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EGR 370

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4/26/2026

Etown Southern-Campus Mixed-Use Development for College and Community

The southern part of Elizabethtown’s campus has a lot of unused space with strong potential for expansion. While some areas are heavily wooded or not ideal for building, there are many locations that could be developed in a way that benefits both students and the surrounding community. The goal of this project is to create a master plan that will allow The College to be more actively used by the surrounding area while also giving students more areas to utilize. This is broken up in a 2040 master plan and has four phases. First, the inclusive playground, then, the mixed-use building, next, a nature study area, and finally, baseball field additions. This is shown in Figure 1 below.



Figure 1. Elizabethtown College 2040 Master Site Plan

The park is broken into different sections, ages 2–5, ages 5–12, and an adult/elderly area. Each section is inclusive and accessible to everyone, including people with disabilities and elderly visitors from Masonic Village. Figure 2 below shows the layout. There are clear, separate zones broken up by walking paths for safety. These paths will all be ADA-accessible and allow for the different age groups to be separate but also visible. I chose to use poured-in-place rubber surfacing for the whole site, other than the putting green, for wheelchair accessibility and less maintenance work required.



Figure 2. Inclusive Playground Site Design

The 2–5 area will have equipment that will allow kids to build confidence but still be safe. The equipment will be low-to-the-ground, and the area will also have inclusive swings. The 5–12 section has a larger play equipment with climbing areas, and slides. There will also be sensory boards to make sure there is a mix of elevated and ground-level features. This is inclusive for kids of all play needs and abilities. The adult and elderly section includes outdoor fitness equipment such as bikes, arm wheels and self-weight chest press. In this section, there will also be pull up and dip bars for more challenging workouts, also inclusive for students who may want to have an outdoor workout. The entire park is designed with clear visibility so parents can easily see children. There is also benches, tables, and a restroom to make the area more comfortable for everyone.

The second phase of the project focuses on the main feature, which is the mixed-use building. My proposal is the “Etown Bar.” This building is designed to connect the college with the surrounding community. It includes three main functions: dining, entertainment, and a shared community space that could support partnerships with local new developments. With the new housing being built nearby, this space would act as a hangout spot for both students and residents. This building also has a green roof that will allow the building to blend in with the existing nature and lean into The College’s goal of being more sustainable.



Figure 3. Etown Bar Site Layout



Figure 4. Building Model

Inside, the building is split into three areas. There will be a restaurant area where families, students and adults can grab lunch or dinner and is more relaxed. The middle area will have seating, with TVs, pool tables, and a bar area making it a good spot for hanging out for all ages. The other area is more open and includes a stage, allowing the space to be used for live music, student performances, and events. This gives students something to do at night without needing to leave town while also bringing in members of the community. The location is right off of Cedar Street but is also far enough from residents so there would not be any sound complaints. There is a student walking trail that was installed recently but doesn't currently lead to anything.

This building backs directly into this trail which would allow students easy access to the proposed building which would allow for less traffic in and out of the parking lot as well.



Figure 5. Indoor and Outdoor Vernacular

The outdoor area adds to this idea with a fireplace, seating, and lawn games like cornhole and horseshoes. This creates a space where families, students, and residents can all mix, which is something the campus currently lacks. The building itself is designed to match the existing campus style. It takes inspiration from the Bowers Center with its brick facade and large windows, helping it fit naturally into the campus. The idea of draping lights and the outdoor venue space was inspired by the KAV, but I expanded it to create a more functional area while still matching the campus vernacular.



Figure 6. Outdoor Lawn Games and lights

The next phase includes improvements to the wooded area nearby. There is an existing trail that would be cleaned up that leads to a more clear area where there could be a quiet study space for students. There is currently a small, student-built fire pit that is unsafe. By adding a concrete slab, seating, and a built-in fireplace, this space could become a safe and comfortable place for students to gather. Being surrounded by trees would give students a more relaxed environment to study or spend time, which is something this campus is missing.



Figure 7. Existing Student-made Fireplace



Figure 8. Proposed Fireplace and study area

The final phase of the project focuses on improvements to the baseball field. The bowl shape of the field creates a good opportunity to add stone seat walls along the hillside. It would give families and spectators more seating options beyond the limited bleachers. It would also allow space for kids to move around as there is open grass around the field so they can have fun while still watching the game. Also, a new press box is proposed overlooking the field. This would allow a spot for announcers, photographers, and students a dedicated space to call and record games. Many colleges use student-run recordings during games, and this would give students hands-on experience while also improving the quality of the viewing experience.



Figure 9. Proposed Location of Press Box and Stone Seating

Overall, this project shows how the southern part of campus can be developed into a space that supports a wide range of uses. By working with the existing landscape and layout, these additions would improve student life while also creating stronger connections with the surrounding community.