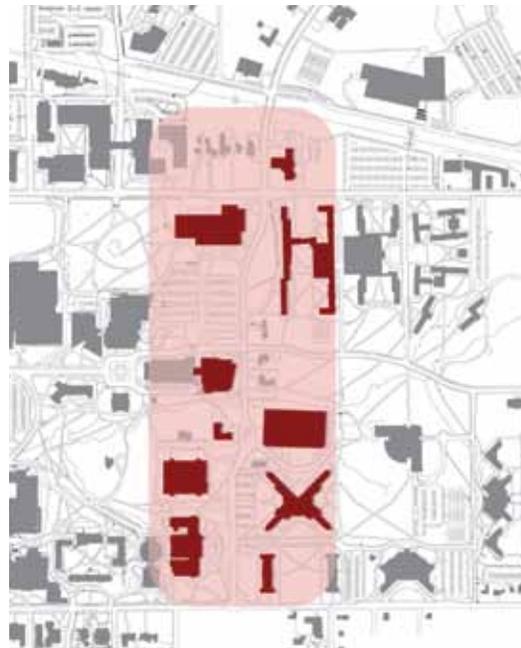


NEIGHBORHOOD 4: JORDAN AVENUE CORRIDOR



Aerial View of Jordan Avenue Corridor



Jordan Avenue Corridor Area Map

EXISTING CHARACTER

The Jordan Avenue Corridor is the portion of North Jordan Avenue that extends north from East Third Street to East Tenth Street. This corridor defines the primary transitional area between the academic core of campus and the East of Jordan neighborhood. Large monumental structures, broad setbacks, and varied streetscape conditions characterize this area and convey an openness and spatial distinction unique to this part of campus.

The corridor is a high volume vehicular and pedestrian passageway that provides a vital link north and south across campus. At the southern end of the corridor, the intersection of East

Third Street and North Jordan Avenue functions as a primary campus gateway for both vehicular and pedestrian access. Pedestrian circulation paths between the residential areas to the west and the academic facilities to the east conflict with the north-south circulation pattern, creating unsafe conditions at regular east-west pedestrian traffic crossings. Cultural and performance venues located in the area generate additional traffic volume during regular events and evening performances.

The east and west faces of the corridor possess distinctly different architectural and landscape characters that are representative of the neighborhoods they delineate. The western face is comprised of large monolithic structures with expansive landscaped openings between buildings. The openings frame scenic views into the academic core and offer glimpses of Bryan Hollow, Cox Arboretum, and the Jordan River. The structures vary stylistically and are emblematic of the unique programs they contain. The architecture ranges from the subtle Art Deco/Neoclassical façades exemplified by the

Simon Music Center to the Brutalist Modern of the Musical Arts Center and Wells Library.

The eastern face is defined by a few modestly designed post World War II student housing facilities, a parking structure, and a few small, detached residences remaining from the neighborhood that once occupied this area. Stylistically, the eastern face is dominated by a restrained form of utilitarian modernism common to late 1940s housing construction.

EXISTING QUALITIES

- High volume vehicular and pedestrian circulation corridor
- Large structures with civic proportions that frame views into the campus core
- Broad building setbacks with loosely-defined landscape character
- Open landscape areas with minimal planted density
- Varied streetscape



Herman B Wells Library



Musical Arts Center



Simon Music Center



Theatre - Neal-Marshall Plaza



North Jordan Avenue Landscape Setback



Herman B Wells Library



McKinney Fountain

DEVELOPMENT OPPORTUNITIES

New development along the Jordan Avenue Corridor should maintain established building patterns, promote a safer pedestrian environment, and develop a denser, more engaging landscape setting.

New structures along the west face of the corridor should continue the established monumental scale and maintain the broad setbacks and framed views into the campus core. The architectural character should continue to represent the traditional qualities of the core campus while assimilating into the established modern context of the corridor.

New structures along the east face of the corridor should accentuate differences with the west face and convey an architectural character representative of the emerging East of Jordan mixed-use neighborhood. This character should be unique and derived from the traditional qualities of the academic core combined with the established modern building context. Building scales and massings should be distinctly



Proposed View of North Jordan Avenue at East Third street

less monumental than the west face and facilitate a transition to the lower scale residential development planned to the east. Broad setbacks should continue with new emphasis on improved landscape development based on the University's general landscape planning principles.

A consistent North Jordan Avenue streetscape pattern should be established that runs the length of the corridor and celebrates its unique conditions. The streetscape pattern should engage improved landscapes, enhance the pedestrian experience, and facilitate vehicular circulation and pedestrian safety.

DEVELOPMENT OBJECTIVES

- Maintain established setbacks and framed views into campus.
- Accentuate distinctly different characteristics between the east and west corridor faces.
- Establish a consistent and improved streetscape condition.

- Improve vehicular circulation and pedestrian safety.
- Promote a more sophisticated landscape environment.

BUILDING INITIATIVES

Development opportunities along the Jordan Avenue Corridor are limited to sites along the east face. Possible building initiatives include mixed-use academic/classroom functions in new buildings north and south of the East Seventh Street intersection, along the south bank of the Jordan River, and at the East Third Street intersection. All of these development opportunities straddle both the Jordan Avenue Corridor and the East of Jordan neighborhood. East of Jordan development objectives supplement those identified here and should equally inform any initiative.

East Seventh Street Sites

The two building sites at the East Seventh Street intersection offer a unique opportunity to incorporate academic facilities along the east face of the corridor. These structures will frame

east-west vehicular and pedestrian circulation paths and provide an opportunity to represent the unique character of the East of Jordan neighborhood. The setback established by Wright Quad will define the setback for these new structures and allow adequate space to develop a sophisticated landscape setting.

Third and Jordan Gateway

The intersection of North Jordan Avenue and East Third Street supports a high volume of vehicular and pedestrian traffic and anchors a primary gateway into campus. Demolishing the University Apartments will provide an excellent opportunity to reinvent this gateway and establish a stronger campus edge and threshold. A new Studio Building for the Jacobs School of Music is proposed for this site. Paired with the existing Simon Music Center across North Jordan Avenue, it will create a new gateway to the University's music and performing arts district. The Studio Building will contain new practice and rehearsal rooms, classrooms, faculty studios, and administrative offices, and future expansion for a new 750-seat auditorium.



North Jordan Avenue and East Tenth Street



McKinney Fountain



Jacobs School of Music



Read Hall

Parking

The existing parking structure south of the Jordan River degrades the aesthetic quality of the Jordan Avenue Corridor and compromises river quality. Demolition of this structure will provide a site for a reconfigured parking structure and a new mixed-use academic/classroom building. Siting a new parking structure further south and east will allow a new mixed-use academic/classroom building to front along North Jordan Avenue and the Jordan River, effectively screening the parking structure from these primary corridors.

Decommissioning surface parking along the corridor and replacing it with green space and landscape treatments is encouraged.

OPEN SPACE INITIATIVES

It will be important to establish a cohesive landscape treatment along the monumental setbacks on North Jordan Avenue. The landscape should be in character with the informal landscape principles of the Historic Core, utilizing native species in groupings of canopy

and understory trees, and informal shrub masses at building edges.

STREETSCAPE INITIATIVES

North Jordan Avenue

Streetscapes, vehicular circulation, and pedestrian safety will be greatly improved by constructing a divided boulevard along the southern half of the Jordan Avenue Corridor. A boulevard can provide a more gracious and comfortable pedestrian environment with enhanced landscaping opportunities and increased sidewalk widths and setbacks. The center median can calm vehicular traffic and improve pedestrian safety with mid-block crosswalks.



Proposed North Jordan Avenue Boulevard

INFRASTRUCTURE INITIATIVES

Chilled Water System

Hydraulic and CCWP capacity limitations prevent this neighborhood from being adequately served from the CCWP. The International Studies Building will be served by a heat recovery chiller. The proposed mixed-use academic/classroom buildings in this neighborhood may be served by the Forest Dormitory satellite chilled water facility that has room for the addition of another 500-ton chiller. A second satellite plant currently in design to serve the new housing project at East Tenth and North Union Streets will also have room for an additional 750-ton chiller, but the distribution piping is not in place to serve adjacent structures.

Steam and Condensate System

Steam and condensate capacity is adequate to serve the International Studies Building, but a major extension is required to serve the proposed mixed-use academic/classroom buildings. Steam and condensate piping replacement will be required on Jones Avenue with construction

of new facilities along East Third Street. The reconstruction of the Jordan Avenue Garage may impact steam and condensate service along the east side of the proposed location.

Electrical System

Power distribution to this neighborhood will continue from Substation C, currently located in the Jordan Avenue Garage. If this garage is replaced, Substation C must be rebuilt in a new location while keeping the existing substation operational. Future loads to Substation C may require new circuits from the north and the Switching Center.

Telecommunications System

The telecommunications duct bank southeast of Read Hall needs additional duct added to the existing system. Otherwise, telecommunications duct bank trunks are adequate to support the plan.

Water System

Water service is adequate for domestic and fire service; analysis is needed to determine if

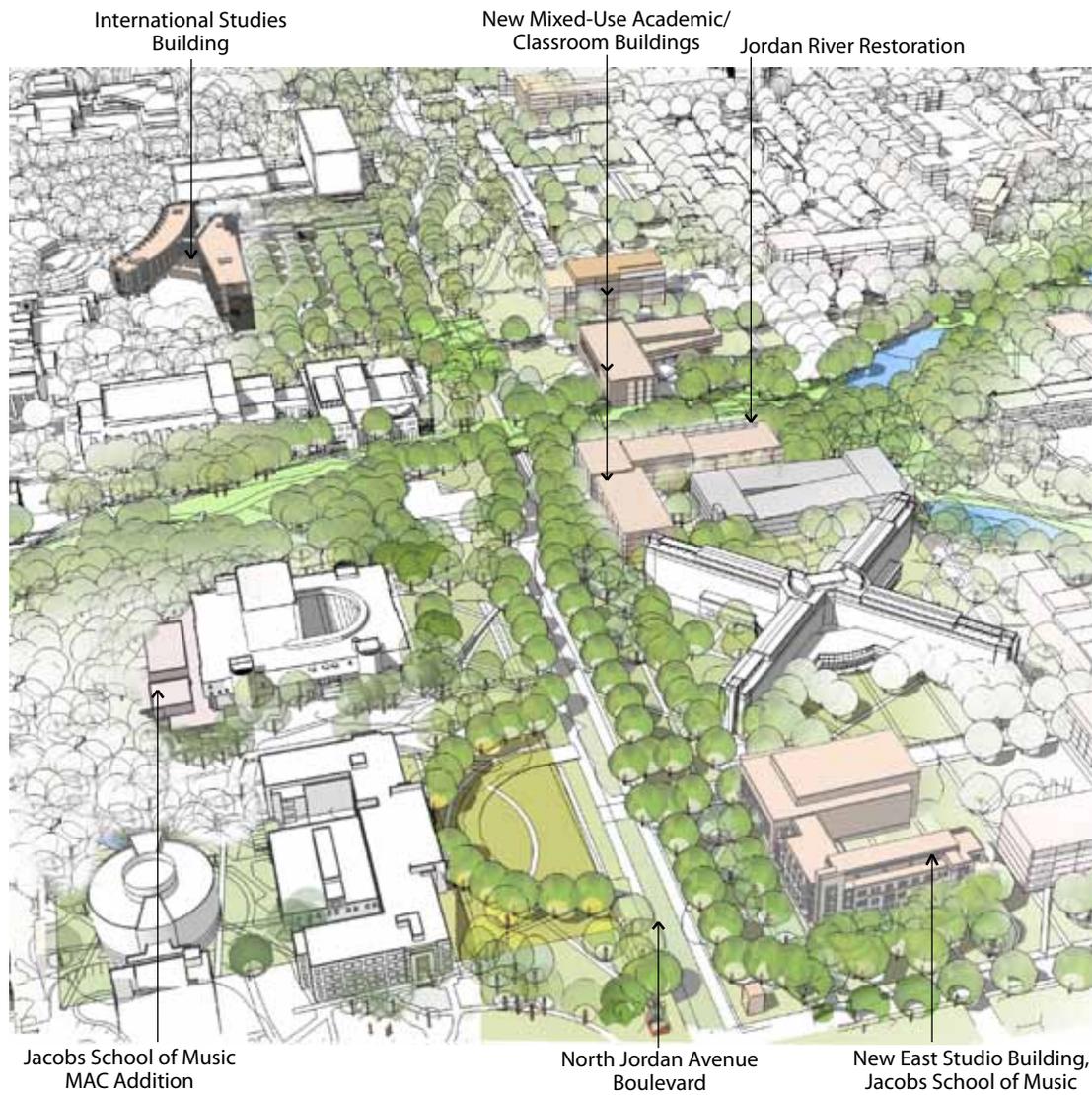
fire protection service is available without the extension of new water mains.

Stormwater System

As new buildings are developed, infiltration facilities should be incorporated to increase the quality of the stormwater flowing further downstream. The existing buildings and parking lots should be analyzed to determine whether infiltration facilities can also be incorporated as surrounding development occurs. Detention will not occur in this neighborhood due to space constraints.

Sanitary Sewer System

The existing sanitary sewer will need to be rerouted to accommodate the proposed mixed-use academic/classroom buildings and reconstructed Jordan Avenue Garage north of Read Hall. A new lead should be constructed to serve the International Studies Building.



Proposed North Jordan Avenue View



Recommended Jordan Avenue Corridor Demolition Plan

■ Buildings Recommended for Demolition



Lee Norvelle Theatre and Drama Center/
Neal-Marshall Black Culture Center

ARCHITECTURAL GUIDELINES

New construction along the Jordan Avenue Corridor will reinforce the established building patterns and accentuate the architectural contrast between the east and west faces.

West Face

New structures along the west face of North Jordan Avenue will embody a consistent monumental and civic quality and embrace the bold architectural character of the existing structures. Designs must be emblematic of the programs they contain and convey a consistent, large monolithic quality. Building massing must be configured to conceal bulk with façades that express refined fenestration. Building entries must present a grand, dignified expression and support large, social spaces that promote interaction. Buildings can be 4 to 5 stories and range from 50 to 85 feet in height.

East Face

New structures along the east face of North Jordan Avenue will express the unique architectural character of the East of Jordan

neighborhood. This emerging character will be based on the existing modern building context and express a sophisticated new campus aesthetic that represents the dynamic mixed-use neighborhood. New structures along the east face will be significantly smaller and less monumental than the west face. Buildings can be 3 or 4 stories and range from 40 to 60 feet in height. Ground levels must engage the surrounding environment and streetscape, and promote interactive social settings, especially along the Jordan River.

Parking Structures

The visual impact of new parking structures must be minimized along the corridor. Future mixed-use academic buildings lining parking structures can screen views of the garage and provide a more dynamic and appropriate interface along primary campus corridors.

Objectives

- Promote architectural character differences between east and west faces of the corridor.
- Reinforce monumental, civic proportions along the west face.
- Develop a unique architectural character for the east face.
- Respect established setbacks and building patterns.
- Promote ground-level transparency and street-level engagement.
- Minimize the prominence of structure parking.

Primary Materials

- Façades: West face – limestone
East face – limestone and neutral brick masonry
- Roof Shapes: Flat roofs with appropriate architectural roof shapes
- Glazing: Clear low E glazing with aluminum framing; operable sashes at student housing



Musical Arts Center

BUILDING AND RENOVATION INITIATIVES

- 01 Mixed-Use Academic/Classroom Building
- 02 New Studio Building, Jacobs School of Music
- 03 Residential/Student Life Building
- 04 International Studies Building
- 05 Wells Library Entrance
- 06 Reconstructed Jordan Avenue Garage

OPEN SPACE INITIATIVES

- 07 Jordan River Riparian Restoration
- 08 New Quad

STREETSCAPE INITIATIVES

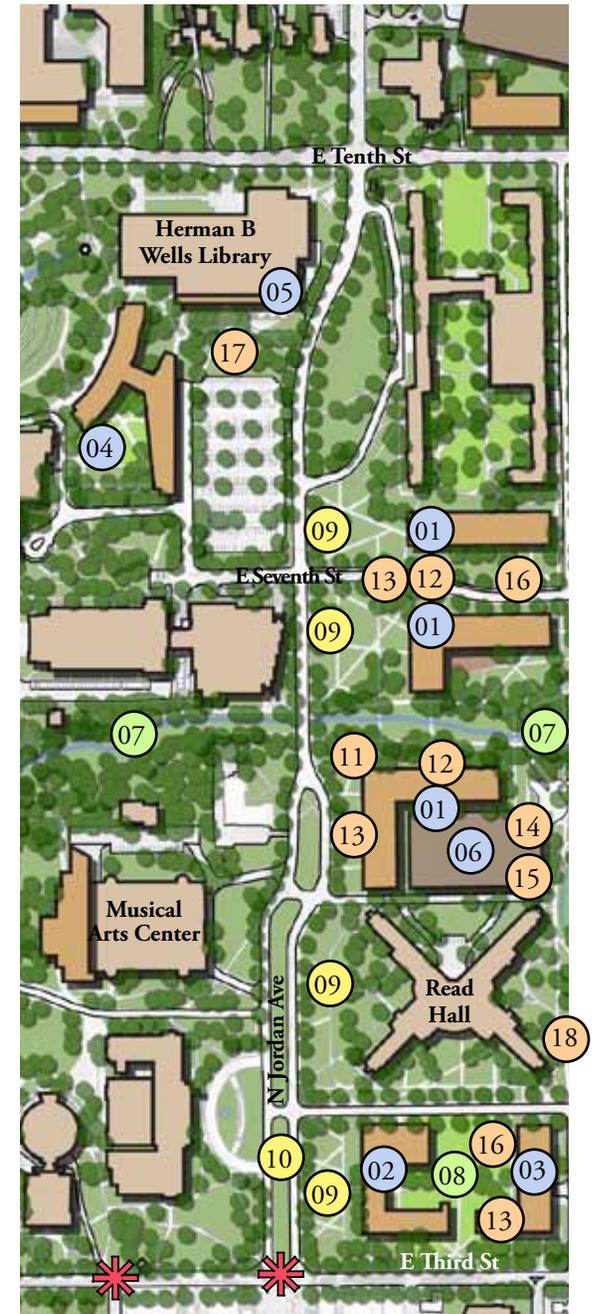
- 09 Cohesive Landscape Treatment
- 10 Jordan Avenue Boulevard

KEY

-  Existing Building
-  Building Opportunity
-  Parking Opportunity
-  Gateway Opportunity

INFRASTRUCTURE INITIATIVES

- 11 Sanitary Sewer Rerouting Required
- 12 Chilled Water from Expanded Forest Quad Facility
- 13 Steam Service Extension or Replacement Required
- 14 Substation C Replacement Required with Reconstruction of Parking Deck
- 15 New Circuits from the Existing Switching Center to Improve Reliability
- 16 Electrical Service from Substation C
- 17 Sanitary Sewer Extension
- 18 Additional Telecom Duct Bank Capacity



Jordan Avenue Corridor Plan