

An aerial photograph of the Winthrop University campus, showing various brick buildings, parking lots, and surrounding greenery. The text is overlaid on the center of the image.

Winthrop University Master Plan

Architectural Engineering Services Project #H47-N097-CB

QUACKENBUSH ARCHITECTS + PLANNERS

AYERS
SAINT
GROSS

Quackenbush Architects

- **Regional Leadership** in Higher Education Design
- **Expert Knowledge** of State Procurement Process
- **Extensive Experience** working with many SC educational mission clients



Ayers Saint Gross

- Interdisciplinary, employee-owned design firm
- 180 people, 5 disciplines, 3 offices united by shared focus on mission-driven clients, especially higher education
- We *engage* people and places to *create* designs that *enrich* our world.



Core Team

QUACKENBUSH ARCHITECTS + PLANNERS



Doug Quackenbush
Principal-in-Charge



Robyn Rogers
Project Manager



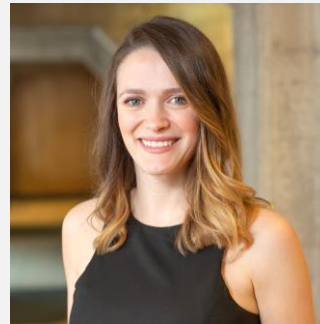
Sally Chinnis
Lead Campus Planner



Aaryne Elias
Planning Analyst



Jessica Koumas
Interior Designer



Irini Zendeli
Architect & Planner



Laura Wheaton
Architect & Planner

Additional Resources



Kevin Petersen
Master Planning



Shannon Dowling
Learning Spaces



Amelle Schultz
Landscape Architecture



Dennis Lynch
Residence Life



Barb Haller
Athletics/Recreation



Spencer Hutchinson
Athletics/Recreation



Lindsay Story
Environmental
Graphic Design

Other Consultants

Our team has strong relationships with many firms in the region. We will work with you to assemble a team of experts to support the master plan.

Potential areas of supporting investigation include:

- **Mechanical, Electrical, Plumbing Engineering**
RMF Engineering
- **Civil Engineering, Transportation Engineering**
Keck & Wood
- **Cost Estimation**
Cumming

An aerial photograph of a university campus. The campus features several large, multi-story brick buildings with traditional architectural styles, including gabled roofs and numerous windows. In the foreground, there are large green lawns, a red brick walkway, and a circular area that appears to be a sports field or a large plaza. The campus is surrounded by a dense forest of green trees. The text "Process Overview" is overlaid in the center of the image in a white, sans-serif font.

Process Overview

What is a Campus Master Plan?

A vision for the campus that:

Closely aligns with the University Strategic Plan

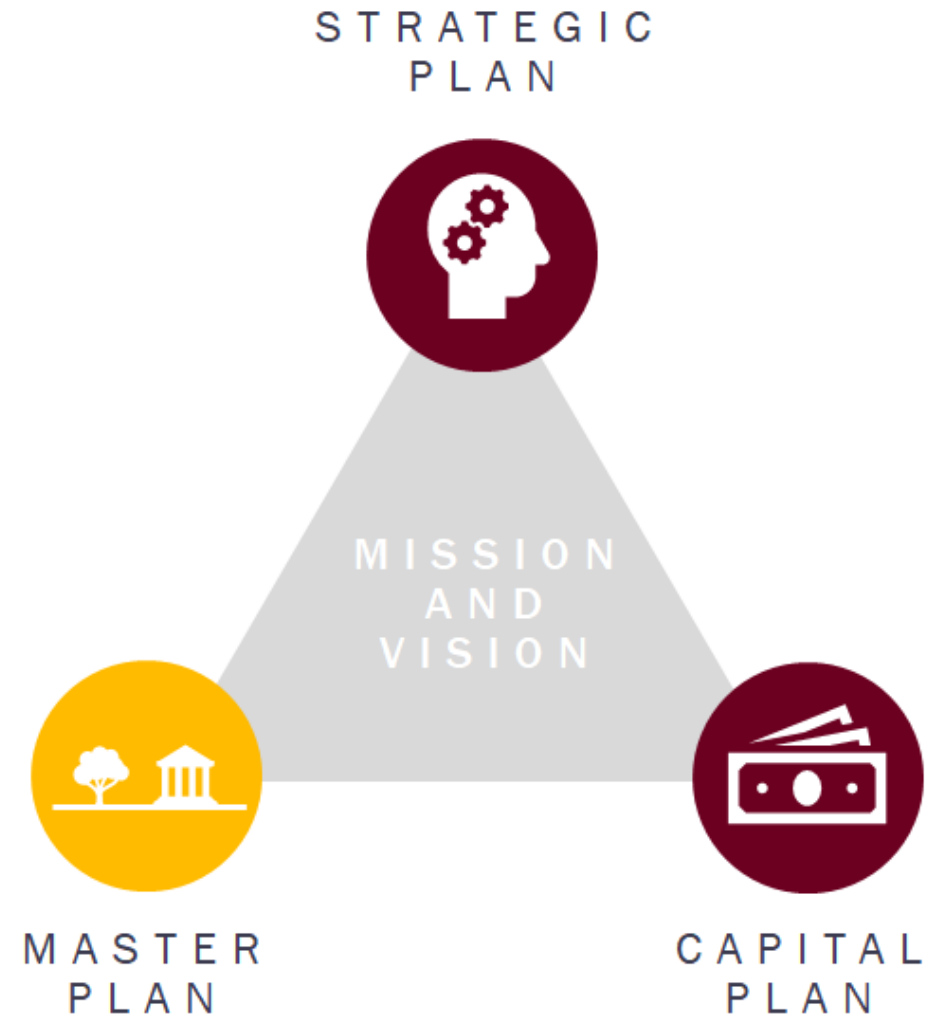
- so that it supports current priorities

Blends visionary and practical ideas

- so that it can be implemented

Articulates shared values and principles

- so that it can guide future decision-making as things change



Steering Committee Charge

Share your campus experience and represent your colleagues.

Each committee member has been selected to ensure that important stakeholder groups have a voice at each step of the plan.

Consider diverse perspectives.

The University community is large, and the planning process will explore bold ideas for the future. These may impact campus users differently, and the committee should seek solutions that will create the best outcomes for the institution holistically.

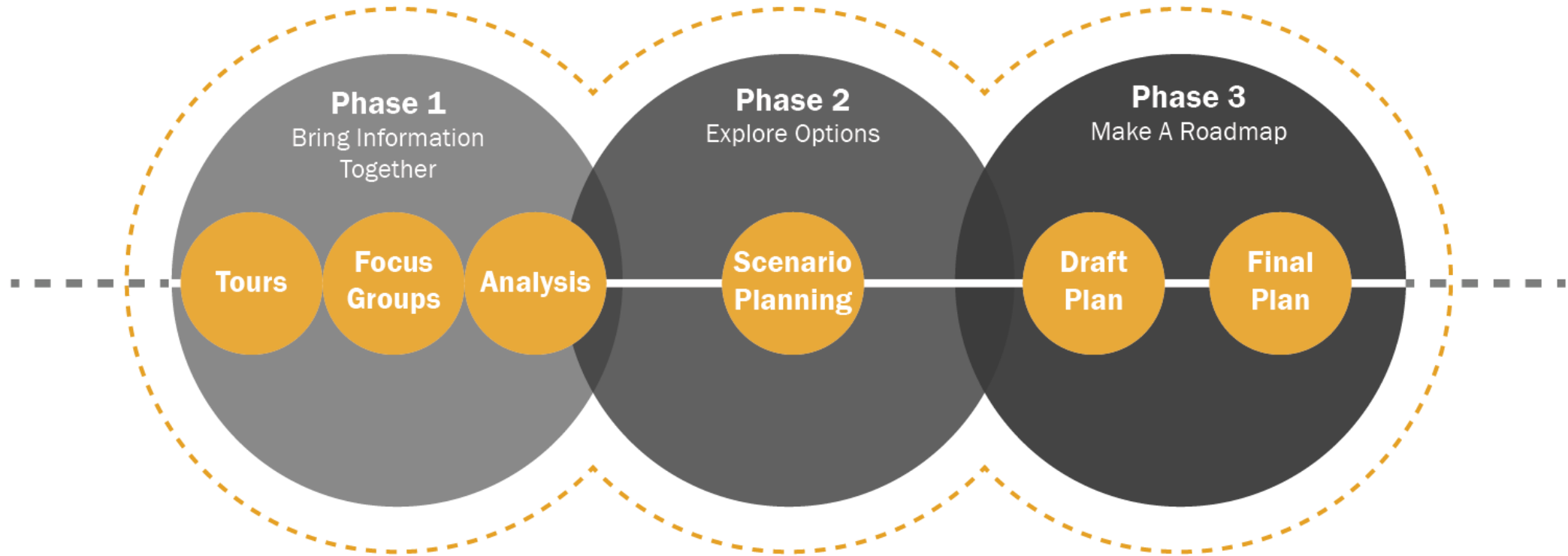
Think strategically and long-term.

The Master Plan will guide development for the next decade or more. Committee members should consider the next generation of students, faculty, staff, and stakeholders as they review planning options.

Be an ambassador for the plan.

Throughout the process, there will be opportunities for others to participate. Committee members should encourage their network to participate and share information about the plan.

Process



Process

Phase 1

Bring Information Together

AUGUST '21

SEPTEMBER '21

OCTOBER '21

NOVEMBER '21

- 1.1 Base Data Request
- 1.2 Campus Base Map Review
- 1.3 Facilities Inventory Verification and Audit**
Steering Committee Kick-off
- 1.4 Campus Analysis
- 1.5 Space Needs Assessment
- 1.6 Planning Principles and Concept Plan
- 1.7 Facilities Inventory and Verification
- 1.8 Campus Tour**
- 1.9 Focus Groups and Campus Engagement**
- 1.10 Academic and Administrative Interview**
- 1.11 Analysis Summary Workshop**

1.1

1.2

1.3



1.4

1.5

1.6




1.7

1.8

1.9

1.10

1.11

-  *In Person*
-  *Virtual*
-  *Design Team Tasks*

PHASE 1:

Bringing Information Together

Tasks

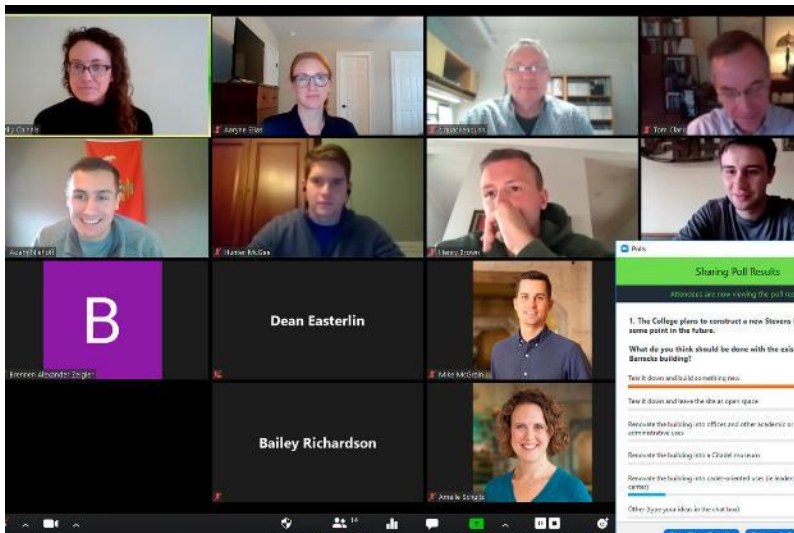
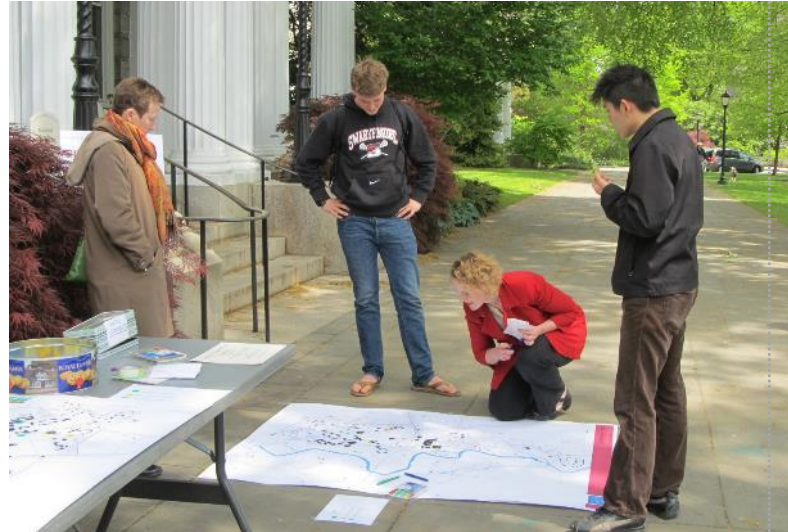
- 1.1 Base Data Request
- 1.2 Campus Base Map Creation
- 1.3 Facilities Inventory Verification and Audit
- 1.4 Campus Analysis
- 1.5 Space Needs Assessment
- 1.6 Utility Mapping
- 1.7 Planning Principles and Concept Plan

Meetings and Engagement

- 1.8 Data Verification
- 1.9 Campus Tour
- 1.10 Focus Groups and Campus Engagement
- 1.11 Academic and Administrative Interviews
- 1.12 Analysis Summary Workshop



Engagement



1. HOW DO YOU PREFER TO STUDY / COLLABORATE?
For each topic below, place one (1) dot in the box that best describes you or the location on the scale that represents your preference.

STUDY / COLLABORATION LOCATION:

STUDY / COLLABORATION ENVIRONMENT:

BY GROUP SIZE:

STUDY GROUP SIZE:

Stakeholders

- Students
- Faculty & Staff
- Alumni
- Administration
- City of Rock Hill
- York County
- Division of Facilities Management
- Board of Trustees

Process

Phase 2

Explore Options

Tasks

2.1 Scenario Planning

Meetings

2.2 **Scenario Planning
Workshop**

DECEMBER '21

JANUARY '22

FEBRUARY '22

MARCH '22

2.1

2.2

BEGIN PHASE 3



In Person



Virtual



*Design Team
Tasks*

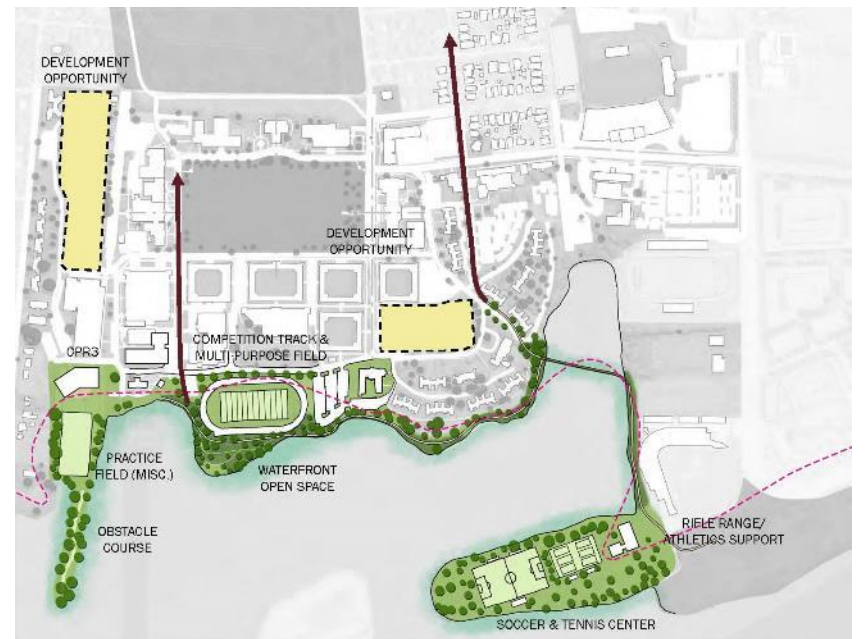
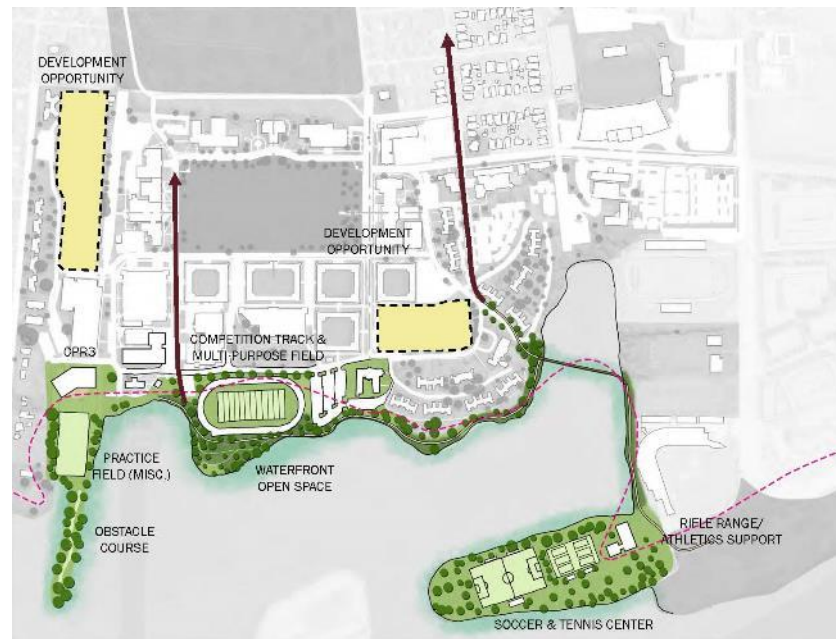
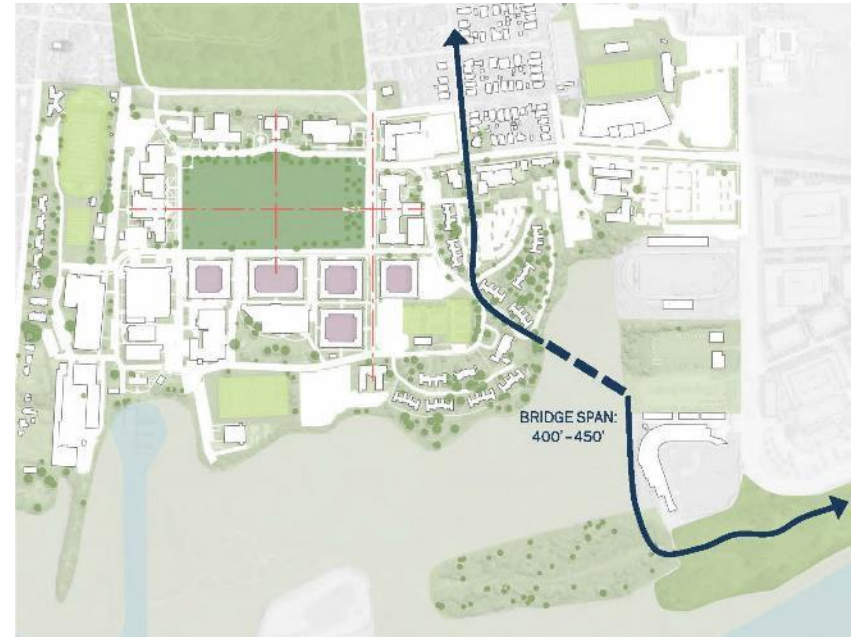
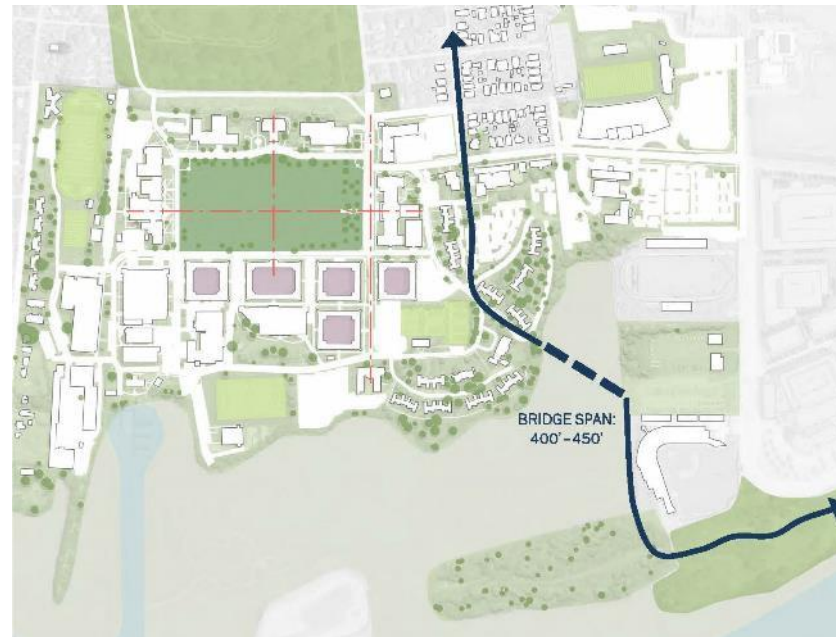
PHASE 2: Explore Options

Tasks

2.1 Scenario Planning

Meetings and Engagement

2.2 Scenario Planning Workshop



Process

Phase 3




Make a Roadmap

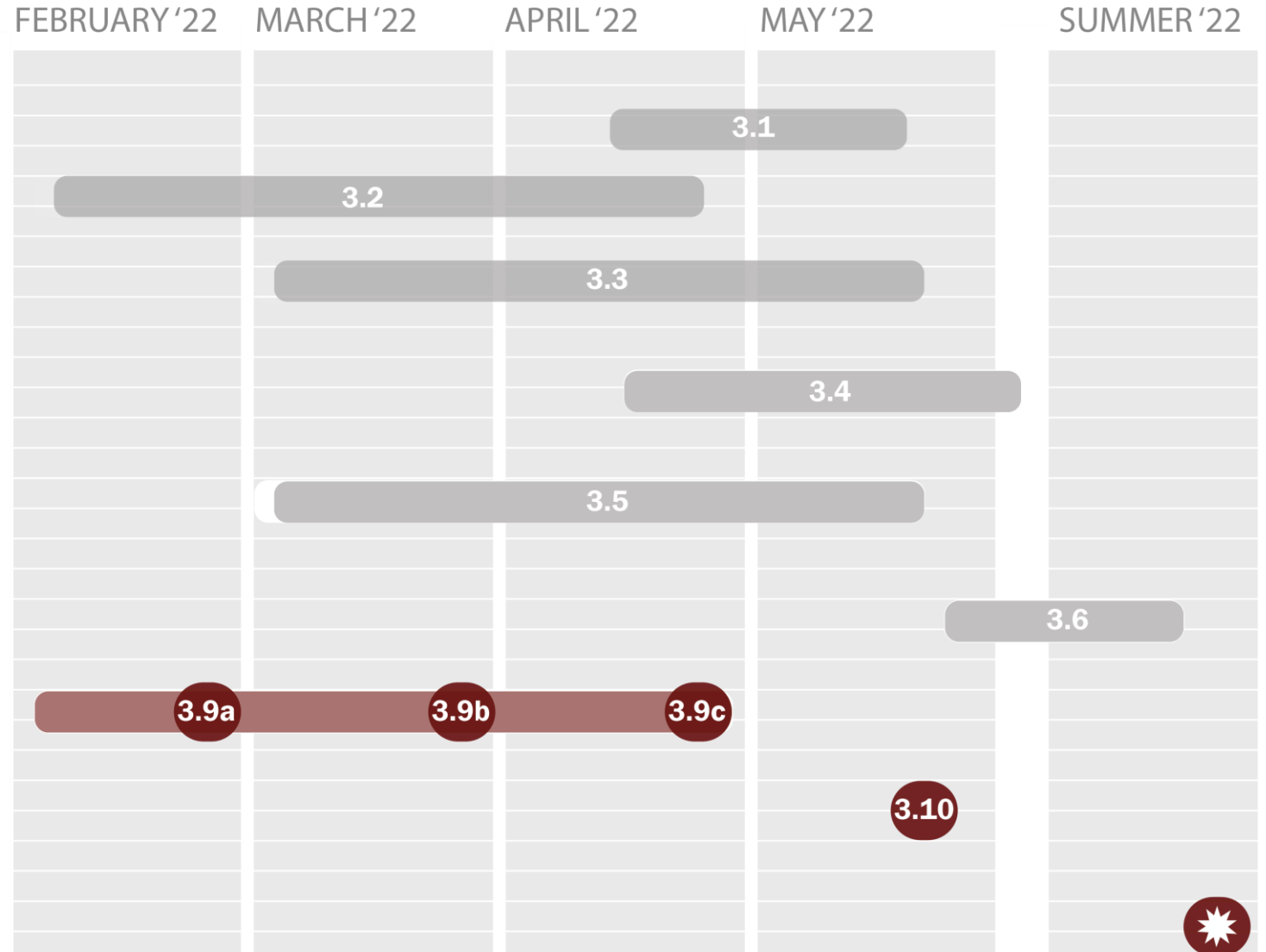
Tasks

- 3.1** Draft Plan
- 3.2** Test Fits
- 3.3** Landscape Opportunities
- 3.4** Phasing Strategy
- 3.5** Engineering and Cost Estimation
- 3.6** **Final Plan and Report**

Meetings

- 3.9** **Interim Coordination by Web Conference**
- 3.10** **Draft Plan & Phasing Workshop**
- 3.11** **Final Plan Presentation**

-  *In Person*
-  *Virtual*
-  *Design Team Tasks*



PHASE 3:

Make a Roadmap

Tasks

- 3.1 Draft Plan
- 3.2 Test Fits
- 3.3 Landscape Opportunities
- 3.4 Phasing Strategy
- 3.5 Stormwater Management Planning
- 3.6 Water and Sewer Planning

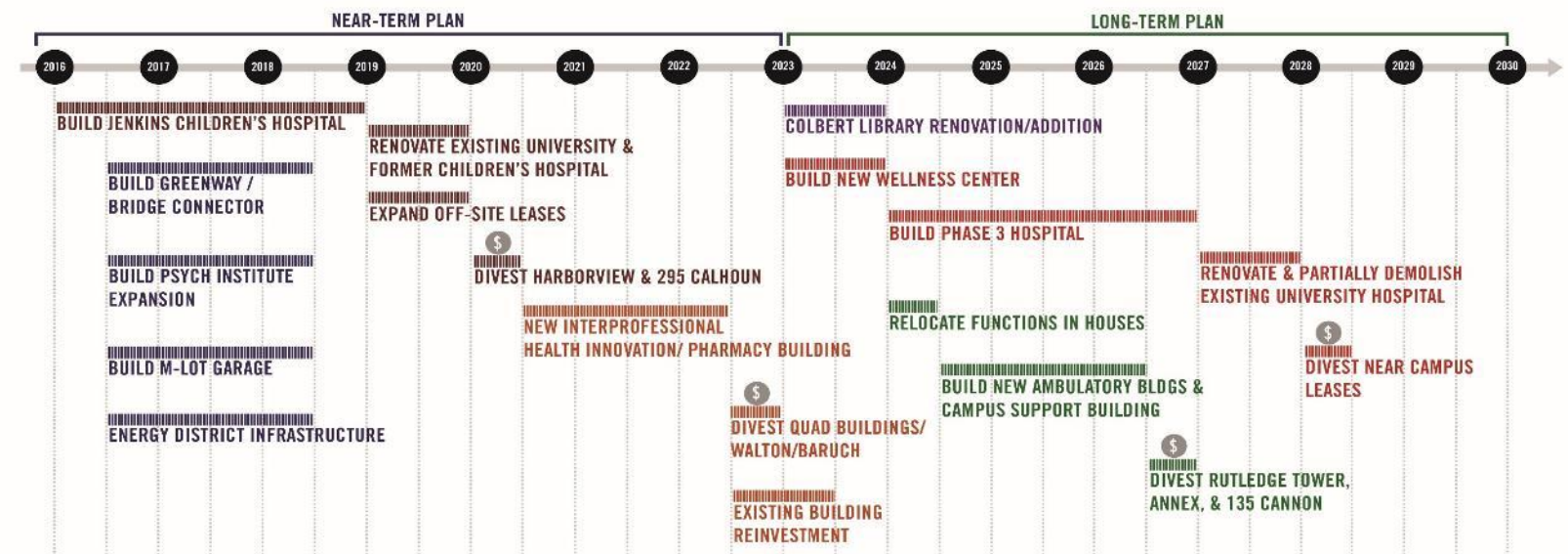
3.7 MEP Planning

3.8 Cost Estimation

3.9 Final Report

Meetings and Engagement

- 3.10 Interim Coordination by web conference
- 3.11 Draft Plan & Phasing Workshop
- 3.12 Final Presentation Plan



Images from MUSC Masterplan

Deliverables

QUACKENBUSH ARCHITECTS + PLANNERS

AYERS
SAINT
GROSS

KEY PROJECTS

Campus Edges

At the campus edge, College development interfaces with the surrounding neighborhoods. The Citadel Real Estate Foundation has prepared an edge plan that proposes five potential public-private partnership development projects, which are all integrated into the Master Plan.

A Dunnemann Avenue

Along Dunnemann Avenue, Citadel property can be developed into additional housing for faculty and staff or potentially for community members.

B East Stands

Alongside the completion of the visitor stands on the east side of Johnson Hagood Stadium, there is capacity to develop an office building.

C City Gym Parking Lot Redevelopment

The City Gym parking lot sits adjacent to the WestEdge development and has significant redevelopment potential for mixed-use development and structured parking. The planned uses for this site should be complementary to the campus environment and community, and the College should seek agreements to have access to structured parking facilities in some capacity.

D Landfill Site

The landfill site adjacent to Joseph P. Riley Jr. Park and Brittlebank Park has significant potential as a mixed-use development opportunity. Due to flood-zone regulations, construction on this site will require extra consideration.

E College Park

The College Park field currently serves The Citadel's baseball team, and it is difficult to accommodate a baseball field elsewhere on College property. In the future, however, there may be opportunities for mixed-use development on this site in partnership with the City of Charleston.



Hagood Avenue and South Campus Plan

- Existing Building
- New Building
- Major Renovation
- Limit of Moderate Wave Action (LMWA)

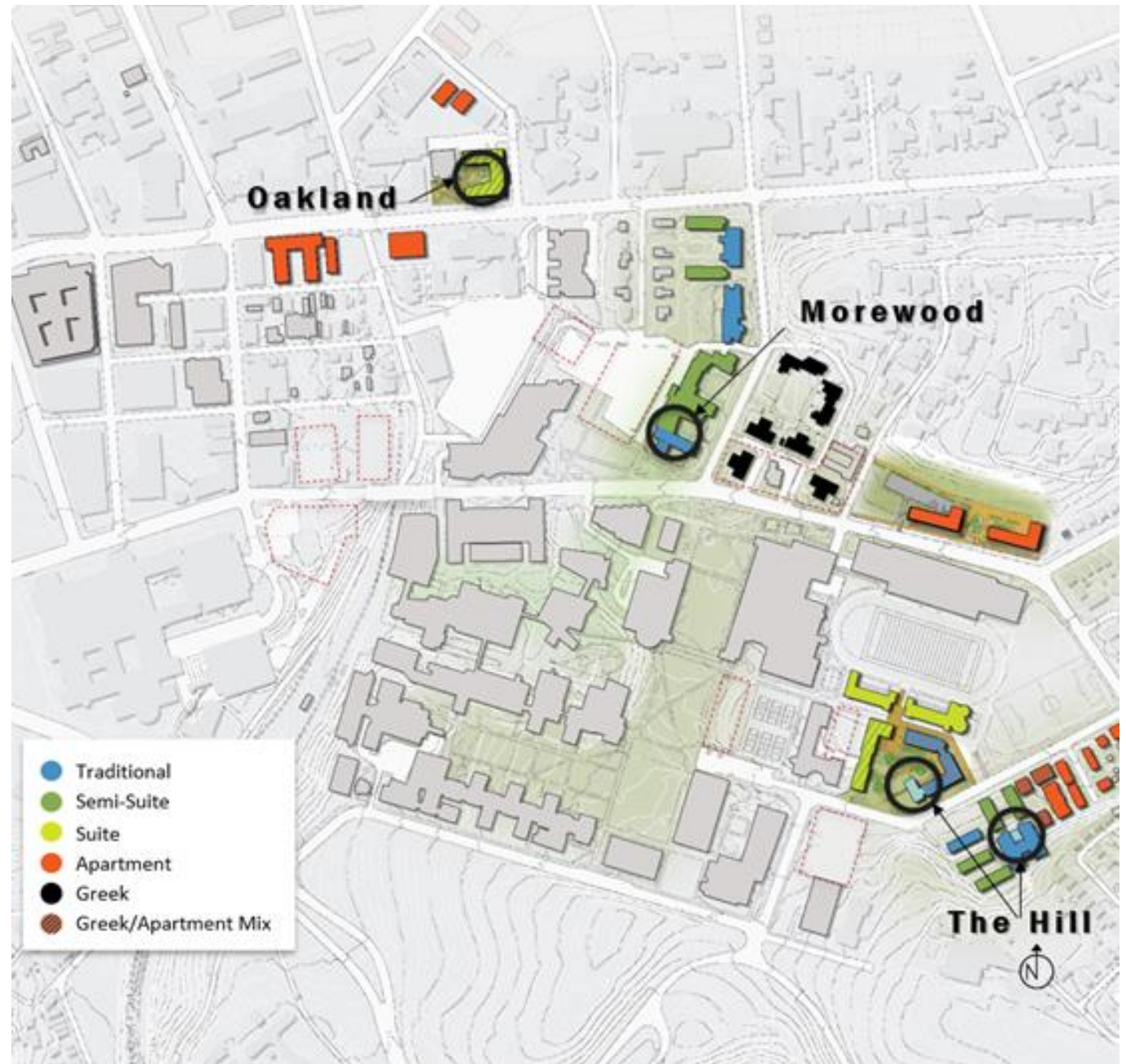
Additional Services

Tasks

4.1 Online Survey

4.2 High-Level Housing and Residential Planning

4.3 Renderings



Additional Services

Tasks

4.1 Online Survey

4.2 High-Level Housing and Residential Planning

4.3 Renderings





Progress

Phase 1

Bring Information Together

Tasks – Progress to- date

1.1 Base Data Request – In progress

1.2 Campus Base Map Creation – In progress

1.3 Facilities Inventory Verification and Audit – Complete

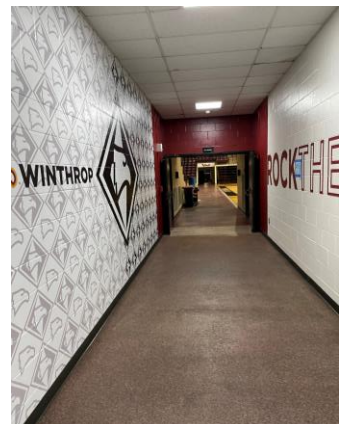
Steering Committee Kick-off

1.4 Campus Analysis

1.5 Space Needs Assessment

1.6 Utility Mapping

1.7 Planning Principles and Concept Plan



Phase 1

Bring Information Together

Meetings and Engagement – Tentative schedule September 28th – 29th

1.8 Campus Tour – 1 and ½ day on campus

1.9 Focus Groups and Campus Engagement – ½ day poster session and virtual

Each focus group should have 10-15 people participate. Questions will be provided in advance.

1. Campus Grounds – combination of transportation, parking, landscape, and outdoor gathering space.
2. Residence Halls – Students Living ON campus
3. Residence Halls – Students Living OFF campus
4. Resident Advisors and other Res Staff
5. Wellness – Recreation, Campus Health, Counseling
6. Student Affairs/Student Government



Phase 1

Bring Information Together

Meetings and Engagement – October through November

1.10 Academic and Administrative Interviews

Academic and Administrative Interview: Core Committee to confirm dates and availabilities with Academic and Administrative staff in Oct-Nov timeframe. Schedule can be flexible. 45 minutes minimum is needed for each interview and it would be preferable to spread out over 3-4 days. Participates to include but not limited to:

- Dean, Arts + Sciences
- Dean, Business Administration
- Dean, Education
- Dean, Visual and Performing Arts
- Dean, Graduate, Online, and Extended Education
- Dean, University College and VP, Student Success
- Dean, Dacus Library
- Provost + EVP, Academic Affairs
- VP, Enrollment Management and Marketing
- AVP, Information Technology
- Director, Grants and Sponsored Research Development
- VP, Finance + Administration
- Director, Athletics
- VP, Human Resources, Employee Diversity and Wellness
- VP, Student Affairs
- Director, Residence Life
- VP and Chief of Staff



Phase 1

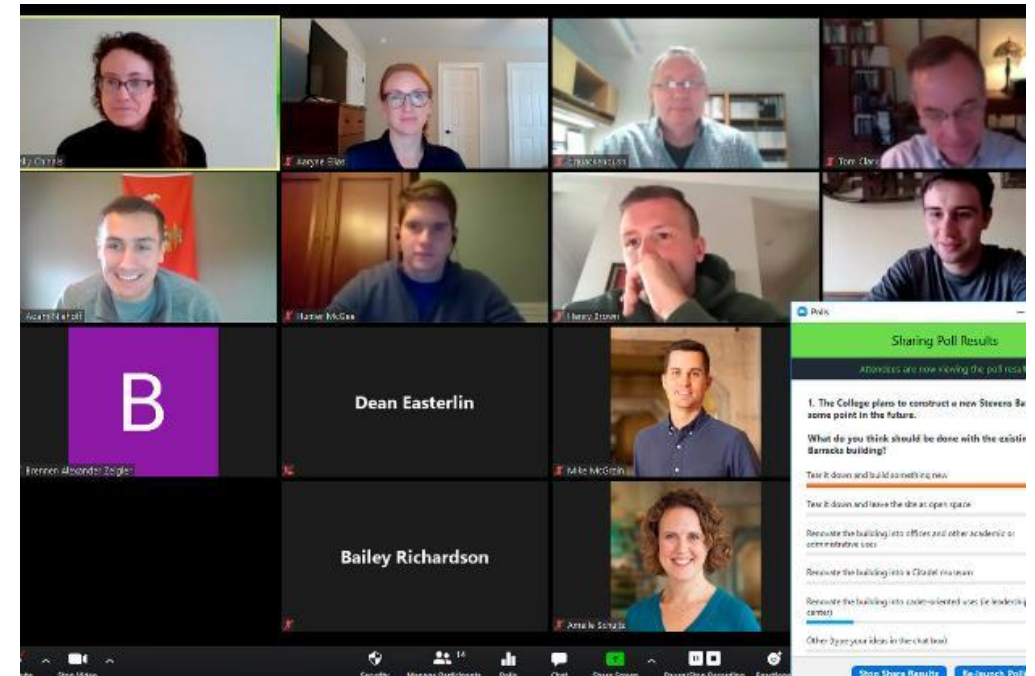
Bring Information Together

Meetings and Engagement – October through November

Online Survey: Survey's need to go out in October. ASG will develop and build draft of survey for review.

Topics:

- Demographic Questions
- Classroom / Collaboration: Qualities of instructional space and collaborative/study spaces
 - Answered by students and faculty
- Office / Workplace: Qualities of workplace, office
 - Answered by faculty and staff
- Open Space / Access / Mobility
 - Answered by all
- Residential / Recreational / Dining spaces
 - Answered by students
- Additional Questions
 - Answered by All
 - Belonging / Welcoming
 - Sustainability
 - Open-ended Questions





Questions

QUACKENBUSH ARCHITECTS + PLANNERS

AYERS
SAINT
GROSS