Architect’s Foreword

Working with a team from the University, Zimmerman Architectural Studios created this Master Plan for Viterbo University during the academic year 2008-2009. Harwood Engineering Consultants also evaluated the engineering systems of Viterbo’s buildings. The plan was presented to the board in power point format at its May meeting. This compiled document brings into one place a written and graphic explanation of the master plan and its basis. It

• describes the context of the campus,
• describes Viterbo’s values as they influence the plan
• describes the principle facility needs identified in consultation with the University’s representatives
• describes the major elements proposed to solve those needs
• describes existing facilities, including summary evaluations and recommendations
• proposes landscape standards
• finally, after listing the main design principles guiding the proposed physical layout it concisely illustrates the physical master plan for the campus through diagrams and views of a virtual massing model of the campus.

The full engineering report is available as a separate document. The power point is not included in this printing, but its essence and many of the illustrative photographs have been incorporated into this document.

David Drews
Zimmerman Architectural Studios
June, 2009
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Introduction and Process

This campus master plan provides a spatial and design framework to guide the continued incremental development of the Viterbo University campus facilities. The plan identifies solutions to identified needs within this framework. In many cases, we present alternatives for both modest and more ambitious solutions to Viterbo’s needs.

To develop the plan, Zimmerman Architectural Studios worked closely with the Viterbo University through its broadly representative Master Plan Advisory committee, supplemented with interviews of staff representing all areas of the university.

The master plan proceeded in two main phases, first analysis, and then synthesis.

The analytical phase consisted of two parallel tracks—physical condition and programmatic suitability. On the one hand, engineers evaluated the physical condition of the university’s buildings, and issued a report summarizing the state of their building systems. We also looked holistically at the campus and its neighborhood, identifying what we saw as its main strengths, weaknesses, and potential. To better understand Viterbo in the context of its neighborhood and sister institutions, we also met with the university’s board of advisors, with La Crosse’s City Planner and with representatives of Franciscan-Skemp Healthcare (FSH) and the Franciscan Sisters of Perpetual Adoration (FSPA).

Working closely with the University, we also analyzed how well the campus facilities could meet the University’s evolving program and population. Viterbo has established goals for its growth in the coming years. We evaluated what additional facilities would be needed to fulfill that vision. We also sought to identify disconnects Viterbo’s facilities on the one hand, and the programs it offers and the type of learning to which it aspires on the other. We reviewed and analyzed the current use of classrooms (scheduling), looking for over- and under-used facilities. The committee and other university staff provided valuable insights into what works well, what does not, and what modified or additional facilities would foster the mission of the University, both now and as it grows.

Furthermore, the University and its committee members provided valuable insight into how the facilities supported the University’s mission in more abstract and symbolic ways. They illuminated aspects of the history of the university, its values and the meaning that has accrued to a number of buildings, spaces and artwork.
During the synthesis phase of the master plan we generated specific solutions to Viterbo’s identified needs. The solutions were informed by underlying design principles consistent with what was learned about the University’s values and context. The final recommendation was derived through an iterative process of design, review, and modification. The committee’s insights and recommendations throughout this process had a significant impact on the final plan.

**Goals, vision and values**

**and their impact on the master plan**

Viterbo’s vision for the future and its Franciscan values form an important basis of many master planning decisions. Key points follow:

**Enrollment Growth**

Viterbo plans to increase traditional undergraduate enrollment from its current level of about 1400 students to 2000 students. Total enrollment in all programs would rise to 5000.

**Build on institutional strengths, academic excellence.**

The university seeks to build on its academic distinction and on existing and emerging centers of excellence. Nursing, Fine Arts and Education are among the programs for which Viterbo is particularly noted. Viterbo also seeks to remain accessible, affordable, and to foster success.

**Franciscan Values**

Viterbo’s Franciscan heritage gives it a strong set of underlying values, many of which are celebrated on banners throughout the campus. These include hospitality, service, integrity, contemplation, and stewardship. Respect for the environment (environmental stewardship) is an important part of these values. Also, Dr. Richard Kyte, director of the Viterbo University Center for Ethics in Leadership, points out that St. Francis made a point of engaging the world outside the walls of Assisi.

**Impacts on the master plan**

To achieve and support the desired growth requires that Viterbo improve both the quality and quantity of some facilities. The greatest need is in undergraduate housing, but some other facilities, such as athletics and recreation space, are affected as well.

Viterbo also plans a new nursing school to better accommodate this flagship program, replacing the remodeled parish elementary school in which it is now housed. Proposed additions to the fine arts center will support not only the Fine
Arts programs, but also other aspects of the University’s educational mission and its outreach to the community.

Franciscan values are reflected throughout the plan, partly in environmental stewardship, but also through the attitude that engages the neighborhood and the greater La Crosse community. The university does not seek to isolate itself from its neighbors.

**Context, Existing Campus**

Viterbo University’s very compact campus lies within the traditional city block structure about one mile southeast of downtown La Crosse, Wisconsin. The grand sweep of La Crosse’s setting—a broad, level plain between the Mississippi River to the west and tall bluffs to the east—is apparent from the campus. Its immediate neighbors are both institutional and residential.

**Institutional Context**

The Franciscan Sisters of Perpetual Adoration (FSPA) have occupied the city block at Ninth and Market Streets since 1871. Their St. Rose College was renamed Viterbo College in 1937 as plans were developed to erect a new, independent college building, now Murphy Hall, on 9th Street one block south of FSPA. Viterbo’s current campus remains centered on Murphy Hall, and, with minor exceptions, occupies the five city blocks south and west of the FSPA mother house and its St. Rose Chapel (1874). To the east and north, the sister institution of Franciscan Skemp Healthcare (FSH) has grown to occupy an area equivalent to more than nine city blocks. Together FSPA and Viterbo occupy most of the blocks bounded by 8th, Market, 10th, and Jackson Streets; FSH extends the institutional context east to West Avenue (equivalent to 12th Street), with the exception of commercial property at the corner of Jackson Street and West Avenue.

**Neighborhood Context**

The rest of Viterbo University’s context consists of older, traditional neighborhoods. The area to the west and north is known as the Washburn Neighborhood, while the Powell-Hood-Hamilton neighborhood lies across Jackson Street to the south. Both consist primarily of relatively modest homes from the 19th and early 20th centuries, with some corner neighborhood retail / mixed-use buildings mixed in. Some of the original housing stock has been replaced with low-rise wood-framed apartment buildings, especially just west of Viterbo near Jackson Street. Both neighborhoods have neighborhood associations and have adopted neighborhood plans which aim, in part, to “create a ‘sense of place’ within the community by identifying and developing the assets within each neighborhood” and to “strengthen the city by strengthening neighborhoods.” They
also seek to increase the number of owner-occupied homes; that percentage had fallen under 50% in La Crosse by 1990.

Historically, much of the area that is now occupied by Viterbo and Franciscan-Skemp was once part of the residential neighborhood, with similar housing stock. The San Damiano Chapel on Viterbo’s campus was originally built as the parish church for the neighborhood, and what is now the Brophy Nursing Center was built as the parish school.

Street Grid

Within the blocks occupied by Viterbo and FSH, a number of streets have been fully or partially closed so that, with the exception of fire-lane access (and of those few properties outside of Viterbo’s existing five-block campus), Viterbo University has a continuous pedestrian network within its campus. However, the prior block structure is still evident, and explains some aspects of the existing buildings’ designs, which were built to face streets that no longer exist. This is especially true of the Fine Arts Center, which was built when Mississippi Street (to its north) still existed, and the property to the south, facing Jackson, had not yet been incorporated into the campus. Its south façade, now the most prominent, was then a back façade in mid-block.

V-Hawk Fields

Viterbo University’s central campus is augmented by an athletic complex on the city's northeast side. It lies at the base of the bluffs, just west of Highway 16—a major route into La Crosse—and east of an extensive, low-lying natural area.
Existing Campus Strengths

The master plan builds incrementally on the strengths of the existing campus, while seeking to overcome its limitations. Major strengths and opportunities that define Viterbo’s campus include:

Outdoor Rooms

Since Viterbo does not have the expansive acres of a more rural location, the outdoor spaces it does have take on extra importance. Viterbo has a framework of generally well-defined outdoor “rooms” to build on. These include the especially important central north-south axis of the former 9th Street and the large open area of the Assisi Courtyard and its adjacent grove; the secondary axes of the east-west former streets; and the potential quadrangle suggested by the configuration of Reinhart Center. The plan recommends building on these strengths, improving and activating the spaces, and continuing to intentionally shape and “furnish” outdoor spaces for spatial quality, beauty and use, rather than merely as remnant “green space”. See Campus analysis diagrams and master plan diagrams.

Campus art, banners, inscriptions, and architectural detail

Viterbo University has an unusual amount of public art on its campus. Less permanent banners throughout the campus and more permanent inscriptions over the entries of a number of Viterbo’s and FSPA’s buildings also add to the character and identity of the campus. We encourage a continuation of these characteristics going forward. A number of buildings also have high quality architectural detail and/or well conceived spaces. We encourage their preservation, and that new additions to the campus be of high design quality and include human-scaled detail that adds aesthetic enjoyment to the functional benefits of the buildings.

Performance Spaces

The performance halls of Viterbo University’s Fine Arts Center—main theatre, recital hall, and La Croix Black Box Theater—constitute an exceptional resource for the school and community. These are described more fully below.

New Science and Recreation Facilities

The recently completed D.B. and Marge Reinhart Center and Amie L. Mathy Center have added high quality facilities in the sciences, distance learning, and recreation to the campus.
Major Identified Needs

The master planning process identified eight major groups of facility improvement needs. These include:

- Core Academic Spaces
  - Classrooms (Qualitative improvements)
  - Faculty Offices
- Fine Arts
  - 400-500 seat venue
  - art gallery
  - dance studio
  - access, amenities, support
- Athletics and Recreation
  - locker / training / office / court time
  - V-Hawk fields improvements
  - recreational outdoor space
- Student Residences
  - upgrades and expansion
- Student Center
- Parking
- Campus image / entrance / edge
- Outdoor rooms, landscape
Core Academic Spaces

Classrooms

In general, Viterbo University's classrooms currently have enough schedule availability to accommodate anticipated additional sections, and there is excellent evening availability. In the sciences, one additional science laboratory is needed to meet the anticipated future program.

However, with the exception of the relatively new Reinhart Center rooms, qualitative improvements in most of the classrooms would better accommodate current teaching methods and provide more comfort, especially for adult learners. Classroom equipment (computers, projectors, etc.) is generally good, and nearly all rooms are furnished with tables and chairs, which is also appropriate. However, the registrar reports that students complain of crowded classrooms. Tables are small (c. 19" x 60") for two people, and most chairs are hard. Moving from the current average of around 23 s.f. per student to a common benchmark of 30 s.f. per person (used, for instance, by UW-Madison) would permit 24” x 72” tables and larger, softer chairs. This would result in more comfort and less sense of crowding but would, of course, reduce capacity in some rooms. In the Murphy Center, the average capacity of the typical mid- to large-capacity classrooms would drop from about 42 to 31 students.

Viterbo’s offerings for adult learners generally take place in long evening or weekend sessions, which intensify the need for appropriate settings. In addition to the comfort issues mentioned above, these sessions require the capability for small group break-out sessions, good access and security, break space, and access to food and beverages. The University estimates that there should be two or three rooms specifically equipped for MBA and adult learning, with each accommodating 25-30 students at round tables with comfortable chairs.
Additionally, most general classrooms in the Murphy Center and at the Fine Arts Center are relatively narrow. The typical dimension from corridor wall to outside wall is around 24’ at the Murphy Center (corner rooms are a few feet larger) and just 20’ - 21’ at the FAC. The 24’ dimension is workable for many rooms, but is very narrow for larger rooms. Generally, the long dimension of a classroom should not be more than 1.5x its width (i.e., a 2:3 ratio). Rooms at the Murphy center that exceed 40’ are very awkwardly proportioned.

Therefore, we recommend that when creating new classroom space, the University should take the opportunity to create some wider bay spaces to better accommodate larger class sizes.

Faculty Offices

Viterbo University is already facing a shortage of faculty offices. This need will increase as the enrollment grows. Therefore, additional faculty offices should be created either directly through new construction, or indirectly by remodeling space vacated by other functions that move into new construction.

Auditorium / Lecture for 250

Viterbo could use an auditorium or lecture space that can house about 250 people for various events. This is one of three requests for spaces for events larger than can be currently accommodated, but smaller than the 1100 seat main theatre. One, for a flexible, flat-floored space, is incorporated in the Student Center idea; the other, for a mid-sized performance space, is included under the Fine Arts Center. The committee determined that these two spaces, if provided, would fulfill the identified need for this lecture space.
Fine Arts
Viterbo identified five major needs related to the fine arts center. These include a

400-500 seat venue . . .

to fill the large gap between the roughly 175-200 that can be accommodated in the two smaller venues and the 1100 in the main theatre. We recommend a courtyard theater arrangement, which allows smaller groups to be housed without the facility feeling half-empty.

Art Gallery . . .

needs to be larger and more visibly sited. The current second-floor location is small and hidden within the teaching wing of the building. A more public location should be found.

Dance Studio

A second dance studio is needed to complement the existing, overbooked facility. It should have appropriate flooring and volume, of course, but also needs to be acoustically isolated from surrounding areas.

Improved access and patron amenities . . .

are needed especially for the La Croix Black Box Theater, which has poor access and few amenities. Ideally, the recital hall would also have better—or at least more apparent—public access and interior access to the stage for wheelchairs and wheeled objects. Additional restrooms serving the main theatre are also needed.

Support Spaces

Finally, additional back-stage support spaces such as storage and dressing rooms are needed in general, and in particular to alleviate conflicts between student and touring productions—these conflicts reportedly are now resolved at the expense of the students.
Athletics and Recreation

Athletics: locker / training / office / court time

The Varsity Athletic Center was built for a much smaller student population. Increased offerings in athletics are a means to attract and retain more students, as well as to improve students’ experience on campus, and are thus important to meeting Viterbo University’s enrollment goals. So far, added sports have been chosen in part to have minimal additional requirements for facilities. However, some needs are already apparent and will become more severe in the future. Additional locker and training facilities, offices for coaches and, ideally, court time are required. Although the newer Amie L. Mathy Center has made some office space available, it is dedicated to recreational uses with peak demands that are similar to those of the athletic department.

V-Hawk fields improvements

Needed improvements at the V-Hawk field complex include
- better drainage
- ideally better field orientation for ball diamonds
- permanent restroom, concessions, visitor locker rooms
- lighting
- batting cage (or provide at Mathy / VAC expansion)
- possibly a track
- parking

Given its location, there are potential geotechnical issues that would need to be explored as part of any improvements. Also, an all-weather (artificial turf) field would allow increased use. Currently the soccer game field has limited use to keep it in good condition.

Recreational outdoor space . . .

is extremely limited on the main Viterbo campus. Therefore it is important that the large, unobstructed open area of Assisi Courtyard, the only such space campus, maintain its flexible, open character. Ideally other spaces for informal active recreation should be created where possible, though these possibilities are limited given the compact nature of the campus and the desire to respect the neighborhood. Nearby public parks could also provide recreational opportunities. For instance, Houska Park has been used for a first-year experience in the past.
Student Residences . . .

require upgrades and expansion. The University has set a goal to house one-third of full-time traditional students on campus. To meet this goal and the goal to grow to 2000 traditional undergraduates would require around 670 beds for undergraduates. The University further desires that freshmen be housed in upgraded traditional residence halls, but that expanded capacity would be provided with suite-style housing attractive to upper-class students. Also, ideally, lower quality buildings (Treacy, McDonald), which are stick-built, all-electric buildings, should be replaced with more desirable alternatives.

Student Center

Early in the planning process, the idea of a student center emerged. This notion encompasses a variety of needs which would not necessarily have to be accommodated in a student center per se; however, the consensus of the group is that co-locating these in such a facility would be an excellent idea. Some of these facilities are currently lacking altogether; others are too small, poorly located, or would benefit by inclusion in the center. Main elements of a student center would include:

- a venue for 250-300 people. This would be a flat-floored flexible space that could be used for meetings, lectures, banquets, presentations, conferences, etc., and would include support for food service / catering.
- student organization offices
- traditional “student union” spaces such as lounges / hang-out spaces, informal study spaces, game rooms, etc.
- student health and counseling services
- campus ministry
- other “student union” type spaces
- Bookstore
- Dining options such as a food court, snack-bar and coffee shop space (such as Franny’s)
- Possibly, a “one-stop center” for offices that interact with students (such as the registrar). This option would free much of the second floor of Murphy for classrooms or faculty offices.

San Damiano Chapel could be integrated at least programmatically with the student center. An early option to locate the student center at the Brophy Nursing Center site would have allowed a physical connection as well.
A further suggested goal is to create space similar to an Italian piazza. While a literal interpretation is not possible, given the great difference in the urban fabric between La Crosse and a densely built Italian city, many of the aspects could be incorporated. To foster a warmer micro-climate, and thus a longer sunny (south) orientation would be ideal.

**Exterior Campus Needs**

**Parking**

Existing parking facilities for Viterbo operate near capacity much of the time. Logically, as the University grows, it will either need to provide additional parking or develop alternative strategies that reduce parking demand. Also, the planned nursing building will displace all of parking lot B, including its relatively recent expansion onto what had been a tennis and a basketball court.

**Campus image, entrances, edges**

A final major identified need, related to the parking need, is for an improved campus image and identity, especially in regards to entry and campus edges. The campus' existing and proposed edges are of two main types—the clearer, more public edges at Jackson and 10th Streets, which are currently dominated by paving; and the north and especially west edges that blend more into the neighborhood and are greener due to a more intact landscape pattern and well-established street trees.

**Outdoor Rooms, Landscape**

As mentioned in the discussion of building on campus strengths, we have identified the need and opportunity to further improve and activate the campus’ outdoor spaces, and we recommend continuing to intentionally shape and “furnish” outdoor spaces for spatial quality, beauty and use, rather than merely as remnant “green space”. Such spaces should include a hierarchy of scales, foster a variety of uses, and be activated by the pedestrian circulation patterns and building entrances.

As also noted earlier, Viterbo’s original facilities consisted of urban buildings on public streets. This structure still underlies much of the campus form, but over time spaces have evolved into a series or outdoor rooms, and even quadrangles. This trend can be strengthened.
Worth noting specifically, Assisi Courtyard is a key open space, but the history of the Murphy Center and Brophy Center in particular, along with parking lot B and the somewhat obscure north entries of the FAC, give Assisi Courtyard the feel of a “back” or remnant space to one of the major spaces on campus. This should be changed without losing its openness.

**Recommendations**

The master plan identifies many key opportunities to create or strengthen these outdoor spaces. These include Assisi Courtyard and the grove to the north; the quadrangle implied by Reinhart, the FAC, and the proposed Student Center; a small piazza overlooking this quadrangle from the student center; a newly enlarged residential quadrangle, a healing garden at the nursing center, improved courtyard landscape north of the FAC; an entry plaza / Garden between the new Nursing Building and Brophy, and a feature at the intersection of Franciscan Way and Viterbo Place.

Assisi Courtyard is the only large open space on campus. This side of the Murphy Center (below) does not have as much detail as the other three facades, its windows are less carefully arranged for appearance, and, though the arcade is delightful, there is not a gracious entry to the building.
Summary of Major Elements of Master Plan

The identified needs are met by a number of proposed campus additions and modifications, which are briefly noted below and can be seen in the graphic overview of the campus. A somewhat fuller description is included in the "Facilities Overview with Recommendations" section of this report. These elements include:

New Nursing Center

Proposed for the site of parking lot B, east of the Fine Arts Center, the design for the Nursing Center is well advanced.

Fine Arts Expansion

An addition south of the existing receiving area, at 9th and Jackson meets most of the identified needs directly, others indirectly. An optional north addition could provide additional benefits, but further study would be needed to determine if the investment would be justified.

Murphy Center Expansion

An east addition to the Murphy center would improve access, clarify internal circulation, better address Assisi Courtyard, and provide casual meeting places to enrich the campus culture and interchange of ideas. The most ambitious version of this addition would provide a "winter garden" enclosed courtyard that could act as a crossroads for the building and University, and provide a venue for both impromptu and planned events. An optional component could provide wider, better proportioned spaces for the larger University classrooms. Existing space vacated by functions moving into other new buildings would be remodeled to provide faculty offices or other needed facilities.
New Student Center

A new student center would meet most of the needs identified under that heading in the needs section above. The preferred site is the area just south of the Varsity Athletic Center, (including property not now owned by Viterbo), at crossroads between Reinhart and Murphy, whose importance would increase if future academic buildings are built west of Reinhart. The site is relatively narrow north to south, however, so the building would need to be vertically organized to make best use of the site. Ideally, it would be coordinated with the more ambitious VAC project, especially for the creation of the larger venues desired. A protected south facing terrace provides a sort of piazza at this main campus crossroads.

Varsity Athletic Center Expansion

We recommend replacing the existing one-story locker room wing of the VAC with a multi-story plus basement building that makes much better use of the site, provides needed support spaces for the athletic program and, in the more ambitious version, a large space on the upper story either for additional court space or as a large hall for the proposed student center. This building and the proposed Student Center should both provide a more welcoming, open appearance to Viterbo Court by locating appropriate facilities with windows at the first floor along the outside east and south façades.
Residence Hall Solutions

Remodel Marian and Bonaventure Halls as traditional residence halls for freshmen, but with improved amenities. Ideally, improve the highly visible northwest corner of Bonaventure. Remodel / reclaim existing student union space and the first floor office space in Marian to provide social spaces for resident students. Eliminate Treacy and MacDonald Halls. Build new suite-style residence halls west of 8th Street between Winnebago and Market Streets. (The south wing of these would be a later phase, as it displaces the physical plant building). Use these new buildings and the existing Bonaventure Hall, Marian Hall, and Rose Terrace to shape a new, larger quadrangle for informal recreation, active and passive. In the future, include residence hall suites facing Winnebago Street on the north end of the proposed parking structure. Blend additional housing capacity into the neighborhood, including townhouse units north of Market, to provide a range of housing options for upper class students. Wherever possible, include parking in the basement level of new projects, especially the suite-style residence hall buildings.
Parking Structure / Mixed use building
Accommodate a large portion of Viterbo’s parking needs with a parking structure west of 8th Street across from the Mathy Center, extending to the alley. Design the building to have the sloped ramp floors in mid-block; provide occupied spaces on the north and south ends of the building and on the ground floor facing the street, both to provide useable space and to give the building a friendly appearance that activates the adjacent streets and sidewalks. As mentioned above, the north end could be a residence hall. Facilities for the physical plant department, including offices, should be incorporated into the building; beyond that the south end and east frontage of the ground floor are available for future needs.

Future Academic and Mixed Use Buildings
The plan identifies four additional locations for future expansion of Viterbo University's facilities to meet additional needs. Some of these parcels are not currently owned by the University.

East side of Eighth Street (three locations):
A building on the highly visible corner of Eighth and Jackson would form the southwest corner of the campus. It should be shaped to mediate the residential scale across 8th Street and provide a strong presence on the south and east, and should include street activating uses on the public ground floors.

The northern portion of this block would, in the short term, provide surface parking to offset parking losses by projects such as the Nursing Building. In the long term, it provides a site for a future academic building, using the term very broadly to include if necessary more than classrooms and faculty offices.

The FSPA has townhouses north of Mississippi Street and south of the Mathy Center. In the long term, this site is ideal for a future building with uses that can take advantage of its long, sunny south exposure. Its location makes it suitable for nearly any university use, including those related to the Mathy Center or Student Center, as well as faculty offices and/or classrooms.

Current Brophy Center Site
In the short term, use the Brophy Center as flex space while other spaces are being built. In the long term, a new building on this site should provide a new face for Viterbo on 10th Street and will help shape an entry garden between it and the new nursing school. It should more positively address Assisi Courtyard. A new building here could also link to San Damiano Chapel, providing a more gracious accessible link to that building than currently exists.
V-Hawk Fields Improvements

Improve the V-Hawk field complex to provide better drainage; ideally better field orientation for ball diamonds (the direction from home plate to center is now southwest, preferred orientations are southeast, east, northeast or north); permanent restroom, concessions, visitor locker rooms; lighting; batting cage, possibly a track; and parking. An all-weather (artificial turf) field would allow increased use. Currently the soccer game field has limited use to keep it in good condition.

As illustrated in the diagrams, a double-radius track, reoriented baseball and softball diamonds, and the other facilities could fit on the site, but the practice field would be lost. Therefore, the soccer field should be an all-weather synthetic surface so it could also be used for practice.

The hillside presents an opportunity for more ambitious (though costly) built facilities.
Facilities Overview with Recommendations

The following sections give a synopsis of Viterbo University’s existing buildings and grounds. We also identify the main issues or needs related to those facilities, and briefly state the plan’s major recommendations to meet those needs.

Murphy Center

The five-story Murphy Center originally housed the entirety of Viterbo College, including not only classrooms and offices, but also the library, gymnasium, residence facilities, dining, a museum, and related support facilities such as laundry and locker rooms. As additional buildings have been built or acquired elsewhere for student residence, dining, nursing, athletics, fine arts, and, most recently, the sciences, spaces in Murphy have been remodeled and converted. Today the Murphy Center still accommodates the majority of Viterbo’s classrooms and faculty offices (primarily on floors 3-5), the library (on the first floor and part of the second), and many administrative offices (primarily on the remainder of the second floor). It also has a minimum of social / lounge space, including Franny’s coffee shop and the “chill” room.

Architectural / functional evaluation

While the compact form and multi-use nature of the Murphy Center still provide a number of advantages—for instance the proximity of many faculty offices to the classrooms can make faculty more accessible to students, and the intermixing of functions can be convenient and encourage interaction—the building’s history leads to some shortcomings in its current configuration. Several items in particular stand out: access and circulation; lack of gathering spaces; and narrow classrooms.

Access and circulation: The Murphy Center does not have an adequate accessible main entry. The gracious and ornate front (west) entrance does not provide access to people with mobility disabilities, as visitors must climb stairs to reach the second floor. The library, which occupies the adjacent first floor space, is not connected to this entry. The south and west entries do provide access to elevators, but are small and feel like the secondary (side and back) entries that they are. The relatively recent expansion of the library into the south portion of the second floor also disrupts circulation on that floor. The many persons entering Murphy from the south entry gain access to Franny’s and the library, but cannot reach the second floor (outside of the Library) without going to the third floor, then to the center of the building, and back down. Similarly, the southeast stair below the third floor serves only as an emergency exit.
Informal gathering spaces: The Murphy Center generally lacks the kinds of informal, unprogrammed gathering spaces—such as seating alcoves adjacent to main circulation paths—that can foster casual interactions and continued learning and discussion outside of structured class settings, and thus contribute to a vital and vibrant community. Corridors, though adequate for passing, are relatively narrow, and nearly all other space (understandably) is assigned for uses such as classrooms and offices. The popular and successful Franny’s and the recently remodeled “chill” room meet some of this need, though physically they are discreet spaces that function as destinations, rather than highly visible extensions of the public spaces of the building.

(The following incident illustrates the lack. On one of our visits, a student group had set up a table on the landing of the formal stair at the second floor to sell chili—this is arguably the only such space available that would not intrude on necessary hall space. However, there was no place for people to sit and talk as they enjoyed the food, and anyone using the south or even east entrance to reach the classrooms on the floors above would not pass by the table, (though they might smell the chili.))

Classrooms: The structure and circulation of the building results in a distance from corridor to outside wall that could not realistically change. For most classrooms this room depth is about 24 feet. This allows for excellent daylighting and is a very good dimension for seminar rooms and small to medium sized classrooms. However, for larger classrooms, it results in awkward long, narrow configurations.

As discussed in the needs sections, nearly all classrooms in Murphy are equipped with moveable tables and chairs. This is desirable and provides flexible arrangements. However, the typical table is relatively small (20” x 60” for two students), and the molded chairs are not comfortable for long classes, such as evening adult-learner sessions. Computer labs, illustrated here, have more comfortable seating.

Programmatic concerns / ideas related to Murphy Center:
Provide comfortable classrooms, especially for adult learners. Provide convenient and co-located offices (“one-stop”) for student services (could be elsewhere). Provide additional faculty offices for unmet current and projected additional need.

Engineering Evaluations Summary—Murphy Center
In general, the engineers found the Murphy Center to be well-maintained and in good operating condition. For a complete description and specific recommendations, see their full report.
Recommendations—Murphy Center

As Viterbo creates new space elsewhere for some functions (such as student services), remodel vacated space to meet other needs, such as faculty offices. If possible, include nodes / alcoves for informal interaction.

Create a new, more welcoming and accessible main entry facing east to the Assisi Courtyard. Create a new, central vertical hub that provides access and connectivity and informal gathering space—a node or crossroads—at each floor. There are several ways to work toward this goal. The least ambitious version would rely primarily on remodeling and perhaps a minor addition focused around the existing central stair, claiming adjacent spaces to create a more welcoming and open feel. The entry from the cloister-like courtyard would also be made more significant. A more ambitious version would add space to the center east side on each floor, replacing the elevator and stair with a more open, generous and inviting arrangement and adding gathering, study and other informal space adjacent. The most ambitious approach would also replace the existing east courtyard with a “winter garden”, an enclosed daylit courtyard that would act as entry, crossroads and informal space for the campus (something like an indoor quad or piazza for all seasons). It also could connect to the existing stairs at the northeast and southeast ends of the building’s first and possibly second floors, enhancing its role as a hub of activity. Properly designed, such a space could not only function on a day-to-day basis, but could also be used for special events and large gatherings—such as a reception, a student art show, or a forum with a guest speakers—fulfilling the need identified under the student center rubric. Ideally, in the more ambitious realizations, the library should be remodeled enough to provide access from the new central hub.

Option for Murphy Center: create larger-bay classroom space by adding eastward from the south wing of the building, tying to existing circulation on the upper floors, extending the library on the second, and either extending the library or creating an independent use at the first. This first floor space also could be integrated with the “winter garden” option for the east entry.
John Brophy Nursing Center

The Brophy Nursing Center was created by converting the 1953 St. Wenceslaus Parish Elementary School. Some classrooms and the rest rooms remain essentially unchanged. Other classrooms were converted to office space. The greatest transformation entailed adding a floor to the windowless multi-purpose gymnasium / auditorium to create two larger lecture halls on the ground floor and about two dozen offices on the upper floor. As is typical of buildings of this vintage, the exterior walls are uninsulated masonry (brick on concrete block) and floor-to-floor heights are relatively modest. Since classrooms are served by individual fan-coil units (through-wall cabinet units that do not require overhead ducts), ceiling heights there are acceptable; should these be replaced with a ducted system, ceiling height would be more limited. As is the case with the Murphy Center, the portion of the building facing what is now Assisi Courtyard was originally the back of the building. This is especially evident in the treatment of the former gymnasium, a nearly featureless box, which is now a visual detriment to the courtyard.

Concurrently, the University and a consultant have developed a design for a new building to house the nursing program.

Recommendations: Brophy Nursing Center

Given its shortcomings, including its two-story height, banal architectural character, lack of wall insulation, and its original plumbing system, and given the limitations of space on the Viterbo campus and the building's placement along what should become an increasingly important face of the campus, we do not recommend extensive reinvestment in the building for other uses once the new nursing center is built. In the long run, a higher-quality building with additional stories (up and down) could better occupy this site. In the short term, however, the building can serve as swing space to house functions that are temporarily displaced during renovations, or to temporarily meet demand for additional space, such as for faculty offices. Depending on the anticipated length that the building will serve these needs, some investment will be needed (especially in plumbing). Further, given the documented benefits of daylight in work and learning environments, and the prominence of the windowless west wing, Viterbo should consider adding windows to provide daylight to at least some shared areas of the former gymnasium.

Comment: The building does contain considerable "embodied energy" in its construction, and therefore, when the time comes, its demolition or renovation should be carefully evaluated from a cost and environmental impact perspective. However, given the shortcomings listed above and the need to significantly rework the building's systems and envelope (windows, walls, insulation, appearance), it appears at this time that replacement will be the appropriate course.
Fine Arts Center
Description
The Fine Arts Center, constructed in 1969, has two major types of components—instructional and performance. The east wing, with four stories plus basement and mechanical penthouse primarily contains instructional spaces arranged along both sides of a central corridor. The west wing contains a major 1100-seat performance hall with its public and backstage supporting facilities, as well as a basement-level black box theater that seats around 200. The black-box theater has minimal lobby and support facilities at grade. A nearly independent 174-seat recital hall is attached north of the east end of the ground floor. As mentioned earlier, the FAC originally faced 9th Street (main performance hall entrance) and Mississippi Street to the north (box-office, main performance hall, recital hall, and classroom entries), with the south facing a mid-block property line and containing the receiving dock. Since the south façade is now the most prominent from the outside, and faces Viterbo University’s major parking lot, a subsequent addition created a new drop off and lobby on this public front.

The instructional wing is organized horizontally by function. Broadly speaking, the first floor has the box office, offices for adult-education, the main dance studio, secondary access to the recital hall (which has its own, relatively obscure, entry lobby), and connections to the main theater and to backstage areas; the second floor has general and music classrooms, offices, a small, out-of-the-way art gallery and a scene design studio; the third floor has visual art studios, and the fourth floor houses music and musical theater spaces as well as computer labs.

Architectural / functional evaluation--FAC
Viterbo’s excellent performance halls act as the major performing arts center for the entire La Crosse community, not just for the University. The university’s strong fine arts program produces its own performances, and the Fine Arts Center hosts productions by outside artists and companies as well.
As noted earlier, Viterbo identified five major needs related to the fine arts center. These include a 400-500 seat venue (to fill the large gap between the roughly 175-200 that can be accommodated in the two smaller venues and the 1100 in the main theatre); a larger and more visibly sited art gallery; a second dance studio to complement the existing, overbooked facility; improved access and patron amenities (primarily for the black box, plus additional restrooms for the main hall), and back-stage support such as storage and dressing rooms to alleviate conflicts between student and touring productions.

Zimmerman, with input from the university, also identified some facility improvements that are not essential, but could confer significant qualitative benefits if implemented. In other words, they would be very nice to have if resources are available and the improvement is deemed worth the investment.

We have already noted that most classrooms at the FAC educational wing have an unusually small clear depth of approximately 21 feet. This affects most art studio spaces as well, although the dance studio and floor spaces directly above have a larger structural clear span. The result is that most art studios are narrow and relatively small, limiting the class sizes to less than what instructors reportedly could manage. The building’s frequent column spacing (11 feet) and the location of stairs and rest rooms would make it difficult to efficiently reconfigure the existing space and its circulation (hallway) in order to create larger, more effective studio space. In addition the outside masonry wall appears to be uninsulated, and daylight is limited to narrow vertical windows adjacent to the columns. Ideally, art studios would be larger, better insulated, and have more daylight, especially north light.

Also, the excellent recital hall has less than ideal access. Its lobby has independent exterior access from the east and west, but both are relatively inconspicuous. It can also be reached from the more utilitarian public corridor, but in a very indirect way. Also less than ideal is its accessibility for persons with disabilities and for large instruments or other wheeled equipment. The basic configuration consists of a stepped hall with continental seating (continuous seating from side to side, with generous front to back spacing), with side aisles inside and outside the hall’s enclosure. The outer side access aisles have three main levels from back to front; the back section is wheelchair accessible, and accessible seating areas have been added. To reach the stage, however, one must ascend stairs from the lowest level of the aisles or recital hall. The only access on wheels (whether for a performer or a large instrument) is from the outside.
Engineering Evaluations Summary--FAC

In general, the engineers found that the basic systems—especially heating, ventilating and air-conditioning (HVAC)—of the Fine Arts Center need significant upgrades. Some such upgrades have been completed, and others are planned, but significant needs remain as the building and much of its infrastructure is now 40 years old. Ventilation for the third floor art studios is particularly noted as inadequate. For a complete description and specific recommendations, see their full report.

Recommendations: Fine Arts Center

Create an addition to the south of the existing receiving area to solve multiple needs either directly or indirectly, including a 450-500 seat courtyard style theater, art gallery, new black box theater, new lobby connecting to existing south lobby, additional back stage shop and receiving areas, dressing rooms and additional restroom facilities for patrons. (If possible include some restrooms usable for main theatre events to avoid a costly small-scale project to meet that single need). Convert existing black box space to meet other back-of-house support needs, such as dressing rooms, costume shops and storage. Consider building two new dance studios and converting the existing dance studio into the art gallery, in order to create a more open and inviting connection to the box office and main theatre.

North addition option: as an optional, more ambitious project, widen the north side of the academic wing of the FAC at the basement through third floor levels. Advantages: This would allow the establishment of larger art studios with more daylight. It would also provide a more gracious connection from the recital hall to the box office area and south lobby. Even a wall containing large areas of glass would, with today’s technology, be more energy efficient than the existing condition. The length of new shadows falling on the north courtyard would be limited by limiting the addition to three stories. Limitations: The existing close spacing of structural columns along the corridor and on the exterior walls would continue to provide an obstacle to creating large, column free spaces or wider classrooms.
D.B. and Marge Reinhart Center

The Reinhart Center was constructed in 2003 and houses Viterbo University's science facilities on its upper floors, conference rooms, board room, distance learning and lecture facilities and some administrative offices on the first floor, and miscellaneous other functions, including print shop, in the basement.

The building is in excellent condition and is generally well-planned. A common room in the basement is not well-used, most likely because of its out-of-the-way location, lack of daylight, and spartan finishes.

The sciences need one more laboratory, either here or in the new nursing building.

Recommendations, Reinhart Center

No major changes are needed to the upper floors of the Reinhart Center. The additional science laboratory could be created from basement space, if not provided in the new nursing building. Ideally, as new daylit office space is created elsewhere on campus, move offices for full-time staff out of the windowless basement.

Varsity Athletics Center (VAC)

Description

The Varsity Athletics Center, constructed in 1986, can be thought of as several connected single-story pieces of varying height. In the north half a large high volume contains the main multi-sport court space (for basketball, volleyball, badminton, etc.). In the east center, a smaller high volume directly across from the Murphy Center entry contains the VAC entrance and lobby. A third high volume on the southeast contains two racquetball courts. Connecting these, a lower volume contains restrooms, locker rooms, offices, training rooms and other support facilities. The Amie L. Mathy Center was constructed immediately to the west, and is connected to the VAC at the locker room corridor and gymnasium.

The building exterior cladding includes brick lower surfaces and what is generically called an “exterior insulation and finish system (EIFS)”, a synthetic stucco on reinforcing mesh on foam insulation.

Engineering analysis summary-VAC

Although to many the building may seem a relatively recent addition to the campus, at 20+ years of age many of its engineering systems either are not up to current standards for life-safety systems and energy efficiency—though this does not
necessarily require replacement in every case—or are nearing the end of their useful life. In the first category lighting, emergency lighting and (non-) water-conserving plumbing fixtures are not up to current standards, and no sprinklers for fire protection are provided. In the second, although Heating, Ventilating and Air Conditioning (HVAC) systems “are able to operate in a satisfactory manner . . . the equipment is past its median life-expectancy and is operating quite inefficiently. . . We recommend upgrading this facility.” In the case of any major remodeling, the engineers also advise “complete replacement of existing plumbing piping systems, fixtures and equipment” and note that it will require “a fully sprinklered system per NFPA” and a new water service or combined domestic and fire protection service.”

Programmatic needs related to Varsity Athletics Center

As noted above, additional locker and training facilities, offices for coaches, and, ideally, court time are required for the expanding athletic department offerings.

Recommendations—Varsity Athletics Center

Athletic staff has identified some stop-gap possibilities to meet needs—such as converting seldom-used racquetball court space into office space for coaching staff. Although this could be done, it would not be sufficient in the long term.

Instead, we recommend the bolder option of replacing all or most of the southern half of the VAC altogether with a multi-story building that is integrated with the proposed Student Center and the existing Mathy Center. We do not do this lightly, as the goal of stewardship suggests retaining existing resources as much as possible. However, in this case, many factors support this recommendation. First of all, engineers have identified the need for significant reinvestment in most of the building’s basic systems. Secondly, new or upgraded systems would be more efficient. Thirdly, the exterior, with its limited amount of windows and significant amounts of stucco, is not commensurate in quality with the best of Viterbo University’s buildings. Finally, and most importantly, the building underutilizes the available site. Thus, for the long term, we recommend replacing the southern portion with a multi-story building. Ideally, this project would be coordinated with the new student center. Windowless private spaces such as locker rooms should occupy a basement level. Offices should be given windows. The primary frontage on all floors, but especially on the first floor, should house other spaces that can use windows and daylight, such as the lobby, exercise rooms, meeting rooms or classrooms if programmed. If coordinated with the student center, the design could develop a synergy between social spaces for general use and the need for gathering spaces at half-times and before and after sporting events, whether interscholastic or intramural. Also, the top level could house another large column-free, high volume space,
either as additional athletic / court space, or as the large meeting / gathering space for the student center.

For economy and because of its higher volume, the gymnasium (and possibly the lobby) should be retained, although it would benefit inside and out by the careful addition of windows.

**Residence Halls: Rose Terrace**

Rose Terrace, built in 1997, has 24 two-bedroom student apartments with kitchens and private bathrooms, and service areas including laundry and storage in the basement. Each of the floor upper stories has six apartments (including one accessible unit) and a small lounge. Apart from these small lounges and the basement, there is no social space shared by all to build community within the building.

The building and its systems are in excellent condition and mostly up to current standards. Engineers suggest adding ventilation in trash rooms. Also required are additional fire notification devices in rooms and additional emergency egress lighting.

**Residence Halls: Marian and Bonaventure Halls, Union and Dining**

Marian (1956) and Bonaventure Hall (1964) are traditional dormitory style residence halls. Both were built originally for women students only. Each floor is comprised primarily of about 20 small two-person dorm rooms, a shared lounge with kitchenette, and shared toilet and shower facilities. Common spaces occur on the lowest levels. Marian, the smaller of the two at three stories, is distinguished by the angled lounge at the southeast corner of each floor. Some first floor space has been taken over for offices. Bonaventure Hall, the larger at six residential stories, has a distinctive saw-toothed perimeter. Its floor lounges are very narrow, and the rest room facilities very
large (though with only slightly more capacity than at Marian). The location at the west end of the building of the angled lounge, stair and rest rooms and the prominent blank walls of the latter two suggest that the original design might have been intended to accept an additional wing to the south.

Bonaventure’s lowest level, designated the “terrace level” on the original plans, is only partially below grade and receives daylight through high-silled windows with frosted glass. (In order to accomplish this, the courtyard landscape was lowered by about five stair steps adjacent to the building.) It contains laundry and storage rooms. Though it has at times included some bedrooms, it ideally should not be used for living space.

The Dining Hall and kitchen wing was constructed as part of the 1964-5 residence hall (now Bonaventure) construction. In 1989 its “terrace” level was converted into a student union.

**Engineering Evaluation Summary**

Both Bonaventure and Marian halls have limited air conditioning provided through window units. The Union and Marian HVAC systems are original, in poor condition, beyond their useful life, and inefficient. Controls should be upgraded. Lighting should be upgraded for energy efficiency (T8, sensors). Emergency egress lighting improvements are needed. Major remodeling would trigger a fire sprinkler requirement.

**Recommendations: Marian, Bonaventure, Union, Dining**

Both residence halls should be modernized as traditional residence halls, primarily for freshmen. Both need significant space upgrades, including better common spaces. The large restrooms and small lounge at end of hall may provide an opportunity to improve the spaces at Bonaventure through remodeling. A more ambitious solution, more costly but with far greater benefits, would be to construct an addition to the west end of the building containing common spaces with ample daylight. Besides its functional benefits, this would transform this very prominent, unsightly and forbidding façade into a more welcoming beacon.

After a new student center is built, the terrace level student union and adjacent Bonaventure Hall space can be re-purposed to support the common life of resident students. Similarly, some office space in Marian can be returned to the residents’ use.

With appropriate scheduling, the dining hall was said to be adequate for the projected need. The scope of this master planning study did not include a detailed analysis of the food service program, kitchen, menus, venues, and serving modes. This should be undertaken as part of the detailed reprogramming and remodeling of the residence halls and the creation of the...
new student center, with the current dining hall, current student union space, Franny’s and the possible winter-garden at Murphy, and the proposed Student Center as parts of the potential solution. An issue to be considered is the role of food service in fostering the resident student culture and a larger but still unified Viterbo community as the University grows and changes.

Residence Halls: Treacy House and McDonald Terrace

These similarly detailed two-story buildings were designed in 1975 with two-bedroom apartments with small kitchens on the upper floors, and storage, laundry, lounge and game room in the basement. These very plain wood-framed structures have electric baseboard heat and window air-conditioners (added later).

**Recommendation: Treacy House and McDonald Terrace**

Replace these buildings with higher quality suite-style buildings designed to appeal to upper class students. Although apartment units are desirable, the relatively low initial quality and high operating costs of these buildings give them limited value in the long run. The master plan proposes locations for new housing that can be built while these buildings remain occupied. The McDonald Terrace site would later become part of an enlarged residential quadrangle (which would also give Rose Terrace’s north façade a better view and exposure). The Treacy House site is designated for alternative housing—such as town houses—that transition to the neighborhood north of Market Street.

Physical Plant Building

The physical plant building has two sections, each with one story and a mezzanine. The east (front) section has office space; the west (back) section has vehicle storage and repair. The building is relatively new and in good condition. It is clad in decorative concrete block. Engineers found several issues to address—better exhaust ventilation in the vehicle area, and improvements to meet current emergency egress lighting and energy codes.

**Recommendation: Physical Plant**

In the near to mid term, continue to use this building, making the upgrades called for in the engineering reports. In the long term, this site is better utilized for student residences. Move the physical plant operations into the parking structure / mixed-use building proposed for the block to the south.
San Damiano Chapel and Student Development Center

The San Damiano Chapel and the adjacent former rectory, along with the Brophy Nursing Center, were once part of St. Wencelaus Parish, the local parish church. (The corner stone reads “CHRAM SV. VACLA VAVA, ZALO ZEN L.P. 1914”). The chapel consists primarily of a main volume oriented from north to south, with two apsidal side chapels suggesting a Latin cross. (Well, literally it is not “oriented”, since if it were the axis would lead from west to east.) It has period stained glass windows, including a prominent rose window above the balcony at the north end. The chapel has been refurnished for flexible use and worship configuration in keeping with current Catholic liturgical practice. It has also suffered some cracking and water damage at the side chapels, and would benefit from refreshed finishes (such as paint and carpeting).

The former rectory, now the Student Development Center, houses a variety of student services, including student counseling, student health services, and alcohol and other drug abuse prevention.

**Recommendation: Chapel and Student Development Center**

Given its architectural quality and importance to the history of the neighborhood and to Viterbo, the San Damiano Chapel should be retained and maintained for continued use as a chapel and gathering place.

Although the former rectory has charm and good architectural character as well, accessibility and privacy are not ideal, and it seems out of place in its current setting. The functions of the student development center therefore should be moved to the proposed new Student Center. According to staff, there has been at least one party interested in moving the building should Viterbo no longer want it. We recommend this rather than demolition. Once the building is moved, the site can become an extension of Assisi Courtyard and the adjacent grove. There is no urgency, however, to its removal.
V-Hawk Fields

As noted, Viterbo University’s V-Hawk fields complex lies at the base of the bluffs, just west of Highway 16—a major route into La Crosse—and east of an extensive, low-lying natural area.

It currently includes a winding drive down from Highway 16 to the field level; parking; a baseball diamond, softball diamond, competition soccer field, and smaller practice field, along with some support buildings. As also noted earlier, needed improvements at the V-Hawk field complex include better drainage; ideally better field orientation for ball diamonds (the direction from home plate to center is now southwest, preferred orientations are southeast, east, northeast or north); permanent restroom, concessions, visitor locker rooms; lighting; batting cage (which could also be provided at Mathy / VAC expansion); possibly a track; and parking. An all-weather (artificial turf) field would allow increased use. Currently the soccer game field has limited use to keep it in good condition.

V-Hawk Fields Recommendations

We have studied whether the recommended or optional facilities—especially a track—could fit on the site. As illustrated in the diagrams, a double-radius track, reoriented baseball and softball diamonds, and the other facilities could fit on the site, but the practice field would be lost. If the soccer field were an all-weather synthetic surface, it could also be used for practice.

The land to the west is not developed or developable (apparent wetland / natural area); some land to the north and south under different ownership is currently developed. While we have not studied its use, acquiring it would provide additional options for parking or layout of fields. Given the location, geotechnical conditions would need to be studied before designing any improvements.

The hillside presents an opportunity for more ambitious (though costly) built facilities. Because access is about 50 feet higher than the field level, a building could conceivably be built into the hillside, and / or on the site of the current parking lot, with parking on the roof or additional levels. The drawing includes a 60 foot grid for reference—a 60’ wide bay accommodates two rows of parked cars and the aisle between. Two bays (120’) allow a loop of circulation, and is thus a basic unit for parking. Of course, roadway access to field level should be maintained.

Refer to figures 11-12 for the larger image of the plan.
Exterior Campus Solutions

Parking

As illustrated in the master plan, parking needs are met through a variety of means. In the short term, a lot at 8th and Mississippi offsets some of the loss of lot B. Parking under new residence halls meets some of the resident student demand. A multi-use parking structure west of the Mathy Center would meet the bulk of the long-term demand. Shared parking with Franciscan Skemp Healthcare (FSH) is another possibility—FSH is open to the idea, but details are not worked out. They anticipate creating a major parking facility on the east side of 10th Street north of Jackson. It will be a surface lot in 2010, potentially replaced by a multi-use structure in the future.

Campus image, entrances, edges

As illustrated in the master plan, Jackson and 10th Street can and should become greener. Solutions for 10th Street include a landscaped median, restored street-tree planting zones, and columnar trees near San Damiano Chapel and the Brophy Center. Along Jackson, modest adjustment of the parking lot dimensions would enable the creation of a greener edge and enhanced screening along the street. As structured parking becomes available, most of the surface lots along Jackson could be converted to greens, transforming this most public of campus edges. See figure 7 and slides on “Campus Edges”
Outdoor Rooms

Several outdoor spaces warrant more detailed discussion. One fundamental design principle that informs them is that smaller, more sheltered spaces (akin to nooks, alcoves, etc.) flank and overlook a more open, active central area.

Assisi Courtyard Recommendations

Assisi Courtyard should remain largely open to allow its continued use for recreation. However, buildings should address (enfront) the space more strongly, while landscape features should enhance its definition. Specifically, the new Nursing Building should be as open as possible to this space, ideally with a landmark feature, clear entry point and, ideally casual seating areas facing it. The east side of the Murphy Center, and any replacement for Brophy also should be more open to the space, ideally with active spaces and large window areas providing reciprocal views. The active central open area can be more clearly defined with plantings on the south and east edges, without encroaching on the useable space. The existing grove on the north and a new Mississippi Street entry garden at 10th Street can provide quiet, passive outdoor space adjacent. The FAC courtyard might as well, but it has an unfavorable micro-climate for much of the academic year because of its orientation. The ambitious north FAC addition could, however, create a friendlier, more active and transparent façade facing north and the Assisi Courtyard.

Reinhart-FAC-Murphy Quadrangle

As changes are made to the landscape, we recommend thinking of this space as a quadrangle, rather than as a series of front lawns flanking the remnants of the streets. The difference may be subtle, but we believe it has the potential to make this an ever more valuable space on the campus. One major change would be in the definition of the roadways themselves. Rather than define drives with curves based on vehicle movement, we would recommend wide walkways, plazas and other features be designed so that they appear to exist primarily for pedestrians, but in fact accommodate the required though infrequent vehicular movement.

The Reinhart Center’s form, board room, and entrance points help define this as a quad rather than a street; the proposed Student Center should reinforce this sense, as suggested by the notched corner in the massing model. This southeast facing corner provides an ideal spot for a sheltered terrace overlooking the quad. The zone between the south L of Reinhart and the current Black Box Theater entry could be more densely planted (not illustrated) to create a gateway into the campus and a stronger definition of the quadrangle.
**Idea: Node at Franciscan Way and Viterbo / V-Hawk Courts**

Formerly part of 9th and Winnebago Streets, Franciscan Way forms the boundary / joint between Viterbo and the FSPA. It accommodates cars and some parking. (While the east-west stretch has a very good scale, with mature street trees and parallel parking, the north-south portion, with angled parking and fewer street trees, seems less friendly, especially in front of the union / Dining building.) FSPA occupies the northeast quadrant, Viterbo’s residences and dining lie to the northwest, and other Viterbo facilities lie to the south. The intersection is an important node for resident students as they move through campus, and has the potential to be developed as something more. The master plan model suggests, diagrammatically, that a feature at this node could serve several functions. While still allowing necessary traffic, it could create a landmark and gathering place. It could include (or be) an art work (or perhaps flags), seating, and landscape of interest. If strong enough, it could identify the Viterbo campus from a distance along both 9th and Winnebago Streets.

**Residential Quadrangle**

The removal of McDonald Terrace allows the creation of a large quadrangle. We recommend that as far as possible the main portion of this remain open to foster active recreation (Frisbee, catch, etc.), flanked with trees, shaded areas, seating areas, etc., as adjacent secondary spaces. The smaller space formed by the new halls should connect visually, though the street remains open. Create safe, coordinated mid-block crossing(s) across 8th Street that relate to the landscape and walkways on both sides of the street.
Landscape Standards

Existing Conditions

Character

In general, Viterbo University is a pleasant and comfortable campus in a compact urban framework. The campus has preserved the linear spaces created as the street grid was closed to automobile traffic. The east half of the campus is dominated by the larger quadrangle open space called Assisi Courtyard.

The entire campus is conveniently walkable. Existing walkways extend between campus buildings. Automobile parking and roadways were primarily located at the perimeter of the campus. Bicycle racks are available. Covered bicycle racks were crowded while exposed racks were lightly used.

The Assisi Courtyard provides a vital open space for activities. The relationship with surrounding building is under utilized with the exception of the Fine Arts Center.

The architecture of the campus is a mix of styles and scale. The challenge is to blend the architecture of the campus through the surrounding landscapes. Through time, each new project had its own palette of light fixtures, site furnishings, surface treatments, and landscape materials.

The outdoor spaces of the campus serve as pedestrian routes, classrooms, and social intersections of the campus. This was evident on the warm sunny spring day. Our site visit team witnessed the campus landscape being utilized for study, recreation, and relaxation. Students seek out tables in various corners of the campus to study or socialize between classes. The Assisi Courtyard Space was the most popular for outdoor classes. Murphy Hall is oriented to the west and is not effectively using its relationship with Assisi Courtyard. In general, the campus open spaces serve the campus well. The existing campus spaces move students from building to building. Gathering spaces accommodate small groups. However, large groups did not have a space to accommodate all the students comfortably.

An interior courtyard formed by four residential buildings is another example of an underutilized opportunity. Elevation changes and existing features such as a transformer, sidewalks, limit in its use and make it difficult to maintain.
Signage

Signage and wayfinding is varied in style, orientation and quality. In several instances, there are 3-4 types of signs in the same vicinity. Perimeter campus signage is less concentrated. The larger monument signs have no enhancement other than a large light fixture and rocks. The landscaping is minimal and absent for most of the academic year.

Vegetation

The street trees have been preserved and provide a mature character to the campus. Older campus landscapes have predominately evergreen foundation plantings, while the newer areas have minimal evergreens and a higher proportion of flowering perennials. This creates a fall through spring period of empty beds and no winter interest. The campus has a diversity of tree species in relatively good health. Many of the larger shade trees appear in need of pruning.

Maintenance

Maintaining the landscape of a campus has its own set of challenges. However, materials and solutions often were not consistent, durable or fitting a college campus. Several solutions are patches to larger problems. Fencing on the campus has been installed with masonry, decorative wood, split cedar rail, vinyl, and metal. The mulching material on the planting beds is dominating the landscape in exposed areas and color. This type of mulch also tends to thin out due to foot traffic and winds.

Art and Focal Interest

Campus art works serve as focal points on campus. Several pieces are located in places that do not suit the piece. The fountain east of Murphy Hall is not suited to the character of its surroundings and appears to be an afterthought. The Harmony and Peace sculpture has an ideal location but choice of landscape materials and plants are ineffective and only provide a short season of effect. The figurative sculptures of St. Francis are well scaled and suited for their locations.

The clock tower in J-Hawk Court is located in a low traffic area. The relationship of the tower to the adjacent building is not evident due to be limited vantage points to view the four sided structure.
Goals
The landscape standards should reinforce the goals of the Viterbo University. Decisions for future development and maintenance should reflect the goals. We recommend the following:
- Capitalize on the strengths and assets of the current Viterbo University campus.
- The character and quality of campus landscape should be an integral part of the collegiate experience.
- The landscape should support and accommodate activities of the campus community.
- The landscape should reflect the respect for the natural environment that is part of the Franciscan ethic.
- The landscape should reflect the mission and identity of the college within the surrounding community.

Recommendations

Signage
The campus needs an overall evaluation and guidelines for design, fabrication, and installation of exterior wayfinding signage. A system should be designed to provide identification, information, and guidance for the University community, visitors, and the public.

The incorporation of uniform directional signage, the expression of entry portals, and a street identification sign unique to the University can help define the campus perimeter at critical access points.

The sign system should be developed with a hierarchy approach to guide campus users from the edge of campus to their destination.

Considerations for signage design should be the following:
- Sustainability - The principles should be considered in the materials, maintenance and energy usage.
- Landscaping – for year around appeal and maximum effect.

This master plan should be developed by architects or landscape architects. It should contain the following information:

Design Guidelines
- External identification
- Vehicular Wayfinding
- Building Identification
- Pedestrian Wayfinding
- Regulatory Signs

General Standards
- University Identity and Symbols
Typography and Spacing
Arrows
Sign Colors and Finishes
Construction and installation

Location Standards
Placement Criteria: Free Standing Signs
Placement Criteria: Building-mounted Signs

Implementation
Implementation Strategy
Phase I Implementation Plan
Phase II Implementation Plan

Maintenance Procedures
An adaptable, custom-designed maintenance regimen is an essential tool for successfully preserving the appearance and design integrity of the landscapes of Viterbo University. Throughout the campus, there are diverse challenges that necessitate the need for a plan that defines specific tasks and levels of maintenance. The plan also should address the staff skills needed to realize maintenance responsibilities.

The Physical Plant Grounds staff is responsible for providing landscape management services ranging from minimal and routine to intensive and specialized. The maintenance is divided into two categories:

- **Routine Technical Tasks**: Includes mowing, lawn edging, mulching, leaf and snow removal. The tasks require knowledge to operate equipment and follow directions.
- **Specialized Technical Tasks**: Tree, shrub, perennial, and annual care and pruning, planting, fertilizing and integrated pest management. The tasks require knowledge of horticulture and maintenance techniques. Individuals with landscaping, horticulture or arboriculture degrees are suggested. This group of tasks can be outsourced if current staff is unable to meet the needs.

It is recommended to make continuing education opportunities available to staff so that they can have the most current information to care for the campus landscape.

Ongoing Maintenance Issues – Annual applications of wood mulch cover is common practice for open areas in planting beds. Wood mulches are preferable over stone mulches. Stone mulches do not provide any winter insulating value. The mulches should be natural colors or a dark brown dye. Avoid orange or rust colors due to unnatural appearance.
Ecological Design /Sustainability

The Franciscan Tradition calls to honor the relationship with sacred Mother Earth and to focus our spiritual energies and economic resources in the care of God's creation. Viterbo can integrate these beliefs into their environmental practices on the campus. These practices can be reflected in the choice of materials and methods of developing the campus.

Recommended:

Native plants – The structure of the campus landscape is and should continue to be comprised of a diverse population of native species. While ornamental plants have a role in the landscape, invasive species such as Norway Maple (*Acer platanoides*) should be avoided. The threat of devastating pests has also increased. Species such as Green Ash (*Fraxinus pennsylvanica*) and American elm (*Ulmus americana*) should be avoided and existing trees monitored.

Ecological Design – Species selection and placement should emphasize bio-diversity rather than reliance on monoculture planting. This does not preclude monoculture design where appropriate. Ecological design also implies planting in groupings to represent natural plant associations similar to what is found in the wild. Trees and shrubs can provide shade for building fenestration in the summer. They also break up asphalt areas with shade and prolong the life of the paving and reduce ambient air temperatures.

Bioretention – Planting native species in well-drained soils can provide an important and effective storm water function. Rain Gardens can be successfully integrated into existing landscapes. The existing campus has several potential areas that could be converted such as areas around drain inlets in Viterbo Court. Green roofs are developing rapidly and can be designed into new structures to manage the runoff of campus storm water.

Lawn Alternatives – The primary groundcover on campus is lawn. Lawns provide a green carpet for a wide range of activities. Lawns also require intensive maintenance with environmental, financial, and labor costs associated with it. Alternative groundcover plants can be used in areas where the lawn is struggling due to shade or erosion.

Paved Surfaces – The introduction of porous and permeable paving alternatives to concrete and asphalt is encouraged. New technologies are developing such as porous asphalt and structural soils that provide solid usable surfaces that allow storm water to be absorbed before it reaches storm sewers and waterways.
materials can be introduced in pedestrian areas and parking lots with automobile traffic.

Plant materials

The lasting impression of the college campus is often the images of the buildings within the landscape. The landscape character of Viterbo is defined by the mature trees and distant vista of the Mississippi bluffs to the east. It is vital to maintain the legacy of the early campus architecture and landscapes and integrating the practice of sustainable principles for the future landscape of Viterbo University. Therefore, future plans should reflect the diversity of plant species and their role in defining the spaces of the campus.

Tree inventories are a valuable tool in the management of the trees on campus. Develop a detailed data base and map of the campus tree population. This resource will provide the means of monitoring tree diversity, health, stature and assisting in preservation of important specimens.

Plants can provide functional as well as aesthetic benefits.
- Trees provide shade for building fenestration in summer, thereby reducing the need to air condition.
- Evergreen trees and shrubs serve as excellent visual screens for utility areas.
- Certain varieties of shrubs can be used for pedestrian guidance from sensitive areas, reducing damage to lawns and garden beds.
- Plants can also provide seasonal interest. The human keeps track of the passage of time by observing the seasons. It is also important to recognize that the campus population is highest during the months when plants such as perennials and annuals are dormant and not visible. Therefore, plant choices should reflect more of the character of plants such as structure, branching habits, persistent fruits, and bark. Evergreens also provide year round structure and consistency. Each planting bed should be designed with these factors in mind.

Recommended Tree and Shrub Reference: UW Extension Document No. A2865, A Guide to Selecting Landscape Plants for Wisconsin by E. R. Hasselkus. Please note the plants that are indicated as native to Wisconsin. This publication is avail from your Wisconsin county Extension office or from Cooperative Extension Publications. To order copies call toll-free 877-947-7827 or visit cecommerce.uwex.edu.
Exterior Lighting

Night time lighting is an essential component of the campus environment as it provides safety, security and guidance. Lighting needs to be consistent, uniform, and free of glare. The campus needs to adopt exterior lighting standards that meet its needs and provides an engaging and secure environment. It is also encouraged to adopt dark sky policies for campus lighting to reduce light pollution in the community. Several municipalities are developing these standards. The lighting plan should address the following items:

Fixture Lamping – All future campus lighting should use metal halide bulbs, as energy efficiency and illumination are superior. LED lamping is evolving rapidly and could also be considered if it meets with the campus expectations. A combination of these two choices would also be an option. Photovoltaic control is also preferable. The photocell should be mounted in a manner that provides for efficient repair, replacement, and maintenance.

Light Levels – Photometric studies should be done to ensure light levels and coverage. Municipalities often require the studies for permitting.

Fixture Types

Pedestrian Light – Major pedestrian routes should be lit by light fixture, lens and pole similar to existing lights located on Viterbo Court. Major pedestrian routes are defined as those with the heaviest use. Fixtures should be caged acorn with a roof and mounted on tapered poles at a height of 10’. All metal components should be black in color.

Streetlights – The fixtures, lenses and poles should match the existing Pedestrian lights noted above. Pole heights should be appropriate to application and location.

Interior Parking Lot Fixtures – See existing double shoebox fixture in parking Lot A. Street frontage fixtures should match Streetlights on campus.

Illuminated Bollards – The bollards should be used as method to warn automobile traffic from restricted areas and to provide illumination to pedestrian areas that needs security and illumination at lower levels such as walkways and steps. A quick release mounting is recommended for convenience and emergency access where needed.
Signage Lighting – Campus signage at the perimeter should be illuminated with up lights and spot lights to provide clear identity to automobiles and visitors at night. This may also be an opportunity to introduce LED as the technology advances. At present, the ability and range for solar illumination is limited and is not recommended.

Site Furnishings

The Viterbo campus has an array of site furnishings that have been placed for different purposes and different projects over time. It has produced a cluttered and uncoordinated assemblage. Several pieces have been used for purposes other than the original intent. It is recommended that the campus site furnishing be standardized recognizing the functional and aesthetic needs of the campus.

Overall Guidelines

- A consistent palette of form and color as well as family of uniform or related designs should be implemented to reinforce a sense of unity and sense of place. The University should build on colors, forms, and styles of elements and furnishings already on campus.
- The principles of sustainability are to be addressed in the selection, finish and installation. Recycled material should be encouraged and be durable in Midwest winter conditions. The use of powder coated finishes is more ecologically sound alternative to solvent based paints.
- A high value should be placed on both the aesthetics and functionality of the amenities selected. Products need to reflect the needs and context of the campus.
- Where appropriate and feasible, the design and placement of site furniture should support the principles of accessibility and inclusion.
- Foundations or ground plane treatments.

Site Furnishings

Benches / Seating – Outdoor seats that are set down without regard for views and/or micro-climate are almost useless. Location is more important factor than the seat itself. Sitting walls can also serve a purpose. Seating with backs is more accessible to a broader range of people. We also encourage creating social seating arrangements as well, rather than only isolated benches.

A simple style historic bench style used on campus should be continued to be used. This style should is also compatible with contemporary architecture. The bench should a black color and of all metal construction for durability. Benches should be
anchored to discourage relocation or vandalism unless located in a secure area and part of the socializing activities.

*Recommended*: Victor Stanley, Model CR-196, Classic Series Bench, 6’ to 8’ length – Black finish.

**Bicycle Racks** – A number of bicycle rack styles are present on campus. Bicycles are primarily used for off-campus transportation. A majority of the bicycles were stored in the areas where the racks were under roof cover. One structure was a hand crafted structure of pressure treated lumber and the other was the east portico of the Murphy Center. Neither location was adequate for the number bicycles. In future planning, we recommend a structure that is designed and located in areas for access and security.

*Recommend*: Madrax, Heavy Duty Winder, Model HW 238-3-SF-P, surface mount or ground as needed, Powder coated finish, Color: Black.

**Trash Receptacles** – There are several types of trash receptacles on campus. New receptacles should be similar to the existing dark metal model.

*Recommended*: Victor Stanley, Model RB-36 Steelsite RB Series – Black finish or similar.

**Tables and Chairs** – The tables on the existing campus were the most used site amenity for study and socializing. Students were willing to move the tables to the desired location. Table surfaces should accommodate paperwork for students. We recommend metal frames with wood or metal surfaces. Tables and chairs that are anchored discourage relocation or vandalism, and thus reduce maintenance effort. However, people like to claim their space by moving chairs, even slightly. Thus we recommend fixed tables to aid in maintenance unless located in a secure area and part of the socializing activities of adjacent building. Locate fixed tables carefully—for instance in a protected area on the edge of an active or circulations zone, rather than in the middle of a pathway.

*Recommended Fixed*: Victor Stanley, Homestead Series, Model CP2 or CP4, Metal color: Black.

*Recommended Free*: Victor Stanley, Production Series, Model PRSCC-8 w/ PRSCT-36R, Color: Black.
Fences / Walls / Enclosures

The campus currently utilizes several materials and methods to screen objects such as transformers and trash receptacles or to direct traffic. The quality of materials varies and can detract from the quality of the campus image. Solutions should be high quality and in keeping with the quality of the adjacent architecture. They should also have appropriate levels of detail to create human scale.

Recommended Screening Materials:

Vegetation – A green and aesthetic approach such as Arborvitae. It can also be an economical solution if space and conditions are appropriate. Thick and thorny plants can also be used as a deterrent in the appropriate application.

Metal Ornamental Fencing – The ornamental metal fence is a durable and aesthetic solution. The classic details will match the style of adjacent building. Color: Black

Masonry – The Campus has masonry walls and columns in various locations. This is the most appropriate choice if budgets allow. Most on campus consist of a brick wall with stone copings. Including a cut stone base would improve this design

Combinations – Combining more than one solution can achieve multiple goals of barrier and opacity.

Recommended Wall Materials:

We recommend the use of traditional building materials – Stone or Brick or combination of the two. Concrete can be used for pre-cast copings or details, core structures. High quality architectural concrete may be considered as part of an integrated design in keeping with a high-quality building project. Avoid pre-cast modular wall systems that are commonly found on the home building market. While easy to use, these solution are short lived and do not hold up in quality of appearance for a campus.

Existing brick and stone free standing wall in Assisi Courtyard
Campus Master Plan Design

Design Principles | Concepts

This Campus Master Plan is based on a number of planning principles and recommendations that build on the strengths of the Viterbo University campus while overcoming its weaknesses. These four basic principles are among the most important:

- Outdoor spaces should be consciously and positively shaped as beautiful and useful outdoor rooms. They should not be merely residual “green space”. Adjacent buildings should activate these spaces by the location of entrances, and by placing active indoor uses adjacent, with reciprocal views. Smaller, more sheltered spaces (akin to nooks, alcoves, etc.) should flank and overlook the more open, active central areas.

- Secondly, well-designed human environments respect and honor the natural environment. However, since people are part of nature, and Viterbo is in an urban context, this respect for nature should be realized appropriately. Put another way, to learn from, respect and work in harmony with nature does not require a “naturalistic” or romantic aesthetic.

- Third, the quality features that distinguish Viterbo University’s campus should be respected. This includes the view to St. Rose Chapel, even though technically not part of Viterbo University.

- Fourth, and very importantly, the campus should use high-quality buildings to grow up more than out, optimizing the use of its land. The campus is very compact. Its earlier main structures were relatively tall (Five stories for Murphy, four for the FAC, and six for Bonaventure, and similar height for the FSPA complex) and built of high-quality concrete and masonry construction. Also, La Crosse’s neighborhoods have been eroded by the impact of several expanding institutions. This principle honors Viterbo’s history and respects the neighborhood, while still recognizing that some outward expansion is needed to accommodate growth.
Campus Master Plan Figures

Figures 1-18 contents

The following rotated sheets present the master plan for Viterbo University's campus in graphic form:

Overall views:

1-Master Plan Overview (plan view)

2-Overview from Southeast
   (Aerial model view)

Partial aerial model views from Southeast:

3-Northwest:
   (New and remodeled residence halls)
4-West:  8th and Mississippi
   (Parking, Mathy, Student Center, VAC Expansion)
5-Southwest
   (Future Academic, Reinhart, Gateway from Jackson)
6-South Center
   (Fine Arts)
7-Southeast-10th and Jackson
   (Nursing, Greening Jackson, Greening 10th)
8-East-Center
   (Murphy Center, Assisi Courtyard, Brophy Site)

Other detailed views, from the Northeast:

9-Murphy Center
   (East additions, node at 9th and Winnebago)
10-From Northeast:
    Optional / more ambitious additions
    (North Fine Arts; Murphy Center; VAC expansion)

V-Hawk Fields, potential improvements

11-North Half
12-South Half

Campus Analysis Diagrams

13-Edges—greening 10th Street
14-Edges
15-Existing Axes and Spaces
16-Master Plan Axes and Spaces
17-Boundaries

Overall View

18-Master Plan Overview / Recap
Figure 1
Master plan overview

- FSH parking, mixed use
- Potentially shared FSH parking, mixed use
- Future academic, mixed-use buildings
- Mathy Center
- Varsity Athletic Center
- Murphy Center
- Residential Quadrangle
- Parking, Residence, Physical plant...
- FAC addition
- Reinhart
- Fine Arts Center
- Chapel
- Assisi Courtyard
- Student Center
- Flex Site
- Nursing
- Townhouses
- Parking, Residence
Northwest: New and remodeled residence halls

- Phase 1 Suite-style Residence Hall (Parking under)
- Later phase (current Physical plant)
- Revamped, expanded quad
- Townhouse style apts. In future
- Fut. Apts possible
- Parking
- Bonaventure
- Rose Terrace
- Marian
- Mathy Center

Figure 3
Figure 4

- Residential
- Future Building
- Flexible Assignment
- Future Academic Building Site
- (Short-term: Parking)
- Enhanced Res. Quadrangle
- Murphy Center
- Mathy Center
- Student Center
- Reinhart
- Reinforce Important outdoor quad
- Expand VAC lockers Ideally replace with multi-story structure
- Parking: 110 surface.
- Long-term: structure with active uses north, south, and street level.
- 85-90 spaces per level
- + physical plant

8th / Mississippi
Figure 4
Figure 5

Southwest quadrant of campus

Future expansions, including Student Center

Existing VAC lockers
Ambitious plan would replace with multi-story structure

Important outdoor quad

Future Academic, Administrative and mixed-use buildings

Visitor parking
Potentially greener

Shape buildings to create spaces—consider shadows

Short term:
Surface parking

Entry point

FAC

Murphy

Reinhart

piazza/terrace
Future Academic Building

Reinhart

Enhance as important outdoor quad

Murphy

Provides 500-seat hall
Art Gallery
Black box with appropriate amenities
improved storage, shops receiving
Dance studio

Visitor parking. Potentially greener

FAC

Add’l shops

500 seat hall
Art Gallery

Enhanced performance entry

Future arts expansion

Figure 6
Revise parking layout to create stronger, greener edge at Jackson. Ideally, if structured parking allows, replace most of surface parking with green.
Figure 8

Murphy Center, Assisi Courtyard, Brophy site

Murphy Center with enhanced east entry

Assisi Courtyard

Fine Arts Center

short-term swing space, future building, alternative student center site,

New entry court

New Nursing
Figure 9: Murphy Center Additions; landscape node at 9th-Winnebago

Note: Landscape feature at intersection provides visual landmark, seating area, potential for artwork, traffic calming, and Viterbo identification.

- Larger classrooms
- New entry at grade, hub and gathering spaces at each floor
- Courtyard (outdoor) or Winter garden (indoor)
- (Maintain views to St. Rose Chapel)
North fine arts addition:
larger, hence more efficient, studios
with better daylight
optional gallery location (north light)
Enhanced indoor access to recital hall
Step volume to minimize additional shading of courtyard

Vertical VAC addition:
Better utilize site
Provide needed additional offices, lockers, training space, etc.
Incorporate additional large column-free space on top level.

Murphy Center:
Provide lively crossroads
Informal learning spaces at each floor
Better accessibility, circulation
East front: activate Assisi Courtyard
Winter Garden event space
Double-radius track with synthetic turf soccer field inside.

New softball field location with preferred orientation

Areas for building and parking, could be set into hillside with parking above or layered.

Planning grid lines indicate 60'-0" spacing of typical parking bay for reference.
HILLSIDE, WITH PARKING ABOVE OR LAYERED.

PLANNING GRID LINES INDICATE 60' SPACING OF TYPICAL PARKING BAY FOR REFERENCE.

"Regular" outfield fence / warning track (gray)

Re-oriented baseball diamond (same location, preferred orientation)
re-do drainage

"Regular" outfield fence / warning track (gray)
Figure 13
Campus Edges
--Greening 10 Street

10th Street:
Greener, connecting

Strategies:
Columnar trees near buildings, and/or
Shorter trees under utility lines (if not buried)
and/or Central planted median

Add columnar trees

Restore Green,
add columnar trees

 Restore Green,
(reduce parking in spots)
 add flowering trees,
Figure 14
Campus Analysis- Edges

Current Boundary

Proposed Boundary

Greener Edge
Strong

Secondary Edge

Diffuse edge / back

Primary Identity (Sign)
(master plan)
Figure 15
Existing Campus Analysis-

Major Axes and Spaces

Secondary Spaces
Figure 16
Master Plan Analysis
Major Axes and Spaces
Secondary Spaces
Figure 17: Campus Analysis-Boundaries, ownership

Current Boundary

Proposed Boundary

Non-VU Property inside current boundary

VU Property outside current boundary
Master plan overview / recap

Figure 18