

# Info Sheet for Judges

EGR/ART 496 Architectur Studio II FINAL SEMESTER PROJECT

## ETOWN SOUTHERN-CAMPUS MIXED-USE DEVELOPMENT for COLLEGE and COMMUNITY

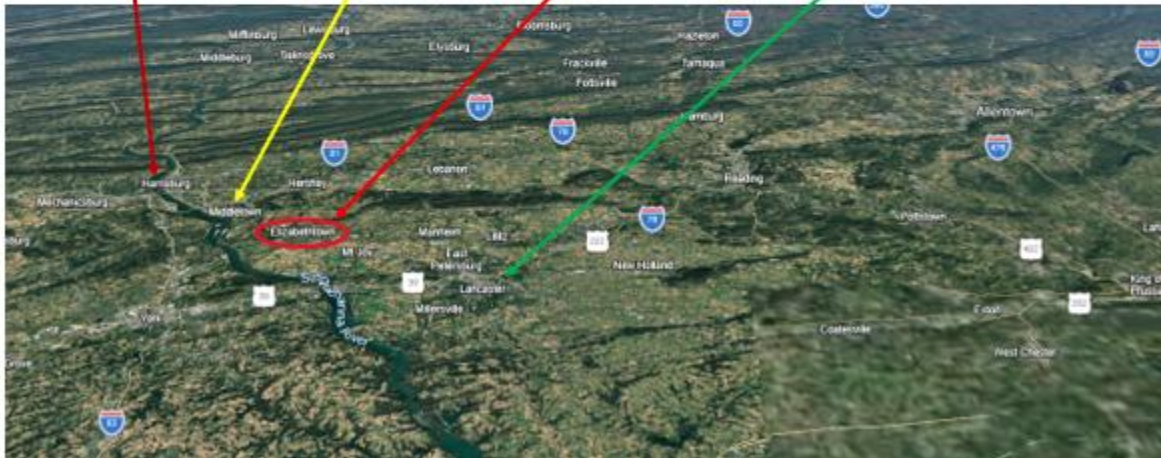
PRELIMINARY SITE ANALYSYS PROJECT  
earlier in course:

### Etown Southern-Campus Site Analysis

J. Wunderlich PhD

Assume Elizabethtown College wants to create a mixed-use development to serve both the college and the surrounding community

**Harrisburg (State Capitol)** Population = ~50,000  
**Middletown** TMI Nuclear Plant  
**Elizabethtown** Population = ~12,000  
**Lancaster** Population = ~60,000





The large new housing developments located just south of Elizabethtown College are [Klein Mills](#) and [Meridian Heights](#). These projects are situated on approximately 130 acres of former farmland near the intersection of **Campus Road** and **Conifer Drive**.

The developments consist of several distinct sections:



**[Klein Mills Housing development](#)**

A neighborhood of **209 single-family homes** restricted to active adults aged 55 and older. Built by [Ryan Homes](#), the community features ranch-style floor plans and amenities like a private clubhouse, outdoor pool, and pickleball courts.

**[The Henry At Klein Mills](#)**

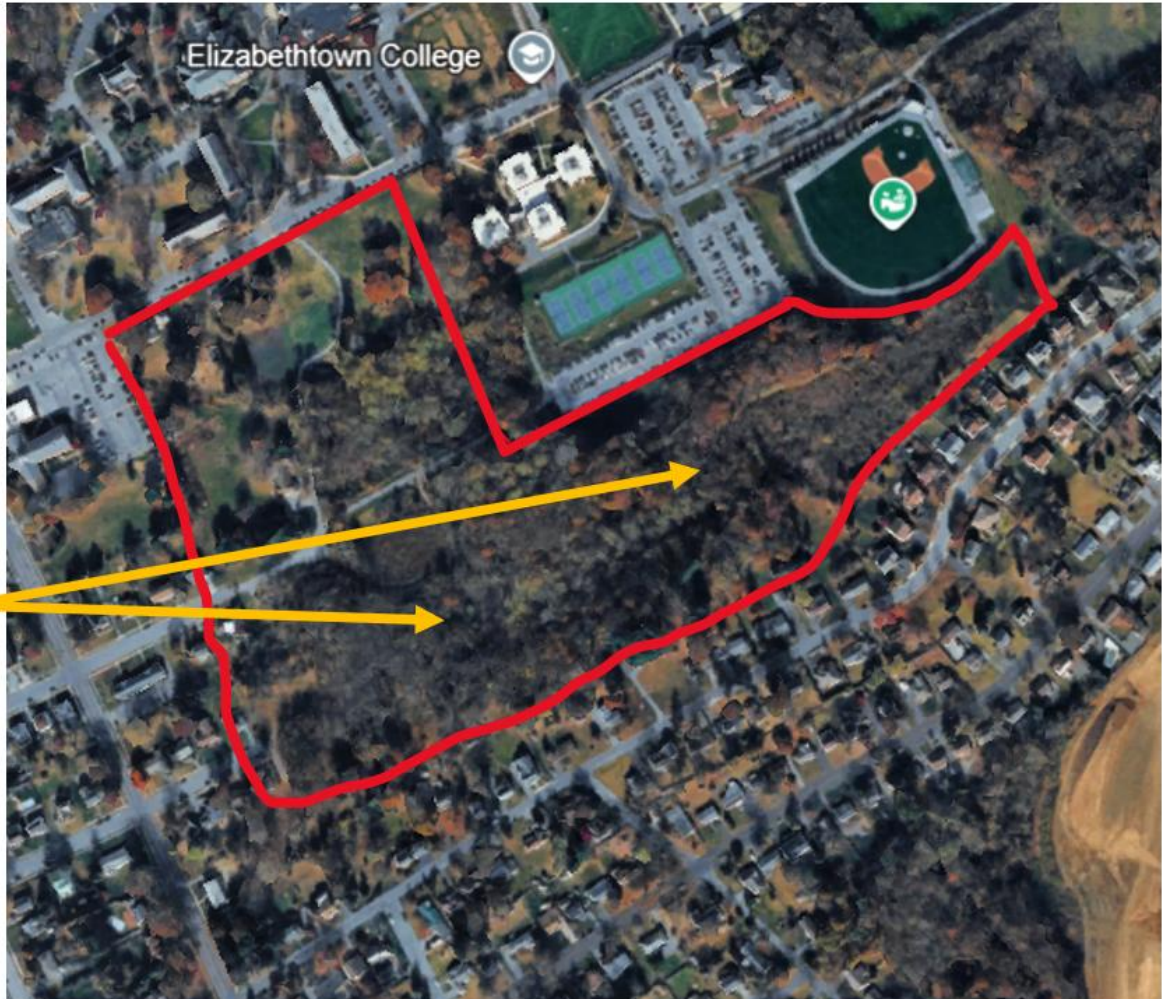
A brand-new **apartment complex** within the same master plan featuring **280 market-rate units** across 11 buildings. Managed by Greystar, it began pre-leasing in late 2025 and offers one- to three-bedroom apartments with high-end amenities like EV charging and a heated pool.



**[Meridian Heights by Landmark Homes](#)**

A townhome community developed by [Landmark Homes](#) located northeast of Campus Road. Upon completion, it is slated to include **294 townhouses** and **80 apartments**.

**EGR 496 Course-Project SITE-WALK TODAY**  
**Including all of this**



# SITE ANALYSIS ASSIGNMENT *(20% of course grade):*

Each student must work independently

Reflecting on the following:

1. [EGR353](#) “Text-CH4&10 CLIMATE & SITE DESIGN” [PDF](#) [PPTX](#) [MP4](#) [YouTube](#)
2. MASTER PLANS: [Etown College](#), [Etown Borough](#), [Lancaster County](#) [MP4](#) [YouTube](#)

Walk around the entire perimeter of the course-Project **“SITE”** ABOVE. Then take 10 photos of site elements within that part of the campus that you think are the most significant to the potential design of new buildings to **SERVE THE COLLEGE AND THE COMMUNITY**

Consider Topography, Views, Sun, Wind, Seasonal variations, Historic preservation,

... and **brainstorm about potential conceptual designs** for Community outreach, Entertainment, Shopping, Dining, Athletics, Spiritual uses, Meditative spaces, "Mind, Body, & Spirit" multi-purposes, Compliments to the "**Vernacular**" of the College, Town, and/or County, New walking or biking paths, Parking, Water features (existing and potential), Service, Financial incentives, Potential partnerships, Potential further campus expansion, etc.

Label and number each of the photos with some indication of where the photo was taken (i.e., in the caption below the photo).

Indicate the number location of each photo on a **site map** (on a sketch, Aerial image from google maps/earth, or on master plan drawing)

In addition to the caption below each photo, write a **narrative** (essay) that describes why you believe each of your 10 photos show important things. Refer to each photo by number in your narrative, and say something specific about each photo; And **elaborating your brainstorm on potential conceptual designs**.

All of your photo's, drawings, and narrative need to be in **one uploaded WORD file (not google docs)**.

**Present to the class.**

**GRADING: 10 points for each photo and it's caption, 25 points for site map (with photo numbers ), 75 points for Narrative Essay and presentation**

**NOTE: Everything for this project and any follow-up projects in this course must be completely different from anything being completed for any other course including the projects on a new college campus for Elizabethtown University in my EGR 353 course**

# ETOWN SOUTHERN-CAMPUS MIXED-USE DEVELOPMENT for COLLEGE and COMMUNITY ASSIGNMENT *(53% of course grade)*

As an extension of your course lectures including guest speakers, plus the previous two assignments:

- Roofs
  - Etown Southern-Campus Site Analysis
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- A. Make a detailed site plan to be used as a Master Plan SITE-PLAN for all of the East South campus site, the site with simple footprints of possible future buildings, plus paths throughout the site
  - B. Design a combined playground & outdoor physical exercise area that can be used by all kinds of children including those with disabilities, as well as the elderly who may be visiting from Masonic Homes
  - C. Design a mixed-use facility SHELL of a building, with a green roof, and an exterior building design complimentary to the "Vernacular" of the College, Town, and County, to be used by our college community and the surrounding community, and will include at least THREE of the following functions, without being redundant to any design work you are doing in another course with me, like for EGR 353 Green Architectural Engineering:
    - 1. Entertainment
    - 2. Shopping
    - 3. Dining
    - 4. Athletics
    - 5. Spiritual, Meditative and/or "Mind, Body, & Spirit" space
    - 6. Potential partnership of your choosing with the local community, different from above  
Different from above
  - D. Upload a single Word Document (not google docs), with narrative and photos of your design work
  - E. Upload a link to a 3 minute max MP4 or YouTube video of all your design work above