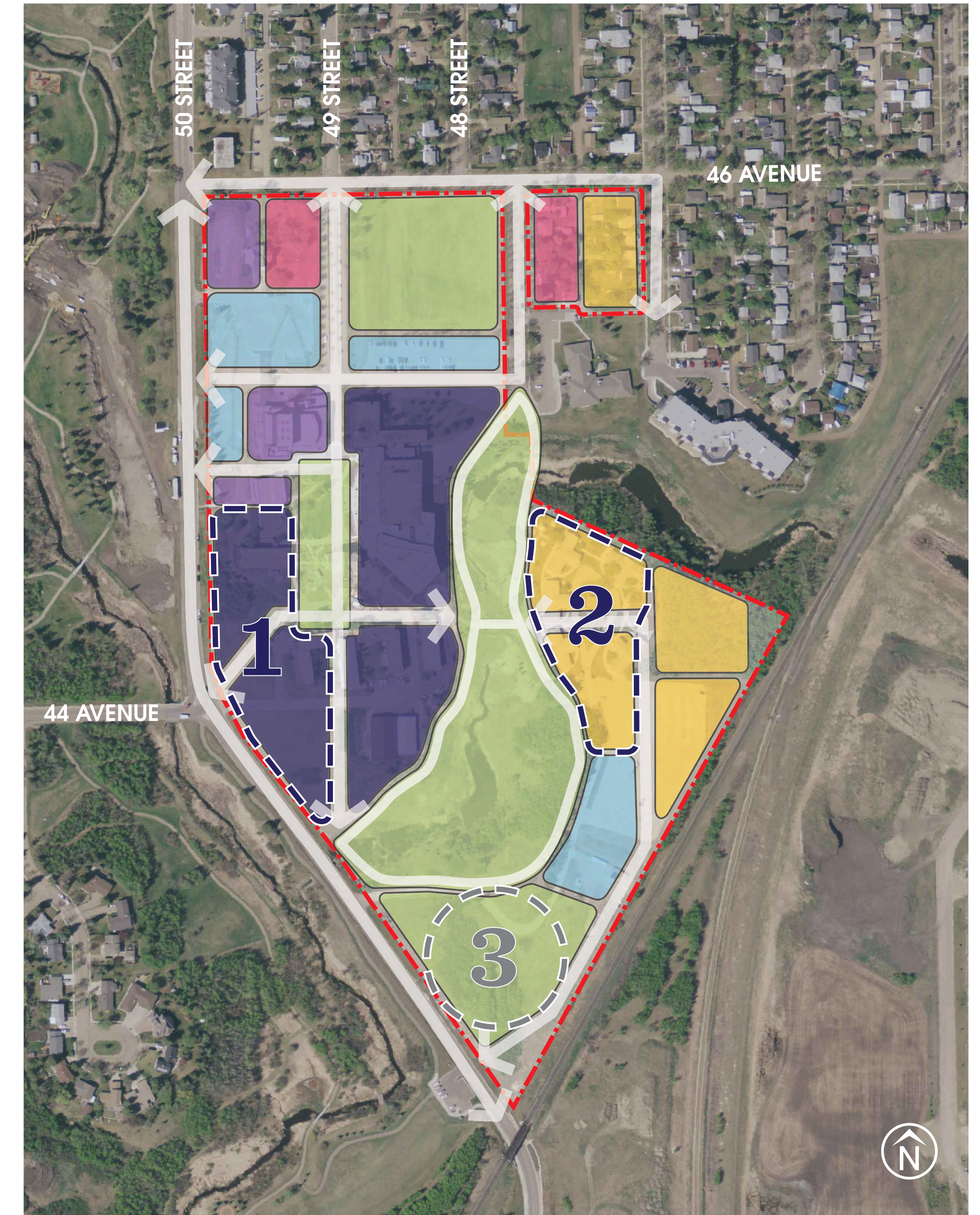
As campus enrollment expands to 1600 students and beyond, several locations on campus will be considered for additional growth:

- Expansion to the Performing Arts Centre south of current building (Joint Use areas).
- Possible introduction of new mixed use buildings (residence and academic) in the vicinity of 44 Avenue (Area 1).
- Possible introduction of new mixed use buildings (residence and academic) east of the ravine (Area 2).
- Possible introduction of a new mixed use facility (parking and recreation) at south end of campus (Area 3).

LEGEND

Academic	Surface Parking	Campus Boundary
Residence	Joint Use	
Recreation / Open Space	Mixed Use	

Preliminary Concept Campus Plan: Land Use - Enrollment Growth from 1200 to 1600+ Students



LEGEND

Academic	Surface Parking	Campus Boundary
Residence	Joint Use	
Recreation / Open Space	Mixed Use	
To Be Considered for Future Transition to Residence/Academic Mixed Use		
To Be Considered for Future Transition to Parking/Recreation Mixed Use		

NEXT STEPS AND THANKS

Next Steps

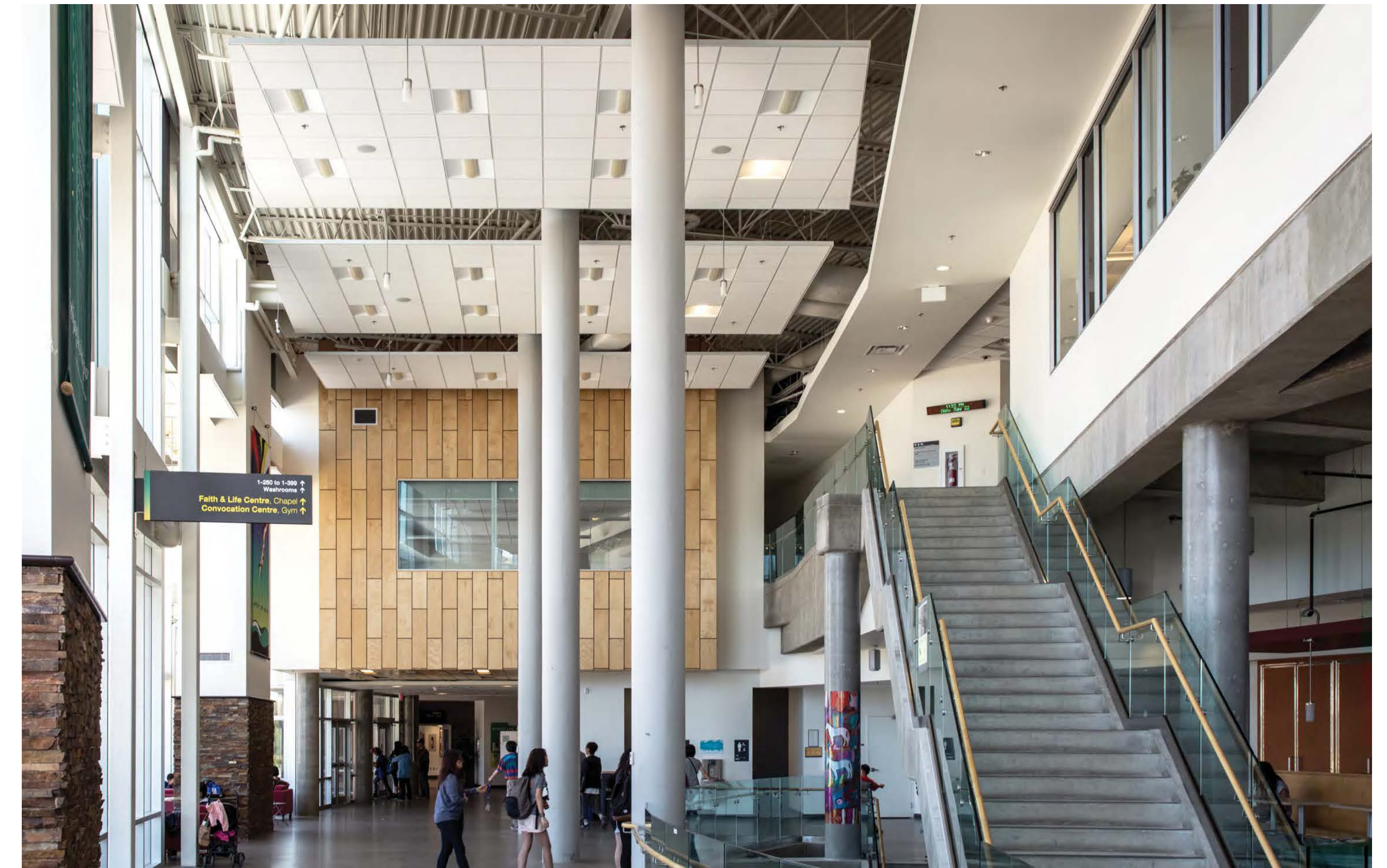
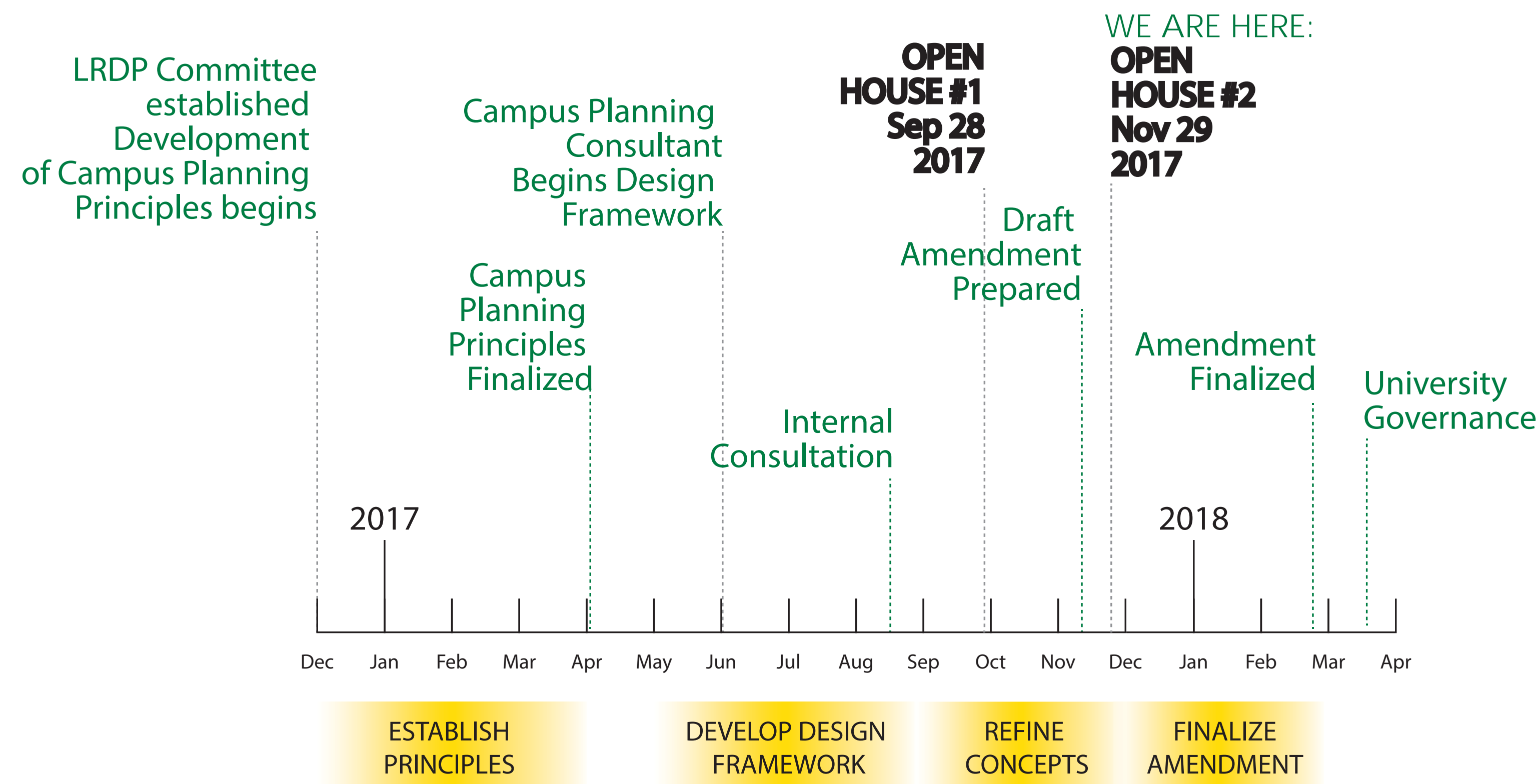
The Augustana Campus LRDP amendment information that you have seen today will be finalized, taking into consideration any additional comments you may provide, in advance of University Governance review and approval.

Thank You For Coming

Please submit your evaluations and comments in the box provided. Should you have comments to submit after the open house, please visit:

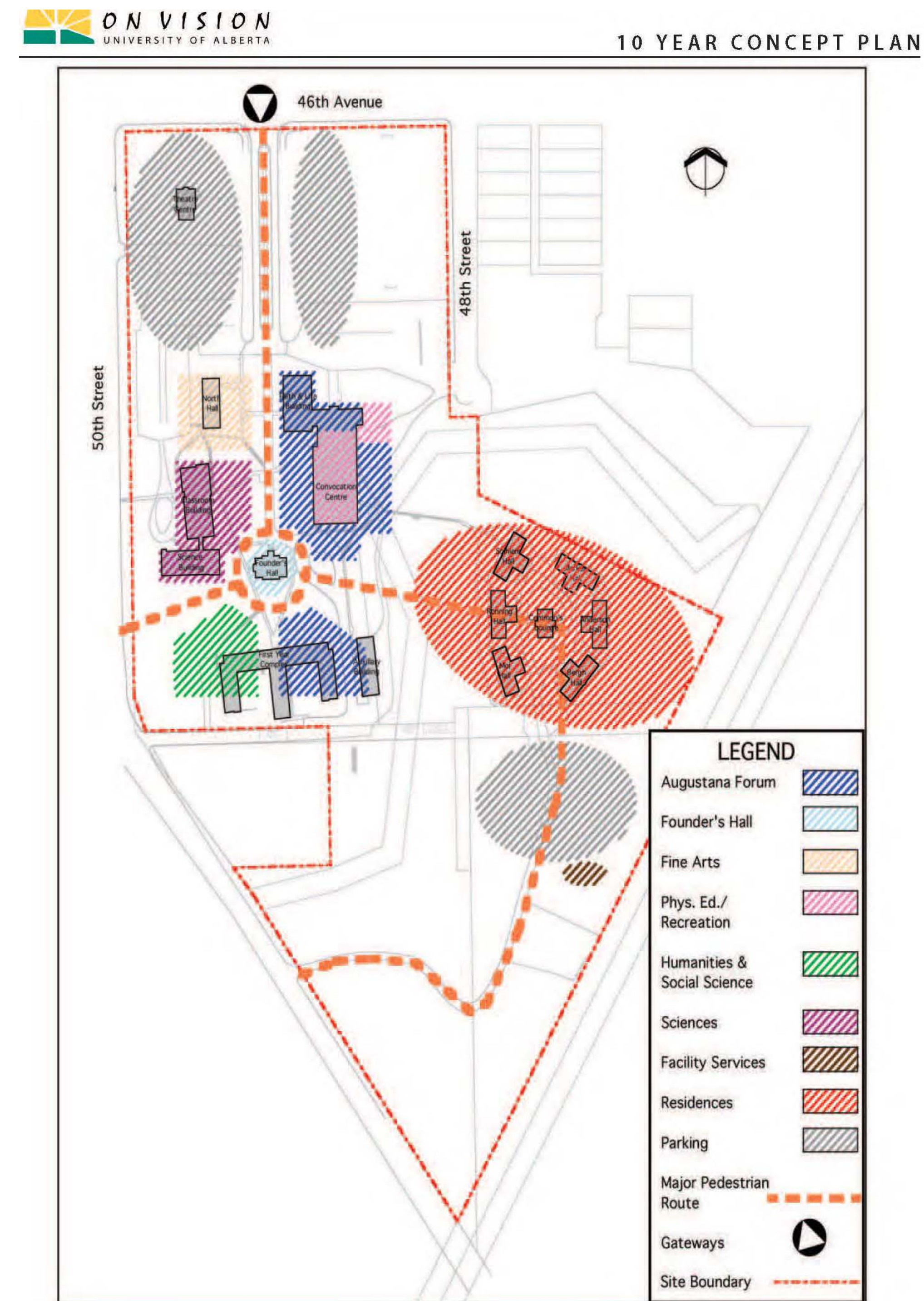
www.communityrelations.ualberta.ca

We will receive comments until December 20, 2017.

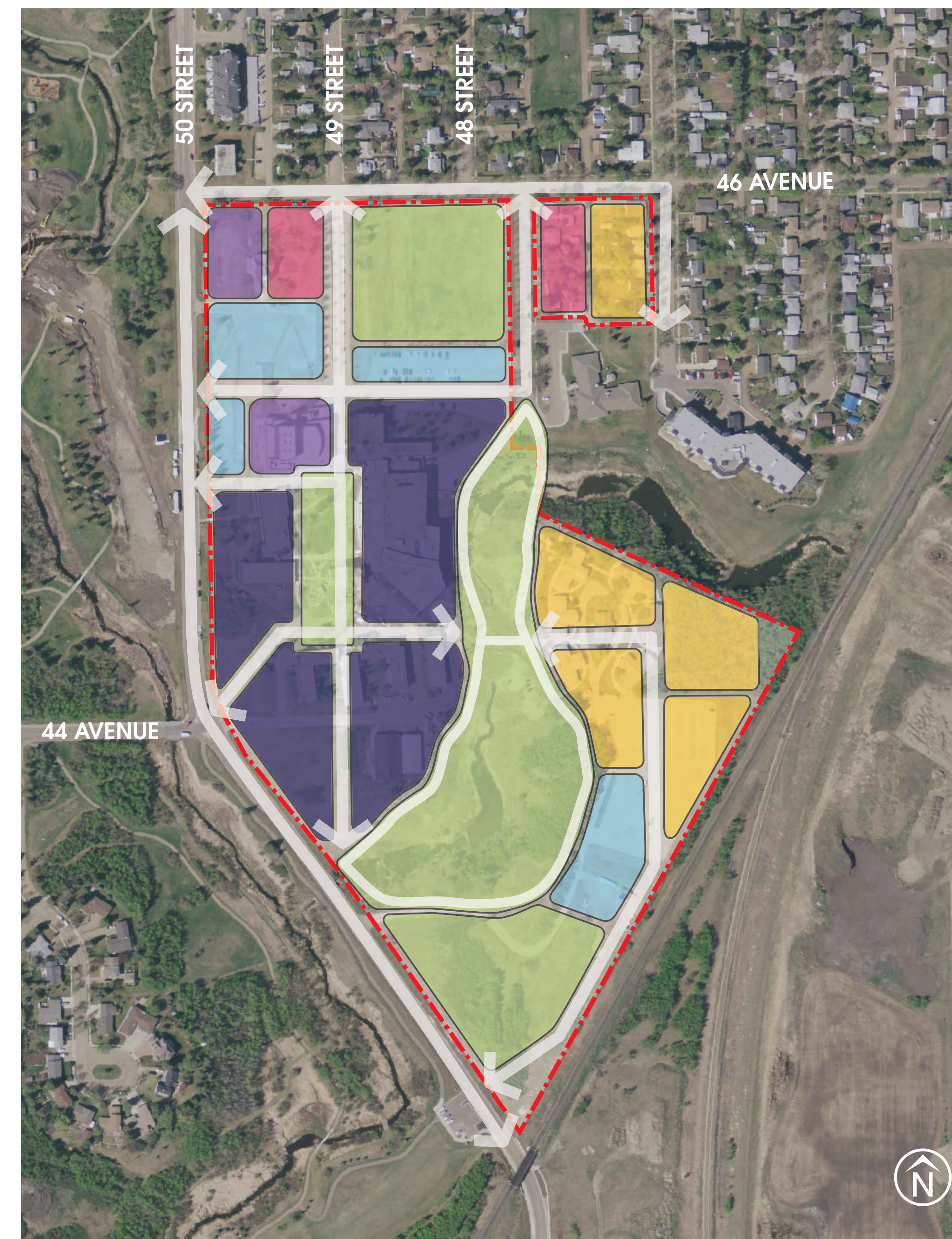


CAMPUS CONCEPT COMPARISON

Current 2005 LRDP Plan



Preliminary Concept Campus Plan: Land Use - Current Enrollment to 1200 Students



Preliminary Concept Campus Plan: Land Use - Enrollment Growth from 1200 to 1600+ Students

