



# UNIVERSITY *of* MISSISSIPPI

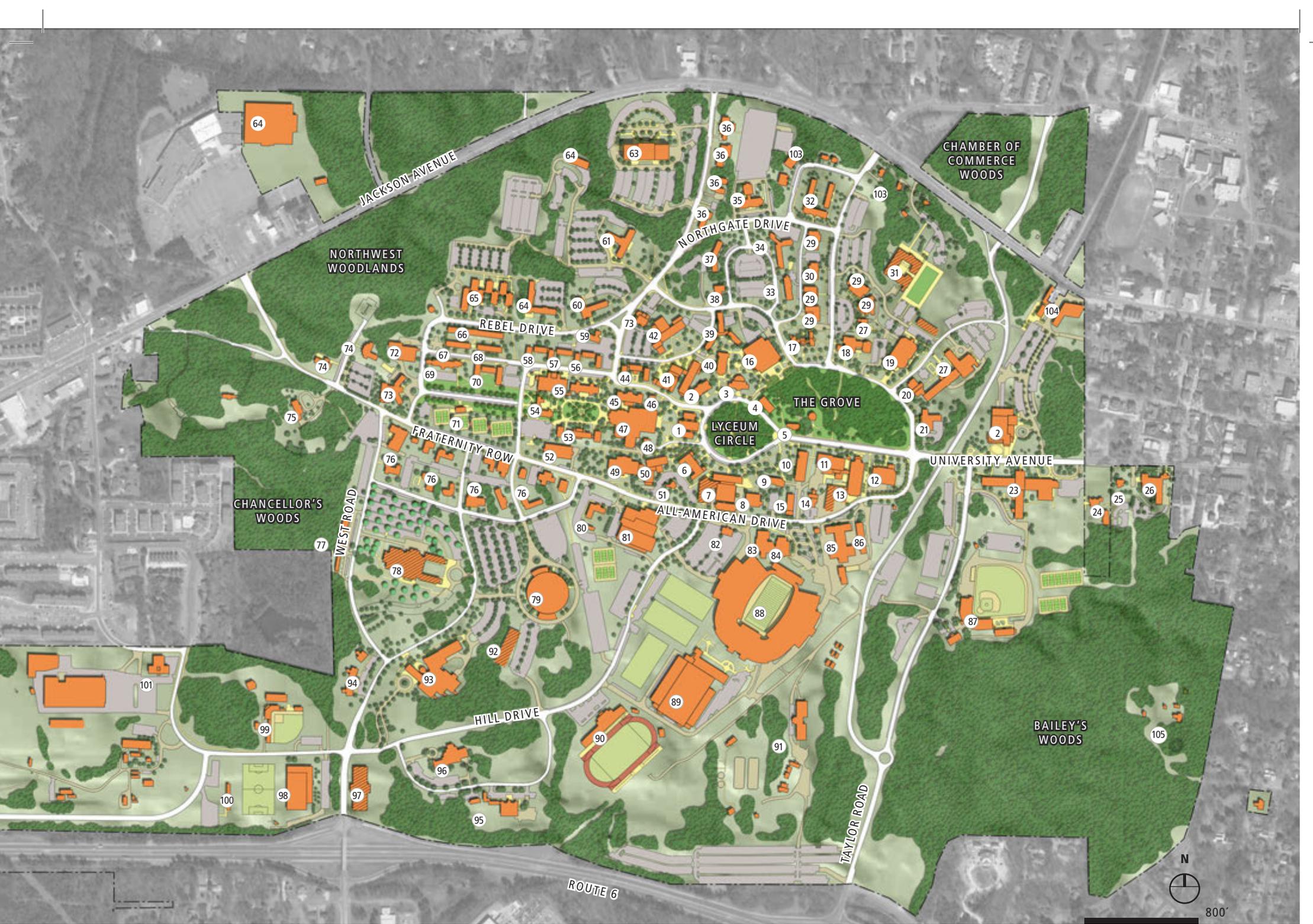
CAMPUS MASTER PLAN REPORT

December 2009









University of Mississippi Existing Campus Plan

## EXISTING CONDITIONS

- |   |  |  |   |  |
|---|--|--|---|--|
| 1. The Lyceum                           | 25. Walton-Young House                 | 48. George House                         | 72. Data Center                                 | 94. West Road Apartments (south)                   |
| 2. Peabody Building                     | 26. Buie-Skipwith museum               | 49. Martindale Hall                      | 73. Guyton Hall                                 | 95. Procurement Services                           |
| 3. Bryant Hall                          | 27. Inn at Ole Miss                    | 50. Lewis Hall                           | 74. Rebel Drive Fraternities                    | 96. National Center for Computational Hydroscience |
| 4. Y Building                           | 28. McDonnell Barksdale Honors College | 51. Kennon Observatory                   | 75. Carrier House                               | 97. New Basketball Practice Facility               |
| 5. Ventress Hall                        | 29. Sorority Row Sororities            | 52. Bishop Hall                          | 76. Fraternity Row Fraternities                 | 98. Gillom Sports Center                           |
| 6. Old Chemistry                        | 30. Lenore Hall                        | 53. Bondurant Hall                       | 77. West Drive Apartments (north)               | 99. Softball Field                                 |
| 7. Carrier-Anderson Halls               | 31. Residential College                | 54. Ole Miss Chapel                      | 78. New Law School                              | 100. Soccer Field                                  |
| 8. Engineering Science                  | 32. Northgate Apartments               | 55. Johnson Commons                      | 79. Tad Smith Coliseum                          | 101. John White Building                           |
| 9. Hume Hall                            | 33. Hefley Hall                        | 56. Howry-Falkner-Barr                   | 80. Intercollegiate athletics                   | 102. Retail Space                                  |
| 10. Shoemaker Hall                      | 34. Brown Hall                         | 57. Leavell Hall                         | 81. Turner Recreation Center                    | 103. Faculty / Staff Housing                       |
| 11. Faser Hall                          | 35. Crosby Hall                        | 58. Hill-Longstreet-Vardaman             | 82. Rebel Shop                                  | 104. The Depot                                     |
| 12. Coulter Hall                        | 36. Rebel Drive Sororities             | 59. George Hall                          | 83. Stadium Field House                         | 105. Rowan Oak                                     |
| 13. Thad Cochran Research Center        | 37. Stewart Hall                       | 60. Miller Hall                          | 84. Starnes Athletics Center                    |  |
| 14. Old Power Plant                     | 38. Deaton Hall                        | 61. Kincannon Hall                       | 85. Physical Plant                              |  |
| 15. Central Heating Plant               | 39. Barnard-Somerville-Isom            | 62. Residential Life Facilities Building | 86. Physical Plant Annex                        |  |
| 16. Student Union                       | 40. Fulton Chapel                      | 63. Stockard-Martin                      | 87. Swayze Field-University Stadium             |  |
| 17. Barnard Observatory                 | 41. Holman-North-Conner                | 64. Guess Hall                           | 88. Vaught-Hemingway Stadium                    |  |
| 18. Farley Hall                         | 42. Meek Hall                          | 65. Kinard Hall                          | 89. Indoor practice facility                    |  |
| 19. Lamar Law Center                    | 43. Student Health Center              | 66. Sam-Gerard Hall                      | 90. Track facility                              |  |
| 20. Triplett Alumni Center              | 44. Odom-Labauve-Dupree                | 67. Baxter Hall                          | 91. John Williams Generation Plant Service Area |  |
| 21. Yerby Conference Center             | 45. Weir Memorial Hall                 | 68. Lester Hall                          | 92. New Physical Plant Building                 |  |
| 22. Ford Center for the Performing Arts | 46. Public Relations House             | 69. Powers Hall                          | 93. National Center for Physical Acoustics      |  |
| 23. Scruggs Building                    | 47. J.D. Williams Library              | 70. Mayes-Hedleston-Garland              |   |  |
| 24. Brandt Memory & Carriage House      |  | 71. Palmer / Saloom Tennis Facility      |   |  |

-  Roadways
-  Walkways
-  Existing Building
-  Forested areas
-  Athletic Fields



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# MASTER PLAN GOALS



University of Mississippi Campus Master Plan

## MASTER PLAN GOALS

The 2009 University of Mississippi Master Plan provides a vision for the future that is rooted in the history and traditions of the Oxford campus, in the academic and research mission of the University, and the goals and aspirations of the campus community. **It draws from the past, addresses the needs of the present, and promotes a philosophy of stewardship and sustainability for the future.**

*The Master Plan sets forth four strategic goals:*

1. Preserve the architectural and landscape legacy of the campus
2. Enhance campus life
3. Provide for the evolving academic and research missions, and
4. Establish an ethic of sustainability.



### **Preserve the architectural and landscape legacy of the campus**

The historic buildings and open spaces at Ole Miss create a distinctive and memorable image for the University. The Olmsted Brothers Company (founded by Frederick Law Olmsted Sr, designer of Central Park in New York City) set the framework for the campus design around a series of simple shaded open spaces. The Master Plan acknowledges the unique sense of place established by this rich architectural and landscape planning history. It identifies the contributing buildings and landscapes, their character and attributes, and provides recommendations for protecting and enhancing these important cultural resources. The Plan also recommends locations for new buildings and landscapes in the historic core, and extends the character and attributes of that core to new and emerging areas of the campus.



## Enhance Campus Life

The Master Plan places particular emphasis on improving the environment and overall quality of life on the campus. This focus will result in a stronger sense of collegiality and community that will assist in attracting students, faculty, and staff. Campus improvements affect the social and learning environment, the residential experience, and campus connectivity and pedestrian safety.

The Ole Miss campus not only serves as the setting for collegiate life, but it is also an important place in local, State and regional culture. It is intertwined with the identity of the local Oxford community, providing a broader context for social life in places such as the Town Square. The Master Plan addresses the important relationship between the campus and its host community through the improvement of physical linkages between the campus and the community.

The Master Plan addresses the need for improved residential facilities on campus. The newly established Residential College Program provides an alternative housing experience for students. To enhance the existing residence halls, the Master Plan proposes a renovation and addition strategy to modernize existing facilities. In cases where buildings need to be removed, the Master Plan proposes building configurations that create social spaces that link back to the hallmark open spaces on the campus.

Learning is a fundamentally social activity that takes places throughout the campus environment. The Master Plan provides a context for viewing the entire campus as a learning environment through the distribution of formal and informal learning spaces and student amenities. Coupled with food service, study lounges, and technology centers, several locations are provided for informal and group learning outside the traditional instructional spaces.



### **Provide for the evolving academic and research missions**

The Master Plan identifies opportunities for accommodating new facilities to support the success of the academic and research missions of the University. Infill and redevelopment opportunities are identified in the campus core for developing new academic and research facilities that will contribute to the overall character and image of the campus. The Plan also supports previous and ongoing planning initiatives to establish the Center for Innovation Excellence in the south campus area.

## Establish an Ethic of Sustainability

The ethic of sustainability and stewardship are central to the values of the Ole Miss community as articulated in the University Creed:

The University of Mississippi is a community of learning dedicated to nurturing excellence in intellectual inquiry and personal character in an open and diverse environment. As a voluntary member of this community:

*I believe in respect for the dignity of each person*

*I believe in fairness and civility*

*I believe in personal and professional integrity*

*I believe in academic honesty*

*I believe in academic freedom*

**I believe in good stewardship of our resources**

*I pledge to uphold these values and encourage others to follow my example.*

The Master Plan emphasizes sustainable physical design principles in the following areas: natural systems and habitats; water resources; energy and emissions; transportation; and campus life. It provides an overview of the current campus conditions in each of these areas and introduces strategies for assisting the University in moving toward a more sustainable future, including the ultimate goal of climate neutrality. The Plan primarily addresses the environmental dimensions of sustainability leaving issues of social, economic, and curriculum change to broader strategic planning efforts.

The emphasis on stewardship expressed in the University Creed has led to a campus environment in which historic structures, such as the Lyceum, have been maintained to support the current mission of the University. The challenge for today's stewards is to go beyond the considerations of place, history, and tradition to embrace broader social, economic, and operational issues of a modern research university.





## Master Plan Objectives

Based on the four strategic goals, several objectives were developed to help organize and evaluate campus development concepts explored as part of the planning process. These objectives include:

- Enhance and expand the positive qualities of the campus defined by the historic core
- Create an environment that supports the culture and traditions of the campus
- Ensure the highest and best use of campus land
- Provide a framework for future building placement
- Create a campus life experience that reinforces the learning community concept
- Create a pedestrian-focused campus environment, and
- Rationalize the circulation and parking to reduce vehicular conflicts.

Each of these objectives is addressed in the Master Plan and detailed in the Master Plan Structure section of this document.

## PLANNING PROCESS

The Master Plan process began in October 2007 with representation from the University and broader communities. The process was directed and led by the Department of Facilities Planning in collaboration with Sasaki Associates, Inc. (Sasaki) of Watertown, Massachusetts; Eley Associates of Jackson, Mississippi; Engineering Solutions Inc. (ESI) of Pontotoc, Mississippi; and Eldridge & Associates of Clinton, Mississippi. The year-long planning process included site reconnaissance visits, interviews and data gathering, and seven multi-day work sessions with a variety of University and community representatives. The acknowledgements section at the end of this document provides a complete list of participants in the planning process.

The Master Plan process consisted of three phases, built around the aforementioned work sessions. The products of each phase are recorded in detailed and extensive PowerPoint® presentations provided to the University in digital format.

### **Phase One: Inventory and Analysis**

Phase One included interviews with University stakeholders to ascertain the desired outcomes, principles, goals and objectives for the Master Plan. A preliminary investigation of existing campus conditions and surrounding community context was also conducted. These initial efforts were followed by an in-depth analysis of campus conditions.

The Master Plan is based on data and information pertaining to existing and proposed conditions on the Oxford campus including:

1. **University academic and research missions**
2. **Community context**
3. **Campus natural and hydrological systems**
4. **Existing development patterns**
5. **Building conditions**
6. **Campus life**
7. **Architectural and landscape resources**
8. **Circulation and parking**
9. **Energy consumption and air emissions, and**
10. **Projected academic and research space needs.**

The analysis and background data collected will assist the University in establishing a rational basis for planning and decision-making over the next 10 to 20 years, and will also assist in the establishment of a culture of planning on the Ole Miss campus.

### **Phase Two: Concept Alternatives**

The Concept Alternatives Phase examined the most favorable and acceptable options for near-term and long-term campus development. The concept alternatives addressed options for land use, building use and reuse, program accommodation, circulation and parking, open space, and overall campus integration. The intent of this phase was to identify a preferred alternative or a hybrid of alternatives. The process included a comparative assessment of the concepts in association with the Campus Planning Committee and other University stakeholders.

This process resulted in the selection of a preferred direction for the future of the campus.

### **Phase Three: Master Plan Documentation**

Phase Three focused on the detailed development and documentation of the Master Plan. The Master Plan provides a vision for the future and illustrates the long-term build-out potential of the campus. The final documentation records the findings of this process and will guide decision-making and the incremental implementation of the Master Plan.

## IMPETUS FOR THE MASTER PLAN

The University initiated the master planning process in response to several important planning issues and considerations. As the process began, the consultant team expanded this list based on initial analysis and exploration.

The planning considerations fall into five general categories:

1. Academic and research missions of the University
2. Campus life
3. Sustainability and the American College and University Presidents' Climate Commitment (ACUPCC)
4. Academic and research program needs, and
5. Enrollment Growth.

### 1. Academic and Research Missions of the University

The Master Plan responds to the University's academic and research goals in a number of ways:

- Programs and departments are arranged to encourage interaction and interdisciplinary collaboration and research
- Housing and learning spaces are located to reinforce learning communities and academic and social engagement, and
- Environmental and sustainability objectives of the institution are expressed in the campus form.

The Master Plan is intended to support the teaching, research and service commitments identified in the Vision and Mission of the University. The following excerpts summarize the key points in the University Vision, Mission and Commitments that relate to the Master Plan.

### The Vision

The University of Mississippi strives to be a great, comprehensive, public institution of higher learning.

### The Mission

The University of Mississippi is a public, comprehensive, research institution that exists to enhance the educational, economic, health care, social and cultural foundations of the State, region, and nation. As the oldest public institution of higher learning in the State and a Carnegie-classified Research University, the institution's primary functions are the creation, dissemination, and application of knowledge through a variety of undergraduate, graduate, and professional programs and public service activities. The University's main campus at Oxford emphasizes a traditional, residential educational experience, with a central College of Liberal Arts and professional schools of Accountancy, Applied Sciences, Business Administration, Education, Engineering, Law, and Pharmacy. Through its breadth of academic and research programs and its strong liberal arts tradition, the Oxford campus serves the educational needs of the entire State and also attracts students from out-of-State.

**Response:** The Master Plan provides strategies for enhancing the traditional residential educational experience on the Oxford campus in line with the key campus life goals established by the University administration.

### The Commitments

**Teaching:** The University will provide excellent, student-centered academic and co-curricular programs. Our goal is to produce graduates who have the breadth and depth of knowledge to be lifelong learners, to be successful in their discipline, and to be good citizens. Instruction builds upon a central College of Liberal Arts, the foundation of the institution, with its programs through the doctorate in the natural sciences, humanities, social sciences, and the arts. Academic programs also include the Sally McDonnell Barksdale Honors College, the Lott Leadership Institute, and the Croft Center for International Studies.

**Response:** The Master Plan enhances the learning environment and provides a flexible strategy for accommodating new facilities and amenities to support this important commitment.

**Research:** The University will produce research and scholarship that is nationally recognized and supports the economic, health care, and cultural development of the State, the region, and the nation. The mission to generate new knowledge extends to the sciences, humanities, social sciences, engineering, business, accountancy, applied sciences, educational pedagogy, biomedical sciences, and health care areas. Research centers of national prominence include the National Center for Natural Products Research, the Center for Pharmaceutical Marketing and Management, the National Center for Physical Acoustics, the Center for the Study of Southern Culture, the National

Center for Computational Hydrosciences and Engineering, the National Center for Justice and the Rule of Law, the National Remote Sensing, Air and Space Law Center, and the National Institute for Undersea Science and Technology. Several other research centers are located on the University of Mississippi Medical Center Campus in Jackson, Mississippi. These include the Jackson Heart Study, the Center for Excellence in Cardiovascular-Renal Research, and the Center for Excellence in Women's Health.

**Response:** The Master Plan provides a framework for accommodating new research facilities within the established academic core of the campus and incorporates the previously developed recommendations of the Master Plan for the Center for Innovation Excellence.

**Service:** The University will be a leader in providing service to the public, through the application and dissemination of its expertise and knowledge, in Mississippi, the region, and the nation. This public service function is fulfilled through a variety of outreach programs involving almost all academic disciplines.

**Response:** The Master Plan provides recommendations for improving public access to the campus and the many educational, cultural and sporting venues available on the campus.



### University of Mississippi Goals for 2010

Development of the Master Plan is further guided by the University's goals for 2010:

**Goal 1:** The University will provide excellent, student-centered undergraduate academic and co-curricular programs. Our vision is to produce graduates who have the breadth and depth of knowledge to be lifelong learners, to be successful in their discipline, and to be good citizens.

**Response:** The Master Plan recommends improving campus life and the overall learning environment which will enhance the student-centered approach to undergraduate education.

**Goal 2:** The University will provide high quality graduate and professional education in a range of disciplines and will produce research and scholarship that is nationally recognized and supports the economic, health care, and cultural development of the State, the region, and the nation.

**Response:** The Master Plan includes the Center for Innovation Excellence and other proposals to provide additional infill academic and research space in the established core of the campus.

**Goal 3:** The University will provide the highest quality educational support services to enhance the learning environment and to provide access to information for students on the Oxford, Jackson, and regional campuses.

**Response:** The Master Plan locates learning nodes in the John Davis Williams Library, the Student Union renovations, and in residential communities to facilitate student access to technology and academic support services.

**Goal 4:** The University will be a leader in providing service to the public, through the application and dissemination of its expertise and knowledge in Mississippi, the region, and the nation.

**Response:** The Master Plan recommends new University conferencing facilities and provides a vision for greater public/private exchange of knowledge and information important to regional economic, social, and cultural development.

**Goal 5:** The University will develop a diverse campus that recognizes and promotes the value of individual differences.

**Response:** The Master Plan creates several residential communities to serve the current student body and the increasingly diverse student population envisioned in the upcoming years. Further, it provides services and amenities for a wide range of part-time and commuter students through proposals to renovate the Student Union and proposals to facilitate campus access.

**Goal 6:** The University will maintain efficient and effective administrative services to support the University's instructional, research, and public service programs. The University will be a good steward of its resources.

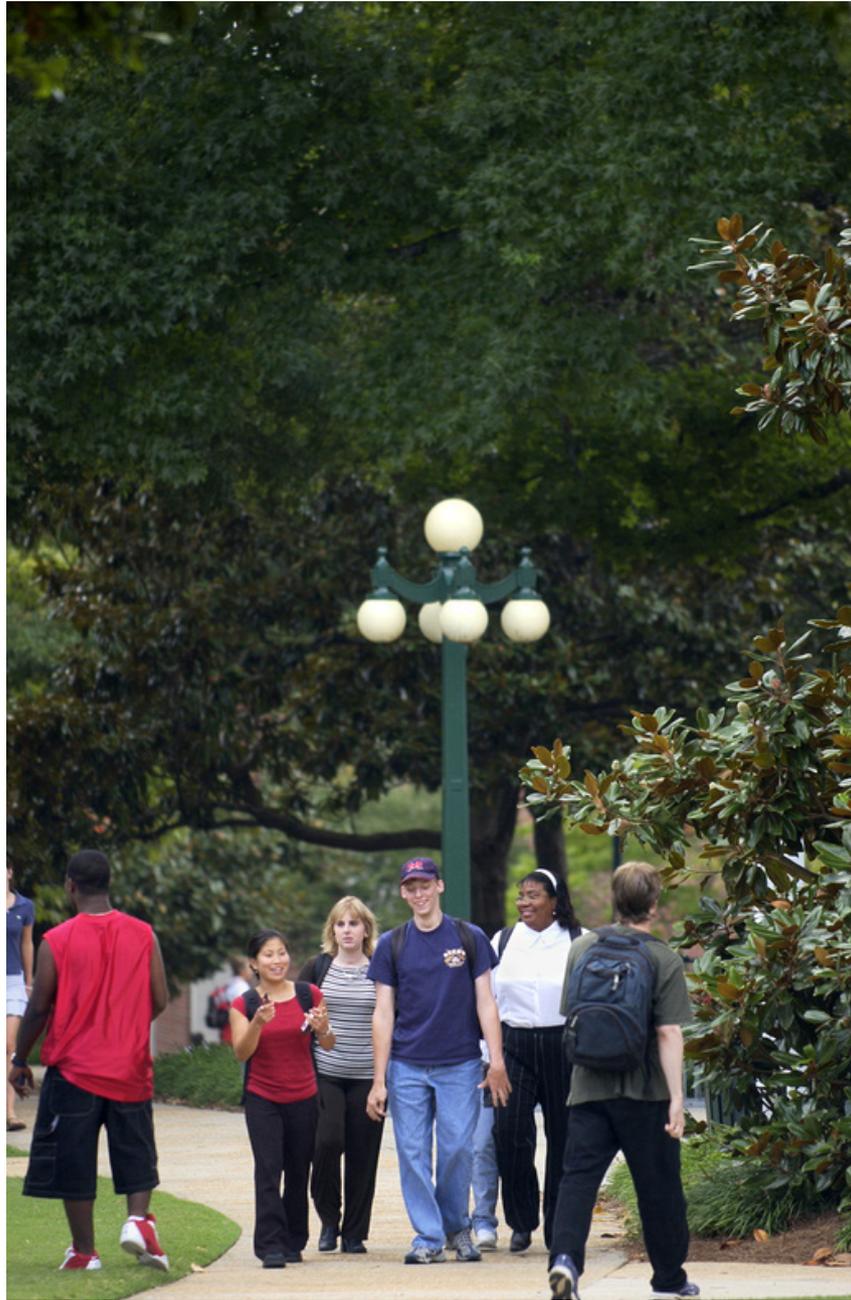
**Response:** The Master Plan embraces the ethic of sustainability and sets in motion the changes that will need to occur over the next 10 to 20 years to transform the campus environment, campus operations, and the core academic and research missions.

**Goal 7:** The University will support a highly qualified faculty and staff and will provide an environment that enables their professional development.

**Response:** The Master Plan improves campus life for faculty and staff by accommodating new academic and research facilities in support of the mission; by improving campus access; and by enhancing support amenities and services.

**Goal 8:** The University will strive to leverage its strengths and expertise by developing interdisciplinary programs within the institution and synergistic partnerships with other institutions for the benefit of the University and the State.

**Response:** The Master Plan proposes improvements to the learning and research environment coupled with improvements to campus access and the addition of venues for intellectual exchange (the Center for Innovation Excellence).



## 2. Campus Life

The University of Mississippi has a long tradition of vibrant campus life. As early as 1890, there were so many clubs and organizations on campus that the YMCA began publishing an index for new students.<sup>1</sup> Today, the University's Mission focuses on the 'traditional residential collegiate experience' and provides amenities for all students in the University Student Union, the Johnson Commons Dining, and the Turner Center, among other facilities.

### Housing

The University of Mississippi currently houses 3,671 students on campus in residence halls, apartments, and Pan-Hellenic houses.<sup>2</sup> This is approximately 27 percent of the current total enrollment. Compared to other doctoral-granting research institutions in the South Eastern Conference, this percentage of residential students is within the average range. However, when compared to most comprehensive liberal arts institutions, this percentage is low. The goal of many smaller liberal arts and comprehensive institutions is to provide on-campus housing to as many students as possible in order to generate the critical mass necessary to activate the campus environment, and create a more robust collegial experience.

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<sup>1</sup> The University of Mississippi; A Sesquicentennial History, 1999

<sup>2</sup> University of Mississippi Office of Residence Life

Currently, the University of Mississippi guarantees housing for all freshman students, and requires students with less than 30 semester hours to live on campus. The students housed on campus are predominantly full-time students, and overwhelmingly freshman.<sup>3</sup> Less than 12 percent of students in University housing are non-freshman, and approximately one quarter of those are upperclassmen. This is a typical profile of many larger colleges and universities.<sup>4</sup>

The current housing stock supports this population mix. Of the 14 residential facilities that Ole Miss currently operates, 12 are traditional double-loaded corridor residence halls with common bathrooms. Some suite style units are offered in Miller Hall, and apartment style living is available in the Northgate Apartment complex. However, these units comprise only five percent of the total beds offered. Much of the faculty and apartment style housing was relocated to make way for new facilities, such as the Law School and Residential College.

### Goals

Housing a greater proportion of students on campus will serve several of the University's strategic goals:

- Decrease demand for parking in the academic core and maintain a more pedestrian friendly campus by limiting the forced creation of "local commuters" (undergraduates living off-campus due to the lack of on-campus options), and
- Activate the campus environment and create the desired "collegial experience" with a more robust and vibrant residential life component on-campus.

The University of Mississippi is committed to reinvigorating campus housing options for undergraduate students and guaranteed housing for freshman students as a critical part of a holistic education and student personal development.

<sup>3</sup> MGT (2007). Comprehensive Student Housing Plan

<sup>4</sup> Association of College & University Housing Officers, ACUHO (2004) Housing Survey

The University administration seeks to improve the overall quality of residential life in the context of several significant programmatic, logistical, competitive and financial challenges. The University's goal to increase the number of students living on campus to 4,500 beds (3,670 at present) and to transform the undergraduate residential experience through the creation of Residential Colleges and learning communities will require:

1. **Renovation and/or replacement of much of the existing housing stock**
2. **New models of housing consistent with current trends in residential life, and**
3. **Deferred maintenance on an aging housing stock.**

Achieving this 4,500-bed goal is important to transforming the student experience and to addressing the growing competition for students from institutions that have invested in student life facilities in recent years. Phase one of a new Residential College (450 beds) is the first of several projects that will transform the residential experience at Ole Miss. A second phase is planned. Innovative strategies for renovating residential facilities and the phased replacement of those viewed to be programmatically and architecturally challenging will also be necessary to realize the 4,500-bed goal.

### Conditions

Currently, over 40 percent of the residential building stock is over 50 years old. Prior to the opening of the new Residential College in August 2009, the last major housing project on the campus was completed in 1970. A half-century of intensive residential use generates a host of compulsory maintenance with regard to facility depreciation and repair. Some of the facility renovation needs are noted in the 2007 Housing Study including addressing code and life safety issues (e.g., adding sprinklers) and providing universal access.<sup>5</sup> However, as facilities persist beyond 50 years, mechanical systems failure and building envelope deterioration, which represent more significant replacement costs, begin to become serious considerations.

In addition to the anticipated physical decline of the facilities, programmatic suitability over time becomes an important consideration. The configuration and room layouts of a residential facility serving a student population in the 1950s and 1960s no longer serve the desires of today's student population. The University has attempted to be responsive to the expectations of students. Today, many rooms originally designed for double occupancy house a single student to meet current space standards. All residence halls are wired for high-speed internet access. The Residential College currently being built on campus incorporates many of the goals and requested amenities documented by the student population in the 2007 Residential Housing Study.

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<sup>5</sup> MGT (2007). Comprehensive Student Housing Plan

**RESIDENTIAL BUILDING INVENTORY (2007)**

Building Name	Built	Floors	GSF	Gender Affiliation	Room Style	Bath Style	Capacity (2007)	gsf/bed
Brown	1962	3	51,120	Men	single– double	Common	226	226
Crosby	1973	10	167,990	Women	single – double	Common	702	239
Deaton	1952	4	30,192	Men	single – double	Common	87	347
Falkner	1920	3	9,656	Women	single – double	Common	48	201
Guess	1961	3	43,000	Women	single – double	Common	206	209
Hefley	1959	4	40,657	Women	single – double	Common	126	323
Howry	1929	3	9,656	Men	single – double	Common	54	179
Kincannon	1963	7	105,948	Men	single – double	common	504	210
Martin	1969	10	111,750	Women	single – double	common	480	233
Miller	1960	2	20,730	Women	single – double	common	69	300
Miller	1960	2	11,717	Women	single – double	suite	39	300
Stewart	1963	7	81,539	Women	single – double	common	312	261
Stockard	1969	10	111,750	Men	single – double	common	480	233
Northgate A (1-16)	1947	2	12,920	Mixed	Apartment	apartment	45	289
Northgate B (1-16)	1947	2	12,920	Mixed	Apartment	apartment	45	289
Northgate C (1-10)	1947	2	12,920	Mixed	Apartment	apartment	28	463
Northgate D (1-8)	1947	2	7,622	Mixed	Apartment	apartment	22	341
Northgate E (1-8)	1947	2	7,622	Mixed	Apartment	apartment	22	341

Source: Individual facility capacity as noted in the MGT Comprehensive Student Housing Plan (2007).

### Debt Service

The University is carrying debt service on Crosby, Martin, Stockard, Hefley, Deaton, and Stewart Halls. Ideally, these facilities would continue to be used in some form through the conclusion of their cost deferment. Students prefer the housing facilities in Hefley and Deaton. Due to the proximity to the academic core and the student life spaces, Union, Stewart, and Brown, as well as the former dorms in BIS (Barnard, Isom, and Somerville Halls), have been discussed as desirable locations to maintain housing. Because of their age, organization, density, and architectural character, Guess, Miller, and Kincannon Halls have been identified as locations that may better serve long-term goals as future building sites, rather than facilities that warrant significant reinvestment.

### Greek Housing

Greek life is an important part of Ole Miss culture and tradition, with approximately 33 percent of the undergraduate population participating in fraternities and sororities on campus. The current need for additional fraternity and sorority housing sites demonstrates the continued popularity of Greek housing.

### Campus Support Amenities

In addition to the residential experience, campus dining, social and recreational facilities will need to be transformed to address broader issues of campus life for the commuting, faculty and staff populations. Many of the existing dining, social and recreation facilities on the campus were built to serve a much smaller student population and reflect outdated programmatic solutions. A strategy for dining, in particular, is urgent given the condition of the main dining hall, Johnson Commons.

The Student Union requires refurbishment and additional space to serve the current and projected student enrollment. The types of space required include social and group meeting spaces, student organization spaces, a multipurpose room, a small auditorium with a movie screen (600 seat), and a banquet space.

The Turner Center is also undersized which creates a competitive disadvantage when compared to other recreational facilities in the State. Plans are under consideration for expanding the recreational offerings at this facility.



### 3. Sustainability and American College and University Presidents Climate Commitment

On April 21, 2008 (Earth Day), Chancellor Khayat signed the American College and University Presidents Climate Commitment (ACUPCC) signifying an important new direction for the University with regard to sustainability and issues of climate change. As a signatory of the ACUPCC, the University of Mississippi has committed to the goal of climate neutrality.<sup>6</sup> The ACUPCC not only signals the beginning of a focused effort to reduce carbon emissions, but also a commitment to transform the mission, curriculum, research and operations of the University.

Achieving climate neutrality will necessitate significant changes to University operations, energy sources, and existing facilities as well as innovative strategies for constructing new climate-neutral buildings. The Master Plan balances this objective within the context of other Master Plan goals and considerations. It provides preliminary, over-arching guidance to help the University begin the transition toward climate neutrality and to assist with the development of a Climate Action Plan.



<sup>6</sup> <http://www.presidentsclimatecommitment.org/> (June 11, 2008)

#### 4. Academic and Research Program Needs

The University of Mississippi is both a modern research institution and a comprehensive academy of higher learning. Ole Miss is ranked in the nation's top 50 public research universities by the Lombardi Program on Measuring University Performance with a research budget that exceeded \$100 million in 2006.<sup>7</sup> Over the history of the institution, 24 Rhodes Scholars have hailed from Ole Miss. In the last 20 years, the institution has produced four Fulbright scholars, a Marshall scholar, eight Goldwater scholars, and five Truman scholars.

##### Academic and Research Programs

Over the past 50 years, the University of Mississippi has transitioned from a predominantly liberal arts institution to a research institution requiring a wide range of lab buildings and outdoor field research facilities. Today, there are 11 Colleges and Schools at the University:

1. College of Liberal Arts
2. Graduate School
3. Patterson School of Accountancy
4. Sally McDonnell Barksdale Honors College
5. School of Applied Sciences
6. School of Business Administration
7. School of Education
8. School of Engineering
9. School of Law
10. School of Nursing, and
11. School of Pharmacy.

<sup>7</sup> As reported by the University Office of the Vice Chancellor for Academic Affairs / Provost

Across these 11 schools, the University has over 100 different academic programs. Many academic departments function with a great deal of individual autonomy and professional responsibility. Individual schools, as well as larger and/or more significant administrative departments, have formulated their own strategic plans. These strategic plans discuss the priorities, individual pedagogical models, instructional and research needs, graduate or undergraduate disposition, professional development standards, and accreditation requirements for each school.

##### Program Needs

Through interviews, surveys, and recent studies, several needs for new facilities were identified as part of the Master Plan. It is recommended that an additional programming study be conducted to understand research lab, office, student service and athletic space needs.

**PROGRAM NEEDS**

	GSF
<b>Academic / Research</b>	
Center for Manufacturing Excellence	34,000
Science Building	100,000
National Center for Natural Products Research II	30,000
National Institute of Undersea Science Technology	30,000
Education Classroom Building	40,000
Art Building with Studios and Forge	98,000
Law School	160,000
Lamar Hall (Law) Renovation for Classrooms	8,200
Applied Science Consolidation	9,500
	509,700
<b>Athletics/ Sports</b>	
Basketball Practice Arena	40,000
Baseball Expansion (triple size from 3,000 to 7,000 seats / 10,000 standing)	40,000
	80,000
<b>Student Life / Housing</b>	
Garland Hedleston Mayes Renovation	36,900
Johnson Commons Renovation or New Dining Facility	47,000
Residential College	115,000
3-4 Greek Organization Houses	10,000
Transitional Housing (replacement)	80,000
Turner Center Addition	23,500
	312,400
<b>Support</b>	
Library Information Commons	25,000
Data Center	30,000
Welcome Center	19,000
Library Special Collections storage	32,000
	106,000
<b>Total</b>	<b>1,008,100</b>

**5. Enrollment Growth**

The University’s primary pool of applicants has historically been from Mississippi. However, based on the 2000 census, the traditional college age cohort (18-24) will begin to decline significantly after 2015 in Mississippi, falling 5 percent by 2025. To increase enrollment, the University will need to look outside Mississippi and/or retain a greater percent of the applicant pool from their traditional capture area. From 2000-2005, University of Mississippi enrollment grew by approximately 17 percent. The enrollment of out-of-State students rose at a greater rate than in-State students which could be a positive indicator of the future of the institution’s continued growth in a tightening market.

Increasing enrollment leads to a proportional increase in space needs for all categories of campus facilities. The University has grown at a rate of 319 gross square feet (GSF) per student in the last 25 years. Assuming a 10 percent enrollment increase, continued growth at this rate would require an additional 450,000 GSF. The table to the left summarizes the building projects and renovation activities identified as needs in this master planning effort.





MASTER PLAN STRUCTURE



University of Mississippi Existing Campus Plan



University of Mississippi Campus Master Plan



## MASTER PLAN STRUCTURE

The Master Plan establishes a framework that provides a comprehensive and coordinated vision for guiding incremental change on the campus. This framework is based on the campus systems and resources that work together to support an overall land use rationale that emphasizes the highest and best use of the central campus for academic and mission-related purposes; locates major academic and support facilities on the higher topographic plateaus; limits expansion into forested or green field sites; and concentrates development within the areas currently serviced by infrastructure; and reinforces the compact pedestrian scale core. These systems and resources include:

**Cultural Resources** - *The unique elements and forms that constitute the cultural landscape of the campus.* This section introduces development guidelines to protect and enhance these assets. The Ole Miss campus is characterized by its impressive open spaces such as Lyceum Circle and the Grove, and historic structures such as the Lyceum and Barnard Observatory. These open spaces and structures establish an ordering concept for building placement, landscape, and circulation that is integral to the image and identity of Ole Miss. This is a cultural landscape not only associated with the University, but the community of Oxford and State of Mississippi.

**Landscape and Open Space** - *The natural systems that surround the campus with the formal lawns, open spaces, and landscapes of the central campus.* The Master Plan open space system identifies new pathways and visual connections between campus districts; new formal spaces to organize future development; and, the enhancement of existing landscapes.

**Access / Circulation** - *The pedestrian, bicycle, and transit networks of the campus to provide multiple of access options.* The Master Plan circulation system eliminates redundant roads, simplifies vehicular circulation, and removes traffic from the campus core to improve the pedestrian experience. A perimeter road rationalizes traffic flow around the central core of the campus. Future development is concentrated in the core area within a 10-minute walk circle (the typical time between classes) to encourage walking. Existing parking from the campus interior is relocated to consolidated garages and outlying parking options at the campus edges. Garages and remote parking areas are linked with the pedestrian network to encourage campus users to park once and walk.

**Campus Life** - *The housing communities, social gathering nodes and amenities that support the overall quality of life on the Ole Miss campus.*



MAGNOLIA  
DRIVE

UNIVERSITY  
QUAD

LYCEUM  
CIRCLE

THE GROVE



800'

Cultural Resources

## Cultural Resources

The combination of the beautifully designed landscape spaces and the classical architecture on the University of Mississippi campus define its lasting character, collegiate atmosphere, and identity as a hallmark academic institution in the State of Mississippi. The thoughtful layout of the core historic campus produced a structure that conveys a sense of permanence, stature, and purpose. Lyceum Circle is the outcome of a deliberate decision made well over a century ago when the campus founders arranged the initial buildings around a common open space. This seemingly simple idea has provided a lasting order to the central campus.

 Contributing Buildings

 Existing Buildings



Olmsted Plan 1948

Source: National Park Service Olmsted Archives, Brookline, MA

In 1848, William Nichols, the celebrated architect responsible for Mississippi's Old Capitol building and Governor's Mansion, laid out the initial campus plan with the Lyceum Building as its focus. Nichols created today's Lyceum Circle, a park-like space now lined with buildings from the early 20th-century.

The planning legacy at the University of Mississippi is distinguished by the involvement of the firm of Frederick Law Olmsted, landscape architect for Central Park in New York. The Olmsted Brothers' involvement with Ole Miss extends over a 25-year period beginning in 1948, and includes several master plans, updates and planning studies. Nearly 1,900 files pertaining to the University of Mississippi are on record at the National Park Service Olmsted Archives in Brookline, Massachusetts.

The earliest plans of the Oxford campus developed by the Olmsted Brothers indicate development along the central ridge on an axis running east and west. Connections that link new development zones to the north and south were also suggested. A vocabulary of iconic open spaces defined by building edges reinforced the organizing principle established with Lyceum Circle. Roadways and parking were moved to the periphery of the central campus establishing a cohesive core academic area.

The founders of the Ole Miss campus took a long-term view of campus development and invested in lasting structures, such as the Lyceum. Originally designed by William Nichols, the Lyceum's image is the icon of Ole Miss. Buildings of this character and quality distinguish the University environment from other development contexts. In 1998, the United States Postal Service honored the Lyceum in its historic preservation postal card series. The Barnard Observatory was added to the National Register of Historic Places in 1978.

Beyond the central core of the campus, the Faulkner House and the surrounding context of Bailey's Woods are important cultural resources of international significance. Rowan Oak, the historic Faulkner home, was placed on the National Register of Historic Places in 1968.



Contributing Buildings and Iconic Open Spaces

### Contributing Buildings

The University of Mississippi campus has a considerable legacy of architecturally significant buildings that are identified as “contributing buildings” in the Master Plan. A contributing building is defined by *The Secretary of the Interior Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* as essential to the historic character and image of a historic context.

Another key aspect of a contributing building is historic integrity. Significant alterations to a property can sever physical connections with the past, compromising its historic integrity. The following buildings are identified as contributing in the Master Plan. It should be noted that the designation is not based on an exhaustive study that would lead to a Historic Preservation Plan for the campus; rather, the buildings are identified to acknowledge the contribution they make to the campus character. The University should consider developing a Historic Preservation Plan.

#### OPEN SPACES

- A** The Grove
- B** Lyceum Circle
- C** The Quadrangle
- D** Magnolia Drive

#### CONTRIBUTING BUILDINGS

- |                                  |                                    |                                   |                      |
|----------------------------------|------------------------------------|-----------------------------------|----------------------|
| <b>A</b> Farley Hall             | <b>H</b> Peabody Hall              | <b>O</b> Odom-Labauve-Dupree      | <b>V</b> Lester Hall |
| <b>B</b> Barnard Observatory     | <b>I</b> The Lyceum                | <b>P</b> Bondurant Hall           | <b>W</b> Baxter Hall |
| <b>C</b> Ventress Hall           | <b>J</b> Old Chemistry             | <b>Q</b> Johnson Commons East     | <b>X</b> Guyton Hall |
| <b>D</b> Croft Building          | <b>K</b> Kennon Observatory        | <b>R</b> Howry-Falkner-Barr       |                      |
| <b>E</b> Bryant Hall             | <b>L</b> Croft Institute           | <b>S</b> Leavel Hall              |                      |
| <b>F</b> Fulton Chapel           | <b>M</b> Weir Hall                 | <b>T</b> Hill-Longstreet-Vardaman |                      |
| <b>G</b> Barnard-Isom-Somerville | <b>N</b> Public Relations Building | <b>U</b> Mayes-Hedleston-Garland  |                      |



The Lyceum

### **Building Recommendations**

The Master Plan includes the following recommendations for the existing historic buildings, additions to historic buildings, new buildings constructed within historic contexts, and site issues. The recommendations are based on *The Secretary of the Interior Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* and *The Secretary of the Interior Standards for the Treatment of Historic Properties With Guidelines for the Treatment of Cultural Landscapes*.

Based on a rehabilitation philosophy, these recommendations are intended to protect the architectural integrity of the campus and promote the goal of historic preservation, while accommodating the diversity of site conditions and architectural styles. These recommendations will encourage the preservation of the core campus buildings, and provide guidance for new construction in the historic central campus area and/or adjacent to an historic building.

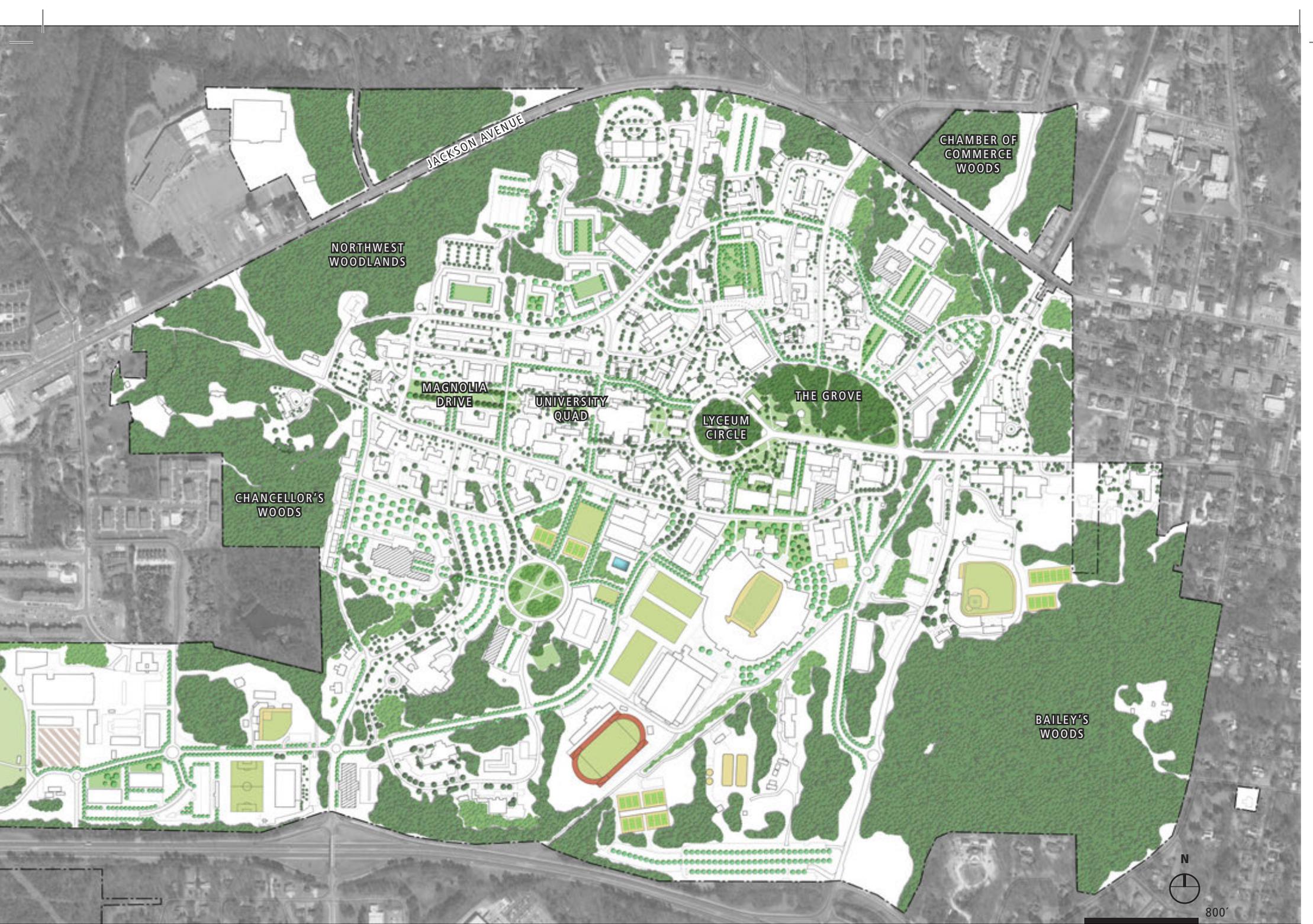
A new building being constructed in the historic central campus or adjacent to an historic building should adhere to the following guidelines:

- The new building's scale and massing should not overwhelm the scale and massing of its neighbors.
- The new building should incorporate at least some of the materials used in the construction of the buildings that surround it.
- The new building should respect the context of the site and its historic neighbors.
- Textures and details of the new buildings should complement those of the historic buildings nearby.
- New buildings should be representative of their own time, differentiated from but respectful of historic context.

In keeping with these guidelines, new additions and adjacent or related new construction should be undertaken in such a manner that if the addition were removed in the future, the essential form and integrity of the historic property and its environment would exist unimpaired. Additional guidance is provided in the Architectural Design Guidelines that accompany this document.

Site planning for new development projects should incorporate appropriate plant materials, sensitive

placement of utilities, and accessibility. New construction projects should be situated in such a way as to minimize impact on the historic setting of the campus. Project planning and building siting should respect circulation patterns, vegetation, and the views and vistas to preserve the historic integrity of both the landscape and the built resources. This requires a particular sensitivity to existing spatial configurations and layouts within the campus, especially if historic landscape features are present. Development projects should be designed to improve and recapture connections to adjacent landscapes, such as views to historic buildings and open spaces in the core campus area.



Wooded Areas and Existing Campus Landscape Spaces

## Landscape and Open Space

The Master Plan includes several landscape connections and new open spaces intended to extend and repair natural systems, and to provide links with the landscape spaces of the academic core. These natural areas, including the forested areas along Jackson Avenue, the Chamber of Commerce Woods, the Chancellor's Woods, Bailey's Woods and the wooded areas in the northwest corner surround the developed areas of the campus.

The iconic landscapes at the University of Mississippi are organized along a central axis running east to west from the main campus entrance on University Avenue to Guyton Hall. These landscapes include the Grove, Lyceum Circle, the University Quad, and Magnolia Drive. As the topography transitions to lower elevation, the well defined organization of space begins to dissolve. Connections between buildings and links back to the central academic core are more tenuous. Facilities located at the lowest points on campus take on more independent identities and have historically struggled to maintain connections with the academic core. The Master Plan suggests ways to better link the campus across topographic changes.

The proposed Landscape and Open Space System consists of the following elements: the natural forested areas, existing and proposed formal open spaces, and connector landscapes and plazas. Several of the landscape spaces proposed in this Master Plan implement design proposals outlined in the historic Olmsted Brothers plans from 1948 to the 1960s.

### Natural Forested Areas

A key objective of the Master Plan is to protect the forested areas and natural drainage systems on the campus edges and repair areas that have been compromised. To that end, the Master Plan recommends that the forested areas along Jackson Avenue, in the Chamber of Commerce Woods, Bailey's Woods, Northwest Woodlands, and the Chancellor's Woods be enhanced. These forested landscapes contribute to the image of Ole Miss from the surrounding roadways and, in the case of Bailey's Woods, contribute to the setting around Rowan Oak, the historic home of William Faulkner. The goal is to maintain this forested edge that defines the perimeter of the campus.

- Wooded Areas
- Campus Landscaped Areas
- Athletic / Recreation Fields

## Campus Landscapes

The Master Plan defines, respects, and enhances the iconic open spaces of the campus. As discussed earlier, the iconic campus landscapes are connected on a central axis that extends along a ridgeline from the campus entrance at University Avenue to Guyton Hall at the end of Magnolia Drive. Symbolically, the axis also ties the center of the University with the center of Oxford at the Town Square. Lyceum Circle and the Grove are on this axis and form the heart of the Ole Miss campus. Together with the Quad and Magnolia Drive, these campus landscapes continue to serve as the organizational armature for campus development.

The Olmsted Brothers influence is evident along the extended axis west of the Lyceum. Here, the Olmsted master plans indicate a series of new campus spaces including the University Quad and Magnolia Drive, which has only been partially implemented. This Master Plan includes recommendations for completing the central axis by removing parking along Magnolia Drive to create a new open space. Magnolia Mall will organize future development on the west side of campus.

The Master Plan proposes several new open spaces and connector landscapes intended to distribute the positive qualities of the central axis to new and regenerated areas of the campus. These new campus landscapes include the North Terrace, Stadium Plazas, College Lawn, South Circle, and Northwest Residential Quads. Each of these spaces is described briefly below. More detailed descriptions can be found in the Campus Districts section.

### North Terrace

The North Terrace builds upon an earlier Olmsted landscape concept to create an open space in the center of the Women's Terrace, a major residential district on campus. The landscape design promotes student gathering, informal play, and provides much needed social space. A new Commons Building sits on the top of the slope with outdoor plazas and eating areas. As the slope descends, the landscape is terraced to provide flat zones for picnicking, sunning, and other activities. This open space is connected to the Grove via improvements along Student Union Drive. The North Terrace is located in the North Residential District.

### Stadium Lawn and Plazas

A new open lawn area and several plazas create gathering spaces for spectators before and after events, and better integrate the stadium with its immediate surroundings. The "Plaza of Champions" is proposed on the north side of the Stadium as a terminus to an improved Walk of Champions. The lawn will serve as a gathering space on game days and will create a more attractive setting for the adjacent Athletic offices and FedEx Academic Center. The Stadium landscapes are located in the Athletics District.

### College Lawn

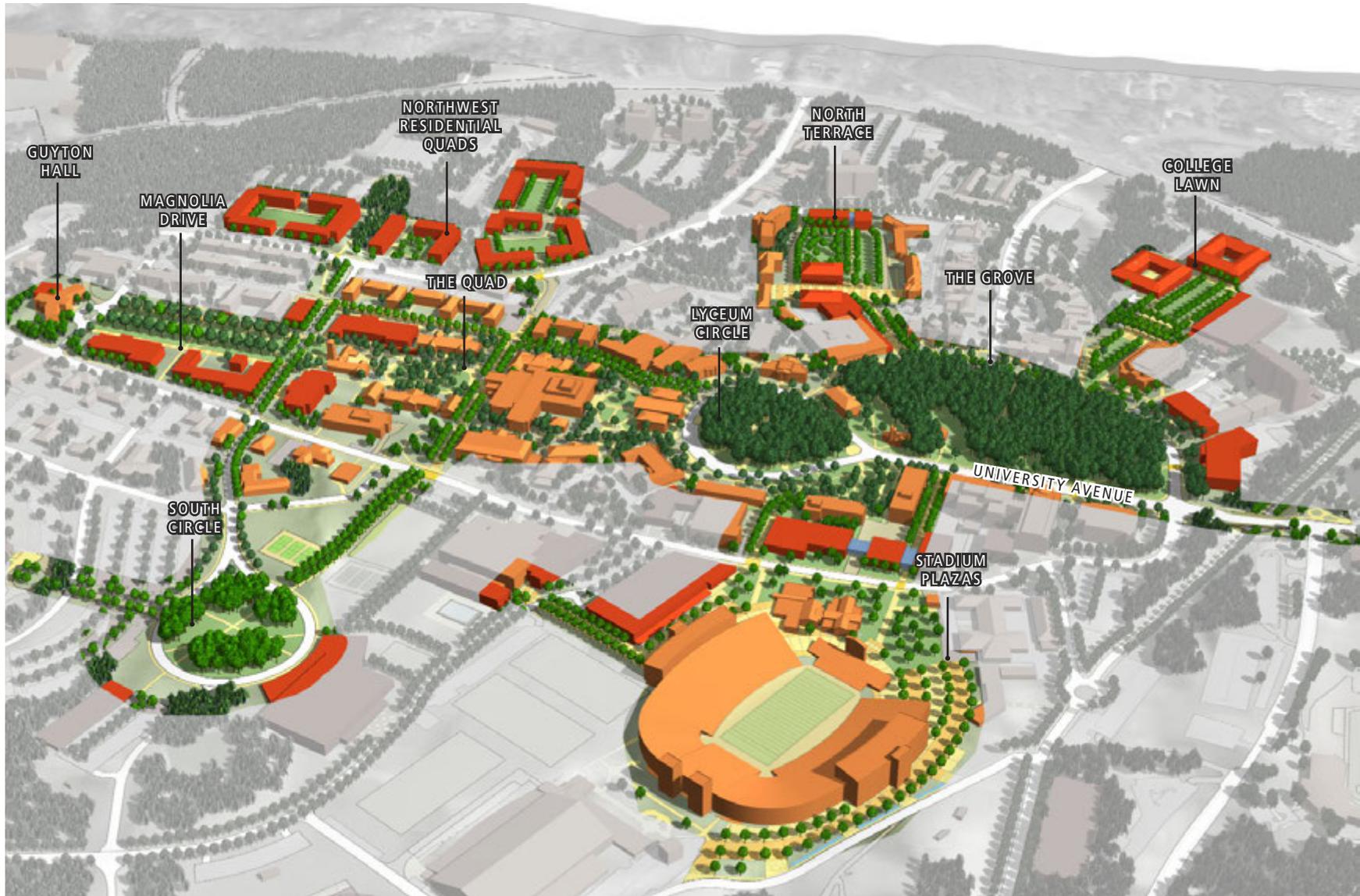
College Lawn is a new open space defined by the Residential College buildings and a future parking garage. The Lawn will provide recreation space and will be connected to the Grove via a new landscaped pedestrian route. College Lawn is located in the North Residential District.

### South Circle

South Circle is long-term concept for creating identity in the South Campus district. Implementation is contingent on the replacement of the Tad Smith Coliseum directly adjacent to the Circle. The South Circle is equivalent in scale to Lyceum Circle and it links the new Law School back to the main academic core with visual and pedestrian connections. The Circle will feature lawn and informal groupings of trees much like the historic Lyceum Circle.

### Northwest Residential Quads

The residential facilities proposed for the Northwest Terraces define a series of new quadrangles which are intended to serve as recreation spaces for the adjacent residents. Construction of the new buildings provides the opportunity to create new level open spaces in an area of the campus with significant topographic challenges. While the quadrangles are not regulation field size, they could address the shortage of intramural and recreation space on campus. The quadrangles are located in the North Residential District.



Proposed Landscape and Open Space System



Landscape Connectors

### Landscape Connectors

Shaded, well lit walkways will help to establish a vibrant pedestrian environment and create a cohesive campus fabric. Strengthening the important links between campus facilities, open spaces, and campus districts will support the critical functions of the University, reinforce the positive image and experience of the campus, and support intuitive way-finding.

#### A. Student Union Plaza and Walk

Student Union Plaza will link the renovated Student Union with a new Commons Building on the south end of the North Terrace. The plaza transforms Student Union Drive from a heavily traveled auto route to a pedestrian- and transit-focused outdoor gathering space.

#### B. Residential College Walk

A new walkway will connect the Grove with College Lawn at the Residential College. Residential College Walk will feature consistent paving and street trees to provide a shaded pedestrian connection from the Residential College to the academic center of campus. The Walk will include traffic calming features where it intersects the new road segment extending from Alumni Drive to Northgate Drive.

#### C. Walk of Champions

On game day, this important pathway leads the football team from the Grove to Stadium Plaza, a new public space proposed for the north end of the stadium. The Walk will be improved with new paving, consistent landscape edges and trees, and a portal through the proposed Science Building located on the site of the existing Central Heating

Plant and Old Power Plant, which are planned for removal.

#### D. Carrier / Hume Walk

This new walkway proposed between Carrier and Hume Halls will connect Lyceum Circle to the Stadium Parking Garage and Plaza area. This route will serve to connect the proposed parking with the core of the campus.

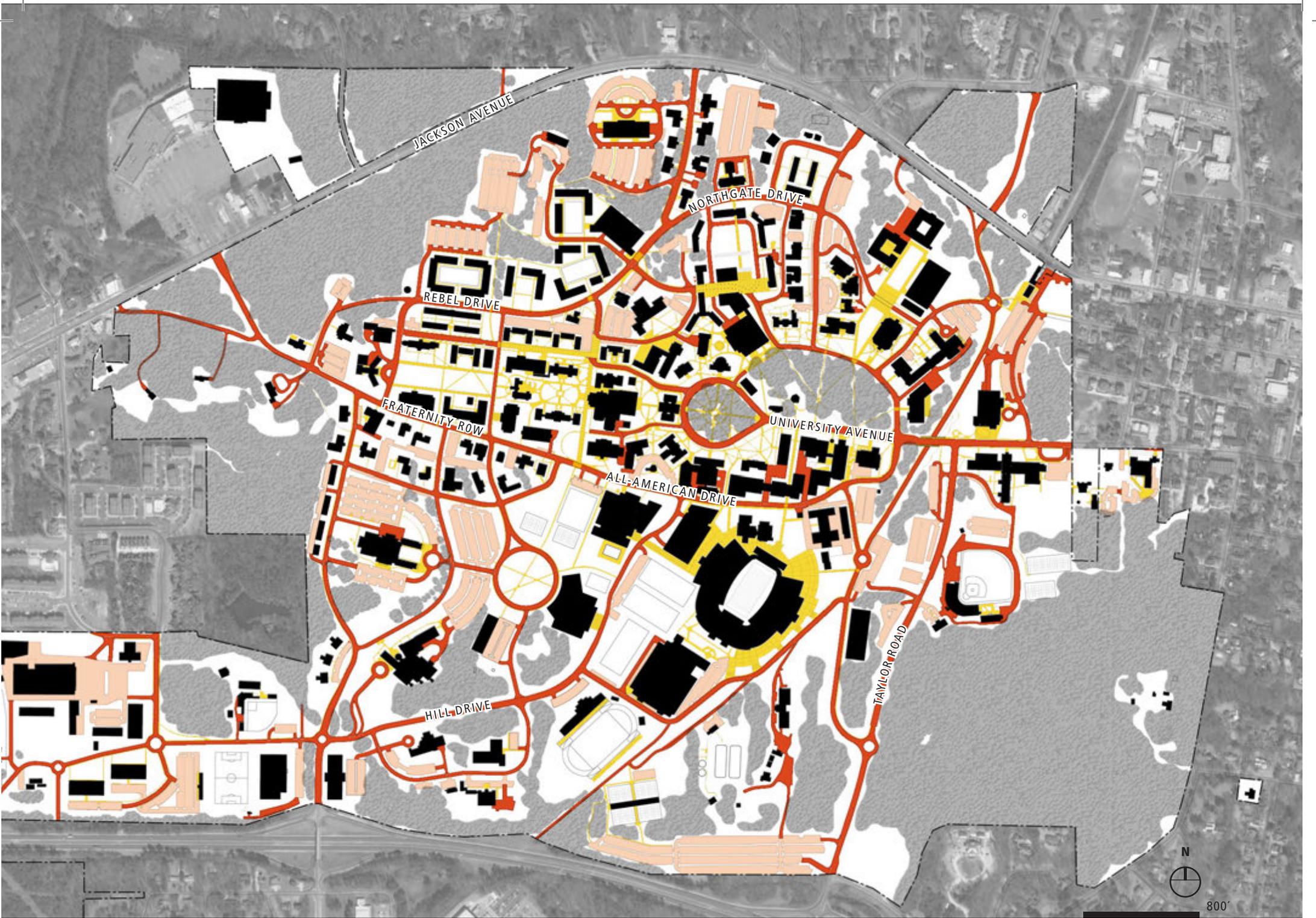
#### E. University Quad Walk

Improvements are proposed to the walkways on the west side of the John Davis Williams Library that connect the Northwest Quads and the Quad to South Circle via a new walkway proposed to the west of the Turner Center. The walkways will have shade trees, a higher grade of paving, and will incorporate traffic calming elements at All-American Drive.

#### F. Chapel Lane

Additional street trees and landscape will provide a more consistent and unified link between the Northwest Quads, Magnolia Mall, and the proposed South Circle.

- A** Student Union Plaza
- B** Residential College Walk
- C** Walk of Champions
- D** Carrier - Hume Walk
- E** University Quad Walk
- F** Chapel Lane



Proposed Circulation System

### Campus Access and Circulation

The Master Plan provides an integrated approach to circulation that better utilizes pedestrian, bicycle and transit networks. This increased utilization is intended to reduce vehicular traffic and assist the University in reducing greenhouse gas emissions. Priority is placed on pedestrian, bicycle and transit options. To facilitate pedestrian movement, the Master Plan establishes a perimeter loop road with the aim of reducing the volume of traffic entering the core campus. As the single occupancy vehicle will continue to be the primary mode of access, vehicular access and parking are reorganized to provide convenience, and reduce pedestrian / vehicular conflicts.

-  Vehicular Route
-  Pedestrian Access
-  Surface Parking

## Pedestrian Network

The Master Plan establishes a Pedestrian Priority Zone within the proposed perimeter loop road. Emphasis is placed on creating a safe, sheltered pedestrian environment. Limiting access on internal roads to service vehicles and traffic calming strategies will assist in establishing this Pedestrian Priority Zone.

### Traffic Calming

Potential traffic calming strategies include differentiation in pavement material, narrowed road sections at crossing points, and raised crosswalks or speed tables. While specific design details will be the subject of future study, the proposed traffic calming locations are identified as follows:

- A. Residential Colleges at new perimeter road
- B. Crosby at perimeter road
- C. Student Union Drive at Northgate Drive (perimeter road)
- D. Chapel Lane at Rebel Drive (perimeter road)
- E. Dormitory Row West at Rebel Drive
- F. Fraternity Row at Poole Drive (approximate location)
- G. All-American Drive at pedestrian path between Carrier and the Engineering Science Building
- H. Walk of Champions at All-American Drive
- I. Grove Loop at Alumni Center

### Service Access Only

Several improvements are proposed to the campus road network to facilitate the Pedestrian Priority Zone, to resolve pedestrian / vehicular conflicts and to provide access to parking. Over the long-term, the Master Plan suggests several roads be limited to service vehicles as the Pedestrian Priority Zone is incrementally expanded. Service and emergency access to facilities, and accessible parking will be preserved.

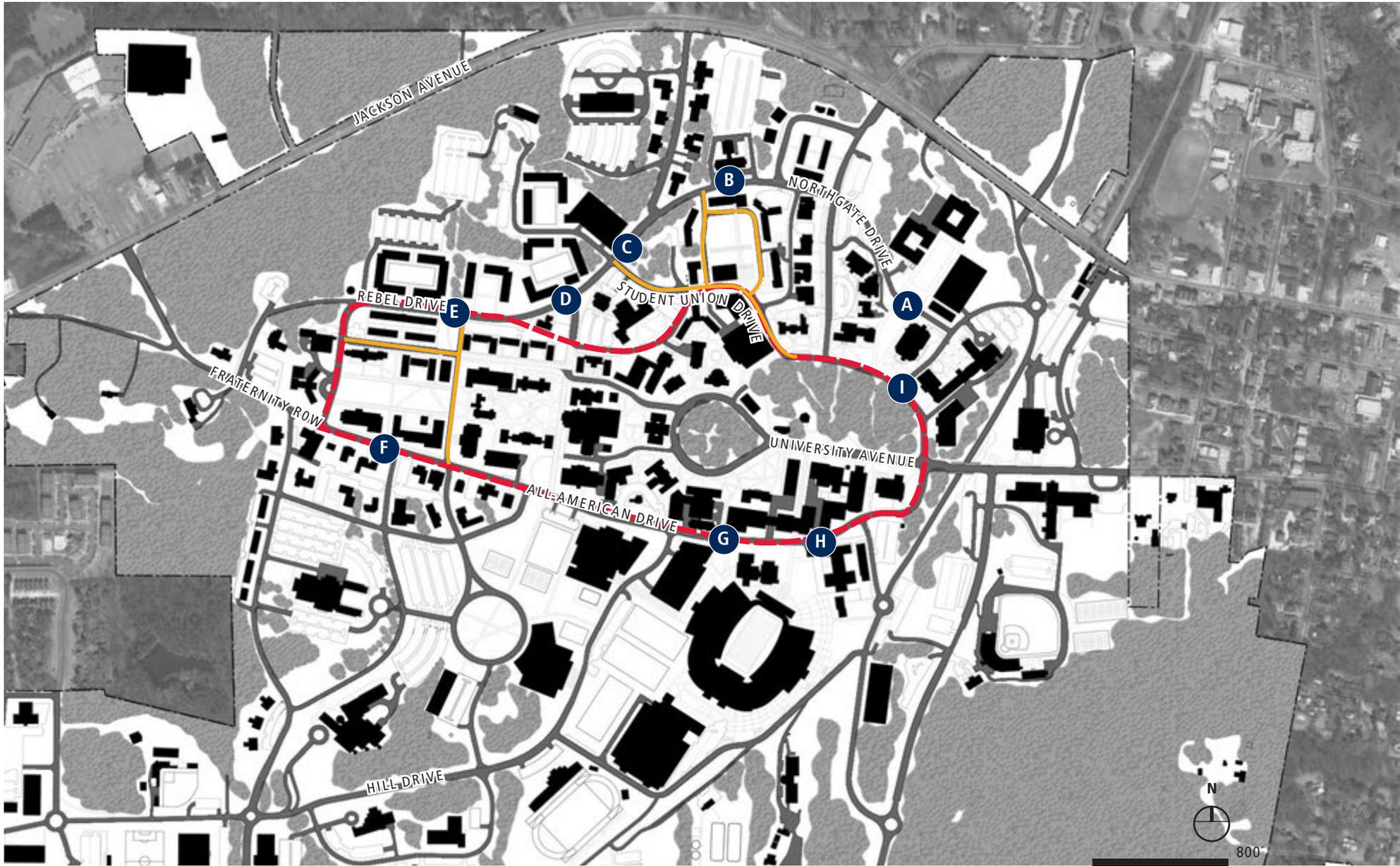
#### *Near-term Limited Access:*

- Student Union Drive from Grove Loop to Rebel Drive
- Women's Terrace East and West
- Dormitory Row West from Rebel Drive to Chapel Lane

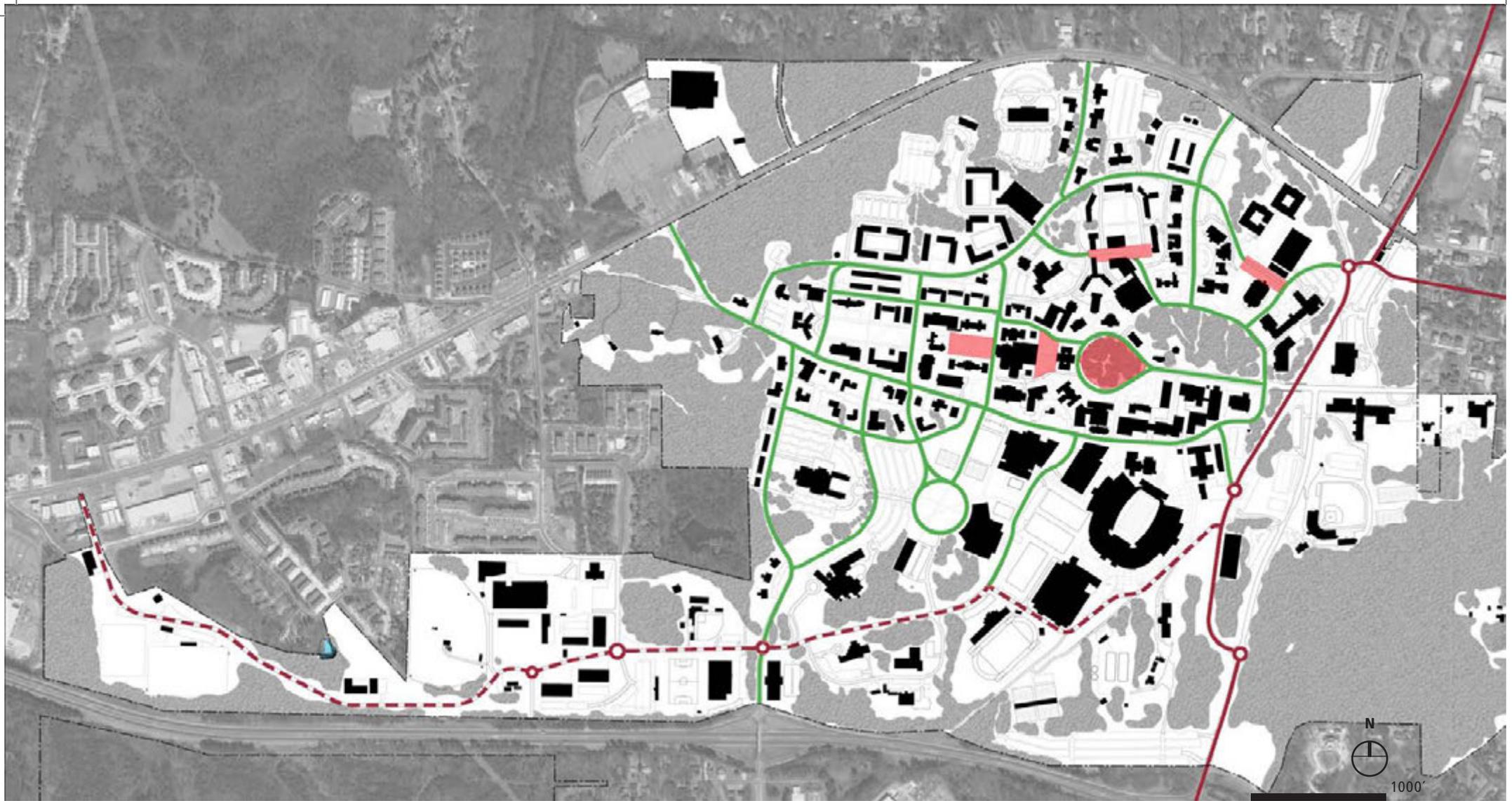
#### *Long-term Limited Access:*

- Magnolia Drive
- Chapel Lane





Proposed Pedestrian Network

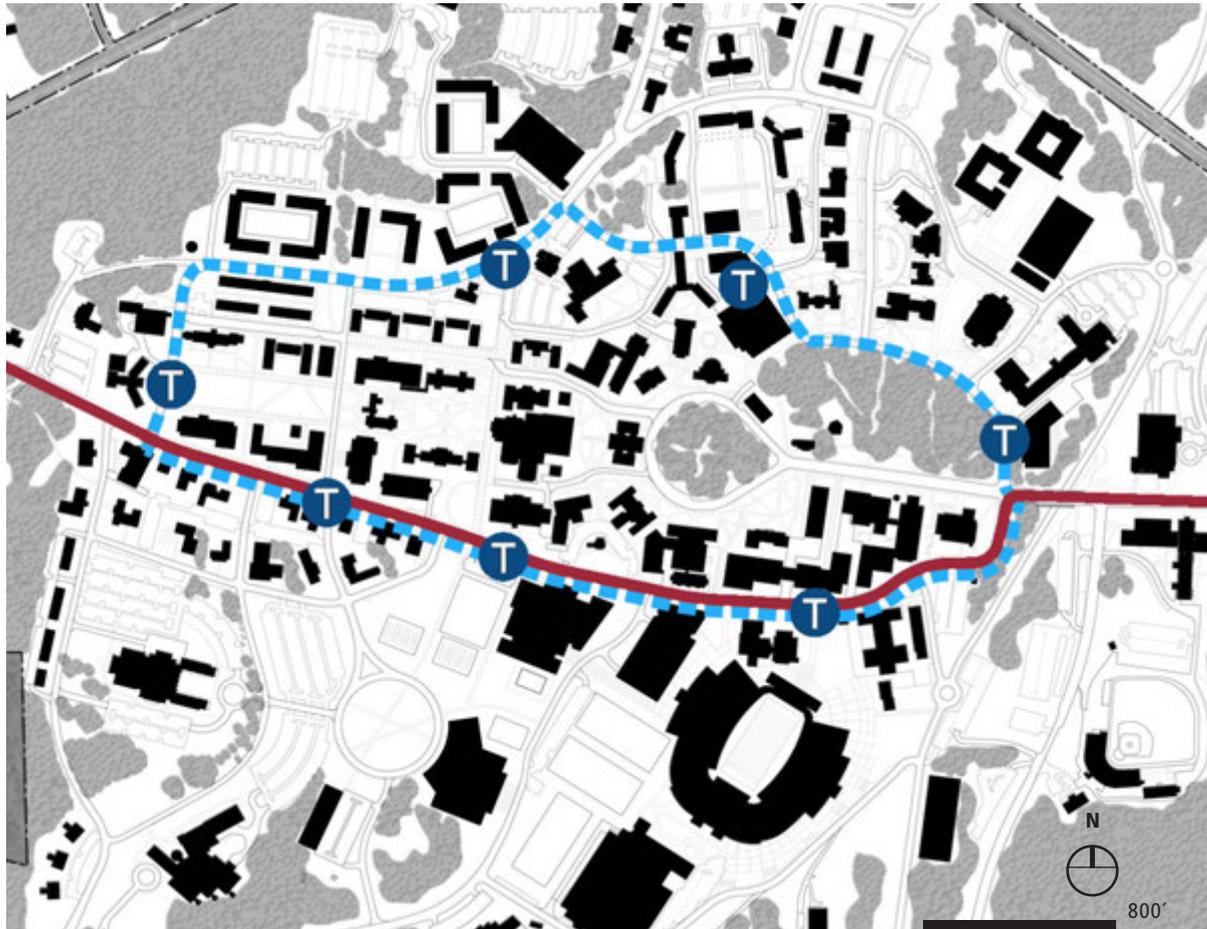


Bike Routes

### Bicycle Network

The campus bicycle network is extended and coordinated with existing community routes. Bike paths and biking lanes will provide access throughout the core campus and will lessen conflicts between human-powered transport and automobiles. The bike network utilizes roads and designated bike lanes to minimize pedestrian conflicts.

- Campus Bike Route
- Regional Bike Route
- Pedestrian Area

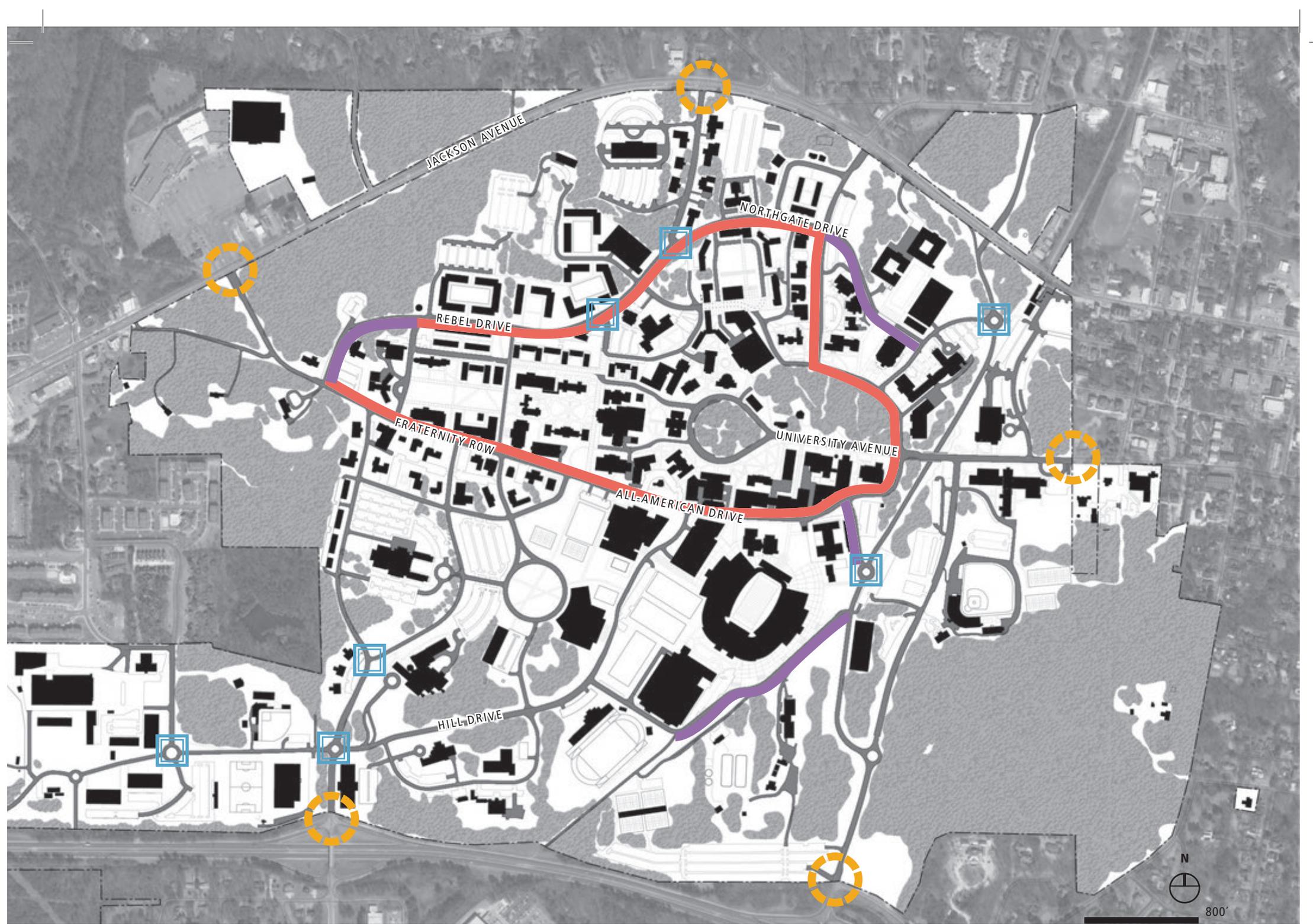


Transit Routes

-  Campus Shuttle Loop
-  Potential Municipal Bus Route
-  Transit Stop

### Transit Network

The Master Plan identifies roadways for transit services when such options become a greater focus of the campus access strategy. Potential shuttle services and other routes will utilize the proposed perimeter road. Designated routes for transit will allow convenient access to core pedestrian areas, parking facilities, and key campus life and academic areas. Bus stops will be coordinated with activity nodes and major destinations to allow the utilization of interior lobby spaces for waiting areas during inclement weather.



Vehicular Circulation

### Vehicular Circulation

Clarifying and rationalizing the vehicular circulation on campus serves to facilitate more intuitive and coordinated access for students, faculty, and visitors. Strategies for improving the vehicular circulation network on campus include:

- Strengthening the established campus arrival sequence and gateways
- Clarifying and completing a campus perimeter road around the academic core
- Reconfiguring select intersections to improve safety
- Creating new road connections in strategic locations to improve campus circulation and egress, and
- Establishing an organized strategy for parking and access.



Campus Gateway



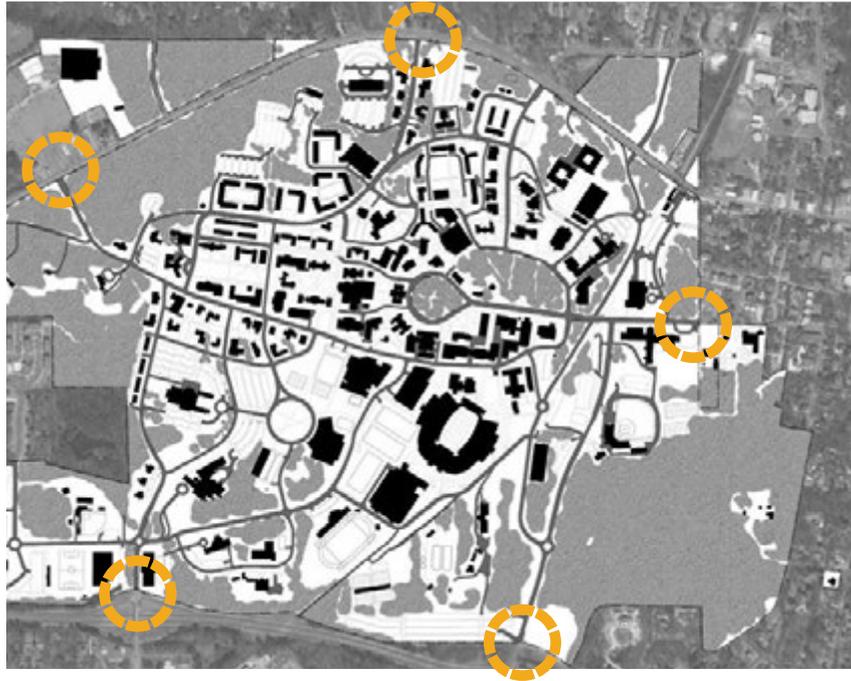
Perimeter Road



New Road Sections



Intersection Improvements



### Gateways

The Ole Miss campus has several gateways serving day-to-day campus users and campus visitors. The Rebel Drive, Sorority Row, and Fraternity Row gateways from Jackson Avenue have benefited from recent investments in signage and landscape. The main entrance on University Avenue functions as the ceremonial entrance to the campus. The southern gateways to campus on Taylor Road and Coliseum Drive are the focus of improvement activities in the Master Plan given their growing importance for visitor and day-to-day access. Taylor Road serves as a gateway for day-to-day users and visitors. Landscape improvements are proposed to unify the character of this road and its continuation, Gertrude Ford Boulevard. Additional signage and a more consistent landscape treatment will improve Coliseum Drive as it increasingly becomes an important gateway for the emerging research district on Hathorn Road and the planned construction of the Center for Innovation Excellence south of Highway 6.

#### Perimeter Road

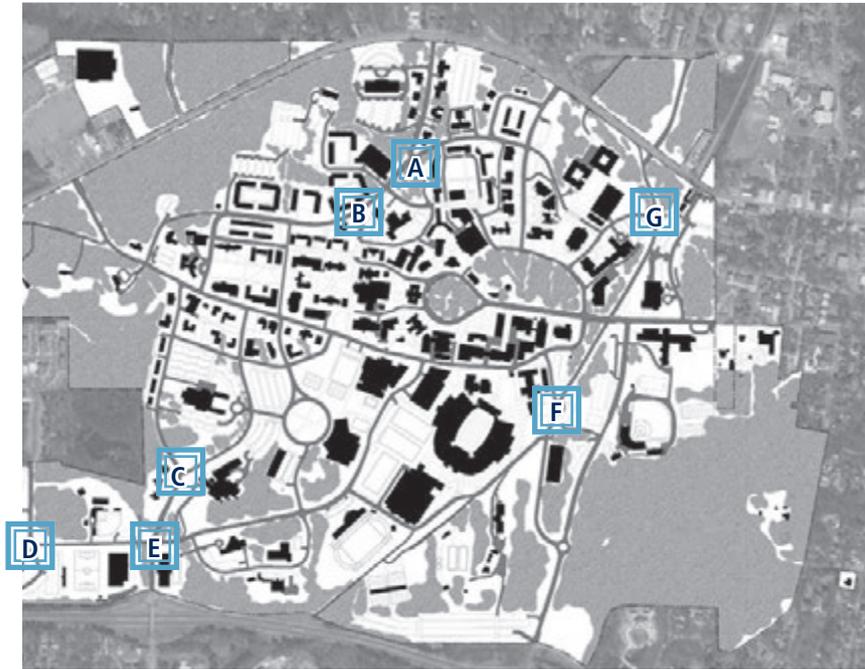
A perimeter road around the central academic core will remove traffic from the central campus, eliminating critical pedestrian/vehicular conflict zones without impeding campus-wide circulation. The creation of this campus loop will also facilitate compact development. The perimeter road is comprised of the following existing roads and new roadway segments beginning at University Avenue:

- Grove Loop north to Sorority Row
- Northgate Drive from Sorority Row to Rebel Drive
- Rebel Drive
- A potential new segment from Rebel Drive northward to Fraternity Row
- Fraternity Row eastward to All-American Drive, and
- All-American Drive to University Avenue.



### Intersection Improvements

As the campus has evolved over time, particular intersections have developed functional issues relative to increased trip volume, and/or changes in the pattern of use. Strategic interventions in the road system at key intersections will improve the overall design of the vehicular network and ease tensions at specific places at peak times. The following intersections will be reconfigured to create safer traffic circulation patterns:

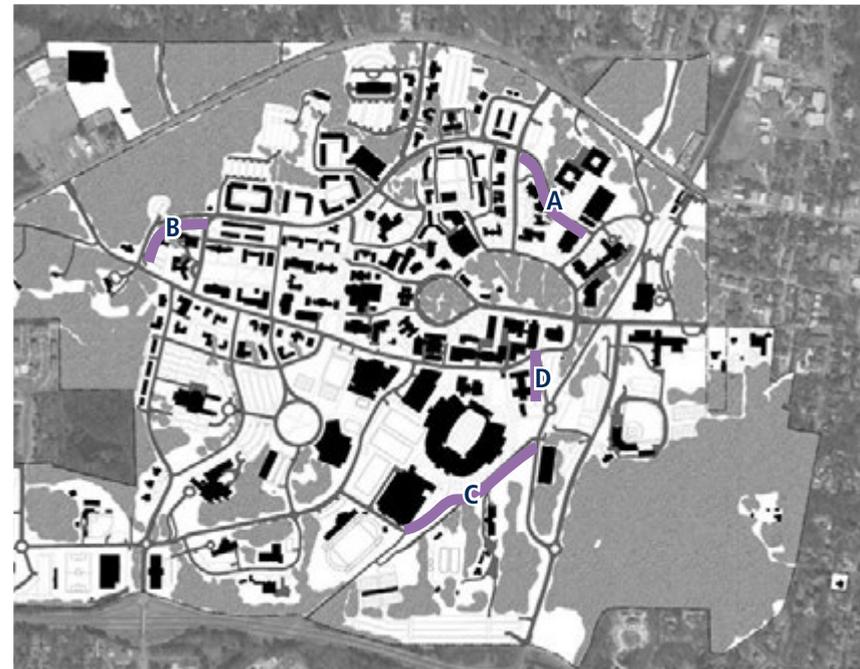


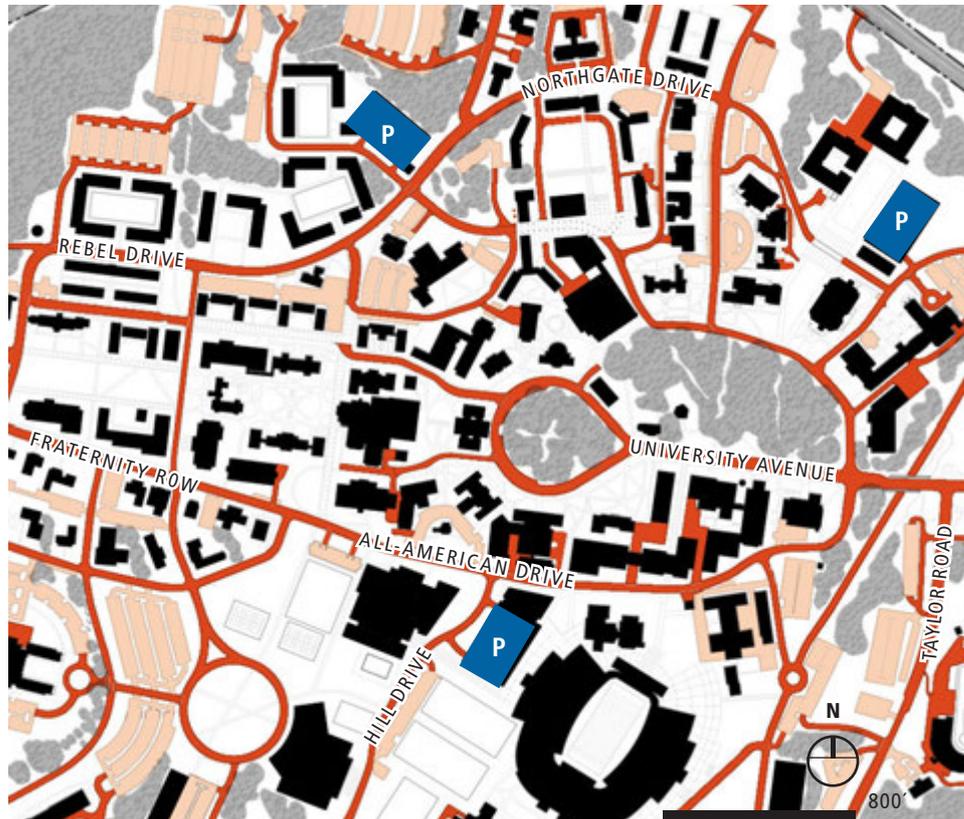
- A. Create a "T" junction where Rebel Drive intersects Northgate Drive. The portion of Rebel Drive extending to Jackson Avenue would connect perpendicularly to a continuous Northgate-Rebel Drive (western portion) roadway.
- B. Create a "T" junction where Dormitory Row West intersects Rebel Drive.
- C. Reconfigure intersection of Coliseum Drive at West Road to prioritize the movement of northbound traffic onto West Road.
- D. Create a roundabout at the intersection of Hathorn Road and Intramural Drive to facilitate traffic flow toward the research district proposed adjacent to the existing Waller Lab Complex and the future Center for Innovation Excellence south of Highway 6.
- E. Create a roundabout at the intersection of Hill Drive, Hathorn Road, and Coliseum Drive to facilitate the complex interface of the three traffic patterns and high volume of vehicles flowing through this intersection.
- F. Create a roundabout at the intersection of Gertrude Ford Boulevard and Manning Way to connect a new road segment linking Gertrude Ford Boulevard to All-American Drive.
- G. Create a roundabout at the intersection of Gertrude Ford Boulevard and Alumni Drive to facilitate traffic movement and turning patterns.

### New Roads

New road sections and/or road extensions in key areas of campus will allow the removal of vehicular traffic from the central core campus, and allow for efficient access and egress to parking areas even during peak campus usage. The proposed roads include:

- A. Connect Alumni Drive to Sorority Row.
- B. Extend Northgate Drive from Sorority Row behind Lamar Hall to connect with Alumni Drive. This extension allows the pedestrianization of the busy core area near the Student Union and Grove.
- C. Extend Manning Way to formalize the existing route. This extension facilitates egress from parking areas during special events at the Coliseum, and would not be open to the public on a day-to-day basis.
- D. Create a roadway connection from Gertrude Ford Boulevard to All-American Drive to formalize the existing "cut-thru." This connection facilitates access to south campus areas from Gertrude Ford, and egress from the Athletics / Recreation district on game days.





Proposed Parking Structure Locations

 Parking Structure Locations

## Parking

Recognizing the value of core campus land for academic, research and support uses, the Master Plan minimizes the use of campus core land for surface parking. The intent is to create a pedestrian-oriented environment, concentrating all major campus academic and student support facilities within the pedestrian realm of the campus. Currently, nearly 15 percent of this valuable land is devoted to parking. To ensure the highest and best use of the core area and foster a walkable environment, it is necessary to move the parking supply into existing peripheral locations and garages over time.

### Parking Redistribution

As noted, some central campus parking facilities may be removed over time as land becomes more valuable for academic, research, and support uses in the core area. Other surface parking areas are removed in the Plan to address stormwater management and design quality considerations. To compensate for the displacement of parking from the core campus and to provide a modest growth in supply over the long term, three parking garages are located along the proposed loop road system and coordinated with the enhanced pedestrian network. The distribution of parking, in conjunction with the improved pedestrian network, is intended to encourage the campus population to park once and walk, and to reduce vehicular traffic and the associated emissions on campus.

The parking structures are phased over the life of the Plan and are sequenced so as to provide replacement parking where it is needed to serve the various campus districts. The proposed facilities include:

#### Athletics Garage

Accessed from Hill Drive, a new 650-space parking structure serves the daily needs of the Science District and Central Campus District, as well as providing convenient accessible parking for events in the Stadium, new Basketball Arena, and Turner Center. A new Rebel Shop facility wraps the north end of the garage, improving the façade of the structure along All-American Drive. The eastern façade of the structure should be well detailed to facilitate pedestrian access and relate to the Vaught-Hemingway Stadium West Plaza.

#### College Lawn Garage

Just east of the new College Lawn, a parking garage will provide 650 parking spaces to replace displaced surface lots in the northern campus residential districts and potentially provide event parking for the Yerby Conference Center and the Inn at Ole Miss. Vehicular access from Alumni Drive minimizes the traffic impact on the adjacent Residential College pedestrian link.

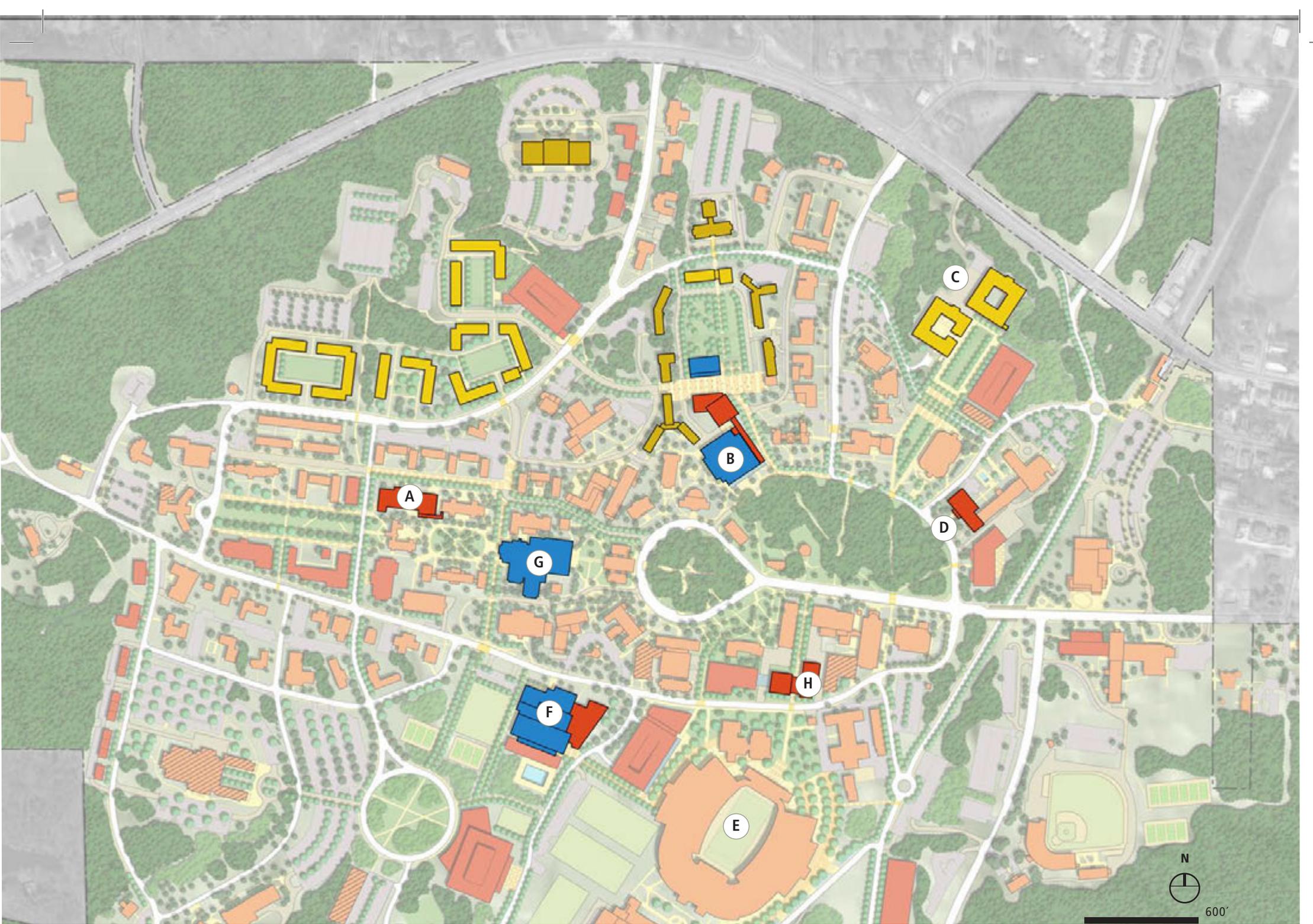
#### Northwest Garage

A new garage at the eastern edge of the Northwest Residential District will provide 650 new spaces to serve the needs of the growing residential population, academic expansion in the Magnolia Mall area, and accommodate the removal of parking concentrations

from the pedestrian core. Located along Rebel Drive, this garage relates directly to the surrounding residential development and remaining peripheral surface parking, as well as to the Union Plaza pedestrian link and the Student Union transit hub.

The parking improvements set forth in Master Plan will produce a net parking increase of nearly 1,000 additional spaces. Proposed lot improvements and additional structures will be part of a comprehensive change in the University's approach to parking on campus that includes the following shifts:

- Eliminate primary vehicular access and parking concentrations from the core campus area to decrease pedestrian-vehicular conflicts in the pedestrianized zone
- Encourage pedestrian, bicycle, and transit-options over automobiles for faculty, staff, and students on campus to decrease emissions; improve the aesthetics of the campus environment; and decrease on-campus commuting
- Improve organization and prioritization of parking resources to consolidate surface parking, facilitate more intuitive way-finding for drivers, and improve access to core campus areas
- Reduce open parking designations and bring the parking fee structure into alignment with peer norms to realize a better return on existing and proposed parking investments.



Programs and Services for Students

## Campus Life

The campus life facilities at the University of Mississippi include student amenities, civic nodes, and residential communities that contribute to the quality of life. The Master Plan supports a sense of campus life and community by creating and enhancing civic meeting points and by providing connectivity between these nodes. Community is addressed at the following levels:

- Residential / learning communities
- Dining and food services
- Cultural amenities, and
- Athletics and recreation facilities.

**A** Johnson Dining Commons

**B** Student Union

**C** Residential College

**D** Alumni Center

**E** Vaught-Hemingway Stadium

**F** Turner Recreation Center

**G** John Davis Williams Library

**H** New Science Center

**Dining and Food Service Locations**

**Residential / Learning Communities**

**Student Amenities and Recreation Facilities**

## Residential Life

The University Student Housing and Residence Life Department is in the process of transitioning their residential living philosophy from a traditional residence hall model to a model of living /learning communities with the goals of increasing the number of students living on campus and actively engaging residential students in a stimulating social and academic environment. Transitioning housing to this new model requires change and investment on several levels:

- Type of housing offered – new room configurations will be necessary to provide more privacy and independent living opportunities in response to student preferences
- Social and learning support amenities – new social and learning spaces, including dining, study / meeting, and fitness space will need to be provided in existing and future campus housing to address the social and academic engagement goals of the University, and
- Number of beds provided – the total bed count will need to increase to engage more students in the living / learning model envisioned.

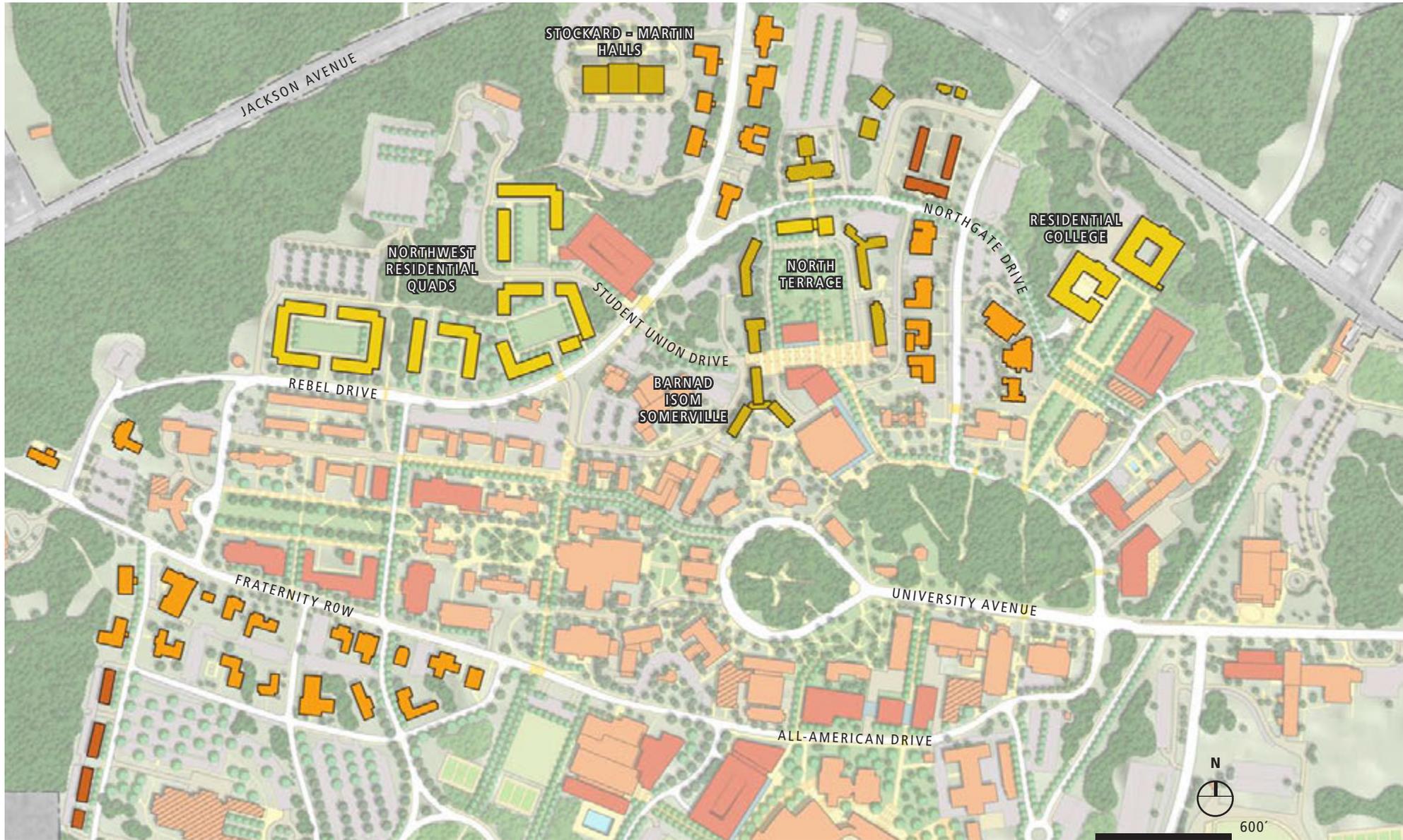
Transitioning the residential life experience at Ole Miss will take coordinated planning and investment. The new Residential College buildings are the first step in this transition. Beyond the new housing provided in the Residential College, the Master Plan provides strategies for creating the social and learning support amenities for students living in existing residence halls. The North Terrace described below is a key strategy. The objective is to introduce the social and academic support amenities in the near term, while renovating or replacing existing housing as time and finances permit.

It should be noted that the recommendations of the Master Plan are provided at a high level and will need to be supplemented with more detailed study and analysis as the University moves forward with the residential community model.

## Residential College

The Master Plan incorporates the plans for the two proposed phases of a new Residential College. Phase I includes 460 beds of housing in a suite-style configuration. Phase II will include an additional 460 beds. As noted, the Residential College represents a new concept for housing on the Ole Miss campus, one which combines a positive residential experience with a stimulating learning environment. The Residential College features a range of room configurations offering more privacy, a dining hall, fitness center, library, and a computer center. It represents the preferred model for future housing and renovation of existing housing on the University campus.





Residential Life Facilities



Proposed Student Union Plaza and Commons Building

### North Terrace

The North Terrace housing district concept will enable the University to incorporate the social and academic amenities of a living / learning community in the existing North Residential District. The proposal includes new outdoor spaces and social facilities, which will provide an immediate improvement to the quality of the residential experience while making the best use of existing residence halls. By creating the social center first, students in the surrounding halls will benefit from an improved residential environment without major changes to the existing housing facilities. Over time, the surrounding housing will be renovated or replaced to provide the wider range of room configurations preferred by students.

The North Terrace housing district has the capacity to accommodate 2,256 students in a combination of renovated existing housing, potential new housing, and former residence halls that could be brought back into the housing system. The open space concept of the North Terrace draws from the early Olmsted Brothers' plans. The vision reclaims the space surrounded by the residence halls from its current use as parking lots and creates a new outdoor gathering space. The Terrace will feature lawns, shade trees, and seating areas to create a larger outdoor venue for social interaction.

The Terrace and a new "Commons" facilities will create social centers for the residents of the surrounding residence halls of Deaton, Stewart, Crosby, Brown and Hefley. The south "Commons" Building is coordinated with a proposed addition to the adjacent Student Union which will house much

needed dining, social, and student organization space. The Student Union addition and the Commons Building will face onto the new Student Union Plaza. Located on the former alignment of Student Union Drive, Student Union Plaza is envisioned as a social gathering space connected to new convenience and dining facilities proposed in the Student Union and the Commons Building. Student Union Plaza will be closed to general traffic, but will be designed to allow transit buses to travel through the plaza. The expanded Union will not only serve as the central dining facility for North Terrace residents, but it is also envisioned to become the central campus gateway for transit commuters. The Union will serve as the central hub for future transit services on campus.

In addition to renovating or replacing the housing surrounding the Terrace, the Master Plan introduces new residence halls on the north and south ends of the Terrace. The housing at the south end would be located above the proposed Commons Building. Combined, these two new residential halls could accommodate an additional 138 new beds.

### Barnard, Isom, and Somerville

Barnard, Isom, and Somerville could be renovated and converted back to housing to achieve the target number of beds. These older facilities offer the benefit of being centrally located directly adjacent to the Student Union. Renovation of these buildings would yield an estimated 276 beds.

### Northwest Residential District

As part of a long-term strategy to replace existing housing and increase the overall bed count, the Master Plan suggests the Kinard, Miller, Guess and Kincannon Hall sites for redevelopment. Kinard, Miller and Guess occupy the high ground of the campus and do not represent the highest and best use of campus land given the low density development pattern of the buildings (with the exception of Kincannon). These sites could be developed more intensely to accommodate a higher bed count. Kincannon has been identified by the Department of Student Housing for demolition due to the condition of the building and the limited opportunities it provides for alteration.

The Northwest Residential District is proposed to house new living / learning communities located on the higher ground of the campus in close proximity to the academic core. An estimated 1,700 beds could be accommodated in the proposed buildings. The Northwest District consists of four quadrangles framed by four-story buildings. The quadrangles will serve as recreation spaces for the surrounding residents. These residential communities will include a variety of housing types as well as the social amenities required to support the living / learning community model.

### Greek Housing

The Master Plan maintains and expands the existing fraternity and sorority areas of the campus in response to a demand for more chapter houses. New sorority housing sites are identified on the west side of Rebel Drive near Stockard and Martin Halls where an additional three houses could be provided. An additional two fraternity houses are located on West Drive north of Poole Drive.

### Apartment Housing

Ole Miss has a demonstrated demand for apartment style housing to serve an increasing graduate population, foreign student population and the need for transitional accommodation for faculty, staff and others relocating to Oxford. Facilities serving these population groups, once available on the campus, have been removed in recent years to make way for the development of the new Law School and the Residential College. In response, the Master Plan identifies sites on West Drive to accommodate 122 potential beds of new apartment-style housing. This location provides convenient access to the new Law School and is within a short walk of the academic core.

### Stockard and Martin Halls

Stockard and Martin Halls will remain part of the housing system for the foreseeable future given the popularity of the facility, the number of students it can accommodate (1,000), and debt service on recent improvements which will be paid off in 2017. Stockard and Martin Halls currently lack the social and academic facilities envisioned in the living / learning model for residential communities, which will need to be added if the facility is to remain in the housing system. Over the long-term, the Master Plan recommends the replacement of beds in

Stockard and Martin Halls closer to the academic core of the campus. Stockard and Martin Halls are located on one of the lowest points on campus resulting in an isolated residential experience and difficult pedestrian connectivity with the campus core. Future use of the Stockard-Martin site should be reserved for student parking or uses that do not require pedestrian connectivity with the academic core.

## Campus Life and Dining Facilities

The Master Plan focuses on improving campus life amenities including the Student Union, the Turner Recreation Center and three primary dining locations: the Student Union, Johnson Commons, and the Residential College. The goal is to provide dining venues that serve both residents and the broader population of the campus, thereby improving the utilization and financial success of each location.

### Student Union

The Master Plan provides recommendations for expanding the Student Union to include more dining, meeting and social space to address the current deficits in the facility. Originally constructed in 1975 to serve a student population of just over 8,000 students, expansion of the Union is needed to serve the current enrollment levels and to provide dining services for the residents of the North Terrace and broader campus population. The Student Union is envisioned as the central gathering and social space of the campus for the entire campus population. To that end, the future central transit hub for the campus is located at the Union making the facility the portal for transit riders. The transit hub is located on Union Plaza north of the building. The goal is to create an active hub with dining and retail services along the Plaza to increase foot traffic through the facility.

### Johnson Commons

Johnson Commons is ideally located to serve the daytime population of the current and future west campus area as well as the future residents of the Northwest Terrace. Subject to more detailed study, it is recommended that the existing facility be replaced to address a number of shortcomings in the building and provide an improved dining and social experience.

### Residential College

The Residential College includes dining and a number of amenities to serve the resident population. This facility could also serve the daytime population of the north east academic core.

### Alumni Center

Over the long-term, the Alumni Center site has been identified for redevelopment to get more intense use of this prime site. It could include a new food venue to serve not only the hotel, but the east campus population as well.

### New Science

The proposed science building on All-American Drive is well positioned to include a food service facility to serve the Science District. Food service and social space could be located on Walk of Champions, a highly utilized pedestrian route.

### Cultural Amenities

As the flagship institution of the Mississippi State Institutions of Higher Education, the University of Mississippi is often the designated steward of many historical and culturally sensitive records and collections. Due to the rich literary tradition and socially significant past, the University has become a beacon of cultural memory, outreach, and understanding for the residents of Oxford, the State of Mississippi, and the region.

#### The Ole Miss Cultural Center

The original vision for the “Ole Miss Cultural Center” was a multi-facility outreach program centered along the University Drive corridor. Facilities involved in this initiative included the Gertrude Ford Performing Arts Center, the University Museums, the Walton-Young House, and Rowan Oak. The relocation on the University Music Library to the Music Building along University Ave strengthens this area’s cultural focus. The inclusion of the Blues Archive with the Music Library will provide better public access and a more visible location, strengthening the University’s goal to make this a marker site on the Mississippi Blues Trail.

### Sports and Recreation Facilities

The expansion and redesign of the Turner Center will provide an improved health and fitness facility for the campus population. Plans for an eastward expansion are accommodated in the Master Plan as well as the opportunity for a future expansion to the south. The Turner Center will also serve as a commuter gateway into the campus. The proposed limited food service in the facility will serve a wider population.

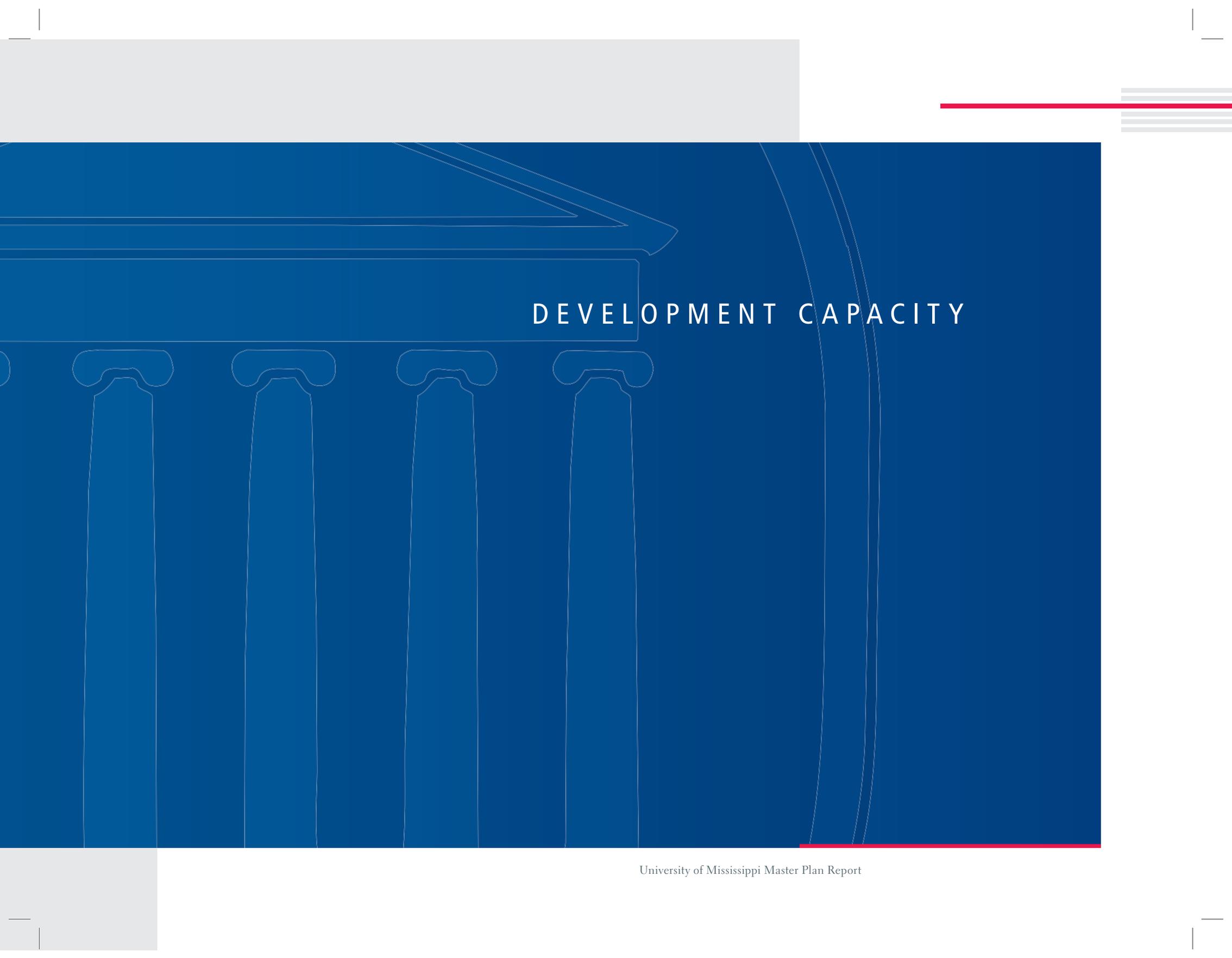
The vision for improved campus life expressed in the Master Plan incorporates recreation facilities in the development of improved residential facilities. Smaller satellite locations of fitness amenities will be located proximate to housing and associated with common spaces or buildings. The outdoor spaces developed in conjunction with the Northwest Residential District, and the reclamation of the North Terrace green space, will provide outdoor recreation and activity areas for residents in these communities.

## HOUSING CAPACITY SUMMARY

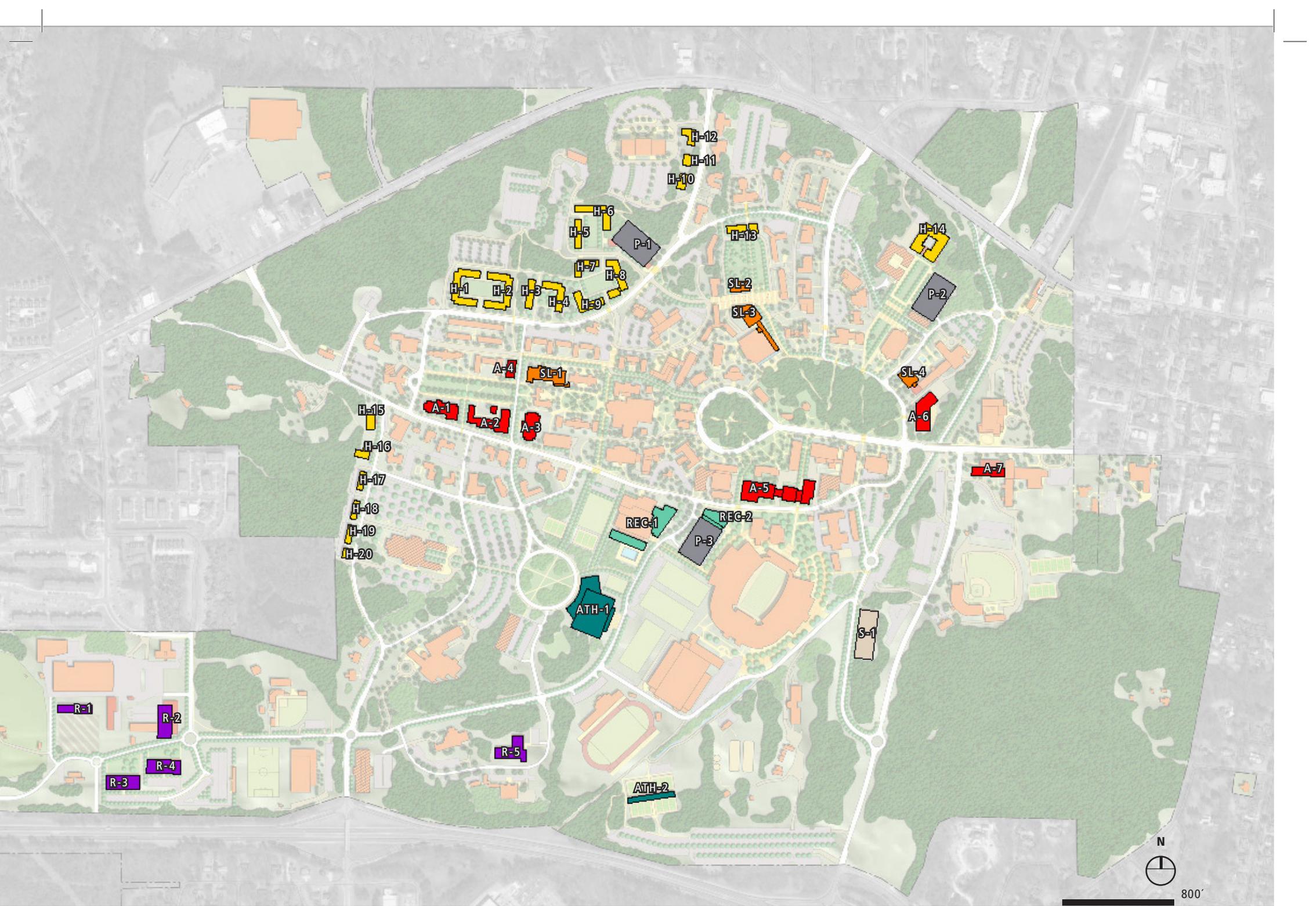
Area/Facility	Existing Bed Count	Renovated Bed Count	New Beds	Total Beds
<b>North Terrace</b>				
<b>New Beds</b>			600	
<b>Existing Beds to Remain</b>				
Brown	226	215		
Crosby	702	667		
Deaton	87	83		
Hefley	126	120		
Stewart	312	296	1,381	
<b>Reinstated Beds</b>				
BIS	0	276	276	
				2,257
<b>Northwest Residential District</b>				
<b>New Beds</b>			1,827	
<b>New Greek</b>			77	
<b>Existing Beds to Remain</b>				
Falkner	48	27		
Howry	54	30		
Stockard-Martin	960	960	1,017	
<b>Reinstated Beds</b>				
Vardaman		30		
Longstreet		27		
Hill		30		
Leavell		24		
Barr		30	141	
				3,062
<b>South Circle</b>				
<b>New Apartments</b>			122	
<b>New Greek</b>			58	
				180

Area/Facility	Existing Bed Count	Renovated Bed Count	New Beds	Total Beds
<b>Other Existing Housing to Remain</b>				
<b>Northgate Apartments</b>	162			
<b>Existing Greek Houses</b>	176			
				818
<b>Existing Housing to be Decommissioned</b>				
<b>Kincannon</b>	504			
<b>Miller</b>	108			
<b>Guess</b>	206			
<b>Grand Total</b>				
				6,655





# DEVELOPMENT CAPACITY



Development Capacity

# DEVELOPMENT CAPACITY

The University of Mississippi maintains almost 4.1 million gross square feet (GSF) of built space. The Master Plan projects more than 2.7 million GSF of additional capacity and 440,000 GSF of strategic removals phased over the life of the Plan. The capacity expressed in the Master Plan includes space for the University to effectively meet the goals expressed in its strategic and academic planning. The University Mission and Vision, which provides an over-arching context for those goals, express a commitment to academic pursuit through both research and discovery, and academic instruction and study.

## DEVELOPMENT CAPACITY SUMMARY

DEVELOPMENT CAPACITY SUMMARY								
<b>Academic</b>			H-12	Sorority House Site	16,400	<b>Recreation and Athletics</b>		
A-1	Magnolia Mall 1	87,800	H-13	North Terrace Residence Hall	44,800	REC-1	Turner Center Additions	118,400
A-2	Magnolia Mall 1	86,700	H-14	Residential College - Phase 2	101,700	REC-2	Rebel Shop	51,600
A-3	Magnolia Mall 1	57,200	H-15	Fraternity House Site	16,400	ATH-1	Basketball Arena	160,500
A-4	Magnolia Mall 1	22,500	H-16	Fraternity House Site	12,800	ATH-2	Tennis Complex	39,000
A-5	Science District Academic Building	111,200	H-17	Apartments	16,200			369,500
A-6	Grove Academic Building Site	106,300	H-18	Apartments	16,200	<b>Research</b>		
A-7	East Academic Building Site	44,300	H-19	Apartments	16,200	R-1	Research 1	43,200
		516,000	H-20	Apartments	8,400	R-2	Research 2	72,000
<b>Housing</b>					865,200	R-3	Research 3	72,000
H-1	Northwest Residence Hall	100,000	<b>Parking</b>			R-4	Research 4	72,000
H-2	Northwest Residence Hall	100,000	P-1	Northwest Garage	216,000	R-5	Research 5	74,100
H-3	Northwest Residence Hall	42,000	P-2	College Lawn Garage	216,000			333,300
H-4	Northwest Residence Hall	61,500	P-3	Athletics Garage	216,000	<b>Campus Support</b>		
H-5	Northwest Residence Hall	41,000			648,000	S-1	Facilities Plant	136,500
H-6	Northwest Residence Hall	74,500	<b>Student Life</b>			<b>Total Capacity</b>		2,535,200
H-7	Northwest Residence Hall	47,700	SL-1	Johnson Dining Commons	81,500			
H-8	Northwest Residence Hall	70,100	SL-2	North Terrace Commons	30,100			
H-9	Northwest Residence Hall	57,000	SL-3	Student Union Additions	81,100			
H-10	Sorority House Site	12,900	SL-4	Alumni Center	34,200			
H-11	Sorority House Site	9,400			226,900			

## 74 Academic

The academic space shown in the Master Plan totals 516,000 GSF. This space is intended to provide room for growth associated with curriculum development and increased enrollment, including new and/or additional academic departmental space, instructional spaces, and administrative functions necessary to support it. The projects identified in the plan to support the academic mission of the institution reflect the priority of these functions. Seventy-one (71) percent of the academic space is planned inside the pedestrian core area, while the remaining 29 percent is closely tied to the core campus at the edge of the Grove and along University Avenue.

Development sites were identified to strengthen existing adjacencies. For example, approximately 208,000 GSF of the capacity identified is located to accommodate growth in sciences and engineering. These programs have experienced growth in the last five to ten years, and were identified as areas of continued growth. Approximately 255,000 GSF of academic space is identified in the Magnolia Mall District. This development knits together the central and western core campus and dramatically expands the capacity of the academic core campus. These projects are suitably sited within the Central Campus District to serve as expansion and/or consolidation space for Applied Sciences, Liberal Arts, Business, Accountancy, Education, and others.

## Research

In addition to providing space to support the academic mission of the University, the Master Plan identifies over 330,000 GSF to support the research mission at Ole Miss. The projects identified are located close to existing research facilities on campus in the Research District solidifying the identity of this area and expanding it to the southwest. The development indicated will serve as a first phase of growth, linking the campus to the planned Research Park south of Route 6. The space identified in the Master Plan will provide opportunities for the University to explore partnerships with private ventures and develop cutting-edge facilities for the next generation of Ole Miss research.



## Campus Life

The University's commitment to enriching the living learning experience of its students is reflected in the focus of this Master Plan. This emphasis on creating a stronger sense of collegiality and community is executed through improvements in the social and learning environment, the residential experience, pedestrian connectivity, and spatial design considerations. Central to this focus is providing the facilities to expand and enrich the campus life programs at Ole Miss.

### Housing

The Master Plan projects space for approximately 2,600 new beds. With necessary removals, this will provide a total capacity of almost 5,500 beds. The University has expressed a near to mid-term goal of achieving 4,500 beds on campus. The Master Plan allows the achievement of this goal and plans for additional capacity to meet the more long-range housing needs at Ole Miss.

The University has also expressed an interest in activating and enriching the living-learning experience of the campus. Moving toward housing a greater percentage of students on campus would help to achieve this goal. Currently, approximately 27 percent of Ole Miss students live on campus. Assuming the increased enrollment target of 6,100 additional students is met, the total housing capacity would increase the population housed on campus to 28 percent over time. The Master Plan responds to the strategic goals expressed by the University with regard to the living-learning experience by improving the ratio of students housed

on campus, while moving toward a more diverse housing typology that more closely aligns with the Residential College model.

### Student Life and Recreation

Student life facilities described in the Master Plan include dining, social and activity spaces, and recreation space. The Master Plan identifies approximately 281,000 GSF of renovation and expansion of the following facilities:

- Johnson Dining Commons (81,500 GSF)
- Turner Recreation Center (118,400 GSF), and
- Student Union (81,100 GSF).

The Plan also describes the development of a North Terrace Commons that will function as social and dining space for the North Terrace Residential District. This project is estimated to be approximately 30,100 GSF in size.

## Building Replacement and Infill Sites

The Master Plan identifies several buildings as candidates for demolition and/or replacement. These buildings are not considered to be “contributing buildings” and represent a considerable financial investment due to lagging deferred maintenance. Many of the smaller buildings identified, although not in poor condition, represent a lower intense use of available land and do not contribute to a collegial environment or the visual context of their setting.

In addition to building replacement opportunities, infill sites have been identified to accommodate new development. The program details for each of these sites can be found in the Campus Districts section of this report. Infill sites and the facilities identified for possible demolition are shown on the adjacent diagram.

## Development Principles

When making decisions about future building sites, the University can find guidance in the following principles and strategies:

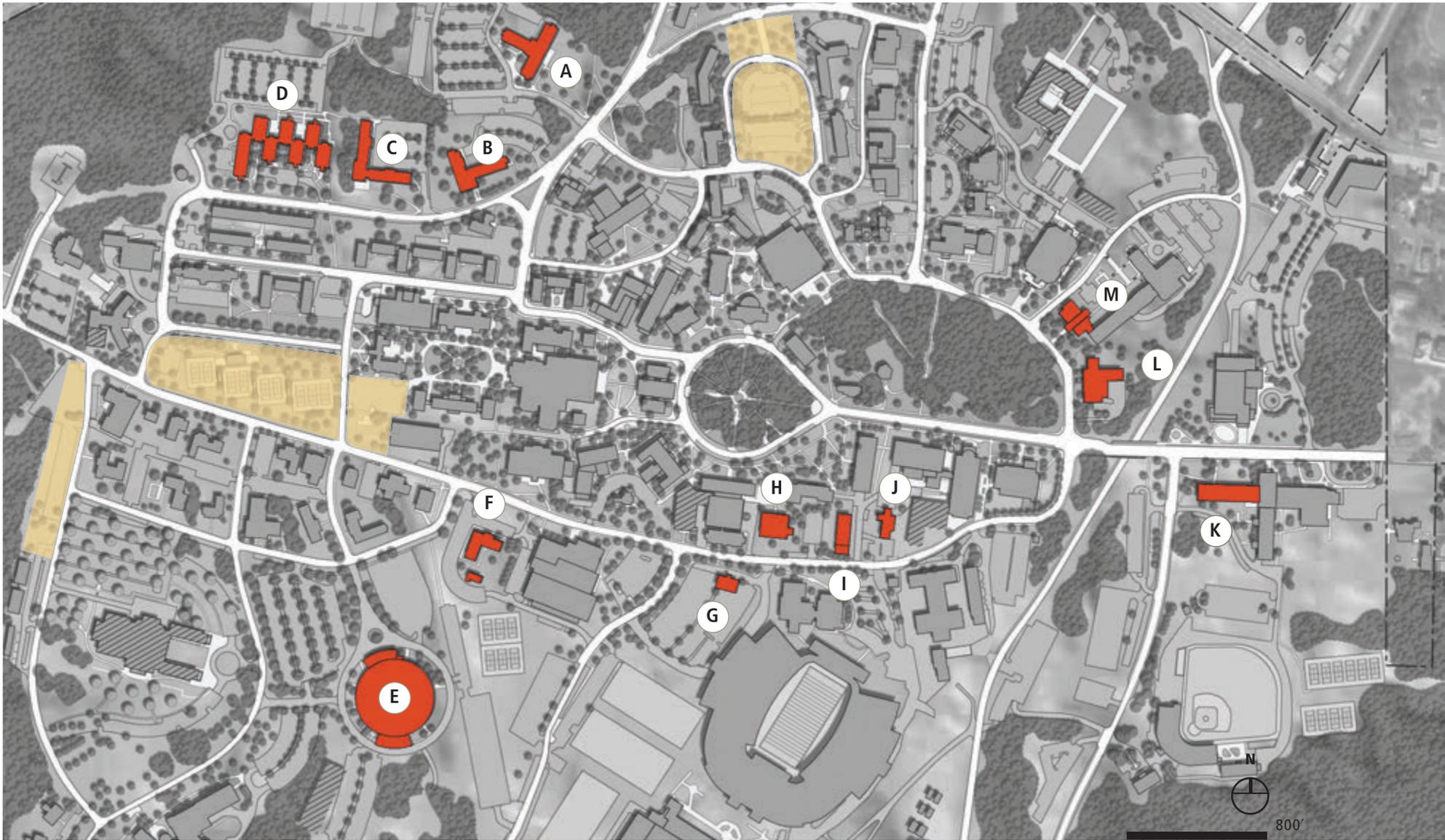
- Individual facilities should preserve the overall vision of the Master Plan while meeting programmatic needs
- Important historic buildings should be renovated to serve the academic, research, and service mission of the University without subjugating or trivializing the essential character of the structure
- Buildings that do not contribute to the broader campus character, are temporary, or do not contextually represent the highest and best utilization of land resources should be phased out over time
- Infill development and/or redevelopment should be a priority
- Compact, pedestrian-scale development should be facilitated.

## Flexibility

The Master Plan provides a flexible framework to accommodate known facility needs as well as unforeseen opportunities. It illustrates how potential building sites contribute to a larger design vision that builds community, fosters collaboration, and preserves valuable natural resources. The Master Plan allows decision makers to choose future building locations that not only contribute to the overall vision, but also best serve particular needs. Finally, the Master Plan provides the flexibility to phase in projects incrementally over time.

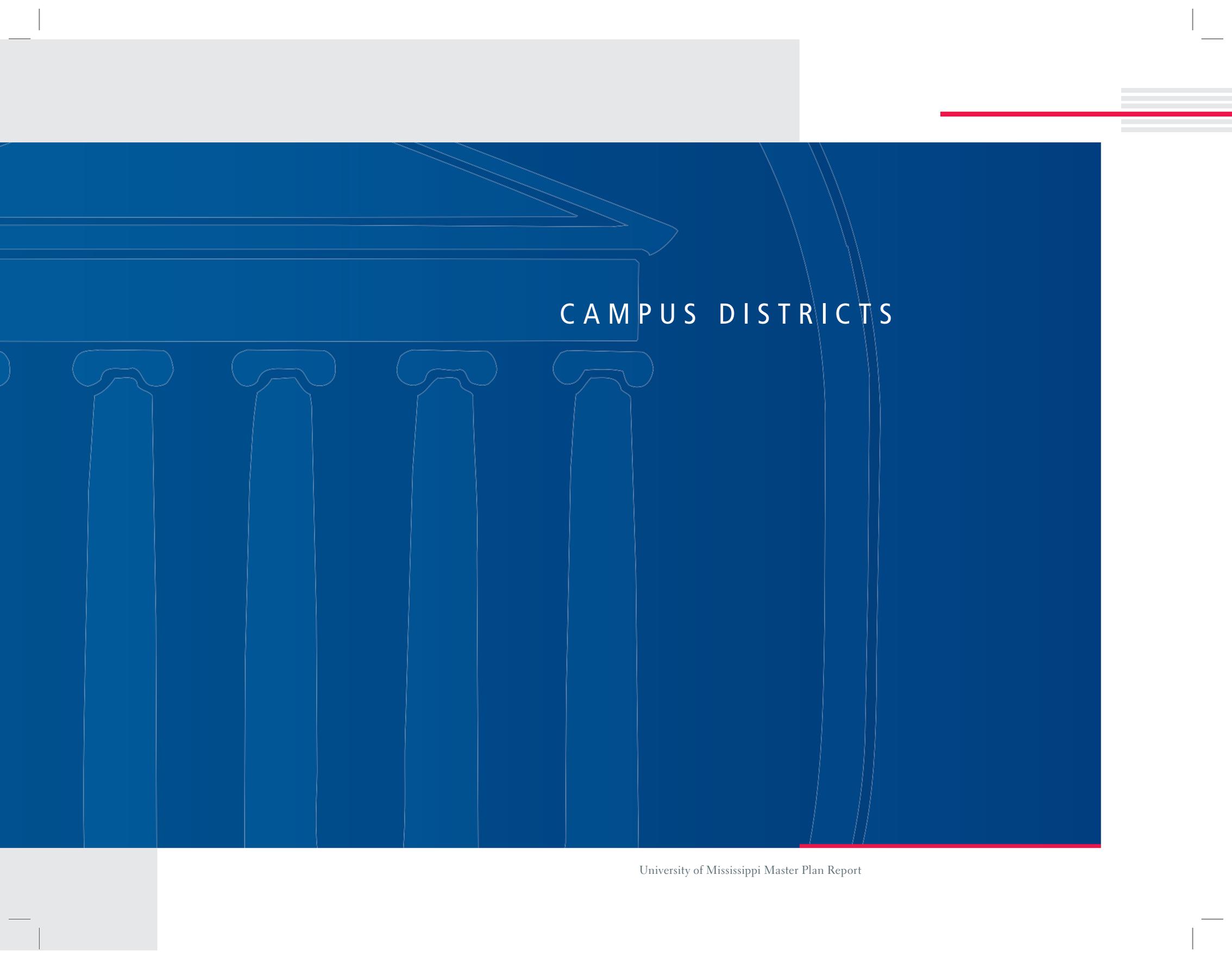
- A. Kincannon Hall
- B. Miller Hall
- C. Guess Hall
- D. Kinard Hall
- E. Tad Smith Coliseum
- F. Intercollegiate Athletics Offices
- G. Rebel Shop
- H. Engineering Science
- I. Central Heating Plant
- J. Old Power Plant
- K. Music Building (West Wing)
- L. Yerby Conference Center
- M. Alumni Center



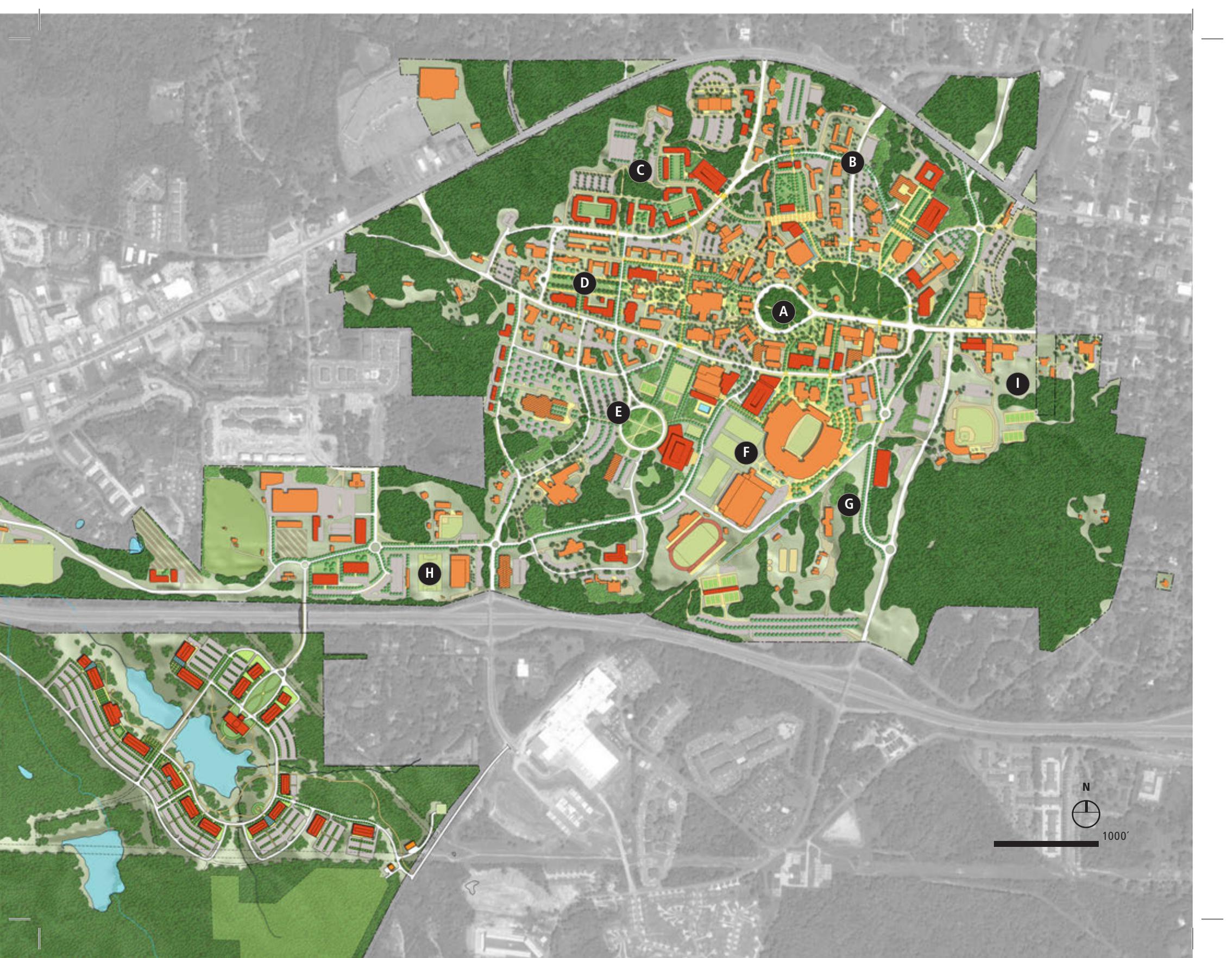


Potential Demolition and Infill Site Plan





# CAMPUS DISTRICTS



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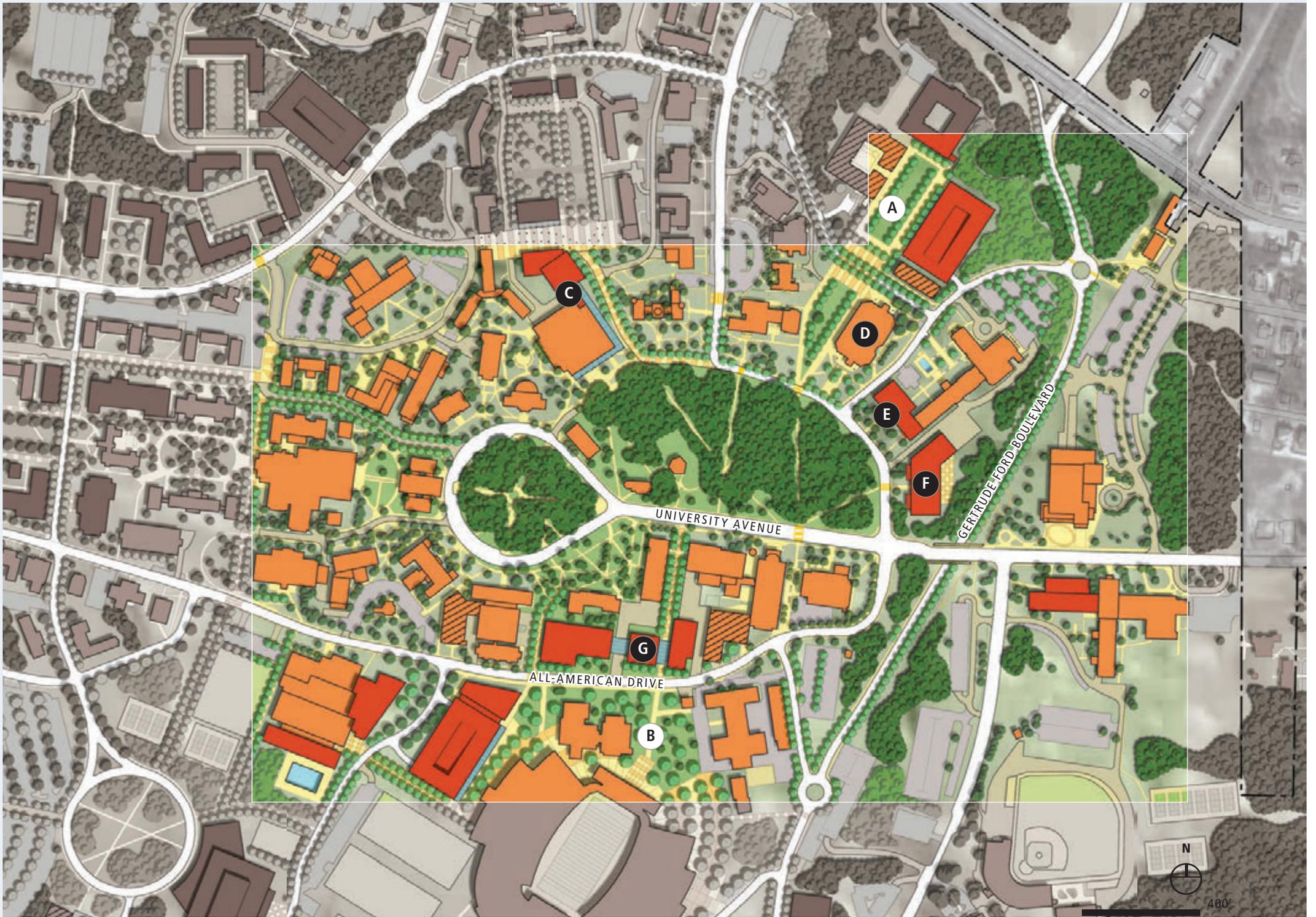
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## CAMPUS DISTRICTS

In general, building placement within the Master Plan structure is based on a strategy of infill development and site redevelopment in those areas that are underutilized or are in need of regeneration. This section of the Master Plan details the location of specific buildings and building renovations, contributing landscapes, and vehicular and pedestrian improvements within each campus district. The campus districts include:

- A. Central Campus District
- B. North Residential District
- C. Northwest Residential District
- D. Magnolia Mall District
- E. South District
- F. Athletics / Recreation District
- G. Services District
- H. Research District
- I. University Avenue Cultural District

This section describes the proposed site projects and building projects suggested in the Master Plan. Together, the new buildings, open spaces, and circulation improvements will contribute to a coherent, beautiful, and pedestrian-friendly campus.



Central Campus District

## Central Campus District

The Central Campus District lies at the heart of the Ole Miss campus, encompassing the iconic landscapes of the Grove and Lyceum Circle, as well as celebrated buildings, such as the Lyceum, Ventress Hall, and Bryant Hall. Together, the landscape and buildings of this district define the character of the Oxford campus. This district functions as the academic and social center of the University, and as a culturally significant place in the State of Mississippi.

The District is generally defined by the academic buildings along Grove Loop, All-American Drive to the south, the John Davis Williams Library to the west, and Gertrude Ford Boulevard to the east. The landscapes and architecture of the district are organized along a central ridgeline and includes the east – west axis of the campus that extends from University Avenue to Guyton Hall.

The Master Plan respects the image and character-defining aspects of the Central Campus District, providing recommendations for enhancing and extending the positive qualities of the landscape and for adapting architecturally significant buildings for current and future mission-related purposes. Given the historic and cultural relevance of this district, all new development is limited to infill and building replacement opportunities. Redevelopment is recommended for sites occupied by obsolete facilities, low-density development, or for buildings that do not contribute to the established character and image of the District. The established landscape character and quality of the Central Campus District is preserved, enhanced and extended to outlying areas in the Master Plan. Landscape improvements focus on pedestrian corridors and issues of pedestrian safety and comfort.

### SITE PROJECTS

- A** Residential College Walk
- B** Walk Of Champions

### BUILDING PROJECTS

- C** Student Union Renovation / Expansion
- D** Lamar Academic Building Renovation
- E** Alumni Center
- F** New East Grove Academic Building
- G** New Science Center

 Proposed Buildings

 Existing Buildings

## Site Projects

### Vehicular Circulation

The Central Campus District lies within the proposed Pedestrian Priority Zone. The goal of this zone is to rationalize traffic patterns and remove traffic from areas where pedestrian – vehicular conflicts are common. Key to this proposal is the establishment of the perimeter road. Other proposed vehicular circulation changes in this district include: The Closure of Grove Loop and Student Union Drive to general traffic. The street will remain open from Sorority Row to Northgate for transit, emergency and service access.

### Pedestrian Circulation

Several landscape corridors based on pedestrian connections are proposed to create visual and physical links from the Central Campus District to outlying districts including:

#### *Walk of Champions*

Improvements to the Walk of Champions, which will extend from the Grove to Vaught-Hemingway Stadium, are proposed to clarify and celebrate the pre-game procession of the football team through the Grove and down the Walk of Champions before entering the Stadium. The proposed changes will enhance this tradition and improve connectivity to the proposed Science Center located on the site of the obsolete Heating and Power Plants south of Shoemaker Hall. The walk will be defined with special paving materials and shade trees, and will pass through a portal in the proposed science building.

#### *College Walk*

College Walk is proposed to link the Grove to College Lawn, a proposed open space defined by the new Residential College buildings. The Walk will feature special paving, shade trees and traffic calming strategies where it crosses the proposed perimeter road.



Aerial View of the Central Campus District

## Building Projects

The Master Plan provides recommendations for infill and redevelopment in the Central Campus District with the goal of making the best use of land for core mission-related purposes. The following redevelopment projects are proposed:

### Student Union

The Student Union is well positioned to serve the campus population given its central location and proximity to the housing areas north of the Grove and Central Campus District. The facility, however, is undersized to serve the current and projected enrollment and, therefore, is targeted for expansion and redesign. The proposed redevelopment of the Union is intertwined with proposals to regenerate the housing areas immediately to the north. A full description of the redevelopment details is provided in the North Residential District section of this chapter.

### Redevelopment of Lamar Law Building

The renovation of the former Lamar Law Building provides the opportunity for academic and administrative expansion space within the Central Campus. The short-term adaptive reuse of this building is estimated to yield almost 68,000 assignable square feet (asf) of program space.<sup>1</sup> As part of a longer-term renovation of this building, it is recommended that the building façade relate to the Grove in a more interactive and transparent way.

<sup>1</sup> Based on 112,816 gsf reported in the University of Mississippi Physical Plant 2007 Building Inventory, assumes 60% building efficiency after renovation.

### East Grove Academic Building

A new academic building (approximately 100,000 gsf) is proposed to occupy the current site of the Yerby Center, a low-density conference facility that does not house mission-critical functions. Given the historic and cultural importance of the Grove, future development on this site must complement the architectural character of the context.

### Alumni Center

The University should consider the redevelopment and/ or relocation of the Yerby Conference Center in conjunction with the Alumni Center now located at the Inn at Ole Miss. Similar to Yerby Center, the Alumni Center represents an underutilization of prime land on the Grove, given its one-story construction. It is recommended that the site be redeveloped in keeping with the scale and rhythm of the building facades and voids established around the Grove.

### Science Center

Located just south of the Grove and Lyceum Circle, and north of All-American Drive, Science and Engineering represent the densest concentration of academic and research facilities on campus. Yet, the greatest existing and anticipated need for academic program space on campus is associated with the Science and Engineering departments. A new 170,000 GSF Science Center is proposed on the Old Power Plant and Central Heating Plant south of Shoemaker Hall. In addition to accommodating the growing space needs in this area, the new Science Center will serve as a gateway along the Walk of Champions, which will pass through a portal in the building. It will also serve to create a positive and consistent architectural edge condition along All-American Drive.



Aerial View of Science Center



Student Union Renovation / Expansion and The Union Plaza looking Southwest



North Residential District

## North Residential District

The areas north of the Grove have a variety of existing and emerging residence life facilities including residence halls constructed between 1930 and 1980, the sorority houses, and the new Residential College. Until recently, this area featured faculty and staff residences that served as transitional housing for new members of the Ole Miss community. This housing was relocated off campus to make way for the new Residential College.

The North Residential District is defined by the housing extending north from the academic buildings of the Grove to Jackson Avenue, and from Gertrude Ford Boulevard on the east to Rebel Drive on the west. The District consists of three sub-districts serving different housing needs and purposes:

### SITE PROJECTS

- A** North Terrace Quadrangle
- B** College Lawn

### BUILDING PROJECTS

- C** New Residence hall (138 Beds)
- D** New North Terrace Commons
- E** Student Union Renovation / Expansion
- F** New Rebel Drive Sorority Sites
- G** New Residential College
- H** New College Green Garage

 **Proposed Buildings**

 **Existing Buildings**

- North Terrace,
- Sorority and Apartment Housing, and
- Residential College.



Proposed North Terrace Area looking toward the Union

## North Terrace

Historically, the area immediately north of the Student Center has been known as the Women's Terrace, despite the fact that it has included men's residence halls for several years. The North Terrace is defined by the sloping terrain north of the Student Union and is surrounded by Deaton, Stewart, Crosby, Brown and Hefley residence halls. The redevelopment and enhancement proposed for this sub-district supports one of the prime goals of the Master Plan: to create a campus life experience that reinforces the learning community residential model embraced by the University. Because of the proximity to the central academic functions and the adjacent Student Center, the North Terrace is envisioned to become the locus of a dynamic residential community.

At present, the residential facilities defining the North Terrace are traditional dormitory-style residence halls - a profile that will need to transition over time to better address the housing preferences of today's student population. The Master Plan provides a strategy for introducing campus life space, providing better dining services, and inserting study, social, and passive recreation space, both indoor and outdoor, to support a living-learning community in the near term. Key to the proposed improvements is the creation of a new campus open space in the center of this sub-district.

### Proposed North Terrace Comprehensive Residence Hall Strategy

The majority of the existing residential housing stock surrounding North Terrace will remain in its current configuration until such time that significant refurbishment or replacement is financially feasible. This is necessary given the new debt service taken on for the Residential College and the residual debt on Crosby and Stewart Halls, which will be retired in 2017 and 2021, respectively. Once debt service is retired, these older residential facilities will be renovated, redeveloped, or replaced with more contemporary models of housing consistent with the living-learning community goals of the University. Further study is required to develop a clear logistical, architectural and financial strategy for renovation and replacement. As part of a comprehensive strategy, the University should consider the restoration of the Barnard, Isom, and Somerville Building (BIS) as a residential facility because of its desirable structure and location. BIS could provide swing space for renovation or replacement of other halls in the North Terrace area.

To address the immediate needs of residents in the North Terrace, a series of new social, dining and amenity spaces are proposed to make the surrounding residence halls more attractive. The near-term aim is to invest in new facilities outside of the residence halls, including outdoor space, to provide a "commons" for all residents. The focus on providing social and amenity space outside the residence halls enables the University to introduce

elements of the learning community model at a district level, while continuing to utilize existing residence hall facilities with strategic upgrades. The proposed near-term learning community strategy for the North Terrace includes the following investments: North Terrace Quadrangle; North Terrace Commons Building; Student Union Expansion and refurbishment; and, a new residence hall.

#### *North Terrace Quadrangle*

At the heart of the North Terrace residential community is the Terrace Quadrangle, conceived of in the original Olmsted Brothers plans as a recreation field and again as an amphitheater. This open space removes existing surface parking to provide an outdoor recreation and social/study space for the residents of the North Terrace District. It will also provide a large scale open space for campus community gatherings. Pedestrian connections around and across the Quadrangle will be shaded with trees and shade structures associated with buildings and plaza areas. A large grass area will occupy the center and can be used for informal recreation activities. Smaller landscape areas at the edges will incorporate informal seating areas to encourage social clustering and to provide outdoor group study areas.

*Student Union Expansion and Refurbishment*

The existing Student Union is advantageously located in the Central Campus District just south of the North Terrace Residential District. When compared to peer institutions, the Student Union is undersized to serve the existing population by approximately 20 percent. An addition to the north and east sides of the structure in the range of 60,000-80,000 GSF is proposed to provide expansion space and increase dining capacity for the campus community and residents of the North Terrace. In addition, this renovation will serve to provide a more visually permeable and activated façade for this key campus life building, as well as resolve internal circulation issues within the existing structure.

The Student Union Expansion and North Terrace Commons are directly associated with a new plaza designed to link the two facilities along a common streetscape positioned along the alignment of Student Union Drive. Student Union Plaza is envisioned as an outdoor gathering area featuring exterior dining and social spaces. It will also accommodate the central campus station for future transit services.

*North Terrace Commons*

In conjunction with the proposed Quadrangle and Student Union Expansion, a new Commons Building is proposed at the top of the North Terrace Quad adjacent to the Student Center. The Commons will provide student social/study space for the residents of the North Terrace community, and could include meeting rooms for student organizations, group study and project workrooms, assembly space, a café, and small-scale fitness center spaces. The program for the proposed facility requires further study in conjunction with the proposals for the adjacent Student Union and broader housing strategy. The facility could include housing on the upper levels.

*New North Terrace Residence Hall*

At the north end of the proposed Quadrangle, a new residence hall is proposed to provide an additional 125 beds in the North Terrace. This proposed building will frame a gateway that visually connects Crosby Hall to the Terrace Quadrangle and shortens the perceived distance to the Central Campus District. This building provides the opportunity to introduce new housing in association with development of the Quadrangle and provide swing space for renovating the surrounding residence halls.



Proposed View of Student Union Plaza looking West



Proposed College Lawn looking toward Residential College

### **Residential College**

The new Residential College buildings are the first step in meeting the University’s goal of transitioning campus housing to a learning community model. The new residence halls proposed in the North Residential District provide a range of room configurations, social and learning spaces, and amenities including a dining hall. Two phases are planned in two residence halls, each accommodating 460 students. The residence halls define the west and north edges of a new open space, College Lawn. The east side is defined by a proposed parking garage, the College Lawn Garage.

#### **College Lawn**

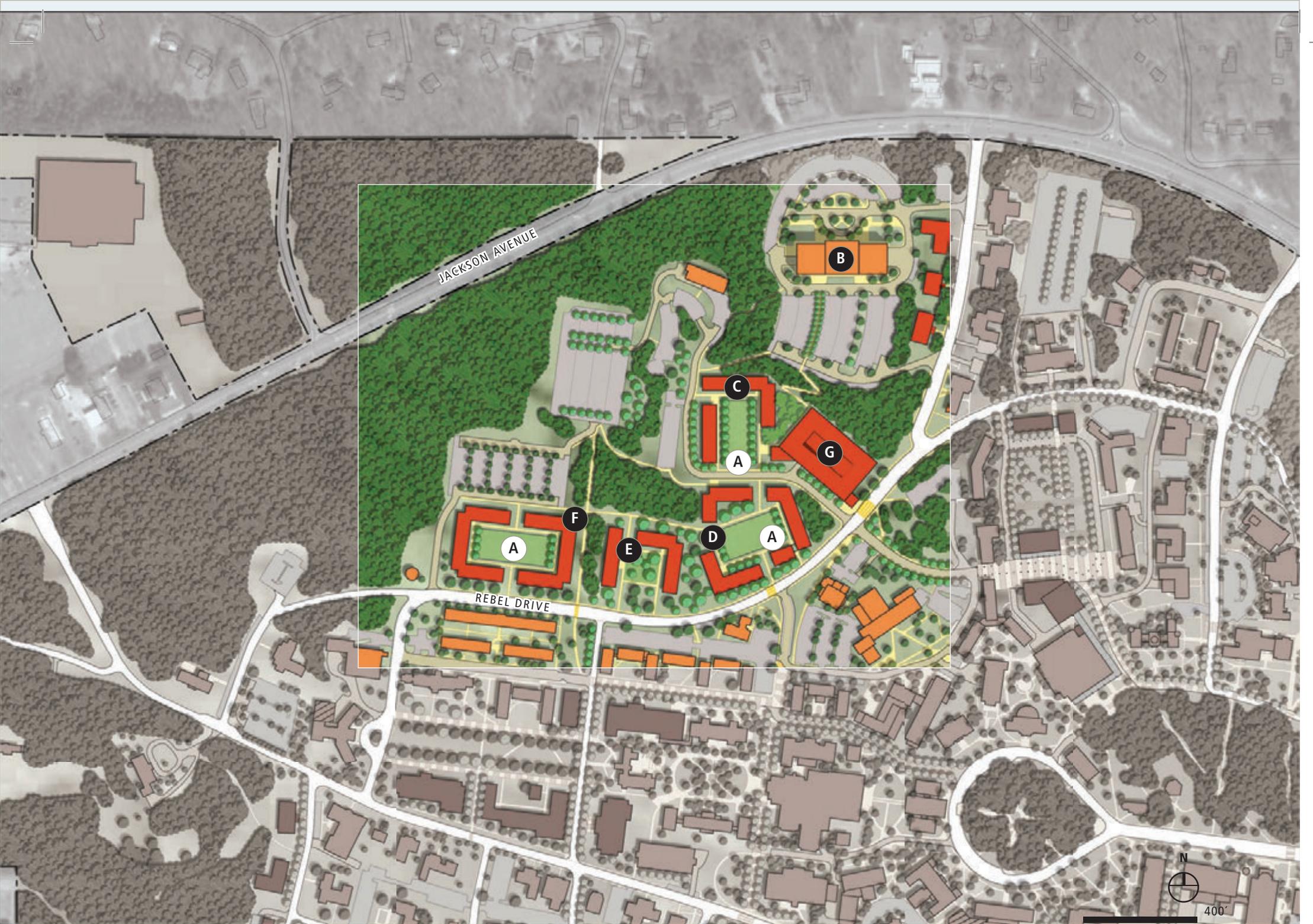
In conjunction with the Residential College, College Lawn will link the new residential communities with the Grove. Designed as a gracious linear green space, College Lawn will extend from the Grove near Farley Hall to the Residential College providing a strong visual and pedestrian link to the Central Campus District and a recreation area for residents. Traffic calming measures are proposed south of College Lawn where the pedestrian pathways intersect with the Northgate Drive extension.

#### **College Lawn Garage**

Located to the east of College Lawn is a new parking garage proposed to consolidate 650 parking spaces displaced by the removal of surface parking in the North Residential District. The garage is intended to serve the day-to-day faculty and staff parking needs in the Central Campus and potentially provide parking for game-day, the Inn at Ole Miss, and Yerby Conference Center. Vehicular access to the structure is to be provided from Alumni Drive in order to minimize the traffic impact on the Northgate Extension.

#### **Sorority Houses**

Within the North Residential District, sorority houses are located on Sorority Row and on Rebel Drive. Three new sites for sorority houses will join the existing Greek community along north Rebel Drive. These housing sites, built into the slope east of the Stockard-Martin Towers, will strengthen the street edge opposite the existing sororities, and help to establish a “campus” feel at the Jackson Avenue gateway. Between 30 and 90 additional beds of pan-Hellenic female housing could be provided on these sites. Sorority Row is enhanced by limiting through traffic.



Northwest Residential District (Long-term Strategy)

## Northwest Residential District

The Northwest Residential District is defined as the area west and north of Rebel Drive and includes several existing and former residence halls: Kinard (former residence hall), Guess, Miller, Kincannon, Stockard, and Martin Halls. The District has steep topographic conditions that make redevelopment challenging, but not insurmountable. With the exceptions of the seven-story Kincannon, Stockard, and Martin Halls, the current facilities represent a low-density use of campus land. Stockard and Martin Halls are sited at one of the lowest points on campus and, as a result, have challenging pedestrian connections back to Central Campus.

The Master Plan sets out a long-term strategy for accommodating new residential learning communities in the Northwest Residential District. It provides the necessary surge space to execute a phased renovation of other residence halls and, ultimately, increases the capacity of the residential system. In addition, improvements in the district focus on the visual and pedestrian links back to campus life facilities, such as the Student Center and Johnson Commons Dining. The strategy calls for the incremental replacement of all existing residence halls with the exception of Stockard and Martin Halls, which will remain part of the housing system for the foreseeable future. New housing will be located on the higher elevations closer to the academic core and the amenities of the campus.

### SITE PROJECTS

- A Residential Quad

### BUILDING PROJECTS

- B Stockard-Martin Redevelopment
- C Residential Village 1
- D Residential Village 2
- E Residential Village 3
- F Residential Village 4
- G Northwest Garage

Proposed Buildings

Existing Buildings

### **Stockard and Martin Halls Redevelopment**

Debt service on the Stockard and Martin Halls will be retired in 2017. However, these facilities house a significant portion of the existing campus resident population. Before they are taken out of service, an evaluation of both the potential revenue displacement, and/or the need to replace these beds in a more desirable location on campus should be performed. Because it is remote and topographically isolated, this site is challenging to integrate into the overall residential program. In the long-term, this location may be better suited for parking.

### **New Residence Halls**

The redevelopment of the Northwest District will likely be phased over several years, allowing existing revenue-producing facilities to be effectively utilized through the remainder of their serviceable life. Debt remaining on Guess Hall will expire in 2017, at which time this important site can be redeveloped.

A total of four new residential villages are illustrated in the Master Plan for the Northwest Residential District, each occupying a topographic plateau. The complexes are clustered around central quadrangles intended to function as recreation and outdoor social spaces. Each cluster or individual facility will support the Residential College model, providing social, group study, and informal instruction space within each cluster. Smaller “branch locations” of student resources, such as the library, information commons, and recreation facilities could also be included if space allows. Dining services for the District will be provided in a replacement facility located on the current site of Johnson Commons. The complete build-out of this district has an estimated capacity of 800 replacement beds, and 900 additional beds, totaling 1,700 residential beds.

Shaded landscaped corridors link this residential district to the Central Campus at gateway locations along Rebel Drive leading to Johnson Commons, Magnolia Mall, and the Student Center. Safer, more functional pedestrian connections will lead to parking areas in lower elevation areas to the north.

### **Northwest Garage**

To serve the needs of the expanding academic areas of the adjacent Magnolia Mall District and Student Union, and to accommodate the removal of parking from the pedestrian core, a new garage is proposed at the eastern edge of the Northwest Residential District. Located on the site of Kincannon Hall, the garage accommodates 650 cars. The garage is linked to the Student Union and Central campus via a new pedestrian and vehicular corridor along Student Union Drive.



Aerial View of the Proposed Northwest Residential District



Magnolia Mall District

## Magnolia Mall District

In 1945, Estella Hefley, Dean of Women, and her students planted magnolia trees along Magnolia Drive as a living memorial to Ole Miss students killed during World War II. The Magnolia trees have reached maturity and now define one of the iconic spaces of the Ole Miss campus. Magnolia Drive is on the western end of the central east–west axis of the campus which extends from University Avenue to Guyton Hall. The Magnolia Drive District is bounded on the east by Galtney Lott Plaza (west of the Library), on the north by Rebel Drive, on the south by All-American Drive, and on the west by Fraternity Row.

### SITE PROJECTS

- A** The Magnolia Mall

### BUILDING PROJECTS

- B** Magnolia Mall Infill 1
- C** Magnolia Mall Infill 2
- D** Chapel Lane Infill 1
- E** Chapel Lane Infill 2
- F** Magnolia Mall Infill 3

 **Proposed Buildings**

 **Existing Buildings**

## Site Projects

### Magnolia Mall

The Olmsted Brothers master plans envisioned the area extending from the Chapel to Guyton Hall where the Magnolia trees were planted as a significant open space. This Master Plan reintroduces this idea to create Magnolia Mall, replacing the existing surface parking with a central lawn and pedestrian walkways. This green space is intended to function as an organizing element for future academic buildings and the refurbishment of existing facilities.

Pedestrian walkways proposed through Magnolia Mall are intended to more effectively link Guyton Hall to University Quad and beyond to the Central Campus District. North-south pedestrian connections are proposed near Coliseum Drive and along Chapel Lane, which will be closed to general traffic during the academic day. Dormitory Row West will be closed to general traffic west of Chapel Lane. East of Chapel Lane, Dormitory Row West will be a pedestrian route continuing into Central Campus along the previously pedestrianized Library Loop.

## Building Projects

### New Academic Buildings

The Magnolia Mall District is targeted for future academic expansion given its proximity to the established Central Campus academic facilities and its value for future core mission-related purposes. To that end, the Master Plan recommends relocating the Palmer/Saloom Tennis Center to the Athletics District, thereby allowing the development of two major academic or research facilities in this district.

### Johnson Commons Redevelopment

The redevelopment of Johnson Commons is an important component of the University's efforts to improve the campus life facilities that support a healthy living-learning environment. The proposed building estimated at 65,000 GSF will provide an updated centralized dining facility to serve the users of the Magnolia Mall area. The infill site south of the Chapel has an estimated capacity of 57,000 GSF.



Historic Aerial View of Magnolia Mall



Aerial View of the Proposed Magnolia Mall District



South District

**SITE PROJECTS**

- A** South Circle
- B** University Quad Pedestrian Connector

**BUILDING PROJECTS**

- C** New Coliseum
- D** Turner Center Expansion 1
- E** Turner Center Expansion 2
- F** West Road Apartments
- G** Fraternity Row Sites

 **Proposed Buildings**

 **Existing Buildings**

## South District

Defined on the north by All-American Drive, on the east and south by Hill Drive and on the west by West Road, this District is comprised of a diversity of uses whose connections to Central Campus and each other need improvement. The mix of land uses includes the Tad Smith Coliseum (Athletics), Turner Center (Recreation), Fraternity Row (Greek housing), the Law School, and the National Center for Physical Acoustics (Research). It is an area in transition given the major changes brought about by the construction of the Law School, the first major academic building to be located outside Central Campus. The Master Plan includes recommendations for establishing a cohesive landscape and land use pattern, and for connecting this District with the Central Campus.

## Site Projects

### South Circle

The Master Plan identifies a location for replacing the Tad Smith Coliseum over the long-term.

While there are no plans to replace the Tad Smith Coliseum in the foreseeable future, a site is reserved due to the difficulty of finding an appropriate site for a facility of this size and scale if a large land area is not reserved.

Demolition of the existing Coliseum would provide the opportunity to create South Circle, a new campus open space roughly the same size as Lyceum Circle. South Circle will be an outdoor recreation and social space for pre-game activities and will function as a central organizing space to unite this district. The Circle would serve as the key open space with pedestrian connections extending to Central Campus, the Law School and the adjacent cemetery. Like the Grove, this space could become part of Ole Miss game day traditions.

### Pedestrian Circulation

South Circle is intended to serve as an organizing element for the entire District, linking the Law School and a new Coliseum back to Central Campus. New pedestrian routes include the extension of Galtney Lott Plaza west of the Library to the South Circle crossing Fraternity Row. Pedestrian links along Chapel Lane will be enhanced to connect back to the Magnolia Mall District. A strong axial link to the Law School is proposed to tie this important new academic building to the South Circle and back to Central Campus.

### Vehicular Circulation

Vehicular circulation patterns will be altered in the South District in response to the creation of the perimeter road and South Circle. Specific changes include a change in circulation priority with West Road becoming the major north – south route through the District, de-emphasizing Coliseum Drive. Access routes to South Circle will be changed to create more direct and convenient links to this new campus space. Expanded surface parking areas are proposed west of South Circle to provide commuter spaces and ample parking for major sporting events.

## Building Projects

### New Coliseum

A site has been reserved for new competition gymnasium/ arena to replace the Tad Smith Coliseum in the long term. The new arena will be tucked into the hillside east of the South Circle, allowing service access on the south side of the facility from Hill Drive and a relationship with the new green space. The arena will help tie the Athletics/ Recreation District to the South Circle, allowing accessible grade transition within the building for people traversing between venues.

### Turner Center Expansion

In addition to the current plans for expansion/ renovation of the Turner Center, future expansion space has been identified to serve the growing enrollment and campus resident population. Expansion slated for 2008-2009 adds additional space

to the east of the existing structure, and solves some internal circulation and aesthetic issues. Subsequent expansion to the south side of the building provides additional capacity for programmatic growth. The existing recreational tennis courts will be relocated to the west to maintain a relationship with the Turner Center, and orient them along the South Circle pedestrian connector. This relocation will promote access from the Central Campus and Northwest Residential District via a pedestrian gateway at Fraternity Row.

### West Road Apartments

The new West Road Apartments replace some of the graduate and married student housing displaced by the construction of the Law School. The proposed apartments will provide 140 beds and offer a more independent on-campus housing choice for students who want proximity to campus resources without the intensity of the undergraduate residential experience. The apartments could also serve as transitional housing for faculty and staff relocating to Oxford.

### Fraternity Row

Two new fraternity sites have been identified on West Road to accommodate growth of the Pan-Hellenic male residential population. These new houses join the existing Greek community in this District, adding between 50 and 150 new beds.



Aerial View of the Proposed South District



Athletics / Recreation District

## Athletics / Recreation District

The Athletics and Recreation District extends in a southwestern direction from All-American Drive to the Track and Field complex encompassing a variety of existing facilities including: the Vaught-Hemingway Stadium, the Indoor Practice Facility, outdoor practice fields, the FedEx Academic Center, the Rebel Shop, the Athletics Offices, and Track and Field facility. The Master Plan includes recommendations for consolidating athletic facilities in the district. Special attention is paid to the interrelationship of facilities within the district, and how these facilities relate to the fabric of open spaces and circulation patterns that connect this area to the rest of campus. Site and building projects include:

- Vaught - Hemingway Stadium Plazas
- Vehicular Circulation Improvements
- Athletics Garage, and
- New Varsity Tennis Center.

### SITE PROJECTS

- A** Stadium Green / "Plaza of Champions"
- B** East Stadium Plaza
- C** West Stadium Plaza
- D** Gertrude Ford Boulevard Connector
- E** Manning Way Extension

### BUILDING PROJECTS

- F** Athletics Garage
  - G** New Varsity Tennis Center
-  Proposed Buildings
-  Existing Buildings

## Site Projects

### Vaught-Hemingway Stadium Plazas

Several new proposed plazas around the Vaught-Hemingway Stadium will create gathering spaces for spectators before and after events and better integrate the Stadium with its immediate surroundings. The plazas will be primarily hardscape with large shade trees and seating areas to create a pedestrian-scale environment around the Stadium. Three major plazas are proposed:

- A. 'Plaza of Champions' is proposed at the north end of the Stadium to serve as a final terminus for the Walk of Champions and congregation point for the team before entering the Stadium.
- B. East Stadium Plaza will extend along the eastern façade of the Stadium.
- C. West Stadium Plaza will extend along the west façade of the Stadium connecting the proposed Athletics Garage and Rebel Shop to the Central Campus via a new pedestrian link.

### Vehicular Circulation Improvements

The Gertrude Ford Boulevard Connector and the Manning Way Extension are the two major vehicular circulation improvements proposed in the Athletics and Recreation District. A connection from lower Gertrude Ford Boulevard to All-American Drive just east of the Library Archives Building is intended to eliminate conflicts between parked cars, pedestrians, and vehicles cutting through the existing parking area. A traffic circle is proposed to regulate the merging traffic where this new road connects to Gertrude Ford Boulevard.

The Manning Way extension will extend past East Stadium Plaza and connect to Manning Way east of the Indoor Practice Facility. This improved road will provide a secondary circulation route to improve access to Athletics District. It is not intended for daily through-traffic and can be secured during events to minimize pedestrian conflicts and maintain security near the Stadium. The primary purpose of this improvement is to facilitate game-day egress and decrease congestion at the All-American Drive and University Avenue intersection.



Aerial View of Existing Stadium



Aerial View of the Athletics / Recreation District

## Building Projects

### Athletics Garage

Accessed from Hill Drive, a new 650-space parking structure will serve the daily needs of the Central Campus District and provide convenient accessible parking for events in the Vaught-Hemingway Stadium, Tad Smith Coliseum, and Turner Center. A new Rebel Shop facility is proposed on the north end of the garage improving its façade while preserving the desirable retail location along All-American Drive. The eastern façade of the garage will face the Stadium and require a higher level of design detail. The garage design will need to be carefully coordinated with the proposed West Stadium Plaza.

### New Varsity Tennis Center

The long-term replacement of the Palmer/Salloum Tennis Center into the Athletic/ Recreation District will facilitate potential expansion of the facility and provide a greater connection to other varsity athletic venues. As noted, the existing Tennis Center occupies land more valuable to the core educational and research mission of the University and, therefore, has been identified for relocation.



Aerial View of Athletics / Recreation District



Services District

## Services District

The Services District is located south of the Stadium and encompasses a number of key facilities including: the campus water treatment plant, the Rebel substation, and the Health and Safety Offices. The Master Plan recommends a new central plant to replace the existing Heating and Old Power Plant now located south of Shoemaker Hall on All-American Drive. A new state-of-the-art plant is proposed between Gertrude Ford Boulevard and Taylor Road to the east of the Stadium.

To better screen the facilities and operations from views within the Stadium, new trees are proposed north of the water treatment plant and along Gertrude Ford Boulevard. Gertrude Ford Boulevard is an important route through the campus and part of the gateway experience. To improve the character and image of this road, new street trees and other landscape plantings are proposed.

## Expanded Physical Plant

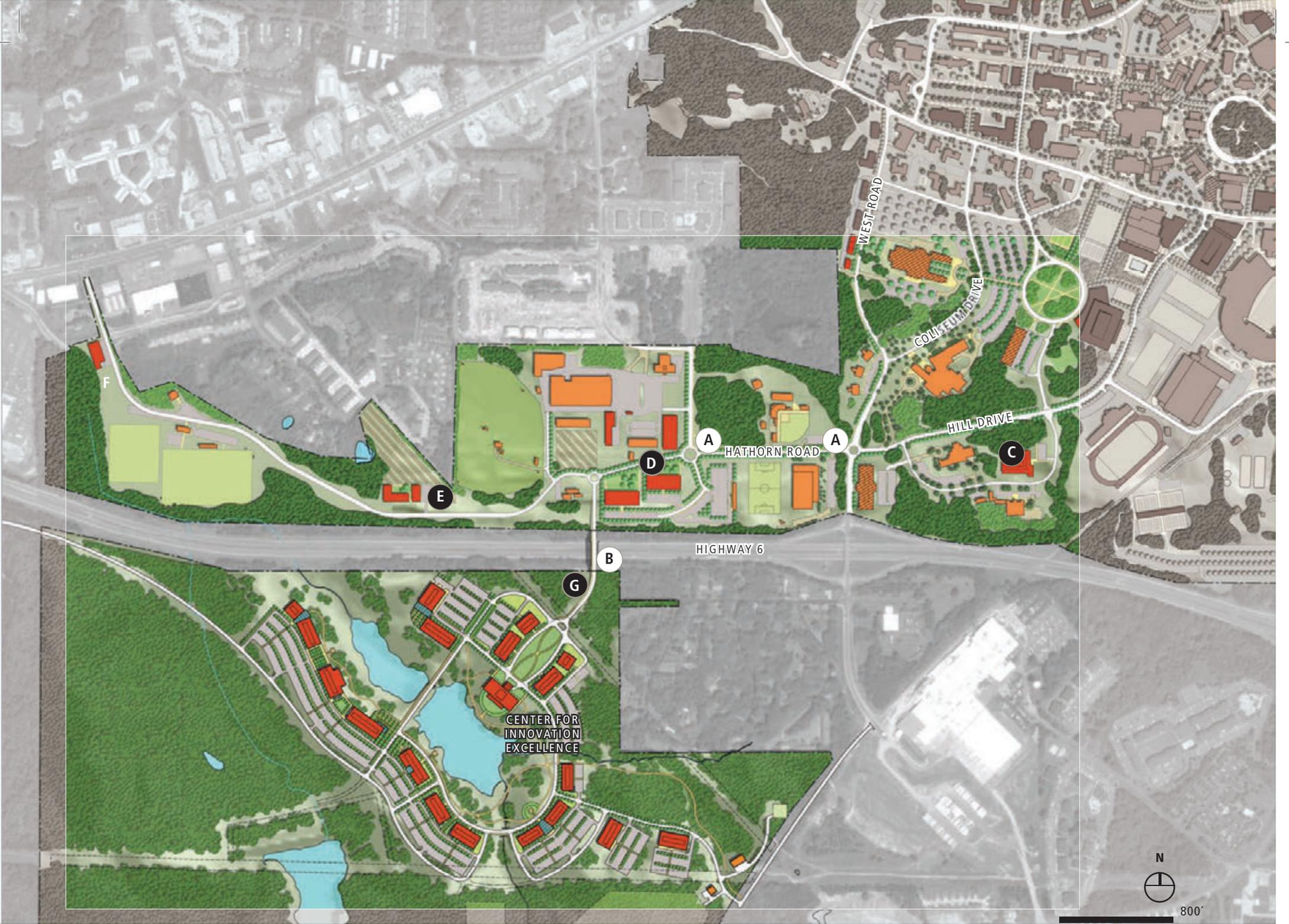
Relocating the central heating and chiller plant from Central Campus is necessary to replace the aging facilities and provide adequate space for the maintenance and upkeep of the infrastructure. The new Physical Plant location southeast of the Stadium provides room for expansion, as well as greater security and more screening. The proposed facility will require further study to provide more detailed design guidance.

### BUILDING PROJECTS

**A** Expanded Physical Plant

**■** Proposed buildings

**■** Existing buildings



The Research District

## Research District

The Research District extends westward from the National Food Service Management Institute on Jeanette Phillips Drive to the area of the Waller Lab Complex on Hathorn Road. The District is directly related to the future Center for Innovation Excellence (CIE) planned south of Highway 6. The CIE is important to the long-term research and business development goals of the University. The Research District will accommodate the initial facilities of the CIE prior to the construction of the necessary bridge link over Highway 6. For more detail on the CIE Master Plan, please reference the January 2007 Master Plan document.

### SITE PROJECTS

- A** Intersection Improvements
- B** Bridge to Center for Innovation Excellence

### BUILDING PROJECTS

- C** Jeanette Phillips Research Support Area
- D** Waller Labs Area
- E** Medicinal Gardens and Research Lab Facility
- F** New Fire Station
- G** Center for Innovation Excellence

 **Proposed buildings**

 **Existing Buildings**

## Site Projects

### Vehicular Circulation

Several roadways will be reconfigured to provide a more direct route from Coliseum Drive to the future bridge connection to the CIE. Specifically, Hathorn Road is extended westward to the proposed bridge crossing. Two roundabouts are planned to facilitate traffic movement into the Research District and allow traffic to flow more freely on the northbound segment of Hathorn Road. The first roundabout will be located where the northern segment of Hathorn meets the proposed westward extension. The second roundabout is proposed at the future bridge crossing point over Highway 6. Access to existing parking facilities at the Women's Athletic Complex and future parking for the proposed research buildings is provided via the Hathorn roundabout.

### Medicinal Gardens and Research Fields

To accommodate the proposed changes in the District, the medicinal gardens are relocated further west on Intramural Drive. The cannabis research fields remain as currently configured.

## Building Projects

### New Research Building

Additional research space is proposed east of the National Food Service Management Institute (NFSMI). This building site respects the existing woodlands and works with the existing topography.

### Waller Lab Complex Expansion

The area around the existing Waller Lab Complex will accommodate infill development and provide access to the CIE located south of Highway 6. Development of the CIE is contingent on the completion of a new bridge connection over the highway. To provide research space prior to the construction of the bridge, the Master Plan illustrates an addition to the Waller Complex and two new research lab buildings along a western extension of Hathorn Road. This development will eventually serve as a gateway to continued research development in the CIE.

### Basketball Practice Facility

Although named the Research District, this area of campus houses many different types of facilities. For example, the University is currently building a new Basketball Practice Facility at the southeast corner of Coliseum and Hill Drives opposite the existing Gillom Sports Center (Women's Athletics Complex). Special attention will be required to ensure that these facilities collectively contribute to the quality of this important campus gateway from Highway 6. In the future, Coliseum Drive will function not only as a gateway to the campus, but as a gateway to the proposed Center for Innovation Excellence via Hathorn Road.



Aerial View of Research District



The Eastern District

## University Avenue Cultural District

The University Avenue Cultural District is on the eastern edge of campus leading to the main gateway of the University campus. This district includes the Gertrude Ford Performing Arts Center, the University Museums and the Walton-Young House. As originally conceived, the “Ole Miss Cultural Center” called for a multi-facility outreach program along the University Avenue corridor.

The current facilities begin to fulfill this goal and will be further strengthened with key relocations and connections. The relocation of the University Music Library to the Music Building along University Avenue is one such example. The inclusion of the Blues Archive with the Music Library will provide better public access and a more visible location. This move could strengthen the petition by the University to make this a marker site on the Mississippi Blues Trail.

The renovation and expansion of the Music Building will provide additional capacity for the expansion and modernization of space serving these academic departments. It will also provide space for consolidation of associated performing arts and outreach functions to this part of the campus to capitalize on proximity to the Ford Center.

Rowan Oak, the historic home of William Faulkner, and the adjacent Bailey’s Woods are also important cultural resources to the Ole Miss campus and contribute to the cultural identity of this District.

### SITE PROJECTS

- A** Depot District Reinvestment

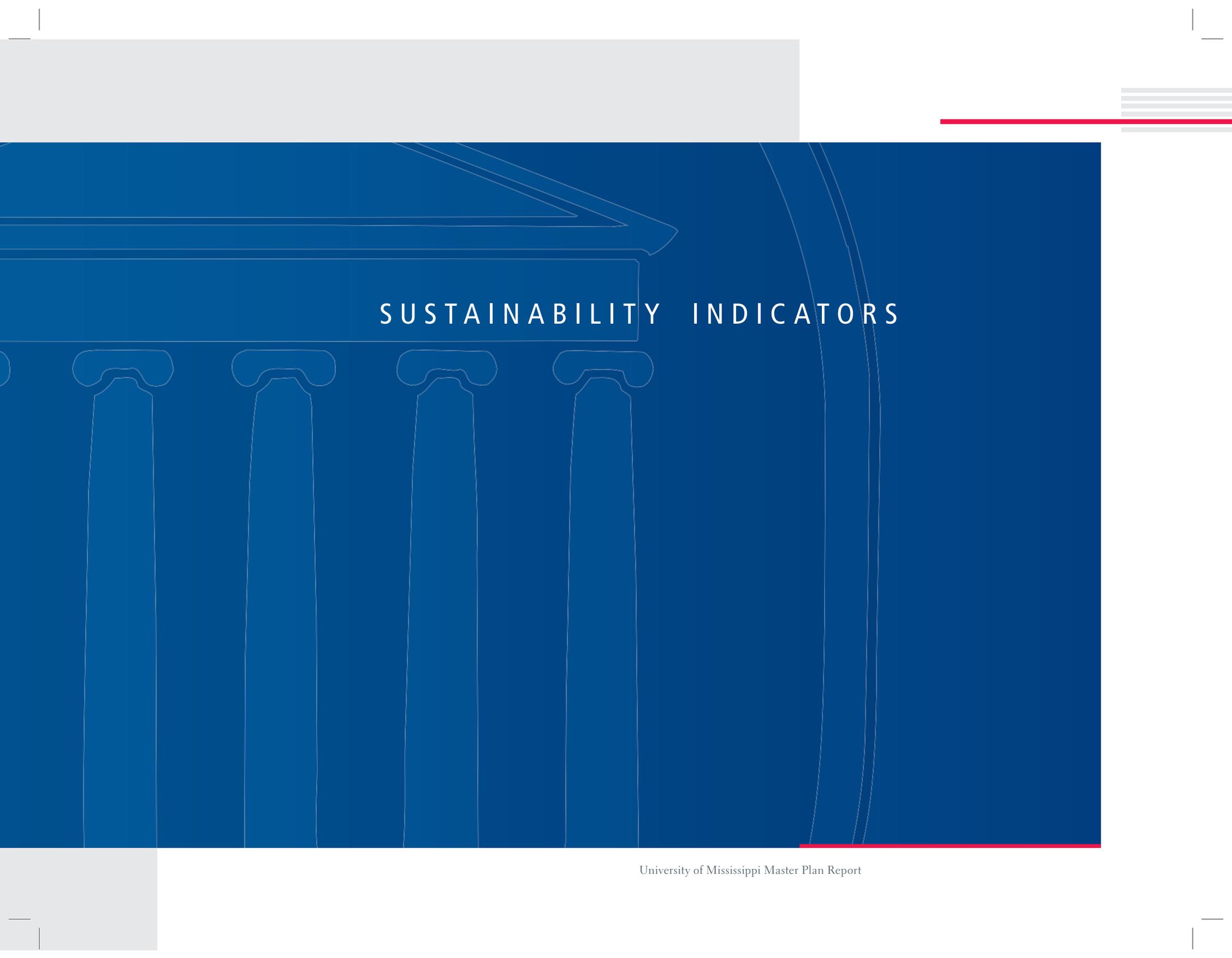
### BUILDING PROJECTS

- B** Music Building Renovation / Expansion
- C** Rowan Oak

 Proposed Buildings

 Existing Buildings





# SUSTAINABILITY INDICATORS



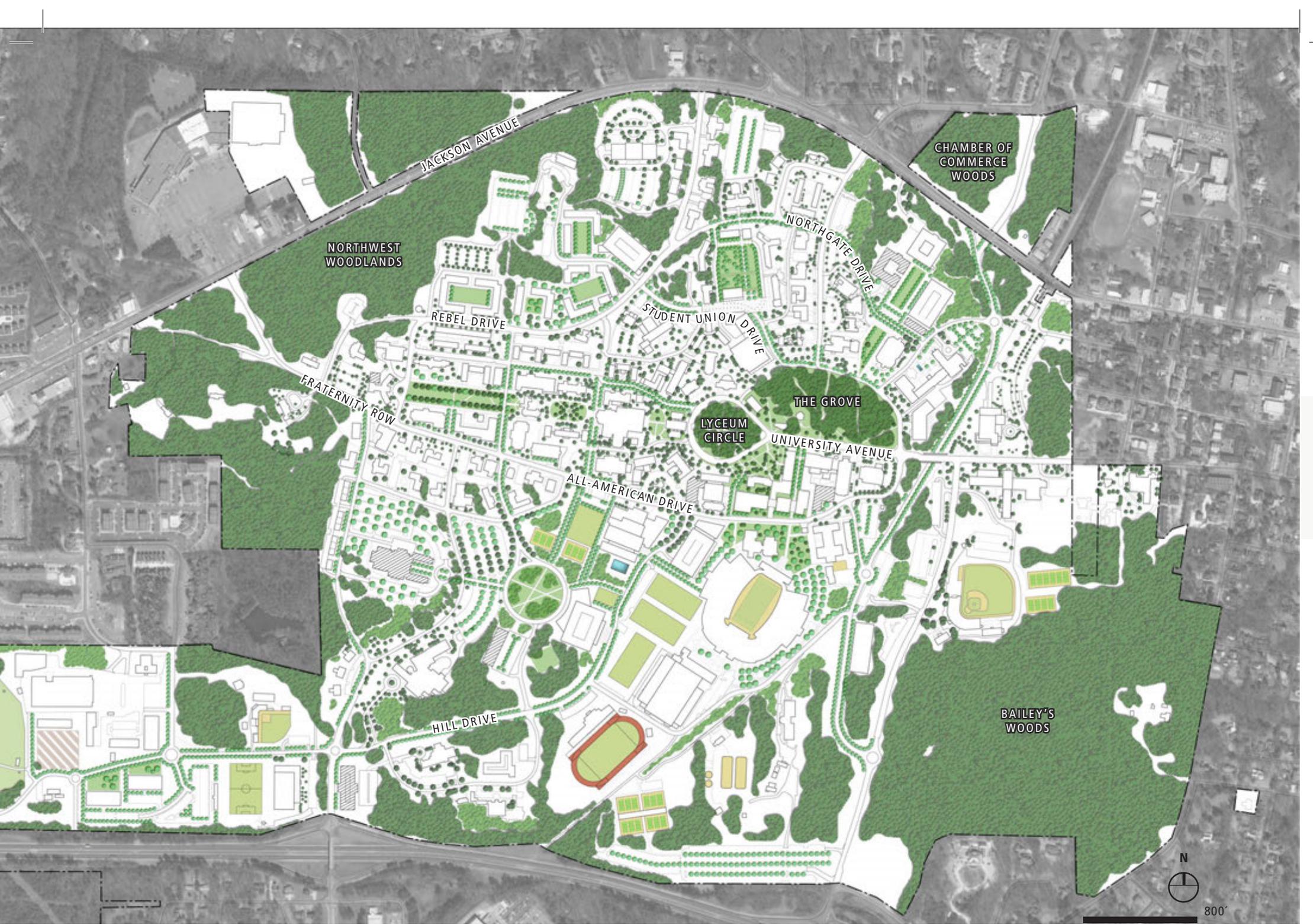
Shade provided within new Open Space Network

## SUSTAINABILITY INDICATORS

The Master Plan supports the stated goal of the University of Mississippi to move toward a more sustainable vision of campus development. The Plan focuses on transforming the physical environment of the campus leaving issues of social, economic and curriculum change to broader planning initiatives. To be a sustainable university, Ole Miss will need to transform its mission, organizational structure, and curriculum to more meaningfully address the social and economic dimensions of sustainability—a transformation that goes beyond this physical planning process.

This section of the report discusses the Master Plan relative to the five key areas of sustainability: Natural Systems and Habitats, Water Resources, Energy and Atmosphere, Integrated Transportation and Community. It provides an overview of the performance of the Master Plan relative to these sustainable indicators:

- Natural Systems and Habitats - Preserve the natural systems of the campus in order to protect the likely habitat areas and promote an appreciation of important campus assets, such as the campus woodlands and streams.
- Water Resources - Promote a watershed protection approach to stormwater management and promote the conservation and efficient use of potable water, including the potential reuse of treated water for irrigation.
- Energy and Atmosphere - Encourage climate-responsive building and landscape design in combination with a compact development pattern to reduce automobile dependency and associated greenhouse gas emissions.
- Integrated Transportation - Provide alternative transportation options to reduce transportation related energy consumption and greenhouse gas emissions and promote public health goals by facilitating human-powered movement.
- Community - Promote a sense of community within the campus and in the surrounding context to address the social dimension of sustainability.



Wooded Areas and Existing Campus Landscape Spaces



**315.2**  
acres of woodland

- Wooded Areas
- Campus Landscaped Areas
- Athletic / Recreation Fields

## Natural Systems and Habitats

A primary goal of the Master Plan is to enhance and preserve the natural systems of the campus. The natural systems consist of the topographic, soil and vegetation conditions that support hydrological patterns and foster habitats for the remaining wildlife of the area.

### Regional Ecology

The EPA classifies the Oxford area in the Southeastern Plains Ecoregion, which is dominated by dry-mesic pine (yellow loblolly and short leaf pine), and oak-hickory dominant southern hardwood mixed species. Many local bird species, including the Hoary Bat, American Woodcock, and Scarlet Tanager, are specific to the habitat of this area and require moderate to larger contiguous areas of intact native environment to succeed.

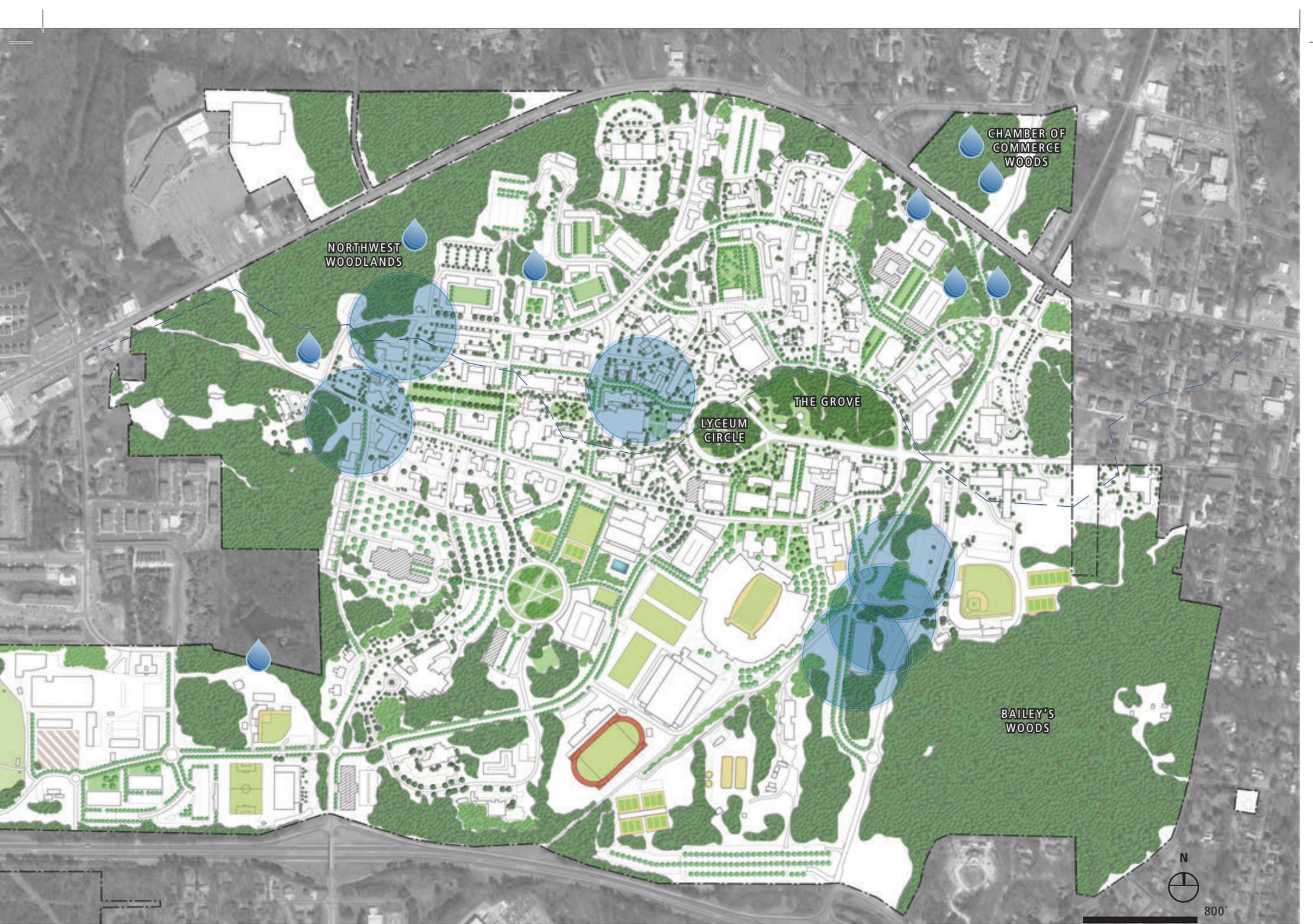
### Wooded Areas

The Ole Miss campus encompasses 826.9 acres of land north of Highway 6 of which 315.2 acres are wooded. The major woodland areas include: Bailey's Woods at Rowan Oak, the Jackson Avenue Woods, the Chamber of Commerce Woods, the Chancellor's Woods on the west side of campus, and other remnant fragmented woodlands in the southern areas of campus. The Master Plan protects the existing woodlands by focusing development in previously disturbed areas and establishing a tree preservation policy prohibiting development in the remaining wooded areas. Furthermore, the Plan suggests zones for reforestation to reconnect fragmented stands.

### Natural Systems and Habitat Recommendations

The proposed open space system links the natural and cultural landscapes of the campus. As a comprehensive strategy, the open space system seeks to:

- Protect and enhance existing wooded areas on the campus
- Protect likely habitat areas by limiting future building construction in wooded areas (with the exception of the land south of Highway 6)
- Provide appropriate locations for stormwater detention facilities, and
- Guide the implementation of reforestation and urban forestry projects.



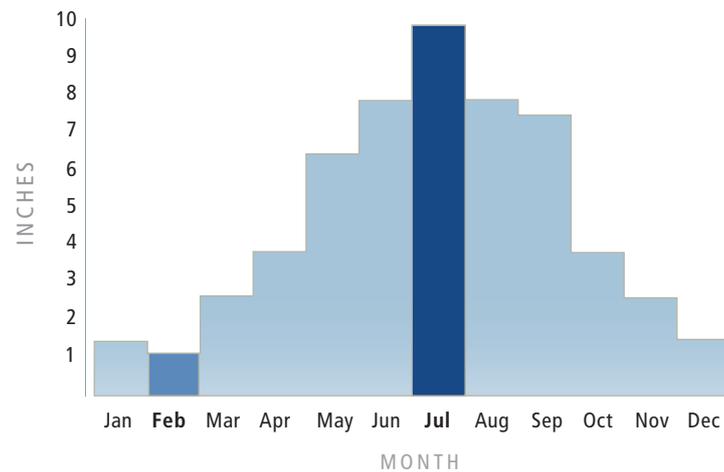
Stormwater Detention and Well Protection Zones

## Water Resources

Oxford lies within the Upper Yazoo River Basin, the largest regional watershed in the State which includes four major reservoirs and eight major groundwater aquifers. The Basin drains toward the Mississippi River and covers 13,355 square miles in 30 counties. The University of Mississippi main campus is situated along a ridge separating the Yocona Watershed on the north from the Little Tallahatchie Watershed to the south. Both watershed areas drain in a northerly direction to Sardis Lake, and into the Yazoo River. Total rainfall in Oxford ranges from 1.3” in February to 10” in July. Soils in the area are predominantly moderately permeable red sandy clay, and have been classified as some of the most erosive soils in the world. The soil’s inability to infiltrate water will dictate the types of stormwater management practices that will perform well on the campus.



RAINFALL



-  Watershed Boundary
-  Well Protection Zones
-  Potential Location of Stormwater Detention

# 27%

of the total campus area is considered highly developed and impervious.

#### Campus Impervious Area

- 63.7 acres of **building rooftops**
- 71.2 acres of **roads**
- 76.9 acres of **parking**
- 8.2 acres of **walkways**
- 5.6 acres of **artificial sports fields**

#### Existing Conditions Related to Stormwater

The campus includes landscape spaces such as forested areas, wetlands, waterways, and campus designed landscapes. It also includes urban conditions, such as roof tops, streets and parking areas. Approximately 27 percent (225.6 acres) of the total campus area (826.9 acres) is considered highly developed and impervious. Environmental degradation generally occurs in watersheds with greater than 10 percent impervious surface area. Some aspects of this degradation are reversible. The impervious area on campus includes 63.7 acres of building rooftops; 71.2 acres of roads, 76.9 acres of parking, 8.2 acres of walkways, and 5.6 acres of artificial sports fields.

A stormwater analysis was performed during the planning process on the existing campus conditions to inform the Master Plan and identify existing problem areas. The analysis was based on site topography and surface cover.

### Proposed Conditions Related to Stormwater

The Master Plan minimizes the impact of future expansion by limiting disturbance in the existing natural areas. The majority of new buildings are located on sites currently used as surface parking or for existing structures. Concentrating development in the core campus area maintains existing forested areas as buffers which offer natural control of stormwater run off that can improve water quality. The storm sewer system has historically offered adequate capacity to meet campus needs. As the University continues to develop, improvements to the system will be required to accommodate increased volume. The Master Plan recommends that each new development project initiated on campus include assessment of stormwater management implications, including additional loading on the storm sewer system and potential need for detention. Improvements to the storm sewer system, including the location and development of detention facilities, should be addressed strategically on a campus-wide level rather than on an individual project basis.

Interventions in the Central Campus District include the reduction of impervious parking areas by approximately 15 acres and roadways by approximately 5 acres. Low impact development recommends managing rainwater at its source before it becomes stormwater runoff. The University should investigate options for green roofs and stormwater collection for reuse on-site as irrigation or as non-potable water in buildings.

*“reduction of impervious parking areas by approximately 15 acres and roadways by approximately 5 acres.”*

**Well Capacity**

Approximately  
*3 million* gallons per day

**Potable Water Use**

Approximately  
*1.8 million* gallons per day

**Potable Water**

Currently, the University operates five wells on campus. Well capacity is approximately three million gallons a day (2,500 gallons/minute). This quantity reflects adequate capacity to serve the existing needs of the campus, although peak irrigations demands strain the system beyond what is prudent. The Physical Plant has indicated that given current usage and capacity some compromise of service would result should problems arise with any one well. The University is acting to ensure redundancy in the potable water system by providing increased storage capacity and drilling an additional well.

To understand the impact of the new facilities proposed on campus (Law School and Residential College), the University Physical Plant commissioned Engineering Solutions Inc. (ESI) in 2007 to complete a Potable Water System Analysis. The building inventory and associated water use from the ESI report documents water usage by building, associated square feet, and gallons per day. These numbers were calculated using the buildings that were metered to establish gal/sf use by building category and extrapolating for those that were not metered. The sum total of the potable water use documented in this inventory is approximately 1.8 million gallons per day. Because water delivery at select metered buildings accounts for mechanicals (chiller, etc), building use, and irrigation of the surrounding landscape, it is difficult to determine

an isolated gal/sf ratio for any one use. It is recommended that a comprehensive metering system be put in place to more accurately record water usage on campus and identify possible cost savings.

In addition, some consideration of rain water harvesting and greywater recycling may be appropriate, especially with regard to larger irrigation demands, such as athletic practice fields and future recreation fields. Installing a comprehensive campus greywater recycling system may be cost prohibitive and infeasible with regard to historic and sensitive structures. However, future development should consider these measures as part of a higher performance, lower-impact building standard. A potential opportunity exists to reuse water from the University sewage treatment plant to supply treated water for the over 200 acres currently irrigated.

Beyond addressing the capacity of the potable water system, the University will need to plan for the systematic refurbishment and upgrade of

its distribution system. These upgrades are part of a comprehensive approach to addressing the maintenance of this important campus system.

Other issues to be addressed as part of this comprehensive approach include:

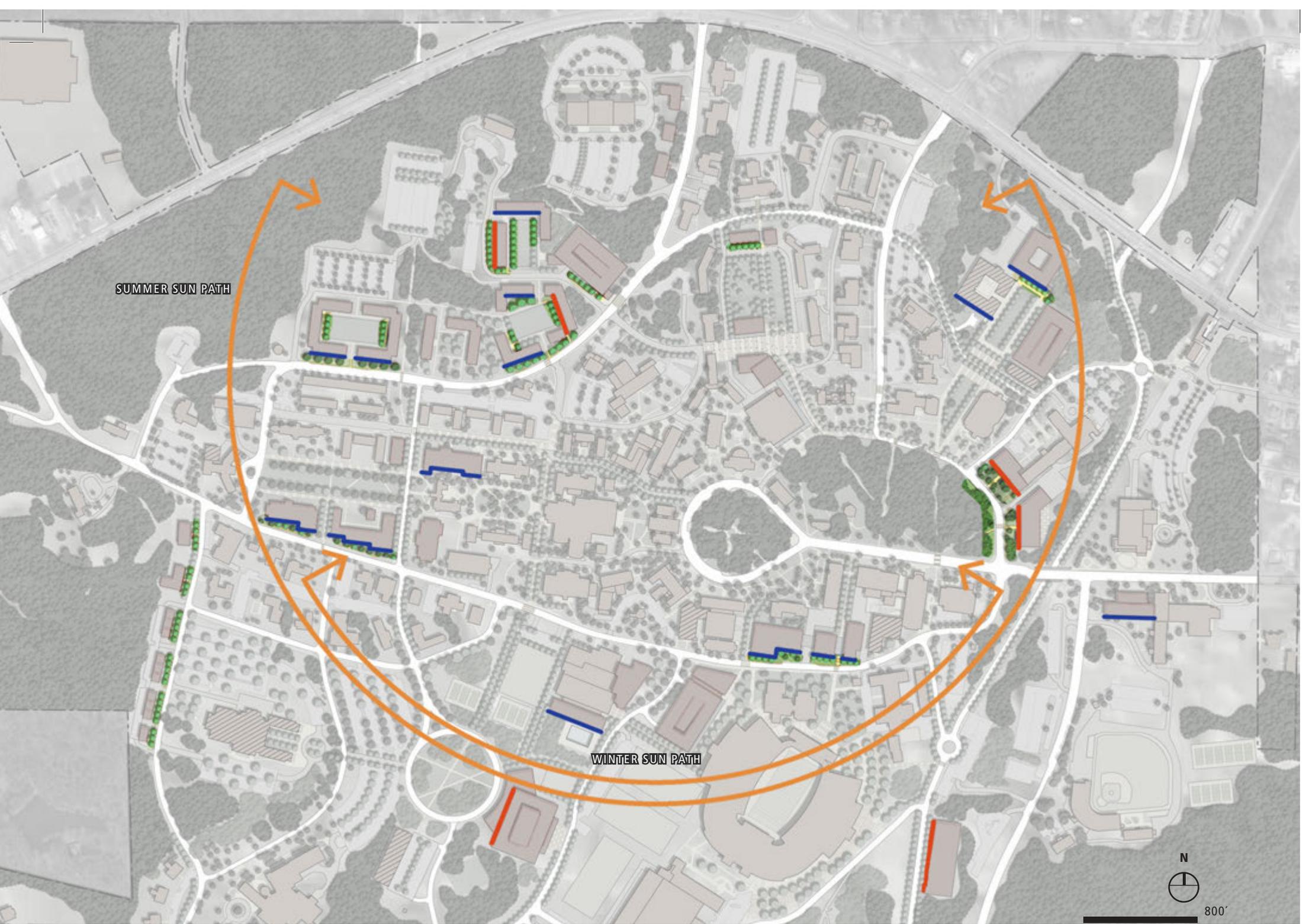
- Unknown need of facilities under development / planned
- Upgrade/replacement of aging (30+ yrs) distribution system
- Upgrade (6" lines) in NE campus to meet new facilities need; possible additional trunk line (short-term)
- Replace Rebel Drive storage tank which is past its serviceable lifespan (short-mid-term)
- Recommend 1-2 million gal. of elevated storage for fire protection and backup, and
- Increase capacity to create system redundancy independent of City connection (mid-term).

### Water Resource Recommendations

The landscape, circulation and urban design structure of the Master Plan collectively supports the goal of protecting the water resources of the campus, including conservation of potable water. The following Master Plan recommendations are intended to support this goal:

- Conversion of hardscape to softscape to decrease impervious area. Notable examples include Magnolia Mall and North Terrace.
- Location of the majority of proposed buildings on previously developed sites rather than greenfield sites
- Consolidation of parking in structures over the long term, thereby decreasing impervious area associated with parking
- Reforestation of fragmented wooded areas on the periphery of campus
- Establishment of an urban forestry program in the developed areas of the campus to assist with stormwater management
- Location of detention areas throughout the campus as part of an emerging stormwater management strategy
- Use of rainwater harvesting and green roofs where appropriate to reduce runoff, and
- Reuse of treated water from the campus water treatment facility as a potential resource for irrigation (needs further study).

**200** acres of land  
*currently irrigated*



SUMMER SUN PATH

WINTER SUN PATH



800'

Building Orientation

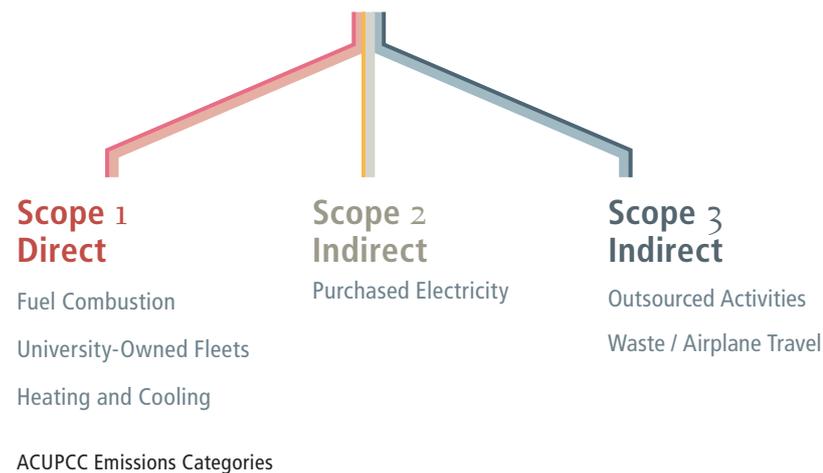
## Energy and Emissions

As a signatory of the American College and University Presidents Climate Commitment (ACUPCC), the University of Mississippi is transitioning toward the goal of climate neutrality. The ACUPCC requires the University to take several immediate or tangible actions to reduce emissions of the six greenhouse gases addressed under the Kyoto Protocol, the most significant of which is carbon dioxide (CO<sub>2</sub>). The ACUPCC also requires the University to develop a Climate Action Plan, the purpose of which is to move toward climate neutrality over a period of time to be determined by the University.

The recommendations of the Master Plan are intended to assist the University in fulfilling the requirements of the ACUPCC. While the ACUPCC will be largely addressed by the University's forthcoming Climate Action Plan (CAP), the Master Plan provides physical design strategies and recommendations for assisting the University in reducing carbon emissions. These include:

- Optimal building orientation and opportunities for passive and future active solar applications
- Establishment of a more efficient transportation network
- A compact land use pattern, and
- Creation of a working landscape to shade pedestrian routes and mitigate heat island effect.

### EMISSIONS



In planning for climate neutrality, energy and emissions are key areas of focus. For the purposes of analysis and planning, energy and emissions are categorized as follows:

- Energy supply and fuel sources
- Energy demand in campus facilities
- Cultural aspects of energy use, and
- Transportation.

The energy supply and fuel source level includes fuels purchased for on-site electricity and heat generation purposes (natural gas, propane, etc.), energy purchased from public utility companies, and renewable energy purchased or produced on site, such as the solar power collected at the University's existing solar array installation. The energy demand level addresses energy consumed in campus facilities (buildings and otherwise). The cultural aspects of energy use include the choices and habits people exhibit with regard to energy use in a campus environment where the cost of energy is not understood. Transportation-related energy and emissions issues focus primarily on single occupancy vehicle use.

Currently, the largest consumption of energy monitored by the University is the energy consumed

by the campus facilities. This number is tied to Scope 1 indirect emissions associated with purchased electricity, and Scope 2 direct emissions associated with fossil fuels burned on campus to supply heat and hot water to facilities, and/or produce electricity locally.

### Heat - Hot Water Production

The University currently operates a steam boiler system to supply steam-distributed heat and hot water across campus. The existing distribution system is antiquated and inefficient due to leaks and deferred maintenance issues associated with the mixed concrete chase and direct buried network. Last year, the University spent \$2.7 million dollars on fuel. Newer University facilities have been fitted with hot water heat exchangers and central forced air as part of an initiative to move to a safer hot-water distribution system with direct-buried insulated pipes. Half of the Central Campus District has been upgraded. It is estimated that a remaining \$458,000 of work will bring the initial loop on-line. This transition will allow the decommissioning of the older steam infrastructure located in the Science District and provide the space for academic program development.

### Chiller Water - Cooling Production

In addition to the heat/hot water system, the chilled water and cooling systems, and electricity supply to buildings are significant energy consumers. The current chilled water system is a single-loop system with seven satellite chiller plants located in buildings on the chilled water demand loop. Some of the problematic issues with the chiller system include:

- Different mechanical methods between seven chillers - water-cooled, air-cooled, plate and frame, etc.
- Different chiller settings - some facilities activate at 50° (outside temp), some lag chillers kick on when demand isn't met in that particular facility
- Different pump priority - when lag chillers haven't activated (loop not at full capacity), weaker pumps suffer on the pooled-need chiller loop.

The following recommendations address these issues:

- Coordinate new construction with existing loop connection valve protocols, and set chiller 'leaving water' temps set at 42 degrees
- Raise the John Davis Williams Library cooling tower 18" to alleviate multiple issues
- Replace absorption chillers at power plant with electric centrifugals and increase capacity to accommodate current and future expansion in the Science district
- Add capacity on north campus for existing and future residential expansion
- Incorporate small added capacity at the Inn at Ole Miss in future capacity calculations
- Add chiller capacity on south campus to facilitate future expansion.

## Electricity Supply

Historically, the greatest demand for electricity on campus has been in the summer months, presumably tied to cooling loads. In the previous school year (2007), the campus averaged 248 thousand kilowatt hours of usage.

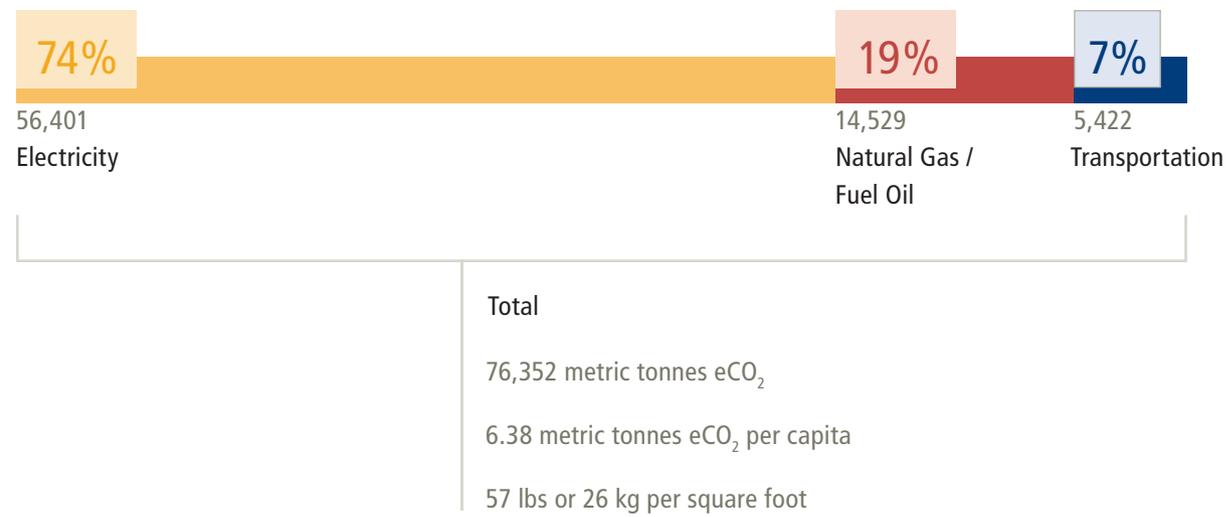
The majority of the electricity purchased by the University is supplied by coal-burning power plants. In fact, fossil fuels are the predominant energy source for the University's existing energy consumption, supply, and associated emissions. The following activities all contribute to the carbon emissions generated by Ole Miss:

- Fuels utilized for generating electricity
- On-site natural gas consumption
- Transportation (University fleets and individual commuters)
- Heating, cooking, and cooling in campus buildings, and
- Waste disposal.

While the University has yet to complete a comprehensive greenhouse gas inventory per the requirements of the ACUPCC, a preliminary inventory was completed for high level planning purposes of the Master Plan utilizing the Clean Air Cool Planet Carbon Calculator. The following chart summarizes the high level estimates of carbon emissions reported in carbon dioxide equivalents (eCO<sub>2</sub>). In total, the University is estimated to have emitted 76,352 tonnes of carbon dioxide equivalents in 2007, or 6.39 tonnes per capita. It should be noted that a more detailed and thorough analysis of emissions will be necessary with emphasis placed on calculating the transportation element. At present, sufficient data is not available with regard to the local addresses of students, vehicle types, distance and frequency of commutes to the campus to accurately calculate this number.

On a gross square foot basis, generation- and building-related emissions are estimated to be 0.0186 tonnes per square foot (excludes transportation). In 2007, the University occupied approximately 4,098,901 gross square feet of building space. The Master Plan identifies the potential for an additional net increase of just over three million GSF. Assuming current emissions per square foot, this future development would equate to an additional 50,700 tonnes of eCO<sub>2</sub> produced annually. Clearly, this is not consistent with the goals of the ACUPCC and will need to be considered as part of the University's forthcoming Climate Action Plan (CAP). The CAP will provide a multi-faceted strategy for reducing emissions from existing buildings, require high-performance buildings, and necessitate a transition to renewable sources for the University's energy supply. The potential of constructing a new state-of-the-art heating and cooling plant as considered in the Master Plan provides a significant opportunity to more efficiently deliver energy and the use of renewable fuels. While there is much to be done in the coming years to develop the CAP, the recommendations of the Master Plan are intended to support the process.

### Ole Miss Comparative Greenhouse Gas Emissions 2007



Source: University of Mississippi Physical Plant (2007)

### **Alternative Energy Use Potential**

The University currently has a small photovoltaic array on the western edge of campus producing approximately 29.4 kilowatt hours (kWh) of electricity, less than 0.1% of the average daily use of the University (247,870 kWh). The solar production capacity in Lafayette County is 5.053 kWh/sq-m/day. Using this factor and the existing electrical demand for the campus, it is estimated that approximately 1.7 million square feet of roof area would be needed to produce 25% of the campus electricity with photovoltaic collectors. The use of solar power for hot water heat may be more achievable. While this is not feasible or affordable today, it may be in the future. To that end, proposed buildings in the Master Plan are oriented to accommodate future solar applications, including thermal and photo-voltaic, where possible. Factors that may make solar more feasible include: 1) improvements in the conversion efficiency of photovoltaics, and 2) new strategies for reducing power demand in buildings.

### **Energy and Emissions Recommendations**

Addressing the energy and atmosphere issues of the campus will be the subject of the forthcoming Greenhouse Gas Emissions Inventory and Climate Action Plan. The following issues are identified for consideration with regard to these upcoming planning efforts:

- Utilize existing building space more efficiently before building new space, recognizing the connection between space, energy and emissions
- Improve the energy performance of existing buildings and specify high performance buildings and/or building elements for all future construction
- Take a comprehensive approach to implementing a solar energy strategy, and
- Establish a more sustainable development model by focusing growth in a compact pattern.

#### Improved Space Utilization

To improve the utilization of existing space, the Master Plan recommends that the University perform a comprehensive facility utilization analysis. Different from a facility conditions assessment, the focus of this inventory would be to provide a picture of existing use patterns that would inform an analysis and recommendations for improved efficiency in space use.

#### Building Energy Performance

To improve the energy use efficiency of existing buildings on campus, the initiative to reduce fossil fuel energy consumption should be handled as part of a deferred maintenance investment and building renovation. To move toward achieving the sustainability goals of the University, the Energy Usage Intensity (EUI) of existing buildings will need to be decreased or stabilized as existing buildings and systems are remodeled.

In addition, it is recommended that the University ensure that future buildings are designed for maximum efficiency, featuring high performance envelope design and low fossil-fuel EUI targets. Integrated in this approach is the informed placement of buildings and sensitive design of the campus landscape. Future development should utilize landscape to shade buildings and paved areas to reduce heat-island effect. To this end, the urban forestry program proposed for the campus provides shade along major pedestrian routes and buildings.

#### Comprehensive Solar Energy Strategy

A diversified approach to mitigating negative impacts and capitalizing on opportunities to harness solar energy includes the application of innovative design approaches and the utilization of available technologies. Orienting buildings on an east-west axis to the degree possible will reduce the cooling load on buildings and increase opportunities for passive solar gain in the winter. The Master Plan orients a majority of the proposed buildings on an east-west axis. Where this is not possible due to site constraints or urban design considerations, external shading on buildings is recommended. Incorporating solar hot water and photovoltaic technology in proposed buildings and existing building retrofits (with the assumption that costs and technological developments will become more favorable in the future) should also be part of a long-term approach to capitalizing on available sustainable energy resources.





# GOVERNANCE



## GOVERNANCE

The Master Plan is a dynamic tool which shapes campus community, campus development, planning, and space management. The following recommendations describe procedures for the administration and maintenance of the Master Plan and procedures for the design review process intended to make the Plan a continuing, renewable endeavor. These recommendations promote environmental sustainability as a goal for campus planning and space management at the University of Mississippi.

The following sections describe the recommended policies, principles, and procedures for two ongoing processes:

1. **Continuing Administration and Maintenance of the Campus Master Plan sets forth the procedures for carrying out and updating the Plan, implementing the Plan, and reviewing projects and changes in the context of the Plan. Implementation of these procedures will be the responsibility of the Facilities Planning Committee (FPC) whose membership is defined later in this document.**
2. **Design Review Procedures set forth a process for design review of projects by an advisory committee to be called the Design Review Committee (DRC). The Design Review section describes goals and objectives, project review criteria, composition of the DRC, and administrative procedures. The Procedures describe coordination of the review process with the existing University administrative procedures in order to ensure that the recommendations of the Master Plan are carried out faithfully.**

The Department of Facilities Planning will be responsible for the implementation of the Master Plan. The Director of Facilities Planning will report through the Vice Chancellor for Administration and Finance to the Chancellor, and will have the authority to advise the Chancellor on matters related to implementation of the Plan including architectural, landscape, and planning projects. The Director of Facilities Planning will advise the Chancellor based on the Master Plan, technical and design review, and consultation with the Facilities Planning Committee (FPC) and the Design Review Committee (DRC).

The Department of Facilities Planning will work as a team to ensure that planning, architecture and landscape projects are carried out in accordance with the recommendations of the Master Plan. To facilitate this process, Department staff will hold a weekly standing meeting to review proposed or ongoing projects and set out action plans including how to best engage the FPC and DRC.

## **Continuing Administration and Maintenance of the Campus Master Plan**

Administration and implementation of the Master Plan is an on-going process that requires the continued involvement of the campus community. Organized governance of the Plan ensures informed awareness of the larger understanding, goals, and objectives expressed within the Plan, even as the physical, political, and financial context of the campus changes over time. Establishing the necessary governance committees and procedures allows the Master Plan to be a flexible and reactive planning tool, rather than a static document. The following measures are recommended to administer and implement the Master Plan.

### **The Facilities Planning Committee (FPC)**

The Facilities Planning Committee (FPC) will review and advise on facilities, property planning, and site development activities. The FPC meetings and activities will be coordinated by the Department of Facilities Planning. The FPC should consist of senior representatives from the University's academic, facilities, development and student life bodies. This core group may also periodically call for representation from the broader community and/or specific campus constituencies as needed regarding specific projects or proposals. The fundamental charge of the FPC will be to oversee the continuing administration, maintenance, and implementation of the Master Plan.

The recommended membership of the FPC will be determined per University recommendations. Representatives should be identified from the following academic, administrative and operational units to act as supporting advisors to the FPC:

- Chancellors Office
- Physical Plant, and
- Others as recommended by the University.

### **Annual Plan Review and Updates**

The FPC will periodically review the status of proposed development projects. Administrative support for such reviews will be through the Department of Facilities Planning. The focus will be to identify demonstrated trends and/or the changes in use patterns, program affinities, spatial relationships, circulation patterns and utility needs that might affect land use. The FPC will also assess whether such circumstances should be corrected to maintain the integrity of the Master Plan or cause the Master Plan to be amended to reflect valid needs.

The Department of Facilities Planning will undertake an annual review of the complete schedule of capital improvements to ensure that the projects identified are consistent with the land use, density, and development factors described in the Master Plan. The FPC will advise the Department of Facilities Planning on the location and development implications of proposed projects relative to the land uses, densities, and open space provisions of the Master Plan. FPC recommendations for project and/

or plan adaptation will be reported to the Department of Facilities Planning. It will be important for the FPC to coordinate their assessment and recommendations with the Design Review Committee.

As projects are initiated, the Department of Facilities Planning may direct staff or consultants to assess proposed projects in a comprehensive manner. Assessments should take into account the cumulative impacts of development constraints on campus and off campus with regard to conflicts, and/or limitations on traffic, infrastructure, and drainage capacity. Comprehensive evaluation of a proposed project will consider topography, soil conditions, drainage, utilities and infrastructure requirements, vehicular and service access, and program affinities as it relates to site suitability. Design suitability will be determined through coordination with the Department of Facilities Planning to ensure optimum energy efficiency, appropriate orientation, and minimal impacts to natural resources.

The Department of Facilities Planning is also responsible for the coordination of studies and plans for the acquisition, disposition, and leasing of property within, and contiguous to, the campus. Such coordination will include:

- Assessment of how such acquisitions, dispositions, or leases affect or are affected by the Master Plan with respect to land use, density, open space, traffic, utilities, and other factors bearing on the resources, quality, and organization of the campus.
- Application, in the case of leases and subleases of campus land to non-University entities, of land use, density, open space and circulation provisions, design guidelines and design procedures set

forth in the Master Plan. When the University is considering the lease or use of campus land by non-University entities, a district plan for the area, including the prospective lease area, will be prepared to ensure that appropriate use, density, development and design guidelines will be applied to the leased area.

### Periodic Plan Updates and Sub-Studies

The Master Plan may be updated periodically to reflect internal and external changes that occur at the University of Mississippi. The Chancellor has ultimate authority for Plan adaptation and approval. The cause for a change in the Plan may be initiated by the Department of Facilities Planning or by request of the University administration.

Because the total land area of the campus is extensive and is differentiated in its environments, more detailed area plans may be necessary from time to time to provide a basis for facilities accommodation and campus improvements. The determination of priorities for district or sub-district planning will be based on several considerations, including:

- Identification of areas of the campus subject to imminent or substantial changes such as major facilities expansion or alteration, new program initiatives, or circulation/ infrastructure improvements.
- Identification of areas where land use, density, open space, circulation and civic design factors may have an impact on (or be impacted by) impending external factors, such as public infrastructure projects, on-campus real estate initiatives, or adjacent neighborhood land use changes.

- Identification of areas where it is deemed suitable or necessary to make area-wide site improvements such as streets, streetscapes, or open space design.
- Identification of areas for which a district or sub-district plan does not exist or is more than 10 years old. This provision is particularly important when a singular project is contemplated without a district or sub-district plan.

### **Design Review Committee**

The mission of the Design Review Committee (DRC) is to ensure that individual projects meet the highest design standards. The DRC is charged with reviewing project design in conjunction with the Department of Facilities Planning and in accordance with the Master Plan.

The DRC's review responsibility is the "civic" mission of a project, not its "private" or functional one. This includes review of the project in light of the Master Plan, with emphasis on sustainability, the quality of public open space and landscape, on architectural form and exterior appearance, on the design of primary interior public spaces, and the relationship and contribution of the project to its immediate surroundings and to the larger campus context.

The DRC will be appointed by the Chancellor and will be made up of members of the University community and selected design professionals who have a demonstrated interest and sensibility to the coherent development of the campus and quality of campus design. It is recommended that the DRC include representatives from the Chancellor's Office, the academic community, and the Facilities Planning Committee (FPC), the Physical Plant Department, and two outside professionals. Consideration should be given to filling one of the outside professional positions with a nationally or regionally recognized architect, landscape architect or planner with a strong background in campus planning and design. Design professionals should

be precluded from working for the University at a project level during their term on the DRC.

Appointed members will have staggered terms of three years to ensure incremental turnover. To ensure the participation of the entire DRC, membership will be linked to reasonable attendance at meetings. The Chancellor will appoint as Chair a person of judgment, diplomacy and conviction as these qualities relate to the larger interests of the University as a whole.

The DRC is primarily a review body, not an action body. Its role is as an advisor to the Chancellor's Office and the Department of Facilities Planning concerning the direction of ongoing campus projects. The DRC may also have secondary, more proactive roles, including making recommendations regarding the need for revisions and refinements of the Master Plan.

At least once a year, the DRC should facilitate a walking tour of the campus, offering invitations to the Chancellor and others, for the purpose of observing progress and change on campus.

### Project Review Criteria

A review is triggered by one of the following actions:

- Initiation of any new architectural and/or site development project
- Any project that affects or changes the public spaces of the campus, or
- Any project that affects an existing building's appearance through replacement, repair, or restoration.

A review is required for all major landscape projects with a construction cost of over \$100,000 and building projects with a construction cost of over \$500,000. Smaller projects will also be considered for review, although an abbreviated administrative process may be employed. In some cases, smaller projects may create opportunities to initiate a transformation in the design character of the campus, and therefore should always be evaluated for that potential. The primary criterion that triggers DRC review is whether the project affects or changes the public spaces, skyline, or iconic viewshed of the campus.

### Design Review Actions

The DRC will have formal bimonthly meetings with set procedures and an agenda determined by the Chair and the Department of Facilities Planning. Additional meetings should be scheduled as demanded by project volume and schedule. Projects will be presented to the DRC by the sponsoring University department and the project design team, which might include architects, landscape architects,

engineers or other professional consultants. After every project review, clear instructions to the project design team will be provided to the Chancellor's office for review. Subsequently, these instructions will be conveyed to the Project Committee and its consultants in writing in a timely manner through the Department of Facilities Planning. The sequence of actions/ reviews will include, but not be limited to, the following:

1. Provide each design team with a complete copy of the Master Plan, including relevant design principles and guidance.
2. Require an initial meeting with the architect or designer to clarify the University's intent.
3. Require formal intermediate and final reviews of the schematic design phase.
4. Require a review near the end of the design phase and, if there are significant changes, then hold equivalent reviews for construction documents.
5. Conduct a post-construction project assessment.

A determination may be made at the outset of the review process that fewer review steps are needed if the scale or impact of the project is not significant.

**Administrative Integration of Design Review**

The success of the DRC and the design review process is predicated on the careful integration of the DRC into the existing University administration, especially as it relates to campus development and project initiation. The entire development process involves many different individuals and departments whose contributions will be more significant with clear delineation of appropriate roles, responsibilities and interrelationships. It is expected that the University will define the specific roles and relationships of the following parties in the administration of the design review process:

- Design Review Committee (DRC)
- Facilities Planning Committee (FPC)
- Physical Plant Department
- Users Committee
- Architect Selection Committees
- Project Design Consultants.

## Relationship of the Campus Master Plan to Project Programming, Planning, Design, and Implementation

The process outlined in this section is conceived to integrate academic, fiscal, and physical planning as a comprehensive means of making sound decisions on the development of campus facilities and improvements. The Master Plan is a contributing resource to University-wide planning, programming and design processes. In summary, the relationship to such processes is as follows:

**For Space and Facility Management**, which is the University project needs assessment phase, the plan provides a framework for assessing space and facility needs in a comprehensive sense. Plan elements defining land use, development capacity and organization of the campus can, for example, influence the determination of priorities and sequencing in the identification of needs. The Facilities Planning Committee may be a suitable arbiter in discussions about project needs and general space needs.

**For Conceptual Feasibility**, which is primarily the project planning phase, the plan provides data and contextual information that contribute to objective analysis of location and impact factors to be considered in determining conceptual feasibility. Such factors include land use suitability and compatibility with other uses, program capacity and density, access characteristics, utility characteristics, and other location circumstances particular to

given areas of the campus. The Facilities Planning Committee should monitor projects at the conceptual feasibility level.

**For Project Feasibility**, which is typically the design phase, the plan provides information with respect to specific site factors such as building placement, massing, service access, pedestrian and open space relationships, and other particular circumstances that bear on site planning and design alternatives undertaken to determine project feasibility. Design guidelines similarly inform the investigation of site and design alternatives. Early dialog with the Design Review Committee may be useful in strengthening the feasibility assessment of projects likely to have a significant impact on (or contribution to) the campus as a whole. Such review may also define the “civic domain” to be encompassed in the project, which will bear on its feasibility.

**For Project Implementation**, the Master Plan provides practical guidance as to the form, massing and site relationships to be incorporated in the specific design of the project. The formal procedure of review by the Design Review Committee applies both to the monitoring process and the requisite dialog to ensure design quality and civic contribution to the campus environment through the project implementation phase.

**University of Mississippi**

Mr. Warner Alford, Director of Alumni Affairs  
 Mr. Ian Banner, Director of Facilities Planning and University Architect  
 Mr. Pete Boone, Athletics Director  
 Dr. Richard Buchholz, Associate Professor of Biology  
 Ms. Linda Christian, Associate Director for Administrative Services - Parking  
 Dr. Alice Clark, Vice Chancellor for Research and Sponsored Programs  
 Dr. Donald Cole, Assistant Provost  
 Mr. David Drewrey, Director of Telecommunications  
 Dr. Greg Easson, Professor of Geology and Geological Engineering  
 Dr. Kathy Gates, Chief Information Officer  
 Mr. Ray Hawkins, Associate Director of Police  
 Mr. Clayton Jones, Director of Human Resources and Contractual Services  
 Mr. Terron Jones, Director of Physical Plant  
 Dr. Gloria Kellum, Vice Chancellor for University Relations  
 Dr. Robert Khayat, Chancellor  
 Ms. Lorinda Khrut, Director of Housing  
 Mr. Bill Kingery, Director of Campus Recreation  
 Mr. Jeffrey McManus, Director of Landscape Services and Airport Operations  
 Mr. Edward Movitz, Health and Safety Officer  
 Dr. Andy Mullins, Executive Assistant to the Chancellor  
 Dr. Larry Ridgeway, Vice Chancellor for Student Affairs  
 Mr. Larry Sparks, Vice Chancellor for Administration and Finance  
 Dr. Morris Stocks, Provost and Vice Chancellor for Academic Affairs  
 Mr. Charles Swann, Staff Geologist  
 Ms. Kathy Tidwell, Manager of Contractual Services  
 Dr. Lee Tyner, University Attorney  
 Mr. Jeffrey Van Slyke, University Police Chief  
 Mr. Tim Walsh, Assistant Director of Alumni Affairs  
 Mr. Wendall Weakley, President and CEO of The University of Mississippi Foundation  
 Dr. Robert Woolsey, Director of Mississippi Mineral Resources Institute

Dr. Mark Wilder, Dean - School of Accountancy  
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 Dr. Tim Letzring, Dean - School of Education  
 Dr. Kai Fong Lee, Dean - School of Engineering  
 Dr. Glenn Hopkins, Dean - College of Liberal Arts  
 Dr. Charlie Hufford, Dean - School of Pharmacy

**Committees**

Executive Management Committee  
 Student Union Advisory Committee

**Sasaki**

Greg Havens  
 Janne Corneil  
 Peter Brigham  
 Stacey Beuttell  
 Jennine Talbott  
 Andy McClurg  
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ELDRIGE & ASSOCIATES, P.A.

*Eley Associates / Architects*

