

# Campus Plan - Sir Wilfred Grenfell Campus

Second Open House Presentation

April 12, 2006



Brook McIlroy Inc



# Overview

1. Why a Campus Plan  
The Existing Campus
2. What have we learned
3. Campus Strengths and  
Challenges
4. Opportunities



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Why a Campus Plan?

- A comprehensive long-term physical plan closely tied to the University's Mission and Strategic Framework
- Key Objectives
  - A feasible and flexible physical framework
  - High-quality open spaces and a safe, functional and attractive pedestrian network
  - Strategies to use space efficiently
  - New buildings that fit with their environment, frame open spaces and work well for their users



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# What We Have Learned

## General Objectives

- Help the Campus support excellence and the strategic goals of the University
- Integrate the Campus with its natural setting
- Enhance the Campus Appearance
- Improve and balance pedestrian and vehicular circulation
- Improve space and facilities: residences, classrooms, office, library, recreation, common areas etc.
- Improve parking and campus access



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# What We Have Learned

## Key Feedback (Open House 1 and Visioning Workshop)

- Address Space Shortages: office, student, recreation, exhibit, labs, storage and Common Space
- Create a great entrance to campus through buildings and signs and a tall, visible landmark element
- Create green outdoor space for sitting, gardens and socializing
- Develop buildings that fit with the natural environment. Retain views to the Bay and use glass in buildings to 'bring the outdoors in'
- Locate parking close to buildings- transit needs to improve before ridership will increase. Work with the City and consider a UPASS
- Distribute food services throughout campus in intimate spaces providing healthy food choices



**Sir Wilfred Grenfell College**

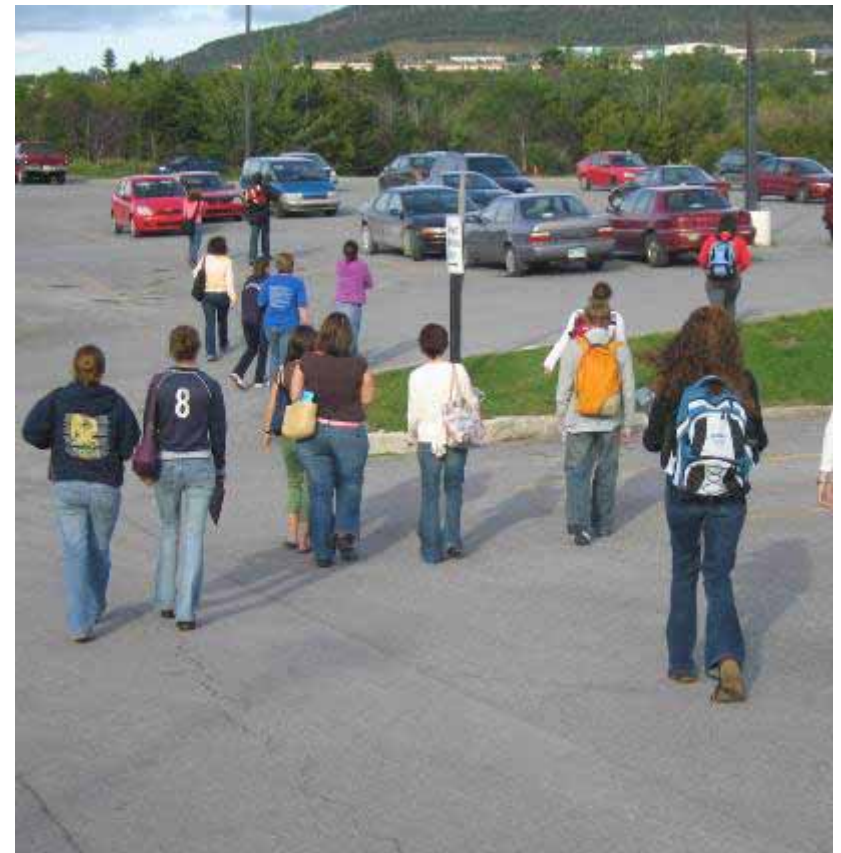
**Corner Brook Campus of Memorial University of Newfoundland**



# What We Have Learned

## Key Feedback (Open House 1 and Visioning Workshop)

- Provide new residences with more single rooms and storage
- Build a University Centre/Commons:
  - campus and broader community use
  - Communal campus uses e.g. large and flexible space for receptions, student common areas, student orientation, exhibits (students and professional), convocation, indoor recreation, dining facilities (special events and conferences), the Bookstore
- The Library and Fine Arts require immediate expansion
- Protect the campus natural resources: preserve woodlands, the Fen and improve links to the Corner Brook trail system



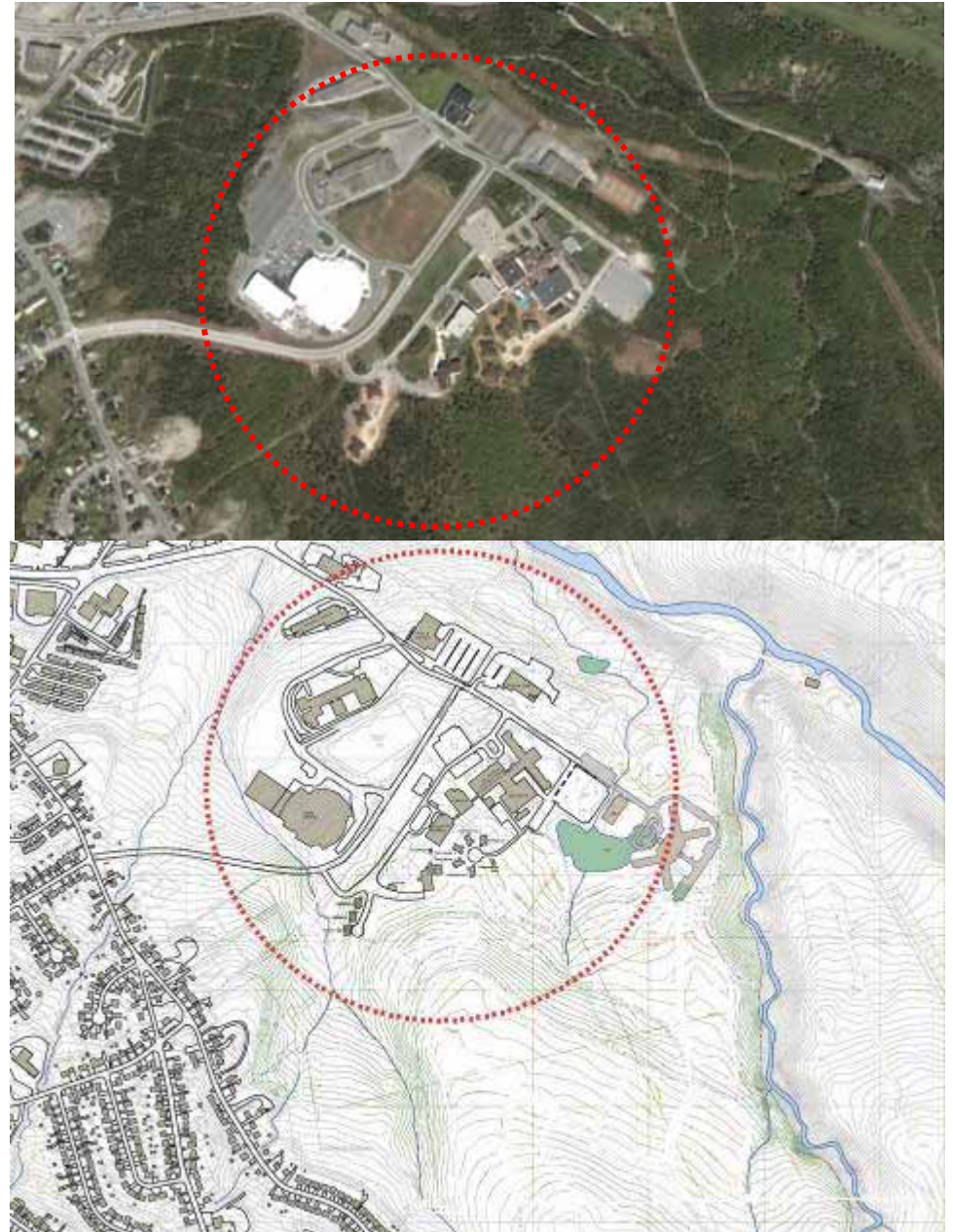
**Sir Wilfred Grenfell College**

**Corner Brook Campus of Memorial University of Newfoundland**



# Campus Strengths

- On the edge of a pristine natural environment...
- In proximity to a series of related services and institutions
- Compact Size: 5 minute walking distance
- Adequate Parking: 1,242 existing for 1,616 population
- Well-Functioning Buildings despite space shortages
- Potential for Growth
- Prominent site opportunities to increase campus presence



**Sir Wilfred Grenfell College**

**Corner Brook Campus of Memorial University of Newfoundland**



# Campus Challenges

- Location and access by car
- Terrain and Climate
- Environmental sensitivity
- Space Shortages
- Attractive open spaces that are functional and complement existing and new buildings

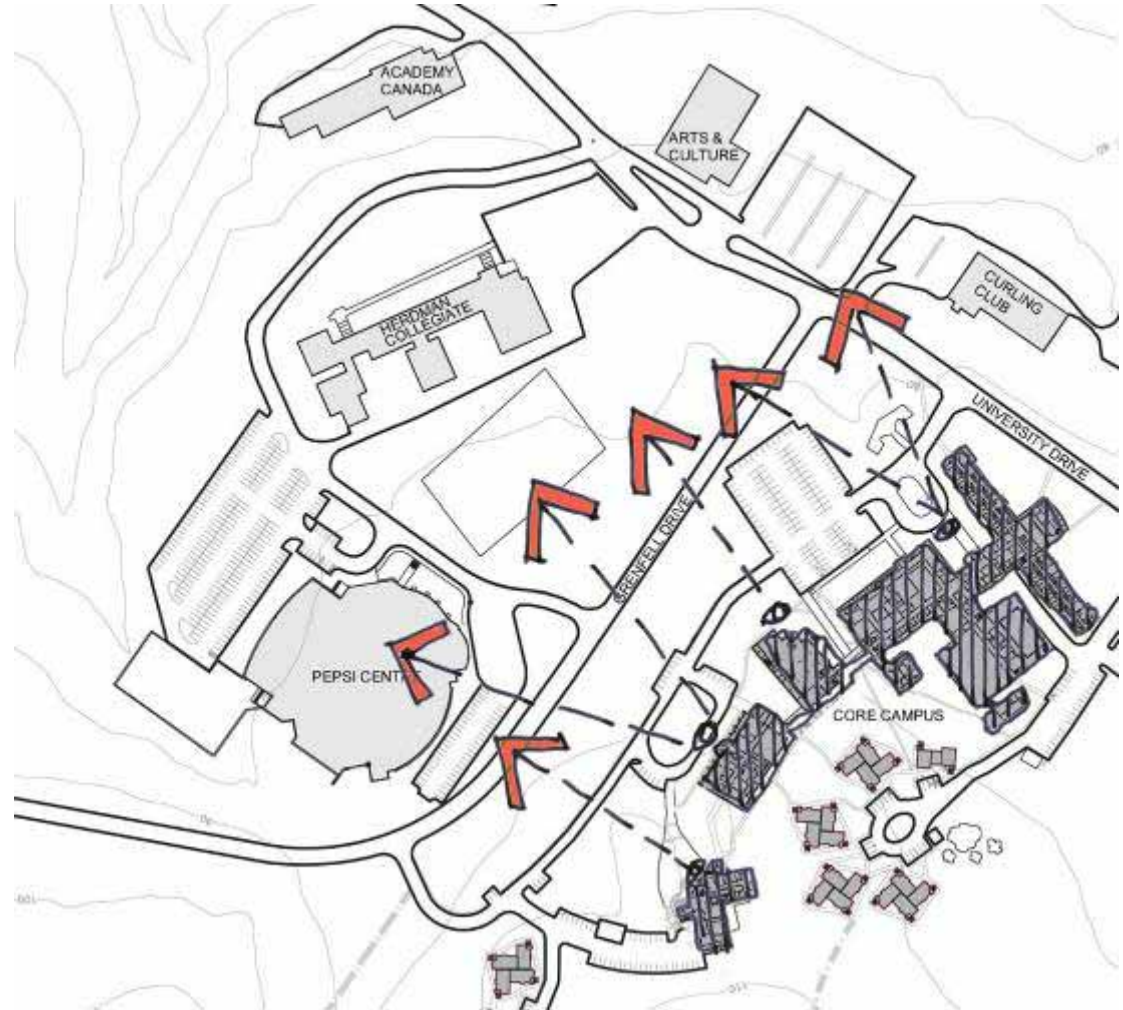


**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Campus Key Features

- Views from Campus:  
Magnificent views to the northwest
- Views to the Campus:  
Height of land provides potential for new signature buildings
- ...future landmarks of Corner Brook

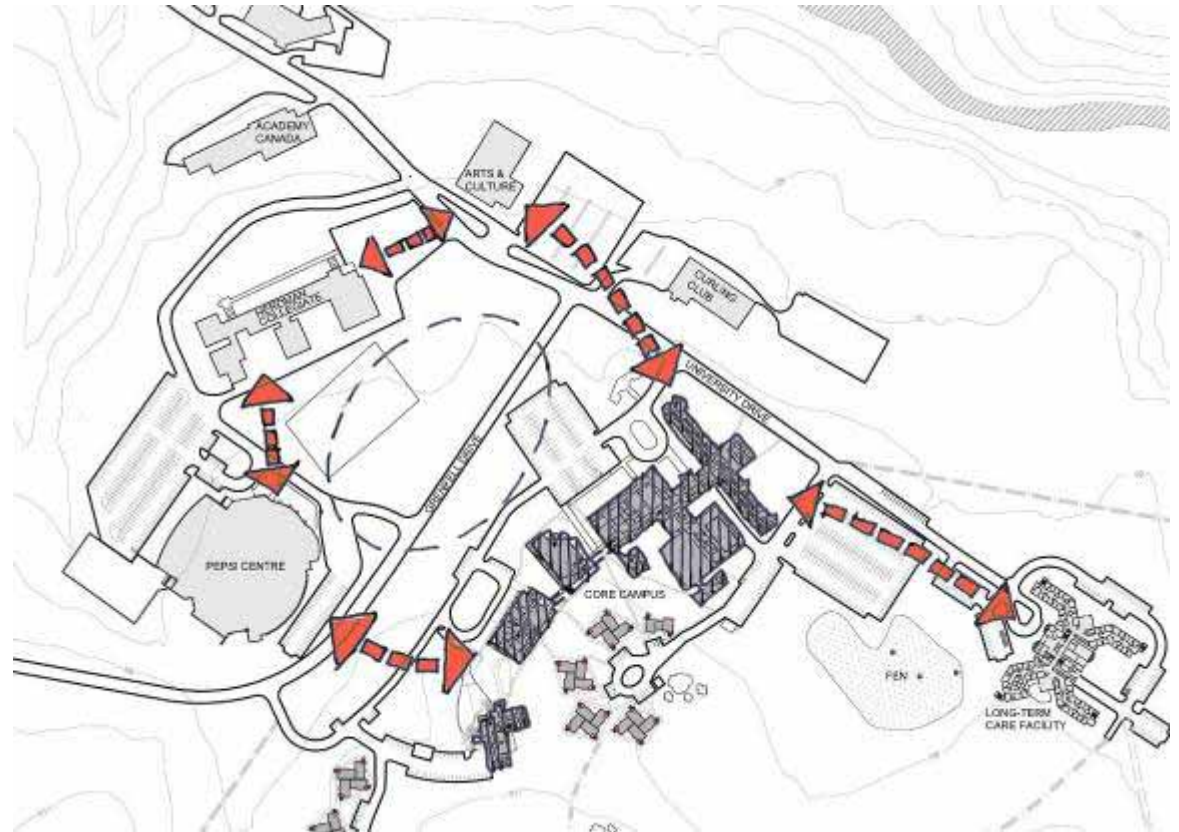


**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Campus Opportunities

- The Core campus is linked to a larger connection of compatible uses
- Campus services, including athletics and parking are available within a five-minute walk



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**

# Campus Growth – Short-term Goals

- **Enrolment:** from 1,400 to 2,000
- **Population:** from 1,600 to 2,300
- **Residence beds:** from 411 to 625
- **Space:** from 215,000 square feet (without residences) to 300,000 square feet, or an additional 85,000 sf

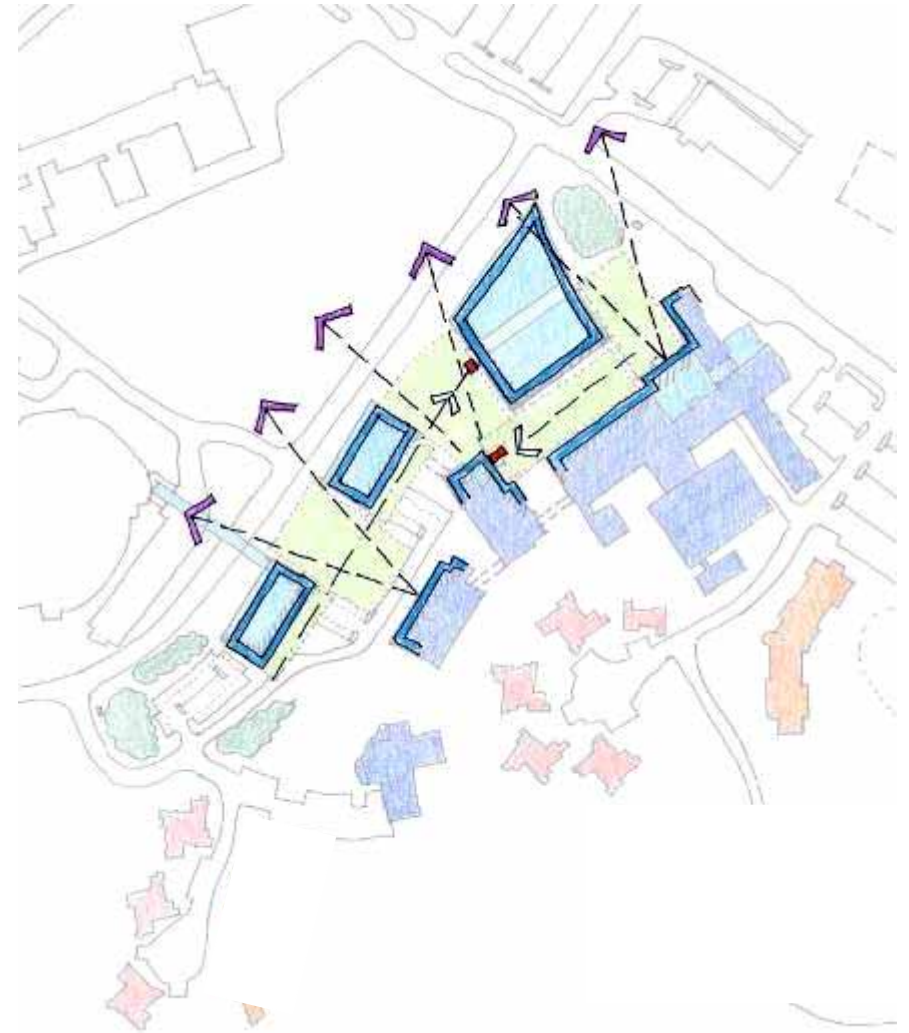


**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Campus Growth Principles

- The Core Campus should be intensified to minimize walking distances and reduce infrastructure costs
- Buildings should frame views and create an attractive edge to the campus.
- All edges of buildings should look onto attractive outdoor spaces
- Tall building elements should create visual anchors.
- Building edges should be linked with breezeways or enclosed building connections at the ground floor level.

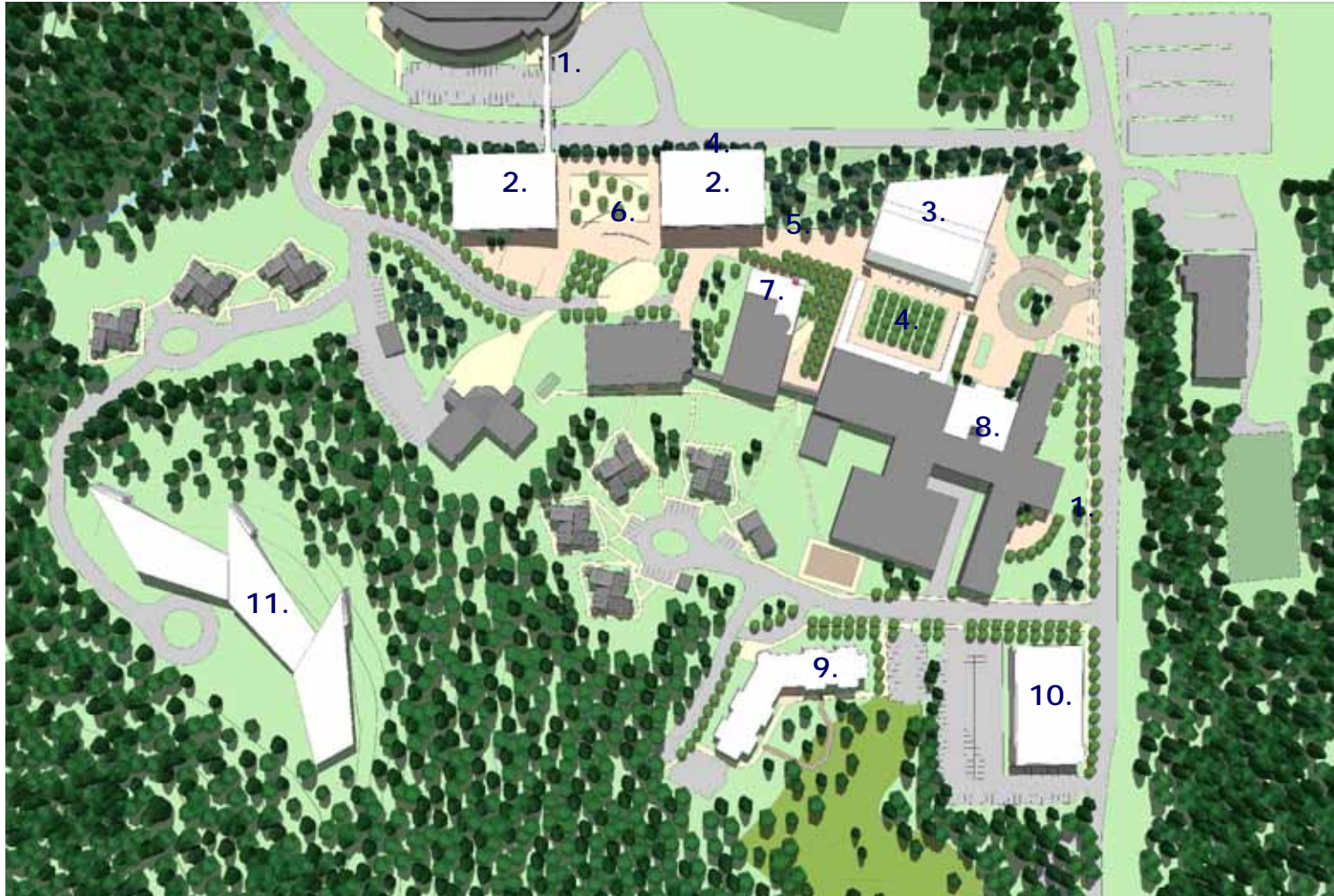


**Sir Wilfred Grenfell College**

**Corner Brook Campus of Memorial University of Newfoundland**



# Proposed Concept for Campus Expansion



1. Pedestrian Bridge to Pepsi Centre
2. New Academic Buildings with parking in the slope
3. New Campus Common Building
4. Main Quad
5. Library Courtyard
6. Fine Arts Quad
7. Library Addition and 'tower'
8. Winter garden addition to Arts and Science
9. New Residences
10. New Academic Building
11. Future Hilltop Expansion

**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**

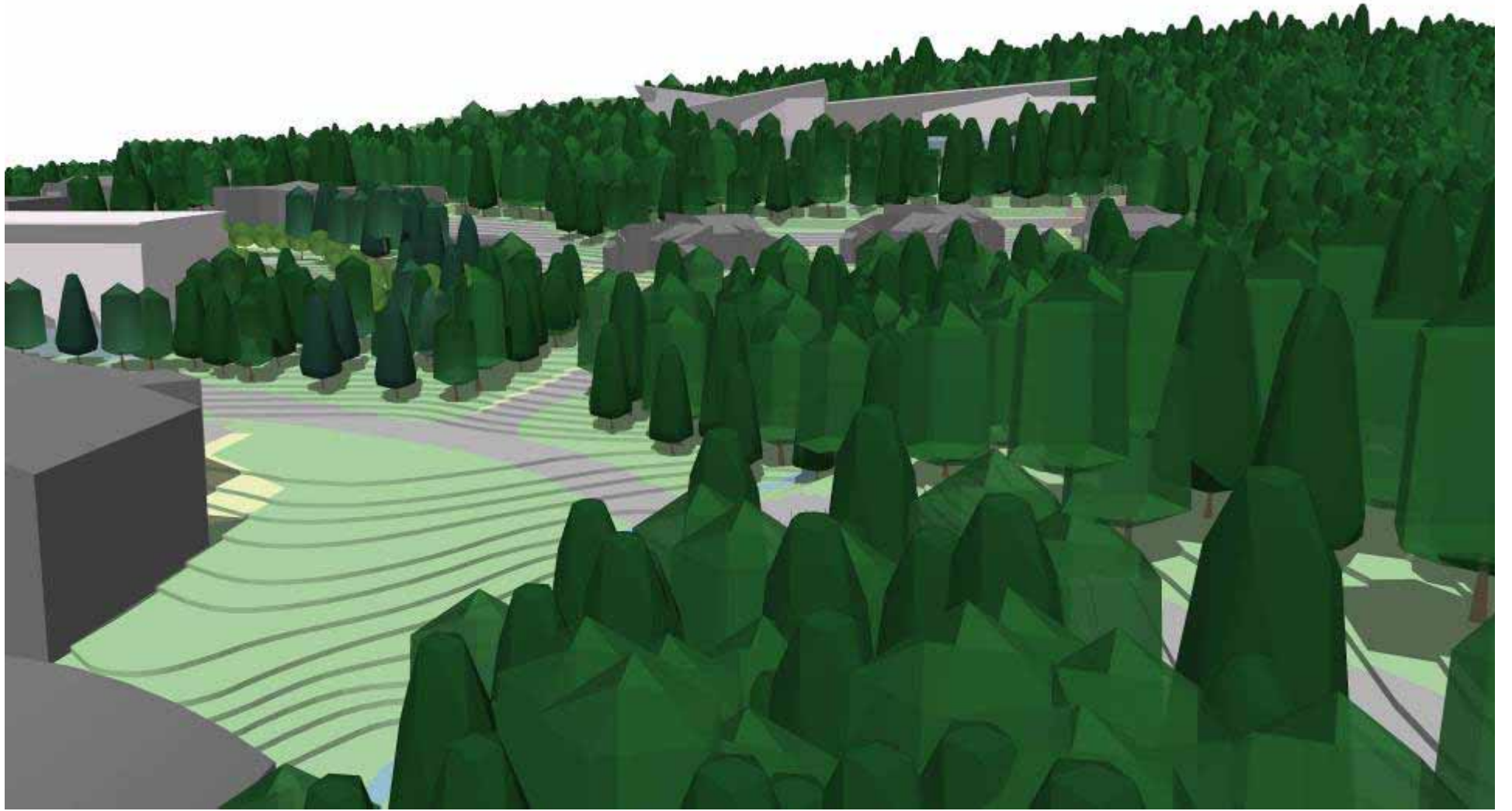












# Preliminary Concept for Campus Expansion

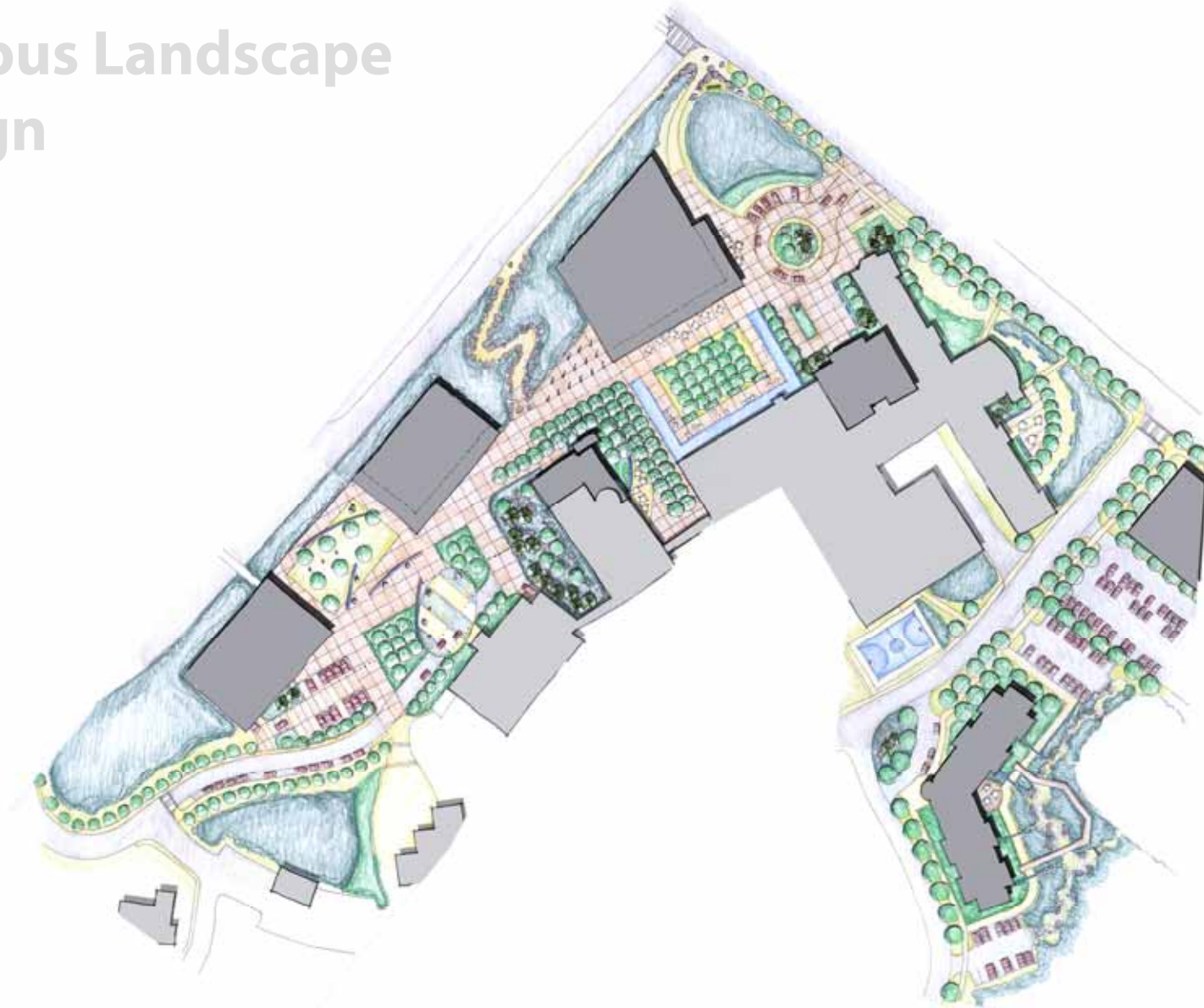
A new pattern of **open** space quads and courtyards framed by protected walkways and animated building edges



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Campus Landscape Design

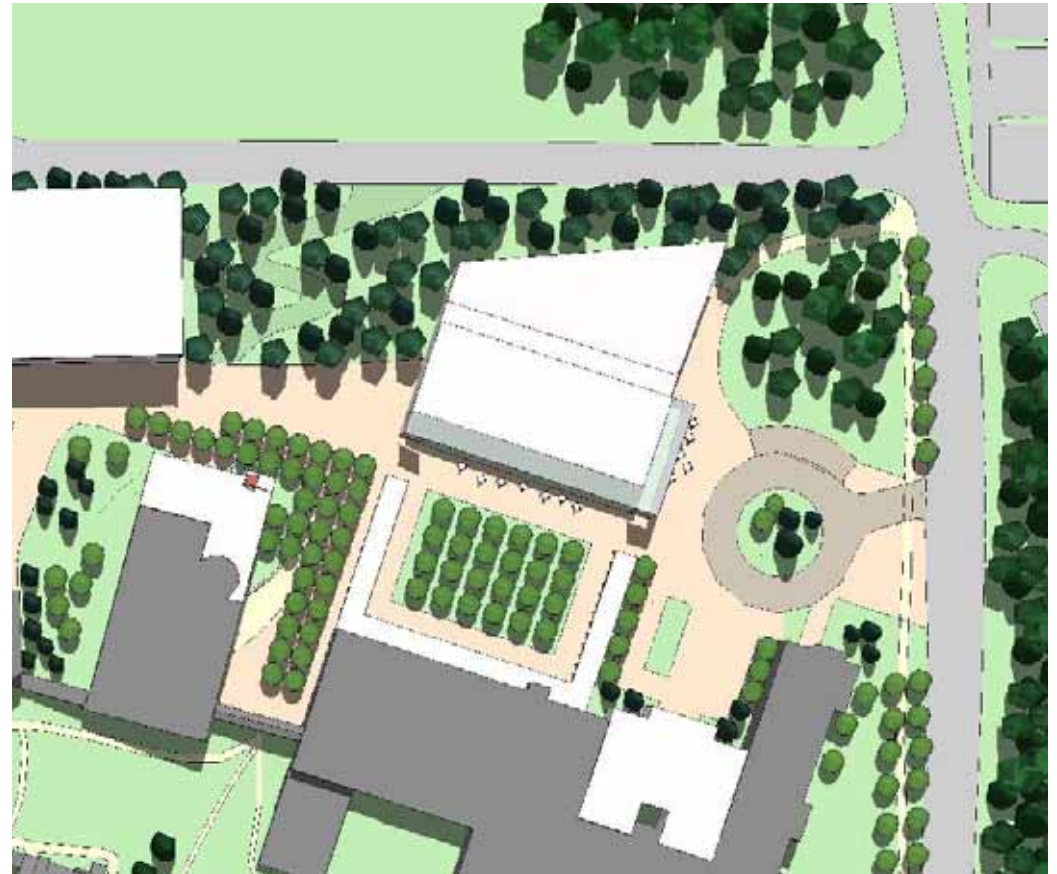


**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**

# Proposed Concept for Campus Expansion

## Building A

- A new prominent gateway to the Campus
- A new Campus Common
  - Exhibition Space
  - Assembly
  - Social and Study Space
  - Food Services
- 3-4 storeys
- 90-120,000 sqft

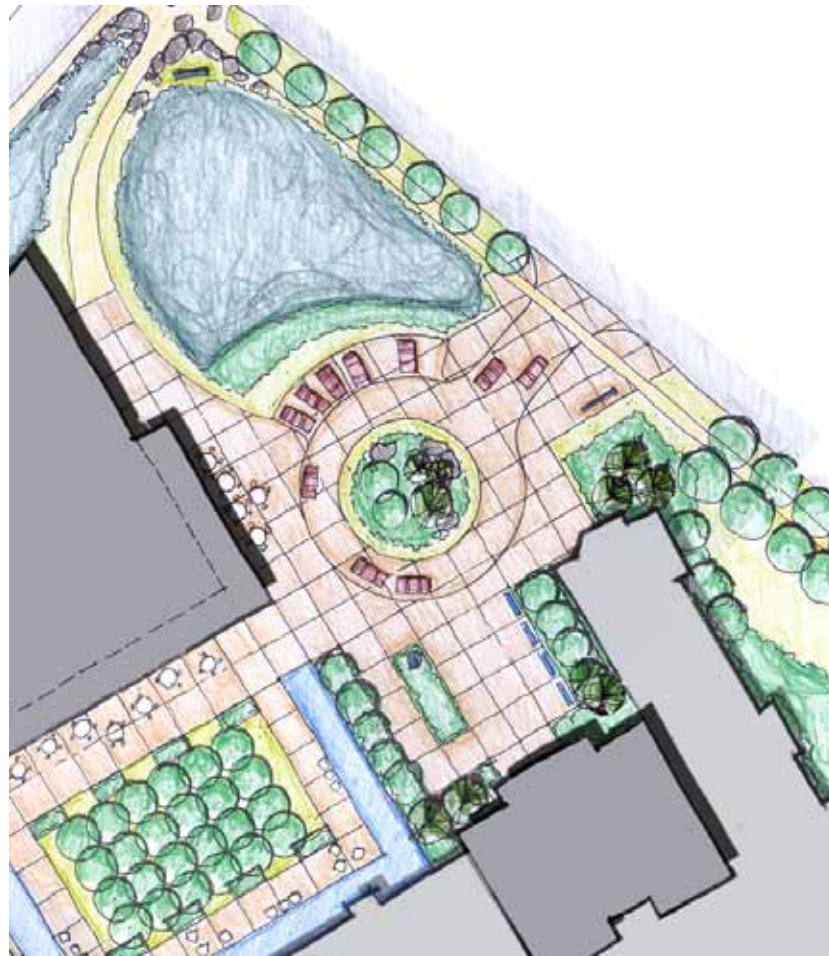


**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**

# Proposed Landscape Design

## Formal Entry Court

The Formal Entry Court will provide a new, organized entrance, drop off (including Transit) area that will promote the improved image for the campus. More emphasis will be placed on providing amenity and comfort for pedestrians.



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Proposed Concept for Campus Expansion

## Building B

- A potential new academic building
- Opportunities for synergies with the Long Term Care Facility (e.g. Nursing or other Health Care)
- 3-4 storeys
- 65-85,000 sf



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**

# Proposed Concept for Campus Expansion

## Building A and C

- Academic buildings
- Take advantage of the slope to accommodate parking, and the views
- Landmark buildings on the ridge
- 3-5 storeys, incl. parking below grade
- Each 40-80,000 sf, + parking



## Parking Facility E

- A one-level, 20,000 sf parking facility with a landscape open space as roof

**Sir Wilfred Grenfell College**

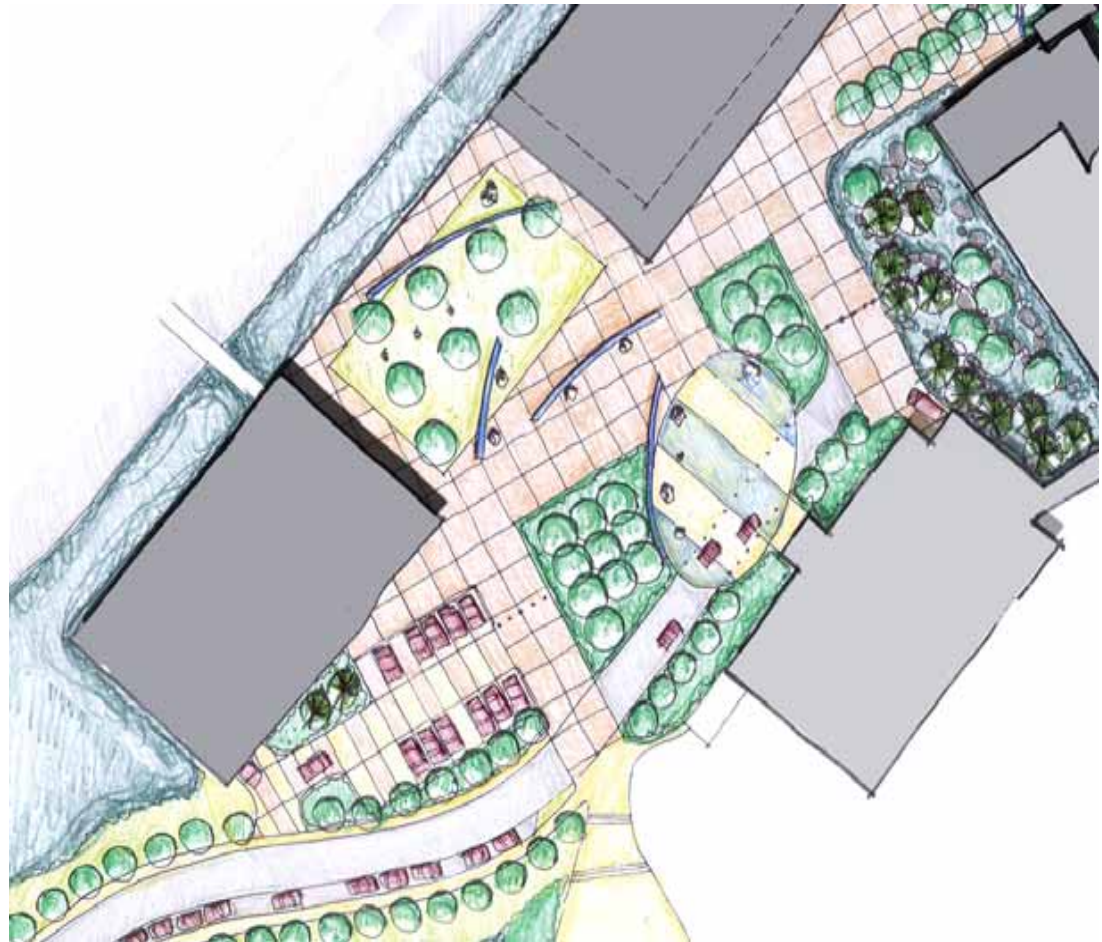
**Corner Brook Campus of Memorial University of Newfoundland**

# Preliminary Landscape Design

## Arts Quad

The Fine Arts Quad will provide a dynamic forecourt to the Fine Arts building that will celebrate the significance of the Fine Arts program at the college and the excellent history of the artisan community of Newfoundland.

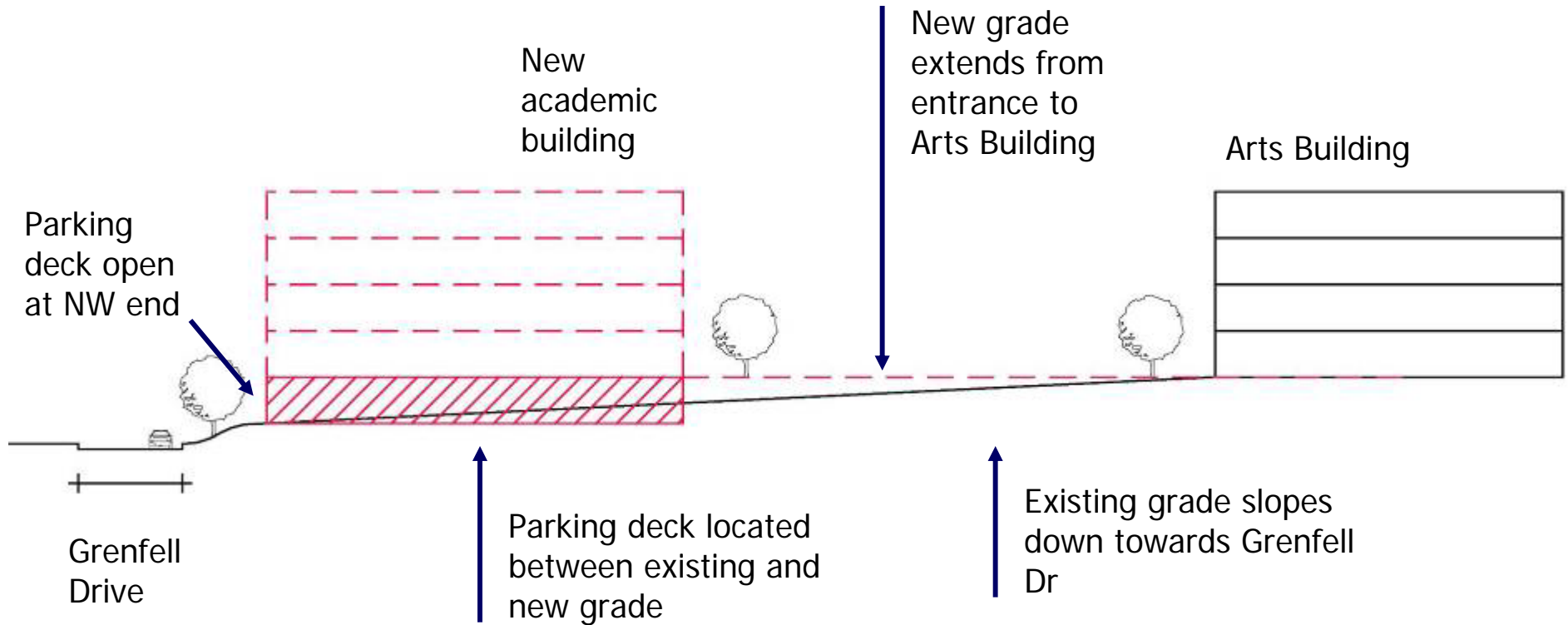
The landscape will provide diverse opportunities for art installations by both students and professional artists and will feature permanent displays as well as 'guest' pieces.



**Sir Wilfred Grenfell College  
Corner Brook Campus of Memorial University of Newfoundland**



# Proposed Concept for Campus Expansion – using the slope



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Proposed Concept for Campus Expansion

## Building F

- A new residence
- In a quiet area of the Campus near the Fen
- Close to other campus buildings and residences
- Opportunities for variety of residents
- 3-4 storeys
- 55-70,000 sf
- 248 to 330 beds



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**

# Preliminary Landscape Design

## New Residence near the Fen

The proposed residence building landscaping will provide an interesting and educational landscape while being sensitive to the proximity and function of the Fen. The landscape will include amenity areas for the building residents.



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Proposed Concept for Campus Expansion

## Building G

- Library Infill
- To improve the image and entry to the Library
- To increase the capacity of the library.
- Proximity to Building C to align entrances
- 3 storeys with taller building element
- 15,000 sf



**Sir Wilfred Grenfell College**

**Corner Brook Campus of Memorial University of Newfoundland**



# Proposed Concept for Campus Expansion

## Building H

- Arts and Science Building Infill
- To create a common space for Arts and Sciences, an improved entry and a transit waiting area
- In an underutilized space – allows for the outdoor space to be better framed
- 3 storeys
- 25,000 sf



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**

# Preliminary Landscape Design

## Main Quad

Enclosed by a glazed breezeway and covered walkways, the Main Quad will provide students and staff with a semi-formal protected courtyard in which to study, relax or meet with friends.

The design should be simple yet visually powerful and provide opportunities for public art.



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Preliminary Landscape Design

## Library Quad

The Library Quad provides a visual base to the library extension and landmark feature while visually linking the building to Grenfell Drive.

Physically the Quad provides locations for seating and meeting while creating patterns in the landscape that will provide visual interest in the winter months.



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**

# Proposed Concept for Campus Expansion

## Building I

- Prominent hilltop building
- Only building proposed away from existing campus buildings
- Longer-term opportunity, with potential phasing
- Requires a new road
- Can be academic, residential, research or a combination
- 3-4 storeys
- 110-145,000 sf



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Campus Growth – Statistics

The Concept demonstrates how much new space can be accommodated on campus. High and low reflect options in number of storeys.

## **Scenario 1 – Building I (hilltop) is a residence**

- High: 1,013 new beds, 400,000 sf (new nonres)
- Low: 760 new beds, 270,000 sf

## **Scenario 2 – Building I (hilltop) is academic**

- High: 330 new beds, 550,000 sf
- Low: 248 new beds, 380,000 sf

## **Scenario 3 – Without Building I**

- High: 330 new beds, 400,000 sf
- Low: 248 new beds, 270,000 sf

# Buildings and landscape frame open space and key linkages

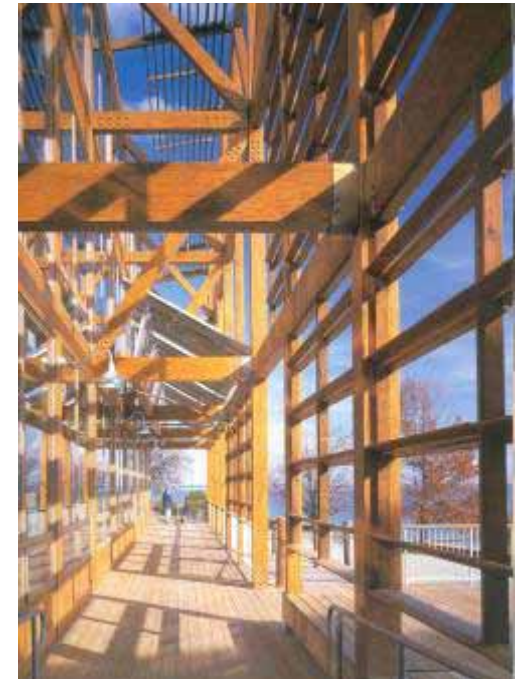


**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



Opportunity for a new approach to  
Campus buildings:

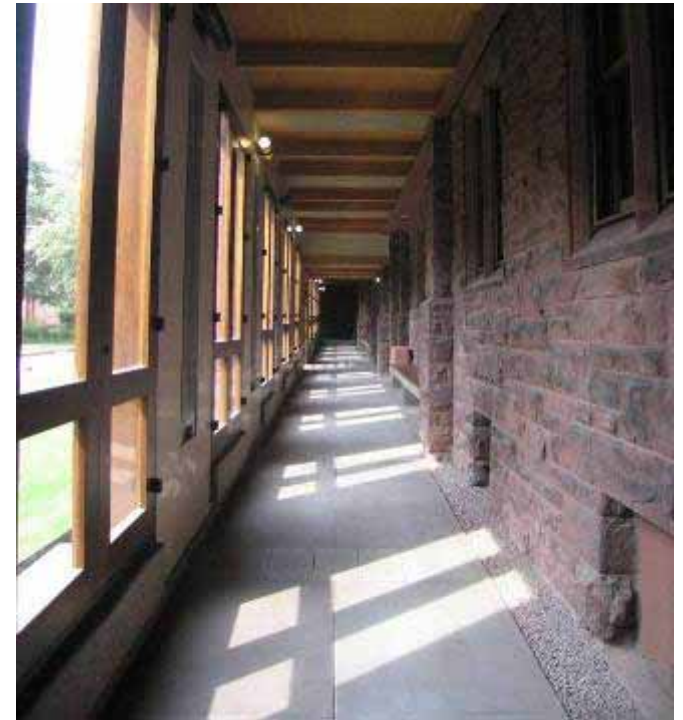
- Integrated with the natural outdoor spaces
- Made in Newfoundland ...regionally inspired
- Friendly and inviting
- Recognizing that at least half of what we learn happens outside of the classroom



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



Colonnades and covered walkways line buildings and form part of the circulation system



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Space Quality and Shortages

Offices, classrooms, laboratories, library, recreational facilities, common areas

- Need for larger, more flexible space

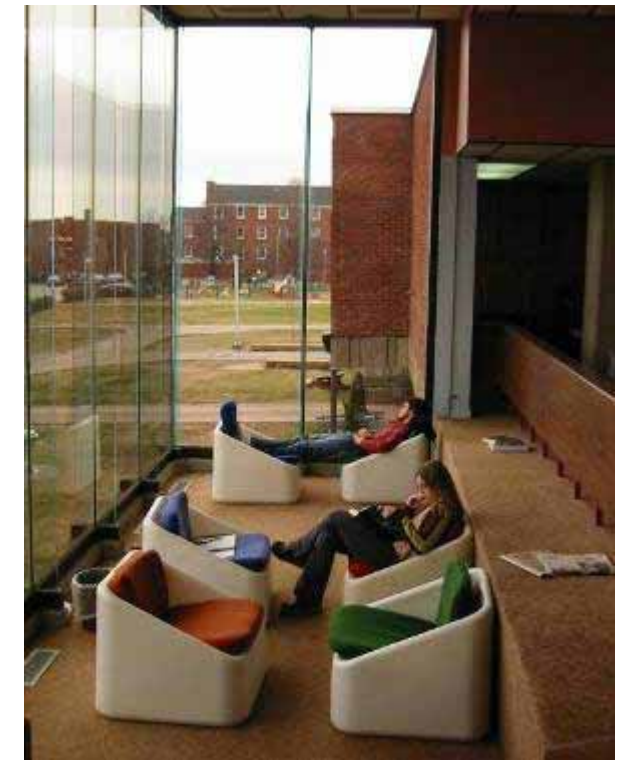


**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



## Informal Common and Study Space

- ▶ Views
- ▶ Natural Light
- ▶ Wireless access
- ▶ Coffee



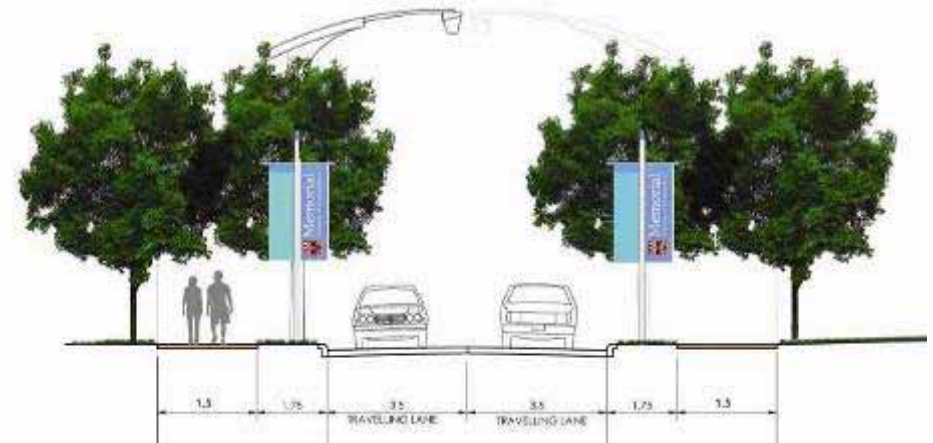
**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**

# Landscape Design Principles

1. Provide accessible pedestrian linkages and connections that are usable in all seasons of the year.



Incorporate covered walkways



Improve surrounding streetscape



Connect to existing trail systems

**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Landscape Design Principles

1. Enhance the campus appearance while maintaining the existing garden-like landscape style.



Use appropriate scale and massing



Integrate the natural setting



Develop consistent palette of materials

**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Landscape Design Principles

2. Ensure physical placement and dimensioning of landscape elements respect snow storage and removal requirements.



Set trees back from paved surfaces



Incorporate more generous walkway dimensions

# Landscape Design Principles

3. Provide excitement and interest in the landscape in all seasons of the year, particularly in the winter months.



Incorporate vertical elements



Use bold colours



Use plant material with interesting seasonal forms

**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**



# Sustainability on Campus

- Needed for credibility of Environmental Studies
- Expected by faculty, staff and students
- Opportunities for integration with the curriculum
- Opportunities for cost savings
- A plan is needed
  
- Buildings
  - Planning, construction and maintenance
  
- Open Space
  - Native species
  - Avoidance of heavy salting and chemical use
  
- Processes
  - Training during frosh week
  - Information in residences
  - Courses
  - Student projects



**Sir Wilfred Grenfell College**  
**Corner Brook Campus of Memorial University of Newfoundland**

