

**Bradley University  
2007 Facilities Master Plan**

**Table of Contents**

**Section 1:**

- Introduction.....1.1
- Description of Key Plan Elements.....1.2 - 1.4

**Section 2:**

Campus Plan Illustrations

- Context.....2.1A
- Current and Proposed Boundaries.....2.1B
- Campus Facilities Plan.....2.2A
- Aerial View: Campus Facilities Plan.....2.2B
- Parking.....2.3
- Green \ Open Spaces.....2.4
- Enlarged Campus Plan – Construction Staging.....2.5A
- Enlarged Campus Landscaping \ Lighting Plan.....2.5B
- Proposed Intersection Study (Main / Maplewood).....2.6
- Elevations of Rec Center, Parking Deck and Arena.....2.7 - 2.9
- Partial Site Section.....2.10
- Typical Site Lighting Fixture.....2.11

**Section 3:**

Legal Descriptions

- Campus prior to expansion.....3.1 – 3.3
- Properties being proposed for expansion.....3.4 – 3.5
- Campus with amended boundaries.....3.6 – 3.8
- Properties requested for rezoning.....3.9 – 3.15

## **Introduction:**

This plan represents a 10-15 year view of proposed physical changes to Bradley University's campus facilities. These proposed changes evidence the university's commitment to maintaining and improving its competitiveness in the upper echelon set of universities in the region and the country. These changes are not intended to facilitate undergraduate enrollment growth; the university does not have plans to grow its undergraduate enrollments or curriculum. Rather, Bradley's services and programs require improved infrastructure support. The changes (a recreation center, athletic support facility, upscale housing, improvements to academic facilities, an alumni center and parking deck) are not unique items within the quality set of institutions with which Bradley competes.

To facilitate this plan, the university has acquired approximately ten acres of land immediately west and adjacent to the current campus and this plan requests those properties be incorporated into Bradley's N-1 zoning. Bradley has a strong commitment to maintaining its sense of place—not uncommon for a residential campus of medium size—and these parcels provide the wherewithal for plan execution while maintaining a defined campus.

The prominent facilities incorporated in this plan are a recreation center, an athletic support facility and a parking structure. They ultimately replace and improve current campus facilities and parking and involve the area of campus expansion to the west.

These concepts and details have been reviewed and discussed with representatives of the neighborhoods adjacent to the university. One open meeting was held to discuss the proposed plan in September of 2006. A second open meeting is planned for February 2007.

## **Key Elements of the Plan:**

### **Facilities:**

- **Markin Family Student Recreation Center-** A naming gift has been procured for this 130,000 s.f. facility, which will be the largest on the campus until the new athletic support facility (145,000 s.f.) is completed. The Markin Center will support a variety of student recreation space, including indoor pool, running track, four recreational courts, a championship intramural court, aerobic and exercise space as well as a climbing wall. The facility will also support a new campus health center, counseling and wellness space and laboratories for the university's nursing program.
- **Athletic support facility-** This facility will replace Robertson Memorial Field House and enhance program support for Bradley's NCAA Division I program. The facility will include a 4,500-seat arena, athletic hall of fame, ticket office, locker rooms and offices. A special feature of the facility will be a dedicated practice complex for men's basketball. The arena will support Bradley's women's basketball and volleyball practice and competitions as well as local sporting events. The arena will have conversion features for entertainment and special purpose events. It is believed that both this facility and the parking facility have been designed with consideration for New Urbanism architectural concepts given their proximity to Main St.
- **Parking Facility-** A five-level parking structure will house approximately 620 assigned vehicles for campus use and also serve to support public events at the athletic facility. Its location on north Maplewood will allow for controlled egress only via Main St. Three lanes for traffic provides for a reversible lane. Use will be mixed between faculty, staff and students. Main St. crossing and traffic control signals are proposed to be relocated from the intersection of Main St. and Glenwood Ave to Maplewood Ave. A traffic study is being conducted to facilitate the final design of the intersections. Traffic leaving the deck to Main St. will be allowed to make right turns only.
- **Addition to Westlake Hall-**Westlake Hall houses the education program of the University and needs renovation and an addition to support the program.
- **Addition to Jobst Hall-** Jobst Hall supports a portion of the University's engineering program and an addition is envisioned, which could provide high bay and other laboratories.
- **Alumni Center-**One possible location for a new alumni center is west of Bradley Hall. This location would face a new quad to the west and improve what traditionally has been the "back" of Bradley Hall.
- **Housing-**Four buildings similar in scale to those located in the St. James complex have been conceptualized adjacent to the recreation center. These will be high demand, low density facilities given their physical proximity to the campus. Students living in these units will be assigned to park in the Maplewood deck.

### Parking/traffic:

In addition to construction of a campus parking deck, other changes in parking inventory are anticipated, including loss of current parking on Glenwood Ave., and current surface parking on the footprint of the recreation center and athletic support facility. Also, minor surface lots are planned adjacent to Fredonia Avenue to better serve fraternity populations. In total the plan represents a net increase of slightly over 300 spaces.

### Temporary Parking:

During construction of the recreation facility, parking deck and performance arena, temporary parking is envisioned on the campus on property located west of Maplewood. It is envisioned that this temporary parking for Bradley employees and construction workers will include up to 300 spaces and will be accessible from the campus via the current Maplewood St. It is expected that this temporary parking will commence on June 1, 2007, and will not be necessary after December of 2011. The temporary parking lots will be gravel or hard surface and will be controlled access.

### Lighting:

- With the campus expansion, a new generation of lighting fixtures will be introduced to the campus. Ultimately, all campus lighting will be uniform with enhanced levels of lighting and related security improvements. The fixtures and poles are intended to be complimentary to the neighborhood and university.
- Lighting sensitivities of the neighborhood are embodied in the plan, with the new parking facility lighting directed within the facility.
- Lighting levels of the university's outdoor open and recreation space will continue to meet City of Peoria commercial standards.

### Institutional District expansion, zoning, and vacation of two streets:

- Institutional zone expansion is requested for property along Maplewood, north of Bradley Ave., south of Main St. Institutional zone expansion is also requested for an appendage on Institute St., north of Main St., to encompass the Pi Phi Sorority. The university has an agreement in principle to acquire this property and does not plan to relocate any Greek organization to this location. Rezoning the site will help insure control and responsibility.
- N-1 zoning is requested for expansion of the campus to incorporate the property acquired along Maplewood Avenue.
- N-1 zoning is requested for property acquired within the previous Institutional boundary.
- With the proposed campus changes, vacation of both Maplewood Ave. and Glenwood Ave. from Bradley Ave. to Main St. are requested.

Screening of the Parking Structure and campus abutment to the Arbor District:

- A wrought iron fence will be constructed along the entire campus border adjacent to the Arbor District from Bradley Avenue north to Main St. This fence will be consistent with fencing used on the campus border to the east and that enclosing the St. James complex.
- The entire west border will also be lined with arborvitae and larger tree stock in alternating patterns to provide a screening, yet pleasant, appearance. Such plant material will assist with the transition from campus to neighborhood.

Screening along Fredonia alley:

- Alley setback and screening along Fredonia alley (Between Institute Pl. and Glenwood Ave.) will be consistent with what is currently used on existing properties (current setback = 10'-0")