

INTRODUCTION

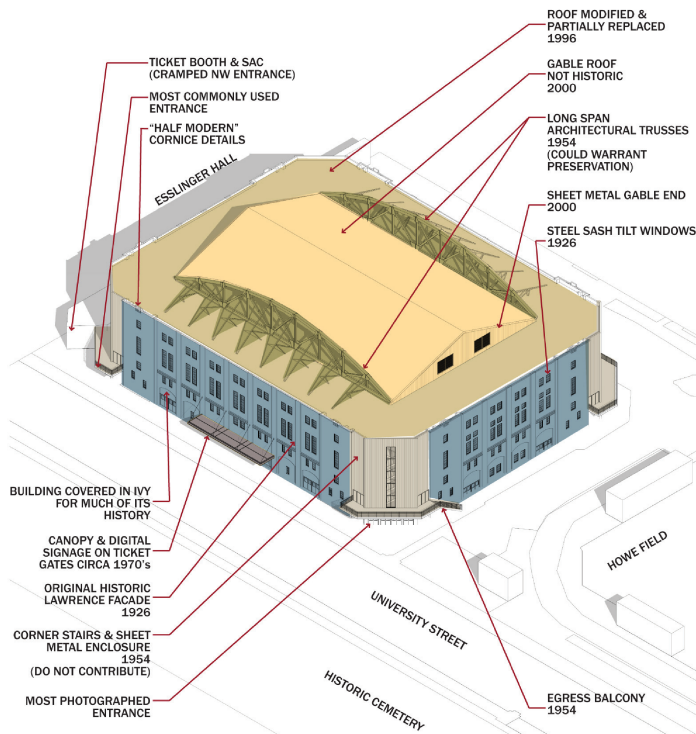
McArthur Court is on the edge of the academic core of campus and is a building of primary historic significance. A number of studies have been done in the past to understand the potential implications of reuse or building new on the site. In addition, studies have been done to investigate how to improve and extend the designated open space framework in the area. These studies will help to inform the analysis of this site.

PREVIOUS STUDIES

- University Street Study (2001)
- Campus Heritage Landscape Plan - Historic Buildings (2008)
- McArthur Court Alternate Use Feasibility Study (2008)
- The Future of McArthur Court (2009)
- McArthur Court Reuse Study (2010)
- University Street Study (2012)
- Residence Hall Siting Study (2014)
- Campus Physical Framework Vision Project (2016)

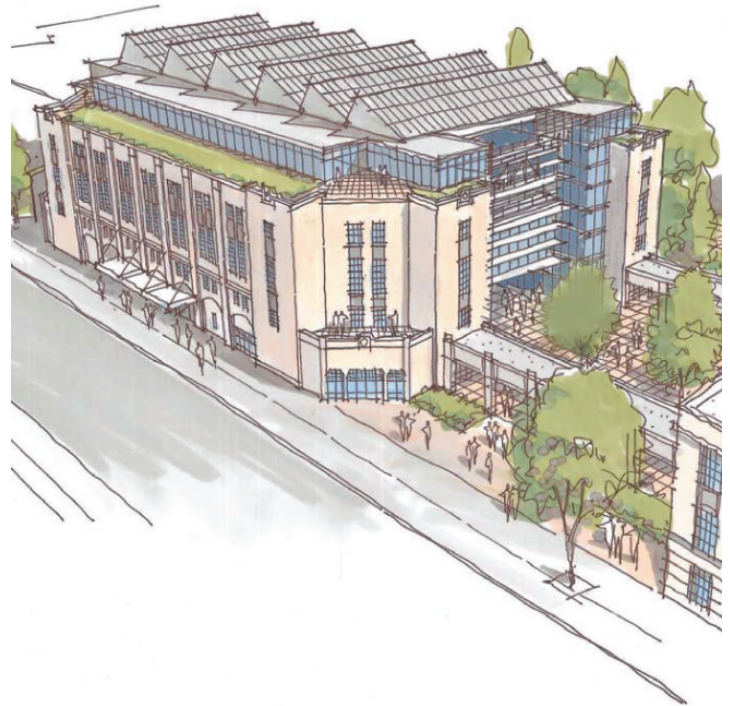
MAC COURT ARCHITECTURAL ANALYSIS

Taken from the McArthur Court Reuse Study (2010)



AN OPTION FOR THE REUSE OF MAC COURT

Taken from the McArthur Court Reuse Study (2010)



According to the 2010 McArthur Reuse Study, the adaptive reuse of McArthur Court for academic programs is technically feasible. Costs for reuse of the building were found to be slightly more expensive than costs to demolish and build new. The depth of the existing building also creates a need for a large central space which may not be necessary in a new building. Therefore, space use is less efficient in the reuse of the existing building than it would be in a new building.

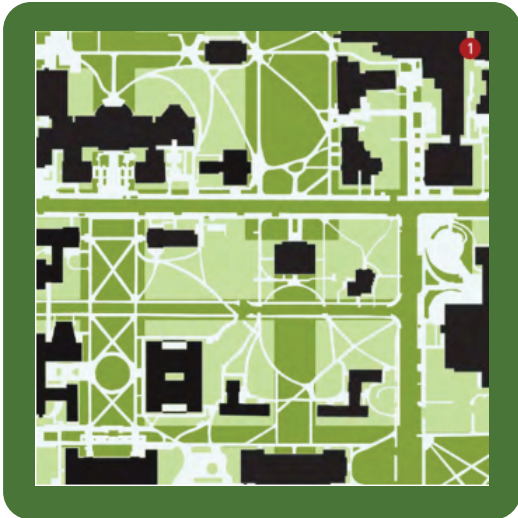
THE FUTURE OF McARTHUR COURT - 2009 STUDY

Excerpt from the Executive Summary of Committee Recommendations

The committee carefully considered Mac Court's historic importance as well as immediate and long-term academic space needs within an expanding campus, and developed a set of criteria designed to assess potential uses. The criteria described in this report clearly state that the new use must address an identified academic space need (criterion #1) and be well suited for the location (criterion #2), currently on the edge of the academic core. Beyond these two primary requirements, the criteria specify that every effort should be taken to adaptively reuse Mac Court. This is with the understanding that the resulting spaces will be of the highest quality, designed to meet intended needs, flexible to accommodate changing needs, sustainable, and structurally and economically feasible.

THE EXTENSION OF ACADEMIC CAMPUS TO THE UNIVERSITY STREET SUPERBLOCK

Taken from the University Street Study (2012)



In comparison with the same amount of area in the academic center and historic core of campus (1), the University Street superblock (2) lacks the designated open space, paths, mature landscape, and academic buildings that define the character of the academic core.

In a key observation, the University Street Study noted that the character of academic campus is closely tied to the designated open space framework and the buildings that help to define the edges of open space. Extending the character of the academic core of campus to the University Street superblock is challenging because the superblock did not evolve in a similar manner to the rest of campus. In many cases the university's designated open spaces have evolved in locations former occupied by city streets. Over the course of the last century, these streets have gradually transformed from vehicular throughways, to pedestrian and bike-dominated, tree-lined streets. The University Street block did not have this underlying structure and remained largely undeveloped because of its location in a low-lying area, likely a seasonal bog.

In addition, the crest of the hill on University Street near the entrance to McArthur Court acts as a campus boundary. This landform, the street's parking-lot-like nature, and the absence of academic buildings all contribute to the feeling that areas south of Mac Court are not a part of campus.

The University Street Study found that improvements to University Street Axis would allow for the fundamental character of campus to reach across the crest of the hill. If a new building were designed on the Mac Court site opportunities for new accessible campus green spaces and activity nodes could be realized. In addition, the study found that solar access and efficiency of space usage at the Mac Court site are both improved with a new building.

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