



PLANNING FOR POSSIBILITIES

A 30-YEAR STRATEGIC FRAMEWORK
FOR DARTMOUTH'S CAMPUS

Board of Trustees Master Plan & Facilities Committee

August 5, 2020

TODAY'S AGENDA

1. Workshop Kick-off (5min)

2. Discussion – How the SMP is a Roadmap Going Forward (50min)

- Principles & Framework
- SMP Deep Dives:
 - Space Optimization
 - Landscape & Mobility Systems
 - Housing
 - Land Holdings & Building Assessment

3. Wrap-up & Next Steps (5min)

GOALS OF THE STRATEGIC MASTER PLAN

Engage

the **campus community** in a dialogue-rich **process**

Develop

a **common language** with which to **discuss opportunities**

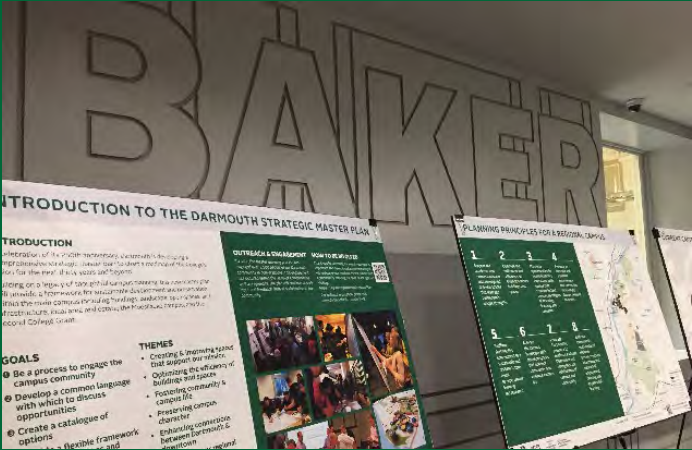
Create

a **catalogue of options** to address current and future **needs**

Provide

a **flexible framework** to evaluate options and align **short- and long-term** physical planning

CAMPUS ENGAGEMENT PROCESS



RESPONDING TO THE PANDEMIC

When the pandemic began in the Spring of 2020, the SMP was in its final phase, following **a year-long process of engagement and planning.**

Over this Spring and Summer, the team has:

- **Reconsidered elements** of the plan
- **Shifted emphasis**
- And developed complementary **quick / low-cost** interventions that meet broader goals

PLANNING FOR POSSIBILITIES: DELIVERABLES

PUBLIC BOOKLET

- Goals & Process
- Planning Principles
- Enduring Framework
- Catalog of Options



TECHNICAL TOOLBOX

In-house guide for implementation: space optimization, landscape, parking, redevelopment, land holdings, and other recommendations



DISCUSSION

Planning Principles & Framework

Deep Dives:

- Space Optimization
- Landscape & Mobility Systems
- Housing
- Land Holdings & Building Assessment

30-YEAR STRATEGIC PLANNING PRINCIPLES

Support
the **academic and research** mission

Optimize
the **utilization and efficiency** of
buildings and
spaces

Maximize
opportunities
for **21st century**
paradigms of
teaching, learning,
and research

Promote
well-being and an
inclusive and
equitable
environment*

Preserve
campus **character**
and **activate**
campus landscapes

Advance
Dartmouth's
commitment to a
sustainable and
resilient future

Leverage
Dartmouth's
presence to
reinforce a **vibrant**
Downtown

Embrace
Dartmouth's
multi-centered
regional presence

30-YEAR ENDURING FRAMEWORK



ORGANIC
FARM

OAK HILL

PINE
PARK

GOLF
COURSE

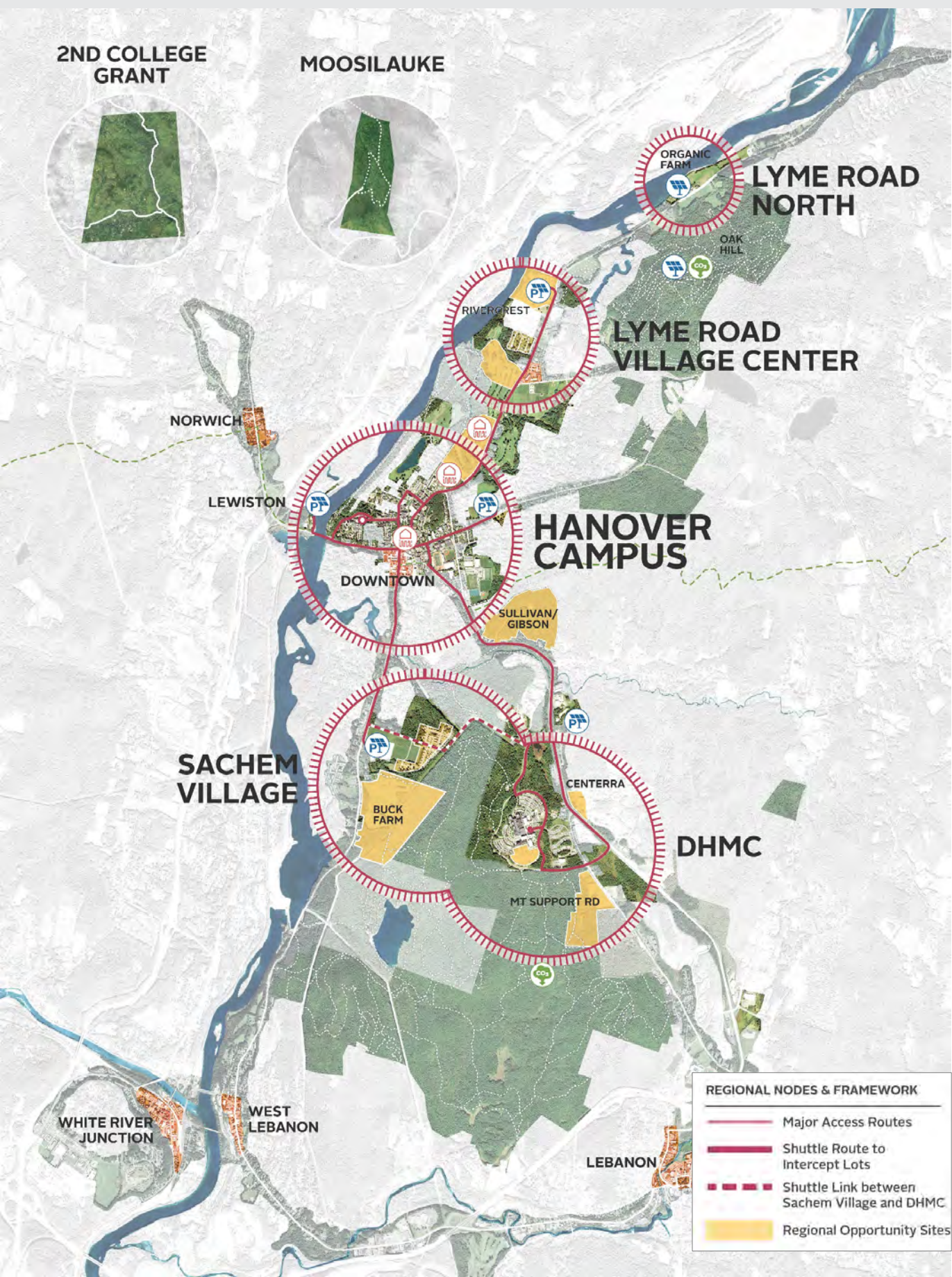
HANOVER
CAMPUS

DOWNTOWN
HANOVER

SACHEM
VILLAGE

DHMC

30-YEAR ENDURING FRAMEWORK



CATALOG OF OPTIONS

Campus Precincts:

- Historic Core
- North End
- West End
- South End/Downtown
- Golf Course
- Organic Farm/Oak Hill
- DHMC/Sachem Village

Sample Page from the Catalog of Options

CATALOG OF OPTIONS

Historic Core

The Historic Core is the most iconic and recognizable area of the Dartmouth campus and serves as “home base” for undergraduate student life.

Renovations to Dartmouth, Reed, and Thornton halls and a planned reimagining of Baker-Berry Library are already underway to support 21st-century teaching and learning. In the future, as needs evolve and emerge, strategic renovations, expansions, new construction, and landscape improvements can optimize the use of cherished historic buildings, enable much-needed facility upgrades, and greatly improve the resilience and usability of the campus landscape to support the academic and social lives of the entire community.



CURRENT CAPITAL PROJECT
Dart Row Renovation
Preservation and renovation of Dart Hall, including façade restoration, new daylit spaces, improved accessibility, and a gracious new surrounding landscape



① The Green
Improvements to the Green, to better resist the wear-and-tear of heavy use, and a new Pocket of Nature at Sanborn House, as a place for relaxation that celebrates Dartmouth’s commitment to environmental sustainability.

② Dart Row Commons
A new academic & residential landscape creates a focus of student activity, while reinforcing connections to College Park, bringing its character more strongly into the center of campus.

③ Wheeler Expansion
An opportunity for undergraduate residential expansion where the Historic Core meets the North End.

④ College Park & The BEMA
Preservation of College Park as a natural resource, open to the community, with strategic infrastructure improvements to the BEMA to support its use as a teaching, learning, and gathering space.

⑤ Baker Berry Bowl
Canopy trees and furniture create a dynamic outdoor gathering space for the library as a gateway between the Historic Core and the North End.

⑥ Fairbanks Redevelopment & Mass Quad
An opportunity for a mixed-use undergraduate residence and administrative building, nestled behind Mass Row, creating a landscaped quad connecting to ‘53 Commons and a future bridge to the West End.

⑦ Mass Row
A modest redesign of an internal roadway significantly improves pedestrian safety and accessibility, provides places to gather and pause, and enriches the tree canopy with understory trees.

⑧ Bartlett Reuse & Expansion
An opportunity for a sensitive reimagining of an architectural treasure, with a potential expansion, for administrative and academic uses, enabling facility and accessibility improvements.

⑨ Wilson Reuse
An opportunity to revitalize this historic architectural icon for administrative or academic uses, such as a relocated, easy-to-find Admissions Office, enabling facility and accessibility improvements.

⑩ Choate Road
Opportunities to expand and renew undergraduate housing along Choates Road, renovate historic structures, and refresh the landscape. Within the Choates cluster, groves of trees and targeted landscape improvements can create a sense of place and improve resilience.

SPACE OPTIMIZATION

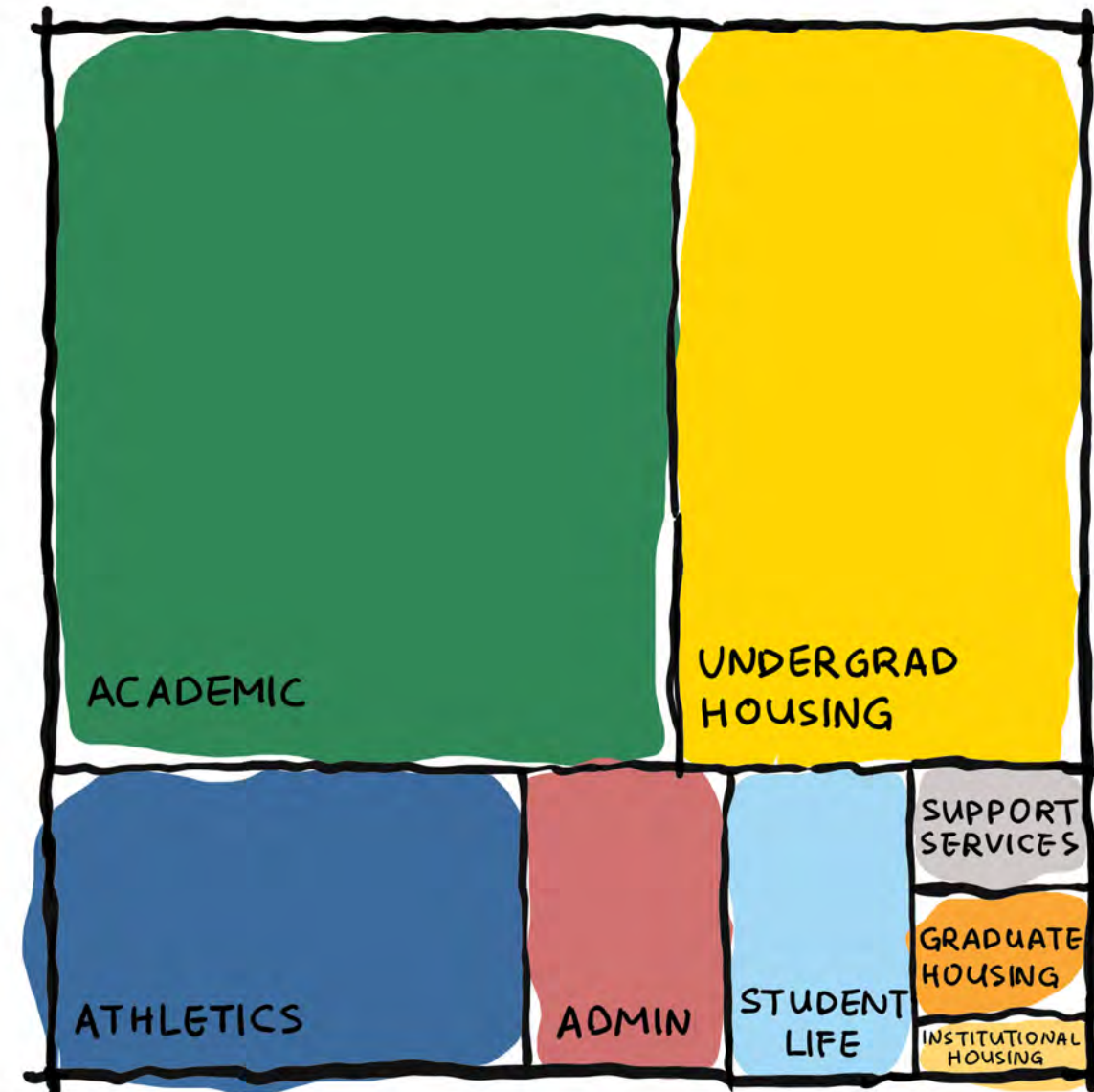
The plan provides recommendations for optimizing the use of:

- **Classrooms**
- **Workspaces**
- **Common spaces**

The goals of space optimization are:

- **Efficiency**
- **Sustainability**
- **Innovation**
- **Parity**

2.8 Million ASF



Dartmouth has 436 ASF per student, which is higher than many of its peers, including U Penn, Cornell, & U of Chicago.

SPACE OPTIMIZATION

Immediate / Low-cost

- Standardize room **scheduling system software**
- Move classrooms to **registrar control**
- **Standardize** workspace density and offices size, and **work-from-home** guidelines and communicate policies
- **Relocate overflow furniture** to create new commons areas, **for social distancing**

Mid-term / Interventions

- Implement **renewal cycle** for classrooms
- Renovate underutilized, **strategic commons spaces**
- Develop **campus-wide commons spaces** study
- Update **classroom utilization** study

EXAMPLE: FAIRCHILD TOWER



Existing Conditions



Quick Tactical Intervention to create study space for social distancing

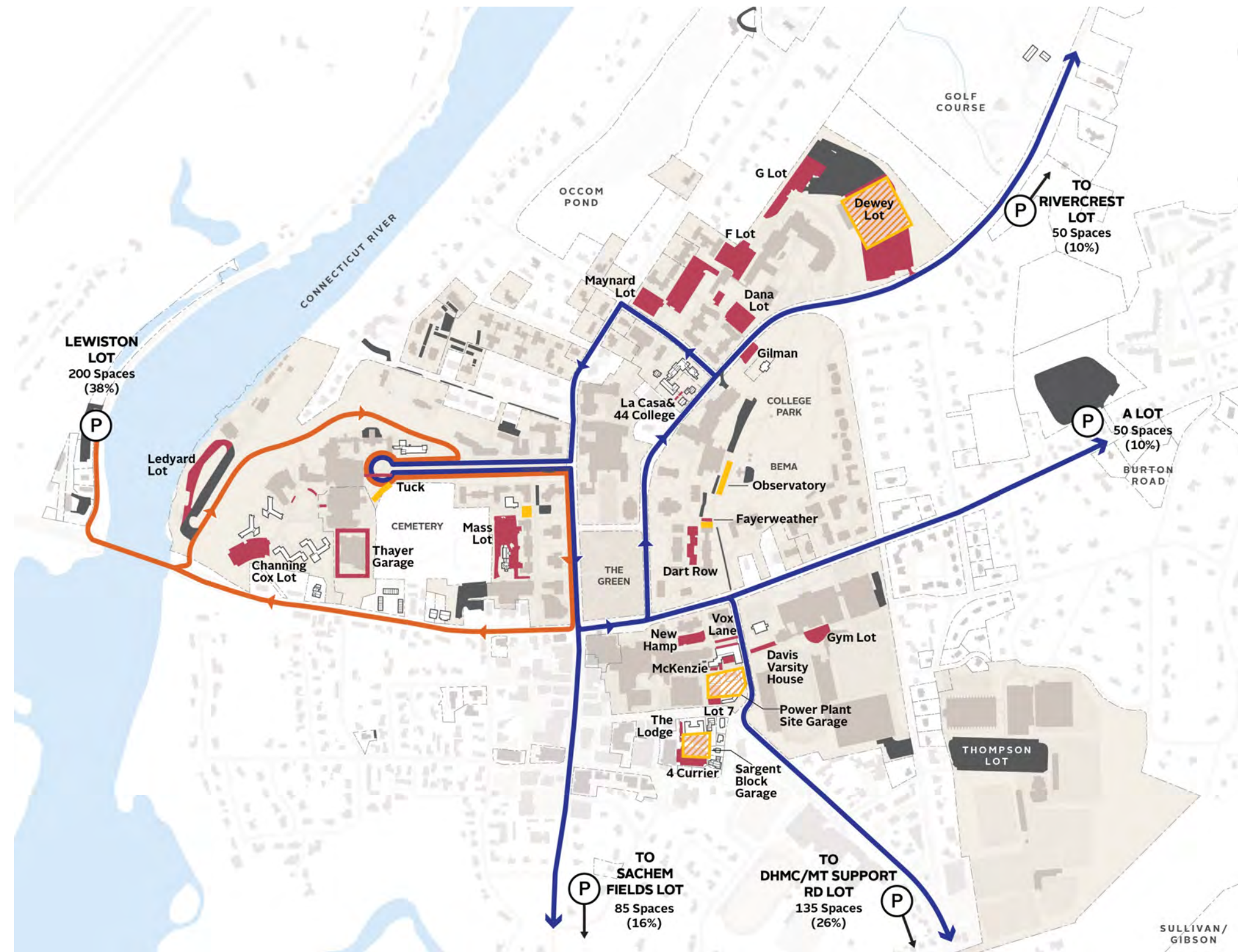


Mid-term Renovation as a destination campus hub

LANDSCAPE & MOBILITY SYSTEMS

The plan is an **integrated & systems-based approach** that:

- Leverages specific improvements for **greater overall benefit**
- Addresses **accessibility, health & well-being, sustainability, and campus character**



LANDSCAPE & MOBILITY SYSTEMS

Immediate / Low-cost / Tactical

- Switch to **daily parking permits** instead of monthly support partial **work-from-home**
- Implement **tiered & zoned paid parking** system across campus
- **Pilot** use of parking lots as **common areas** during lowered parking demand
- Revamp the **landscape design review** process

Mid-term / Long-term

- **Pilot Blue Line shuttle** evening and weekend hours
- Improve **BEMA** amenities
- **Leverage infrastructure projects** to install more resilient soils
- Install “**pockets of nature**”
- Develop **intercept parking lots** Hire staff **landscape architect**

EXAMPLE: DART ROW COMMONS



Existing Conditions



Quick Pilot to create socially distant outdoor classroom and residential common space

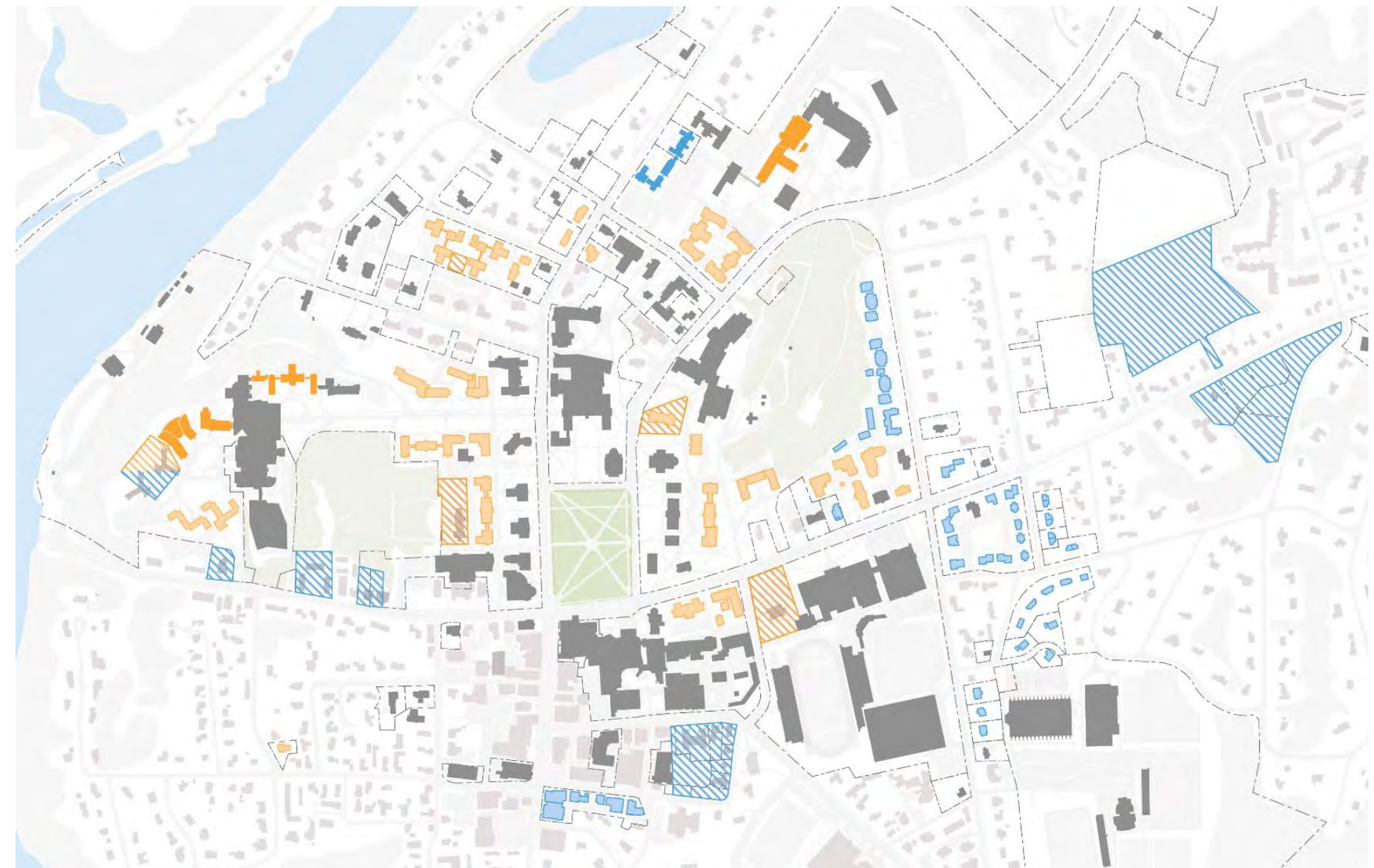


Mid-term Renovation as a signature academic-residential campus landscape

HOUSING & CAMPUS LIFE

The plan provides **adaptive reuse** and **new construction** site options to address, **short and long-term**:

- Undergraduate **housing** and **facility renewal**
- Housing for **graduate students, faculty & staff**
- A range of campus life issues, including **well-being, arts**, and the **out-of-classroom experience**



HOUSING OPPORTUNITIES

- Existing Undergrad Housing
- Potential Repurpose as Undergrad Housing
- New Undergrad Housing Sites
- Existing Graduate, Faculty/ Staff Housing
- Potential Repurpose as Grad Housing
- New Graduate, Faculty/ Staff Housing Sites

UNDERGRADUATE HOUSING

Current Condition

Given the impacts of the pandemic and budget constraints, **how should the College move forward** with undergraduate housing renewal?

First Steps

With guidance from the **framework**, chart a path forward for implementation of **facility renewal** and addressing **deferred maintenance**

EXAMPLE: UNDERGRADUATE SWING SPACE

1. **Leverage lower** on-campus **student population** to create swing beds
2. **Expansion** of existing facilities
3. **New** facilities



Choates Expansion

(Images credit: Sasaki)



New Crosby St Housing

GRADUATE, FACULTY, STAFF HOUSING

Mid & Long-Term

With the framework as a guide:

- Develop housing for graduate students, faculty, and staff with a **variety of unit types**
- Prioritize sites within **walking distance to campus** or on **transit**
- Coordinate **housing and transit** system improvements
- **Rezone strategic** properties for higher density housing

EXAMPLE: SARGENT BLOCK DOWNTOWN APARTMENTS



Existing Conditions, Lebanon Street



Mid-term vision as graduate student, faculty, and staff apartment building with ground floor retail or office

LAND HOLDINGS & BUILDING ASSESSMENTS

Properties Assessment

- 68 properties
- All-college owned land beyond the 350-acre within institutional zone
- Provides options regarding land-use, acquisition and disposition, and redevelopment

Building Assessment

- 70 buildings
- 7 qualitative & quantitative criteria
- Provides strategic opportunities for renovation and adaptive reuse



Long-term Golf Course Redevelopment & Open Space Preservation

LAND HOLDINGS & BUILDING ASSESSMENT

Immediate / Low-cost

- Communicate intention for long-term **open space preservation & development plan**
- Develop **precinct plans** for the golf course and Dewey Lot

Mid-term / Long-term

- Continue **acquisition and disposition** recommendations
- Develop **Rivercrest** as housing connected by shuttle
- Relocate the Medical School and **repurpose Remsen-Vail** as Undergraduate Housing
- Relocate Dick's House and **repurpose Rope Ferry complex** as Graduate Student Housing

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WRAP UP & NEXT STEPS



DARTMOUTH

Thank you!

BEYER
BLINDER
BELLE

MICHAEL
VAN
VALKENBURGH
ASSOCIATES
INC

BFJ PLANNING
NITSCH ENGINEERING
ATELIER TEN
BUROHAPPOLD