10.0 Implementation and Planning Considerations

10.1 Plan Review
This Campus Master Plan is an approved policy guide for the development of the campus, building on the strategies of the previous Plan, and maintaining continuity in responsible development, in consistent application, and in regular updating and review.

The Campus Master Plan provides clear direction for the implementation of meaningful buildings, and for the creation of great quality places as well as a pedestrian oriented and accessible public realm. In addition, the Campus Master Plan recommends further detailed studies as next steps that are necessary in realizing the full Vision of the Plan. The studies include a comprehensive housing strategy, a programming strategy, a detailed open space strategy, a wayfinding signage strategy, and an infrastructure plan.

10.1.1 Building on the Strategies of the Previous Master Plan
The University of Regina Campus Master Plan review process outlines the following:

- The Campus Master Plan is approved as University policy by the Board of Governors and maintained as an effective development directive through continuity of responsibility, consistent application, and regular updating and review.

- An Approved Campus Master Plan - The Campus Master Plan, particularly the principles and strategies, are approved as University Policy by the Board of Governors.

- Applying the Campus Master Plan - Continuity and Interpretation - Facilities Management is to ensure that every project is measured against the Campus Master Plan at all stages of the Project Development and Approval Process.

- Updating the Campus Master Plan - The Campus Master Plan is capable of responding to changing needs over time and therefore requires periodic updating which can occur in two ways: through a Plan Amendment Process, and through a General Review process, which takes place every five years.
The development of a new Campus Master Plan should be based on a long term vision that extends over a 20-year plan horizon, allowing for the continuation of the five year General Review process. This process should be flexible enough to allow for a complete plan overview in the event that new opportunities or new approaches to the Campus Master Plan arise that prove to be of a greater benefit to the campus in the long term.

10.1.2 The Project Review and Development Process

The Campus Master Plan vision and principles are focused on building a more coherent and compact campus, on building campus identity and recognition, on achieving a quality campus lifestyle, and on placemaking. The review and project development and approval process must reflect the prioritizing of placemaking and the development of a campus community as the key objectives in the project selection/initiation stage. Any project, whether major or minor, constituent or communal, should be considered comprehensively in the context of the greater vision for the campus, and should be evaluated against the principles, policies and design objectives of the Campus Master Plan. The “Project Intent” report should outline all possible opportunities to achieve synergies with other development initiatives that are either happening concurrently or are being considered in the future. In this way, design ideas can be consolidated toward achieving larger pieces of the vision, and to ensure that the project under review is complementary to future built form and open space opportunities in the same area.

In addition, the “design stage report” for major projects should either broaden the scope of the “landscape design and rationale” phase to include “public realm design and rationale” or it should be considered its own report sub-section. This would ensure that there is priority consideration for creating meaningful, useable, accessible, and connected places on campus that are defined by quality landscape design and framed by inviting building frontages. The “Project Design Checklist” of guidelines should reflect this change in approach as well.

10.2 Approach to Implementation

The Campus Master Plan Concept has been developed on the understanding and expectation that it will be implemented incrementally, as the need for specific facilities evolves, and as funding becomes available. To this end, the Campus Master Plan does not include a phasing strategy. Rather, the plan has been developed so that each new building will reinforce the open space structure of campus, define new spaces, contribute to the public realm, and enhance architectural character. In this way, additions to the campus, regardless of the order in which they take place, will gradually move the campus toward the vision articulated in this plan.

With respect to the low, mid, and high growth scenarios illustrated in the capacity analysis, these are not intended to indicate a phasing strategy for the build-out of the Main Campus. The assignment of building sites to each scenario was intended only to demonstrate that the current Campus Master Plan concept provides sufficient capacity to accommodate floor area requirements associated with growth to a total student population of 9,500 FTE, 11,000 FTE, or 12,500 FTE. While the capacity analysis is not intended as a guide for phasing, in order to ensure that the analysis is as realistic and as useful as possible, it has been informed by certain ‘knowns’ regarding University priorities and expectations for future development.
10.3 Universal Design Policies

The Campus Master Plan emphasizes the need to create a walkable compact campus environment that is accessible to all. A Campus in the Park environment necessitates a shift in focus to the pedestrian and to enhancing the utilitarian and leisurely pedestrian experience of both interior and exterior spaces, as well as an ease in flow between spaces. To achieve this end, adopting Universal Design Policies towards creating a barrier-free campus must be considered a priority. A universal design checklist should be established for all aspects of the campus development, including buildings (interior and exterior), entrances and connections, parking structures, streets, open spaces, and pathways and trails, to ensure that the campus is accessible to both the physically challenged as well as the able-bodied.

The July 2010 University of Regina Accessibility Report, produced by Stantec, reveals that currently, there are many opportunities for increased accessibility on campus, especially at points of entry to and from existing and new open spaces in the Plan. Many of the current access points as referenced in the report, are either inaccessible or are not equipped with automatic entrances, both of which are important for ease of access.

All existing underutilized spaces are now defined as usable space in the Open Space Framework. All open spaces in the Plan are meant to be connected to and accessed from associated buildings. In addition, all buildings on campus are meant to engage the open spaces with welcoming frontages and multiple entrances that allow a smooth transition from interior to exterior. The Campus Master Plan has addressed many of the issues identified in the study, such as having multiple access points to buildings with a direct connection to the internal circulation system and to the external pathway system.

In addition, the Plan recommends that all building frontages should be clear and universally accessible, and feature easily discernable identification of the ‘front door’. To allow for easy pedestrian circulation throughout campus, all main pathways within open spaces should have smooth surfaces such as concrete, and there should be at least one paved connection to the grassed sports fields. In addition, all street crossings and connections to buildings, and all surface parking entrances should have curb cuts, and all pathways, walkways, and ramps should be of an appropriate slope to ensure ease of movement.

10.4 Recommended Studies

There are a number of further studies that the University of Regina should consider in the immediate future that support the Campus Master Plan vision and can initiate the implementation process, as listed below.

10.4.1 Comprehensive Housing Strategy

A Comprehensive Housing Strategy should be created for the University. The strategy should define opportunities to increase and diversify housing on campus that will attract a wider variety of users and define a critical mass to create a year-round community presence, and support year-round amenities and services for the campus and surrounding community.
10.4.2 Wayfinding Signage, Lighting and Mapping Strategy

A comprehensive signage, lighting and mapping strategy should be developed in addition to the way-finding mechanisms identified in the Campus Master Plan. A comprehensive internal and external signage strategy should include the identification of buildings, open spaces, streets, key destinations, and campus facilities and services such as transit and parking. In conjunction, an online wayfinding map and a physical wayfinding map should be developed that can be accessed via the University web site, and on campus at the gateway Visitor Centre. The University needs to develop a comprehensive signage design for the internal pedestrian circulation system that speaks a common and recognizable language for all buildings, while maintaining the distinct character of each building environment. The same should be applied for exterior signage that labels buildings and open spaces, art, streets, and key pedestrian corridors. The design language should extend to and be complementary with internal and external street furniture.

In addition, a palate of street and pedestrian-scaled lighting should be designed for the public realm which complement and enhance the character of the open spaces and landscape, and most importantly, provides visible and safe circulation through the campus at night. The design of the lighting standards can play a large role in wayfinding through the campus.

10.4.3 Detailed Open Space Strategy

A Detailed Open Space Strategy is recommended to further enhance the Open Space Framework and to provide guidance in terms of use and programming of all of the campus open spaces. The Detailed Open Space Strategy should identify particularly how primary open spaces such as the Athletic Plaza, the Dr. Lloyd Barber Academic Green, the large Residential Quads, and the North Campus Ceremonial Green can be optimized in terms of use and programming, and how these spaces can be attractive locally and regionally.

10.4.4 Programming Strategy

A Programming Strategy should be created to support some of the key ideas that evolved throughout the planning process. Some of the key strategies include:

- creating an Office for Sustainability to actively lead in sustainable design, environmental stewardship, and community development, and make sustainability visible throughout the campus;

- augmenting the social gathering places so that they are attractive and animated and provide social opportunities and amenities;

- creating a program that encourages other modes of transportation on campus such as car pooling and cycling, as well as other incentives to discourage the sole use of the car; and

- creating an Infrastructure Plan/Strategy to assess all aspects of infrastructure including age, condition, and long term plans.