

# UNIVERSITY OF NORTH DAKOTA

Campus Master Plan Update  
February 2022



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Section 01

# EXISTING CONDITIONS



# PURPOSE OF THE UPDATE

## The Master Plan Update

The Master Plan Update uses the 2018 Campus Plan as a foundational document while adding updated project plans from all planning projects completed since 2018. This includes the Housing Master Plan, the Athletic Master Plan, the Memorial Union and 2nd Ave Study, the Nistler College of Business Site, the University Avenue Study and campus-wide parking and road updates. The updated campus base map (located on the following spread) includes all buildings recently constructed as well as those buildings proposed in these studies.

The Master Plan Update also proposes sites for the planned STEM facility and the consolidation of Allied Health.

## STEM and Allied Health Site Studies

Various sites for the STEM and Allied Health buildings were analyzed to determine the optimal locations to support programmatic growth and maximize adjacencies. The sites were evaluated based on their size, adjacent amenities, mobility connections, parking availability, enabling projects required, zoning and building regulations, location within the campus, landscape opportunities, and potential academic adjacencies.

The sites analyzed for the STEM building include:

- The area south of the Northern Plains Building
- The site of the Johnstone, Smith and Fulton Halls
- The Hyslop Sports Center site
- The site of Columbia Hall

The sites analyzed for the Allied Health building include:

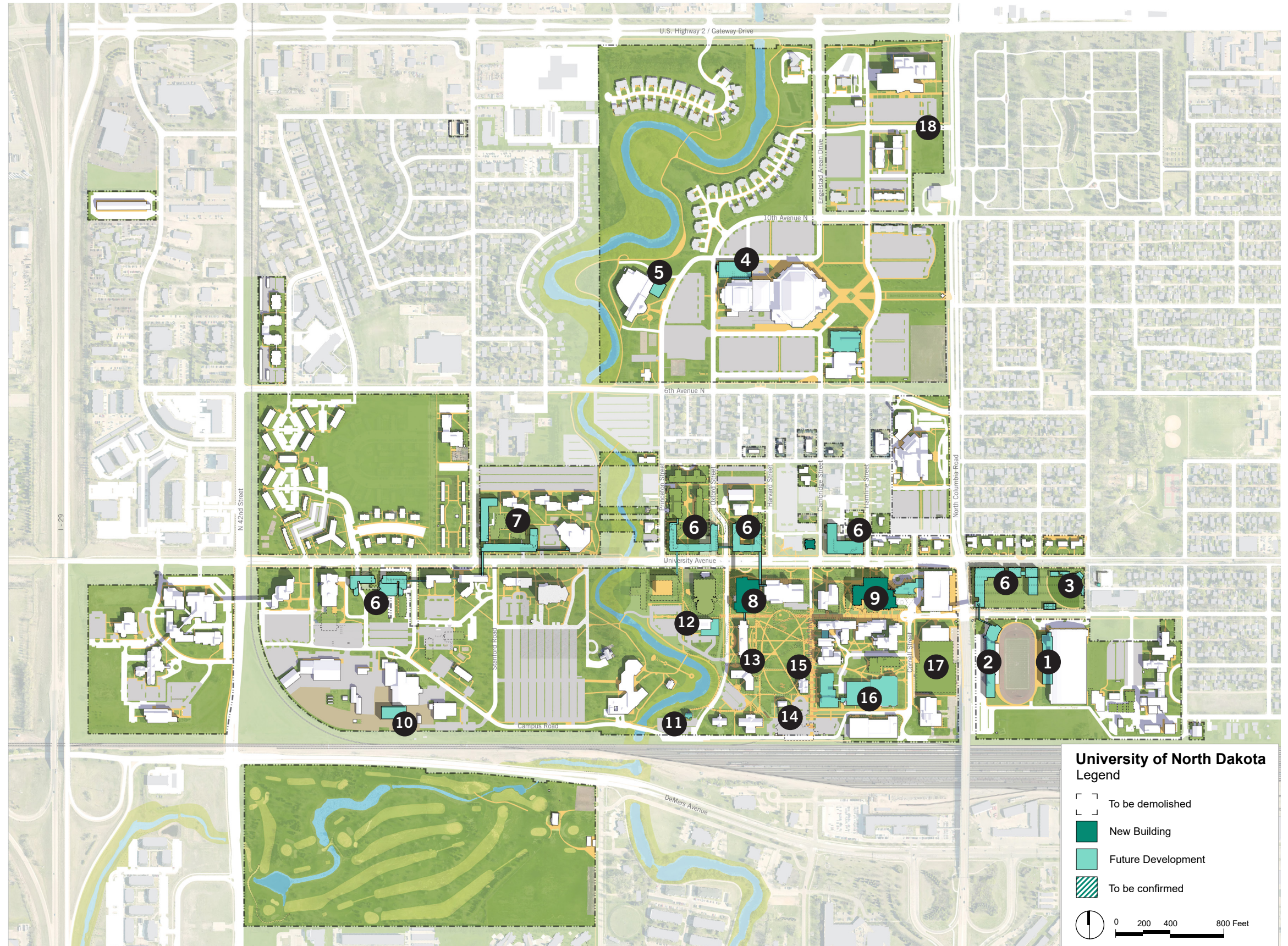
- Adjacent to the School of Medicine and Health Sciences
- Expansion to the north of the Nursing site
- Renovation and expansion of Abbott Hall



# UPDATED CAMPUS PLAN

## New Projects

1. Frederick "Fritz" D. Pollard Jr. Athletic Center Addition
2. Memorial Village (P3)
3. Softball Complex
4. Betty Center Addition
5. Wellness Center Aquatic Center Addition
6. Future Mixed-Use / Market-Rate Housing (P3)
7. New UND Residence Halls (P3)
8. Nistler College of Business
9. New Memorial Union
10. New Steam Plant (P3)
11. Gustafson Adaptive Reuse as Short Term Lodging
12. Burtness Theatre Renovation and Addition
13. Merrifield and Twamley Renovation
14. Carnegie Renovation
15. Babcock Renovation
16. College of Engineering Renovation
17. Future STEM Building
18. Future Allied Health Building

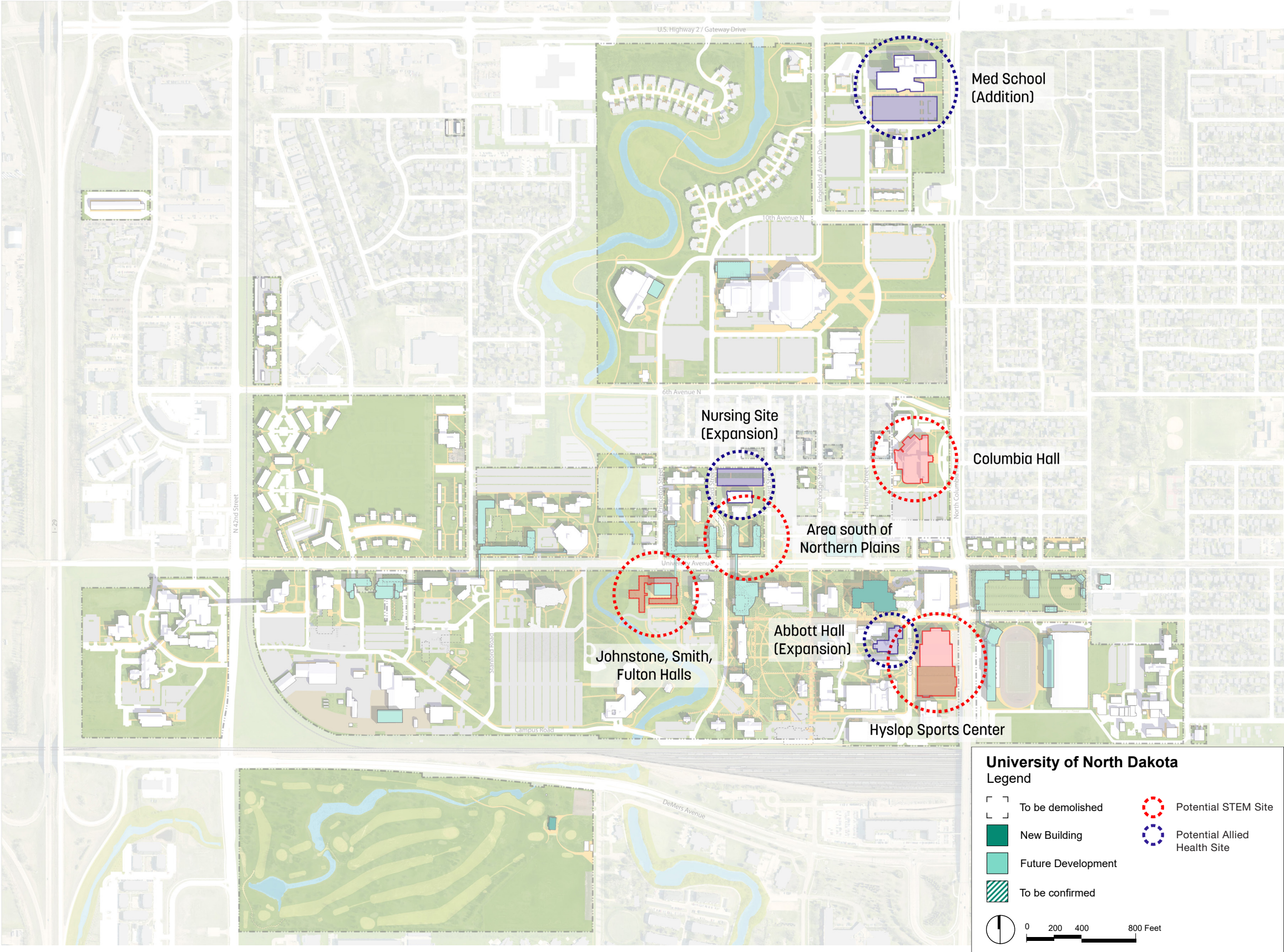


UND Base Map

Section 02

# SITE INVESTIGATIONS

# OPPORTUNITY SITES INVESTIGATED



STEM and Allied Health Opportunity Sites

# STEM BUILDING SITE OPPORTUNITIES

## Johnstone, Smith, Fulton Halls Site

The Johnstone, Smith, Fulton (JSF) Halls Site was considered because it provides a highly visible and large site area that is adjacent to the campus core, University Ave and the Coulee.

## Northern Plains Site

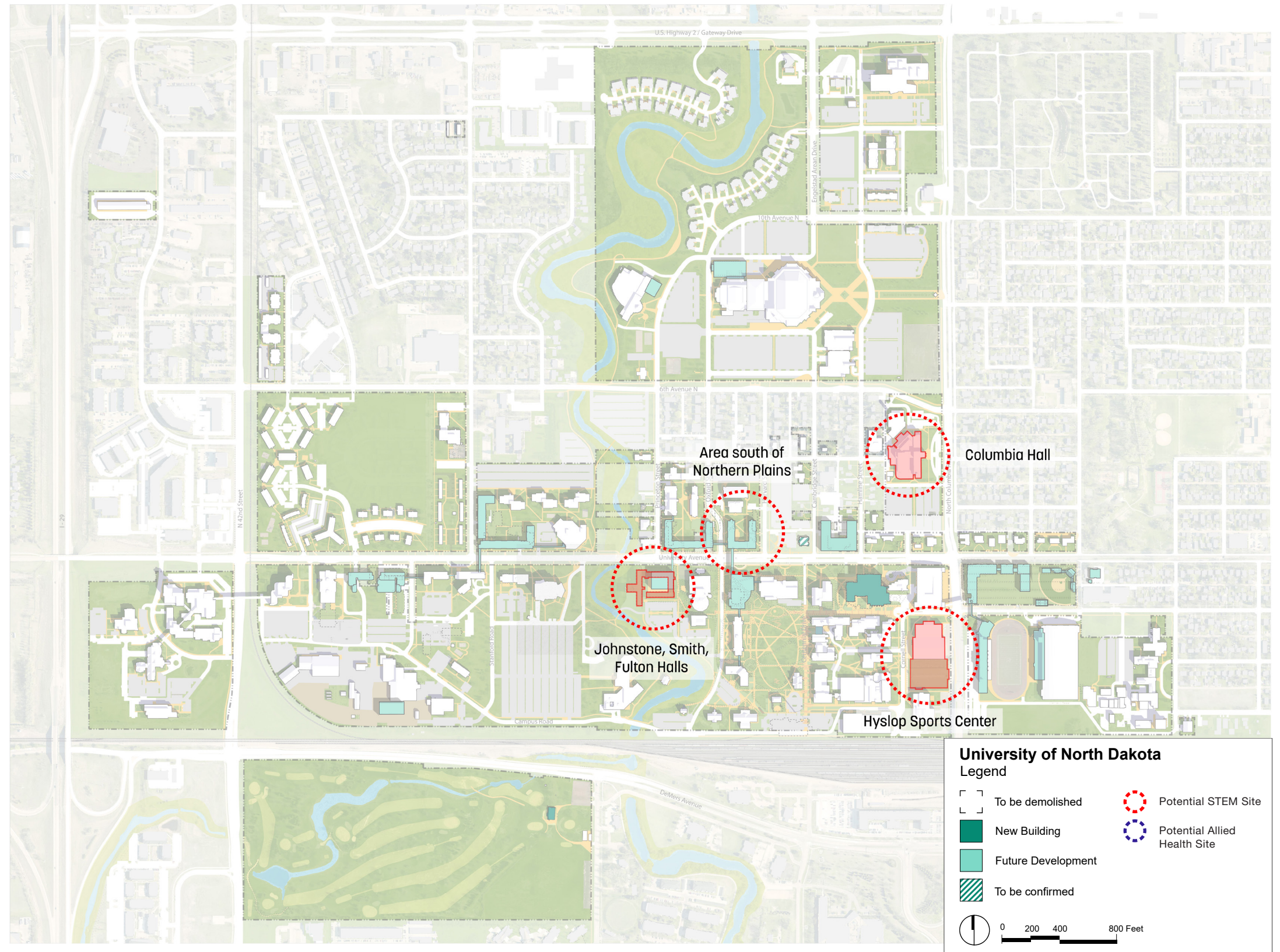
The Northern Plains Site is centrally located on campus and provides many opportunities for connections and collaboration.

## Columbia Hall Site

Columbia Hall is largely vacant and offers a large redevelopment site opportunity.

## Hyslop Site

The Hyslop site provides a large development area adjacent to many of the existing science and engineering facilities.



STEM Opportunity Sites



# STEM LAB BUILDING PROGRAM

The proposed STEM building is intended to consolidate the labs for Biology, Biomedical Research, Chemistry, and Physics departments in one building. These departments are currently located in four separate buildings: Starcher, Columbia, Abbott and Witmer. The Math department is a candidate to occupy the new STEM building as well. They are currently located in O’Kelly and Witmer halls. The new STEM lab building would allow for these departments to collaborate and engage in interdisciplinary discovery.

Following the construction of the STEM building, the vacated labs provide backfill opportunities for office and classroom use. It is proposed that the offices of the Biology, Biomedical Research, and Physics’ departments move to Abbott, where the Chemistry offices are currently located. The offices from these

three departments will fit into the space that was previously occupied by the chemistry lab spaces.

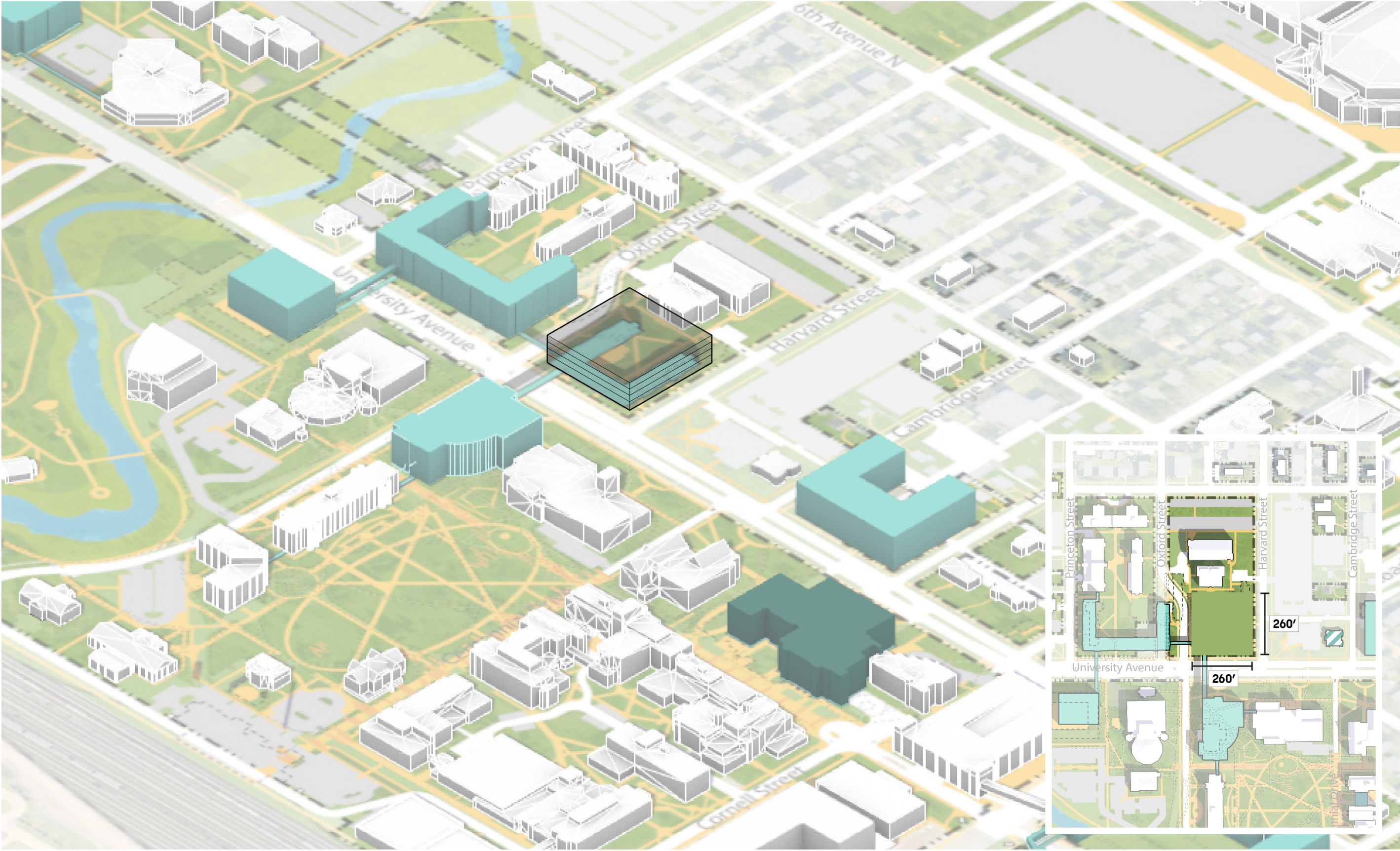
The table below outlines the existing assignable square footage (ASF) currently used by the labs of each of these four departments. As assignable square footage doesn’t account for non-assignable spaces, such as bathrooms, corridors or mechanical, a grossing factor of 60% has been applied to estimate the needed gross square feet (GSF) of the building

In addition to the quantity of space outlined below, each of the sites offers additional capacity. The College of Engineering is currently completing a master plan for their school. Strong consideration should be given for adjacent and/or contiguous space between the College of Engineering and the STEM lab building occupants.

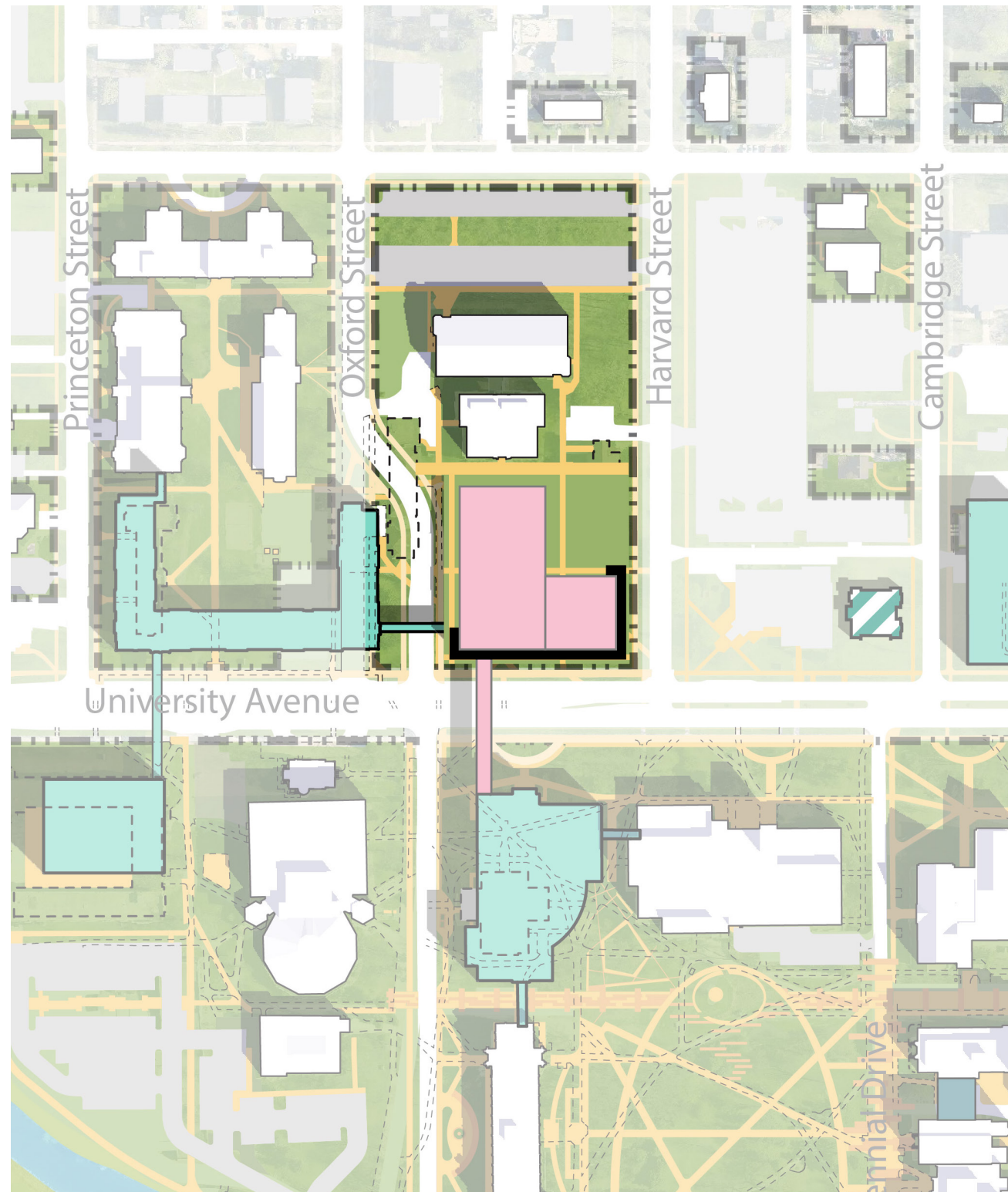
DEPARTMENT	MOVING FROM	TOTAL DEPT ASF
Biology	Starcher	26,494
Biomedical Research	Starcher/Columbia	6,518
Chemistry	Abbott	28,150
Physics	Witmer	18,439
<b>TOTAL LAB ASF</b>		<b>79,601 ASF</b>
<b>TOTAL LAB GSF @ 60% efficiency</b>		<b>133,000 GSF</b>



# NORTHERN PLAINS SITE

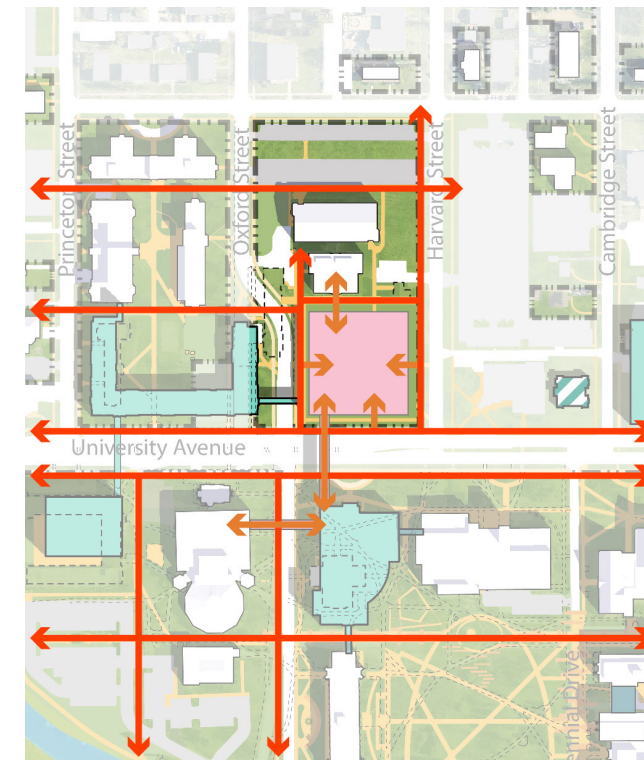


## Northern Plains Potential Development Zone



Northern Plains Site Active Edge

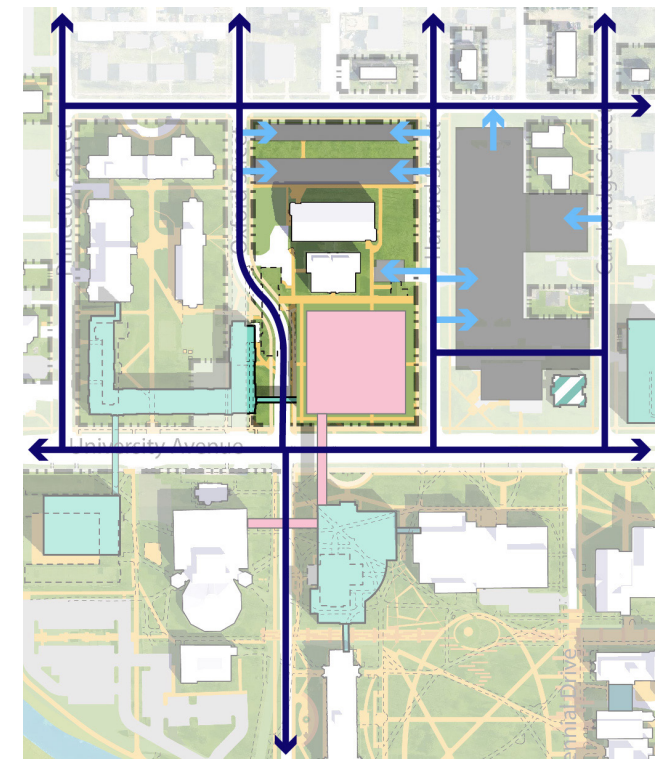
## Northern Plains Site Circulation



Northern Plains Site Pedestrian Circulation

### Benefits

The Northern Plains site is located on a highly visible site adjacent to University Avenue. The site provides opportunities to connect to the library and the College of Nursing building. Transit is easily accessible along University Ave.

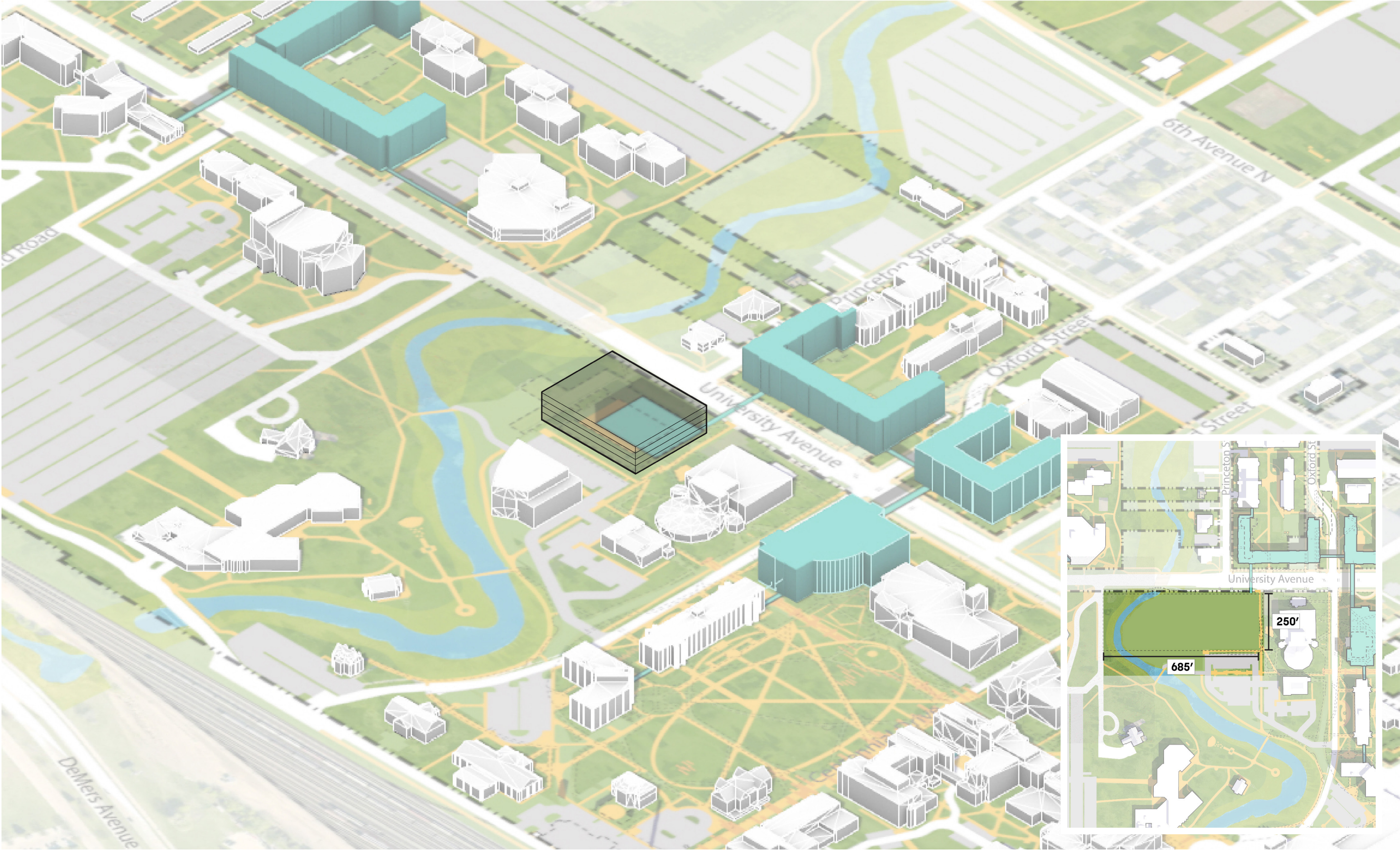


Northern Plains Site Vehicular Circulation

### Drawbacks

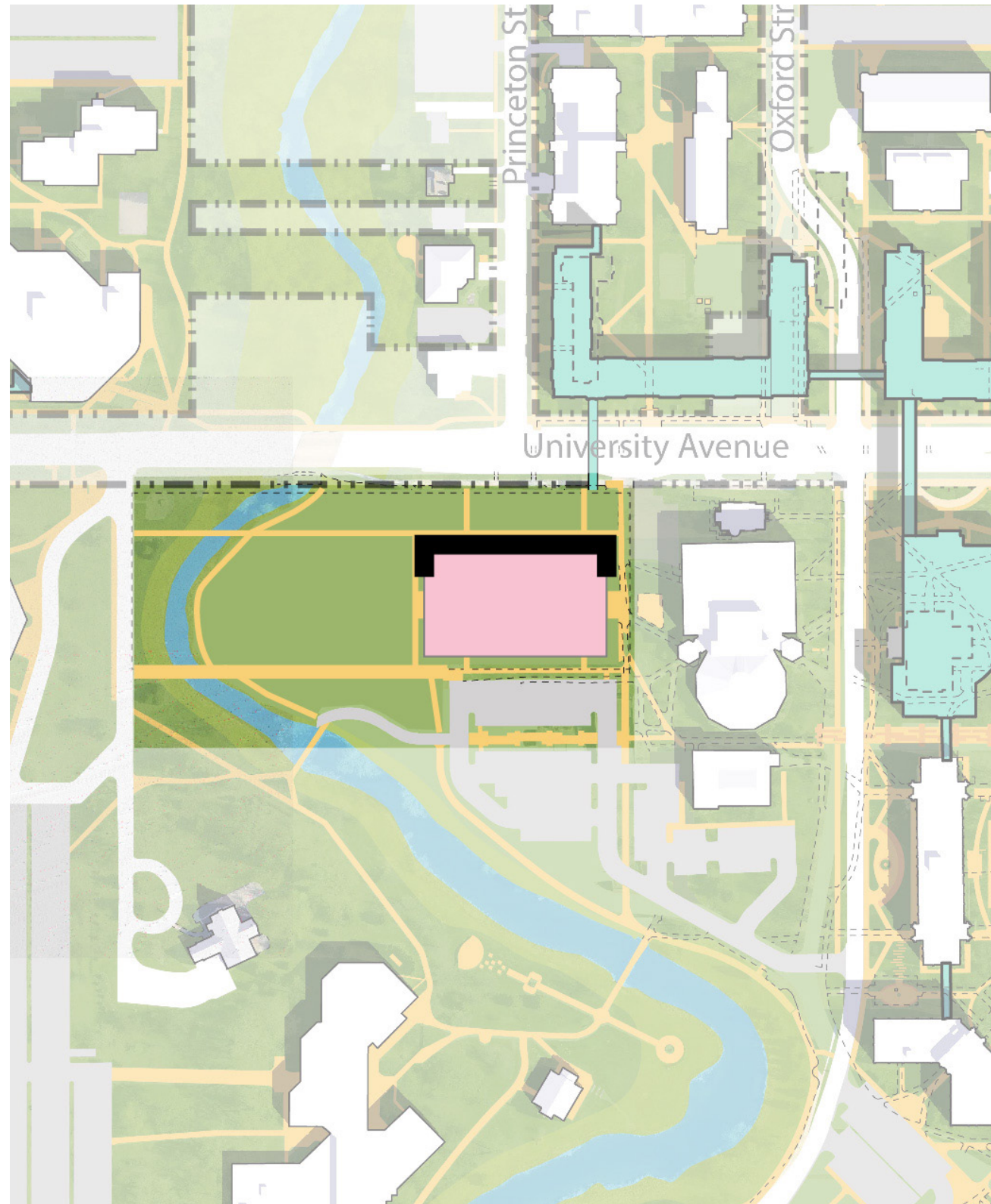
The Northern Plains site is the most limited in terms of capacity, yielding a maximum build of approximately 215,000 GSF. The site is currently planned for residential uses, so using this site for academic purposes would require changes to the Housing Master Plan. In addition, the 2018 Campus Plan advocates for locating academic uses south of University Avenue, in closer proximity to the academic core.

# JOHNSTONE, SMITH, FULTON SITE



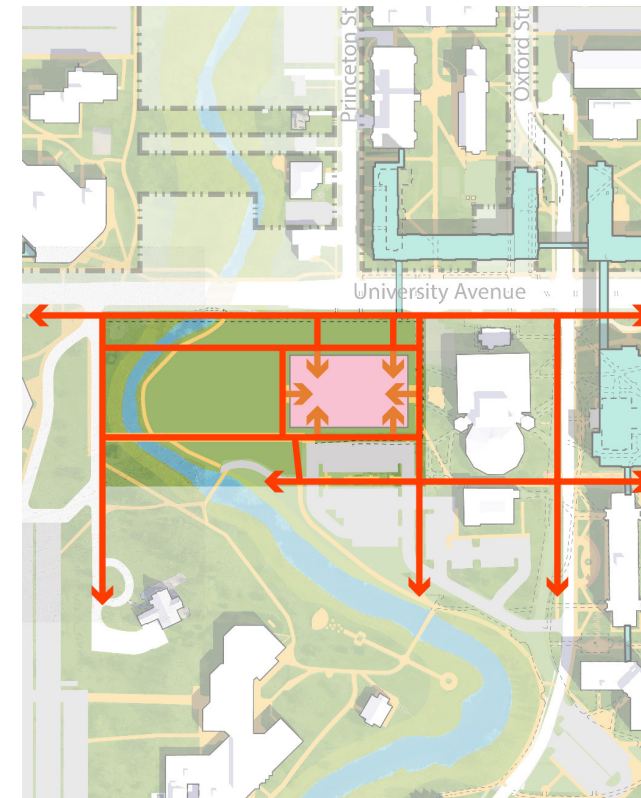
Johnstone, Smith, Fulton Opportunity Site

Johnston, Smith, Fulton Potential Development Zone



Johnstone, Smith, Fulton Site Active Edge

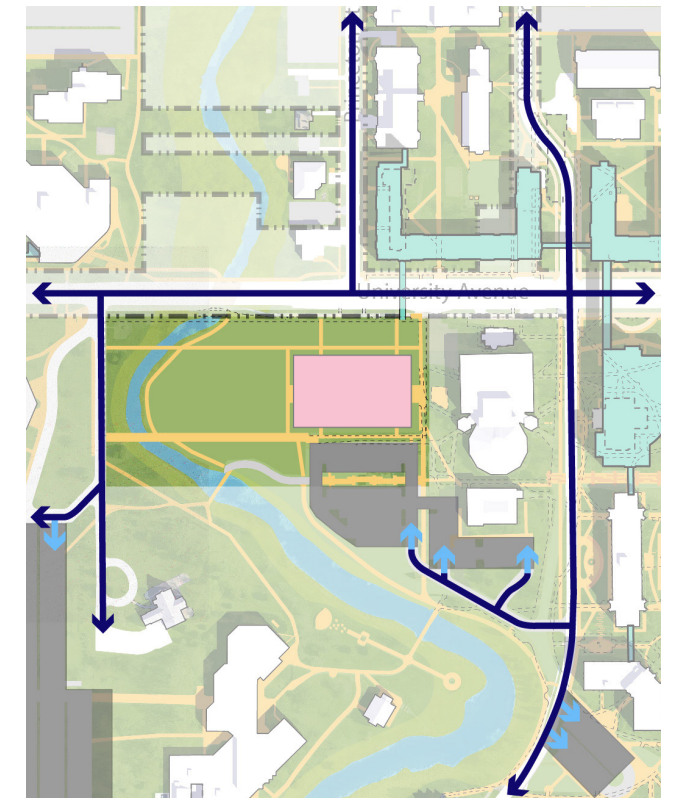
Johnston, Smith, Fulton Site Circulation



Johnstone, Smith, Fulton Site Pedestrian Circulation

**Benefits**

The JSF Site provides a location along the highly visible University Avenue corridor, and adjacent to the campus core and the Coulee. The site is large, offering a development capacity of up to 550,000 GSF, assuming roughly four stories and 80 percent site coverage. The site is also connected to a large open space area.

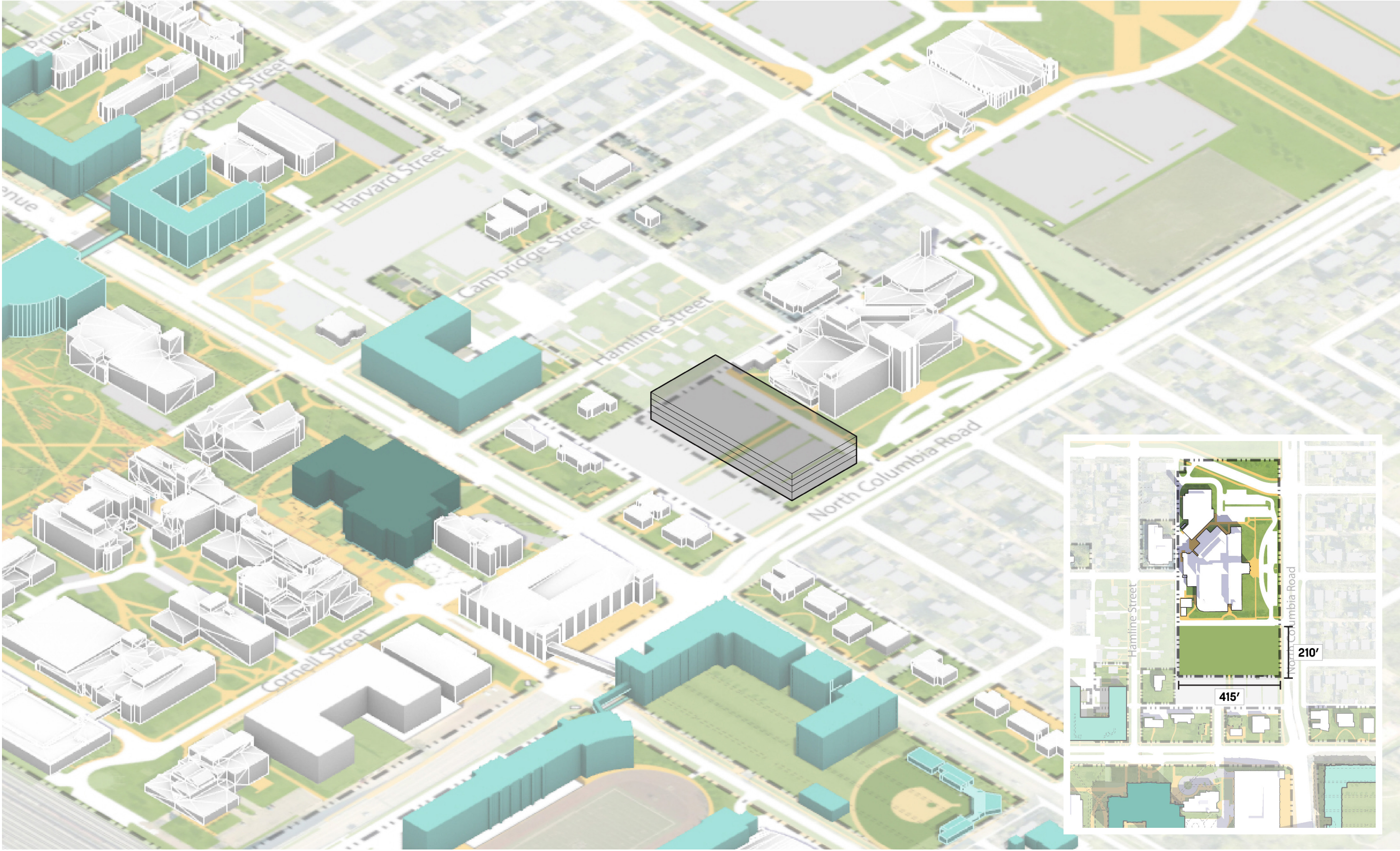


Johnstone, Smith, Fulton Site Vehicular Circulation

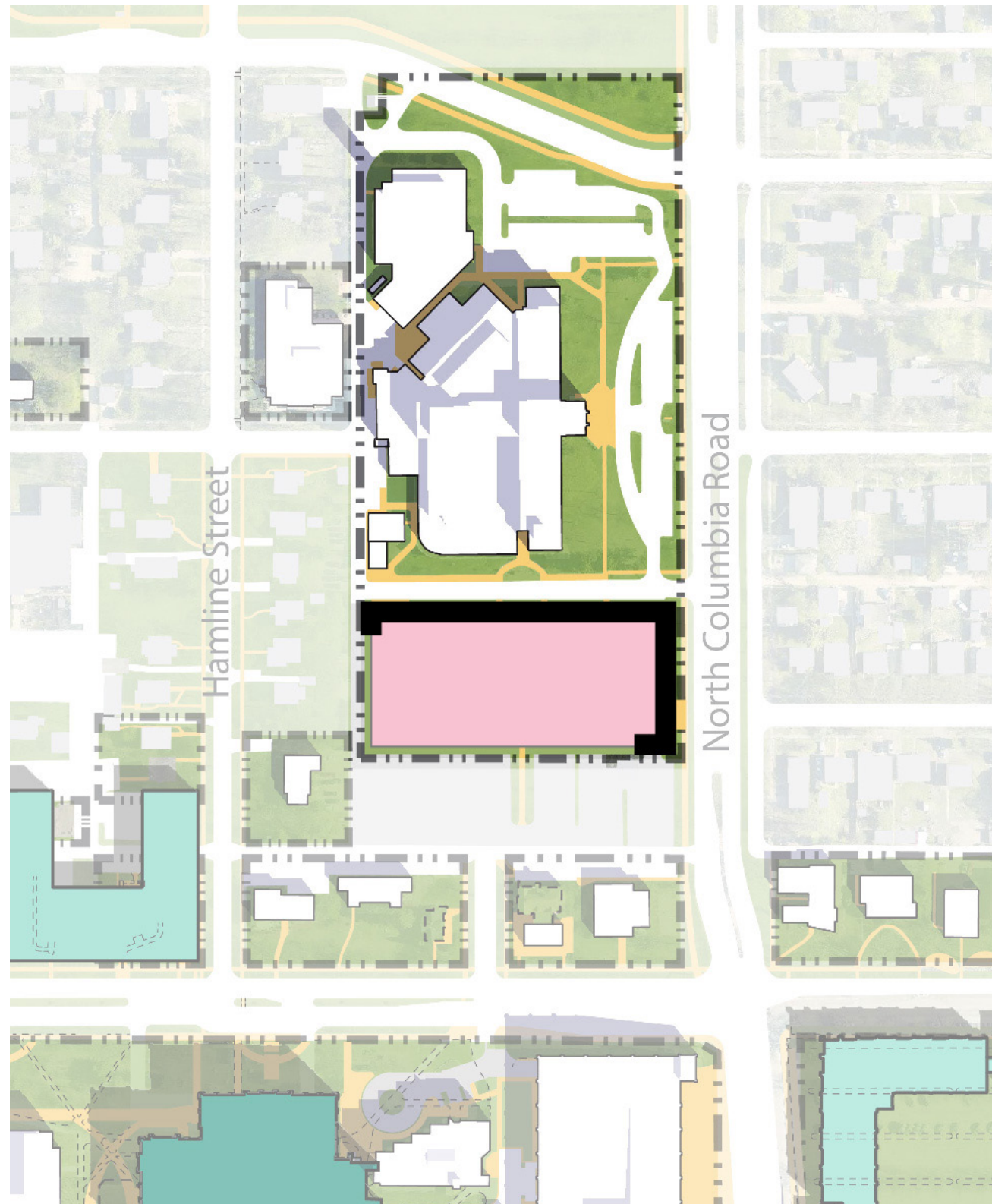
**Drawbacks**

To build on the JSF site would require a demolition of the existing residence hall currently located on the site. The site is also not located near existing STEM facilities on campus.

# COLUMBIA HALL SITE

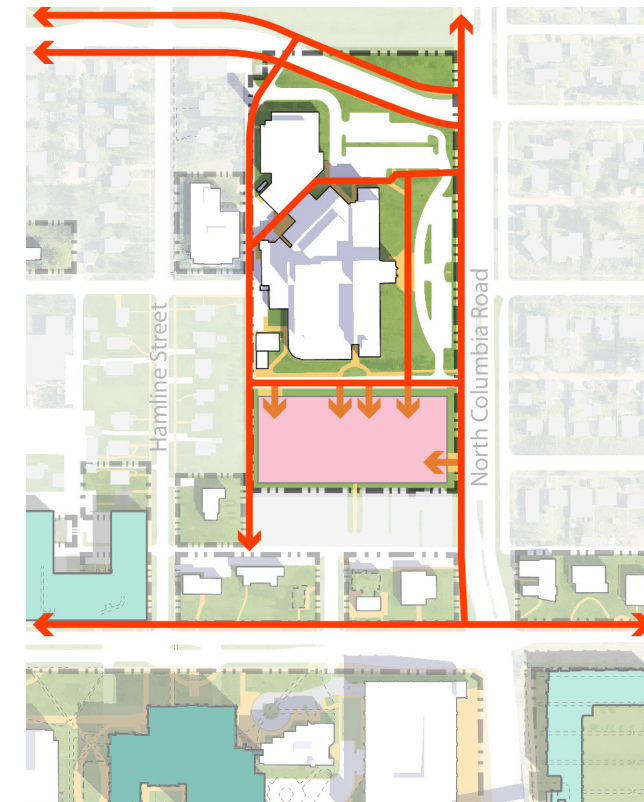


## Columbia Potential Development Zone



Columbia Site Active Edge

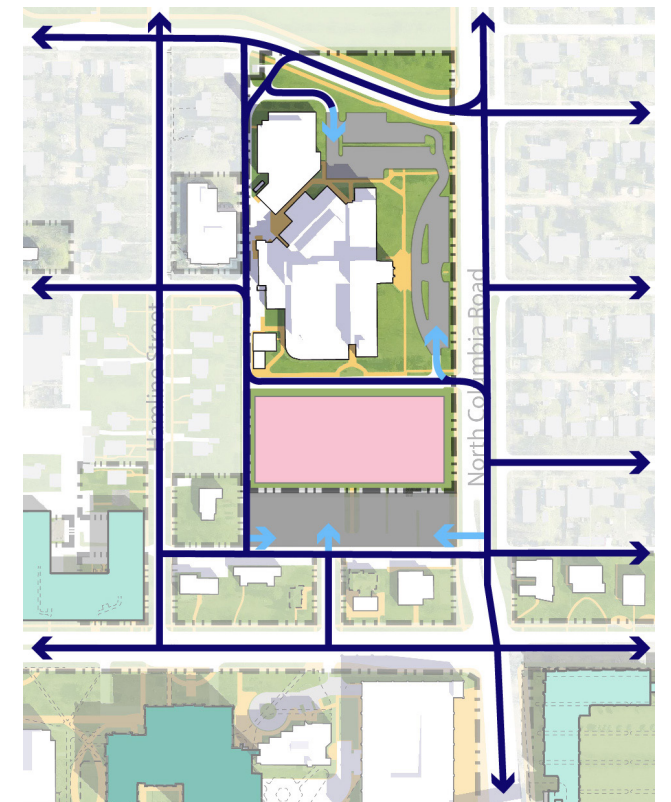
## Columbia Site Circulation



Columbia Site Pedestrian Circulation

### Benefits

The site adjacent to Columbia Hall provides a potential development capacity of 275,000 GSF. Long term, Columbia Hall may also be a candidate for redevelopment, offering an even more significant total development capacity. The site is proximate to the Biomedical Research Center and the Neuroscience Research Facility which creates an opportunity to cluster STEM facilities together. No demolition is required to build on this Columbia Hall-adjacent site.

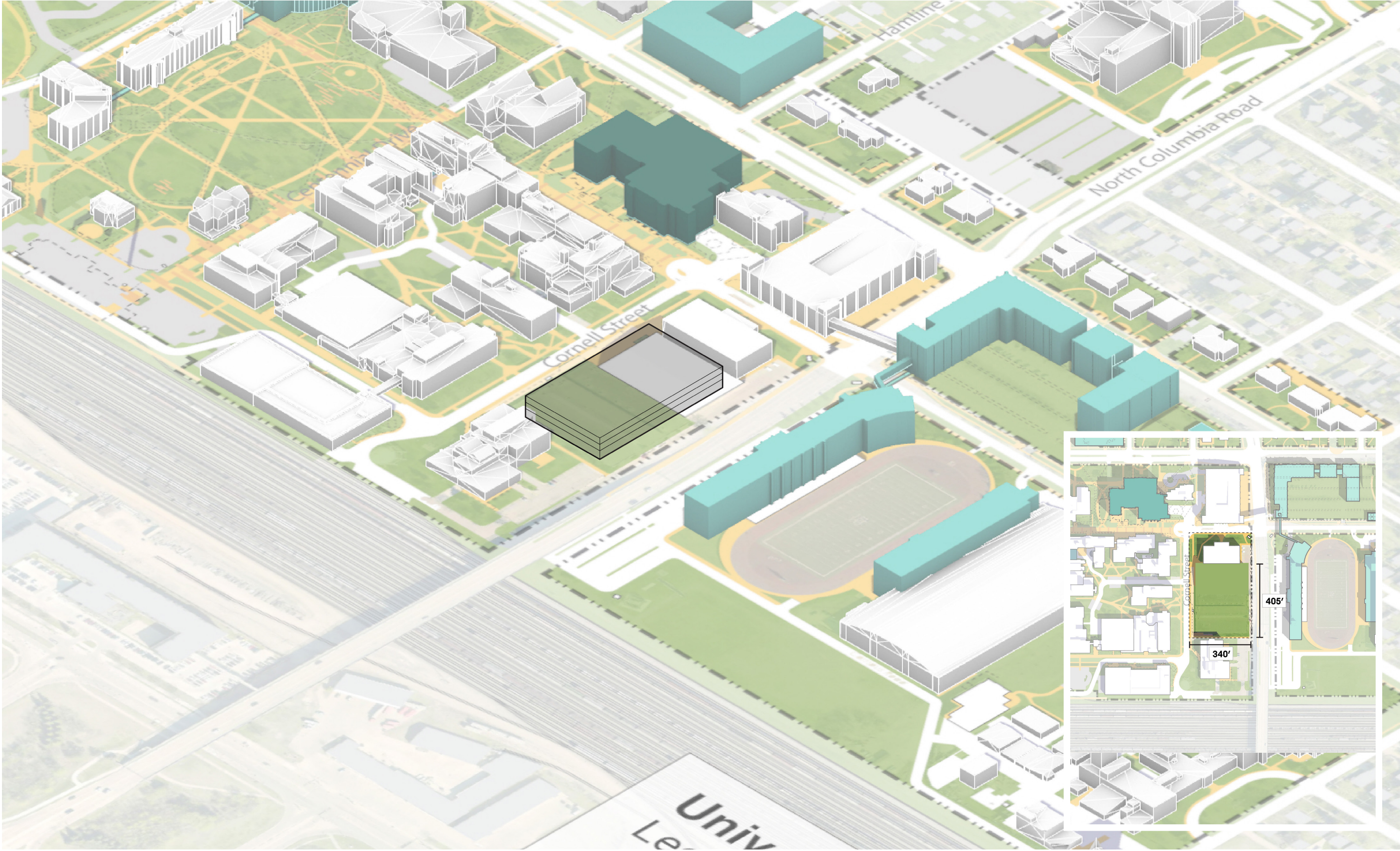


Columbia Site Vehicular Circulation

### Drawbacks

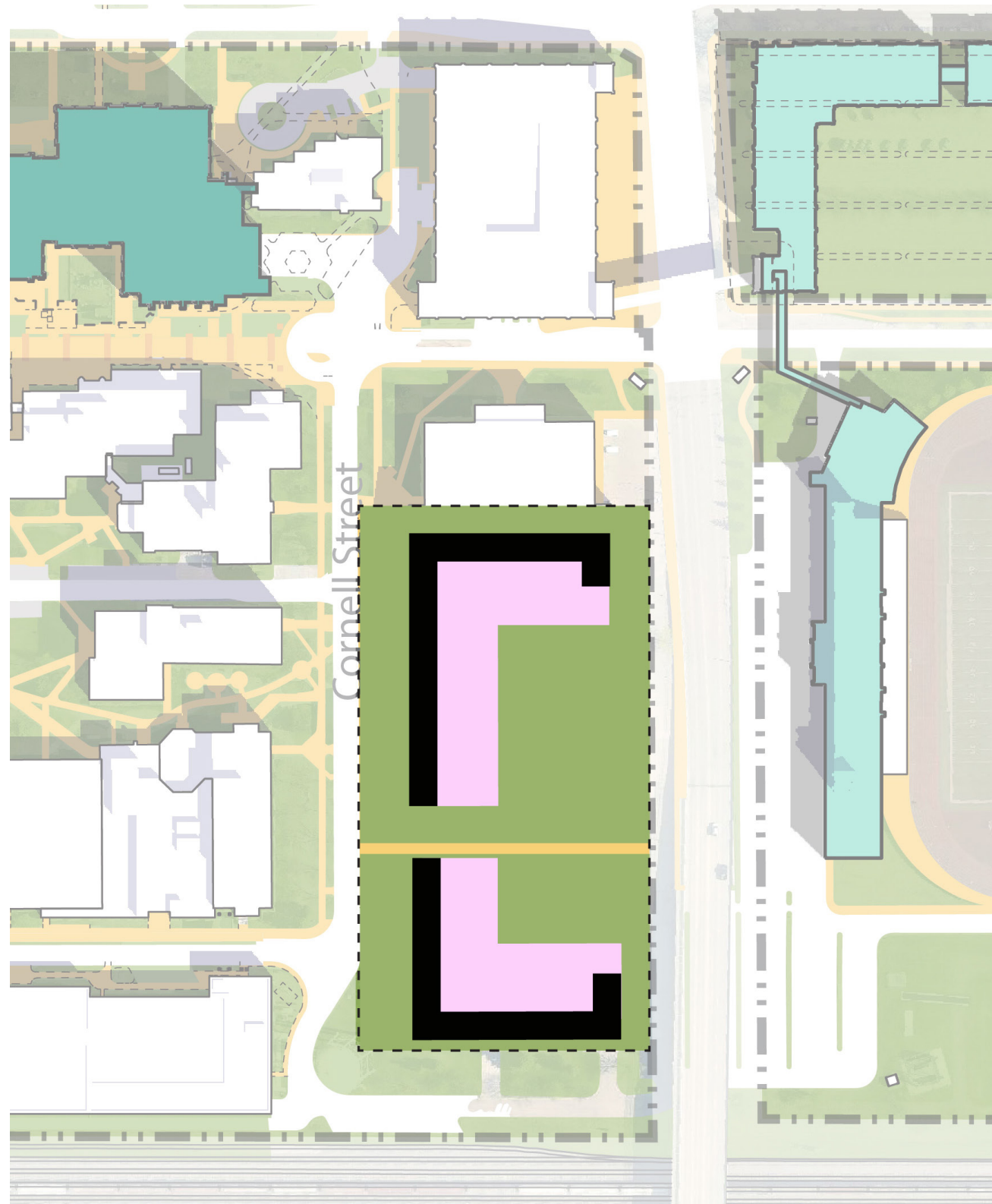
The Columbia Hall site is not centrally located, and is set across University Avenue and not adjacent to the rest of the academic core. While the specific site south of Columbia Hall is currently vacant, it may best be redeveloped in conjunction with a reimagining of Columbia Hall itself.

# HYSLOP SITE



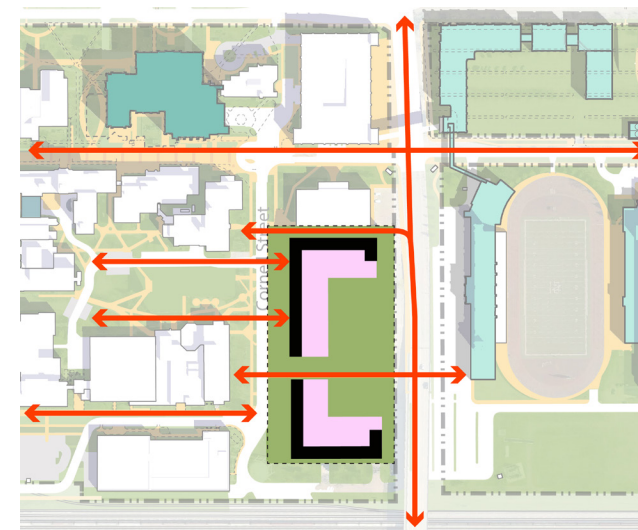


## Hyslop Potential Development Zone



Hyslop Site Active Edge

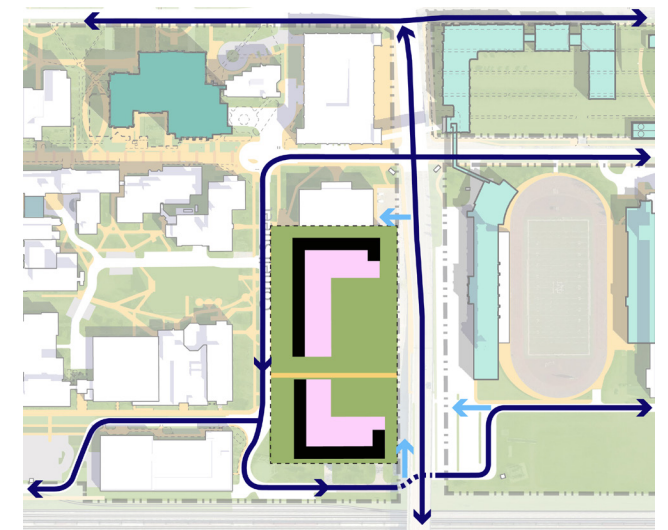
## Hyslop Site Circulation



Hyslop Site Pedestrian Circulation

### Benefits

The Hyslop site is large, offering approximately 450,000 GSF of development potential, assuming 80% coverage and roughly four stories. The site's greatest asset is its proximity to the existing science and engineering facilities. The location along Cornell Street offers the opportunity to think about a STEM corridor linking the Hyslop site to the academic quad to the west.



Hyslop Site Vehicular Circulation

### Drawbacks

The Hyslop site does require an enabling project to remove the southern half of the building. Utilizing the full site also requires the removal of Starcher Hall, although that demolition can be shifted to a later phase if the Hyslop site is developed incrementally.

# ALLIED HEALTH OPPORTUNITY SITES

## Nursing Site Expansion

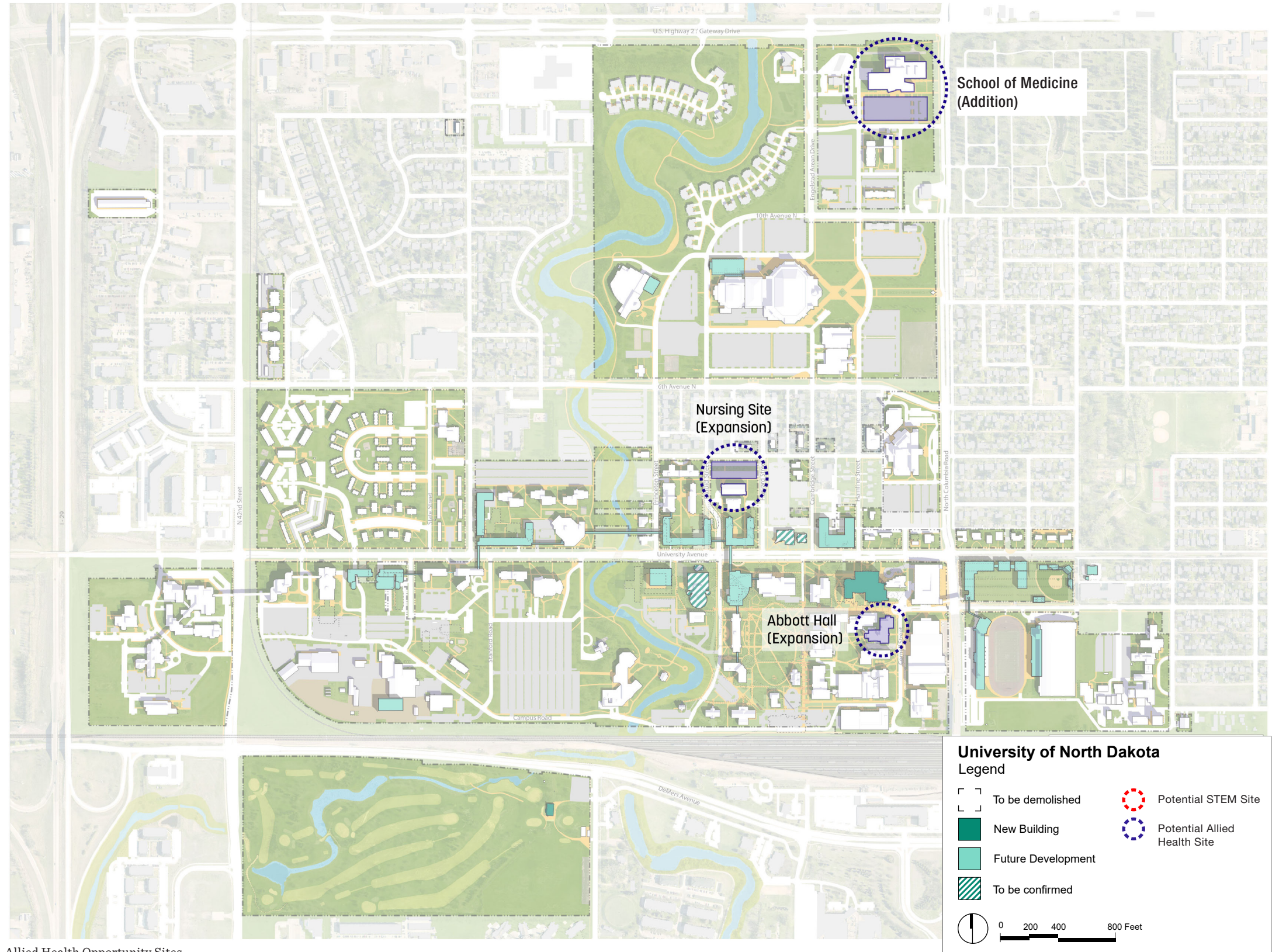
The site adjacent to Nursing provides the opportunity for Allied Health to maximize synergies and collaboration across the health sciences; however, it is still located at a distance from The School of Medicine and STEM-related programs.

## Abbott Hall Expansion

The Abbott Hall site is centrally located with easy connections to University Avenue, and would connect onto the existing Abbott Hall, providing adjacency with other relevant STEM departments located in that building.

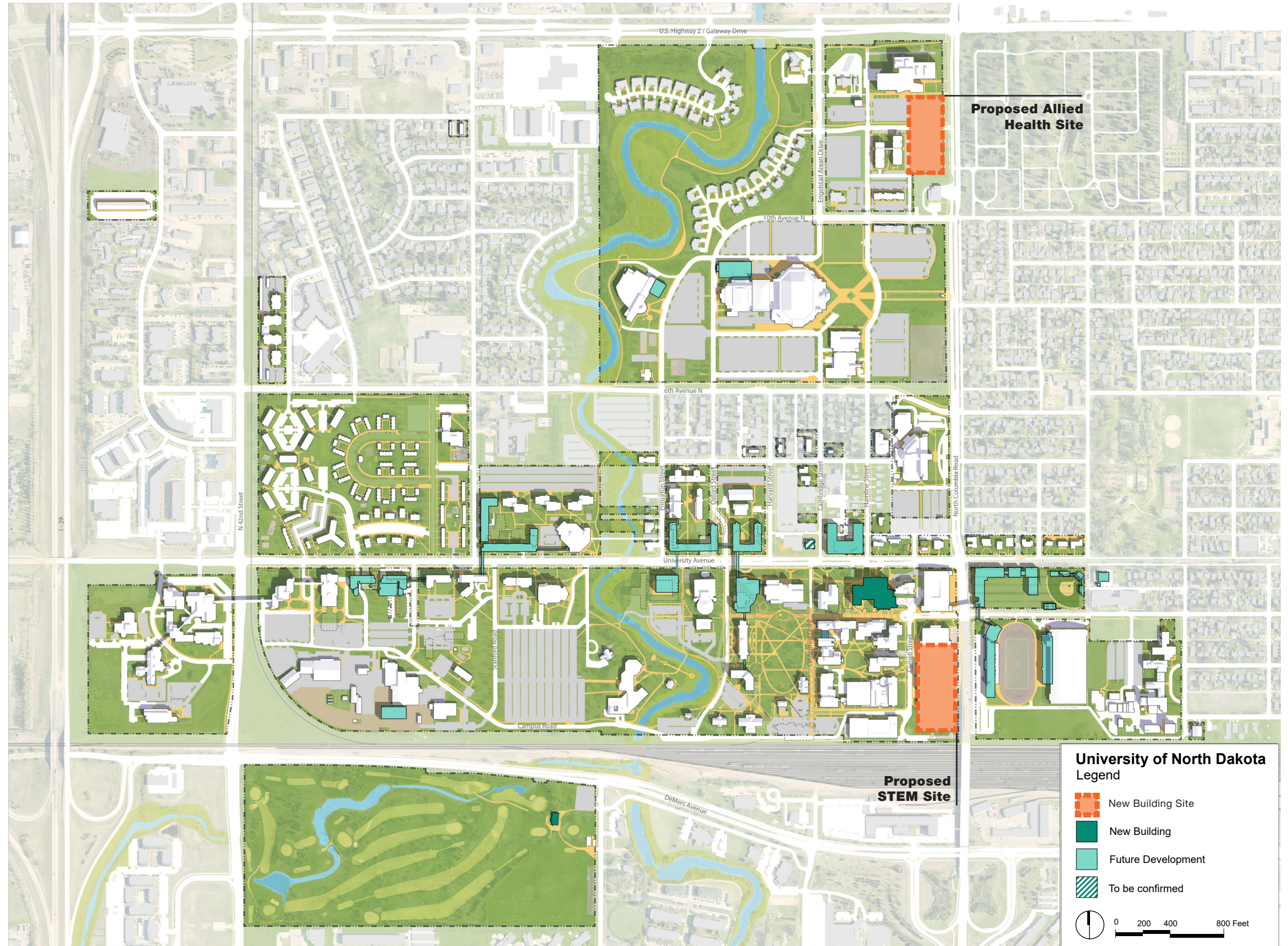
## School of Medicine Addition

The site adjacent to the School of Medicine is the largest of the 3 sites, and would provide adjacency with other medical and health science departments, with many opportunities for collaboration. This is the preferred site, and it is proposed that the allied health building be placed here.



Allied Health Opportunity Sites

# PROPOSED CAMPUS PLAN



Campus Plan with proposed STEM and Allied Health sites

**SASAKI**

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