

NEIGHBORHOOD 7: FEE LANE AREA



Fee Lane Area Map



Aerial View of Briscoe and McNutt Dormitories



Briscoe Dormitory

EXISTING CHARACTER

The Fee Lane Area neighborhood is primarily a single-use residential district that is home to several large-scale, predominantly freshman-oriented housing facilities. The area is characterized by a few athletic fields and large, undeveloped open space that once supported a neighborhood of single-family, detached residences. The student housing located in this neighborhood is geographically remote from the core campus and relatively isolated. North Fee Lane serves as the neighborhood's front door, providing access north to Intercollegiate Athletics and south to East Tenth Street.

The existing student housing structures were built in the mid 1960s and represent a simplistic Modernist style popular in housing construction at that time. The building façades are composed primarily of limestone, brick, and concrete. Fenestration is dominated by vertically organized punched windows.

Open spaces around the student housing are dominated by surface parking with a few

modestly landscaped green spaces. The former residential neighborhood east of North Walnut Grove is a unique and beautiful landscape with rolling topography and mature residential street trees. It is currently underutilized and is regularly used by tailgaters during football season.

The existing intercollegiate baseball and softball fields, located east of North Fee Lane, will be relocated to the Intercollegiate Athletics neighborhood north of East Seventeenth Street.

EXISTING QUALITIES

- Single-use residential neighborhood
- Large, undeveloped open spaces
- Utilitarian modern buildings with simplistic architectural expressions



McNutt Quad



Hoosier Tailgating



Wells Quad



Atwater Commons, Middlebury College



Boldt Hall, Cornell University

DEVELOPMENT OPPORTUNITIES

The Fee Lane Area will be transformed from a traditionally single-use freshman-oriented residential neighborhood to a vibrant and diverse mixed-use community. The neighborhood will combine new housing facilities with academic, commercial, and recreational uses. Adding student life amenities and academic programs to the Fee Lane Area will broaden its mix of activities and encourage a more diverse demographic blend of students. This diversity will promote a more lively neighborhood and develop a greater sense of community and place.

New student housing will be configured to create well-defined quads patterned after successful collegiate residential prototypes. New buildings are envisioned to replace existing open spaces, athletic fields, and parking areas adjacent to the existing dormitories. The new structures will be limited in height and in stark contrast to the existing residential towers. This lower-scale development will present a more intimate relationship to the open space and

streetscape environment and provide a better transition to the new mix of academic facilities and retail/dining amenities. The new housing will be designed to attract a diverse age group and offer a variety of unique housing choices. Housing units will be organized around indoor and outdoor neighborhood commons that will promote unique neighborhood personalities and identities. The resulting community will reinvent the Fee Lane Area and promote it as a new model of residential life on campus

The open space west of North Walnut Grove is envisioned to become a new central park and arboretum. This new amenity will be referred to as Woodlawn Arboretum and is intended to promote new environmental resources and expand the campus arboretum program.

DEVELOPMENT OBJECTIVES

- Promote a denser, more vibrant mixed-use residential community.
- Encourage greater age diversity.
- Increase housing variety and options.
- Define a stronger neighborhood identity.

- Engage and support Woodlawn Arboretum as a campus center.
- Develop active pedestrian-friendly streetscapes that promote traffic calming and bicycle lanes.

BUILDING INITIATIVES

New Student Housing

New student housing facilities are envisioned along North Fee Lane and North Walnut Grove. The new 4- to 5-story structures will occupy the existing parking lots and open space directly adjacent to Briscoe and McNutt Quads. These facilities will be modeled on the scale and character of Wells and Collins Quads and will encourage active pedestrian street life. The facilities will include provisions for academic teaching space and a mix of small retail and food service venues.

RENOVATION INITIATIVES

Existing Student Housing Renovations

Briscoe Quad is planned for renovation to improve student housing quality and choice on campus.

Neighborhood Commons

Neighborhood commons with unique identities will anchor each of the existing and proposed residential developments. These commons will bring together diverse student groups and encourage social interaction.

Academic Building

The new academic building planned for this neighborhood will be located south of McNutt Quad and west of North Fee Lane. Its primary frontage will be oriented along North Fee Lane and the proposed East Law Lane extension. The new facility will attract a high volume of students to the neighborhood, promoting an active living and learning environment.

Parking

The development of the western edge of the Fee Lane Area along North Walnut Grove will displace existing surface parking lots immediately west of Briscoe and McNutt Quads. The displaced parking will be redistributed to surface parking in the Intercollegiate Athletics neighborhood.



Proposed View of Fee Lane Area Neighborhood

OPEN SPACE INITIATIVES

East Law Lane Extension and Streetscape

The extension to East Law Lane will traverse through the southern edge of the Fee Lane Area neighborhood, creating a much needed vehicular-oriented east-west connection. This new passageway will help ease congestion on East Tenth Street. The new roadway should include bike lanes and off-street pedestrian sidewalks to encourage all modes of transportation.

Woodlawn Arboretum

The defining element to the Fee Lane Area will be its interface with the proposed Woodlawn Arboretum along its western edge. This large-scale park envisioned between East Fourteenth and East Seventeenth Streets will be a major open space preserve filled with rolling topography, winding paths, open lawns, and Cascade Lake, a water feature reminiscent of Mirror Lake Hollow at The Ohio State University. The proposed Alumni Walk along North Woodlawn Avenue will bisect the park, creating a unique environment and celebrated

approach to the Intercollegiate Athletics neighborhood and its stadia to the north.

STREETSCAPE INITIATIVES

As development of the Fee Lane Area neighborhood is implemented, streetscape character improvements should be incorporated. Residential area streetscapes should be reconstructed to adopt the appropriate Fee Lane, Campus Typical, or Residential Typical streetscape character.

INFRASTRUCTURE INITIATIVES

Chilled Water System

A satellite chilled water facility will be installed to serve Briscoe Quad as part of a major renovation and will be operational by late 2010. This facility will be sized to add chillers to serve the proposed residential buildings in this neighborhood. The proposed academic building will be served by the existing CCWP, but chiller capacity must be added prior to occupancy.

Steam and Condensate System

Capacity is available from the CHP, but steam and condensate piping distribution systems must be replaced and extended to serve the proposed buildings in this neighborhood. Analysis is required to ensure that piping is sized correctly to serve this neighborhood.

Electrical System

Power distribution to serve the new buildings in this neighborhood will be generated by new circuits added to the Switching Center.

Telecommunications System

A new telecommunications route on North Walnut Grove will be required from East Thirteenth Street to East Seventeenth Street to serve new buildings along North Walnut Grove. Loop construction is required. Telecommunications conduits along North Fee Lane need repair or replacement.

Water System

Water mains are old and undersized for the new loads that will come from the proposed

buildings in this neighborhood. Analysis is required to ensure that piping is sized correctly to serve this neighborhood.

Stormwater System

Storm sewer mains are old and undersized for the new loads that will come from the new buildings in this neighborhood. Analysis is required to ensure that piping is sized correctly to serve this neighborhood. The storm sewer mains downstream of this neighborhood may also require upgrading to accommodate development. Close coordination with the City Utilities Department is required. As new buildings are developed, infiltration facilities should be incorporated to increase the quality of the stormwater flowing further downstream. The existing buildings should also be analyzed to determine whether infiltration facilities can be incorporated as surrounding development occurs. Detention from this neighborhood is proposed to be handled in the underground facility located in the Intercollegiate Athletics neighborhood.

Sanitary Sewer System

A new sanitary sewer will be needed to accommodate the residential commons and student housing proposed along the east side of North Fee Lane south of East Seventeenth Street.

Sanitary sewer mains are old and undersized for the new loads that will come from the proposed residential buildings in this neighborhood. Analysis is required to ensure that piping is sized correctly to serve this neighborhood. The sanitary sewer mains downstream of this neighborhood may also be undersized and may require upgrading to accommodate the development of this neighborhood. Close coordination with the City Utilities Department is required.

ARCHITECTURAL GUIDELINES

New construction in the Fee Lane Area will be focused on residential and student life facilities and build upon the existing housing infrastructure to define a more dense, livelier, and more diverse community.

New housing will line the primary circulation corridors and establish a new identity for the area. Building façades along Woodlawn Arboretum and North Fee Lane must delineate coherent neighborhood edges and celebrate the thresholds they define.

New buildings will complement existing structures while conveying a scale, quality, and aesthetic more consistent with traditional residential areas. The architectural character, material palette, refined detailing, and sophisticated landscaping approach exemplified in Collins Quad will be a model for redevelopment of this area. New structures will present unique architectural personalities and define new open spaces that promote a sophisticated, vibrant, and interactive

community. The scale and character of the new spaces must be distinct and support social interaction within a comfortable environment.

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



Whitman College, Princeton University

Objectives

- Develop a unique traditional architectural character derived from existing context.
- Define new open spaces and promote social interaction.
- Promote ground-level transparency and street-level engagement.
- Celebrate the Woodlawn Arboretum frontage.

Primary Materials

- Façades: Limestone and neutral brick masonry, precast concrete
- Roof Shapes: Sloped roofs with slate shingles
- Glazing: Clear low E glazing with aluminum framing; operable sashes at student housing
- Streetscape: Dry laid limestone site walls



St. Mary's College of Maryland



View of Woodlawn Arboretum and Cascade Lake



Recommended Fee Lane Area Demolition Plan

■ Buildings Recommended for Demolition

BUILDING AND RENOVATION INITIATIVES

- 01 New Neighborhood Commons
- 02 New Student Housing
- 03 Existing Student Housing Renovations
- 04 Academic Building

OPEN SPACE INITIATIVES

- 05 Woodlawn Arboretum
- 06 Cascade Lake
- 07 Residential Quad

STREETSCAPE INITIATIVES

- 08 East Law Lane Extension and Streetscape
- 09 Streetscape Enhancements

INFRASTRUCTURE INITIATIVES

- 10 New Chilled Water Service from Briscoe Quad Satellite Facility
- 11 Steam Piping Extension Required
- 12 Replacement and Extension Required for Water, Sewer, and Storm Piping
- 13 Electrical Service from Switching Center
- 14 Future Briscoe Chilled Water Plant
- 15 Sanitary Sewer Improvements Required
- 16 New Telecom Duct Bank Required

KEY

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



Mirror Lake Hollow, The Ohio State University



Fee Lane Area Plan