

NEIGHBORHOOD 5: EAST OF JORDAN

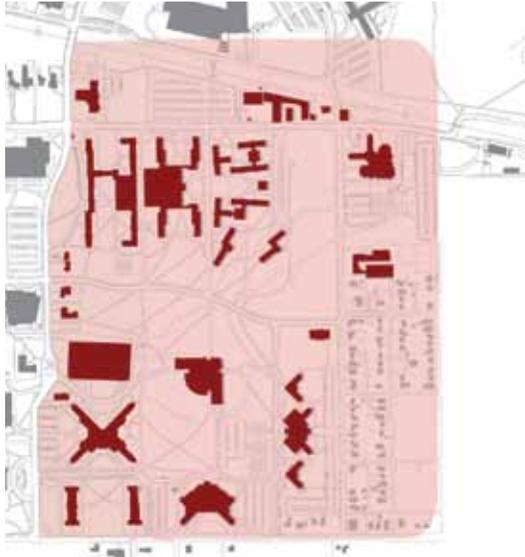
EXISTING CHARACTER

East of Jordan is defined as the residential neighborhood east of North Jordan Avenue and south of the railroad tracks. This area of campus developed after World War II and represents a dramatically different planning methodology when compared to the University's core campus. The majority of the neighborhood is characterized by vast, undefined open space populated with low-density residential development. Contrary to the naturalistic approach employed in the campus core, the original natural features of East of Jordan were not integral to the planning approach, and very few fragments of the original natural environment remain.

Residential structures vary in height from 2- and 3-story apartments to 12-story high-rise dormitories. Building massings tend to be narrow, attenuated and remote from each other. Building configurations rarely work together to define quads or open spaces. A few defined quads exist in this part of campus, but they lack the architectural quality and landscape



East of Jordan Neighborhood



East of Jordan Area Map



Jordan Avenue Garage and Read Hall

character of notable quads in the academic core. Architectural façades tend to be very efficient and utilitarian, with many expressing a restrained modernist style. Most buildings present very solid monolithic façades, modestly fenestrated with punched windows.

The dominance of student housing in this neighborhood has resulted in a restrained social environment that lacks the vitality and energy of vibrant living and working neighborhoods. The neighborhood offers few amenities and student life resources to residents. This encourages students to leave the area to eat, study, and socialize. The commercial area north of East Tenth Street offers some convenient amenities, but quality and appropriateness are marginal.

Pedestrian circulation in this neighborhood is dominated by an east-west corridor that links student housing with the academic core west of North Jordan Avenue. This corridor roughly follows the path of the Jordan River and is affectionately referred to as “The March.”

EXISTING QUALITIES

- Single-use residential neighborhood
- Vast open spaces with limited landscaping and minimal spatial definition
- Narrow attenuated buildings with simple fenestration and solid façades
- Variety of high-rise and low-rise structures with vertical and horizontal proportions
- Minimal engagement with the natural environment

DEVELOPMENT OPPORTUNITIES

Development of the East of Jordan neighborhood will transform this sparsely populated, solely residential area into a denser, more vibrant mixed-use residential, student life, and academic neighborhood. Existing open spaces will be populated with modestly-scaled residential structures that define new quads based on the scale, quality, and character of Wells and Collins Quads. New student life resources, retail amenities, and dining venues will be incorporated into the residential areas at strategic locations to maximize convenience, foster community, and leverage social



Eigenmann Hall



Forest Quad



Read Hall



Wells Quad

interaction. Redevelopment of the crosstown commercial area north of East Tenth Street will offer improved retail amenities and potential future expansion for student health facilities.

New development will accentuate the natural environment and address an improved Jordan River as a positive landscape amenity. Paralleling river restoration efforts with pedestrian circulation improvements and building development will ensure intimate engagement with this natural feature and promote a naturalistic environment similar to the core campus. New academic buildings along the Jordan River corridor will develop ground-level programs that offer public amenities and

promote activity with social interaction spaces. Primary building openings and entries will open toward the river and engage the natural setting.

East-west pedestrian corridors will interactively parallel the river edge and celebrate its natural features. Improvements to the pedestrian experience will appreciably enhance the prominence of The March and promote the tradition and significance of this experience.

DEVELOPMENT OBJECTIVES

- Develop a dense, integrated, academic, student life and residential neighborhood.
- Restore the Jordan River riparian corridor.
- Improve spatial definition and hierarchy.
- Foster a variety of unique social gathering spaces and quads.
- Enhance and celebrate pedestrian circulation along The March.
- Redevelop the commercial area north of East Tenth Street.

BUILDING INITIATIVES

Student Housing

The majority of East of Jordan development will be residential with as many as 20 new structures identified as future student housing. New residential facilities will be informed by contemporary market demands and based on a variety of proven residential prototypes. New structures will range in height from 3 to 4 stories and be configured to define intimate quads with unique landscape characteristics and identifiable personalities. Specific developments will focus on special interest housing and offer communal living arrangements for defined student groups.

Existing Student Housing Renovations

Forest Quad, Teter Quad, and Read Hall will be renovated as part of Residential Programs and Services' ongoing actions to improve housing conditions and choice on campus.



Willow Street Residence Hall, Tulane University



Mixed-Use Commercial/Retail, The Ohio State University



Proposed View of East of Jordan Neighborhood

New Mixed-Use Academic Buildings

Four new mixed-use academic and retail buildings are identified for development in the East of Jordan neighborhood. With the exception of the School of Education addition, specific programs have not yet been identified for these structures. The identified building sites are oriented along the Jordan River and East Seventh Street and offer the development potential to actively engage the Jordan River and primary pedestrian circulation paths. New academic buildings in this neighborhood should assimilate with the anticipated residential fabric and limit building heights to 3 or 4 stories.

East Tenth Street Commercial Redevelopment

Redevelopment of the crosstown commercial area and surface parking lot north of East Tenth Street offers an excellent opportunity to improve retail amenities, enhance student life facilities, and develop commercial office space adjacent to campus. New structures in this area should evoke an urban quality and maximize ground-level interaction and street character. Building massings should hold the street edge in contrast

to the residential area south of East Tenth Street, and range from 4 to 6 stories. A moderately-scaled public open space near the intersection of East Tenth Street and North Sunrise Drive can provide an urban social setting unique to Indiana University. The space can be activated by the existing pedestrian railroad track crossing linked to the Student Recreational Sports Center (SRSC).

RENOVATION INITIATIVES

Eigenmann Hall Renovation

As new, more popular housing types are constructed in the East of Jordan neighborhood, Eigenmann Hall will be converted to academic offices and research space.

Parking Structures

One new parking structure is recommended in East of Jordan within the near-term planning horizon. Redevelopment of the commercial area north of East Tenth Street combined with the loss of surface parking at the International Studies Building site justifies a new parking

structure north of East Tenth Street and east of North Jordan Avenue.

The proximity of the Jordan Avenue Garage to the Jordan River compromises the riparian restoration effort and mixed-use academic development plans for East of Jordan. The structure's poor aesthetic quality is also inappropriate for its prominent location. Reconstruction of the Jordan Avenue Garage is encouraged to improve its efficiency and to move it further south from its current location. The new garage setback should be adequate to accommodate a new mixed-use academic building that fronts onto North Jordan Avenue and the Jordan River.

Depending on the success of Transportation Demand Management measures and long-term parking demands on campus, an additional parking structure may be necessary. A site is reserved for a future parking structure at the southeast entrance to campus on East Third Street.



Jordan River Restoration and "River Terrace" Along "The March"

OPEN SPACE INITIATIVES

Enhanced Landscape

The success of a revitalized East of Jordan neighborhood depends on a number of landscape enhancements, including: restoration of the Jordan River's riparian corridor; increased tree canopy; improved quality of the landscape; and the renovation and definition of new residential quads.

The restored natural condition of the Jordan River will provide a unique environmental feature that can be leveraged for its scenic quality. A balance of open space and increased

tree cover will blend the natural character of Bryan Hollow with defined settings for informal student activity and recreation. Renovation and construction of new quads will break down large undefined open spaces and create comfortable human-scaled environments.

New outdoor gathering spaces will help activate the East of Jordan neighborhood. A proposed new "River Terrace" and outdoor space along the Jordan River will bring proposed retail and dining opportunities out into the landscape and create a neighborhood social space.

STREETSCAPE INITIATIVES

As development of the East of Jordan neighborhood is implemented, streetscape character improvements should be incorporated. Residential area streetscapes should be reconstructed to adopt the Residential Typical streetscape prototype with all other areas developed with the Campus Typical prototype. The Campus Edge prototype should be implemented along the East Third Street corridor, and the East Tenth Street A prototype along the neighborhood's northern edge.

INFRASTRUCTURE INITIATIVES

Chilled Water System

By the end of 2010, there will be two satellite chilled water facilities in this neighborhood serving residential and academic buildings. Both facilities have space available for a total of 1,250 tons of new chilled water production equipment to serve the proposed new academic and housing structures. Distribution piping will be required to serve the proposed housing. Depending on the size and location of the proposed structures, an additional satellite chilled water facility may

be necessary. The proposed redevelopment of the crosstown area may be served by a stand-alone plant utilizing heat recovery chillers.

Steam and Condensate System

Steam and condensate capacity is adequate to serve all proposed structures, but steam and condensate piping replacement will be necessary to improve performance and reduce energy losses.

Electrical System

Power distribution to serve these new buildings will be generated by new circuits added to the Switching Center and Substation C at either 5kV or 15kV service. The proposed parking structure may impact the clearances on the 69kV and 15kV circuits that are located parallel to the railroad.

Telecommunications System

New telecommunications duct banks are required for additional capacity and data systems back-up routing. Complete the loop for redundancy.

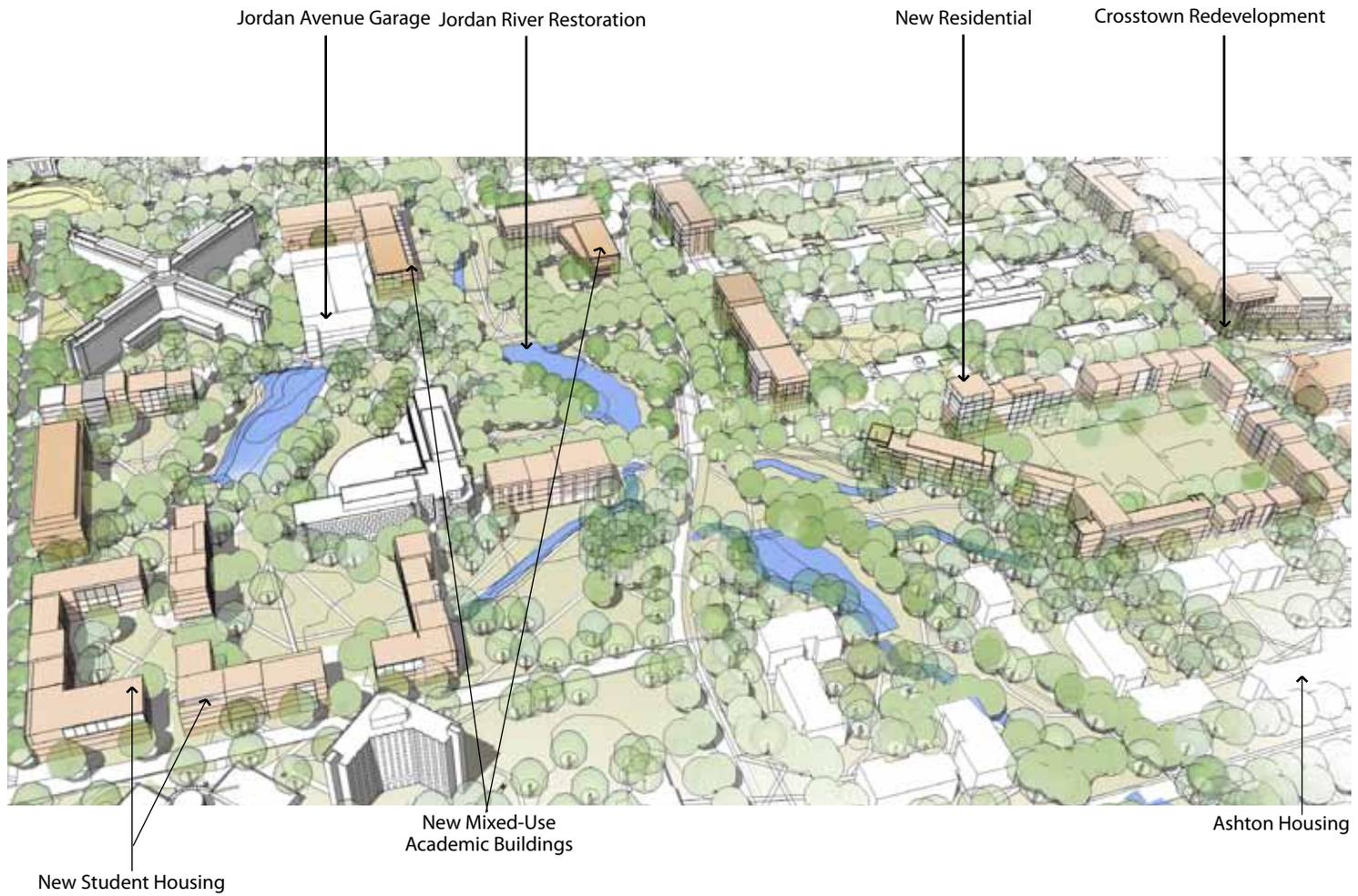
Stormwater System

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.

Due to the availability of space, a large amount of stormwater detention can occur in this neighborhood. Three in-line detention facilities will be located along the Jordan River. In addition to providing flood relief during large storm events, these detention facilities will enhance the river corridor and provide habitat.

Sanitary Sewer System

The existing sanitary sewer near the intersection of East Seventh Street and North Campbell Street will need to be rerouted around the new social spaces. Similarly, new student housing south of the Wright Education Building will require new sanitary sewer leads and upsizing of existing mains.



Proposed View of East of Jordan Neighborhood from South Rose Avenue



Jordan River



Willow Street Housing at Tulane University
Designed by Mack Scogin Merrill Elam Architects

ARCHITECTURAL GUIDELINES

New construction in the East of Jordan neighborhood will transform the existing infrastructure into a more dense, livelier, and more diverse community. New building designs will define a reinvented identity for the area that supports a sophisticated, vibrant, and interactive pedestrian-oriented natural environment.

East of Jordan's new identity will be derived from the established architectural context and imbued with a fresh forward-thinking aesthetic that expresses the youth and vitality of this reinvented area. Designs must respect and sympathetically relate to existing structures while promoting progressive design approaches. The architectural character, material palette, refined detailing, and sophisticated landscaping approach exemplified in the academic core will be a model for redevelopment of this area.

New buildings must embrace the natural setting and support efforts to restore original environmental features. The restoration of the Jordan River corridor will provide valuable

opportunities to define new open spaces that engage the riparian buffer and promote social interaction.

Newly developed areas of East of Jordan will include fully defined residential and academic quads modeled on the Wells and Collins prototypes. The scale and character of the new spaces must promote unique spatial personalities and support social interaction within a comfortable environment.

New structures will support mixed-use programs and incorporate retail and dining venues at the lower levels. These program elements must convey transparency and engage the surrounding environment and streetscape setting. Building configurations must promote outdoor, interactive social settings and embrace the Jordan River riparian corridor.

Objectives

- Develop unique architectural character derived from existing context.
- Define new open spaces and promote social interaction.
- Engage and celebrate environmental features.
- Promote ground-level transparency and street-level engagement.
- Minimize prominence of structure parking.

Primary Materials

- Façades: Limestone and neutral brick masonry, precast concrete
- Roof Shapes: Flat roofs with appropriate architectural roof shapes
- Glazing: Clear low E glazing with aluminum framing
- Streetscape: Dry laid limestone site walls



Southern Gateway, Columbus, Ohio



Public Space, University of Cincinnati



East of Jordan Quads



Jordan River Restoration

OPEN SPACE INITIATIVES

- 10 Jordan River Riparian Restoration
- 11 New External Gathering Space
- 12 New Quad

STREETScape INITIATIVES

- 13 Improved Streetscapes

INFRASTRUCTURE INITIATIVES

- 14 New Chilled Water Capacity Required
- 15 Stand-Alone Chilled Water Service
- 16 Steam Piping Replacement Required
- 17 Stormwater Detention Basins

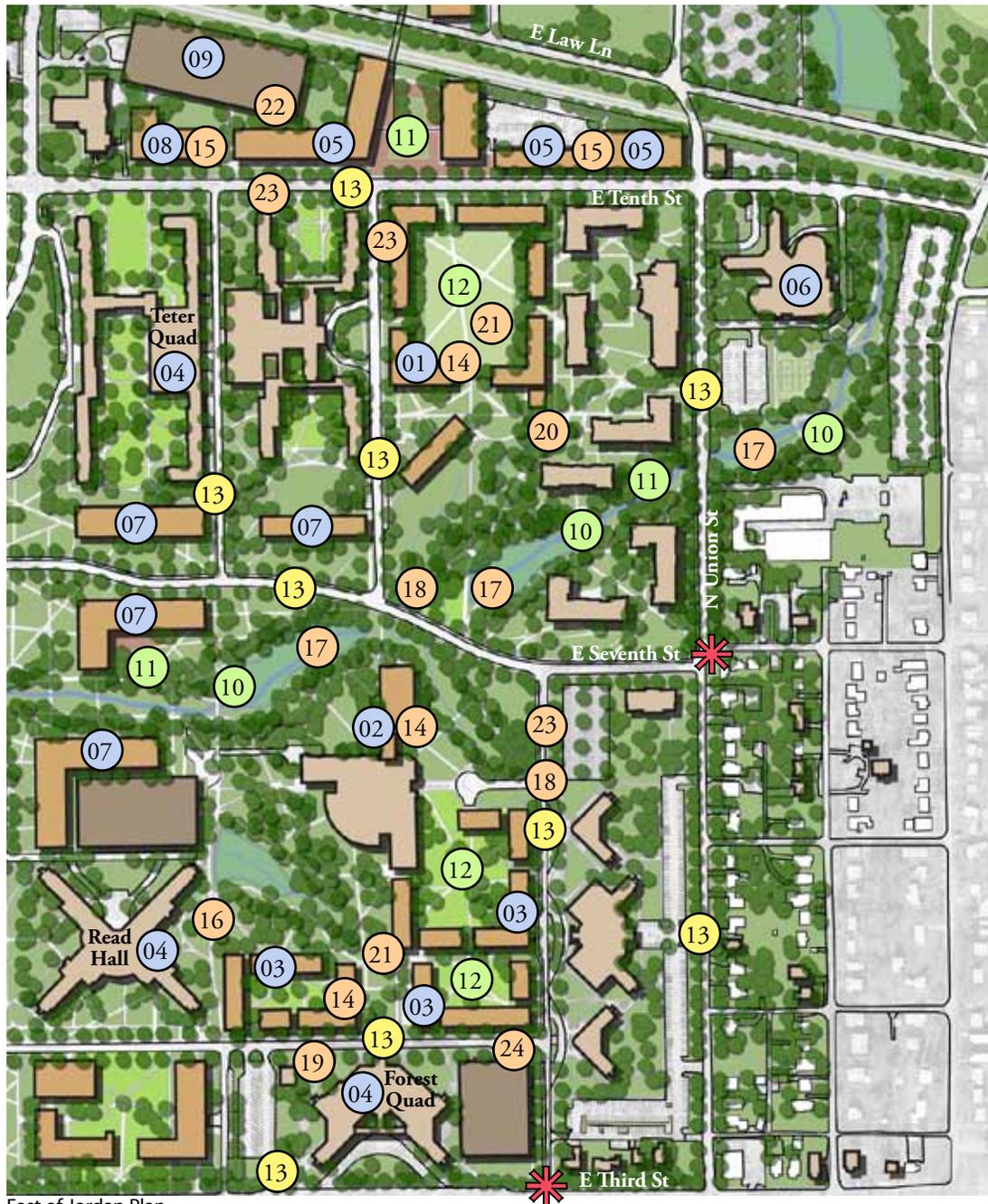
BUILDING AND RENOVATION INITIATIVES

- 01 New Student Housing
- 02 School of Education Addition
- 03 New Special Interest Student Housing
- 04 Existing Student Housing Renovation
- 05 Mixed-Use Commercial/Retail Development
- 06 Eigenmann Hall Renovations
- 07 New Mixed-Use Academic Buildings
- 08 Potential Future Expansion for Student Health Services
- 09 New Parking Structure
- 18 Sanitary Sewer Improvements Required
- 19 Existing Forest Quad Chilled Water Plant
- 20 Planned Ashton Chilled Water Plant
- 21 Electrical Service from Substation C
- 22 Electrical Service from Substation C or Switching Center
- 23 New Telecom Duct Bank and Completion of Loop
- 24 Steam Piping Addition Required



Recommended East of Jordan Demolition Plan

■ Buildings Recommended for Demolition



East of Jordan Plan

- KEY**
-  Existing Building
 -  Building Opportunity
 -  Parking Opportunity
 -  Gateway Opportunity