

WELCOME!

TO THE CAMPUS MASTER PLANNING PROCESS

Project background

Ambrose University has embarked on an exciting journey of developing a Campus Master Plan that will set the stage and direction for its future growth over the next couple of decades. The Campus Master Plan will conceptually lay out the physical structure of the future campus' built form, open space network, and circulation network, with the aim of providing a multitude of opportunities to bring out the strengths and values that define Ambrose University as a place of high-quality learning, spiritual development, and community stewardship.

Ambrose University has partnered with planning consultants Sandalack + Associates and DIALOG to lead the development of the Master Plan. As a critical component in the process, stakeholders have been engaged through a series of workshops, open houses and charettes, and their input has fed into the Master Plan.

Today's Event

Today you can provide feedback on the Master Plan to the Master Plan team, through comment and feedback sheets, and through post-it notes on the event panels. The input you provide today will ultimately contribute to the creation of a setting that supports an animated and fruitful campus life, that we as a community of faculty, staff, students, and neighbours envision here at Ambrose.

Process

Community engagement is an essential component of our Master Plan process to determine what the campus community, and wider community, believe to be important. The process commenced in March 2014 with a workshop that led to the development of Principles that will guide the evolution of the campus plan. The emergent Principles reflect our values and hopes for our campus community. Following the first workshop, a design workshop was held on big ideas and opportunities for the campus, the outcomes of which fed into the creation of the draft Master Plan.

University College Philosophy

KEY VALUES:

- > *faith in action*
- > *spiritual maturity*
- > *community*
- > *service*
- > *excellence*
- > *accountability*

ORGANIZATION'S GOALS:

- > *academic achievement*
- > *spiritual development*
- > *affordability and quality*
- > *constituency, partnership, and stewardship*

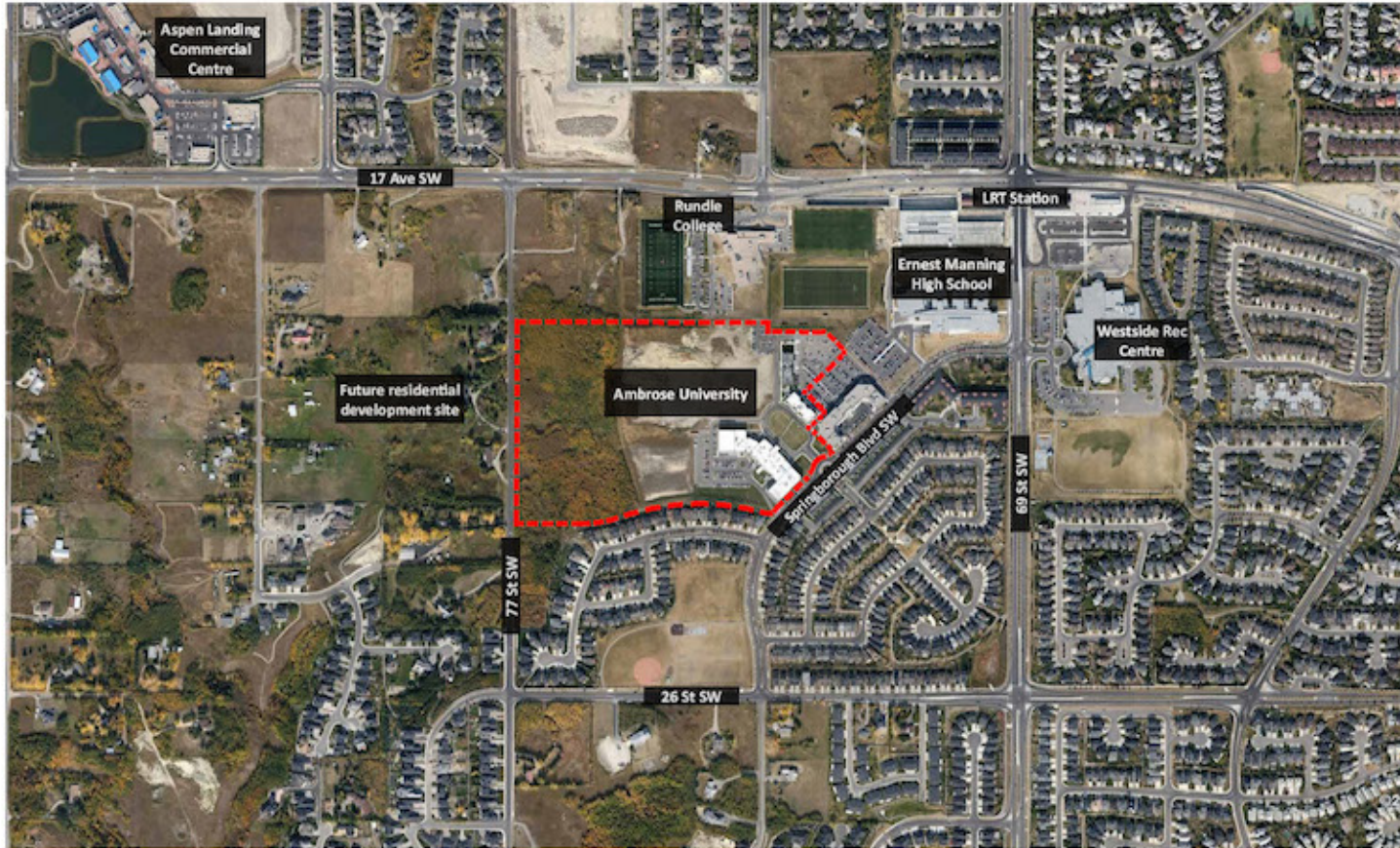


Keep Informed:

Please visit Ambrose's website (www.ambrose.edu), and under 'About Us', select 'Campus Master Plan'. Updates on the planning process and current initiatives will be posted there. Alternatively, please email cmpe@ambrose.edu.



Wider context



Ambrose University Lands



Campus context

Future Growth

Increasingly, Ambrose University attracts local, national and international students. With current enrollment of 800 students, the existing facilities will soon be operating at their *estimated maximum capacity of 1,000*. *The aspiration is to grow to 1500- 2000 students with up to 50% of those students living on campus*. This has implications for space requirements (classrooms, recreation, social, individual spaces etc.), and for circulation and access. The Master Plan aims to meet these needs while establishing a welcoming learning environment and a place with a strong community feel where people will want to stay.

Local/Global Context

The campus seeks to be locally relevant but also connected to global issues. Maintaining views to the foothills and Rockies helps establish a deep connection to nature and 'place', but Ambrose University is also an urban campus, integral to the rhythms and routines of the city. Considerations for the Master Plan will include exploring relationships with the neighbours: adjacent institutions, commercial space, and neighbourhoods.

Duality of Identity

Ambrose University embraces the dual nature of its identity. *The Campus is religious* - with the Church and chapel being important aspects. *It is also an academic institution* - a high-quality liberal arts institution and part of Campus Alberta. Expressing the campus' religious and academic characteristics in site organization and architecture are key considerations for the Master Plan.

Higher Education as Transformative Learning

"Pursue academic excellence...because it is good for the soul" (Smith 2014, p.219). *Supporting transformation at all levels* (social, spiritual, physical) is an integral goal of the campus Master Plan.

The Individual and the Community

Ambrose University aspires to be a hospitable and welcoming place for members of the campus community, the church community, and the wider residential community. *Hospitality is therefore a pervading quality of the campus*. As such, creating supportive spaces for the individual as well as social spaces for group gathering should be considered to contribute to the overall campus vision.



Ambrose Campus: Welcoming and Transformative

The Campus Planning Principles Workshop held on March 26th, 2014 was well attended by members of Ambrose's community, including students, faculty members, staff, and members of the Executive Group.

The purpose of the workshop was to develop the Principles to guide the evolution of the campus Master Plan. These Principles are intended to articulate the values of our campus community. It was an essential early step in the campus planning process, and involved a highly collaborative environment to determine what we, as a campus community, believe to be important.



Participants at the Planning Principles Workshop



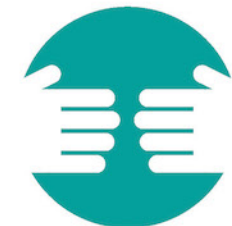
- 1 | **An Ambrose identity and sense of place**
Ensure that the Ambrose identity and values as a faith-based institution are expressed through our campus, buildings and experience



- 2 | **A place where learning and transformation are at the forefront**
Reflect the transformative power (spiritual, intellectual, physical and social) of education for critical engagement with the world



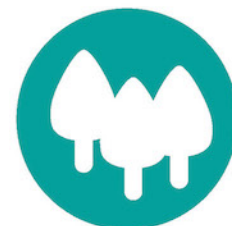
- 3 | **A place of reverence, spiritual development and creativity**
Provide a range of settings (including sacred spaces) for spiritual engagement in support of the transformative learning experience



- 4 | **Functionally connected**
Extend hospitality to the campus community and to our local and regional neighbours



- 5 | **A vibrant, pedestrian-oriented campus**
Safeguard the primacy of the pedestrian, while addressing the practical needs of other modes of transport, and create a high quality public realm

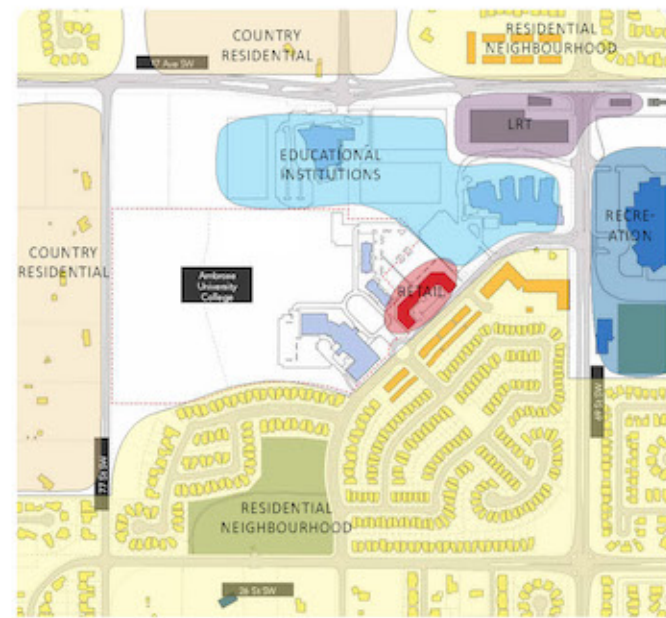


- 6 | **Expressive of environmental stewardship values**
Ensure a campus that reflects environment stewardship, respects our natural setting, and uses sustainable practices

Land use and zoning

The Ambrose site is zoned as a Direct Control District 67Z2007, and includes Site 1 and 3 of the District. Relevant policy guidelines that should be adhered to when developing the Campus Plan are:

- › Maximum height = 18m overall and 12 m in areas within 30m of a commercial property (C-O)
- › No development allowed within 30m of boundary of Site 3



Open space and vegetation

The aspen stand on the western part of campus is a natural area which, because of its features and characteristics, is significant from an environmental perspective and desirable from a campus edge perspective.



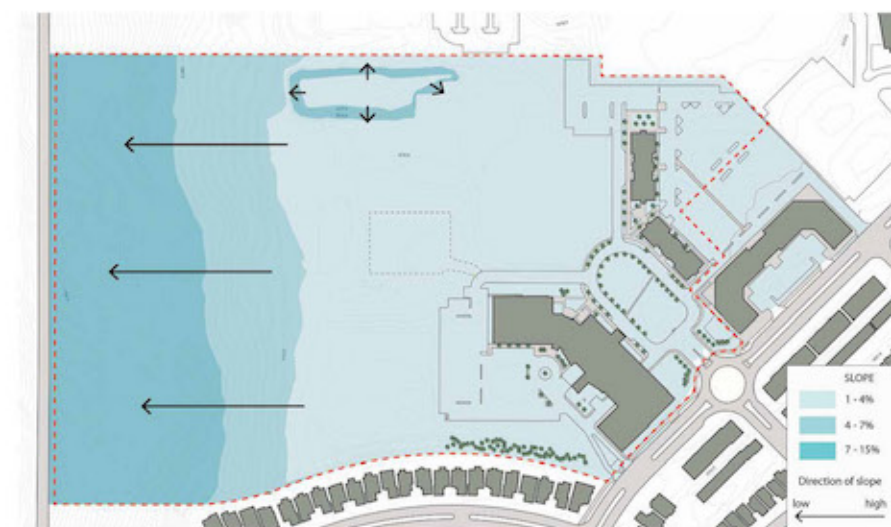
Circulation and Access

Ambrose University has a well defined internal street network that provides a clear structure for future growth. There are multiple parking locations on-site in close proximity to existing campus uses.



Slope analysis

The campus slopes from approximately 1214m to 1210m to the south and to 1194m to the west. The aspen stand on the west side of the site slopes downward towards the west at 10% to 15%. The remainder of the site is relatively flat.



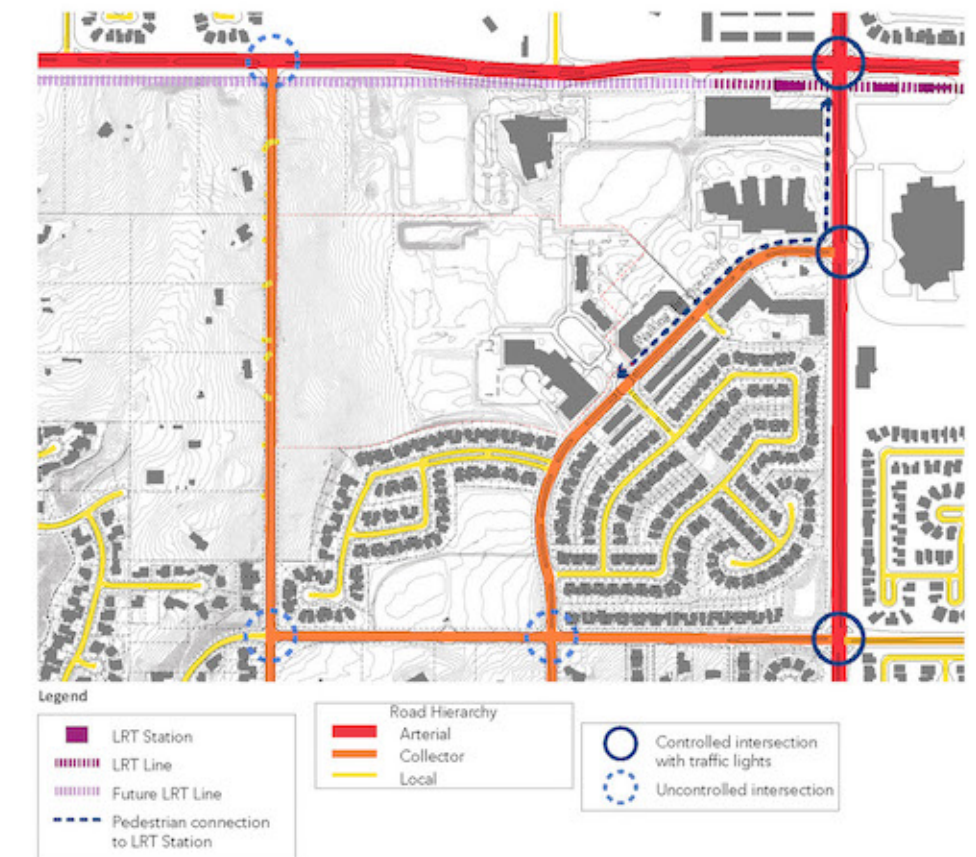
Transportation

Current transportation conditions:

- › There is an LRT line running along 17th Avenue with an LRT Station at the intersection of 17th Avenue and 69th Street.
- › Higher density development is encouraged to occur within the 450 m radius of the station.
- › The area is also served by a bus transit route running along 69th street (Route 439) and along Springborough Boulevard (Route 454).

Future considerations:

- › An increase in student numbers will impact circulation, access and parking.
- › Ambrose will have excellent proximity to the future ring road to the south and west.
- › Extension of the LRT line further to the west will benefit connectivity to Ambrose.
- › 77th Street provides a secondary access point opportunity for the campus.



OPPORTUNITIES ANALYSIS

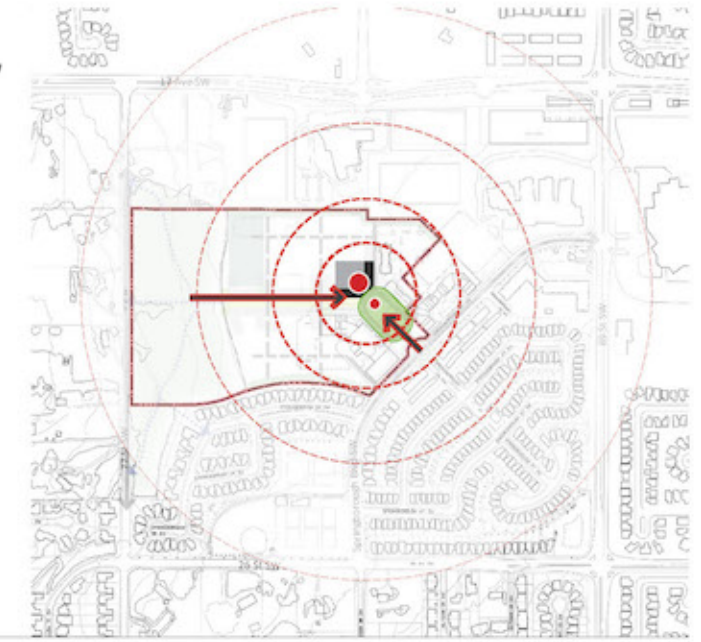
1. Connect the green environment



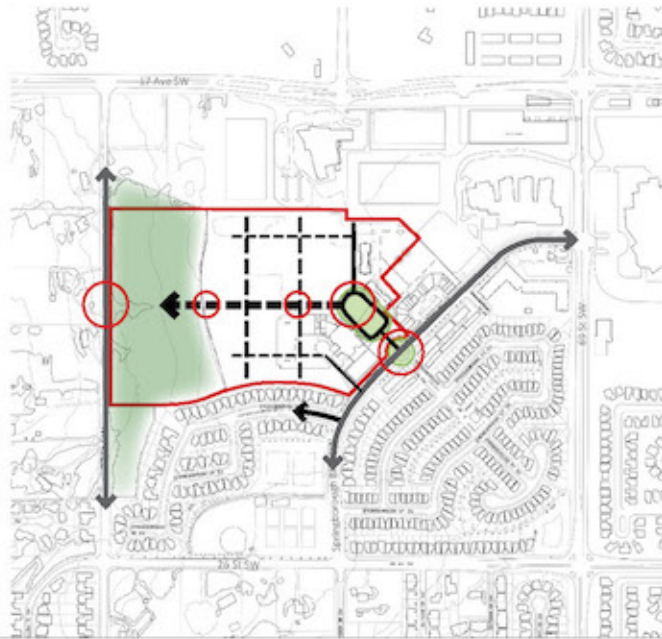
4. Accommodate for parking in strategic locations



7. Establish a sacred "heart"



2. Develop a pattern of connected streets, with gateways and nodes



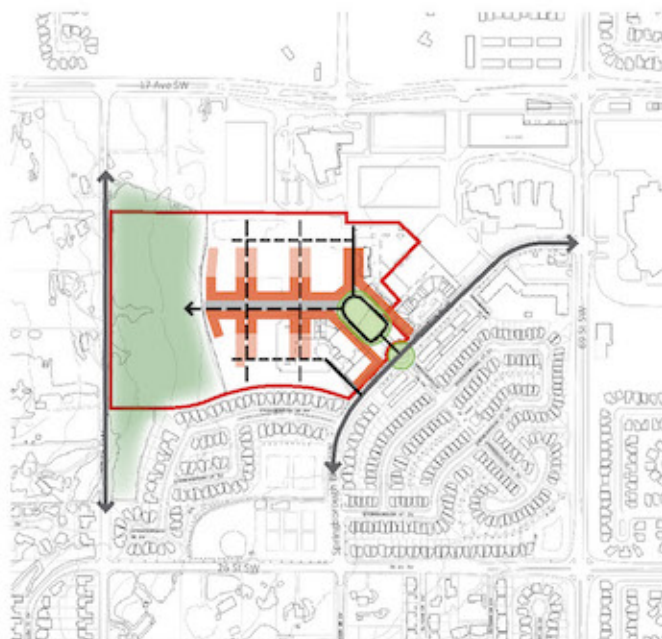
5. Build a network of diverse open spaces, connected with trails, pathways, and sidewalks



8. Create a constellation of sacred spaces for contemplation and ceremonial events



3. Create compact walkable streets with active frontages



6. Connect to the community



9. Demonstrate environmental stewardship



→ Existing Public Road
→ Existing Internal Road
→ Proposed Internal Road
○ Gateway

Green Boulevard
Pavement / Plaza
Public park / Common
Forest / Planted
Gateway
Planted Buffer
Trails

Primary Frontage
Secondary Frontage



The Big Moves

- 1** **A new campus heart:** a new Chapel and Learning Commons building are located at the view terminus from the main entry into campus. The Mahood Common is enhanced, and a strong connection is established between the new building and the common with enhanced pedestrian-oriented paving, planting, and programming.
- 2** **An active central boulevard:** A new centre of activity is created on campus along the Grand Boulevard: a new street is created along an east-west axis with dynamic and transparent mixed-use frontages, spill-out cafe zones, defining rows of planted boulevard trees, and special paving and sitting areas. The boulevard prioritizes pedestrians with vehicular access limited to service and emergency vehicles.
- 3** **Academic expansion:** Expansion of academic facilities is envisioned in two new buildings facing onto the Grand Boulevard - one located next to the proposed chapel, and a second further eastward, across the street. Buildings will have active frontages with interior/exterior visual connections.
- 4** **Athletic expansion & new fields:** An expanded gymnasium facility is proposed in an extension to the east side of the campus' existing academic building, which would include new change rooms and other amenities. The Master Plan also introduces a multi-purpose athletic field in the south-central part of the campus.
- 5** **A new residence quad:** A new residence quadrangle is created on the north part of the campus, with a mix of apartments and family housing, centred around a larger open space with park and playground. A mews street with enhanced paving prioritizes the pedestrian and creates a safe environment for play.
- 6** **A secondary entrance & gateway moment:** As the campus student population grows and demand calls for a secondary entrance, a new vehicular connection from 77th Street will be required. The road winds through the thick natural aspen forest and reveals the campus, creating a gateway moment with an open view of a lively campus community.
- 7** **A new parking strategy:** The new parking strategy focuses on minimizing visual impact of parking by accommodating it underground new buildings and in structures. An underground parking facility is being considered beneath the proposed Athletic Field. Demand for parking is managed by connecting the campus to transit options, housing more students on site, and creating a walkable, compact, environment.
- 8** **Direct Control District, Site 3:** This land is currently zoned for future campus development and secondarily for residential development. At present time it is not known whether these lands will be required for future campus use and there is no plan for how those lands will be ultimately developed.



Option #1 - More residence uses than academic.

Option #2 - More academic uses than residential.



Include services at grade



Designing landmark features, like atriums, into new buildings



Creating transparent interfaces between indoor and outdoor spaces



Compact built form, with human-scale frontages

Built Form Framework

The built form framework for Ambrose University seeks to establish the campus as a welcoming learning environment, with an emphasis on supporting future growth in a sustainable and compact manner. The physical structure of the campus will promote walkability and create an animated campus realm by integrating internal building spaces with external spaces. This framework will help to create a campus that is conducive to learning, living, worshipping, and playing, by providing a diversity of amenities on campus and by establishing a village/community atmosphere.

Built Form Structure

Currently Ambrose University runs most of its programs and classes out of one building. In order to meet future program and enrollment growth needs, the Master Plan includes the following features that are under consideration:

- › Expansion of current main University building, including a new gymnasium, entrance atrium, and a small addition near the library.
- › 2 new academic buildings including instructional and study space.
- › A new, iconic, building that will house a chapel and learning commons.

- › 5 new residence buildings, with a mix of apartment style units and townhouse style units will house an increased number of students on campus.
- › A structured parking complex, to accommodate increased traffic in a more efficient way.

Key Opportunities:

- › There is an opportunity to re-locate the existing library use into the new Chapel and Learning Commons building at the heart of the campus, and to use the library space for offices and classrooms.
- › Framing the Mahood Common with the Chapel and Learning Commons building, to define its boundaries and create an intimate feel. This building can serve as a campus landmark and view terminus for the main entrance to the campus.

At Grade:

- › Food services, cafes, social gathering spaces and other indoor shared spaces should be located on the ground floor of buildings facing the main campus boulevard, and accommodate outdoor patios to animate the streetscape.
- › Entrances should be accessible, frequent, and should be located to enhance direct internal and external connections.
- › High-quality materials and transparency should be used in particular on front facades, for a strong interface between indoors and outdoors.

Frontages:

- › Buildings should provide inviting, human scale frontages to frame and activate streets and open spaces.
- › All facades facing a street or open space should consider multiple windows and transparent entrances to maintain safety through 'eyes on the street'.
- › Residence buildings, with the exception of the northernmost one, should assume a multiple front condition: onto the street, mews, park, and pedestrian green linkages.
- › The parking structure should have a strong visual appeal and/or be visually screened from neighbours with appropriate plantings.

Landmark Buildings:

- › The new Chapel and Learning Commons building should be iconic in its design and act as a visual landmark from various viewpoints on campus. It should be architecturally unique and reflective of its use as a place of worship and study.
- › A new atrium addition at the north part of the academic/administration building should act as a secondary landmark on campus and a gateway at the transition point from activity street to central Mahood Common. A high proportion of glass is encouraged for natural sunlight and visual transparency.

Building Height and Massing:

- › New development should be respectful of neighbouring existing buildings, limiting height to 2 to 3 storeys nearer to the property boundaries and rising to a maximum of 4 storeys along the campus main street. Steppbacks should be considered on taller buildings for more gradual transitions towards shorter buildings and open spaces.
- › Opportunities to add floors to existing buildings should be explored on a case-by-case basis, up to a maximum of 4 storeys, and should respond to the character of the existing buildings.
- › The parking structure is encouraged to prioritize underground levels. A roof cover and landscaping can be explored for maintenance purposes and weather protection, and should be developed to minimize visual impact.



Distinct campus courtyards



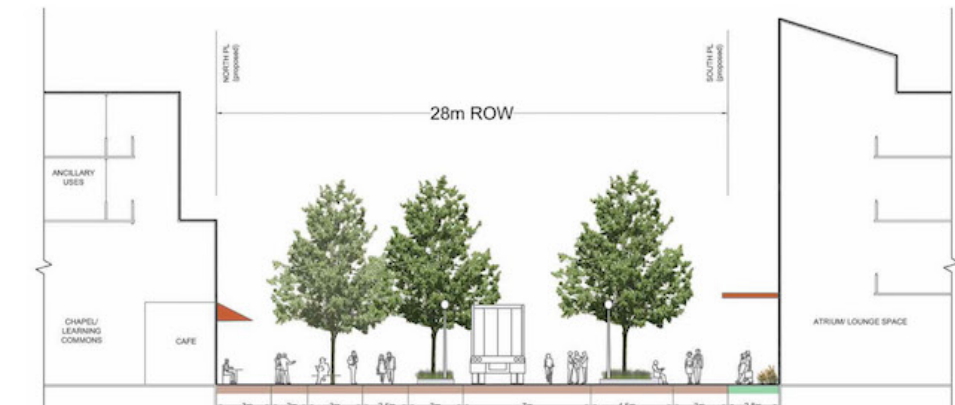
Great open spaces for multiple users



Designing for shaded and sunlit areas



Providing quiet spaces for study and reflection



Illustrative cross-section of the Grand Boulevard running east-west across the campus

Open Space Framework

The Master Plan aims to provide a diversity of open spaces that fill a variety of purposes, and create a welcoming, and distinct campus identity.

Open Space Structure

Campus open spaces are organized around three key elements:

1. An active, vibrant, and green boulevard.
2. A large central Quad with open green space and plaza.
3. An enhanced perimeter road, connecting pedestrians to all major program and residence buildings.

These elements are supplemented with a finer network of open spaces and interlocking green passageways. This includes a larger residence quad, smaller courtyards at the front entrance, between existing residence buildings, and at key intersection nodes, planted green edges and visual buffers, and athletic facilities including a multi-use field and tennis courts. Finally, the core campus is connected to its western natural asset - the aspen forest - and further outwards to the community through a network of forest trails and enhanced sidewalks.

Streetscapes and Pedestrian Links:

- › Campus streets should function, and be treated, as the connective tissue of the public realm, linking spaces and places across campus, and prioritizing pedestrian circulation.
- › Streetscapes should support a range of users, featuring shared bicycle and pedestrian zones, accessible surfaces and entry ways, and continuous sidewalks.
- › Surface treatments and intersection design should clearly indicate campus streets as a pedestrian priority zone. Pedestrian crossings should be well demarcated at all street intersections.
- › All streets should be lined with trees for both aesthetics and shade protection, as well as for environmental sustainability.
- › The grand boulevard should be designed as a wider and higher quality pedestrian environment. It should have a Right of Way of 26m, and incorporate a double row of trees on the north side. Travel/service lanes should take on the same quality and surface paving as the rest of the boulevard in a unified fashion, while variances in the paving design can be used to clearly indicate the route for vehicles.
- › Campus streets should be well-lit to ensure safety and security, especially in winter, when daylight hours are short.

- › Campus streets and sidewalks should be designed for snow clearance in winter.

Public Commons and Courtyards:

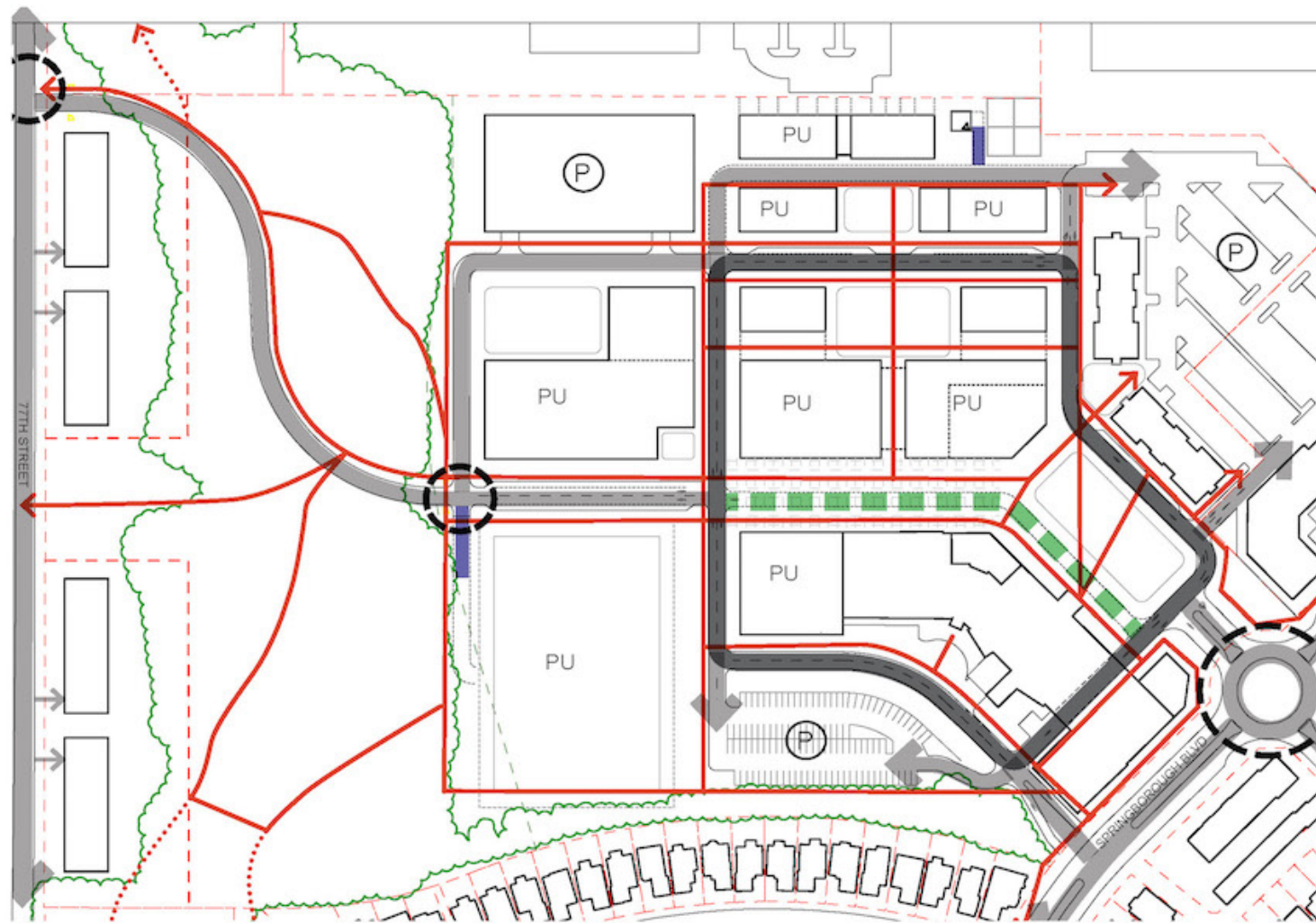
- › New buildings facing public commons should be designed and scaled appropriately to provide a comfortable sense of enclosure.
- › The new residence quad and Mahood Common should provide a diversity of spaces for different users including children, students (some of which are parents), visitors, faculty, and staff. A playground, shaded seating area, open green lawns, and hardscaped plaza are some examples. The quad and common should take on a distinct character.
- › The north-western plaza portion of the Mahood Common should have a direct relationship with the Chapel and distinct spiritual sense of place and identity.
- › All commons and courtyards are community-oriented open space destinations, and should have a high quality design and be well maintained.
- › Smaller courtyards and commons should be diverse in character and include a variety of public, private, and sacred spaces.
- › Public spaces should incorporate a mix of open areas for optimal sunlight in the winter and treed areas for shade protection in the summer months, and incorporate seating areas.

The Aspen Forest and Trails:

- › Consistent with the authorizations in place from the City to develop a university campus on the site, Ambrose University will develop its campus in a fashion that seeks to balance its development needs with a parallel desire to preserve the aspen stand on the west side of the site to the greatest degree possible and practical.
- › The area of the forest at the top of slope should be enhanced to restore natural drainage patterns and prevent pooling of water.

Stormwater Management:

- › The campus should introduce stormwater management strategies, including increased permeable surfaces, and collection, filtering and reuse techniques.
- › New open spaces should be carefully graded and incorporate open grass areas and planted gardens to minimize the need to divert stormwater towards the forest or off site.



Pedestrian friendly environments



"Sharrows" to support the shared use of right of ways



Wayfinding Signage



Filtering and retaining stormwater with bioswales



Bike-parking amenities to support cycling



Providing on-street parking

Circulation Framework

The circulation framework for Ambrose University seeks to create a sustainable and walkable campus that prioritizes pedestrian and bicycle movement, and makes the user's experience comfortable and enjoyable in all seasons. The circulation framework emphasizes ease of movement not only through the creation of an efficient street network but also through signage and wayfinding strategies.

Circulation Structure

The circulation structure of the Master Plan generally follows a grid pattern to facilitate ease of movement and connectivity. It is structured around appropriate block sizes that support the different land use types and provide flexibility to Ambrose University. A vehicular 'ring road' and service route is provided, connecting all areas of the campus together and creating ease of access to various buildings.

The circulation structure includes an extensive pedestrian network of sidewalks, trails, and pathways, connected throughout the campus. Cycling is intended as a shared

road scenario with vehicles. Bus and Light Rail Transit stops are provided close to campus; there is currently no intention of bringing public transit into the campus.

Supporting a Walkable Campus:

- › Develop a continuous and inviting pedestrian network that links open spaces, buildings, and facilities across campus with sidewalks, paths and internal connections. Canopies and transparent indoor connections should be incorporated, where appropriate, for weather protection.
- › Provide sufficient light standards, street furniture, and tree canopy to create a pedestrian environment along campus streets and at mid-block connections that feels welcoming and safe.
- › Create a limited trail system through the aspen forest for both recreational use and to improve connectivity to 77th Street and residential neighbourhood.
- › Incorporate safe pedestrian links to parking.

Cycling:

- › Incorporate "sharrows" on major streets across campus that support a shared vehicular and cycling condition.

- › Cycling on the grand boulevard should be incorporated in the central portion of the Right-of-Way, as a shared scenario with service vehicles, however it does not need to be demarcated specifically.
- › Bicycle parking should be easily accessible via paved surfaces and oriented to allow maximum utilization.
- › Implement a winter maintenance strategy for snow and ice removal that encourages year-round walking and cycling.

Transit:

- › Ambrose University should consider the potential of securing shorter connections to the Light Rail Transit station at the intersection of 17th Avenue and 69th Street through neighbouring properties, where possible.

Access and Gateways:

- › Provide a secondary connection and entrance into campus from 77th Street as necessitated by the growth of the campus population and supported by a traffic assessment.

Parking:

- › Provide as much parking as is feasible in underground garages and on-street before considering development of a parking structure. Avoid surface parking lots as much as possible to maintain an attractive compact campus community, and with the least visual impact to neighbours on the north, east and west sides.

- › To maximize safety, all parking lots (under and above ground) should be well lit, and any landscaping should allow for sightlines into, and from within parking lots.
- › Introduce stormwater management strategies for all campus roads and parking lots, including increased permeable surfaces, and collection, filtering and reuse techniques such as diverting stormwater towards raingardens.

Transportation Demand Management:

- › Implement Transportation Demand Management strategies such as carpooling and ridesharing programs.

Signage and Wayfinding:

- › A well-designed campus supports easy navigation with minimal need for signs and maps. This can be accomplished by linking trails, and pedestrian routes to building entrances, and preserving landmark view corridors and framing them with landscaping.



PHASE 1

The draft phasing option for Phase 1 focuses on generating momentum to implement the Master Plan Concept. The early priorities for the University have been identified as:

- › Building a gym or recreation facility as an expansion to the main campus building.
- › Developing a new, iconic, building for the campus that functions as a chapel and student learning centre and frames the Mahood Common.
- › Expanding the main campus building with a new atrium, that can also serve as a landmark and orienting feature on campus.
- › Developing three new residential buildings to accommodate anticipated enrollment growth and housing demand.
- › Enhancing open spaces to meet a variety of needs and purposes.
- › Developing circulation networks to create a defined circulation pattern around the campus and support a vibrant public realm.
- › Developing a new access road to connect with 77th Street, and the Grand Boulevard of the campus core.

The new chapel and learning commons, is an important initiative that will make a first impression upon people arriving to the campus from its main entrance, and will help define the campus' character as well as providing new study, worship, and service spaces for the campus population.

During this phase surface parking lots are concentrated to the campus perimeter, and the road network is further defined to support circulation objectives and connect future growth opportunities. New buildings should also include underground parking to meet parking needs.

Landscaping and public realm enhancements at this stage aim to create new, and complete, open spaces for the campus that define its sense of place. The central Mahood Common will be enhanced to be a central, character-defining feature for the campus, and a welcoming point for visitors, students, faculty, and staff. The green and vibrant character of the Mahood Common will be extended along the Grand Boulevard to create an active public space and central campus spine.



PHASE 2

The draft phasing option for Phase 2 will complete the build-out of the Master Plan Concept.

It continues the momentum generated during Phase 1, targeting key improvements to public spaces, and circulation networks. The key initiatives during this phase include:

- › Developing two new academic buildings, to accommodate projected program growth.
- › Developing up to two new student residence buildings, with the option of developing another as an extension of the academic building, depending on University needs.
- › Introducing an athletic field as a recreational amenity, and to support any new athletic activities on campus.
- › Exploring potential partnership opportunities along 77th Street.

In addition to accommodating projected program growth, the two new academic buildings will provide the service, amenity, and study space required by a larger campus population. The central academic building is built as an extension of the chapel and learning common, and frames the north side of the Grand Boulevard. It

should include some space for services or amenities at grade, such as a quick serve restaurant or cafe. An additional academic building is planned just west of that expansion. It will house additional programming and student space, and should include a plaza-style open space adjacent to the intersection.

The new residential buildings developed during this phase will frame a new Public Common that provides an open space amenity to the residential area. An athletic field may also be developed for use as a recreational amenity by the campus, and to serve any potential new athletics programs. There is also an opportunity to add a smaller new recreational space adjacent to the residential areas, such as a tennis court.

As the campus evolves there is potential to explore opportunities along 77th Street. Currently there is no definite plan for these lands, but in the future there may be an opportunity to assess them for campus or partnership uses.