



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

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1 Section One: Master Site Plan

The site plan for the Elizabethtown College Southern-Campus Mixed-Use Development for College and Community serves as the Master Plan. Using the Lancaster County parcel viewer, the outside dimensions of the site using the measure tool. The parcel viewer also included the topographical details of the site which were included but also altered to fit the new buildings and sites in the development. The roads of the site act as an extension off of Cedar Street with a parking lot as soon as the users enter the development. The roads are in black pen. The parking lot has an entrance to one of the hiking, walking, and biking trails. The walking trails span the entire length of the site with several different varieties of length and difficulty designed for all types of hikers, ages, and walkers. Throughout the walking trails, there are workout nodes and outdoor exercise equipment, along with new frisbee golf nets set up throughout. The frisbee gold nets are included because they are already currently set up throughout the set and used regularly. Immediately after the major parking lot, there is the community center which is designed to look like a hexagon where the roof will have a sky light to let natural light into the plaza/visiting center of the building. The community center will also have a small parking lot for those who cannot walk far or who work in the community center. Further past the community center is the indoor/outdoor food hall for local business and restaurants to have stands to sell food and generate excitement about new options. The outdoor patio is designed to support numerous food trucks and have seating for those who want to enjoy the outside. The indoor food hall has plenty of room for a variety of stands and seating for people to enjoy. The new community park and amphitheater/event center is located past the food hall. The amphitheatre is facing the garden to incorporate the two spaces together so families can relax in the park while listening to the performances and events happening in the amphitheater. The next location on the site plan is the Elizabethtown College Campus Extensions which is designed to allow Masonic villagers, community members, and high school students the opportunity to take Elizabethtown College classes to learn classes like Drawing, Photography, English, History, and and

Education. Across from the campus extension is the multi-use building. This is featured and described by the shell of a building in Section 3. Next to the multi-use building is the Rec-center. The rec-center is meant to be an extension of the Bowers Center to cover the sports that the Bowers center cannot support, like tennis, pickleball and racketball. The Rec-Center will feature indoor courts for the sports already listed along with a made to order salad stand option inside.

The development is designed to allow both the community members at Elizabethtown and the college students to live harmoniously together and to use the space. The community center will serve as a nice space for students to relax or study, while community members can work and use the space to encourage tourism to the area. The indoor/outdoor food hall will allow community members and local restaurant owners to have a space to sell their food to more people. Elizabethtown College could offer a program with meal plans to allow students to use their Meal Plans at the food hall. The park and amphitheater will allow college students another place to hangout on nice days that are not on campus. The amphitheater can also allow the Elizabethtown College Theatre Club a place to perform their semester plays or musicals for a larger audience. The community members of Elizabethtown can also rent out the space for concerts and performances for them to enjoy, The playground is designed to accommodate children with disabilities along with a dedicated space for exercise equipment for those visiting from the Masonic Village. The campus extension allows community members to broaden their horizons by taking college classes in fields that already interest them and it allows for more opportunities for student employment. The multi-use building will be described in Section 3. The Rec-Center will encourage community engagement because pickleball is a growing sport across the country. The Elizabethtown College athletic department could also host games and tournaments in the Rec-Center while also having practices for the Tennis team when it is not nice out.



Figure 1: Ariel View of Site

2 Section Two: Playground and Outdoor Physical Area

The playground next to the amphitheater/event center is designed to encourage play between both children without disabilities and those with disabilities equally. The playground sets were found at Noah's Park and Playgrounds. The exercise equipment was also found on the same website.

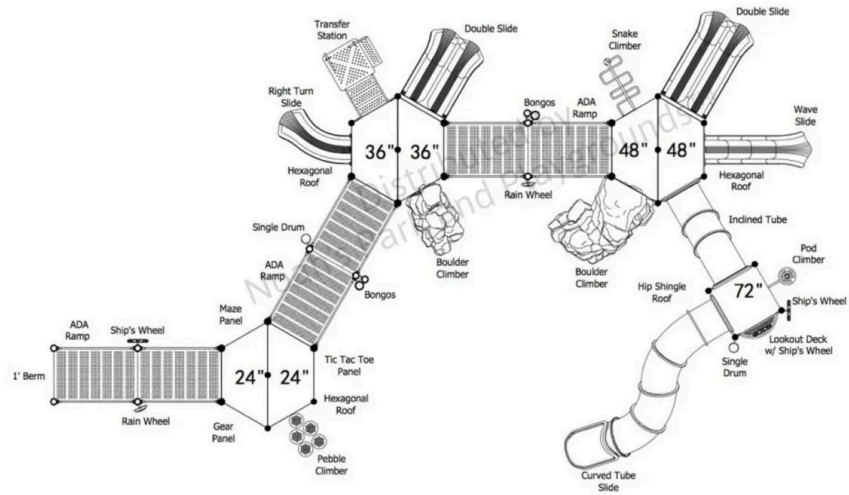


Figure 2: The footprint of the little kid area featuring ADA ramps and transfer stations for wheel chairs. The playground features smaller playgrounds and climbing stations.



Figure 3: A side view of the little kid area of the playground to better show the different features of the set.

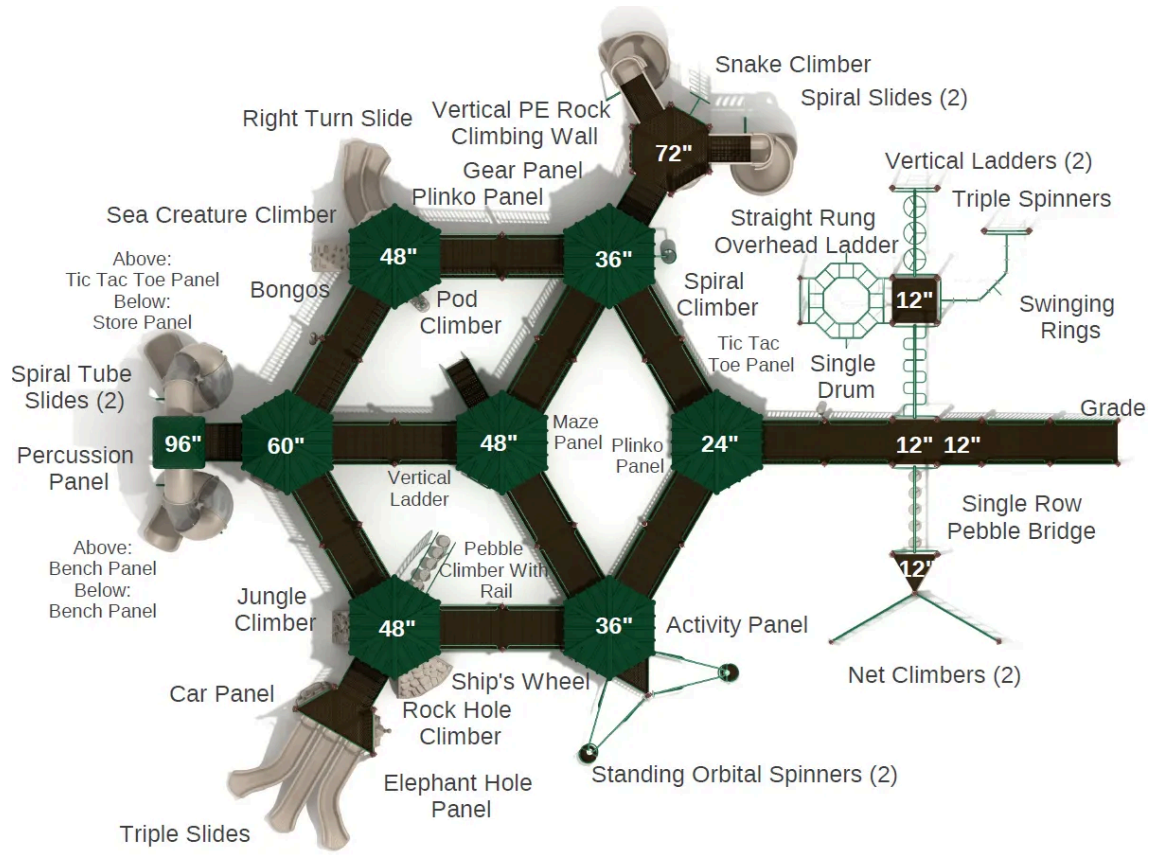


Figure 4: The footprint of the big kid area featuring ramps and more options for activities and development.



Figure 5: A side view of the big kid area of the playground to show the different features and activities of the set.

3 Section Three: Shell of Multi-Use Building

The multi-use building on the site is designed to be used by college students and the surrounding community members. It features the functions of shopping, dining, and a partnership with the local community. The shopping function is met through a space for a new store that the Tattooed Toy Guys could potentially use. The dining function is met by a small coffee shop. The bottom floor features the shopping space and the coffee shop. The upper levels feature apartments that can be rented out to both community members and also graduate college students from Elizabethtown that need a place to live their 5th and 6th years. The roof features a green roof and a rooftop lounge that renters can use. The exterior of the building is inspired by the Romanesque building style with the inclusion of the groupings of three windows meant to mimic the Holy Trinity. The bottom floor features a bump back into the stop to add some interest into what could be a relatively boring exterior. The apartments also feature balconies for renters to enjoy the warm weather that Elizabethtown has to offer during the spring and summer.



Figure 6: Front View of the Multi-Use Building



Figure 7: Back View of the Multi-Use Building



Figure 8: The green roof and rooftop lounge of the Multi-Use Building

Appendix A - Site Analysis of Development Site

1 Section One: Site Walk Pictures



Figure 1: This picture was taken of the area next to Cedar Street and across the street from Ober Hall. I believe that this would be the best space for the new community center. This area of the site is large and relatively flat. Due to being along Cedar Street it will have been easily accessible for both students and community members and it will function as the hub of student and community interactions.



Figure 2: Across from the community center will be the new parking lot and access to the rest of the development. This is especially important because students are always looking for places to park their cars and community members will need a place to park before they enter the rest of the development and

amenities. It is another relatively flat location so paving it will be easy. Additionally, there is already a little path that can be paved and expanded to fit cars and people.



Figure 3: The path that is currently in place but it is only gravel and paved in other sections so a part of the construction will need to be paving this area to make it more functional. The new paths will allow better access to all parts of the development and make it easier for community members especially to access.

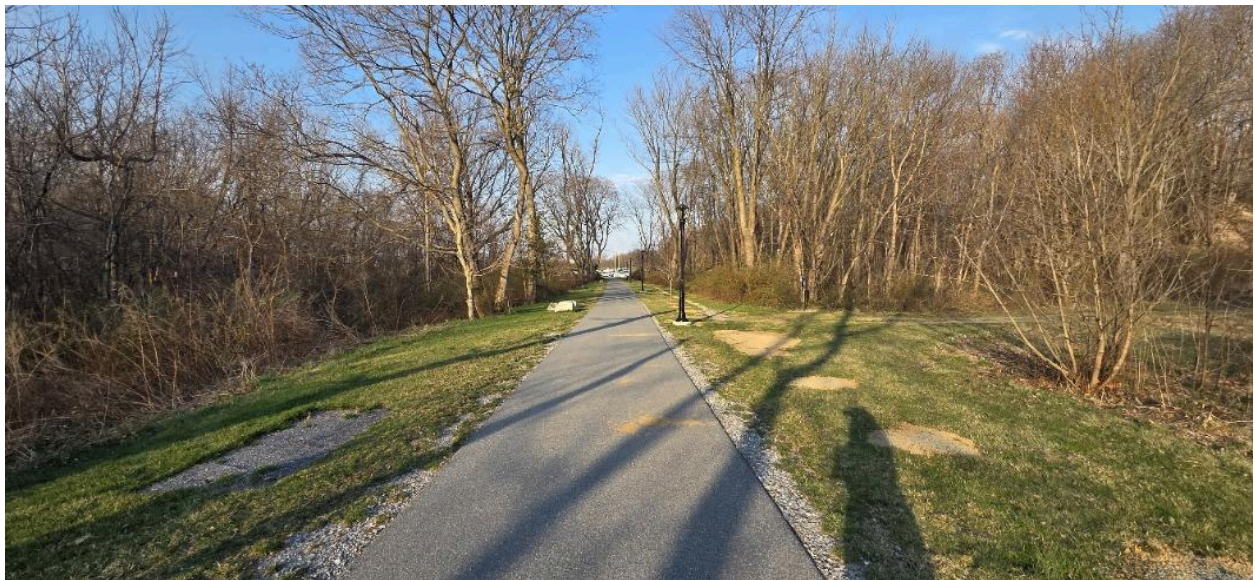


Figure 4: This is the current walking path that is in the site. This is also a great spot to connect the new walking paths and biking paths throughout the development which will promote health and walkability. Promoting walkability makes the development more sustainable.



Figure 5: The indoor/outdoor food hall will be constructed on this portion of the land because it is relatively large and flat. Additionally, it has great views and will allow a lot of natural light to come through the indoor portion and it will create a nice environment for the foodtrucks. The area is close to the new road that will be constructed so the food trucks can easily access the location.



Figure 6: The amphitheater/event center can be built in this location because it is spacious once the trees get logged. It will provide a nice location for people to watch the performances and events that will take place in it. The hill in the distance can also provide natural soundproofing for the nearby houses so that people do not hear the performances if they do not want to. The hill can also provide seating for people. It is also close to the walking trail so people can easily access the amphitheater.



Figure 7: This space has a lot of potential to be a great location for a new community park and the playground. It is right next to the community amphitheater. The park has a ton of space for people to play and relax. It is also near the walking trail so people can park their cars in the parking lot and then walk to the park. The park then offers the amphitheater space for seating.



Figure 8: This space is the location of the small campus extension for Elizabethtown College for community members to take classes for further development. It is along the walking trail so people can park their cars in the parking lot and then walk to the building. This mimics how actual college students access buildings. The campus extension is a smaller building meant for community members taking continuing education classes so this location is perfect. The space is flat and relatively large so once the trees get removed it will be a great location.



Figure 9: The rec-center will be constructed in this area because it is close to the neighborhood behind Elizabethtown College. Community members will be able to easily access the rec-center by both walking or car. Students will be able to follow the walking trails to get to the rec-center. The large is large and only has a slight slope that can be leveled out easily.



Figure 10: This area will become the new multi-use building where shops are featured on the first floor and then the upper floors are apartments. The apartments will have a nice view of the surrounding area because it is higher elevation. The location is right next to the rec-center so people in the apartments can easily access the rec-center. The vegetation will need to be removed before construction starts.

2 Section Two: Site Map



Figure 11: An aerial view of the project site and the desired locations for our new buildings and construction zones.

Key for Site Map:

- 1. Refers to Figure 1 and the location of the community center
- 2. Refers to Figure 2 and the location of the parking lot
- 3. Refers to Figure 3 and the location of the new roads
- 4. Refers to Figure 4 and the location of the new walking trail extensions
- 5. Refers to Figure 5 and the location of the indoor/outdoor food hall
- 6. Refers to Figure 6 and the location of the amphitheater/event center
- 7. Refers to Figure 7 and the location of the playground and park
- 8. Refers to Figure 8 and the location of the Elizabethtown College campus extension
- 9. Refers to Figure 9 and the location of the rec-center
- 10. Refers to Figure 10 and the location of the multi-use building

3 Section Three: Narrative

The new Elizabethtown development near Elizabethtown College is a truly special opportunity to blend together the college students and community members, by prioritizing the needs of both groups. College students are always in desperate need of spaces off-campus, places where they can study, and cheap opportunities. Community members want interactions with neighbors, safe and healthy spaces. This development will work to prioritize these needs. The first new addition will be a new community center with a plaza, cafe, study and work area, and a visitor information center. This building addresses all the needs of the students and community members by providing them a central location to access inexpensive food, engage with neighbors, and interact with others. The visitor center will also promote tourism and provide visitors with an understanding of the history of Elizabethtown and the different amenities they can find in the development and nearby. The second addition that will be featured is an indoor/outdoor food hall center. The indoor part will feature local business and restaurants with food stalls along with chairs and tables inside. The outside part will be a rotating group of food trucks and outdoor seating. This will allow the food hall to be used year round. The third addition is new walking trails and biking trails. There is currently a small trail in the site but extending the trail will promote health for students and community members. The Masonic Village can plan trips to use the trails because the trail will feature workout stations and benches along the path. Additionally, there are frisbee golf nets that are currently positioned all throughout the site and during construction those will all need to be removed but following the extension of the trail new frisbee golf nets will be included. The fourth addition will be a new rec-center open to both students and community members. Elizabethtown college currently has the Bowers Fitness center but that is not open to community members and Bowers center does not have courts for pickleball, tennis or badminton. The new rec center will feature indoor courts that students can use for practice and play and community members can create community leagues to compete against each other. The tennis courts that are currently outside and can only be used by Elizabethtown College students can only be used during nicer days so having indoor courts can promote year round exercise and engagement. The rec center will also feature a health food option inside. The fifth addition will be an amphitheater/event space which will promote entertainment and community engagement. Elizabethtown College theatre students can use the amphitheater to put on shows for the college and community. The community can rent out the space for a variety of events. The sixth addition will be a mixed use building with apartments on the upper floors and cafes and shops on the first floor. The apartments can be used by both the younger community members and graduate students of Elizabethtown College. Housing is guaranteed for undergraduate students but for graduate students housing is harder to come by so having apartments right across the road from the college will allow graduate students a more convenient space to live. The shops and cafes will bring in new business for the community and can also promote more student employment and inexpensive shopping. The seventh and eighth additions are similar to each other so they can be combined. The seventh addition is a playground focused on accessibility for kids and promoting a healthy lifestyle for kids. Accessible playgrounds are vitally important because they can provide children with normal abilities and those with less space to play together without challenges. The eighth is a park with a community garden. The playground can be included in the park. The garden will promote health and it can also have a mediation space so that students and community members can focus on body and mind. The ninth addition will be a small Elizabethtown College campus extension building for community members to take classes in art, fitness and continuing education. This will promote community engagement in Elizabethtown College because the community already adores the college so it will give them the opportunity to take part in the space they love so much. The tenth and final addition to the development will be new roads and parking lots that allow people to access the development. The

parking lots will feature electric charging stations for electric vehicles. The new Elizabethtown development is the perfect mixture of all stakeholders' needs and desires.