

A photograph of a stone archway at Lincoln University. The archway is made of light-colored stone and features two towers on either side. The towers have arched windows and decorative elements. The archway is set against a background of trees and a clear sky. The text "Lincoln University" is visible in a Gothic font on the archway.

Lincoln University

Campus Master Plan

Workshop 4 – Steering Committee
June 27, 2019

SASAKI

AGENDA

01 Vision

02 Frameworks

03 Housing + Student Life

04 Historic District

05 Outparcels

06 MEP & Civil Recommendations

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HOUSING DEMAND AND SUPPLY

CURRENT SUPPLY

- Existing Resident Halls
- Residential Duplexes
- Houses

CURRENT DEMAND

- Current Shortage of 300 Beds

FUTURE DEMAND

- Replacement Beds for Decommission and Demolition
- Future Growth

PROPOSED SUPPLY

- Additional 718 beds
- Would accommodate 100% of the student body of future 2,500 students

	Existing Count	Proposed Count
Maintain		
LLC North	162	162
LLC South	186	186
LLC GQ	26	26
ASL	406	406
Hansberry	213	213
Renovate		
Douglass	144	144
Lucy Laney	138	138
McCauley	43	43
Rendall	100	100
Houston	0	0
Reuse		
Alumni	19	0
Amos	0	0
Cresson	0	43
Replace		
McRary	120	95
Ashmun	125	84
Demolish/Decomission		
Residential Duplexes	16*	0
Deleware	100	0
New		
LLC Extention		93
North Housing 1 + 2		204
South Housing		358
Optional New		
Plot location		100
North Housing 3		105
Total	1,782	2,500
Enrollment (FTE Equivilant)	2,242	2,500
% Student Body Housed	79%	100%

*number of beds may be effected by renovations; **count is an estimate based on size of buildings; using 285 asf/per bed. Enrollment data from LU IR

HOUSING OPPORTUNITIES

NEW CONSTRUCTION

1. Replacement for Ashmun
2. Replacement for McRary
3. Potential expansion of LLC
4. South campus expansion (Apts)
5. Dining Hall expansion
6. Housing North of Rendall
7. Cresson Renovation as Housing

RENOVATION

8. Rendall elevator and lobby addition
9. Douglass elevator and entrance

LANDSCAPE IMPROVEMNTS

10. Plaza south of SUB
11. Housing courtyards
12. Parking east of Rivero Hall

-  New construction
-  Renovation
-  Existing Building



Future Housing Site



HOUSING OPPORTUNITIES

- Concentrate housing near the Student Union
- Replace Ashmun Hall (currently 125 beds) and McRary Hall (currently 120 beds) with new development of 179 beds.
- Provide housing north of Douglass Hall with 204 beds.
- Extend the LLC with 93 beds.
- Provide housing north of ASL, with 358 beds, to improve the connection to South Campus.
- Renovate Cresson Hall as housing with 43 beds.



-  New construction
-  Renovation
-  Building



HOUSING OPPORTUNITIES

- Option to reach 100% beds at 2,500 students.
- Locations include expanding at the north of campus near Manuel Rivero Hall and behind Lucey Laney at current location of plots
- Plots could be relocated to athletics area

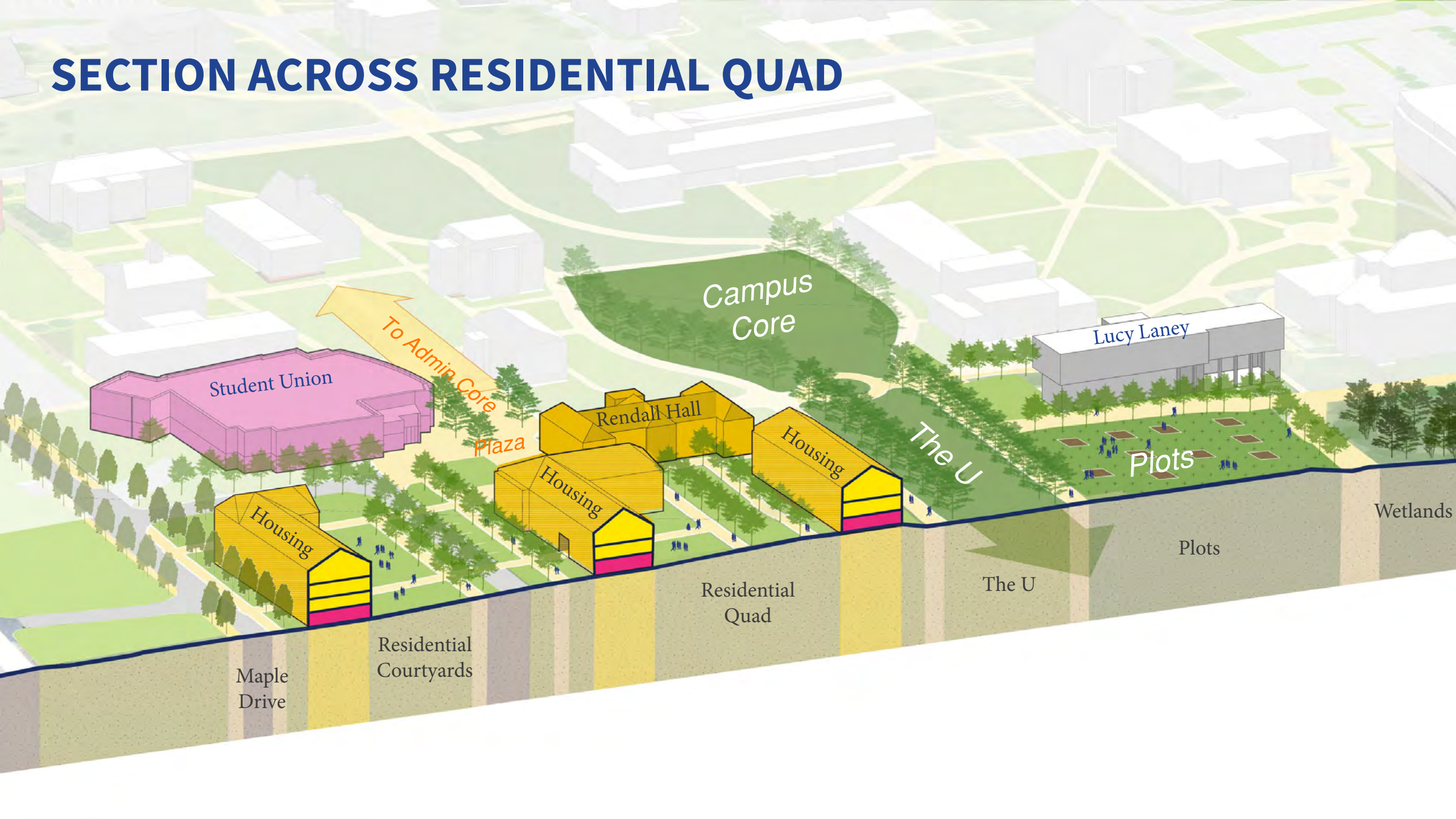


-  New construction
-  Renovation
-  Existing Building

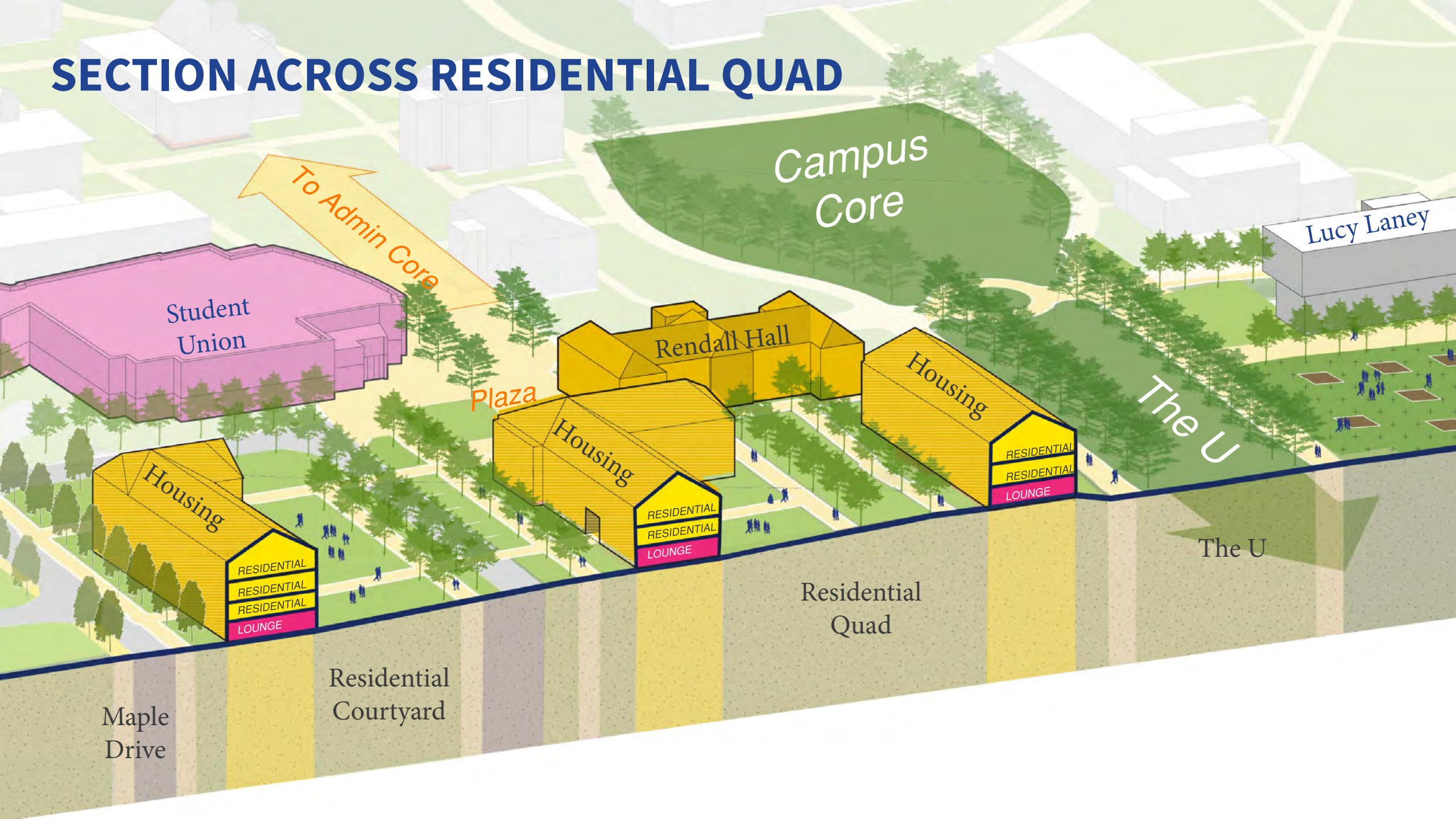
Rendall Hall



SECTION ACROSS RESIDENTIAL QUAD



SECTION ACROSS RESIDENTIAL QUAD



To Admin Core

Campus Core

Lucy Laney

Student Union

Rendall Hall

Plaza

The U

Housing

Housing

Housing

RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
LOUNGE

RESIDENTIAL
RESIDENTIAL
LOUNGE

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RESIDENTIAL
LOUNGE

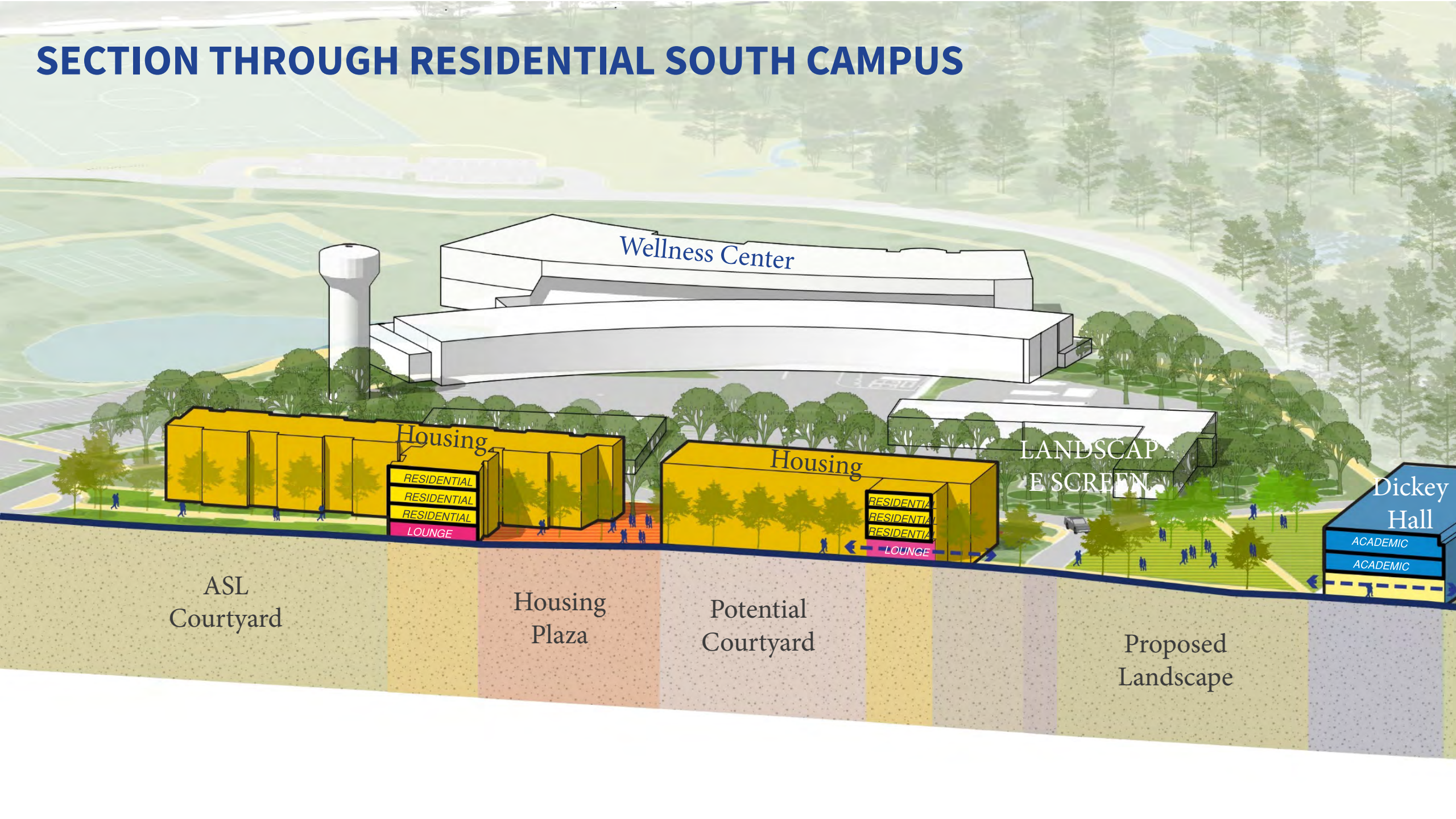
The U

Residential Quad

Residential Courtyard

Maple Drive

SECTION THROUGH RESIDENTIAL SOUTH CAMPUS



Wellness Center

Housing

RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
LOUNGE

Housing

RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
LOUNGE

LANDSCAPE
E SCREEN

Dickey Hall

ACADEMIC
ACADEMIC

ASL
Courtyard

Housing
Plaza

Potential
Courtyard

Proposed
Landscape

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HISTORIC DISTRICT - PROPOSED BOUNDARIES

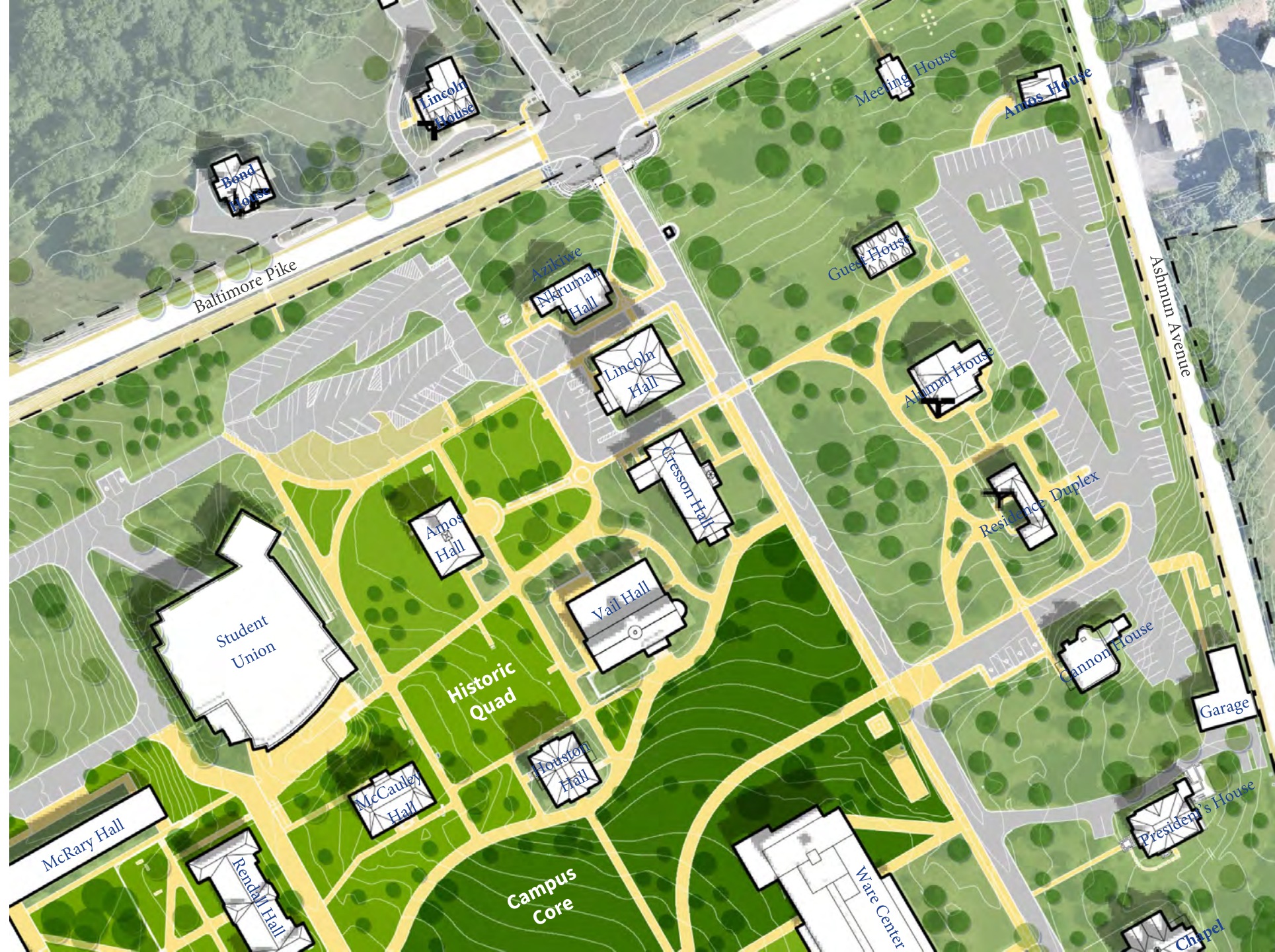
Potential Benefits:

- Tell the Lincoln story
- Celebrate shared heritage
- Establish a historic core
- Expand potential access to funding



HISTORIC QUAD - EXISTING CONDITIONS

- The quad has a mix of programs of administration and residential uses.
- The quad is located at the main arrival point of the Campus.
- The quad can be improved in terms of landscape and ADA access and entry points to provide connections to the SUB and residential areas.



HISTORIC QUAD

RENOVATION

1. Lincoln Hall – Admissions, Alumni Relations, Museum
2. Cresson Hall – Residential
3. Amos – Art Department
4. Vail Hall – Administrative
5. Houston – One Stop (Fin. Aid, Bursar, Registrar)
6. McCauley – Residential
7. Azikiwe – Institutional Development

LANDSCAPE IMPROVEMENTS

8. Edge landscape along Baltimore Turnpike
9. Traffic calming strategies at Memorial Arch Pedestrian entrance
10. Historic Quad landscape improvements- axis to Amos Hall, connections to SUB, ADA
11. Visitor Parking
12. Proposed Loop north of Historic District



Azikiwe Nkramah - Institutional Development



Lincoln Hall - Admissions, Alumni, Museum



Cresson Hall - Housing



Houston Hall - One-Stop Shop



HISTORIC QUAD BUILDING STRATEGY

Maintain and restore the historic character of the main facades



Create new entries on the back facades that respond to patterns of movement and ADA access requirements



HISTORIC QUAD



Bond House

Lincoln House

Student Union Building

Amos

Azikiwe

Lincoln

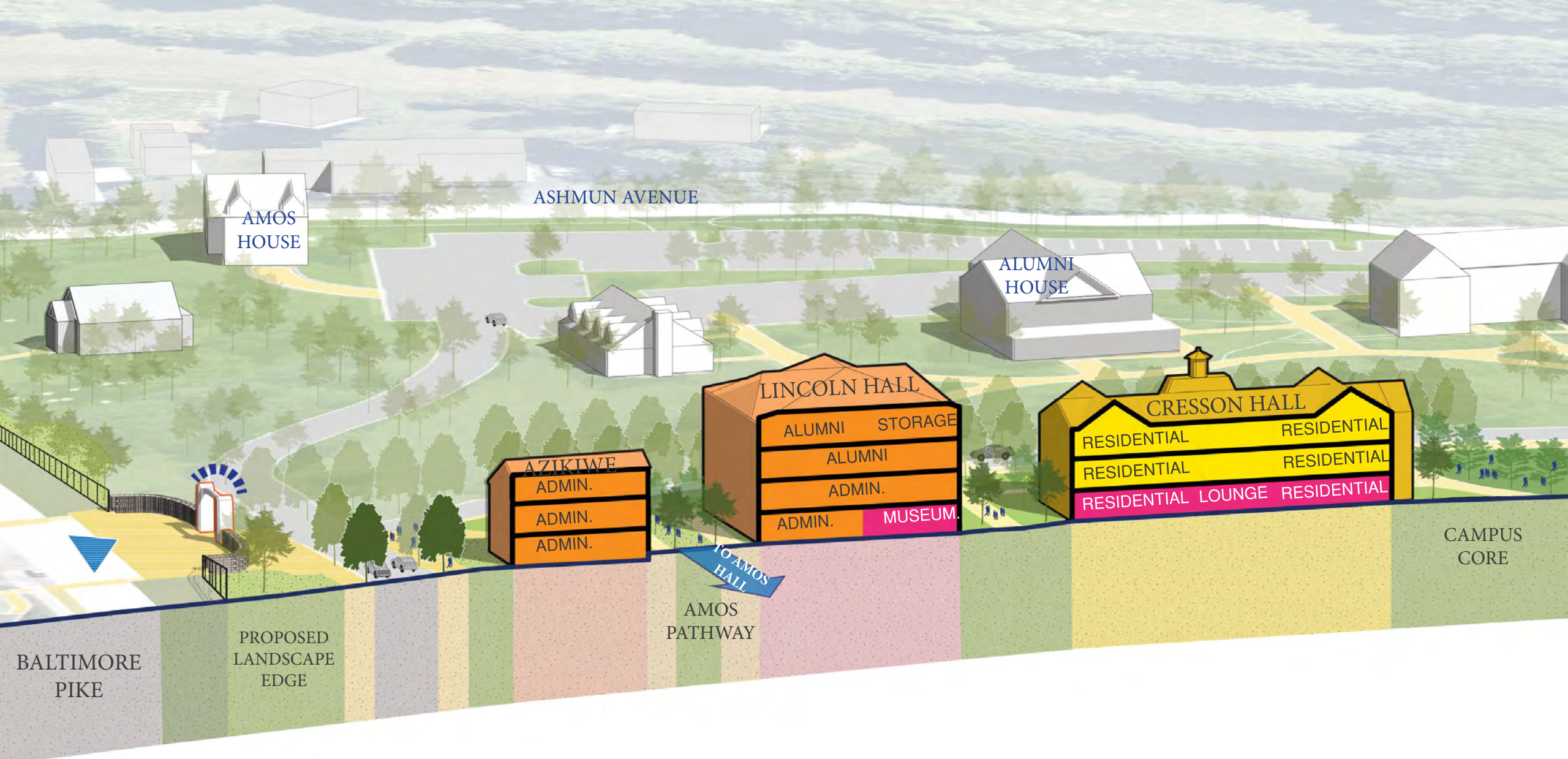
Cresson
RESIDENTIAL
RESIDENTIAL
LOUNGE

Historic Quad

Maple Drive

Student Union Building Plaza

Housing
RESIDENTIAL
RESIDENTIAL
LOUNGE



Section through Historic Gateway/Cresson/Lincoln

EXISTING VIEW OF AMOS



CLOSURE OF ROAD BETWEEN CRESSON & LINCOLN



Cresson

Lincoln

New Pedestrian Spine

EXISTING PATH TO LINCOLN



POTENTIAL PATH & ENTRANCE TO LINCOLN



Enhanced Entrance

New Pedestrian Connection

HISTORIC PRESERVATION RECOMMENDATIONS

GOALS FOR THE HISTORIC DISTRICT & BUILDINGS

- 1. Articulate the significance of the University in the history of Pennsylvania and US**
- 2. Designate a historic district**
- 3. Develop a concept for reusing the historic buildings in a meaningful way**
- 4. Identify potential funding sources for renovation / preservation**
- 5. Identify revenue generation opportunities**

IMMEDIATE REPAIR NEEDS




- Roof Failure
- Gutters & Downspouts
- Perimeter Drainage
- Masonry Delamination/
Deterioration
- Masonry Step Cracking
- Masonry Repointing
- Exterior woodwork repair



HISTORIC LARGE-SCALE BUILDINGS

1. Lincoln Hall (1866)
2. Cresson Hall (1870)
3. Houston Hall (1881)
4. McCauley Hall (1904)



-  New construction
-  Renovation
-  Existing Building

LINCOLN HALL CURRENT

Addition (1855-1954);
Renovated c. 1960

Conditions:

- Roof nearing end of useful life
- Wood cornice requires repair
- Perimeter drainage issues
- Brick delamination
- Poor and missing mortar
- Incompatible windows, doors and rear addition

Interior Historic Features:

- Stairway



CRESSON HALL CURRENT

Constructed President's
House 1856; Renovated 1962

Conditions:

- Full roof failure
- Brick delamination prevalent at north end and basement stabilization
- Poor and missing mortar
- Perimeter drainage issues
- Incompatible central, front elevation stair re-clad c. 1962, windows and doors
- Wood cornice requires repair
- Full replacement of interior framing
- East wall stabilization



HOUSTON HALL CURRENT

Renovated c. 1960

Conditions:

- Failing roof flashing, misaligned gutters
- Brick settlement cracking, delamination, missing mortar
- Perimeter drainage issues
- Interior finish loss due to water infiltration flanking north, central projection
- Significant mold in basement
- Central stair requires stabilization

Interior Historic Features:

- Central stair



MCCAULEY HALL CURRENT

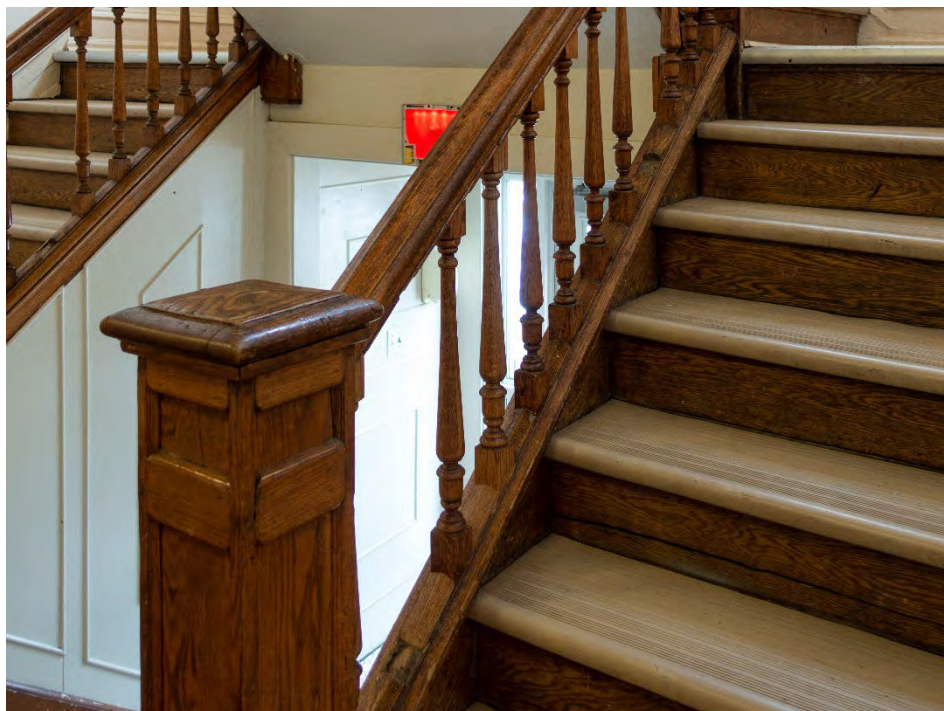
Renovated c. 1960

Conditions:

- Roof recently replaced
- Differential settlement at north corridor, 1st and 2nd Floors
- Limited step cracking at windows
- Perimeter drainage issues
- Water infiltration at basement resulting in plaster and mortar loss
- Central, rear elevation stair addition, c. 1960

Interior Historic Features:

- Stairway



ON-CAMPUS RESIDENCES

- 1. Alumni House (1870)
- 2. Amos Hall (c. 1871)
- 3. Cannon House (1874)
- 4. Danjuma African Art Center (1885)

-  New construction
-  Renovation
-  Existing Building



ON-CAMPUS RESIDENCES

Conditions:

- Amos is vacant
- Roofing in varying state of repair
- Perimeter drainage issues
- Brick delamination;
- Mortar loss
- Inappropriate windows, doors and stair additions
- Exterior woodwork repair
- Some interior finish loss

Interior Historic Features:


- Varying degrees of doors, woodwork, trim, fireplace surrounds



HISTORIC DISTRICT

STRATEGY FOR HISTORIC HOUSES

- Amos House renovated as faculty/ staff residence
- Alumni House renovated as 2-4 faculty/staff units
- Cannon House renovated as 2-4 faculty/staff units
- Danjuma renovated as faculty/staff residences

-  New construction
-  Renovation
-  Existing Building



Amos House
faculty / staff
residence


Alumni House
2-4 faculty /staff
units

Cannon House
2-4 faculty /staff
units

Danjuma
Faculty / Staff Res

OFF CAMPUS RESIDENCES

- 1. Bond House (1891)
- 2. Foster House (1902)
- 3. Congress House (Unknown)

-  New construction
-  Renovation
-  Existing Building



OFF CAMPUS RESIDENCES

Conditions:

- Bond and Congress are vacant
- Roofing, gutters and downspouts in varying state of repair / failure
- Perimeter drainage issues
- Brick delamination
- Mortar loss
- Porches and woodwork require repair
- Some interior finish loss

Interior Historic Features:

- Varying degrees of doors, woodwork, trim, fireplace surrounds



HISTORIC HOUSES OUTSIDE THE CAMPUS GATES

POTENTIAL FUNDING STRATEGY FOR RENOVATION AND MAINTENANCE

- Long term lease with for-profit entity for 29.5 years
- Rehabilitation of buildings to meet standards of Interiors Agency
- University gets dollar/year if they rent all four houses.
- Tax credit 20% for rehabilitation

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LAND USE PATTERN

Observations:

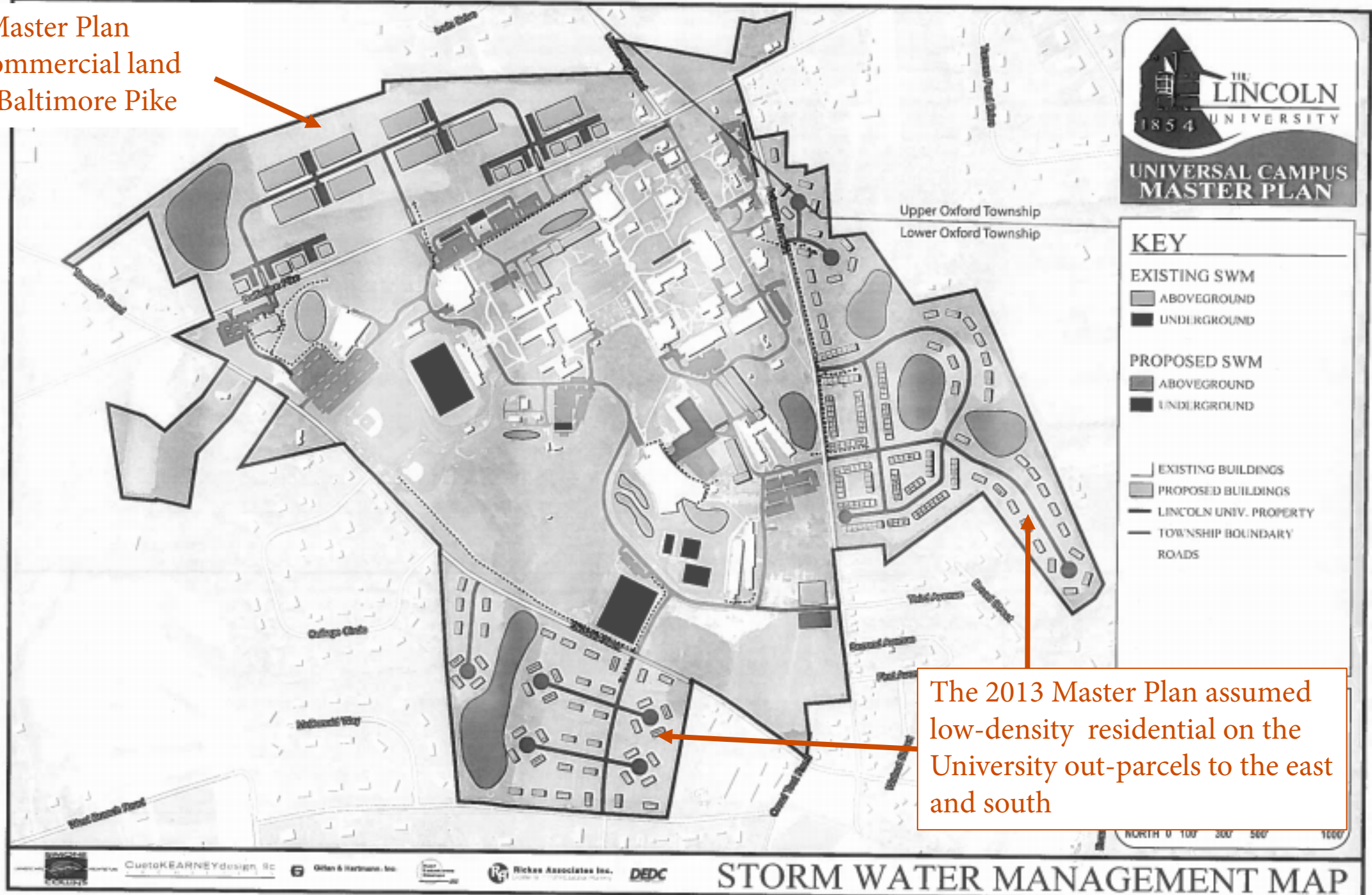
- Encroaching suburban development
- Changing Land Uses



LINCOLN OUT PARCELS



The 2013 Master Plan assumed commercial land uses along Baltimore Pike



The 2013 Master Plan assumed low-density residential on the University out-parcels to the east and south

POTENTIAL SCENARIO LINCOLN TOWN CENTER

Traditional strip commercial



A traditional approach to retail may be challenging due to low population density and challenging access.

POTENTIAL SCENARIO LINCOLN VILLAGE



REPURPOSING OF BOND AND LINCOLN HOUSES

PRECEDENT: The Porches Hotel | North Adams, MA

- Hotel connects Victorian row houses with continuous porch
- Private rooms connected via commons spaces that including gardens and pools

Precedent for “linking” historic homes to create an inn



OUTPARCEL ANALYSIS



- Market Data/Context. Will show how Lincoln functions within the region and how it compares on key market and economic indicators.
- Site suitability analysis for the parcels outside the wall. What potential uses make sense and why?
- Baseline valuation for single-family residential development versus higher and better use.
- Potential concepts (with case studies) for the "opportunity site" along Baltimore Pike.

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STORMWATER MANAGEMENT

1. It is not likely that SWM areas can be provided in the The U, and Campus Core
2. Smaller, individual building construction and renovation projects will likely be served by smaller individual SWM practices on a project by project basis
3. Green roofs will help reduce the size and cost of at-grade or below-grade SWM practices.

-  New construction
-  Renovation
-  Existing Building



MEP SYSTEMS

ELECTRICAL

- Infrastructure service equipment and site distribution systems replaced within the last 15 years and in good condition
- Emergency generators operate well individually
- Emergency system controls, monitoring, and output display systems are not complete or integrated
- **Recommendation – relocate unnecessary emergency generators to locations of greater need and remove any unneeded ones.**

COOLING

- Building cooling is a combination of air-cooled, packaged DX, VRF and window units
- Some buildings are not cooled
- Utility tunnel is too small to provide for a chilled water system so a district system for the existing buildings is not recommended
- **Recommendation - magnetic bearing chillers for future buildings and HVAC upgrades**

HEATING

- District steam serves most buildings
- Plant and distribution system can support growth
- **Recommendation - monitor the condensate piping system and budget for its replacement**
- **Recommendation – connect all campus buildings that are near the existing distribution system to the central system**

HISTORIC & RESIDENTIAL DISTRICTS

Recommendations

- Supply all historic with a small hot and chilled water geo-exchange plant located in the Amos addition
- Connect Frederick Douglass to one of the new residential buildings for hot and chilled water
- Every new residential building to be served by dedicated air-cooled chillers or DX cooling with roof-top air handling units
- New buildings may connect to campus steam to generate building heating hot water or generate their own hot water via condensing high-efficiency boilers

Goals:

- Buildings need reliable and efficient heating, cooling and ventilation
- Historic buildings need systems that are not visible from the exterior

