South Neighborhood Projects Town Hall

Campus Town Hall
April 12, 2018
THE NEXT 8 MINUTES

1. Team
2. Goal
3. You
4. Res. Life
TEAM
GOAL
YOU
RES LIFE
OUR TEAM

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Residential Life Planning/Programming Principal
PERKINS+WILL
SERVED OVER 250 HIGHER EDUCATION INSTITUTIONS NATIONWIDE

COMPLETE 150 CAMPUS MASTER PLANS
INTEGRATED CAMPUS PLANNING

- Planners + Analysts
- Architects
- Landscape Architects
- Urban Designers
- Transportation + Parking Specialists
- Research + Learning Specialists
- Housing + Dining Specialists
- Sports Specialists
- Sustainability Specialists
TEAM
GOAL
YOU
RES LIFE
SMARTEST, MOST CONNECTED + DESIRABLE CAMPUS DISTRICT IN THE COUNTRY
BLURRING THE BOUNDARIES BETWEEN...
WORKING
SOCIALIZING
LEARNING
SHOPPING
EATING
DISCOVERING
WALKABLE URBANISM
VIBRANT PUBLIC SPACES
CONNECTED GREEN SPACES
GREAT STREETS
MIX OF LAND USES WITH ANCHORS
COMPACT DEVELOPMENT
“One hundred and fourteen years ago, the partnership that underlies CommUniverCity was started, under my tenure, IT WILL KEEP ON ROCKING.”

- Dr. Montgomery, WMU President
2001 MASTER PLAN:
FUNDAMENTAL CONCEPTS

- Protect the Valleys
- Develop Campus Edges and Entrances
- Ensure Wayfinding and Accessibility
- Plan Alternative Forms of Transportation
- Distribute Parking
- Connect the Campuses
- Preserve Open Space
- Develop Districts
- Create Campus Activity Hubs
- Distribute Housing

Source: WMU Campus Master Plan (2001); updated (2010)
SOUTH NEIGHBORHOOD

STRENGTHS

- Large, contiguous site
- Owned by university
- Student life epicenter
- Future catalyst projects (student center, housing)
- Adjacencies
  - Academic Core
  - Athletics
CHALLENGES

- Railroad and Stadium Drive edge
- Terrain
- Existing road infrastructure
- Poor aesthetic quality/lack of curb appeal
EXISTING CHALLENGES

- Poor connection
- Pedestrian/vehicle conflict
- Auto-centric, lack of connectivity
- There is a creek here. Does anyone actually know that?
- Dated student housing and low density
- Fairly large superblocks (400' x 500')
- Extremely tough edge

"Welcome to WMU, here is our surface parking lot."
CONVERGENCE OF TRENDS IN STUDENT LIFE

- Living Learning
- Co-ownership
- Intentionality
- We-work Concepts
- Maker Culture
OUR KNOWLEDGE OF PROGRAMMING METRICS ENABLES US TO INNOVATE

TRADITIONAL
200-240 GSF/Bed

SEMI-SUITE
220-275 GSF/Bed

SUITE
275-340 GSF/Bed

APARTMENT
325-450 GSF/Bed

First Year

Second Year

Upper Division

Dependent

Independent

Living Learning
3 QUESTIONS THAT DETERMINE THE OUTCOME OF STUDENT / RESIDENTIAL LIFE PLANNING

WHAT IS A COMMUNITY?

HOW DO COMMUNITIES INFLUENCE EACH OTHER?

WHAT DO COMMUNITIES NEED?
THE IMPORTANCE + INTENTIONALITY OF COMMON SPACES

SOCIAL

STUDY

MAKER

WELLNESS

OUTDOOR

ADMIN/SERVICE
THANK YOU
AND COME TALK TO US!
The new residences should:

Dr. Edward Montgomery
• Very visible
• First phase of mixed use master plan
Tree Protection

Tree to Remain (protected)

Tree to Remain During Construction

Tree to be Moved (relocated)

Tree to be Removed
3 out of 4 workers will be millennials, globally.

91% expect to stay in a job less than 3 years.

85% have a strong need for social interaction.

53% prefer home office 2-3 days/week versus 10% higher salary.

By 2025...
Freshmen/Sophomores

Doubles with shared baths

Juniors/Seniors

Apartments with private baths, full kitchens

Shortage in upper class variety
Inspirations
HOUSING FOR THE FUTURE

LESS personal space
MORE common space
FEWER cars
LOWER carbon footprint
Unit types: “What’s mine?”

Common spaces: “What’s shared?”

Program Vision
ECSU Micro-loft
Starcity
San Francisco
Starcity
San Francisco

Our Values

We've set out to create a new constitution for living as a group. We resolve to form a more perfect union within our community and live by these values.

- Diversity is dynamic
- Be benevolent
- Transparency with privacy
- Life is short
- Empower each other
Communal concept

Ground

Typical
Single rooms

- Bed/sofa
- Bath
- Desk
- No cooking facilities
Collective London
Lounges
Kitchens
Games
Gym
Hot tub
Library
Cinema room
Roof terrace
Laundry

Residents Only
Spa

Co-work

Plus:
Market
Gallery
Party Deck

Public

Common restaurant + bar
Tell us what you think!

https://goo.gl/gk4a4o
“What’s mine?”

“What’s shared?”

https://goo.gl/gk4a4o
What are the sustainable features?

https://goo.gl/gk4a4o
How do you get around?

https://goo.gl/gk4a4o
Come play with us!

Stantec
Student Center & Dining Facility
CannonDesign and Doers Consulting Alliance
Summer 2021
Why a new Student Center?

The Bernhard Center (BC), WMU’s existing student center was constructed in 1957, has an aging and functionally obsolete infrastructure, and an outdated layout. The BC is imbalanced by today’s standards and calls for a new vision and reconsidered facility that addresses student’s needs, supports recruitment efforts, and plays an important role in retention.
What will be in the new Student Center?

New approximately 230,000 GSF Student Center & Dining facility, including:

- Information Center
- Student Services One Stop Center
- Student Organization Support
- Student Support Services
- Affinity Spaces
- Lounges/Flexible Space
- Meeting Space/Ballroom/Theater
- Retail Shops
- Retail Food Service/Dining
- Student Meal Plan Food Service/Dining
- Career and Student Employment Services
CONNECT
LEGISLATE
UNWIND
Eggcetera
More than just eggs

DINE
INCLUSION
Diversity and Inclusion

• Doers Consulting Alliance
Diversity at WMU encompasses inclusion, acceptance, respect, and empowerment.

Diversity at WMU includes dimensions of race, ethnicity, national and regional origins; sex, gender identity, sexual orientation; socioeconomic status, age, physical attributes and abilities; religious, political, cultural, intellectual ideologies and practices.

Multiculturalism at WMU is a belief that speaks to the issues of “human diversity”, “cultural pluralism”, and “human rights” for all people and that it goes beyond the recognition of diversity.
WMU Institutional Diversity and Multiculturalism in the Student Center/Dining Facility

How do you imagine the DESIGN of the Student Center creating an ENVIRONMENT (Climate) that is welcoming, inclusive, vibrant, energetic, and aesthetically appealing?

Student Experience

Social Engagement

SPACES

- Shared spaces
- Lounge/Flexible Spaces
- Affinity Spaces
- Theatre
- Ballroom
- Outdoor Rec. Space
- Dining Facility

Student Experience

Academic Success

SPACES

- Study Spaces
- Information Center
- Admissions Welcome Center
- Family Engagement Office
- Student Services One Stop
- Career & Employment
- Student Support Services

Student Experience

Leadership

SPACES

- Student Org. Support
- Global Lounge
- Meeting Rooms

What difference does this make in the college experience? Why does it matter to you?
Let’s Stay Connected!

www.wmich.edu/capitalprojects/studentcenter
www.wmich.edu/capitalprojects/southhousing
www.wmich.edu/capitalprojects/southmasterplan

WMU Build
Questions and Answers
Let Your Voice Be Heard!