INTRODUCTION

Many of these established neighborhoods are fully defined and conceptually complete, while others are emerging or fragmented. The Campus Master Plan recommendations are intended to guide the development of all campus neighborhoods such that the effective and successful qualities of the established districts are celebrated and reinforced while encouraging the development of innovative and comparable qualities in underdeveloped areas.

The Bloomington campus is anchored by a historic academic core with overlapping campus neighborhoods radiating to the north and east.

The Bloomington campus neighborhoods include:
1. Historic Core
2. Seventh Street - Cultural District
3. University Edge
4. Jordan Avenue Corridor
5. East of Jordan
6. Woodlawn and Tenth Street
7. Fee Lane Area
8. Northeast Area
9. Research Park
10. Intercollegiate Athletics

The Historic Core is the formal and ceremonial heart of the Bloomington campus and the Indiana University system as a whole. Defined on its western and eastern edges by commercial and residential districts, the Historic Core presents the dignified civic presence of a world class academic institution.

Immediately north of the Historic Core, the Seventh Street - Cultural District defines a vital core of cultural, academic, and student life facilities. The Jordan Avenue Corridor to the east completes the boundary around the Historic Core and serves as a primary pedestrian and vehicular north-south accessway. Beyond North Jordan Avenue resides the East of Jordan neighborhood, which is primarily a residential district with very few interspersed academic facilities.
North of the Seventh Street - Cultural District and south of the railroad tracks is an underdeveloped area that is envisioned to become a new academic, research, and housing district focused around North Woodlawn Avenue and East Tenth Street.

Four neighborhoods comprise the Bloomington campus north of the railroad tracks. The Fee Lane Area is primarily a residential student housing district with a large tract of undeveloped property. North of the Fee Lane Area and south of the SR 45/46 Bypass is the Intercollegiate Athletics area, which is dominated by large-scale sports venues and surface parking lots.

The Northeast Area is immediately east of the Fee Lane Area and is comprised of a diverse mix of very large- and very small-scale housing facilities intermingled amongst athletic fields and undeveloped property. Sited east of the SR 45/46 Bypass is an emerging research and technology district referred to as the Research Park.
NEIGHBORHOOD 1: HISTORIC CORE

EXISTING CHARACTER
The Historic Core is the most distinguished, coherent, and complete of the Bloomington neighborhoods. Its distinctive blend of architectural styles and mature landscape define a memorable iconic quality that sets the standard for developing neighborhoods elsewhere on campus.

Much of the Historic Core exemplifies the picturesque landscape planning ideals popular in the early 20th century. The tree cover, subtle topography, and architectural infrastructure are carefully woven together to convey a powerful academic and institutional image accentuated by a scenic landscape tapestry. Much of the original natural systems have been left in their original state with minimal reconfigurations to accommodate academic structures. Within the neighborhood is an eclectic mix of “one-of-a-kind” places, preservation areas, memorable quads, and intimate gathering places.
Specific spaces of note within the Historic Core include the following:
• Dunn’s Woods
• Dunn Meadow
• Bryan Hollow
• Wells Quad
• Wells Plaza
• Beck Chapel and Dunn Cemetery
• Rose Well House, Dunn’s Woods
• Sunken Garden at the Indiana Memorial Union
• Beech Grove
• Kirkwood Observatory

Existing Qualities
• Naturalistic land planning and scenic imagery
• Memorable iconic spaces and structures
• Respectful approach to natural resources and conditions
• Careful integration of landscape and architectural infrastructure
• Solid durable structures with elegant and monumental vertical proportions
DEVELOPMENT OPPORTUNITIES

Since very few new structures are planned for the Historic Core, new initiatives should be carefully conceived to ensure appropriateness and assimilation with the established context. New projects must sympathetically reinforce the traditional aspects of the existing environment without undermining its prominence or integrity.

New development within the Historic Core neighborhood will be limited to the construction of a few building additions, several renovations of existing structures, and the implementation of selective sustainable environmental initiatives.

New building projects will address identified programmatic needs and supplement established law, music, and research facilities. All new construction should respectfully address the existing architectural context and landscape environment while maintaining the established picturesque planning principles. Renovation efforts will focus on key structures around Dunn’s Woods and Wells Quad to ensure the
continued vitality and relevance of the Historic Core. Opportunities to develop new exterior spaces or improve existing spaces associated with these building projects must support Indiana University’s expressed need for additional informal gathering and casual interaction spaces.

All development opportunities will address broad sustainable environmental objectives. Specific sustainable initiatives will promote the health and vitality of the localized environmental condition and inform specific building projects.

**Development Objectives**
- Preserve and complement the established campus character.
- Renovate and repurpose underutilized existing structures.
- Supplement existing law, music, and research infrastructure with new facilities.
- Develop informal interaction spaces.
- Engage sustainable environmental initiatives.
BUILDING INITIATIVES
New development within the Historic Core neighborhood will be highly selective and minimally invasive. Large building additions are planned for research laboratories, the Maurer School of Law, and the Jacobs School of Music. Initial siting for both the law and music school additions have been identified and both conceptually support the established land planning principles of the Historic Core. The recognized need for new research and laboratory space within the Historic Core poses a significant challenge. Open land area near the existing science district is limited and not capable of readily supporting a new laboratory and research facility.

Ballantine Hall
Ballantine Hall is immediately adjacent to the science district and is commonly considered functionally ineffective and aesthetically disharmonious with the Historic Core. Repurposing Ballantine Hall as a research, science, and office facility can provide the needed laboratory infrastructure, and generate a means to re-establish this building’s campus presence and re-envision its aesthetic image. A complete renovation and laboratory addition can dramatically improve how Ballantine Hall engages its immediate context and the Historic Core neighborhood. A building addition can take the place of the existing parking structure and provide much needed laboratory space.
A new public corridor addition to the upper tower can support office and laboratory spaces while providing casual interaction spaces and facilitating the delivery of upgraded HVAC services. The lower level classroom spaces should remain and be renovated in their current configuration. Opportunities can be identified to provide new casual interaction spaces within the public corridors adjacent to the classrooms.

An addition to Ballantine Hall can also provide an opportunity to reconceptualize the service functions that currently front its north façade, allowing for a more accessible and pleasant pedestrian-oriented experience along North Forrest Avenue. Providing a more open and approachable base to the building can dramatically improve the structure’s first impression and strengthen its connection back to its immediate neighborhood context.

 Decommissioning the existing Ballantine Garage to make way for a building addition will present challenges to the established parking infrastructure. The current Ballantine Hall parking load can be shifted to parking facilities with excess capacity south of East Third Street.

**Maurer School of Law**

An addition to the Maurer School of Law can be located on the existing fraternity house site between the Maurer School of Law and Swain Hall. The addition can have substantial frontage
along East Third Street and should maintain the established setbacks, preserving the East Third Street landscape transition to the adjacent neighborhood.

**Jacobs School of Music**
New academic, practice, and rehearsal space is proposed to complement the existing Jacobs School of Music facilities. An addition to the west face of the Musical Arts Center will create more rehearsal space and technical support. A new Studio Building across North Jordan Avenue from the Simon Music Center will provide new classrooms, practice rooms, and studios. A full description is provided in Neighborhood 4, page 246.

**RENOVATION INITIATIVES**
Much of the original building infrastructure adjacent to Dunn’s Woods is in need of renovation and revitalization. Repurposing of these structures with active programs will ensure the future vitality and relevance of this part of campus and maintain critical activities in and around the ceremonial heart of the campus.

**Arts and Sciences at Dunn’s Woods**
The conversion of Ballantine Hall to a science building will prompt the need for office and classroom space for its current College of Arts and Sciences occupants. Owen, Kirkwood, Lindley, and Swain Halls can be renovated to accommodate these programs, creating an arts and sciences precinct at the southeast quadrant of Dunn’s Woods. The current occupants of these structures—Department of Mathematics, Department of Computer Science, and the School of Informatics can be moved to one of the new classroom and office facilities planned along North Woodlawn Avenue.

**Bryan House**
Bryan House is underutilized and not currently used as a residence. Its prominent location amongst the mature trees of Bryan Hollow warrant reconsideration of its function and relationship to the University. Suggested adaptive reuse options include repurposing Bryan House into a University or faculty club. Careful evaluation of the existing structure’s capacity and flexibility will be necessary to confirm the viability of these options.

**Wells Quad**
Construction of the new International Studies Building will generate vacancies in the buildings around Wells Quad. This will create a unique opportunity to convert these historic structures back to student housing. While renovations may be substantial to bring these structures up to current student housing expectations, the lively activity and vitality the renovations will bring back to the campus core will justify the investment.
New Gathering Spaces
All major renovation initiatives should incorporate informal social spaces that support spontaneous interaction between faculty, students, and staff. These spaces should be complemented with comfortable seating and views to the exterior whenever possible. Small food service venues or vendor carts may be incorporated to further activate these spaces. Where feasible, interior social spaces can extend to the exterior environment.
OPEN SPACE INITIATIVES

Indiana University is considering a comprehensive energy and water use conservation initiative that will guide new construction and renovation projects. Additional improved forest management practice measures will reduce invasive species and enhance the picturesque quality of the Historic Core. Supplemental lighting in densely wooded areas is recommended to improve nighttime visibility and pedestrian safety.

New Historic Core open spaces must embrace the established planning principles of existing memorable open spaces while promoting innovative and unique academic social settings. New quads should be proportioned to a comfortable human scale, and primary building setbacks should be respected and reinforced.

Initiatives to improve stormwater management in the Historic Core include restoring natural stream quality and increasing water detention and stream bank stabilization along the Jordan River. Two in-line detention basins at Dunn Meadow and Bryan Hollow are recommended with native plant materials to improve water filtration and promote wildlife habitats.
NEIGHBORHOODS

NEIGHBORHOOD 1: HISTORIC CORE

Pathways in Dunn's Woods
Proposed Historic Core View

- Franklin Hall Renovation
- Possible Maurer School of Law Addition
- Owen, Kirkwood, Lindley and Swain Renovations
- Bryan House Repurpose
- Ballantine Hall Renovation and Laboratory Addition
- Wells Quad Renovation
- Jacobs School of Music MAC Addition
NEIGHBORHOODS  NEIGHBORHOOD 1: HISTORIC CORE

STREETSCAPE INITIATIVES
Preserve and maintain the streetscape character on East Third Street and North Indiana Avenue that form the boundary of the Historic Core. Streetscape elements include the perimeter limestone walls, lawn panel and street trees behind the curb, sidewalks, campus lighting and banners, and landscape setback of deciduous canopy trees, understory trees, shrubs, lawn, and ground covers.

INFRASTRUCTURE INITIATIVES

**Chilled Water System**
Hydraulic and Central Chilled Water Plant (CCWP) limitations will prevent adequate service to this neighborhood without upgrades to the chilled water supply and return piping, and the construction of a satellite chilled water production facility along the south edge of campus. Hydraulic analyses are needed before the proposed additions to the Ballantine Hall, Musical Arts Center, and Maurer School of Law are constructed. A satellite chilled water facility as part of the Ballantine Hall renovation should be considered. The section of 14-inch chilled water piping at the Chemistry Building may be a hydraulic limitation to serve the Old Crescent and needs to be analyzed. If this is a problem, the restriction should be removed or interconnected east of Simon Hall toward Jordan Hall.

**Steam and Condensate System**
Capacity is adequate to current and future loads. Steam piping in several locations in the tunnel system around the Old Crescent buildings is cast iron with screwed fittings. This is original piping that requires a neighborhood-wide outage for safe and proper maintenance. This steam and condensate piping must be replaced to improve the safety of the system in this area. Steam and condensate in the Wells Quad is also original cast iron and needs to be replaced.

**Electrical System**
The 5kV circuits serving this neighborhood from the Distribution Center need to be replaced. Transformer and circuit breaker equipment in the Distribution Center and Swain West also need replacing.

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

**Water System**
Potable water supply is adequate to serve new facilities, although the results of flow and pressure tests may require distribution system upgrades for fire protection. Analysis is needed once the design of new buildings begins.

**Stormwater System**
Infiltration facilities should be incorporated into this neighborhood wherever possible. Given the historic nature of this area, new infiltration facilities will need to be carefully configured to fit within the framework of the existing buildings.

Even though this neighborhood exists at the downstream point of the Jordan River and would therefore be the most opportune location for quantity control detention, the historic nature and existing features make it extremely difficult to incorporate this type of facility. An in-line detention basin should be constructed northwest of the proposed Jacobs School of Music Addition. This detention basin will help to control the quantity of flow from the neighborhood south of campus, since this flow is one of the main contributors to the flooding that is often experienced on campus.
ARCHITECTURAL GUIDELINES

New building projects in the Historic Core neighborhood must sympathetically assimilate into the established context without undermining the neighborhood’s character or quality. Architecture and landscape topography must be holistically conceived as unified designs that embrace the established picturesque landscape planning principles.

Building designs must be intellectually informed and embody the spirit and character of their time. Façades must express a coherent architectural expression that aesthetically relates to the diverse stylistic context without imitating it.

Building configurations and massing should be mutually developed to ensure balanced designs that express dignity and elegance while conveying monumentality and concealing bulk. Building façades will be limestone and should celebrate the weight and massiveness of the material, contrasted with bold fenestration accentuated by delicate and subtle details.

Renovations must respect the integrity of the original structures and promote vitality and renewal without diminishing character. Existing façades and building features must be preserved and restored without major reconfigurations. Monumental interior spaces, like Alumni Hall and the reading room in Franklin Hall, should be maintained and adaptively leveraged for new uses. New functions must be carefully configured and tailored to fit existing structures to ensure effectiveness without programmatic compromise.
Objectives

- Selectively insert new structures that support the established picturesque planning principles.
- Respect and relate to the diverse aesthetic context.
- Maintain the established durable materials palette.
- Revitalize underutilized structures through renovation and adaptive re-use.
- Promote environmentally sustainable design principles.

Primary Materials

- Façades: Variegated Indiana limestone random ashlar, panelized, and cubic
- Roof Shapes: Sloped roofs with Vermont slate – minimum 1:1 slope
- Glazing: Clear low E glazing with aluminum framing and divided lites
- Site Walls: Dry laid limestone
BUILDING INITIATIVES
01 Ballantine Hall Renovation and Laboratory Addition
02 Jacobs School of Music Additions
03 Potential Maurer School of Law Addition

RENOVATION INITIATIVES
04 Franklin Hall, Owen Hall, Kirkwood Hall and Swain Hall
05 Adaption of Lindley Hall for College of Arts and Sciences Use
06 Wells Quad Housing Conversion
07 Bryan House University Club Conversion
08 New Gathering Space

OPEN SPACE INITIATIVES
09 Dunn's Woods Ecological and Walkway Enhancements
10 New Jacobs School of Music Courtyard
11 Bryan Hollow Ecological Enhancements
12 Jordan River Restoration and Riverbank Stabilization

STREETSCAPE INITIATIVES
13 Maintain East Third Street Streetscape Character
14 Maintain North Indiana Avenue Streetscape Character

INFRASTRUCTURE INITIATIVES
15 Upgraded Chilled Water Service
16 Steam Piping Replacement
17 Reroute Sanitary Sewer to East Seventh Street
18 New Chilled Water Capacity Required
19 Upgrade to Existing Distribution Center and Circuit Replacement
20 New Telecom Duct Bank and Completion of Loop
NEIGHBORHOOD 2: SEVENTH STREET - CULTURAL DISTRICT

East Seventh Street and Fine Arts Plaza

Indiana University Art Museum

Showalter Fountain

Cox Arboretum

Seventh Street - Cultural District Area Map
EXISTING CHARACTER

The Seventh Street - Cultural District borders the Historic Core and shares several of its distinguished structures. Many consider this area to be the functional heart of campus because of its high level of activity and central location. The intersection of North Woodlawn Avenue and East Seventh Street serves as a primary gateway for students and faculty as well as campus visitors. The high daily volume of pass-through traffic combined with the draw of the Indiana Memorial Union; the School of Health, Physical Education, and Recreation (HPER)/Wildermuth Intramural Center; and Wells Library create a density of foot traffic unparalleled elsewhere on campus. The academic and student life functions on East Seventh Street are further activated by regular daytime and evening events at the Indiana University Art Museum, Auditorium, and Lee Norvelle Theatre and Drama Center/Neal-Marshall Black Culture Center.

The pedestrian realm in this neighborhood is dominated by vehicular accessways and surface parking lots. This vehicular support infrastructure compromises natural pedestrian circulation paths and limits landscaping and planting opportunities. The large, paved surfaces negatively influence the perceived quality of this part of campus and undermine the effectiveness of East Seventh Street as a primary campus gateway.

The architectural character of this neighborhood embodies a stylistic range that includes 1930s Collegiate Gothic, WPA Moderne, and Brutalist Modern. Most of the structures are large and express a monumental scale and mass appropriate for their functions.

Similar to the Historic Core, the Seventh Street - Cultural District possesses an eclectic mix of unique one-of-a-kind places that define the character and image of the neighborhood. Specific one-of-a-kind places of note include the following:

- Fine Arts Plaza
- Cox Arboretum
- Wildermuth Walk
- Woodlawn Field
- Collins Quad

EXISTING QUALITIES

- Monumental civic proportions
- Overlapping vehicular and pedestrian traffic patterns
- Formal, classical landscapes mixed with romantic picturesque landscapes
- Open space and landscaping at Woodlawn Field and Cox Arboretum
- Large building footprints with symmetrically balanced façade elements
- Prominent surface parking lots
DEVELOPMENT OPPORTUNITIES

The Seventh Street - Cultural District’s role as a primary gateway and campus main street imparts heightened emphasis on development opportunities to ensure that campus image, access, and functionality support these essential purposes. It is imperative that new spaces and structures promote academic, civic, and student life interests without overwhelming or undermining the established milieu.

New development opportunities will focus on reinforcing East Seventh Street’s primary gateway function, enhancing the pedestrian realm, revitalizing student life and recreational facilities, and improving environmental quality. Building initiatives will selectively insert new structures into established precincts and complete the building framework for this neighborhood. Renovations and additions to existing buildings will address underutilized structures and focus on improving amenities, increasing pedestrian access, and enhancing campus image. Pedestrian realm initiatives will de-emphasize vehicular infrastructure and promote improved streetscapes, new green spaces, and public gathering places. Environmental improvements will address deficiencies in Cox Arboretum.

DEVELOPMENT OBJECTIVES

- Reinforce the primary campus gateway.
- Improve the pedestrian realm along East Seventh Street.
- Strategically implement new buildings and renovations.
- Develop high-quality open spaces and gathering places.
- Enhance student life and recreational facilities.
- Supplement existing cultural infrastructure.
- Improve environmental quality.
BUILDING INITIATIVES

Indiana Memorial Union
The Indiana Memorial Union (IMU) dominates this part of campus with its sprawling Collegiate Gothic wings and iconic vertical towers. The IMU has historically symbolized the center of student life on the Bloomington campus while serving as an emblematic anchor to the storied campus. Renovating the IMU and redeveloping the area immediately adjacent to it will enhance this neighborhood’s coherence and solidify it as a formal gateway. Adding critical retail amenities and improving IMU’s internal and external circulation will better serve its many patrons and ensure its future relevance.

Academic Office and Classroom Building
Decommissioning the parking lot at North Woodlawn Avenue and East Seventh Street will provide a site for a multi-story academic office and classroom building, possibly accommodating Informatics, Mathematics, Computer Science, general administrative offices, or liberal arts programs.
A building at this location can frame a ceremonial plaza opening onto East Seventh Street and reinforce the campus gateway experience by providing a formal gathering and meeting place adjacent to the highly active East Seventh Street corridor. The architectural composition of the framing building can further enhance the gateway definition by formally complementing the monumental scale and presence of the IMU. Any new structure in this prominent location must present a powerful, dignified image that is both progressive and emblematic of the core values of Indiana University. Its composition must carefully relate to the established aesthetic character of the neighborhood without diluting the presence or integrity of the existing structures. The lower levels of the structure can be configured to actively engage the plaza and adjacent streetscape. Highly transparent porous façades can connect interior public spaces to the plaza and provide venues for high-quality retail and dining establishments. The upper levels can be reserved for office space with small seminar spaces, and the lower levels can be dedicated to overflow parking for the IMU. This structure can serve as the terminus to the proposed North Woodlawn Avenue “Alumni Walk” and incorporate a bus transit station in the lower level parking area.

**International Studies Building**
Site selection and conceptual planning for the new International Studies Building (ISB) is complete. The new structure will occupy the southeast corner of Cox Arboretum on an existing surface parking lot between the Radio/Television Center and the Wells Library. A new addition to the Wells Library and Cox Arboretum will bracket the new structure to the north and west.

**East Eighth and Ninth Streets at North Woodlawn Avenue**
A new student residence hall quad will occupy the site north of the proposed classroom office building along North Woodlawn Avenue. Residence halls at this location are envisioned to be low-rise structures comparable in character and scale to the collection of buildings that form
Collins Quad. Locating student housing in this area can dramatically enhance student housing options and promote a dynamic mixed-use environment for the neighborhood.

**University Courts Neighborhood**
The established 9-square-block neighborhood defined by North Indiana Avenue, East Seventh Street, North Woodlawn Avenue, and East Tenth Street is envisioned as an enhanced residential neighborhood, complete with front porches, stoops, brick-lined streets, and gas lamps. This area is set amongst large street trees that convey a timeless quality and create a sense of enclosure. This neighborhood can be developed as a residential district for faculty and visiting professors. A new structure west of North Woodlawn Avenue and north of East Eighth Street is proposed to complete the residential-scale neighborhood fabric along the campus edge. This structure can be occupied by small programs or administrative functions and should be similar in scale and character to the recently completed Hutton Honors College. Building design for this structure should conform to the proportions and setbacks of the established residential neighborhood and reinforce the campus boundary by not competing in size, scale, or monumentally with buildings on the main campus.

**RENOVATION INITIATIVES**

**Indiana Memorial Union Renovation**
Beyond the new building initiatives in the Seventh Street - Cultural District, several significant renovations are envisioned. The most critical is the renovation of the IMU. Serving as a beacon within the campus and the city of Bloomington, the IMU is the one structure that best represents the image and values important to Indiana University. Its outward impression is that of a dignified academic institution grounded with a rich historic tradition. The facility’s interior, however, lacks the clarity and stateliness of its exterior.

The IMU has never had a significant overall renovation. Over the years, portions of the facility have been incrementally renovated with minimal unifying coordination. As a result,
the current facility lacks the coherence and functionality found in more contemporary student union facilities. The renovation will endeavor to repurpose the IMU to be more effective and relevant to current student needs while re-establishing its interior hierarchy to align with its distinguished iconic exterior. Renovation efforts within the IMU will focus on supporting large group meeting facilities and providing new high-quality student life amenities.

A careful study of the internal and external service functions and circulation should be conducted. As the visual terminus of the North Woodlawn Avenue corridor, the IMU service area at a minimum should be screened with high masonry walls and operable gates, in a style consistent with the IMU’s architectural design. The service drive should be redesigned as a combined service and pedestrian space with lighting, landscaping, and special paving that can better accommodate pedestrian circulation and occasional truck access. The IMU’s north face should engage the street with new pedestrian walks and outdoor terraces fronting East Seventh Street and the Jordan River.

**Ernie Pyle Hall**

Another significant renovation is the proposed conversion of Ernie Pyle Hall to a new Indiana University Visitor’s Center and bookstore. The structure’s prominent location along the East Seventh Street corridor demands a more engaging and interactive use. Renovation of this structure can also include new high-quality retail and dining venues. Relocating the School of Journalism to another facility can allow for a radical conversion of Ernie Pyle Hall into an accessible and open structure that will anchor this primary campus gateway. An addition at the western end of the building will create a new monumental entry at the terminus of the new North Woodlawn Avenue corridor. Ernie Pyle Hall’s limestone façades can be modified to improve the building’s street-level interactivity by retrofitting large glass openings between the existing limestone piers.
Wildermuth Intramural Center
A planned exercise facility addition to the Wildermuth Intramural Center will further activate the street-level experience in this area by adding a new transparent façade to the south face of the structure. This addition is planned to provide aerobics and strength training facilities behind large bay windows that overlook the East Seventh Street corridor. The large windows will allow borrowed light to pass through the exercise space into the existing intramural activity spaces through new large interior openings.

New Fine Arts Plaza Café
Explore the feasibility of adding a café/bistro to the Fine Arts Plaza area (possibly as an addition to the north façade of the Auditorium) to add a high quality restaurant venue that will enhance the cultural experience.

OPEN SPACE INITIATIVES
Open space improvements for the Seventh Street - Cultural District focus on the creation and renovation of a series of carefully proportioned streetscapes and open spaces.

Alumni Plaza
The most significant of the proposed open spaces is the new plaza at the intersection of North Woodlawn Avenue and East Seventh Street. Mass transit and high pedestrian and vehicular traffic will activate this space and make the plaza a natural meeting place. The plaza should convey an open and welcoming gesture and function as a primary orientation point on campus. It should be gracious and comfortable, and support both large group gatherings as well as casual intimate interactions.

New Campus Green
In addition to the proposed plaza, a new signature green space will replace the existing surface parking lot between the IMU and Woodburn Hall. A new landscaped green space near the highest volume corner of pedestrian traffic on campus can provide a much needed exterior environment that will promote gathering opportunities and enhance the pedestrian experience. The new Campus Green can be configured to provide more convenient direct access to the IMU from the heavily used pedestrian paths to the east. The displaced parking spaces can be reallocated beneath the new classroom office building planned at North Woodlawn Avenue and East Seventh Street. This structured parking can take advantage of the grade difference west of HPER, entering at grade on East Seventh Street and tuck into the hillside south of the recreational fields at East Ninth
Wildermuth Walk Prototype

East Seventh Street

Street. Future parking facilities east of North Jordan Avenue and along the railroad corridor will augment the existing surface parking spaces that remain within the district.

STREETSCAPE INITIATIVES
Enhancing the streetscape along North Woodlawn Avenue and East Seventh Street is a top priority. Reinforcing the pedestrian link between the new plaza and new Campus Green can include outdoor seating, improved street lighting, comfortable walking surfaces, and shading street trees. Additional streetscape amenities can be focused around the intersection of North Woodlawn Avenue and East Seventh Street to supplement wayfinding and orientation at the gateway threshold.

Wildermuth Walk
Cox Arboretum warrants additional streetscape improvements between its location and the East Seventh Street corridor to link the cultural hub of campus with this natural amenity. Enhancing the pedestrian walkway between the Wildermuth Intramural Center and the Indiana University Art Museum can provide this connection.

Though not originally intended as a campus walk, there is significant pedestrian traffic on the service drive between the Wildermuth Intramural Center and the Indiana University Art Museum. This route should be re-designed as a primary pedestrian corridor, with improved paving, lighting, and site furniture, while providing limited access for service vehicles and accessible parking north of the museum. The modest addition to the Wildermuth Intramural Center should be visible and accessible to this walkway.

INFRASTRUCTURE INITIATIVES
Chilled Water System
New chilled water production capacity will be needed at the CCWP to accommodate the proposed new structures in this neighborhood.

Steam and Condensate System
Capacity at the Central Heating Plant (CHP) is adequate to accommodate the proposed
new structures, but steam and condensate distribution piping improvements will be required to serve the new buildings.

**Electrical System**
New circuits from the Switching Center are required to serve structures east of North Woodlawn Avenue. Structures west of North Woodlawn Avenue will be served by Duke Energy.

**Telecommunications System**
New duct bank will be required for additional capacity on North Woodlawn Avenue. Otherwise, existing telecommunications duct bank trunks are adequate to support the plan.

**Water System**
Water distribution is adequate for domestic uses; analysis is needed to understand capacity for fire protection. Water service to the structures east of North Woodlawn Avenue will be served from the University’s system. Structures west of North Woodlawn Avenue will be served by City utilities.

**Stormwater System**
As new buildings are developed, infiltration facilities should be incorporated to increase the quality of the stormwater flowing further downstream. Existing buildings and parking lots should be analyzed to determine whether infiltration facilities can also be incorporated as development occurs.

A large stormwater retention box lies under the area proposed for the below-grade parking structure. Further analysis is needed to determine whether the lowest floor elevation of the proposed parking structure conflicts with this device.

**Sanitary Sewer System**
Several existing sanitary sewer lines cross the Jordan River in this neighborhood. Many of these crossings are above grade and have contributed to the erosion of the stream banks. A major relocation of the sanitary sewer in this neighborhood will serve to enhance the sanitary sewer system as well as the river corridor. This relocation can occur just east of the new Campus Green, run north to East Seventh Street, and continue west to North Indiana Avenue where it will turn south and tie into the existing sanitary sewer system.

**Proposed Below-Grade Parking Structure**
Depending on its design and floor elevation, the proposed below-grade parking structure at East Seventh Street and North Woodlawn Avenue may impact chilled water, steam and condensate, sanitary sewers, storm sewers, electrical, water, and telecommunications systems in the immediate area. Further study will be required.
Proposed Aerial View Looking Southeast Over North Woodlawn Avenue at East Seventh Street
ARCHITECTURAL GUIDELINES

New building projects in the Seventh Street - Cultural District must reinforce the neighborhood’s gateway and main street functions while respecting and complementing the established architectural context.

On-campus structures must promote a monumental civic image emblematic of Indiana University and embrace the landscaping and land planning principles of the Historic Core. Off-campus structures must conform to the established scale, density, and materiality of the surrounding residential neighborhood and respect defined campus boundaries.

Similar to the Historic Core neighborhood, new designs must embody a spirit and character of their time and not imitate established architectural styles. Façades must express a coherent architectural expression that respectfully relates to the diverse stylistic context.

Limited designated building areas and large building programs necessitate a delicate approach to the immediate context around new structures. New designs must respectfully engage existing buildings without undermining the established aesthetic character or quality. Building massing must promote balanced configurations that express monumentality, dignity, and elegance while minimizing perceived bulk. Building façades will be limestone and celebrate the weight and massiveness of the material with bold fenestration accentuated by delicate subtle details.

All new development must support and enhance the pedestrian experience by activating public space with ground level accessibility and transparency. Highly active programmatic functions, retail venues, and dining establishments should be located to stimulate the streetscape and adjacent gathering spaces.

Renovations to the IMU and Ernie Pyle Hall must respect the integrity of the original structures and promote the development objectives of the neighborhood. The renovations should promote a new vitality that supports student life initiatives and adaptively reinvents existing spaces and façades.
Objectives
- Reinforce primary campus gateways.
- Complement established architectural context.
- Support and engage the pedestrian realm.
- Maintain and promote a monumental civic gesture.
- Extend the land planning principles of the Historic Core.
- Maintain the established durable materials palette.
- Revitalize underutilized structures through renovation and adaptive re-use.
- Promote environmental sustainable design principles.

Primary Materials
- Façades: Variegated Indiana limestone – random ashlar, panelized, and cubic
- Roof Shapes: Sloped roofs with Vermont slate – minimum 1:1 slope
- Glazing: Clear low E glazing with aluminum framing and divided lites
- Site Walls: Dry laid or mortared limestone
BUILDING AND RENOVATION INITIATIVES

01 Academic Office and Classroom Building
02 International Studies Building
03 Wells Library Addition
04 Ernie Pyle Hall Repurpose, Addition, and Renovation
05 Indiana Memorial Union Renovation
06 Wildermuth Intramural Center Addition
07 University Courts Infill Building
08 Student Housing Quad
09 Below-Grade Parking Structure
10 Explore Potential for New Café/Bistro

OPEN SPACE INITIATIVES

11 East Seventh Street and North Woodlawn Avenue Enhanced Streetscape
12 New Campus Green
13 Wildermuth Walk
14 Alumni Plaza
15 New Public Space

INFRASTRUCTURE INITIATIVES

16 Reroute Sanitary Sewer to East Seventh Street
17 Potential Construction Impact on Multiple Services
18 New Chilled Water and Steam Capacity
19 New Circuits Required for All New Buildings from Existing Switching Center
20 New Stormwater Retention Vault
21 New Duct Bank
NEIGHBORHOOD 2: SEVENTH STREET - CULTURAL DISTRICT NEIGHBORHOODS NEIGHBORHOOD 2: SEVENTH STREET - CULTURAL DISTRICT

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

Seventh Street - Cultural District Plan
NEIGHBORHOOD 3: UNIVERSITY EDGE

EXISTING CHARACTER
The University Edge neighborhood represents the primary town/gown interface between the campus and the city of Bloomington, and functions as a transitional zone between the traditional academic campus and the distinctly different commercial/retail and residential districts of the surrounding city neighborhoods. North Indiana Avenue and East Third Street create a seam between the campus on one side and the community opposite, and are characterized by two land use and architectural conditions: the boundary of the academic campus and the retail/commercial edge on North Indiana Avenue, and the academic boundary and largely residential edge on East Third Street. The campus perimeter along North Indiana Avenue and East Third Street maintains an exemplary and coherent campus edge; however, the community edges vary in their quality and character.

North Indiana Avenue
The campus's western boundary is defined by the area between North Indiana Avenue...
and North Dunn Street. This campus edge is primarily characterized by high traffic volume and 2- to 3-story commercial/retail establishments surrounded by surface parking lots. Bloomington's primary commercial and social corridor, East Kirkwood Avenue, extends westward from this edge, providing the primary link between traditional downtown Bloomington and the University.

South of East Kirkwood Avenue, mixed-use commercial and retail structures form a pleasant urban streetwall, fronting directly onto the pedestrian right-of-way. Directly north of East Kirkwood Avenue, North Indiana Avenue is a fragmented zone of surface parking lots and a few poorly maintained residential structures, up to East Seventh Street. This 2-block frontage is directly opposite Dunn Meadow and misses an important opportunity to frame this significant open space as a complement to the University's academic setting. Redevelopment of the blocks between North Dunn Street, North Indiana Avenue, East Kirkwood and East Seventh Street would strengthen the University Edge identity, better link campus to the Poplars Building west of North Dunn Street, and provide another gateway opportunity.

North of East Seventh Street, the neighborhood transitions to traditional 2- and 3-story detached homes occupied primarily by university students and faculty.

The University buildings that front North Indiana Avenue are large, dignified limestone structures that maintain a modest street setback. Their monumental scale and distinguished landscape setting establish a dominant academic presence in the neighborhood. Framed within this academic edge is a primary pedestrian gateway that aligns with the East Kirkwood Avenue corridor. This gateway is formally celebrated by the Sample Gates and offers views into the core of campus that are among the most scenic and picturesque in Bloomington. It is appropriate that this gateway often serves as the first impression of Indiana University to visitors.

**East Third Street**

The southern boundary of campus is defined by the area between East Third Street and East Atwater Avenue. This edge is distinctly different from the western edge of campus and is characterized by generous building setbacks and open, mature landscapes on both sides of East Third Street. The street character along this corridor is reasonably complete with minimal gaps in the neighborhood fabric. The broad
setbacks complement the academic structures and amplify Indiana University’s civic presence within the community. Large fraternity and sorority houses formally address the campus and make up the majority of the structures along the southern face of East Third Street. A few small academic buildings reside between the fraternity and sorority houses in this area. Parking structures and surface parking lots that serve students, faculty, and staff occupy most of the area south of the Greek housing along East Atwater Avenue. These parking facilities support the academic core and generate significant pedestrian traffic along and across East Third Street.

A small commercial area at the intersection of East Third Street and South Jordan Avenue is a mix of 1- to 2- story buildings. The lack of a consistent streetwall (such as on North Indiana Avenue) dilutes the poignancy of the East Third Street corridor and compromises the quality of an important southern gateway to campus. This 2-block area could present an opportunity in the long term for
NEIGHBORHOOD 3: UNIVERSITY EDGE

existing qualities
- Primary interface between campus and the city of Bloomington
- Clearly established streetscapes and setbacks
- Well-defined mature landscape setbacks
- Small-scale 2- to 3-story commercial/retail and residential structures
- Diverse material palette including limestone, brick, concrete, stucco, and wood siding
- High volume pedestrian and vehicular corridors

Development along the western edge of campus should continue the established urban commercial/retail corridors by decommissioning the surface parking lots and encouraging the construction of replacement parking structures. New development should be oriented toward students and campus visitors and provide quality amenities that are not currently available in this area. New structures should promote active streetscapes with ground-level retail and dining. Building configurations should emulate the scale, massing, and vernacular aesthetic found on North Indiana and East Kirkwood Avenues.

New parking structures should be carefully configured and screened with occupied buildings whenever possible to maintain neighborhood character and active street life.

Since minimal development is envisioned for the southern edge of campus, the East Third Street corridor should remain essentially unchanged. Construction of new academic buildings should be focused in the academic core and discouraged along the southern edge of East Third Street.

Development in the University Edge neighborhood should maintain the existing street character by reinforcing the scale, formal composition, and materiality found within the established context. New initiatives should complement the University edges by promoting existing conditions and closing gaps in the neighborhood fabric. New development should assimilate into the neighborhood’s vernacular aesthetic and not compete in scale, quality, or sophistication with the traditional campus buildings or landscape settings. Promoting the established neighborhood character will maintain the strength of the campus edges and enduring first impressions of Indiana University.

North Indiana Avenue redevelopment of retail and residential mixed-use in a more compact and urban form.
Improvements and expansion of the parking infrastructure may be warranted as development occurs within the academic core.

**DEVELOPMENT OBJECTIVES**

- Maintain and reinforce the established neighborhood fabric.
- Supplement retail and commercial amenities.
- Promote mixed-use development where appropriate.
- Improve parking resources adjacent to campus.
- Enhance commercial and retail amenities.

**BUILDING INITIATIVES**

**North Indiana Avenue Frontage**

New mixed-use infill development on North Indiana Avenue can replace surface parking, creating a more urban edge with ground level retail, across from campus. The northwest corner of North Indiana and East Kirkwood Avenues, across from the Sample Gates, could accommodate a new Student Welcome Center,
providing an orientation point for prospective students and parents to learn about academic programs, student life, and admissions policies. Guided tours could be initiated from this location, starting at the Sample Gates and into the Old Crescent and historic core. Convenient parking could be provided via a new parking deck on 6th Street and North Dunn, minimizing traffic coming into the core of campus.

**North Indiana Avenue and East Seventh Street**

Redevelopment of this critical corner across from Dunn Meadow can provide another significant gateway and mixed use opportunity for the University. This site could cater to smaller conferencing and social functions as an overflow venue to the IMU, serving both the University community and town. Its prime location and views to Dunn Meadow make this a desirable location for a higher and better use than the few worn residential structures that currently exist. Redevelopment of this block would also create a stronger pedestrian and visual linkage to the Poplars Building on East Seventh Street. Close to the campus core, the Poplars Building could be renovated as new office space for administrative functions.

**McCalla School - Graduate Fine Arts Studio**

The McCalla School provides studio space for sculpture within the School of Fine Arts. The open lot on the north end of the block at East Tenth Street and North Indiana Avenue provides an opportunity to construct a new Graduate Fine Arts Studio and student lofts, expanding the arts focus of this site. This new facility could also consolidate functions currently housed in structures that will be affected by future development north of East Tenth Street, such as the Graduate Printmaking building and the Fine Arts Annex. Along with potential faculty offices, artist studios, and graduate student lofts, the new facility could include street level amenities such as a high quality coffee/food establishment, and a faculty- and student-run commercial art gallery, helping to activate the block and create a social focus in the neighborhood.

**Parking Structure**

As the surface parking lots along the North Indiana Avenue edge are developed, a new parking structure may be necessary to serve existing demand along with the new conference facility and anticipated IMU parking needs. The parking structure could also serve student admissions and the Visitor’s Center and provide easily accessible parking adjacent to the campus core.

**STREETSCAPE INITIATIVES**

As new development fills in gaps along North Indiana and East Kirkwood Avenues, care must be taken to ensure that active urban streetscapes are promoted and maintained. In addition to activating street life with ground-level retail and food establishments, appropriately-scaled plantings, lighting, and street furniture will be needed to enhance the street environment. Unique paving materials will also be encouraged.

**INFRASTRUCTURE INITIATIVES**

None of the proposed structures for this neighborhood are likely to connect to any Indiana University utility systems except telecommunications. All of these new facilities are on the perimeter of campus and represent opportunities for service from Duke Energy (power), Vectren Corporation (natural gas), AT&T (fiber optics), and the City utilities (water, sanitary, and storm).

**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 be incorporated as surrounding development occurs.
ARCHITECTURAL GUIDELINES

New construction in the University Edge neighborhood will continue the existing diverse aesthetic context and promote variety and individual architectural expression. New buildings must assimilate into the urban or residential context of their particular site and respect established neighborhood conditions and setbacks. New designs should complement established academic structures along North Indiana Avenue and East Third Street while not competing with them in scale, expression, or sophistication.

North Indiana Avenue

New structures along the North Indiana Avenue corridor must support mixed-use commercial office and retail programs, and focus highly active public functions along street-level façades. Streetscape design must promote ground-level interaction and provide public spaces and amenities that support social interaction.

Building designs should emulate the scale, proportions, and configurations of existing commercial and retail buildings along North Indiana Avenue and East Kirkwood Avenue, and around the Courthouse Square.

East Third Street

New structures along the East Third Street corridor must continue the established scale and character, and promote the distinctly residential quality of the architectural context. New building programs must support small-scale building massing and minimize the need for large, bulky structures. Established setbacks must be respected and enhanced with appropriate landscaping and social spaces.

Parking Structures

New parking structures must minimize their impact in the neighborhood context and promote interactive street life whenever possible. Commercial/retail structures can be integrated into parking facilities to screen views and provide a more dynamic and appropriate interface along public corridors.
OBJECTIVES

- Continue existing diverse architectural character and scale.
- Accentuate the difference from academic core structures.
- Complete contextual neighborhood gaps.
- Encourage various building materials and aesthetic expressions.
- Promote ground-level transparency and street-level engagement.
- Minimize prominence of structure parking.

PRIMARY MATERIALS

- Façades: Various façades of limestone, brick, stucco, and wood siding, as appropriate
- Roof Shapes: Flat roofs with minimal architectural expression
- Glazing: Clear low E glazing with aluminum framing
- Streetscape: Street furniture and amenities in urban areas
NEIGHBORHOOD 3: UNIVERSITY EDGE

Proposed North Indiana Avenue and East Third Street View

BUILDING AND RENOVATION INITIATIVES

01 Mixed-Use Commercial/Retail
02 Student Welcome Center
03 Potential Dunn Meadows Gateway Site
04 McCalla School (Fine Arts Annex)
05 Parking Structure

STREETSCAPE INITIATIVES

06 Streetscape Enhancements Along North Indiana Avenue and East Third Street

INFRASTRUCTURE INITIATIVES

07 Public Utilities Service for All New Buildings
NEIGHBORHOODS NEIGHBORHOOD 3: UNIVERSITY EDGE

KEY
- Existing Building
- Building Opportunity
- Parking Opportunity
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
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
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.
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.
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.
NEIGHBORHOODS

NEIGHBORHOOD 4: JORDAN AVENUE CORRIDOR

New Mixed-Use Academic/Classroom Buildings
North Jordan Avenue Boulevard
New East Studio Building, Jacobs School of Music
International Studies Building
Jacobs School of Music
MAC Addition
Jordan River Restoration

Proposed North Jordan Avenue View

Recommended Jordan Avenue Corridor Demolition Plan
- Buildings Recommended for Demolition
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
**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

**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

**KEY**

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

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
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
NEIGHBORHOODS NEIGHBORHOOD 5: EAST OF JORDAN

BUILDING AND RENOVATION INITIATIVES

- New Student Housing
- School of Education Addition
- New Special Interest Student Housing
- Existing Student Housing Renovation
- Mixed-Use Commercial/Retail Development
- Eigenmann Hall Renovations
- New Mixed-Use Academic Buildings
- Potential Future Expansion for Student Health Services
- New Parking Structure

OPEN SPACE INITIATIVES

- Jordan River Riparian Restoration
- New External Gathering Space
- New Quad

STREETSCAPE INITIATIVES

- Improved Streetscapes

INFRASTRUCTURE INITIATIVES

- New Chilled Water Capacity Required
- Stand-Alone Chilled Water Service
- Steam Piping Replacement Required
- Stormwater Detention Basins
- Sanitary Sewer Improvements Required
- Existing Forest Quad Chilled Water Plant
- Planned Ashton Chilled Water Plant
- Electrical Service from Substation C
- Electrical Service from Substation C or Switching Center
- New Telecom Duct Bank and Completion of Loop
- Steam Piping Addition Required

RECOMMENDED EAST OF JORDAN DEMOLITION PLAN

- Buildings Recommended for Demolition

East of Jordan Quads
Jordan River Restoration

Recommended East of Jordan Demolition Plan

- Buildings Recommended for Demolition
KEY
- Existing Building
- Building Opportunity
- Parking Opportunity
- Gateway Opportunity
NEIGHBORHOOD 6: WOODLAWN AND TENTH STREET

EXISTING CHARACTER

The area north of East Tenth Street and south of the railroad tracks has been identified for significant future campus expansion. This area is currently characterized by a few large academic buildings, a surface parking lot, several blocks of detached single-family homes, and the campus’s CCWP and CHP. The Kelley School of Business, Psychology Building, and Geology Building anchor the eastern end of this precinct and establish a coherent street edge on the north face of East Tenth Street. The strength of this street edge weakens west of North Forrest Avenue as the campus limits transition into the adjacent neighborhood.

The architectural character of the existing academic buildings tends to be Modernist in style with a slight Collegiate Gothic influence. The recently constructed Multidisciplinary Science Building II conveys a more faithful, slightly mannerist and contemporary interpretation of Collegiate Gothic.
The area between East Tenth Street and the railroad tracks functions as a transition zone and threshold between the academic core and areas north of the railroad tracks. The two railroad track crossings at North Walnut Grove and North Fee Lane provide primary connections and support significant north-south pedestrian and vehicular circulation.

The CHP anchors a corridor of primary campus utilities that parallel the railroad tracks. The CCWP also resides on this corridor along North Woodlawn Avenue just north of the railroad tracks.

**Existing Qualities**
- Large academic buildings and small-scale detached housing
- Clearly defined corridors along East Tenth Street and the railroad tracks
- Fragmented architectural edge along the north side of East Tenth Street
- Primary campus utility corridor
- Threshold to north campus areas
DEVELOPMENT OPPORTUNITIES
Development of the Woodlawn and Tenth Street neighborhood will be a substantial endeavor for Indiana University. The new neighborhood will build upon the existing academic infrastructure and significantly increase building density adjacent to the core campus. The resulting development will establish a new, vibrant mixed-use precinct with a unique personality based on the fundamental planning principles and enduring qualities of the core campus.

The new neighborhood will define several new campus edges that will embody the unified monumental qualities exemplified along the North Indiana Avenue and East Third Street corridors. A significant portion of the proposed North Woodlawn Avenue corridor will pass through this neighborhood and rely on its structures and landscape to define much of its character. The established East Tenth Street edge will be maintained and extended west to North Fess Avenue. A new campus edge along North Indiana Avenue with moderately-scaled student housing quads will ease the transition to the adjacent residential neighborhood.
Development of this neighborhood should emulate the memorable spaces, architectural character, and design sensibilities of the core campus. A mix of academic, residential, and student life functions will commingle to promote interaction, a sense of community, and neighborhood vitality. New memorable spaces will complement the structured environment and encourage both interaction and reflection.

**Development Objectives**

- Establish a new vibrant mixed-use academic residential neighborhood.
- Increase development density adjacent to the core campus.
- Emphasize North Woodlawn Avenue as a primary ceremonial circulation corridor.
- Continue a strong campus edge along East Tenth Street.
- Emulate proportions, scale, and character of the core campus.
- Define a unique neighborhood personality compatible with the core campus.
- Leverage the railroad corridor for future campus utility improvements and commuter rail service.

*Proposed View of North Woodlawn Avenue and the Alumni Walk*
Proposed North Woodlawn Avenue Corridor
BUILDING INITIATIVES

New Mixed-Use Academic Buildings
Many new mixed-use academic buildings are envisioned for the Woodlawn and Tenth Street neighborhood. New academic structures will reflect the height, proportions, and density defined by the Kelley School of Business, Multidisciplinary Science Building II, and the Geology Building. Building configurations must support fundamental open space initiatives and facilitate social interaction. Ground levels should open onto new quads and the North Woodlawn Avenue corridor.

Kelley School of Business Addition
An addition to the Kelley School of Business along East Tenth Street will enhance the existing street character and provide a new front door to the business school.

RENOVATION INITIATIVES

Geology Building Renovation
The Geology Building on East Tenth Street needs major renovation. It is recommended that the building be renovated and updated for continued academic use.


**Student Housing**
Several new student housing quads will define the western edge of the new neighborhood. These facilities will be based on the formal composition and character of Collins Quad and offer a diverse, unique student living environment. Student life resources and retail venues will be integrated into the quads to promote a sense of community and social interaction.

**Parking Facilities**
The site directly west of the existing steam plant will be reserved for a potential long-term parking structure. A new parking structure at this location can serve the parking needs of the new academic expansion along North Woodlawn Avenue, Multidisciplinary Science Building II, and the proposed academic office building at North Walnut Grove and East Eleventh Street. Access to this garage is envisioned to be off of North Woodlawn Avenue and East Twelfth Street, capturing much of the traffic from the north and west without causing additional congestion along East Tenth Street. If commuter rail service is established in Bloomington, this parking facility can support that function as well.

**OPEN SPACE INITIATIVES**
**New Academic Quads**
The academic expansion north of the Woodlawn and Tenth Street neighborhood will define a new quad that will serve as a vibrant and active home to several primary University programs. Building uses will include a mix of academic, support, research, and residential. A large, central quad will be the heart of this neighborhood, and it will serve as the primary ceremonial outdoor space for the adjacent development.

**Woodlawn Field**
Woodlawn Field currently serves as a scenic gateway and internal campus edge at the corner of the Woodlawn and Tenth Street neighborhood. Its adjacency to the Wildermuth Intramural Center and HPER allows it to support both recreational and educational activities. Unfortunately, the current field arrangement does not fully utilize the potential
of the site. Woodlawn Field is envisioned to be retrofitted with a series of lighted field turf playing surfaces to improve durability and facilitate more class activities, recreation, and intramural sports. A new playing surface and additional lighting will extend the hours of operation and reduce maintenance costs.

**STREETSCAPE INITIATIVES**

**North Woodlawn Avenue and Alumni Walk**

North Woodlawn Avenue will become a ceremonial north-south circulation corridor that will establish a front door to the new Woodlawn and Tenth Street neighborhood. Setbacks, pedestrian scale, and streetscape character along this corridor will be based on the East Third Street edge along the southern boundary of campus. The new corridor will support pedestrian circulation and provide a transit route linking the parking resources of Intercollegiate Athletics with the Historic Core. The streetscape will be memorable and feature special paving, shade and flowering trees, pedestrian-scale lighting, site furniture, and other amenities that create a unique identity. Donor opportunities will be included such as small-scale plazas, masonry seat walls, columns, public art, specialty site furnishings, and engraved paving along the walkway.
**INFRASTRUCTURE INITIATIVES**

**Chilled Water System**
Chiller capacity from the CCWP is insufficient to serve any of the new facilities in this neighborhood. Because the piping infrastructure to serve the proposed buildings does not currently exist, planning and analysis is required to determine the proper size of the piping. A satellite chilled water production facility may be needed. The McCalla School (Fine Arts Annex) will stand alone and will not be supported by Indiana University utilities.

**Steam and Condensate System**
Capacity from the CHP is adequate, but new steam and condensate infrastructure is required 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**
All new structures west of North Walnut Grove will require new underground telecommunications infrastructure.

**Water System**
Water 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.

**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. In addition, the storm sewer mains downstream of this neighborhood may also be undersized. Close coordination with the City Utilities Department is required once this area undergoes transformation. 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 can be handled in the underground facility proposed in the Jordan Avenue Corridor.

**Sanitary Sewer System**
Sanitary 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. In addition, the sanitary sewer mains downstream of this neighborhood may also be undersized. A significant increase in sanitary sewer flows will occur in this neighborhood due to the increase in building area. Consequently, the existing mains will need to be upsized and may need to be relocated to accommodate the footprints of the proposed buildings. The existing sewer that cuts across Woodlawn Field will be rerouted to North Woodlawn Avenue to allow for the
construction of the proposed underground detention facility. Close coordination with the City Utilities Department is required once this area undergoes transformation.

**Railroad and Infrastructure Corridor**

The railroad corridor will continue to support primary campus utilities and service-oriented structures. The existing steam plant will stay in operation at its current location for at least 23 years, based on existing service agreements. Land banks will be established for future power/steam and chilled water plants north of the railroad corridor west of North Walnut Grove.

The rail corridor has great potential as a future front door to the University as the likelihood of commuter rail service increases. A new rail station can be located near North Woodlawn Avenue and support the new ceremonial circulation corridor. Any new commuter rail service infrastructure and associated facilities will need to be carefully coordinated and must not undermine the utility infrastructure.
ARCHITECTURAL GUIDELINES

New construction in the Woodlawn and Tenth Street neighborhood will define a new mixed-use academic and residential precinct for Indiana University. This new precinct must represent the core principles and enduring values of the University while projecting a forward-thinking and progressive image of the University’s future. Architectural designs must assimilate the sophisticated character and durable qualities of the academic core with bold aesthetic ideas that embody new spirit and academic vision. Building façades should convey unique identities that are emblematic of the programs they contain and distinguish Woodlawn and Tenth Street from other University neighborhoods.

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. Buildings will be configured to fully define new quads and open spaces while conveying elegant proportions and architectural complexity consistent with the core campus. New quads must support a sophisticated, vibrant, and interactive pedestrian-oriented environment modeled on the Wells and Collins prototypes. The scale and character of 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 be carefully defined to promote outdoor spaces and interactive social settings.
Objectives

- Establish a new progressive architectural character based on core campus values.
- Respect and reinforce new neighborhood edges.
- Define new open spaces and promote social interaction.
- Promote ground-level transparency and street-level engagement.

Primary Materials

- Façades: Variegated limestone – panelized or random ashlar
- Roof Shapes: Flat roofs with appropriate architectural roof shapes
- Glazing: Clear low E glazing with aluminum framing; operable sashes at student housing
- Streetscape: Dry laid limestone site walls
NEIGHBORHOODS NEIGHBORHOOD 6: WOODLAWN AND TENTH STREET

BUILDING AND RENOVATION INITIATIVES
- New Mixed-Use Academic Building
- Graduate Fine Arts Studios at McCalla School
- New Student Housing
- Kelley School of Business Addition
- Geology Building Renovation
- New Parking Structure
- Central Chilled Water Plant Expansion
- Utility Expansion Land Bank
- New Gathering Space

OPEN SPACE INITIATIVES
- Woodlawn Field Improvements
- New Academic and Residential Quad
- New Pedestrian Underpass

STREETSCAPE INITIATIVES
- North Woodlawn Avenue Corridor - Alumni Walk
- East Tenth Street Streetscape Enhancements

INFRASTRUCTURE INITIATIVES
- New Chiller Capacity and Piping Required for All New Buildings
- New Steam and Water Piping Required for Neighborhood
- Double Existing Circuits
- New Service from Duke Energy to Support CCWP
- Existing Duke Energy Dunn Street Substation
- New Telecom Duct Bank Conduit Capacity
- Sanitary Sewer Improvements Required

KEY
- Existing Building
- Building Opportunity
- Parking Opportunity
- Gateway Opportunity
NEIGHBORHOOD 6: WOODLAWN AND TENTH STREET

Woodlawn and Tenth Street Plan
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
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.
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.
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
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
NEIGHBORHOOD 8: NORTHEAST AREA

Aerial View of Northeast Area

Carillon Tower

Northeast Area Map
EXISTING CHARACTER
The Northeast Area is characterized by a mix of low-rise graduate housing, mid-rise apartment buildings, Greek housing, open space, and recreational amenities. Much of the housing located in this area is antiquated and lacks a convenient connection to the core campus. A few residential structures in this area, including the newly renovated Campus View Apartments, maintain student demand and long-term viability.

The Student Recreational Sports Center (SRSC) anchors the southern border of the Northeast Area, just north of the railroad tracks. The building opened in 1992 and is a heavily used, recreational asset to students, faculty, and staff. Unfortunately, its isolated location greatly limits access and frustrates regular patrons.

Fraternity and sorority houses form the western edge of the neighborhood, defining an active, socially-oriented district along North Jordan Avenue.

The Hilltop Garden and Nature Center is a cherished open space that occupies over 5 acres on the eastern edge of the Northeast Area. Its value to the University and Bloomington community extends far beyond its cultivated gardens and open space. The facility includes several distinct gardens, greenhouses, and an activity center that provides classes, workshops, and volunteer opportunities. It provides hands-on education in gardening and horticulture and promotes positive interaction between the University and community members. It is considered a wonderful asset to both the University and the greater Bloomington community.

EXISTING QUALITIES
- Low density residential area
- Isolated from the core campus
- Large open spaces with recreational fields

DEVELOPMENT OPPORTUNITIES
The long-term vision for the Northeast Area neighborhood is a multi-use recreational district that is centrally located for all students and builds upon the SRSC. Most of the student housing in the Northeast Area will be decommissioned as new housing is developed closer to the campus core. This will transform the character of the Northeast Area from a primarily residential enclave into a more naturalized area with consolidated recreation facilities.

Development and promotion of Hilltop Garden and Nature Center also plays into the long-term vision for the area. A continued emphasis on engaging the Bloomington campus student body and outreach programs that encourage interaction with the greater city of Bloomington community will remain a priority. These
initiatives will help expand environmental education, foster land stewardship, and promote the center as a cultural resource. Student-managed initiatives related to environmental sustainability on campus and local food cultivation will be encouraged. Future growth of the center’s organic farming initiatives could lead to greater local food security, improved nutrition, and revenue generation through local produce distribution.

DEVELOPMENT OBJECTIVES

• Gradually redistribute student housing from this area to other neighborhoods.
• Strengthen the SRSC as a recreational commons and gathering space.
• Consolidate recreational sports into a new park complex adjacent to the SRSC and convenient to all students.
• Enhance and restore the headwaters of the Jordan River.
• Preserve and promote the Hilltop Garden and Nature Center.
• Expand and preserve campus woodlands with connections to Griffy Reservoir.

BUILDING INITIATIVES

SRSC Expansion

As the existing residential facilities along North Union Street are decommissioned and demolished, most of the Northeast Area will be converted to open space and recreational uses. The lone building initiative in this neighborhood is an expansion of recreational sports at the SRSC. In order to maintain strategic growth and enhance student amenities, the center will develop additional fitness, wellness, and natatorium facilities. Improved food service and gathering spaces will also be developed to enhance student life and encourage interaction.

OPEN SPACE INITIATIVES

Recreational Sports Fields

With its adjacencies to the SRSC, and its relatively flat land, the Northeast Area is a prime location for a central recreation and intramural sports park. The area is within walking distance of nearly 14,000 students and can serve as a gateway between the core campus, Research Park, Indiana University Golf Course, and Griffy Reservoir.

A first priority recreation expansion initiative will be the development of a four- or five-field softball complex on open land directly adjacent to Tulip Tree Apartments. Additional multi-use recreation and intramural field initiatives can be pursued with the demolition of Banta, Bicknell, Hepburn and Nutt Apartments, and the realignment of North Union Street.

Jordan River Headwaters

As part of the reclamation of the Northeast Area for open space, the headwaters of the Jordan River should be preserved and returned to a more natural state. Riparian and stream bank

Hilltop Garden and Nature Center - Garden Center
restoration, and the re-introduction of native species can highlight the renovations to the river corridor and engage the surrounding recreation facilities. A retention system at the headwaters of the river will allow for temporary stormwater storage during large storm events. Stormwater retention and control is essential to the overall health of the Jordan River and the downstream corridor that winds through campus.

**Hilltop Garden and Nature Center**
Hilltop Garden and Nature Center is a model of agricultural education and a sustainable food production asset to the campus and the surrounding community. The center and associated programs are envisioned for long-term development, enhancement, and expansion.

**East Seventeenth Street Woods**
The existing East Seventeenth Street woods are a regional asset and habitat link to the woodlands surrounding Griffy Reservoir. The woods will be maintained and enhanced with additional wildlife and habitat corridors between the headwaters of the Jordan River, the East Seventeenth Street woods, and Griffy Reservoir.
STREETSCAPE INITIATIVES
As development of the Northeast Area 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.

INFRASTRUCTURE INITIATIVES

Chilled Water System
The SRSC expansion will be served by the existing heat recovery chiller (HRC) or an additional HRC in the SRSC.

Electrical System
If power distribution is required for field lighting for new playing fields, service is likely to be generated from Substation D located north of the SRSC. Substation D is original 40-year-old equipment and has reached the end of its useful life. Substation D will need replacement in the next 5 to 10 years.

Telecommunications System
New telecommunications duct bank is needed on East Law Lane.

Water System
Water for irrigation and restrooms associated with the recreational fields must be extended from CBU mains located in North Jordan Avenue, East Lingelbach Lane, and East Law Lane.

There are five high voltage overhead circuits parallel to the railroad. There are 69kV and 15kV circuits on the south side of the railroad, and 3-15kV circuits on the north side. Duke Energy owns three circuits, and the University owns two. The 69kV circuit can be buried, but that will be very costly. Duke Energy is installing circuit 1230 (15kV) on poles along the north side of the railroad during the summer of 2009 to serve the new electric load created by the Data Center. Indiana University is designing the relocation of circuit 211, placing it underground to provide additional protection to the power distribution to the Data Center.

Stormwater System
As proposed 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 the proposed buildings will be accounted by the in-line detention facilities located in the East of Jordan neighborhood. Another large in-line detention facility will be constructed north of East Law Lane in the Jordan River basin. This detention facility will help to control the quantity of flow heading downstream during large rainfall events.

Sanitary Sewer System
The SRSC expansion will require an upsizing of the sewer heading south out of the building towards East Law Lane. Sanitary sewers for restrooms associated with the recreational fields must be extended from gravity mains located in
or near North Jordan Avenue, East Lingelbach Lane, and East Law Lane. A lift station may be required, and planning should determine the optimum location to serve all future facilities.

**ARCHITECTURAL GUIDELINES**
Anticipated new construction and renovations in the Northeast Area will be limited to the expansion of the SRSC and selective minor renovations to existing housing facilities that are intended to remain long term.

Expansion of the SRSC will require careful planning to ensure that new construction is appropriately configured to not undermine the existing building’s design aesthetic and functionality. Designed by noted architect Edward Larrabee Barnes, the SRSC is an elegant structure that expresses a simplicity and clarity consistent with much of Barnes’ work. The building’s design is highly appropriate for its use and represents a rational contemporary design approach and modern efficiency. The building’s exterior is simply fenestrated and embellished with sophisticated modern details. Its scale and materiality are expressive of its internal function and appropriate for its remote campus setting.

Additions to the SRSC must promote the spirit of the original design while maintaining the facility’s coherent circulation pattern and functional layout. Development initiatives must efficiently assimilate with the existing plan and emulate the existing structure’s clarity and simplicity. New construction must be scaled appropriately for its programmed use and be externally expressive of its interior function. New designs must respectfully embrace the established aesthetic but are not required to repeat existing configurations or assemblies. New structures should leverage opportunities to provide internal and external social gathering spaces that complement both new and existing recreational components.

**Objectives**
- Expand the SRSC respectful of the original design.
- Maintain the rational planning and clear layouts.
- Provide new internal and external social spaces.

**Primary Materials**
- Façades: Precast concrete or limestone
- Glazing: Clear low E with aluminum framing
- Site Walls: Loose laid limestone
**BUILDING INITIATIVES**

01 SRSC Expansion

**OPEN SPACE INITIATIVES**

02 Baseball and Softball Fields
03 Soccer Fields
04 Jordan River Riparian Restoration/Stormwater Detention
05 East Seventeenth Street Woods Habitat Improvement
06 Hilltop Garden and Nature Center Expansion
07 Pedestrian Railroad Crossing

**STREETSCAPE INITIATIVES**

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

**INFRASTRUCTURE INITIATIVES**

10 Lighting Power Distribution from Substation D
11 Water and Sewer Extensions Required for Fields
12 Replacement for Substation D
13 New Telecom Duct Bank Conduit Capacity

**KEY**

- Existing Building
- Building Opportunity
- Parking Opportunity
NEIGHBORHOOD 9: RESEARCH PARK

2007 Aerial View of the Research Park

Research Park Area Map
EXISTING CHARACTER
The Research Park neighborhood is a quickly emerging district along the outer periphery of the campus. The existing neighborhood infrastructure includes a combination of former K-12 educational buildings, University storage warehouses, athletic fields, support facilities, and the newly constructed Indiana University Data Center. The K-12 education buildings are single-story structures that were originally constructed in the mid 1960s and are now occupied by the University’s information technology organization. The configuration of these structures does not adequately support the needs of the information technology organization, and the overall poor building conditions exacerbate this dysfunction.

The Research Park neighborhood is bounded by the SR 45/46 Bypass which further accentuates the Research Park’s disconnection from the core campus. These high volume vehicular corridors segregate this area from the main campus and promote a sense of isolation and remoteness. Very few pedestrian connections exist across the SR 45/46 Bypass, further promoting this area’s isolation.

EXISTING QUALITIES
• Low-rise 1-story structures surrounded by surface parking
• Many campus support and storage facilities and athletic fields
• Gently rolling topography that increases in steepness toward the northeast
• Antiquated building inventory of poor quality not suited for current uses
DEVELOPMENT OPPORTUNITIES
The primary objective of this neighborhood is to house key facilities for the University’s information technology organization and central infrastructure as well as facilities to support technology transfer and economic development. The newly constructed Indiana University Data Center will anchor this neighborhood and provide a valuable technology resource for both public and private research efforts. New office and research structures are envisioned to surround the Data Center and define a public-private academic research community unique to the campus. Partnerships will be established with private technology organizations to leverage resources and foster the development of innovative new technologies.

The image of this new neighborhood is to be forward-thinking and representative of the cutting edge technology embodied in the Data Center and the groundbreaking research it enables. Buildings will be progressive and contemporary in style, but not faddish. Characteristics from the core campus will be emulated and inform the qualities of new structures and open spaces. These characteristics will include sustainably-focused landscape settings, sophisticated architectural compositions, and refined neutral color and material palettes.

New structures must establish a strong presence along the SR 45/46 Bypass and promote the unique identity of this neighborhood. Technology and building infrastructure will bridge across the SR 45/46 Bypass and develop the underutilized land adjacent to Tulip Tree Apartments. Delineation of a new campus edge along this primary vehicular corridor will define a new image for Indiana University and reinvent the gateway to the main campus along East Tenth Street. A renovation and repurposing of Tulip Tree Apartments to offices and research facilities will further reinforce the mission of this neighborhood.

The research and support infrastructure intended for the Research Park neighborhood should be innovative and unique, and promote academic
intellect and creative thought. The new community will be enhanced by new memorable open spaces, recreational opportunities, retail and dining amenities, and improved vehicular and pedestrian connections to the main campus. Public areas will be carefully configured to promote both social interaction spaces and individual reflection areas. Retail and dining amenities will be strategically located to maximize convenience and activate public space.

As the neighborhood evolves, future growth will continue north along the SR 45/46 Bypass. Building sites along this corridor will be developed as public-private partnerships and establish a new Indiana University Technology Corridor. Each of the partnership developments will likely require significant parking resources to support employees and staff. Efforts to utilize public transportation and minimize new parking facilities will be encouraged.

**DEVELOPMENT OBJECTIVES**

- Establish a vibrant new academic and research community.
- Define a strong presence and identity along the SR 45/46 Bypass.
- Anchor the eastern edge of campus and develop a new campus gateway.
- Foster innovation with public-private partnerships.
- Improve visual and physical connections to campus.
- Promote a technology corridor along the SR 45/46 Bypass.

**BUILDING INITIATIVES**

**Cyber Infrastructure Building (CIB)**

The CIB is an information technology office building planned for the prominent corner of the SR 45/45 Bypass and East Tenth Street. Construction of this building will establish the material palette and aesthetic sensibility intended for the Research Park neighborhood. This structure is a critical first step in the development of the neighborhood, as it will facilitate demolition of many of the existing structures and allow major development to progress.

**Indiana University Innovation Center**

The Indiana University Innovation Center is a flexible research laboratory facility currently under construction along East Tenth Street. This structure is a companion building to the CIB, and its design and character will also set the standard for future development.

**Private Partner Buildings**

Multiple new private partner buildings are identified for development. These structures will most likely house research and office functions for private organizations and may be constructed by independent developers. Development guidelines and design parameters must be carefully scrutinized for these projects to ensure quality design and appropriateness.

**Gateway Building**

The prominent open site in front of the Tulip Tree Apartments will be developed as a Research Park administrative building and visitor center. A prominent structure at this location will relate to both the existing Tulip Tree Apartments and the planned CIB and will define the eastern gateway to campus along East Tenth Street.

**Tulip Tree Apartments Repurpose**

Tulip Tree Apartments are currently undergoing moderate renovations. As the Research Park continues to develop, the Tulip Tree Apartments should be repurposed in the long term for office and mixed uses in support of the Research Park.

**OPEN SPACE INITIATIVES**

**Open Spaces**

New buildings will be organized along a central landscaped green that will define a recognizable open space hierarchy for the neighborhood. Building locations will be configured along the SR 45/46 Bypass to frame views into the neighborhood and feature the open spaces. Parking resources will be located adjacent to and behind structures to limit their presence and visibility from the bypass. The existing athletic fields will remain and continue to support intercollegiate and recreational activities.
The landscape character will support more forward-thinking environmentally sustainable strategies and include innovative stormwater management, porous pavement, and use of native plant material and stone. Mown turf grass should be minimized in favor of more sustainable native grasses, shrubs, and trees that are indigenous to the region’s ecosystem.

**Campus Connections**
Establishing physical connections back to the main campus is a primary objective as the Research Park neighborhood develops. Pedestrian and bicycle connections will follow the proposed North Range Road extension north of East Tenth Street and cross the SR 45/46 Bypass at a controlled signalized street crossing. Reconfigured transit links will provide a more direct connection between the Research Park neighborhood and the core campus via East Tenth Street.

**STREETSCAPE INITIATIVES**
Enhancing the streetscape to create a better gateway and campus edge along East Tenth Street at the SR 45/46 Bypass is a priority. Pedestrian links between the Research Park and the main academic campus should be reinforced through signalized crossings at the SR 45/56 Bypass. An enhanced pedestrian character can be expressed with streetscape elements, including street trees, sidewalks, campus lighting and banners, and landscape setbacks of deciduous trees, understory trees, shrubs, perennials and grasses.

**INFRASTRUCTURE INITIATIVES**
The Campus Master Plan proposes a major redevelopment of this neighborhood. Existing structures will be removed, and new facilities will be constructed over time. As such, the routing and relocation of existing infrastructure corridors will need to be evaluated and coordinated with future development.

**Chilled Water System**
Existing buildings in this neighborhood all have stand-alone cooling equipment. A satellite chilled plant capable of producing and distributing chilled water to this neighborhood is the more efficient method to provide cooling energy. The proposed research buildings and expanded Data Center should incorporate heat recovery chillers.

**Steam and Condensate System**
Capacity and piping of the existing steam and condensate system is adequate. Piping replacements from the CHP to this neighborhood may become prohibitively expensive, making it more economical to construct a satellite heating plant to serve new buildings.

**Electrical System**
Indiana University circuits 203 and 211, and Duke Energy circuit 1230 are adequate to serve this neighborhood, including the Data Center expansion as designed. However, these circuits will not provide redundancy for the Data Center expansion. New circuits will be required for a large on-site standby generation capacity, and close coordination with Duke Energy will be necessary.
A land bank will be established for a future electric power and chilled water source that can potentially utilize heat from the Data Center and function as a sustainably-focused tri-generation plant.

**Telecommunications System**
The existing telecommunications system serves existing buildings that will be demolished over time. As a graphic, the illustrative plan for this neighborhood depicts the general placement and scale of future development; however, final building locations need to be coordinated with existing and future telecommunications service. A more detailed analysis will be required to determine the feasibility and potential relocation of existing telecommunications routing in conjunction with new construction. At all times, telecommunications and intra-network connectivity between this neighborhood and the main campus must be maintained.

**Water System**
The topography of this neighborhood is such that static water pressure is marginal at best. A satellite pressure zone fed from two directions to provide adequate domestic and fire water pressure should be considered as development progresses.

**Storm Sewer System**
Storm sewer mains are old and undersized for anticipated future loads. Analysis is required to ensure that piping is sized correctly to serve this neighborhood. The storm sewer mains downstream of this neighborhood may also be undersized. Close coordination with the City Utilities Department is required prior to development. 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 development around them occurs. Detention is not proposed due to constraints in available space.

**Sanitary Sewer System**
Sanitary sewer mains are old and undersized for anticipated future loads. Analysis is required to ensure that piping is sized correctly to serve this neighborhood. The sanitary sewer mains downstream of this neighborhood are also undersized. Close coordination with the City Utilities Department is required once this area undergoes this transformation. Due to the significant reconfiguration of buildings, reconstruction of the sanitary system may be required.
ARCHITECTURAL GUIDELINES
The architecture of the Research Park must embody a contemporary spirit and promote an aesthetic that represents the innovative and creative research initiatives envisioned for this precinct. New structures must be progressive and forward thinking while emulating the elegant designs, material palette, and land planning principles exemplified in the core campus. Designs must embrace a sophisticated modern aesthetic that is emblematic of Indiana University’s commitment to cutting edge research. The recently completed Indiana University Data Center and Innovation Center, and the yet to be constructed CIB set the standard for new construction and quality for this emerging neighborhood.

Construction of new facilities will define a new campus environment that must accommodate a diverse community comprised of university researchers, staff, and a private corporate workforce. Building designs must be configured to support a variety of large and intimate social spaces that encourage interaction and build community amongst these disparate groups. These spaces may be interior or exterior and may be activated by commercial retail establishments or dining facilities.

The Research Park’s high visibility along the SR 45/46 Bypass will define a new public face for Indiana University. It is imperative that the image conveyed by new structures is representative of the University’s enduring values and its commitment to high-quality design and construction. Independently funded corporate partner buildings must maintain or exceed Indiana University’s quality expectations.

The material palette for the Research Park is to be progressive and durable, and derived from the enduring materials and neutral natural colors found on the core campus. Building façades may be rendered in precast concrete, or veneer brick with large expanses of glass or punched windows as appropriate for the building function. Indiana limestone accents and trim should be incorporated into the building design to accent primary building entries, façade embellishments, and site walls. Innovative and environmentally sustainable building materials that are durable and conventionally maintained are encouraged. Façade materials and architectural details should be configured to convey refinement and sophistication similar to the historic structures found on the core campus.
Objectives
- Embrace a sophisticated aesthetic emblematic of Indiana University's enduring values and its progressive research initiatives.
- Promote an architectural character that conveys innovation and intellectual creativity
- Emulate the land planning principles and architectural design sensibility exemplified on the core campus
- Continue Indiana University's unique landscaping approach

Primary Materials
- Façades: Precast concrete, metal panel, limestone accents
- Roof Shapes: Flat roofs with appropriate architectural roof shapes
- Glazing: Clear low E with aluminum framing
Building and Renovation Initiatives

- Cyber Infrastructure Building
- Innovation Center
- Lilly Auxiliary Library Facility Expansion
- Gateway Building
- Private Partner or University Research Building
- Data Center Expansion
- Tulip Tree Apartments Repurpose
- Gathering Space

Open Space Initiatives

- New Campus Green Space
- Existing Recreation Fields

Streetscape Initiatives

- East Tenth Street Streetscape Enhancements
- SR 45/46 Bypass Streetscape Enhancements

Infrastructure Initiatives

- New Cooling/Heating Service Required
- New Steam and Chilled Water Plant
- Possible New Satellite Water Pressure Zone
- New Storm and Sanitary Lines Required
- New Electrical Utility Source - New Duke Energy Substation or Co-Generation Plant
- Possible Duct Bank Relocation to Serve New Development

Key:
- Existing Building
- Building Opportunity
- Parking Opportunity
- Gateway Opportunity
NEIGHBORHOOD 10: INTERCOLLEGIATE ATHLETICS

EXISTING CHARACTER
The Intercollegiate Athletics neighborhood is generally defined by East Seventeenth Street to the south, North Dunn Street to the west, and the SR 45/46 Bypass to the north and east. The Indiana University Golf Course north of the bypass is the one exception to these limits. Structures in the neighborhood include Memorial Stadium and Mellencamp Pavilion (football), Assembly Hall (basketball), the Tennis Center, and Gladstein Fieldhouse (track and field). The neighborhood is also home to Armstrong Stadium (soccer), Billy Hayes Track, and fields for field hockey and soccer. More than 6,000 parking spaces surround the stadia north of East Seventeenth Street and east of North Fee Lane.

Many daily commuters and first-time visitors pass through the Intercollegiate Athletics area on their way to campus. The minimal signage and expanse of surface parking lots dilute the gateway potential of this area.

EXISTING QUALITIES
- Large athletic facilities generously spaced apart
- Gently rolling topography dominated by surface parking and limited landscaping
DEVELOPMENT OPPORTUNITIES
The area north of East Seventeenth Street is prime for a consolidated intercollegiate athletics venue, bringing together all athletic programs into the same geographic area. This consolidation will include new intercollegiate baseball and softball fields and a long-term replacement for Assembly Hall.

DEVELOPMENT OBJECTIVES
- Consolidate major athletic facilities into one neighborhood.
- Support the new North Woodlawn Avenue and Alumni Walk corridor.
- Provide siting for new athletic facilities.
- Improve overall identity, landscape, and site character of the neighborhood.

BUILDING INITIATIVES
New Baseball and Softball Facilities
New baseball and softball facilities will be constructed along North Woodlawn Avenue and the SR 45/46 Bypass. The development of these facilities will require relocation of recreation sports fields currently located along North Fee Lane and the bypass. These fields will be relocated to the Northeast Area.

Memorial Stadium Varsity Shop and Bookstore
A multi-use addition to the south end zone of Memorial Stadium is envisioned to complement the north end zone addition currently under construction. The south end zone addition will include a varsity shop, bookstore, and coffee shop. The addition will also include a transit stop for both game day transportation as well as everyday commuters.

New Assembly Hall
A long-term replacement for Assembly Hall is being considered as the existing facility reaches the end of its functional life. The University is currently evaluating a new arena site directly south of the existing Assembly Hall and adjacent to the new basketball practice facility.

Golf Practice and Field Hockey Facilities
A golf practice facility and field hockey locker room are currently in the planning and development stages.
OPEN SPACE INITIATIVES

Campus Entrance Enhancements
There is an opportunity to reinforce and announce the edge of the Bloomington campus along the SR 45/46 Bypass and better define this area as an entrance to campus. Improved landscape treatments at North Dunn Street and the SR 45/46 Bypass combined with the realignment of the intersections at North Indiana Avenue and North Dunn Street north of East Seventeenth Street will define a more elegant and direct entry sequence to the core campus.

North Woodlawn Avenue Corridor
North Woodlawn Avenue will be the major organizing element through the Intercollegiate Athletics neighborhood. The neighborhood will serve as the northern terminus to Alumni Walk and the redeveloped North Woodlawn Avenue Corridor. With a planned new railroad track crossing, this axis will provide a vital link between Intercollegiate Athletics and other established neighborhoods and serve as a ceremonial pathway to the core campus.

Improved Parking Strategies
The vast amount of existing event parking surrounding the stadia could be better utilized by initiating a multi-use parking strategy that employs existing remote parking lots during off-peak times.

Improving the environmental impact of surface parking conditions should be a priority as parking lots are reconfigured and renovated. These improvements include the use of pervious pavement, vegetated swales, shade trees, and stormwater infiltration basins. A proposed underground detention facility adjacent to Mellencamp Pavilion will help improve the overall stormwater management and quality.

Transit
Improved shuttle service will provide quick and easy transport between the core of the Indiana University campus and the stadium area along North Woodlawn Avenue. The transit service will have regular stops along North Woodlawn Avenue and in the surface parking lots along North Dunn Street.

INFRASTRUCTURE INITIATIVES

Chilled Water System
Only the East Side of Memorial Stadium and Assembly Hall are connected to the CCWP. New facilities for football and basketball are being designed with stand-alone equipment. Future baseball and softball facilities are also likely to be stand-alone. A future basketball arena will connect to the CCWP, but additional chiller capacity is needed.

Steam and Condensate System
The existing steam and condensate system is adequate to serve current and future needs in this neighborhood. Replacement of existing distribution piping is likely to ensure reliable service in the future.

Electrical System
Replacement of existing circuits will be required in the next 5-10 years. Future baseball and softball facilities will be served from Duke Energy.

Telecommunications System
New telecommunications duct bank is required to complete loop for redundancy.

Water System
A new, properly sized water main is necessary to serve the existing and new loads in this neighborhood, and to consolidate the many small services that have been installed that serve individual buildings.

Sanitary Sewer System
No problems or initiatives are proposed for the sanitary sewer system in this neighborhood.

Storm Sewer System
As proposed buildings are developed in this neighborhood, infiltration facilities should be incorporated to increase the quality of the stormwater. The existing parking lots should be analyzed to determine whether infiltration facilities can be incorporated as surrounding development occurs. A large, underground detention facility is recommended beneath the proposed parking lot northeast of Memorial Stadium. This detention facility will help to control the quantity of stormwater heading off campus from this neighborhood as well as from the Fee Lane Area and Northeast Area.
Proposed Intercollegiate Athletics Neighborhood Looking Southeast at North Dunn Street and the SR 45/46 Bypass

- Intercollegiate Baseball
- Intercollegiate Softball
- Basketball Player Development
- Future Assembly Hall Replacement
- Memorial Stadium North and South End Zone Enhancements
ARCHITECTURAL GUIDELINES

New facilities in the Intercollegiate Athletics neighborhood must embody an architectural aesthetic that is derived from function and expressive of the purpose of the structure. Nostalgic architectural vocabularies and historical stylistic interpretations that are not integral to the fundamental structure are not necessary or encouraged. Architectural expressions should be derived from construction techniques and celebrate structural technology. Architectural embellishments should reinforce the nature of the structure and not disguise it. New athletics venues should promote an iconic one-of-a-kind image that reinforces Indiana University’s enduring values and its commitment to first-rate intercollegiate athletics. Structures should function as beacons for the surrounding area and reinforce the definition of the northern campus edge. The surrounding topographical environment should be embraced and enhanced with large public plazas and social interaction areas that accommodate large spectator crowds and facilitate access to public transit. Buildings must be sited along primary vehicular and pedestrian and circulation corridors and not surrounded by surface parking. Grade levels should be populated with dynamic uses that promote interaction and street-level activity.
Objectives
• Encourage functional iconic structures that reinforce the University’s commitment to athletics.
• Reinforce and redefine the northern edge of campus.
• Promote street-level activity and interaction.
• Accommodate spectators and facilitate access to transit.

Primary Materials
• Façades: Concrete, limestone, metal panel
• Glazing: Clear low E with aluminum framing
• Site Walls: Loose laid limestone
BUILDING AND RENOVATION INITIATIVES

01. Memorial Stadium South End Zone Addition
02. New Baseball and Softball Facilities
03. New Assembly Hall
04. Private Partner Technology Building
05. Men’s and Women’s Golf Facility
06. Basketball Player Development Facility

OPEN SPACE INITIATIVES

07. Woodlawn Avenue Pedestrian Corridor
08. “Green” Parking Lot
09. Campus Edge and Streetscape Improvements

INFRASTRUCTURE INITIATIVES

10. Upgraded Central Chilled Water Capacity Required
11. Stand-Alone Chilled Water
12. Replacement of Old 15kV Circuits Required
13. New Upsized Water Main Required
15. Telecom Duct Bank Loop Completion
16. Underground Detention Facility

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