STATUS REPORT FALL 1977
Campus Planning for University of Iowa

Published: 12 January 1978

The University of Iowa
Iowa City, Iowa 52242

Department of Geography

(319) 353-3131

January 6, 1978

President Willard L. Boyd
University of Iowa
Iowa City, Iowa 52242

Dear President Boyd:

It is our pleasure to submit to you the final report of the Task Force on Campus Planning. In carrying out our task, we received superb co-operation from many individuals in the University community and we wish there were some more direct way to express our thanks to those who met with us and who shared their thoughts and ideas, and, yes, their criticisms.

We are appreciative of the work of the consultants to the project, the firm Hodne/Stageberg Partners of Minneapolis, and particularly Mr. Kermit Crouch who worked most closely with us.

We hope this document is viewed not as an end to active campus planning, but rather as an up-date, a report that represents our best thinking as of the Fall 1977, but one that is sure to be altered as conditions change and that serves as the basis for fresh thinking in the future. For this reason it is presented in loose leaf format.

Finally, individually and collective, we as members of the Task Force have thoroughly enjoyed working on this project.

Sincerely,

James B. Lindberg

James B. Lindberg, Chair

Dorothy L. Fowles

Dorothy Fowles

Richard E. Gibson

Richard E. Gibson

K. C. Koutsopoulos

K. C. Koutsopoulos

Ray Mossman

Ray Mossman

PRIME PARTICIPANTS

Task Force on Campus Planning

James B. Lindberg, Chair
Dorothy Fowles
Richard E. Gibson
K. C. Koutsopoulos
Ray Mossman

Office of Facilities Planning and Utilization

Richard E. Gibson
Patricia A. Wegner

The Hodne/Stageberg Partners, Inc.

Thomas H. Hodne, Jr.
Kermit V. Crouch

CAMPUS PLANNING BACKGROUND

Campus planning at the University of Iowa is hardly a new undertaking. Indeed, planning in one form or another has been present through the years and has been coordinated primarily through the office of Facilities Planning and Utilization and its predecessor offices.

In March, 1972, the University retained the Minneapolis firm of The Hodne/ Stageberg Partners, Inc. to provide a variety of campus planning services. Much of the firm's work on campus involved "incremental" planning projects such as a Design Framework for University Hospitals; however, its overall campus planning effort culminated in an April 1973 Status Report on Campus Planning.

Other previous "consultant" plans included:

- West Campus Circulation Plan
  Deleuw, Cather & Associates
  September, 1971

- Preliminary Long-Range Campus Plan
  Sasaki, Dawson, DeMay Associates Inc.
  December, 1965

The Sasaki Plan was prepared during the rapid enrollment growth decade of the 1960's and was based upon an anticipated enrollment figure of 30,000 students by 1985. But due to a variety of reasons, enrollment levels held at about 20,000 during the early 1970's and currently "peaking" at some 23,000 students. Current projections indicate a slight decline anticipated in the 1980's resulting in about 20,000 students in 1987.

Thus, recent and current campus planning efforts have not been concerned with increased space demands occasioned by enrollment increases. On the other hand, even though substantial growth is not foreseen, the unforeseen possibility of such growth has been considered to some extent in all planning efforts.

PURPOSE AND PROCEDURES

The Task Force on Campus Planning was appointed by President Boyd in early January 1977 with the following two general charges:

a. to develop siting recommendations for a list of building needs contained in the 10-year capital budget askings

b. to work with the City of Iowa City in the coordination of physical planning efforts between the City and the University.

In February 1977, contracts were negotiated with the campus planning consultants, the firm of THE Hodne/Stageberg PARTNERS, Inc. of Minneapolis, to work with the Task Force on planning for Physical Education-Athletics-Recreation facilities (PEAR), in the study of site options for the College of Law, and in up-dating the overall campus plan.

Spring 1977 was devoted almost exclusively to the PEAR and Law studies. In both cases, detailed site option plans were prepared by consultants and reviewed and modified in several meetings with Task Force and user representatives. For the PEAR study, these meetings included Chairs of the two Physical Education departments, the Director of Recreation Services, the Directors of both Men's and Women's Intercollegiate Athletics, the Chairman of the Board in Control of Athletics and the Chair of the Buildings and Grounds Committee of the Board. The Director of Community Development for the City of Iowa City also participated in the discussions. An oral presentation of the recommendations was made to Central Administration on April 28, 1977 and those same recommendations are included in this report. A brief summary report dated April 27, 1977 is also available.

The Law study involved a working group composed of Task Force and Consultants together with the Dean of the College of Law and the Chairman of the Law Building Committee. A preliminary report on site options for the Law project was completed in late April, but a final report has not been prepared in part because it was decided to revise the program space needs. Work on these revisions continued through the summer and fall and involved the Office of Facilities Planning and Utilization, the Task Force, and College of Law representatives. The revised estimate of space needs together with Task Force recommendation on siting is included in this report.

The summer was devoted to up-dating the overall campus plan and developing siting recommendations for the remaining facilities in the 10-year capital budget. The procedures followed involved Task Force, with the Chair devoting full time, preparation of a series of goals and objectives statements relating to such elements as land use, traffic, open space, etc. These were based on review of previous campus planning documents, discussions with several knowledgeable persons in the University and the City, and lengthy work sessions

involving Task Force and consultants. Discussions were held with heads of most of those units with identified space needs and with others likely to be affected by building site recommendations or traffic alterations. These included Deans of Business, Pharmacy, Nursing, Engineering and Liberal Arts; Chairmen of Speech and Dramatic Art and of English; Directors of the School of Art and Art History and the School of Journalism, Director of the Hospital and others on his staff, Dean of Library Administration, Director of Men's Intercollegiate Athletics, Director of Hancher Auditorium, and Director of Physical Plant.

During the course of these efforts several related issues and tasks were brought to the attention of the Task Force. These included a review of the impact on the University of recommendations contained in the Iowa City Area Transportation Study, discussions concerning on-street parking problems in the North side neighborhood, and preparation of a response for the University to proposals for commercial development in the downtown area.

Coordination between the work of the Task Force and the City of Iowa City was facilitated in several ways.

a. The Chair of the Task Force received meeting notices and minutes for all meetings of the City's Comprehensive Plan Coordinating Committee and attended many of the meetings.

b. Messers Gibson and Mossman, members of the Task Force, meet monthly with senior City staff people and issues relating to Task Force efforts are identified and discussed.

c. Frequent discussion between City staff and Task Force took place on specific issues.

In the Fall 1977, another contract was negotiated with Hodne/Stageberg Partners to assist in preparation of final report. This has involved preparation of text and graphics by consultants and review and revision by Task Force. An oral presentation of the full preliminary report was made to Central Administration on November 2, 1977.

Throughout this entire process the Office of Facilities Planning and Utilization and its staff have served the Task Force in providing data, clerical and logistical support. Its excellent cooperation is hereby acknowledged.

SUMMARY

As mentioned previously, the thrust of this 1977 Campus Planning effort was to develop locational recommendations for the 10-year building needs list. To provide a framework for accomplishing this task, the overall campus plan elements were re-evaluated and revised or confirmed as appropriate. Major changes from the 1973 Status Report occurred in circulation elements:

- The West Campus Bypass proposal has been "softened" somewhat, but reservation of a 100 foot corridor to accommodate the Bypass remains a strong recommendation.

- Proposed closing of Riverside Drive and the Iowa Avenue bridge seems unachievable in the foreseeable future, and the earlier proposed Law Bypass has been dropped from consideration.

Overall Campus Land Use considerations were largely reconfirmed, but an important planning precept was established whereby the Main Campus is subdivided into seven "Functional Areas" for planning purposes. Each Functional Area is analyzed herein and guidelines for future development within each area are set forth. Thus, individual facility needs were analyzed within the context of Overall Campus Plan Elements as well as individual Functional Areas.

The analysis of building needs relative to new construction requirements results in the following:

1.	Law Addition or Replacement	100,000 to 180,000 GSF
2.	New West Side Arena	140,000
3.	New Communications Building	83,800 to 117,000
4.	University Theatre Addition	41,000 to 140,000
5.	Social Sciences (no-build)	(Pentacrest Buildings)
6.	Engineering Addition	50,000
7.	English-Philosophy (no-build)	(relocate some existing uses)
8.	Art Faculty Studios (no-build)	(use available existing space)
9.	Hospital Carver Pavilion IB	120,000
	Carver Pavilion II	460,000
10.	Physical Plant	25,000
11.	Power Plant	(not applicable)
Total		1,019,800 to 1,232,000 GSF

Thus, 1.0 to 1.25 million gross square feet of new construction is needed during the next 10 years. Hospital expansion represents about one half of this space need.

Recommended locations for the new facilities are contained herein. Although the analysis of facilities needs by the Task Force has not resolved all priority and site/location issues, it has shown that sufficient and properly located space exists within the present Campus boundaries to accommodate all proposed new facilities with the exception of the University Services Area where additional property acquisition is recommended.

Furthermore, a significant amount of reserve space (potential building sites) remain for unforeseen building needs, especially on the East Side. Even so, individual sites should be utilized efficiently to assure that locational options are maximized and the desired compact campus environment is preserved.

ORDER OF CONTENTS

I. OVERALL CAMPUS PLAN ELEMENTS

This section sets forth basic goals and objectives relating to the overall campus including Land Use, Circulation, Open Space and Utilities. Land Use is considered to be the basic campus ingredient with the other three elements serving as support facilities for the various academic and related land uses. Subsequent sections focus upon specific areas within the campus and upon specific facility needs and requirements.

A. LAND USE

GOALS

1. To provide for the efficient operation of the University.

2. To provide a campus whose internal arrangement of buildings and facilities units is convenient for use by students, faculty, staff, and visitors.

3. To provide a campus that is aesthetically pleasing.

4. To provide land use flexibility so that future space needs, not now foreseen, can be met with minimal disruption.

5. To achieve compatibility between campus and community functions at their common edges; minimize undesirable impacts of University functions on adjacent non-University land and work toward minimizing undesirable impacts upon University land.

OBJECTIVES

1. The Pentacrest is not only the historic heart of the University, but also is the central focal point of the main campus.

2. The main campus is comprised of several functional areas as shown on the following map. Planning for new facilities shall respect these functional areas to the extent possible.

   The following guidelines shall apply:

   a. Functional areas are to group land uses in terms of functional interdependencies, adjacency and compatibility.

   b. Overlap among functional areas is permitted.

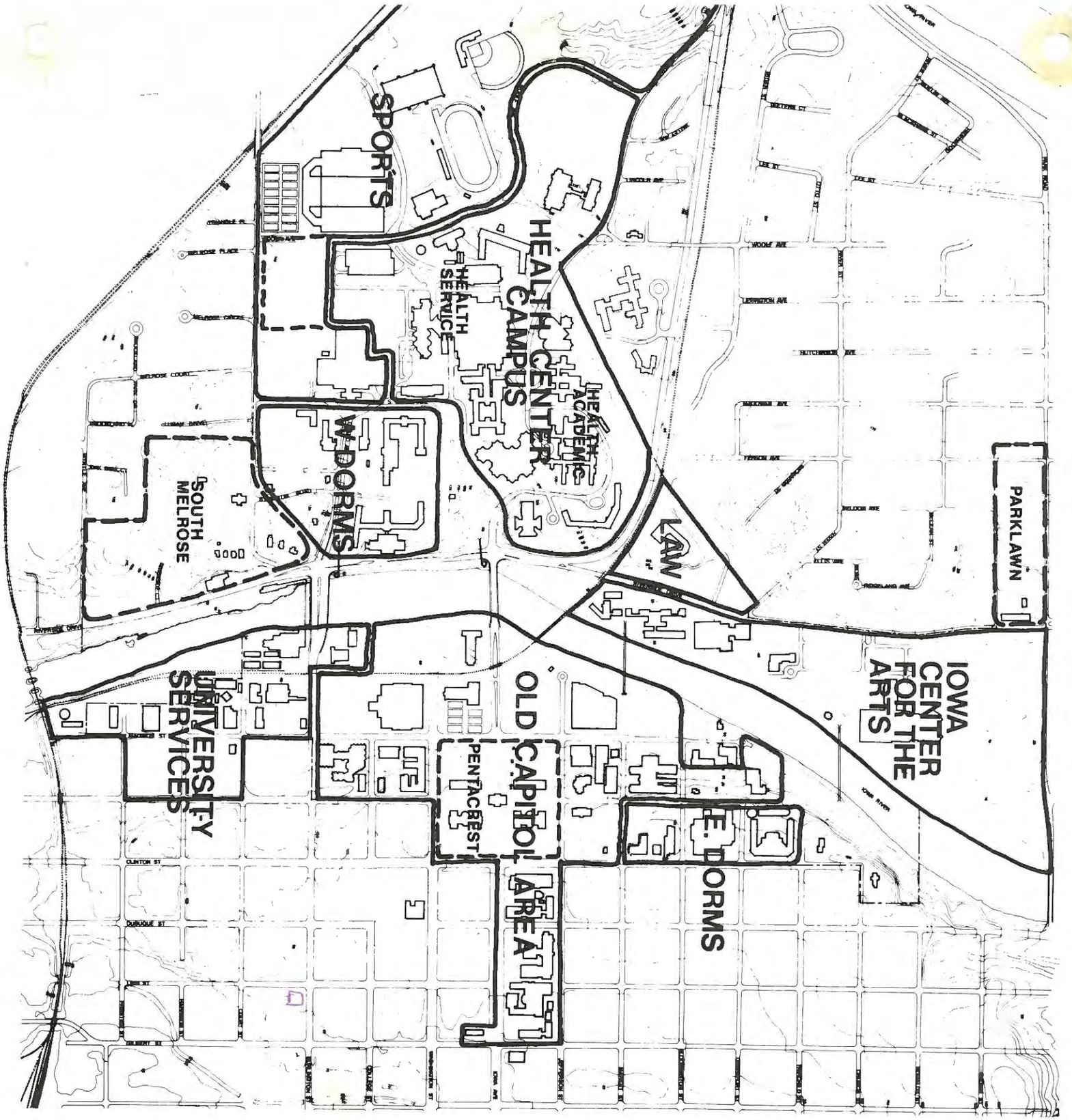
   c. Desirable and maximal building coverage ratios and floor area ratios are defined for each area.

d. Entire functional areas are to be considered in the architectural design of buildings.

e. Each functional area is to contain appropriately integrated green/open space.

f. Within each functional area, some space for future expansion should be identified and reserved. This space may be used temporarily for surface parking or for green space.

3. Floor Area Ratio (total building floor area to land area) for the Main Campus should not exceed 0.75.



university of iowa

FUNCTIONAL AREAS/ SUB-AREAS

MAIN CAMPUS

IOWA CITY IOWA

0 200 400 800

architects/planners/environmentalists
the hodne/stageberg partners inc.
118 east 26nd street 871-1700 (612)
minneapolis, minnesota 55404

B. CIRCULATION

The movement of persons and goods to, from and within the Campus Zone involves several types of transportation modes (auto, truck, bus, bicycle, wheelchair, walking, etc.) and transportation facilities (streets and highways, pedestrian and bicycle routes, bridges, parking spaces, bus stops, bicycle storage, etc.). These various modes and facilities work together to create a circulation system. Planning for individual parts of the system must consider the resultant effect upon the system as a whole since its parts are generally interdependent. Circulation planning must also consider the resultant effect upon land use and the broad University goal of achieving a pedestrian oriented campus.

GOALS

1. To achieve a circulation system such that movement within functional areas is to the maximum extent pedestrian movement.

2. To achieve a circulation system such that movement between functional areas by private automobile is minimized and alternate movement opportunities (walking, bicycling, Cambus) are optimized.

OBJECTIVES

1. Create traffic-free "academic islands" within functional areas.

2. Provide for the separation of vehicle from pedestrian traffic at those places where major conflict exists.

3. Initiate appropriate incentive and disincentive schemes (parking fees, car pooling, etc.) to limit the number of cars that are brought to the campus each day.

4. Work with the City of Iowa City, Coralville, University Heights, Johnson County and the Iowa Department of Transportation to insure that street and traffic improvements result in decreased movement of non-university destined traffic through the Campus.

1. Roadways

The 1973 Ideal Campus Plan proposed a West Campus Bypass and a Law Bypass which would presumably permit closing of part of Riverside Avenue and the Iowa Avenue Bridge. The key ingredient of the 1977 Iowa City Area Transportation Study (ATS-3) is a West Campus Bypass but projected traffic volumes and patterns still would not permit closing of Riverside or the Iowa Avenue Bridge. The Law Bypass was not considered.

The following is an attempt to systematically spell out the impacts on the University of the street and roadway changes proposed by the ATS. The West Campus Bypass together with the Health Center connector have much the largest direct impacts on the University and practically all of the discussion focuses on these proposals. These assessments are of necessity tentative, in part, because ATS-3 provides corridor designations only and does not give the specifics of roadway location, intersection design, etc. In a few cases we have had to make assumptions regarding the most likely alignment.

a. Visitors and Patients to the Health Center:

The proposed West Campus Bypass and Health Center connector does provide a more direct and easy-to-follow route to the Hospital, especially for those coming from the west.

Closure of the 6/218 Newton Road intersection (as is proposed) makes access to the Dental Building less easy, but does eliminate a potentially dangerous corner for west-bound visitor traffic.

b. Emergency Vehicle Access:

Upon completion of Carver Pavillion, emergency vehicles will use either Grand Avenue or Woolf Avenue.

c. Health Center Employees:

The West Campus traffic way proposals, including closing of the 6/218 Newton intersection, mean that Melrose must serve as an important "inner loop distributor" providing access to parking, as well as continuing to serve as an arterial route.

The proposed West Campus Bypass would, if built to its full extent, be a successful traffic diverter for those employees residing in Coralville and also in the southeast quadrant of Iowa City.

d. Athletic Events:

The proposed West Campus Bypass provides direct vehicle access to within a few hundred feet of Kinnick Stadium and the present running track, which has been suggested as one of the sites for a proposed new basketball arena.

This brings traffic too close to the stadium for easy entrance and exit of football parking areas.

e. Recreation:

Several of the Stadium tennis courts would be lost. Replacement sites close to dormitory areas are not readily available.

Portions of the newly constructed play fields west of the baseball field would probably be lost. Play field space close in for physical education classes is not readily available.

f. Summary and Commentary:

The chief benefit to the University from the ATS-3 West Campus Bypass proposal is diverting probably increased traffic along Riverside Drive, over the Iowa and Burlington bridges, and on Madison Street.

Any loss of playfield space for physical education is the most critical impact on the University in terms of land taken for road right-of-way.

The crux of the "west side traffic problem" currently is Melrose, especially the Woolf intersection and the section through University Heights. Much of this traffic is related to Health Center employment and traffic will no doubt increase as residential growth in the southwest quadrant of Iowa City continues. Benton-Greenwood Drive improvements and the connection of Greenwood to the proposed West Campus Bypass would divert some of this traffic.

Southward expansion of the Hospital means that Melrose is becoming a "distributor" for traffic bound for Health Center parking lots and entry points. Vehicle access to the Health Center from the north is becoming less easy and would be further lessened by the proposed closure of the 6/218 Newton Road intersection.

Therefore, unless the Bypass segment from Melrose to the east side of the river is built, the proposals compound rather than alleviate west side traffic problems.

An additional connector from the Bypass (and from 6/218) to the Health Center and sports areas west of the present baseball field seems desirable. This would need to be designed in conjunction with a new arena site, if the more westerly alternatives for that proposed facility are chosen. Perhaps redesign or relocation of the 6/218 Newton intersection is possible.

GOALS

1. To insure that all segments of the Campus are accessible to those who require motor vehicle transportation such as service functions and handicapped persons.

2. To insure that the Health Center, Hancher Auditorium, Athletic Event Facilities, the Iowa Memorial Union and other University facilities serving a regional clientele have adequate motor vehicle access and parking.

3. To minimize the amount of traffic that passes through the Campus Zone and to minimize impact on the academic environment occasioned by those few arterial streets that must pass through the Campus.

4. To minimize the amount of land allocated to vehicular uses.

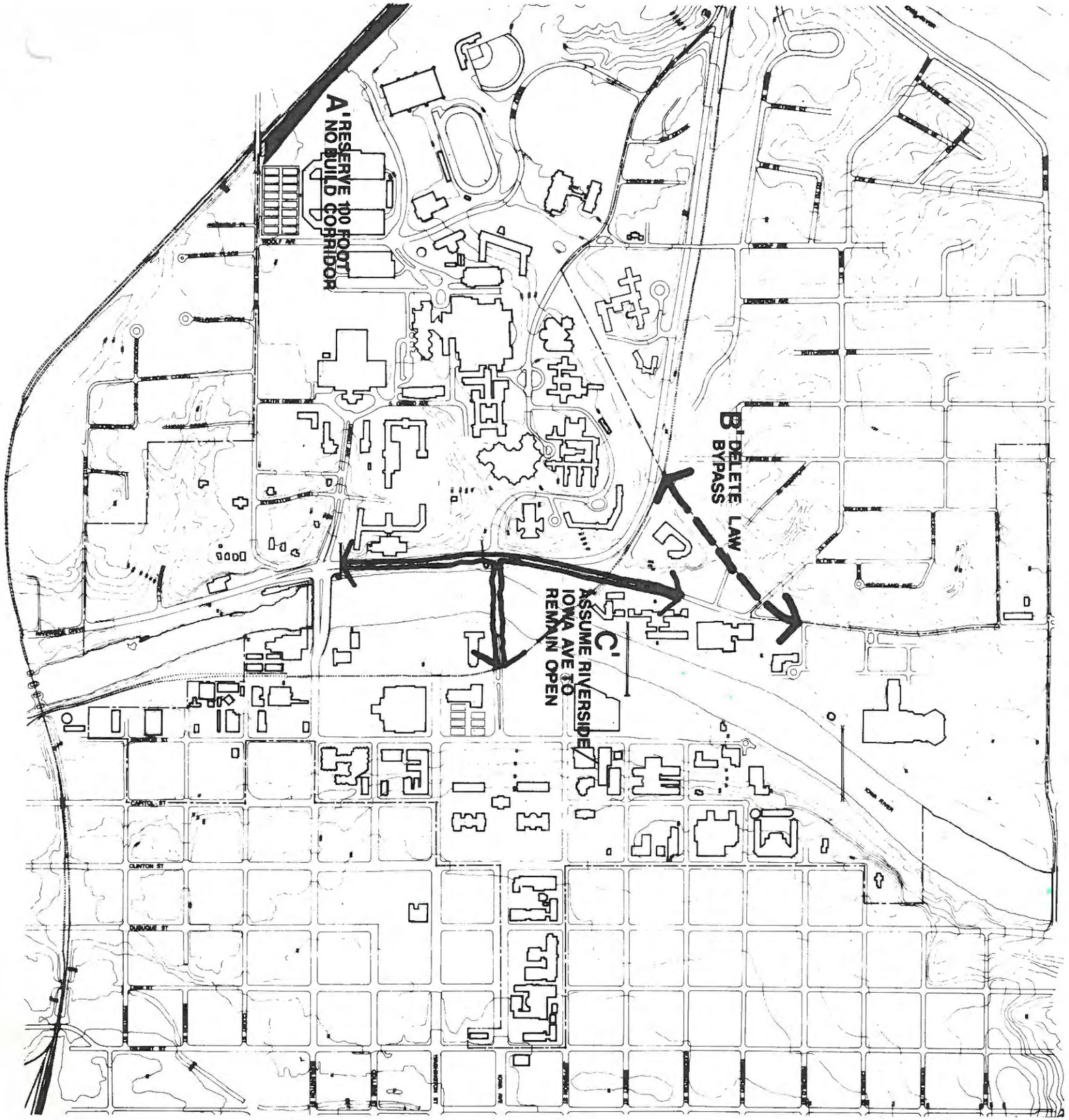
OBJECTIVES

The Task Force does not necessarily endorse the ATS recommendations at this time, but recommends the following policies relative to that study and the 1973 Ideal Plan.

1. Reserve a 100 foot wide "no building" corridor adjacent to the east edge of the Rock Island Railway for possible future construction of a West Bypass if such construction is found feasible and desirable.

2. Assume Riverside Drive and Iowa Avenue Bridge will remain open to traffic for the foreseeable future.

3. Delete the Law Bypass from future planning considerations due to lack of functional justification and potential negative environmental effects upon the Law College and adjacent residential neighborhood.



university of iowa

ROADWAY POLICIES

MAIN CAMPUS

IOWA CITY IOWA

architects/ planners/ environmentalists
the hodne/stageberg partners inc.
110 east 22nd street 871-1769 (612)
minneapolis, minnesota 55404

2. Parking

a. Parking System Position Paper:

The following material is a reprint of portions of a University position paper on the Parking System approved by the Board of Regents in June 1974.

> "The parking system at the University of Iowa is one important element in total campus long range planning. Its development and operation is a significant factor in attaining one of the planning objectives, a pedestrian oriented campus.
>
> Present established policy provides that parking be assigned on a priority basis, consideration being given first to visitors, second to faculty and staff and third to students. Additional parking or relocation of existing parking is only the result of demonstrated need and must be consistent with general campus objectives. In addition, it is the present policy that no additional central campus parking other than that required by patients and visitors in the Health Sciences area be provided and that the existing parking on the immediate east bank of the Iowa River be relocated. In order to accomplish these objectives, a suitable alternative must be developed. The alternative is a system of peripheral lots serviced by a bus system. This, of course, is one of the purposes of the Cambus System and therefore is an integral part of the Transportation and Parking System. The most recent survey of Cambus operations indicates that 1400 auto trips per day to and on the campus are not being made because of the operation of Cambus.
>
> Within the committee structure --------as they may be required.
>
> The University Hospitals create a unique set of circumstances insofar as parking demand is concerned. There must be available to patients and visitors adequate parking close to the service facilities of the hospitals and clinics. It is estimated that -------adjacent to the Hospital.
>
> At the time the addition to the Iowa Memorial Union was constructed, parking for guests was considered essential for the successful operation of the guest house. At the time the ramp was planned, it was anticipated that the operation of the ramp would be by the University Parking Operations but that the Union would have first priority for persons staying in the guest house and those attending conferences and institutes at the Union. The project -------parking system.

In establishing fees for parking, an effort has been made to make the system self-supporting for all operating and maintenance costs, and for capital outlays to the extent possible, while maintaining a reasonable fee structure for visitors, staff, faculty and students. In order to ------ recurring in nature.

Land has historically been used for parking without cost to the parking operations. With the exception of the Union and Hospital Ramps and the proposed Hospital Ramp, parking has been considered to be a temporary use of land to be displaced at any time it is needed for a facility with a higher priority.

Within this general framework of operations, maintenance, and adjustment to meet new and changing requirements, the parking system at the University of Iowa has to a reasonable degree met the needs of visitors, faculty, staff and students. It is desirable to continue this program.

It is recognized ---------- required improvements."

b. Recommendation:

The Task Force observes that parking issues are central to the formulation of circulation and land use plans and that the best plans are useless unless the policies governing parking are known and are formulated to be supportive of the related goals. Therefore, the Task Force recommends that the University Parking Committee be charged with the task of formulating a set of policies having to do with parking which are supportive of the circulation and land use goals, objectives and plans recommended in this report.

Parking issues raised by Task Force are listed below and shown in map form on the next page.

1. A number of the sites identified for future construction are now used for surface parking. No effective mechanism now exists to fund the relocation of the autos dislocated as a result of construction on these sites. Nor, do policies exist which would result in or permit a reduction in parking demand to compensate for the lost parking.

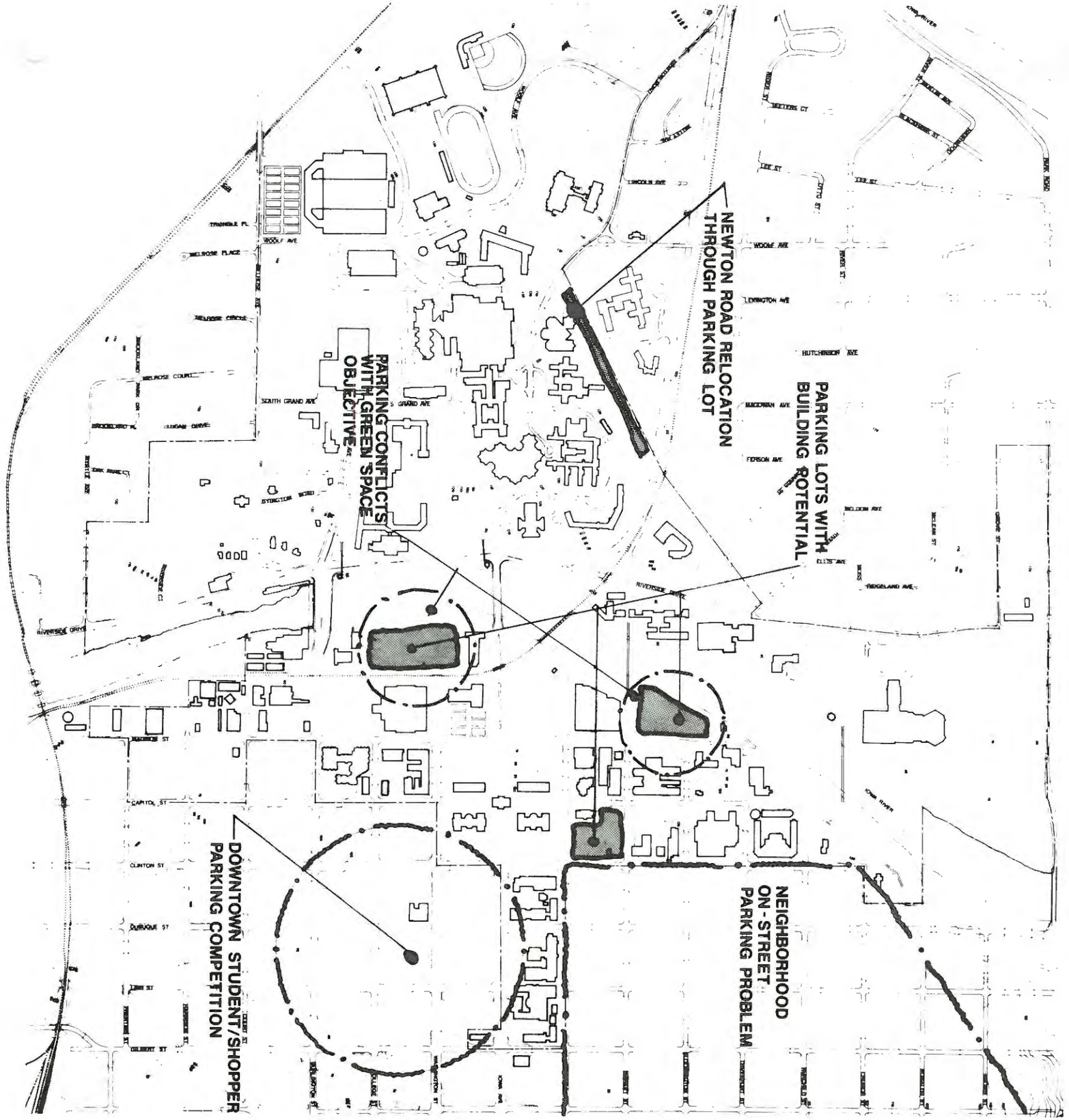
2. The relocation of parking from certain areas in pursuit of circulation and land use objectives is hampered by the lack of funds. Construction of parking structures or new surface facilities is made difficult by parking fees sufficient only to cover operating costs. It is noted that these same low fees may also serve to encourage the use of automobiles on campus -- contrary to the goals of a pedestrian oriented campus.

3. Capital costs will be incurred if additional peripheral parking is to be provided, yet the lower price charged for this parking will result in a substantial loss of revenue for each auto transferred from central parking locations to peripheral lots.

4. The utilization of land for parking which could be more effectively used as green space, such as the areas along the Iowa River to the west of the Library and to the north of the Union, and the lack of a plan for the release of this land.

5. North side residents' concerns about the heavy demand placed on on-street parking spaces in the area -- apparently by non-residents of the area, assumed by many to be University staff and students.

6. Concern by Downtown merchants that parking spaces intended for shoppers will be monopolized by the automobiles of students attending class.



university of iowa

PARKING ISSUES

MAIN CAMPUS

IOWA CITY IOWA

architects/planners/environmentalists
the hodne/stageberg partners inc.
116 east 22nd street (871-1700 (612)
minneapolis, minnesota 55404

3. Cambus

GOALS

a. To facilitate a pedestrian oriented campus.

b. To functionally and perceptually unify the University by interconnecting its various parts.

OBJECTIVES

a. Consider Cambus an integral part of the University transportation system and include its provision of services in the University's comprehensive plan.

b. Provide bus service to and from peripheral parking facilities.

c. Provide bus service only for intra-campus trips that are longer than 10 minute walking distance.

d. Provide a level of service which responds to legitimate demands for transit service, but does not conflict with other University goals and objectives.

e. Coordinate, in every possible way, with the Iowa City and Coralville Transit systems, and avoid providing service to areas where these systems have established service.

f. Minimize utilization of heavily traveled streets by Cambus.

g. Encourage redesign of streets to permit easy and safe loading and unloading of passengers without impeding the flow of other traffic.

4. Bicycle

GOALS

a. Facilitate the use of bicycle movement to, from and within the Campus zone.

OBJECTIVES

a. Provide a system of safe, convenient "bikeways" connecting all major areas of the Campus and interconnecting with bikeways provided by local communities.

b. Provide and maintain bicycle racks reasonably convenient to the entrances to buildings.

C. OPEN SPACE

GOALS

1. To make the most of the natural scenic potential of the campus area, especially the Iowa River, the adjacent floodplain, and the natural wooded areas.

2. To provide ample and adequately distributed areas within the campus boundaries for both active and passive outdoor activities.

3. To protect and preserve the Iowa River as a drainage way and as a source of water for community use.

OBJECTIVES

1. Open space areas free of motor vehicle traffic and parking should be provided and maintained within each functional area in an amount equal to at least 20 percent of total area.

2. Those several campus sites which possess significant natural features should be preserved in a desirable manner including the following:

   a. the ravine between Basic Sciences and Quadrangle

   b. the pond and rock face across Riverside Drive from the Art Building

   c. the rock face and wooded slope below the President's house

   d. the wooded areas adjacent to Clear Creek and Hawkeye housing

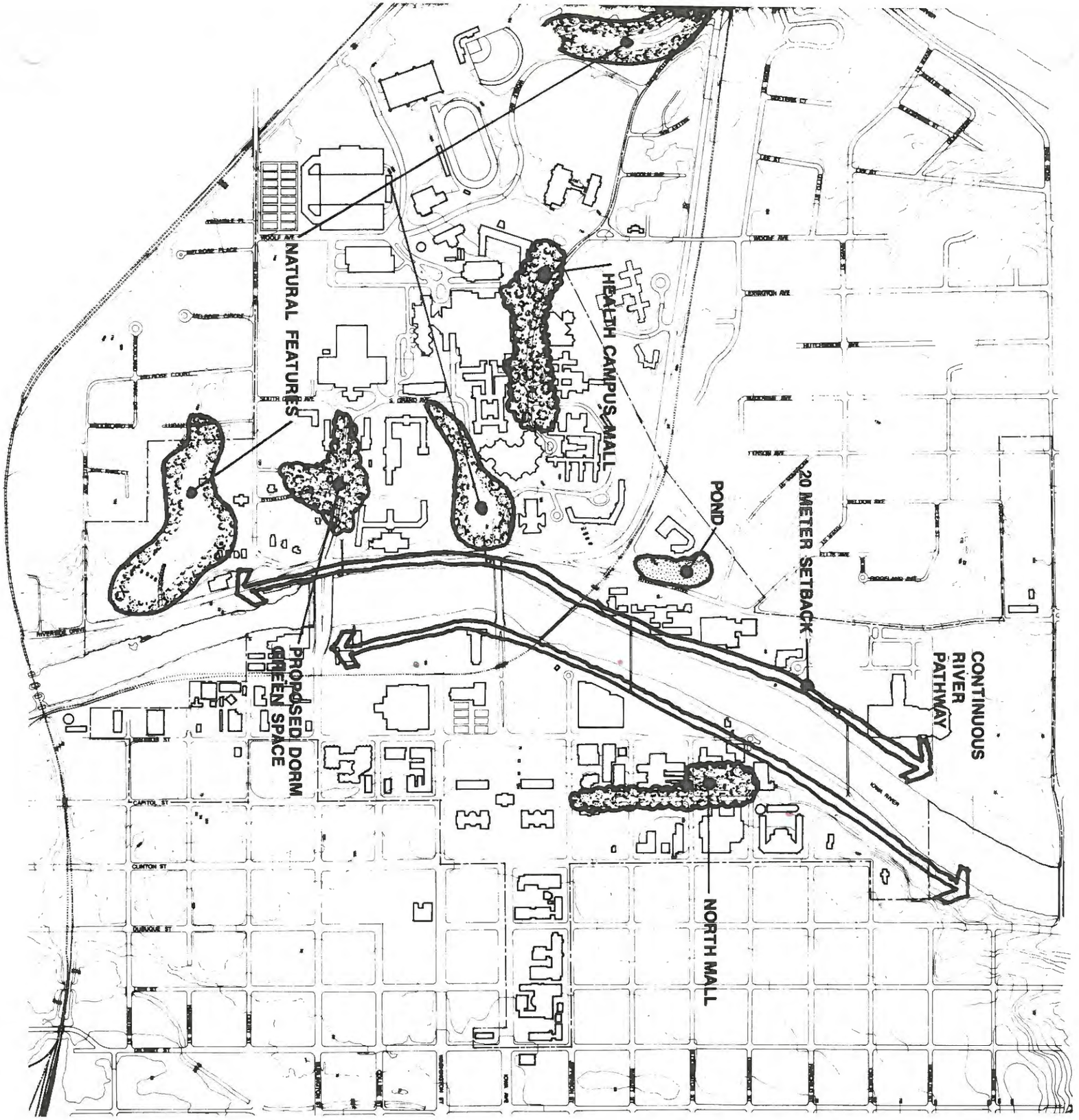
   e. the wooded slopes within the old Upper Nine area

3. Continuous pathways shall be provided and maintained along both sides of the Iowa River to the extent possible.

4. Parking should be located no closer than 20 meters to the river bank and existing parking within this setback area should be removed when feasible.

5. Providing visual and physical access to the river is an important objective in building design and placement.

6. Utilize open space facilities as a means to unify the various parts of the campus.



university of iowa

OPEN SPACE

MAIN CAMPUS

IOWA CITY IOWA

architects/planners/environmentalists
the hodne/stageberg partners inc.
110 east 82nd street 871-1783 (612)
minneapolis, minnesota 55420

D. UTILITIES

CURRENT NEED AND PROBLEM AREAS

A description of needed improvements in the various utility systems on the University Campus was prepared by Elmer Lundquist in November 1977. A brief summary of identified needs is presented below.

1. Steam Distribution System

Two steam line loops should be completed to insure being able to supply steam from either of two directions to two major portions of the campus: (see maps)

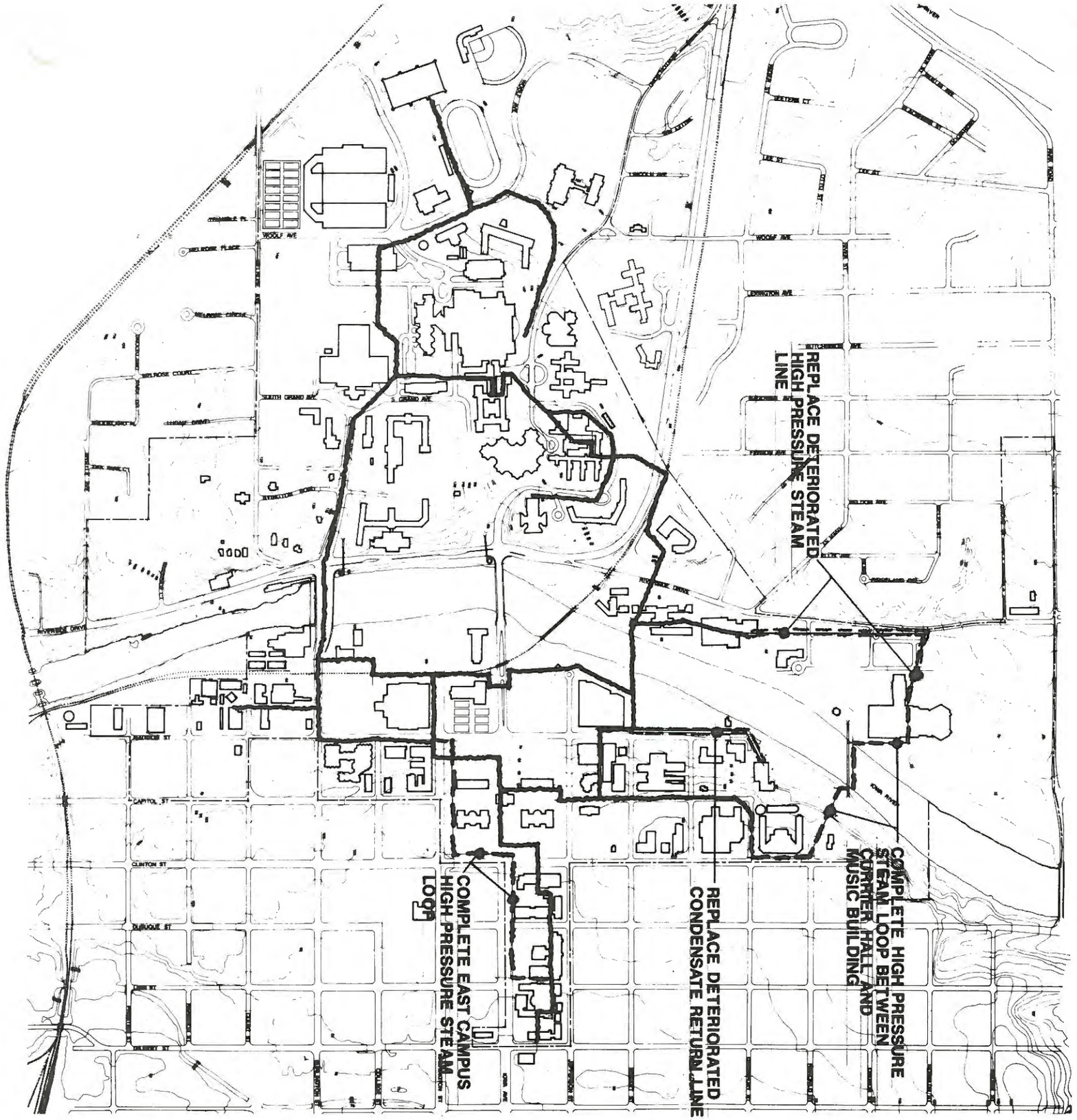
1. An east campus loop should be completed by installing steam and condensate lines from a point north of the Engineering Building to tie into the existing east campus line between the Physics Building and East Hall.

2. A new high pressure steam line should be installed to connect the line feeding the north campus dormitories at a point near Currier Hall to the radial line presently feeding the Music Building. This would complete a loop which would greatly increase the reliability of supplying steam to the north campus buildings on the east side of the river as well as to all the buildings on the Fine Arts Campus.

The installation of a low pressure line between the Speech and Hearing Building and the west campus Chilled Water Plant would enable more effective operation of the Chilled Water Plant in the event of failure of either or both low pressure absorbers in the plant. This would, in fact, be as effective in providing chilled water during certain failure modes as the installation of a new 1500-ton chiller.

2. Electrical Distribution System

A major change must soon be made in the 13.8 KV supply to the west campus if the distribution system is to keep pace with the increased demand resulting from hospital expansion. The existing 13.8 KV distribution system on the west campus will be near saturation when the two new hospital substations are completed in 1978, and when the next expansion of the West Campus Chilled Water Plant is constructed. Further expansion of the hospital complex will require an additional source of supply.



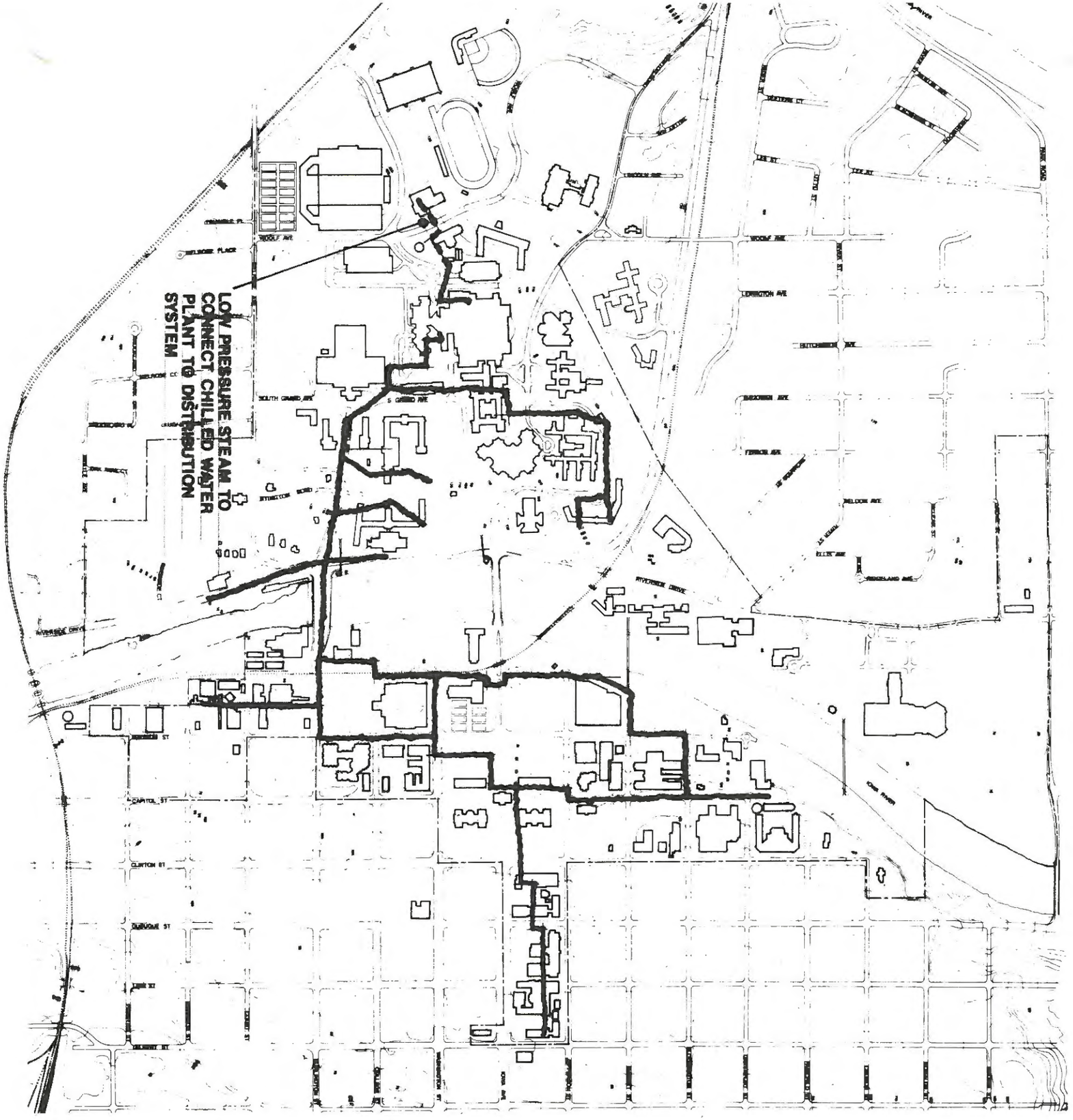
university of iowa

MAIN CAMPUS

IOWA CITY IOWA

STEAM DISTRIBUTION HIGH PRESSURE SYSTEM

architects/ planners/ environmentalists
the hodne/stageberg partners inc.
110 east 22nd street 871-1720 (612)
minneapolis, minnesota 55404



university of iowa

STEAM DISTRIBUTION LOW PRESSURE SYSTEM

MAIN CAMPUS

IOWA CITY IOWA

0 200 400 800

architects/planners/environmentalists
the hodne/stageberg partners inc.
110 east 22nd street 871-1788 (612)
minneapolis, minnesota 55404

The following steps are being considered:

1. Construct a 69 KV/13.8 KV substation northwest of the baseball stadium. This would be supplied by a 69 KV overhead line on the Iowa-Illinois Gas and Electric Company system.

2. Establish two looped feeders from this substation to service west campus buildings. These looped feeders would utilize the majority of the existing west campus distribution lines.

Within a few years it will be necessary to establish the south campus 13.8 KV feeder loop on the east campus emanating from the Burlington Street substation. This will be needed if a new boiler plant is built somewhere south of Burlington Street and for any other new buildings that may be constructed in this area. A radial feeder from the Burlington Street substation to the Lindquist Center for Measurement, Phase II, will be installed as that building is being built. This can serve as the first leg of the proposed south loop.

3. Water Distribution System

The major deficiency in the water distribution system at the present time is the lack of adequate supply lines to such east campus buildings as East Hall, Phillips Hall and the Physics Building. It has been proposed to overcome this deficiency by installing a new 10" main from the corner of Iowa Avenue and Madison Street to near the eastern boundary of the campus along Jefferson Street. This line would be tied into the existing 6" line at this point so all east campus buildings could enjoy the benefit of a looped feed.

In conjunction with such construction, an underground storage tank and pumping station should be installed on the east campus, perhaps in the parking lot east of Gilmore Hall. A 1,000,000 - gallon tank would be needed and it could be built with a sufficiently strong top so a grade level parking lot could be located above.

Water is presently supplied to the Dental Sciences Building by a radial feed. A looped feed could be provided by installing a 10" water main from this building to the north water main on the south side of Newton Road. This would be a relatively short line that could be installed at low cost. The loop connection it would provide would greatly increase the reliability of water service to the Dental Sciences Building, Hospital School, the Speech and Hearing Building and the General Hospital.

4. Sanitary Sewers

For the most part, sanitary sewerage from University buildings is discharged to University-owned sewer lines which finally discharge to the Iowa City sewer line system. Some of the University lines need maintenance repairs, or possibly replacement, but the general condition of these sewer lines is fairly good. The

the hodne/stageberg partners inc

university of iowa

ELECTRIC DISTRIBUTION
13800 V. SYSTEM

IOWA CITY IOWA

MAIN CAMPUS

university of iowa

MAIN CAMPUS

IOWA CITY IOWA

WATER DISTRIBUTION

0 200 400 800

architects/planners/environmentalists
the hodne/stageberg partners inc.
110 east 22nd street 871-1133 (612)
minneapolis, minnesota 55404

effectiveness of the University sewer system could be materially increased, however, if all storm and extraneous water discharges were to be separated from the sanitary sewers.

The City of Iowa City is planning a new trunk sewer line for the east side of the Iowa River. This will extend from the north portion of the University campus southward along Madison Street. A portion of this project will include a line crossing the river to relieve the north-south trunk line running parallel to Riverside Drive. This construction by the City will alleviate some of the problems the University has had with west campus sewer lines surcharging.

The University sewer line which will probably be the first to require renovation is the Center Sewer on the west side of the river. This serves the General Hospital, the Medical Laboratories and Basic Sciences Building. The first phase of Carver Pavilion will also discharge to this sewer. If replacement is required, an entirely new routing may prove to be desirable, particularly if further hospital expansion is planned.

5. Storm Sewers

A thorough study of the campus storm sewer system was made by Shive-Hattery and Associates in early 1974. Only a small number of the recommended projects have been completed to date. These were very beneficial projects but leaves storm drainage in a very critical condition for large portions of the remaining campus.

The majority of the remaining critical deficiencies in the storm sewer system are located on the west campus. The most serious problems existing on the east campus involve storm drainage of the Pentacrest area and the area north of Iowa Memorial Union. The reader is referred to the 1974 Shive-Hattery and Associates study for the details on recommended storm sewer renovations.

6. Water Plant

The demand for water by the campus is presently approaching the design capacity of the Water Plant and additions to the facility may be required within five years to meet such demand. Enlarging the capacity of the plant could be delayed for several years, in spite of new hospital and campus buildings, if immediate steps were taken to reduce water consumption and if it were possible to purchase water from the City of Iowa City during peak periods. Also, water consumption could be significantly reduced if an east campus chilled water plant were to be constructed.

The existing Water Plant was designed with future enlargement in mind. It would be most logical to increase its size in 50% increments and space is available for two such expansions. It is not feasible at this time to predict when the first expansion will be necessary except that it probably will be needed in five years unless an east campus chilled water plant is constructed and/or if water can be purchased from the City of Iowa City during peak periods.

7. East Campus Chilled Water Plant

A central chilled water plant for the east campus will be a requirement in the next few years to keep pace with air conditioning demands. If such a plant were to be located on North Capitol Street south of North Hall, it would be able to serve Burge Hall, Daum House, Chemistry-Botany, Pentacrest buildings and ultimately such east campus buildings as Physics, Zoology, East Hall and Phillips Hall.

Jessup Hall is a very large user of potable water for once through cooling for air conditioning and is wasted to the sanitary sewer. The use of this water could be eliminated if the building were to be connected to a central chilled water system.

Other buildings in the Pentacrest could use chilled water for air conditioning, either for serving remodeled space or to replace the source of chilled water as existing chillers in the buildings approach the end of their useful life. These comments would equally apply to other campus buildings to the east of the Pentacrest.

The cost of supplying air conditioning will be reduced in the long run by constructing an east side chiller plant and an appropriate distribution system. Incidental benefits include a significant reduction of the use of potable water, the elimination of the use of well water for cooling, and a longer effective life of the existing water plant.

LAND USE IMPLICATIONS

Most of the utilities projects listed above involve underground installation of collector or distribution lines; hence, they have limited direct effect on land use activities above ground. Four of the projects, however, involve construction of facilities which could potentially affect or be affected by other campus activities. These are 1) the east side chilled water plant, 2) the west campus electric substation, 3) the power plant and 4) the east side water storage tank. Assurance should be made that placement of these support facilities does not jeopardize land needs of academic and related activities.

GOALS

1. Campus utilities systems should provide for the legitimate functional needs of the University.

2. Cost and energy efficiency of utilities systems should be maximized.

3. Potential conflicts with academic and related land uses should be minimized.

4. Construction of academic and related facilities on remote building sites which would require costly extensions of utilities systems should be discouraged.

II. CAMPUS FUNCTIONAL AREAS

One of the basic Land Use objectives set forth in Section I is the recognition of various functional areas which comprise the main campus. This Section presents a brief description and analysis of each functional area and establishes various guidelines for future development within the areas.

A. OLD CAPITOL AREA

The Old Capitol Area is the focus for Liberal Arts programs within the University. In addition, it contains three colleges (Business, Education and Engineering), and the functions of Central Administration as well as the primary academic support facilities (Student Union, Main Library and Computer Center) for the University. Program deficiencies within the Area include space shortages, poorly housed programs, dispersal of programs, and weak interrelationships among some interdependent programs.

Street Penetration

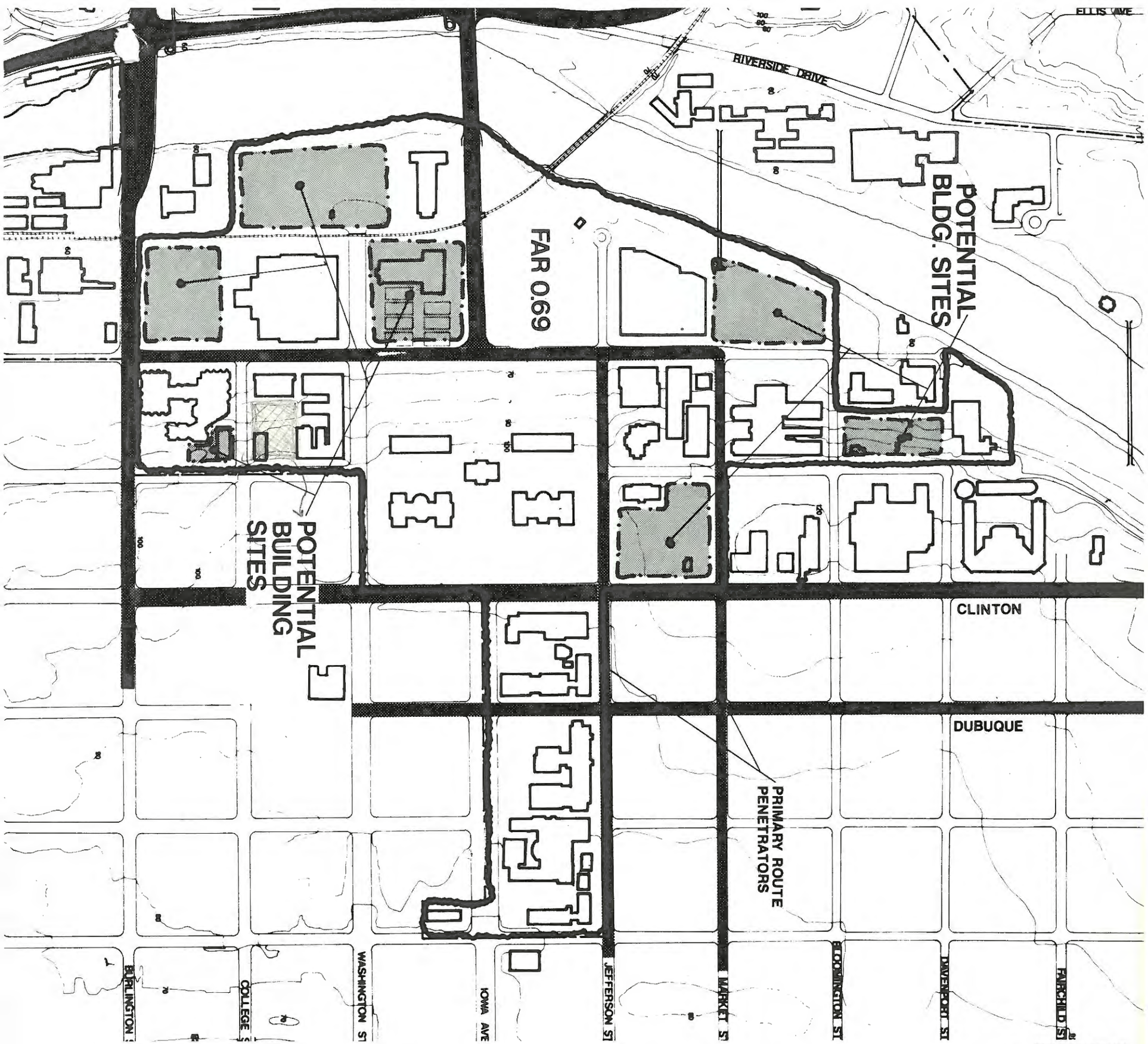
On the East Side, the University Campus has been developed over the years within the framework of the City's original square block grid street system. Most of these grid streets remain open today as campus intrusions; however, the main conflict lies with the primary community routes - Market/Jefferson one way pair, Clinton Street, Dubuque Street, Iowa Avenue and Madison Street.

Space Needs

Section three describes in detail the major space needs of University functions. Such needs are proposed to be met by new construction, remodeling, and relocation.

Space and dispersal problems of the College of Education will be alleviated by construction of the 96,000 square foot LCM II facility, now in process. Vacation of currently occupied Education space will provide some additional space for other programs.

Other currently identified major program deficiencies include Communications, Engineering and Social Science. The combination of new construction and relocation/remodeling for these three facilities results in an aggregate new space need of approximately 150,000 square feet - about 100,000 square feet for Communication or Social Sciences and 50,000 square feet for Engineering.



university of iowa

MAIN CAMPUS

IOWA CITY IOWA

OLD CAPITOL AREA

0 200 400 800

architects/planners/environmentalists
the hodne/stageberg partners inc.
110 east 22nd street 871-1700 (612)
minneapolis, minnesota 55404

Building Sites

The existing overall Floor Area Ratio (FAR) of the Old Capitol Area is 0.69 which is somewhat higher than that for the entire Main Campus at 0.60. FAR is a measure of development intensity derived by dividing total gross building floor area within a defined area by total land area. Thus, the aggregate building floor space in the Old Capitol Area amounts to 69 percent of the land area.

Land Use policies presented in Section One establish a maximum FAR for the overall campus of 0.75; however, this ratio will vary considerably among individual Functional Areas. Application of a 0.75 FAR to the Old Capitol Area reveals a "reserve" floor area capacity of nearly 350,000 square feet when adjustments are made for planned demolitions such as Old Armory and part of East Hall. The theoretical reserve area is more than double the foreseeable space needs of 150,000 square feet.

An analysis of potential building sites within the Old Capitol Area supports this excess land finding. Seven potential building sites have been identified as shown on the attached map. Four of these sites are considered primary sites (definite building sites) while three are secondary sites (other policies or conditions may prevent their use as building sites). The primary sites are Gilmore, Old Armory, South Library and the present Cline building.

Conclusion

Foreseeable space needs of programs and functions currently existing within the Old Capitol Area can be met adequately within area boundaries. The need for outward expansion into the community (such as air rights within the Urban Renewal area) is minimal or non-existent. It should be stressed, however, that potential building sites should not be underutilized because of the apparent excess land situation. Indeed, judicious use of the potential building sites should be assured thereby maximizing development options and maintaining a land reserve for unforeseen facility demands in future years.

Development Guidelines - Old Capitol Area

1. Provide for departmental expansion, consolidation and improved spatial interrelationships.

2. Preserve Old Capitol Area for use by its present occupants; other programs/functions should not be accommodated within the Old Capitol Area if their needs can be met elsewhere.

3. In locating units and buildings the following principles will apply:

   a. Units with a high daily student use count should be located on, or immediately adjacent to the Pentacrest block, and conversely, those units with a low daily student use should be located away from the Pentacrest.

   b. Units with multiple interdependencies in terms of student use of other units should be located on, or immediately adjacent to the Pentacrest, and conversely, relatively self-contained units should be located away from the Pentacrest.

   c. Units with high intensity space needs (high student per sq. ft.) should be located on, or near the Pentacrest, and conversely, low intensity uses should be located away from the Pentacrest.

4. Encourage long term relocation of administrative functions currently occupying prime Pentacrest locations to more peripheral campus locations, thereby making available additional Pentacrest space for uses described in (3) above.

5. Support efforts to decrease traffic volume on the primary community routes which traverse the Old Capitol Area, and work toward closing of other local streets within the Area.

OLD CAPITOL AREA - PENTACREST

The Pentacrest "superblock" is the most architecturally and historically unique area of the University. Its origin as the intended capitol of the State of Iowa and its subsequent early development as the State University form the basis for its unique characteristics. The Pentacrest FAR is 0.58.

The Old Capitol building itself is designated as a National Landmark and functions basically as a museum/exhibition facility following its recent restoration. The other four buildings accommodate Liberal Arts programs and administration functions.

Goals - Pentacrest

1. To preserve and enhance the historic, symbolic, physical and visual integrity of the Pentacrest block with Old Capitol as its focus.

2. To continue the function of the Pentacrest as the central focal point of campus activities.

3. To insure physical access to Old Capitol by all citizens of the state.

RIVERSIDE DRIVE
FAR 0.58
RETAIN SIGHT LINES FROM OLD CAPITOL
NO NEW BUILDINGS ON PENTACREST
PROGRAMS ON OR ADJACENT TO PENTACREST
- HIGH DAILY STUDENT USE COUNT
- HIGH INTENSITY SPACE NEEDS
- MULTIPLE INTERDEPENDENCIES
COURT ST
PENTACREST
university of iowa
the hodne/stageberg partners inc

Development Guidelines - Pentacrest

1. Prohibit any new structures on the Pentacrest except replacement or repairs to the five existing buildings and associated stairways and terraces.

2. Maintain unrestricted sight lines to Old Capitol from the four cardinal directions out to a distance of 300-400 meters.

3. Insure that buildings on University owned land facing the Pentacrest block are no more than six stories in height and are of a design and function compatible with the Pentacrest.

4. Work with the City of Iowa City to insure that land uses and building design on non-University owned land facing the Pentacrest do not detract from the character of the Pentacrest.

5. Provide vehicle parking spaces for visitors to Old Capitol adequate in number and within 200 meters of Old Capitol.

6. Utilize the four Pentacrest buildings adjacent to Old Capitol for classroom purposes and faculty offices.

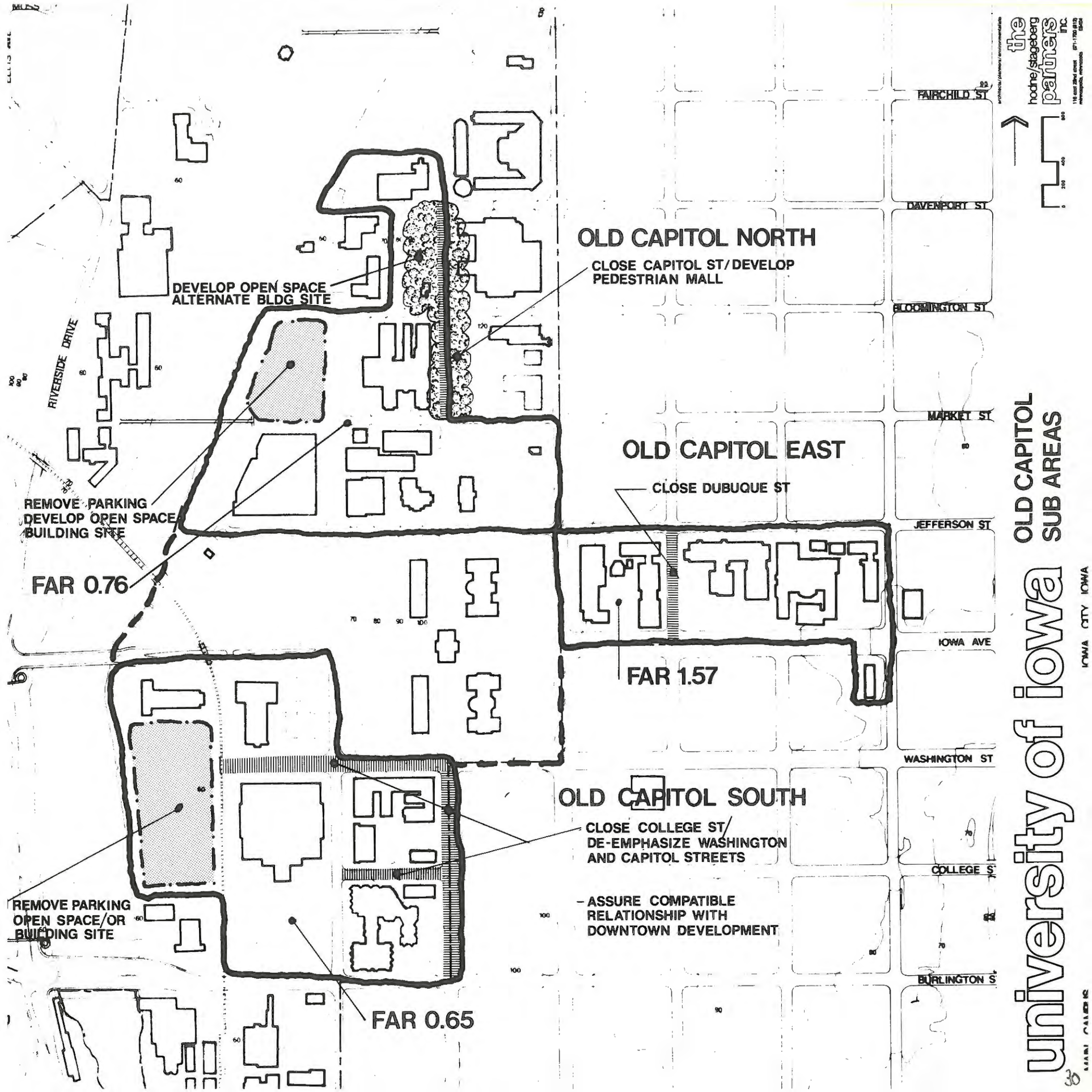
OLD CAPITOL AREA - NORTH

The north portion of Old Capitol Area is rather intensely developed with a current FAR of 0.76. The Area contains one primary building site (Gilmore Hall block) and two secondary sites.

The riverfront area north of the Union which now contains a parking lot may be appropriate as a building site for a moderate size structure if riverfront open space objectives were not violated, and if flooding and water table conditions were favorable. Also, the half block south of North Hall may be suitable for limited building functions (chilled water plant, physical education facility, etc.) provided its open space and river vista features are not substantially altered. This site has been generally earmarked in the past for open space use to provide functional and visual relief to the adjacent intensely developed dormitory area.

Development Guidelines - Old Capitol North

1. Promote partial or total removal of parking from the riverfront lot north of the Union, and redevelop for open space purposes. Study feasibility of this site as potential moderate size building site.


OLD CAPITOL NORTH
CLOSE CAPITOL ST/DEVELOP PEDESTRIAN MALL
DEVELOP OPEN SPACE ALTERNATE BLDG SITE
OLD CAPITOL EAST
CLOSE DUBUQUE ST
REMOVE PARKING DEVELOP OPEN SPACE BUILDING SITE
FAR 0.76
FAR 1.57
OLD CAPITOL SOUTH
CLOSE COLLEGE ST/ DE-EMPHASIZE WASHINGTON AND CAPITOL STREETS
- ASSURE COMPATIBLE RELATIONSHIP WITH DOWNTOWN DEVELOPMENT
REMOVE PARKING OPEN SPACE/OR BUILDING SITE
FAR 0.65
FAIRCHILD ST
DAVENPORT ST
BLOOMINGTON ST
MARKET ST
JEFFERSON ST
IOWA AVE
WASHINGTON ST
COLLEGE ST
BURLINGTON ST
RIVERSIDE DRIVE
IOWA CITY IOWA
OLD CAPITOL SUB AREAS
university of iowa
the hodne/stageberg partners inc

2. Develop the half block south of North Hall for open space purposes. Possible use as building site for chilled water plant and/or physical education facility provided open space/river vista features can be retained.

3. Close Capitol Street and redevelop as pedestrian mall tying in with open space areas south of North Hall and east of Chemistry/ Botany.

OLD CAPITOL AREA - EAST

This is the most heavily developed academic area of the campus with an FAR of 1.57 excluding the church building. Plans for razing part of East Hall will lower the FAR. No building sites exist within this area. Dubuque Street traverses the area.

Development Guidelines - Old Capitol East

1. Potential expansion of units in this area may need to be accommodated in space outside the present area. The Gilmore block is identified as a prime site.

2. Promote compatible relationship with adjacent community development, particularly here because of the area's "peninsula" characteristic.

3. Work towards closing of Dubuque Street and consolidating the University functions within this area.

OLD CAPITOL AREA - SOUTH

This area has an FAR of 0.65, and contains four potential building sites. Two of these sites, however, would be available only when existing buildings are removed - Cline building and Old Armory. The College of Education will occupy the LCM II structure now under construction in this area.

Development Guidelines - Old Capitol South

1. Remove part or all of the riverfront parking area south of English/ Philosophy and develop for river oriented open space.

2. Study feasibility/desirability of utilizing part of the riverfront site south of English/Philosophy as a potential building site provided riverfront open space objectives are not jeopardized.

3. Close College Street and develop as pedestrian corridor.

4. De-emphasize private motor vehicular use of Washington and Capitol Streets and emphasize pedestrian and transit usage.

B. DORMITORIES

Dormitories are highly concentrated in two east and west locations. These two functional areas are quite well identified by their character and intensity of development. Both areas share common deficiencies of inadequate open space/recreation facilities and a shortage of storage parking.

Generally, the dormitories have high occupancy rates, but there are no plans or anticipated need for providing additional dormitory facilities in the foreseeable future.

EAST DORMS

This area is the most intensely developed area on campus with an FAR of just over 2.0 - twice as much building area than land area. No potential building sites exist here. The area is bounded and traversed by the grid street system.

Development Guidelines - East Dorm Area

1. Consider closing east/west cross streets to reduce traffic conflict, provide additional open space and unify the dormitory precinct.

2. Consider closing North Capitol Street and develop pedestrian mall linking dormitories with adjacent academic areas.

3. Develop partial block east of Chemistry/Botany for open space/ recreational use by dormitory residents.

4. Retain and enhance river vista from Capitol Street west of Burge Hall.

5. Support provision of adequate storage parking facilities.

WEST DORMS

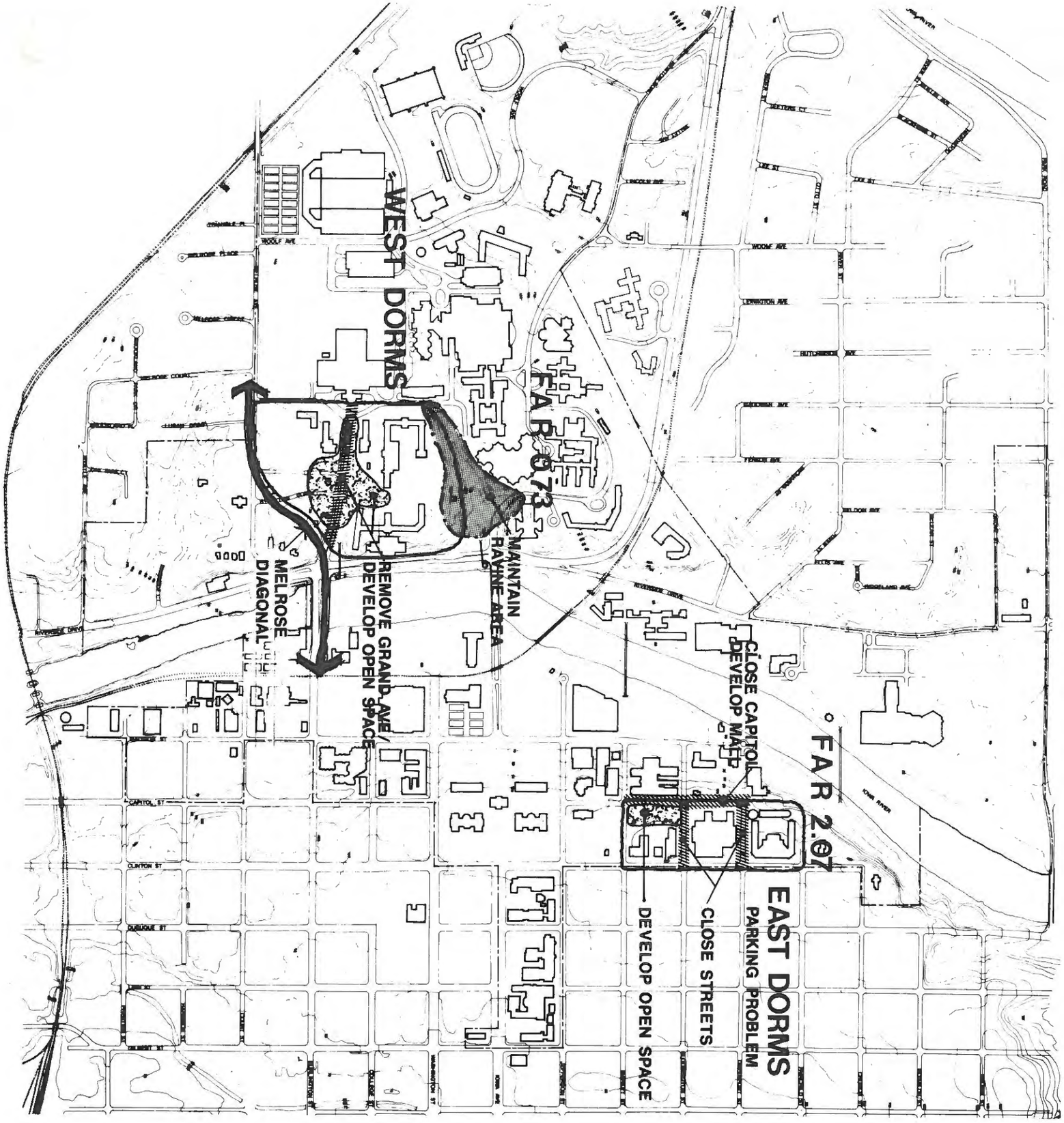
This area has an FAR of 0.73, and a potential building site exists in the south portion depending upon need for open space. The area is negatively affected by heavy traffic flow on Grand Avenue which traverses the area.

Development Guidelines - West Dorm Area

1. Closing Grand Avenue between the dormitories would permit the development of a central pedestrian oriented mall. The proposed Melrose/Burlington diagonal is therefore in the long term interest of University development in this area.

2. Preserve high amenity ravine at north edge.

3. Support provision of adequate storage parking facilities.



university of iowa

DORMITORIES

MAIN CAMPUS

IOWA CITY IOWA

architects/planners/environmentalists
the hodne/stageberg partners inc.
110 east 22nd street 871-1700 (612)
minneapolis, minnesota 55404

C. HEALTH CENTER CAMPUS

The Health Center Campus contains two basic kinds of functions - Health Academic Programs and Health Service facilities. Activities within these two functions are generally grouped together in terms of location. The Health Center Campus has had more new construction activity (both health service and health academic) than any other Functional Area of the University during the past two decades.

Street Penetration

At one time, Highway 6 (now Newton Road) came directly through the Health Campus. Since that time, several street/highway construction projects and street closing/relocation projects have occurred to remove most through traffic from within the area. Newton Road still carries some through traffic in a rather devious route. Otherwise, through traffic and its attendant conflict/congestion/safety problems takes place at the perimeter of the area.

Space Needs

Continued Hospital expansion is the primary space need that has been identified within the Campus although the College of Pharmacy has mentioned a need for additional space in future. The Carver IA addition to the Hospital is currently under construction. Carver IB is planned as a 120,000 square foot vertical addition to Carver IA; therefore, no additional land will be required. Carver II is a proposed 460,000 square foot addition directly south of Carver I. This project will also require additional ramp parking.

Building Sites

The overall FAR of the Health Center Campus is 0.80 - slightly higher than the maximum established for the Main Campus as a whole. Aside from the Carver II site and the area west of the College of Pharmacy, no other obvious building sites exist.

Problems/Issues

Past and proposed outward expansion of Health Service facilities is creating land use conflicts and traffic capacity/congestion problems. The major land use conflict is with the Sports area and facilities. Long range southerly expansion plans of the hospital threaten the current use of the Armory and attendant playfields.

Some of the early Health Campus buildings are spatially inefficient and are becoming increasingly functionally obsolete. Included here are the original 1927 General Hospital, Childrens and Psychiatric Hospitals, and the Medical Laboratory Building.

Pedestrian movement to, from, through and within the Health Campus is deficient in some areas and is specifically threatened by the planned southerly expansion of the hospital.

Development Guidelines

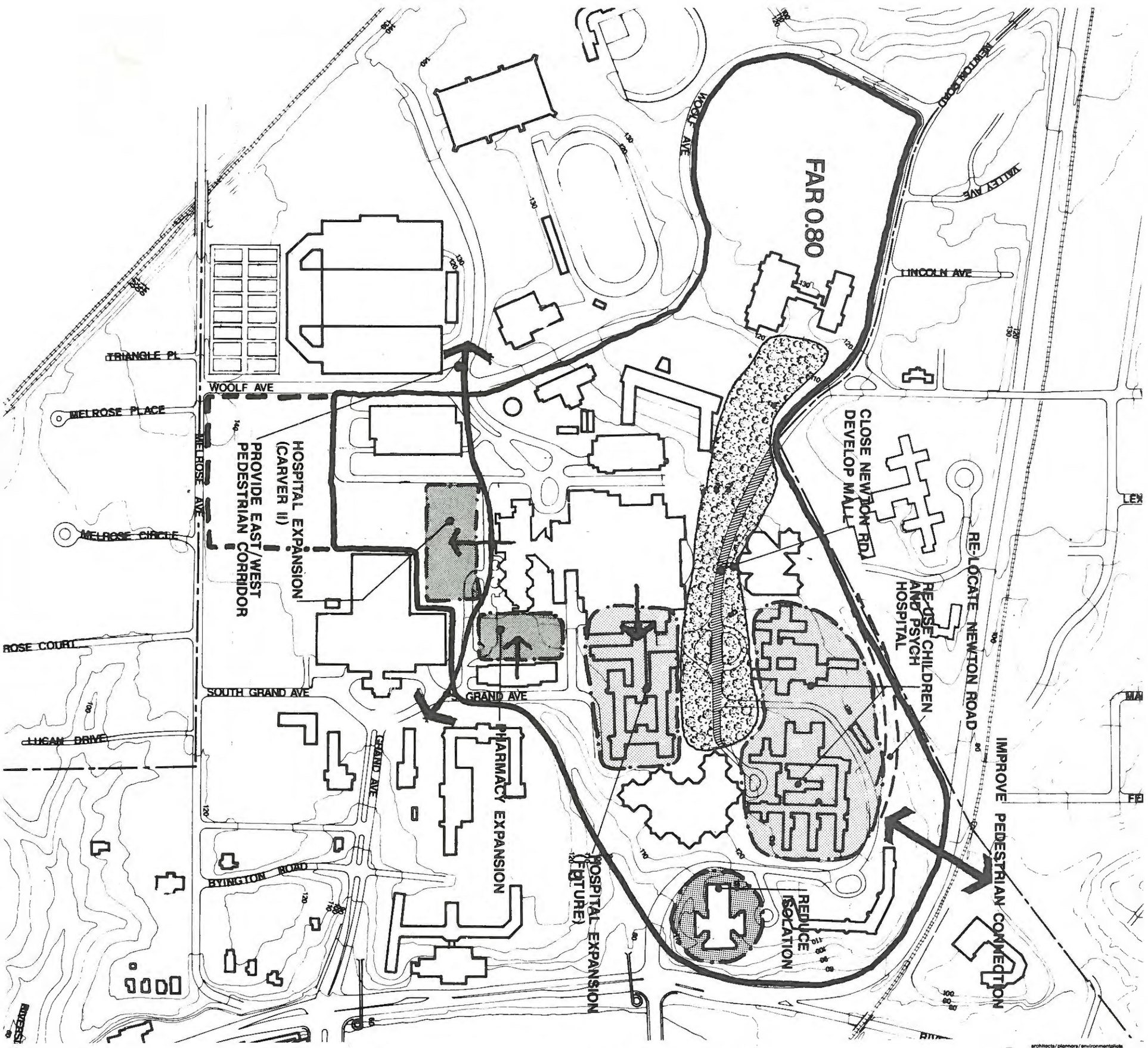
1. Close the remaining portion of Newton Road between the library and hospital, and relocate the roadway to the north edge of the area. Develop the West Campus Mall concept.

2. Design Carver II to minimize the potential conflict with the Armory, and to provide for east/west pedestrian movement.

3. Improve pedestrian flow across Highway 6/218.

4. Reduce real and psychological isolation of School of Nursing. Provide improved pedestrian access to Nursing and Westlawn.

5. Consider providing for long term expansion by "turning inward" as opposed to continued outward, southerly expansion. Continued outward expansion seems illogical and as older facilities near the center of the Health Center Campus become increasingly obsolete and inefficient as a user of prime space, it would seem appropriate to consider replacement.



university of iowa

HEALTH CENTER CAMPUS

MAIN CAMPUS

IOWA CITY IOWA

architects/ planners/ environmentalists
the hodne/stageberg partners inc.

D. SPORTS

The Sports Functional Area contains indoor and outdoor facilities for Physical Education, Intercollegiate Athletics and Recreation Services (PEAR). The area delineated on the following map shows the West Side concentration of PEAR facilities; however, some physical education/recreation facilities are also located on the East Side-within the Old Capitol Area. It is recognized that provision of recreational facilities (both indoor and outdoor) at several locations around the Campus is desirable.

Street Penetration

In general, the Sports area is relatively free of through traffic except for Woolf Avenue between Kinnick Stadium and the Armory/Field House playfields. Obviously, intercollegiate athletic events contribute to traffic capacity/congestion problems on adjacent feeder streets.

Problems/Issues

Current problems include additional space needs, obsolete facilities, conflicts among PEAR users for facilities and time, and locational deficiencies. To compound these problems, the Armory and adjacent playfields are threatened by continued future southerly expansion of the hospital as described in Section (C) preceding. The Task Force has been unable to develop a solution to this conflict and observes that it should be resolved before firm plans are approved for hospital expansion beyond that presently programmed.

Development Guidelines

A fairly intensive PEAR study was completed by the Task Force/Planning Consultant in Spring 1977. A summary is presented in Section III of this report and a capsuled account of recommendations is presented below:

1. Construct a new single purpose arena for men's and women's intercollegiate athletics at the west periphery of the campus.

2. Remodel the Field House/Armory for increased use by physical education and recreation services.

3. If additional phys ed/rec space is found to be needed after implementation and monitoring of 1) and 2) above, take one of the following two actions depending on final resolution at that time:

    a. Second deck the Field House, or
    b. Provide additional space on the East Side.

Sites

Two sites have been identified for a new arena - 1) somewhere on the Upper Nine playfield area, or 2) on the present site of the track. Obviously, feasibility of the latter site would depend upon relocation of the track, possibly to the upper nine or across the railroad on University owned property.

As mentioned in the Old Capitol Area discussion, the half block site south of North Hall may be appropriate for an East Side phys ed/rec facility. Its spatial/functional relationship to the adjacent dormitory area is a positive feature.

university of iowa

SPORTS

MAIN CAMPUS

IOWA CITY IOWA

0 200 400 800

architects/planners/environmentalists
the hodne/stageberg partners inc.
116 east 26nd street 871-1700 (612)
minneapolis, minnesota 55404

E. IOWA CENTER FOR THE ARTS

The Arts Campus is a cohesive functional area of the University. It is highly visible, is developed along the riverfront amenity, and is not penetrated by streets. Its visually open character is confirmed by a very low FAR of 0.17.

The area contains arts education and service, commuter parking and the Alumni Center.

Space Needs

Space needs identified in Section III include the consolidation of the fine and performing arts on the Arts Campus. Studio theatre and related facilities and the Dance Program are now located within the Old Capitol Area. Additional space needs for the existing Art Building have also been identified.

Building Sites

The Harrison and Abramovitz plan for the Arts Campus reserved a site for a future addition to the University theatre of approximately 100,000 square feet.

Development Guidelines - Arts Campus

1. Support consolidation of fine and performing arts on Arts Campus by provision of addition to University Theatre.

2. Acquire the remaining privately owned tract of land in the northwest portion of the area.

3. Expand the Hancher commuter parking area.

4. Support widening of Park Road westerly to Riverside Drive and provision of left turn lanes to increase capacity and decrease congestion and safety hazards.

5. Extend footpaths southerly across the Crandic Railroad.

WIDEN PARK ROAD/
LEFT TURN LANES

ACQUIRE SITE

GROVE ST

EXPAND HANCHER
PARKING

McLEAN ST

RIDGELAND AVE

BELDON AVE

MOSS

FAR 0.17

IOWA RIVER

RIVER ST

ELLIS AVE

THEATER ADDITION

RICHARDS ST

MAG VAN AVE

FERSON AVE

ART MUSEUM
EXPANSION

RIVERSIDE DRIVE

EXTEND FOOTPATH

the hodne/stageberg partners inc.

ARTS

university of iowa

IOWA CITY IOWA

MAIN CAMPUS

F. LAW

The College of Law site is identified as a functional area because of the characteristics of its single use function and topographic boundaries. A comprehensive summary of the College of Law needs is presented in Section III of this document. A capsuled account is presented here.

An intensive study was conducted during Spring/Summer 1977 to determine if Law space needs should be provided as an addition to the present facility or as an entirely new facility on a new site. The add-on alternative was selected as the preferred alternative for a variety of reasons described in Section III.

Even though the overall FAR of the Law site is quite low at 0.16, the availability of appropriate land for a building addition is limited due to unusual topographic conditions. Additional space needs for the Law College are approximately 100,000 gross square feet over the existing 75,000 gross square foot facility. This addition would create an FAR of 0.37.

Development Guidelines - Law

1. Retain architectural assistance to prepare a detailed Design Framework for a Law College addition. The Design Framework would determine if an addition is functionally and environmentally feasible, and, if so, where it should be located and what configuration it should take.

2. Preserve the easterly rock outcrop and adjacent pond area in their natural state. Prohibit building construction in this area.

G. UNIVERSITY SERVICES

This functional area contains University operational support facilities including the water plant, power plant, physical plant, general stores, laundry, storage parking and other miscellaneous facilities. Since some of these functions have varying degrees of negative impact upon their neighbors, a consolidated, edge location helps to minimize such impact; however, the river location is counter to the river beautification objectives of both City and University.

Space Needs

Many of the functions contained within this area require additional space. A new power plant within five to ten years is needed as well as an addition to physical plant and shops. The University needs additional storage parking and this area is an appropriate location.

Land Availability

The area is rather intensely used at present. Property currently owned by the University appears to be insufficient to accommodate a new power plant and future land requirements of other University service units.

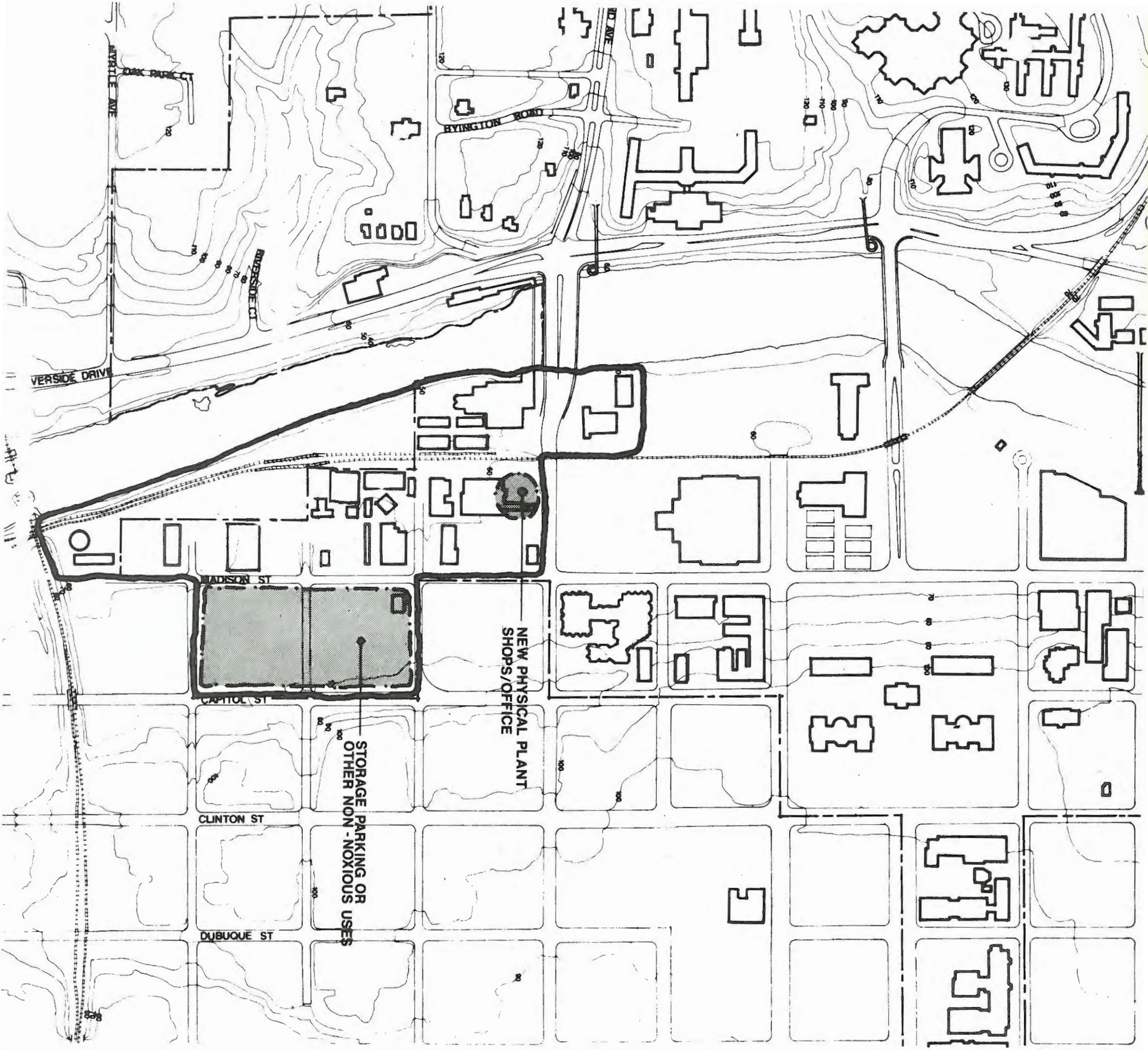
Development Guidelines

1. Commission a study to fully assess power plant requirements and locate a suitable site.

2. Acquire additional land to accommodate a new power plant if required.

3. Retain noxious uses within the area west of Madison Street to minimize potential negative impact on the adjacent public/residential area to the east.

4. Support river beautification actions in this area to the extent possible within the context of the area's functional requirements.



university of iowa

UNIVERSITY SERVICE AREA

IOWA CITY, IOWA

architects/planners/environmentalists
the hodne/stageberg partners inc.
116 east 28th street 871-1700 (612)
minneapolis, minnesota 55404

III. BUILDING FACILITY NEEDS/RECOMMENDATIONS

A. INTRODUCTION

The University has maintained a list of Major Academic Capital Needs for many years. The list includes identified needs for construction of additions to existing buildings or for provision of new buildings. Estimated size and corresponding cost of each capital project are also included. In most cases, however, potential or recommended sites for the new facilities were not included.

The Task Force analyzed the identified space needs, confirmed or revised such needs, and then applied locational requirements to available sites. The following material contains a description of each identified need, recommends a solution, and then proposes a site or alternative sites for facilities for which new construction is recommended.

Primary objectives utilized to guide the analysis of new facility needs were as follows:

1. Consolidate departments
2. Strengthen intra and/or interdepartmental spatial relationships
3. Provide relief in crowded buildings and expansion space for growing departments
4. Maximize use of relevant vacant space
5. Raze obsolete space
6. Strengthen image/identity of overall campus and of its major functional areas.

A summary analysis of each facility is presented in the following material. The Law and Phy Ed/Athletics/Recreation facilities were analyzed in depth by Task Force and The Hodne/Stageberg Partners.

For the most part, site recommendations are complementary among the various facilities, however, some East side sites may be suitable for more than one facility. These situations and sequential implications are discussed at the end of this section.

B. FACILITY ANALYSIS

The facility needs analyzed herein are:

1. Law College addition or replacement
2. Physical Education/Intercollegiate Athletics/Recreation Services (PEAR)
3. Communications
4. University Theatre Addition
5. Social Sciences Building
6. Engineering Addition
7. English - Philosophy Addition
8. Art Faculty Studios
9. Hospital Addition
10. Physical Plant Shops and Offices
11. Power Plant

The above facilities are not listed in any rank order. Law and PEAR are analyzed first because they received the most intensive study during Spring/Summer 1977. The next five facilities are interrelated to varying degrees.

1

COLLEGE OF LAW

Background

In 1961, the College of Law relocated from its East Campus home in Gilmore Hall to its present West Campus location overlooking the Arts Campus and attendant riverfront area. The present Law Building is comprised of a former dormitory and a library/classroom addition designed and constructed in 1960/1961 to accommodate Law School needs identified at that time.

The "new" home served quite well through the 1960's, since the relocation provided more than twice the amount of space in Gilmore Hall; but, in recent years Law personnel have identified increasingly serious problems of space shortage and obsolescence. These space problems have been caused by 1) enrollment increases, 2) expansion of information base and 3) changes in educational format.

In February 1977, the Hodne/Stageberg Partners, Inc. (H/SP) was requested to evaluate the space needs of the College of Law and to develop and evaluate various alternatives for providing additional space on the existing site as well as on other potential main campus sites. In undertaking the "Site Options Study", H/SP worked closely in a workshop/review session format with representatives of the College of Law, the Office of Facilities Planning and Utilization, and the Task Force on Planning.

Problem

The present rate of Law Library book acquisitions and changing methods of legal education have rendered the existing Law Center inadequate to meet the legitimate needs of the College of Law.

Methods of instruction have changed from the days of the large lecture for which the current facility was constructed. Emphasis is now placed on small seminar type instruction and extensive student research and writing. This shift in instructional method has made the existing large lecture rooms less useful and has outstripped the supply of small class and seminar rooms. The emphasis on research and writing has increased the importance of the library at the same time that students are being crowded out by books.

The new instructional methods and efforts to upgrade teaching require increases in faculty. All office space is now in use and no room for growth is available.

Alternatives/Space Needs

Correction of the existing problem clearly requires that additional facilities be made available to the College. Two alternative methods of providing additional space were studied:

1. additional facilities on the existing site,
2. total replacement of the facility on a new site

Preliminary space needs estimates for the two alternatives are approximately as follows:

1. addition: 100,000 gross square feet
2. new facility: 180,000 gross square feet

The present Law Complex contains approximately 75,000 square feet of floor space of which nearly two thirds is in the 1961 library/classroom addition.

Site Options

In identifying potential sites for a new law facility, law personnel expressed a desire for proximity to certain central campus facilities. Use relationships between Law and the Student Union and Main Library were identified as well as interdisciplinary relationships with Business/Economics, Political Science, Sociology and Urban and Regional Planning.

Fifteen potential sites were initially identified-six on the west side and nine on the east side of the campus. Most of the west side sites were of equal or greater size than the present site, but were more remote from central campus facilities. Most of the east side sites were smaller than the present site, and were regarded as having potentially greater benefit to programs of unquestionable dependency upon a central campus location.

Existing Site Analysis

The physical characteristics of the existing College of Law site are among the most unique and environmentally sensitive within the entire campus area. While the total site measures about 11 acres in size, the existing building complex is situated on a plateau of about 4.5 acres in size. Six different building configurations were tested to determine the feasibility or desirability of providing the projected space needs on the present site. The conclusion of this architectural testing was that the present site can potentially accommodate the estimated design program addition, but will require a very sensitive design solution, one which will probably cost proportionately more than construction on a site which is less environmentally sensitive.

Recommendation

The Task Force favors an addition on the present site as opposed to a new facility on a new site. This recommendation is based upon the unique characteristics of the present site relative to Law usage, and to the general lack of a more appropriate site which is also not more suitable for other central campus programs.

The Task Force further recommends that the College of Law space needs program be further refined and that architectural assistance be retained to develop a Design Framework for an addition. Final decision on whether a new site should be given further consideration should await completion of this planning step to insure that an acceptable solution can definitely be achieved.

2
PHYSICAL EDUCATION/INTERCOLLEGIATE ATHLETICS/RECREATION SERVICES

Background

In April 1976, the Hodne/Stageberg Partners, Inc. (H/SP) initiated work on a Long Range Planning effort for Physical Education, Intercollegiate Athletics and Recreation Services facilities (PEAR). In August 1976, the initial product of this effort was published entitled, Planning Data Base. This document described in detail the existing facilities and their deficiencies according to national standards and current utilization. The planning effort also identified several issues that required discussion and some level of resolution before proceeding. These issues included:

1. The effect of the location and timing of University Hospital expansion on the Field House/Armory and attendant playfields,
2. Implications of a potential merger of men's and women's physical education programs, and
3. Effect of potential elimination of mandatory Physical Education skills requirement.

At that time, it was determined that the Long Range Planning effort should be held up pending some resolution of these issues. Then in February 1977, H/SP and the Task Force were requested to undertake the next step in the Long Range Planning process - to evaluate PEAR program, facility and site options. The results of this latest effort are presented in a Summary Report dated 27 April 1977. A capsuled account is presented herein.

Existing Facilities/Utilization

Most of the facilities are located on the West Campus. Accordingly, most of the contact hours take place in West Campus facilities. The Field House is by far the most heavily used facility on campus with the Recreation Building and Halsey Gym following in that order.

The Problem

Four primary problems are associated with the present system and facilities - space shortage, obsolete facilities, locational deficiencies, and conflicts among PEAR users. These problems have been caused primarily by changing program needs, enrollment increases, and emergence of the Women's Intercollegiate Athletics program. In short, changing and increased demands upon facilities which have remained largely unchanged for many years, except for cosmetic improvements and minor remodeling projects, is the basic problem.

Issues Resolution/Assumptions

While the issues which surfaced during the initial data gathering/analysis phase of the Long Range Planning effort have not been thoroughly discussed and resolved, basic assumptions have been made to enable planning to continue.

1. Hospital Expansion

   The second phase vertical addition to Carver Pavilion I can occur with no effect to the Field House/Armory. The construction of Carver Pavilion II as currently conceived will not necessitate the removal of the Armory for physical reasons; however, the resultant very close proximity of the two structures could create significant negative environmental effects. Design of Carver Pavilion II so as to assure a compatible relationship with the Field House/Armory is recommended.

2. Merger of Physical Education Programs

   More efficient usage of present and proposed facilities is anticipate if the two Physical Education programs are formally merged.

3. Elimination of Physical Education Skills Requirement

   Histories of other institutions which have eliminated the physical education skills requirement indicate an initial drop in physical education class enrollment, but an eventual return to demand levels prevailing during mandatory requirement, but also with altered time requirements.

Program/Facility Options

Three program alternatives for satisfying the demand for additional facility space were identified and evaluated. These were:

1. Multi-purpose Facility - Construct new facility to accommodate athletics, recreation and physical education programs.

2. Single-purpose Arena - Construct new arena for athletics; and provide additional space for recreation and phys ed by adding second deck to Field House or new rec/phys ed facility.

3. Recreation/Phys Ed Facility - Construct new facility for recreation and phys ed and remodel Field House for athletics.

A fourth no-build alternative was identified but did not satisfy total space needs. This alternative included remodeling of present facilities and making operational adjustments to achieve more efficient utilization of existing spaces.

Potential sites for each of the three Facility/Program Options were identified and evaluated according to four basic criteria - auto accessibility, proximity to major parking, non-auto (student) accessibility, and proximity to outdoor playfields.

It was determined that no available site exists for a new multi-purpose facility which adequately satisfies all locational criteria. For example, the phy ed portion of the facility requires a central campus location easily accessible by non-auto means from academic facilities. In contrast, a basketball arena requires a peripheral location easily accessible by auto and convenient to major parking.

Recommendation

Based upon the above analysis, it is recommended that the following course of action be pursued:

1. Construct a new single purpose arena for men's and women's intercollegiate athletics at the west periphery of the West Campus.

2. Remodel the Field House/Armory for increased use by recreation services and physical education.

3. If additional phys ed/rec space is found to be needed after implementation and monitoring of 1) and 2) above, take one of the following two actions depending on final resolution at that time:

    a. Second deck the Field House, or
    b. Provide additional space on the East Side where space deficiencies are most critical.

The new arena would accommodate basketball, wrestling and gymnastics as well as men's and women's Intercollegiate Athletics office space. Its seating capacity would be approximately 14,000 and its approximate size would be 150,000 square feet. Depending upon specific location and student accessibility, the new arena may be able to accommodate some physical education activities such as gymnastics.

Removal of athletics from the Field House provides additional space for recreation and phys ed 1) by removal of the spectator seating and athletic offices and 2) by reduction of demand for existing activity spaces. Remodeling of the Field House would include removal and re-use of seating area, remodeling of athletic offices, and provision of satisfactory physical education offices and classrooms.

Site Options

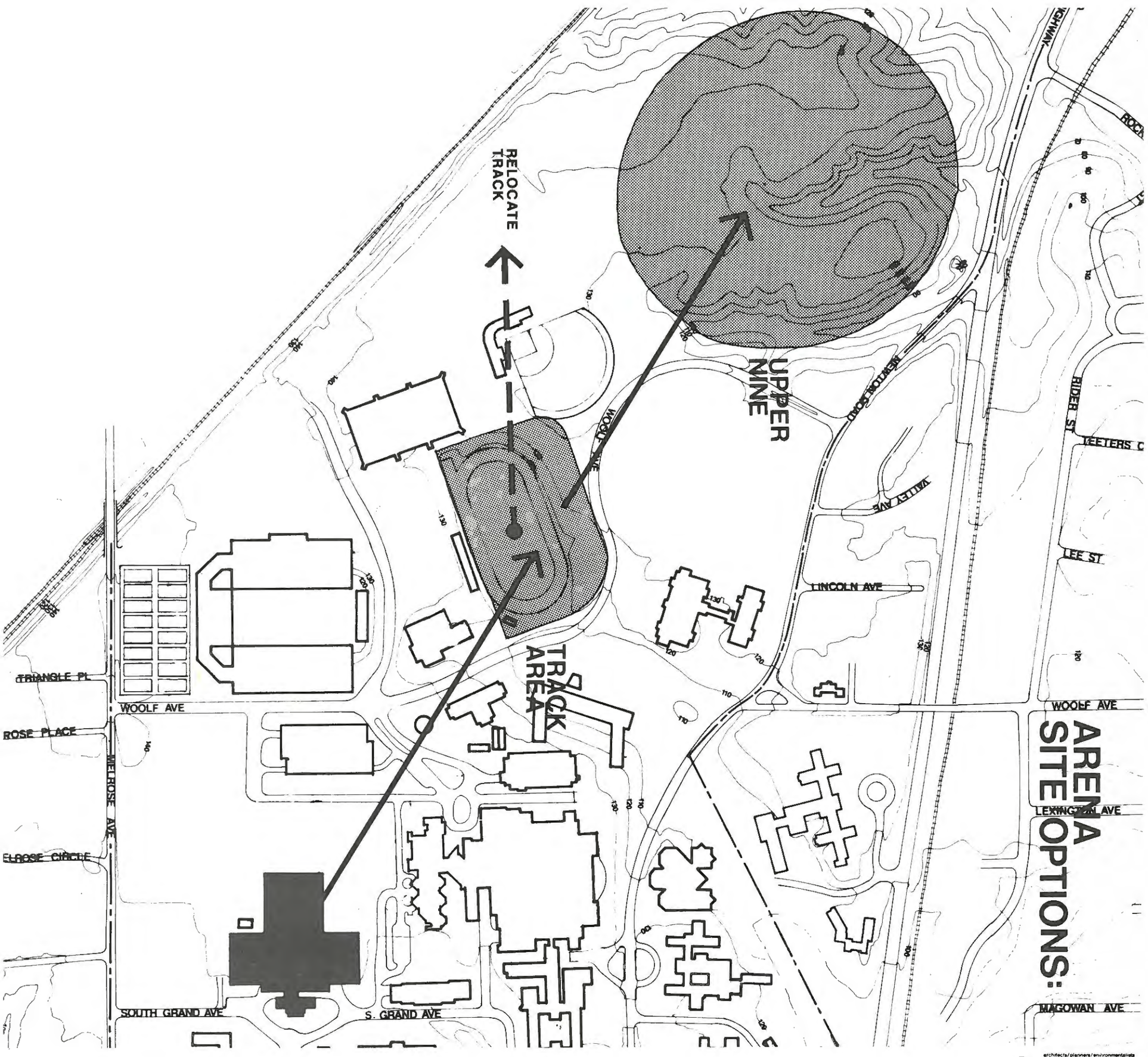
After identification and evaluation of several potential sites for a single purpose arena, two potential sites remain - the Upper Nine Playfield area and the Running Track. Within the general Upper Nine Playfield area, at least three specific sites have been identified. Before a final site selection is made, it will be necessary to develop a more definitive space needs program and to analyze in more detail the disadvantages and advantages of each site.

In general, the criteria for evaluating each of the four potential sites include:

- Amount of additional parking required
- New access road requirements
- Amount of traffic congestion decrease in hospital area
- Capacity for limited use by phy ed and recreation (proximity to student housing and academic facilities)
- Availability of utilities
- Effect on Upper Nine Playfields
- Environmental effect
- Cost of improvements

Traffic congestion, access and parking are all primary and interrelated considerations. It is recommended that an in-depth traffic study be conducted prior to making a final decision on an arena site.

Sites on the East Side which may be appropriate for a future physical education/ recreation facility are rather limited. Six potential sites were evaluated, but only the half block south of North Hall was determined to be feasible due primarily to competition from academic programs for other sites. If a new building were constructed at that site, it should be designed for installation within the hillside thereby preserving the open river vista from the proposed Capitol Street mall as well as maintaining the open space character which is lacking in the adjacent dormitory area.



university of iowa

PHYSICAL EDUCATION, ATHLETICS, RECREATION

IOWA CITY, IOWA

0 200 400 800

architects/planners/environmentalists
the hodne/stageberg partners inc.
116 east 22nd street 871-1700 (612)
minneapolis, minnesota 55404

55

3

COMMUNICATIONS FACILITY

Problem

Old Armory is an obsolete structure which does not suitably house its current occupants. Now housed in the building are elements of the dramatic arts program, the broadcasting and film program and classrooms and laboratories of the Geography Department. These programs need to be relocated to suitably functional and safe facilities. Relocation should occur in a manner which responds to organizational and programmatic affinities as they exist today and are projected for the future; thus, this task is not simply one of direct replacement of the Old Armory space.

Proposed Solution

Given the variety of occupants in Old Armory, there are an infinite number of solutions which could be developed. General agreement has been reached, however, which suggests that the desirable solution should include:

a) consolidation of the dramatic arts elements with the balance of the Dramatic Arts program in or near the University Theatre (See University Theatre Addition).

b) consolidation of the broadcasting and film program with the remaining elements of the Department of Speech, Dramatic Arts and Television, which are now housed in Jessup Hall.

c) consolidation of the Geography Department which now occupies space in the University Library as well as Old Armory.

Program/Space Needs

In addition to the objective of consolidating communications activities cited above, there are other needs and opportunities which deserve consideration in the development of a response to the more narrowly defined problem.

The University is now recognizing the need for a central video production and maintenance facility. The first steps are being taken to organize and equip such a facility. The long range needs of such a program obviously require specialized facilities which are not available on the campus. The planning and construction of video facilities for the broadcasting and film program offer an opportunity for facility and perhaps staff coordination which must be considered.

The School of Journalism has for some time felt the need for expanded facilities. If a communications facility were to be located in close proximity to the existing Communications Center, it is possible that this need could be incorporated in the larger facility. Such a solution could foster additional integration of the communications programs of both Journalism and Speech and the extensive use by Journalism of video facilities may also be enhanced.

The proposed solution to this problem is the construction of a facility to house:

1.	the Broadcasting and Film program from Old Armory:	10,000 NSF
2.	the Speech Program from Jessup Hall:	4,000 NSF
3.	a central video facility:	20,000 NSF
4.	expansion space for the School of Journalism:	8,000 NSF
5.	general assignment classroom space:	3,200 NSF
6.	expansion space for the Computer Center located in Lindquist Center for Measurement: (This inclusion is dependent upon the location of the facility as later recommended)	5,000 NSF
7.	(optional) the campus audio-visual service: (This service is now located in East Hall. Logistical and organizational considerations may suggest that this service should be integrated with the central video facility)	20,000 NSF

Total Space 50,200 to 72,000 NSF
83,800 to 117,000 GSF

Site Options

If the facility is to house the programs suggested above it will have to be located in the vicinity of the existing Communications Center Building and the Lindquist Center. Ample space is available in this location just to the south of the University Library. The design framework for Lindquist Center for Measurement - Phase II demonstrates the feasibility of this site to accommodate such a structure. An alternative location is the present Old Armory site. Departmental relationships may not be served as well here, and the existing communications facilities now in Old Armory would have to be relocated on an interim basis; however, early re-use of this site by a new facility which is an integral part of the central campus function is an important consideration.

Recommendation

The Task Force recommends that the site to the south of the University Library be considered as the preferred location for this facility; other locational options are discussed at the end of Section III.

Two acceptable variations exist to the recommended solution:

1. Should an opportunity occur to construct a fourth floor addition to the existing Communications Center to accommodate the added space needs of the School of Journalism, this possibility should be considered, but only after weighing the potential benefits of the preferred solution.

2. The College of Engineering foresees the need for additional space. (See College of Engineering). One possibility for meeting this need is to include relocation space for the School of Journalism in the proposed Communications Facility and to reassign the existing Communications Center to Engineering. While this would increase the size and cost of the Communications facility it would reduce the cost of meeting Engineering requirements.

DEPARTMENTS:
A. CENTRAL VIDEO
B. BROADCAST/ FILM
C. SPEECH
D. COMMUNICATIONS/ JOURNALISM
E. AUDIO/VISUAL
F. COMPUTER CENTER EXPANSION
A.
B.
C.
D.
E.
F.
RIVERSIDE DRIVE
RIVER ST
ELLIS
COURT ST
the hodne/stageberg partners inc.
COMMUNICATIONS FACILITY
university of iowa

4

UNIVERSITY THEATRE ADDITION

Background

The vacation of Old Armory will result in the displacement of the Dramatic Arts program's Studio Theatre and related support facilities. (See Communications Facility) No opportunities exist for relocation into existing facilities so new facilities must be constructed. It has been assumed for many years that relocation will occur in the form of an addition to the University Theatre on the Iowa Center for the Arts campus.

An addition to the University Theatre is seen as the last major facility required to basically complete the Iowa Center for the Arts. This being the case it would be desirable to simultaneously complete the consolidation of the fine and performing arts on this portion of the campus with the addition to the Theatre. One such emerging program not presently located on the Center campus is the Dance Program - - a part of the Department of Physical Education and Dance. A Theatre addition should contain facilities to permit the relocation of this program to the Center. The Dance Program is now housed in very limited quarters in North Hall without the benefit of required support facilities. Required support facilities, and to a certain extent, even basic facilities are similar or identical to typical theater support facilities thereby leading to the conclusion that housing this program with the theatre program will lead to economies in eventually providing the facilities required by the Dance Program.

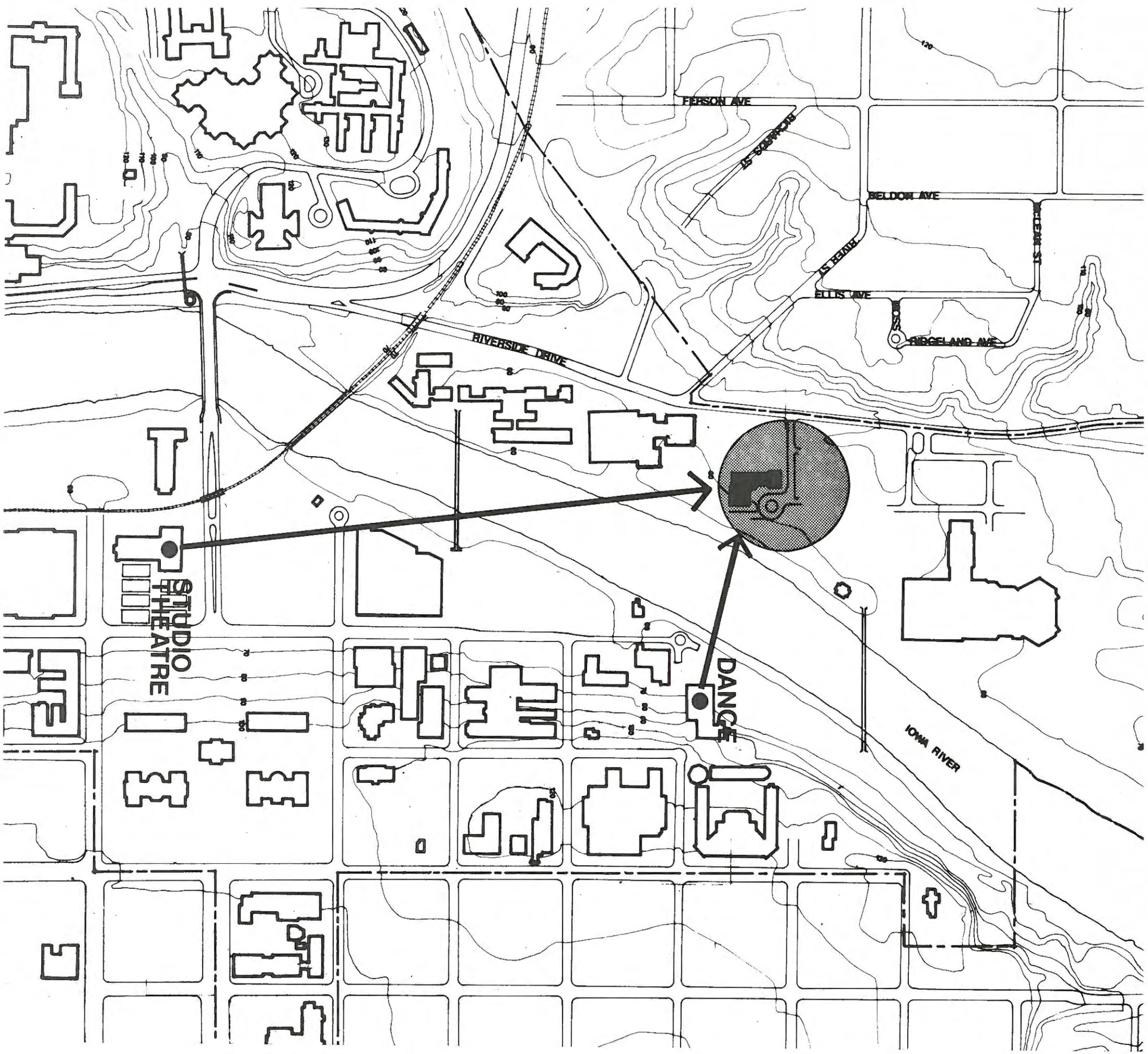
Space Needs

Minimal replacement of existing facilities will require an addition of 12,000 NSF for Dramatic Arts and 8,000 NSF for Dance for a total of 20,500 NSF or 41,000 GSF.

Both programs would maintain with good reason that their needs are far greater than simple replacement. For example, the Theatre program would put the total space for both programs (in addition to University Theatre) at 85,230 NSF (140,000 GSF) and for Dramatic Arts alone at 47,870 NSF (80,000 GSF). Site plans for the Fine Arts campus as prepared by Harrison and Abramivitz reserved a site of approximately 100,000 square feet for an addition to the University Theatre; thus, site adequacy should not be a problem. The space needs of a theatre program are perhaps more elastic than those of typical university programs and as such are not susceptible to traditional analysis techniques. Beyond a certain threshold, needs generally equate to the resources available. Thus, a case could be made for a larger facility than that suggested as minimal.

Recommendation

The Task Force recommends that replacement space for the Studio Theatre and related facilities as well as for the Dance Program be provided in an addition to the University Theatre.



university of iowa THEATRE ADDITION

MAIN CAMPUS IOWA CITY, IOWA

architects/ planners/ environmentalists
the hodne/stageberg partners inc.
118 east 32nd street (971-1700 (612)

0 200 400 800

5
SOCIAL SCIENCES

Problem

Several University departments concerned with the social sciences are currently housed in inadequate spaces and are dispersed in several unrelated locations. The principal objective here is to consolidate these departments under one roof and to give them adequate space.

Included are the Departments of Sociology, Anthropology, Political Science Geography, and the Graduate Program in Urban and Regional Planning. Only the latter department is now adequately housed. It is included because of its interdisciplinary nature and corresponding close relationship to the academic programs of the other departments.

Anthropology is housed in McBride and Chemistry-Botany. Sociology is spread among McBride, Schaeffer Hall, McLean, East Hall, and an old residence. The Department of Geography is split between the University Library and Old Armory. Old Armory is an obsolete structure which should be retired from use.

The Department of Political Science is wholely housed in Schaeffer Hall. As this building is filled to capacity, it has been increasingly difficult to meet the changing needs of departments housed there. Relocation of Political Science to a new facility would permit solution of the space needs for Political Science and the departments remaining in Schaeffer Hall.

The Social Sciences today are moving toward a kind of instruction which places less emphasis on the lecture-deiscussion teaching method for studying social problems. Due in part to the rapidly changing nature of society and advances in communication techniques, data gathering and data interpreting procedures, social scientists must employ laboratory-type instruction increasingly as problem-solving elements are brought into the instructional-research modes of teaching in the social sciences. As a result of the shifts occurring in the social sciences, more space and equipment is needed than formerly.

Space Needs

Consolidating departmental activities, strengthening inter-departmental relationships and providing adequate laboratory and instructional facilities for the Social Sciences of the University would require a building of approximately 97,000 gross square feet in size, slightly larger than the English-Philosophy Building.

Alternatives

The Task Force discussed at length whether the above objectives needed to be met through new construction or whether other alternatives were available.

Construction of replacement space for Old Armory would release space in Jessup Hall on the Pentacrest. Relocation of some administrative units to more peripheral spaces could free enough space in the Pentacrest area to permit consolidation of the Social Sciences in existing structures in an area traditionally associated with Liberal Arts. The Task Force viewed this option as quite acceptable for meeting the needs of these departments and perhaps more achievable than construction of a new building.

New Site Options

In long range terms, if a new structure of 97,000 square feet in size were to be built, three potential sites should be considered in the opinion of the Task Froce. In order of priority, these are 1) Old Armory site, 2) south of English-Philosophy, and 3) Gilmore Hall block.

Recommendation

Due to funding constraints, the Task Force recommends a no-build option for meeting near future Social Science needs. Instead, the Task Force recommends that departmental consolidation and expansion be accommodated within Jessup Hall and other Pentacrest buildings as present occupants remove to other locations. Construction of replacement space for Old Armory and relocation of administration units to more peripheral facilities will release space in Pentacrest buildings.

SITE OPTIONS:

1 PENTACREST
NEW BUILDING SITES:
2 RIVERFRONT
3 OLD ARMORY
4 GILMORE HALL

DEPARTMENTS:

A. SOCIOLOGY/
B. GEOGRAPHY

hodne/stageberg partners inc

university of iowa

SOCIAL SCIENCE CONSOLIDATION

IOWA CITY, IOWA

MAIN CAMPUS

6

ENGINEERING

Space Needs

The College of Engineering, based on the application of standards and from comparisons with other institutions, places its facility shortfall at approximately 50,000 GSF. This shortage has not been refined into specific type or program deficiencies. In addition to this shortfall the College wishes to transfer the portion of Materials Engineering housed in the Chemistry-Botany Building to the Engineering complex. 13,357 NSF is now assigned to Materials Engineering in the Chemistry-Botany Building.

Some of the College's space need can be met by the tentative plan to relocate radio stations WSUI-KSUI from the building to another location.

Thus, total space needs, considering an even trade-off between removal of radio and acceptance of Materials Engineering, are placed at approximately 50,000 GSF.

It should be noted that at the time this report was being written (Fall 1977) a space shortage at the Institute for Hydraulics Research was under review. This situation is partially, but not wholly attributable to the advanced state of deterioration of the Hydraulics Annex. This situation is not reflected in the general College of Engineering discussion. When the scope of this project is defined, program alternatives and site options should be reviewed and appropriate decisions made.

Site Options

For some years it has been assumed that College expansion would occur south from the existing building along Capitol Street. The recently completed Design Framework for Lindquist Center for Measurement - Phase II strongly suggested, however, that the land in question would be more appropriately used for green space. If this recommendation is accepted, additions to the Engineering Building would have to occur as infills in the center of the complex, perhaps on the site of the obsolete Materials Testing Laboratory. The possibility of transfer of the Communications Center Building to Engineering is discussed in the section on the Communications Facility.

Recommendation

The Task Force agrees with the conclusions of the LCM Ph II Design Framework regarding the necessity for greenspace along Capitol Street and therefore cannot concur with the reservation of this space for Engineering expansion. Expansion, as needed, should occur on an infill basis. The Task Force supports the objective of the College to transfer Materials Engineering from the Chemistry-Botany Building and the suggestion that WSUI-KSUI be relocated from the Engineering Building.

OPTIONS:

1 EXPAND INTO VACATED COMMUNICATIONS

2 INFILL EXISTING STRUCTURE

MATERIALS ENGINEERING

RELOCATE RADIO STATION

RIVER ST

ELLIS

RIVERSIDE DRIVE

COURT ST

1

2

hodne/stageberg partners inc

university of iowa ENGINEERING EXPANSION

7

ENGLISH-PHILOSOPHY

Problem

The space lost when the Old Armory Temporary Building burned in 1970 has not been replaced. Following that fire, the Rhetoric department was provided temporary housing in the English-Philosophy Building. This was accomplished by converting classrooms to group offices and using up most of the expansion space provided for the other occupants of what was a relatively new building.

Now, seven years later, program changes and normal growth have exhausted the capacity of the building to provide any additional office space, let alone replace the unsatisfactory group offices with more appropriate facilities.

Alternatives

A building addition project has been proposed which would add a fifth floor to the classroom wing to complete the building as originally designed. The addition would contain 13,000 GSF and permit release of classrooms needed in this area and provide relief for the badly crowded office situation.

An alternative to this project is to relocate one or more of the current building occupants to other, unidentified spaces. Many of the departments are participants in the School of Letters program and have close and strong interdepartmental relationships. Philosophy might be considered for relocation if other construction occurred which would release suitable space in existing buildings.

Recommendation

Given competing demands on limited capital funds and the fact that the type of facilities needed could be provided in existing structures, the Task Force recommends that this need be met in the near future by eventual transfer of some building occupants to other space. Consideration of an addition to the building should be a relatively low priority, but not necessarily a permanent no-build situation.

8

ART FACULTY STUDIOS

Problem/Space Needs

The Task Force recognizes an obligation to provide studio space to the members of the Art faculty who are actively involved in the creation of works of fine art. This obligation has its parallel in the research laboratory of the physical scientist. The Faculty Art Studio facility at Hawkeye, the only facility specifically designed to meet this need, has a capacity of eight faculty.

Additional needs have historically been met with the assignment of space in other facilities as such space became available. Currently this need approximates fifteen to twenty faculty. The space needs of the individual faculty members range between 100 and 900 square feet, depending on the media in which work is occurring. While not all faculty have the quantity of space they would desire the existing need has basically been met.

Location of studios is not particularly important so long as they are reasonably accessible to the faculty member. Neither is the proximity of studios to one another as an opportunity to control privacy is important to the artist. Thus, the current solution of utilizing space where available is reasonably responsive to the demand. It features the added advantage of being a relatively low cost solution.

This need is contained in the long range list of facilities needs because the space assigned to studios occasionally must be reassigned to other uses and replacement space identified.

Alternatives

Possible solutions to provision of art faculty studios include new construction or continued reliance on available space.

New construction should provide space for approximately 15 faculty members. A facility of approximately 9,600 GSF would be required. A central campus location would not be necessary. Expansion of the Hawkeye facility would be feasible.

While continued use of available space would not meet the full expectations of the faculty, and inconvenience may occasionally occur, it has the advantage of being low cost from a capital standpoint, and it produces an opportunity to utilize small amounts of available space distributed around the campus.

Recommendation

Given other demands on limited capital funds, and the general suitability of space assigned on an as available basis, the Task Force recommends that this need continue to be met to the extent possible on this basis. Consideration of new specially designed and constructed facilities should be a low priority, and no land should be devoted to it in the main campus area. Any new construction should occur on remote sites.

9
UNIVERSITY HOSPITALS

Background

University Hospitals and Clinic space needs and capital plans are documented in the publication "University of Iowa Health Services Future Capital Development Financing Concept", 8/28/76. Implications of the capital plans are investigated and a design framework advanced in the Hodne/Stageberg report, "University Hospitals Design Framework", dated February 22, 1975.

The main feature of these plans is continued expansion of the Hospital to the south of Carver Pavilion I - Phase A, now under construction. Phase B of Carver Pavilion I is a vertical expansion of Phase A and has no specific impact on the campus plan other than circulation considerations. "Carver Pavilion II", however, is a horizontal addition with campus plan implications. Among the identified implications are traffic circulation and parking, which are worked out in the design framework, and land use.

Space Needs

Carver Pavilion I Phase B is to contain approximately 120,000 GSF. Carver Pavilion II is to contain approximately 460,000 GSF.

Problem/Issues

The major land use issue is that the proposed Phase II addition is very close to the Armory portion of the Field House/Armory complex. Even if there is no direct physical conflict there will almost certainly be an environmental conflict.

Another important issue is the maintenance of a very important pedestrian travel axis from other parts of the campus, and more specifically, from the west side residence halls to the Stadium-Recreation Building complex. The axis will be cut by the new addition if provision is not made to accommodate this major pedestrian movement.

Alternatives

The potential conflict between Carver Pavilion II and the Armory involves either 1) redesign of Phase II to minimize direct conflict, or 2) removal of the Armory with the obvious problems of replacement, or acceptance of reduction of outdoor activity space adjacent to the Field House/Armory. No solution has yet been developed to replace the lost space.

Recommendation

The Task Force recommends that Carver Pavilion II be designed to minimize environmental conflict with the Armory and to avoid removal of the Armory. Such design should also provide for convenient east-west pedestrian flow.

the hoone/stageberg partners inc
university of iowa HOSPITAL EXPANSION
MAINTAIN PEDESTRIAN MOVEMENT
PHASE 1
PHASE 2
RESOLVE HOSPITAL/ FIELD HOUSE CONFLICT
WOOLF AVE
LEE ST
LEXINGTON AVE
MAGOWAN AVE
FERSON AVE
RIVERSIDE DRIVE
VALLEY AVE
LINCOLN AVE
S. GRAND AVE
SOUTH GRAND AVE
GRAND AVE
MELROSE AVE
MELROSE PLACE
MELROSE CIRCLE

10
PHYSICAL PLANT OFFICES AND SHOPS

Problem/Space Needs

Physical Plant Department administrative and shop activities are presently located within several buildings, most of which are antiquated and functionally unsuitable.

A single new two story building of approximately 25,000 GSF has been proposed to house the Physical Plant offices as well as the smaller shops now housed in outlying buildings. A building of relatively inexpensive construction is proposed. Such a building would provide adequate quarters and allow for closer coordination among the operating units. The larger shops, which are now adequately housed would remain in their present locations.

Recommendation

The Task Force supports the need for this facility. Physical form and siting should be integrated with planning for the power plant and should result in optimum land utilization and improved visual image of the area from Burlington and Madison Streets.

11
POWER PLANT

Problem/Space Needs

A set of circumstances which includes a growing inventory of aging and obsolete boilers, the unavailability of natural gas, the high price of oil relative to coal, growing steam demands, and lack of future space for added boiler capacity in the existing power plant combine to create the requirement for a new power plant within the next five to ten years. A need for approximately 500,000 pounds per hour of coal fire boilers is projected. The proposed new plant would be an additional, not a replacement facility.

There is insufficient room next to the existing plant to permit this capacity to be housed in an addition; thus, a new site is required. The new site will ideally be located next to railroad tracks to facilitate coal delivery, be close enough to the existing plant to permit steam from the new plant to be used to generate electricity in the old plant and to feed into the campus steam distribution system. Ample land will be required to permit coal storage. Early projections suggest that up to the equivalent of two city blocks will be needed to accommodate the plant.

Recommendation

Based on preliminary information there seems little doubt that this requirement must be met on a timely schedule. The Task Force therefore recommends that the University commission a study to investigate all aspects of this problem, to include fuel choice (trash incineration?), boiler requirements, scheduling and staging, site, and expected costs. It further recommends that there be a moratorium on construction within the area bounded by Burlington, Madison and The Iowa River until the exact needs for a new plant are determined.

C. SPACE NEED SUMMARY

1.	Law Addition or Replacement	100,000 to 180,000 GSF
2.	New West Side Arena	140,000
3.	New Communications Building	83,800 to 117,000
4.	University Theatre Addition	41,000 to 140,000
5.	Social Sciences	(Pentacrest Buildings)
6.	Engineering Addition	50,000
7.	English-Philosophy	(relocate some existing uses)
8.	Art Faculty Studios	(use available existing space)
9.	Hospital Carver Pavilion IB	120,000
	Carver Pavilion II	460,000
10.	Physical Plant	25,000
11.	Power Plant	(not applicable)
Total		1,019,800 to 1,232,000 GSF

D. PROJECT SEQUENCE/SITE COMPETITION

In some cases, only one site has been identified for a specific building project, such as the University Theatre Addition, and there is no competition from other facilities for that site. In other cases, however, alternate sites have been identified for an individual project resulting in some sites being identified as potential locations for two or more facilities. A case in point is the Old Armory site which is potentially suitable for either a new Communications Building or a new Social Sciences Building.

In terms of project sequence, much of the new construction would occur independent of other projects; however, several interdependencies exist among proposed Central Campus facilities. To illustrate, the razing of Old Armory and the consolidation of its present three occupants with their respective departments is dependent upon 1) construction of the Theatre Addition and 2) construction of a new building to house either communications or social sciences. The most obvious solution is to construct a new communications building on the south library site and relocate Broadcasting and Film from Old Armory to the new building, and relocate Geography from Old Armory to the Pentacrest. Old Armory could then be razed, but since funding for another new building would probably not be available for many years, the prime central campus site now occupied by Old Armory would remain vacant.

An alternative to the above sequence which would utilize the Old Armory site in the near future is as follows. Relocate Studio Theatre from Old Armory to new Theatre Addition, relocate Geography and Broadcasting and Film to interim locations, raze Old Armory, construct new Social Sciences or Communications facility on Old Armory site, and relocate departmental elements accordingly. This alternative would leave the South Library "Campus edge" site in an undeveloped site for an indefinite period rather than the "internal" Old Armory site. The important weakness of this alternative is provision of interim locations for programs, especially Broadcasting and Film, while the new building is under construction.

The Task Force supports provision of a new building to accommodate Communications needs, but recommends that Social Sciences be accommodated in Pentacrest buildings made available by relocation of some existing Pentacrest occupants. This means that a new Communications building is a high priority along with the University Theatre Addition. It appears that the alternative (Action Alternative A) that foresees location south of the Library is the preferred alternative due to the difficulty of providing interim housing for displaced units.

Finally, although the analysis of Facilities Needs by the Task Force has not resolved all priority and site/location issues, the analysis has shown that sufficient and properly located space exists within the present Campus boundaries to accommodate all proposed new facilities with the exception of the University Services Area where additional property acquisition is recommended.

ALTERNATIVE ACTION A.

1. THEATRE ADDITION
2. NEW COMMUNICATIONS SOUTH LIBRARY SITE
3. REMOVE OLD ARMORY
4a NEW SOCIAL SCIENCE BUILDING ARMORY SITE
4b SOCIAL SCIENCE CONSOLIDATION PENTACREST

RIVERSIDE DRIVE

4b

4a

SOCIAL SCIENCE/
OPEN SPACE OPTION

2

COMMUNICATIONS

COURT

university of iowa

OLD ARMORY
REPLACEMENT OPTIONS

IOWA CITY, IOWA

MAIN CAMPUS

ALTERNATIVE ACTION B.

1. THEATRE ADDITION
2. RELOCATE ACTIVITIES / REMOVE OLD ARMORY
3. NEW COMMUNICATIONS OLD ARMORY SITE
4. SOCIAL SCIENCE CONSOLIDATION PENTACREST
5. NEW SOCIAL SCIENCE BUILDING (FUTURE) SITES:
   - 5a SOUTH LIBRARY
   - 5b RIVERFRONT
   - 5c GILMORE HALL

4 SOCIAL SCIENCES

COMMUNICATIONS

5a

5b

5c

RIVERSIDE DRIVE

ELLIS

COURT ST

the hoerne/stageberg partners inc

university of iowa OLD ARMORY REPLACEMENT OPTIONS

IOWA CITY IOWA

MAIN CAMPUS

university of iowa

NEW FACILITIES SITE ALTERNATIVES

MAIN CAMPUS

IOWA CITY IOWA

0 200 400 800

architects/ planners/ environmentalists
the hodne/stageberg partners inc.
116 east 22nd street 871-1700 (612)
minneapolis, minnesota 55404