Coe College Master Plan
Prepared by the Iowa State Community Design Lab
Engagement with users of the site is a primary component of the design process.

Based on conversations and engagement with students, staff and faculty; five priority sites have been identified for design exploration.
Following identification of sites-major interest areas were identified.
Coe College Master Plan

All sites include primary functions:
- Welcoming environment
- Food access
- Education
- Sustainable stormwater management
The major Axis of campus includes College Drive and the intersection with the Quad pedestrian walk. Residential streets are currently restricted to campus by both physical and visual barriers. The goal of the master plan is to assist in breaking the edges and allow for permeation between the neighborhoods and Coe College.
Coe Bell was identified as a priority site for an edible landscape. This site will act as a catalyst for further development of edible landscapes and inclusion of edible plants throughout campus.

Stormwater management + perennial plantings

Coe College Bell

Edible fruit trees + shrubs

Stone sitting + retaining wall

Permaculture

Gathering space

Paved walking path
The Gage Memorial Union was the most identified space for a sustainability project. The design addresses sustainable landscape and building design to include a green roof for edibles that can be brought into the Dining Hall.

- Rooftop garden for Dining Center
- Apple tree espalier on existing staircase
- Fruit shrubs lining the sidewalk
- Planted Coe Crest in annual + seasonal plantings
The Quad offers opportunities for multiple scales of design that provide space for large events, recreational activities and more intimate, quiet locations for studying and relaxing.

- Stormwater garden integrated into landscaped gathering spaces
- Wide tree-lined promenade framing central campus
- Edible landscape plaza, stone seat wall + historic site
- Ample open space for activities and events
- Stormwater bio-filters within right-of-way
The entry into campus between Stuart Hall and Peterson Hall was identified as a site with significant stormwater concerns. This site provides an opportunity to utilize stormwater management as an artistic display.

- **Stone walls creating weir based stormwater system**
- **Stone seat wall with edible shrubs**
- **Creek bed comprised of varying stone size**
- **Low-maintenance water tolerant vegetation**
Creek Bed Edible Shrubs Stone seat wall stormwater system low-maintenance vegetation

Hairy Vetch
natureandnurtureseeds.com

White Oak
radicalbotany.org

Crabapple tree
www.globulo.com

Perennial Grasses
heritagelandscapedesign.com

Service Berry
willowlandscapedesign.net

Linden
arborhittrees.com

community design lab
This design showcases a new surface, sustainable parking area proposed for the northwest side of D Avenue in conjunction with the fitness center expansion. The creation of a sustainable parking lot will serve as a model for future parking lot improvements at other locations around campus.
• Expansion of campus has shifted the major axis and node to College Dr and its intersection with the Quad. This offers a location for the development of a gateway hub.

• Residential streets are restricted from access into campus by visual and physical buffers and barriers.

• Lack of physical and visual access can lead to unwelcoming entrance conditions.
• “Avenues” run from the southwest to the northeast, while “Streets” run northwest to southeast.

• The goal in this scenario is to create a distinct identity for streets running parallel to College Dr and a second distinct identity for avenues within the campus area running parallel to 1st Ave SE. Because it is almost parallel to College Dr, Coe Rd is included in the Drives and Streets category.

• These identities would be achieved through consistent vegetation, primarily in the understory since most of the streets are lined with mature street trees, and hardscape details. Additional street trees would be selected based on prominent species within the current plantings.
• The wide grass buffers along College Dr. would allow for the integration of vegetated stormwater filters. These filters could be used to collect water from the street and surrounding landscape.

• Though campus is established with wonderful mature trees there is not a consistent street tree typology along College Dr. that sets it apart from other areas, giving it a clear identity.

• The “Thick Edge” along College Dr. is created by the ebb and flow of the physical and visual access into campus landscapes beyond the roadway.

• Vegetation along the roadway helps create a buffer from pollution and noise, reduces traffic speeds, and increases the visual aesthetic.
• Branding for 1st Ave SE should extend from 7th St NE to 20th St NE. This begins with the primary exit from the interstate for the college all and includes all of the “Uptown College District.”

• 1st Ave SE is wide enough that it could be converted into a boulevard from 11th St to 15th St. This would provide a signal to drivers that they are entering the Coe College Zone. Boulevards with planted medians give priority to the areas the pass through, they slow traffic and beautify the roadway.
Arboretum + Community Engagement: Community Engagement + Conceptual Design
Many community members spoke about their interest in having Coe College expand the programming and design into the surrounding neighborhoods. This idea had been brought up in the spring by students and staff as well, as an important engagement opportunity. Our suggestion is to begin community engagement and neighborhood meetings on appropriate next steps to enhance both the relationship and aesthetic of adjacent properties. Additional ideas include an urban field satellite or the use of an educational arboretum that threads Coe Campus into the neighborhoods. This aspect would also bridge the physical understanding of Coe College and allow for community residents to feel more comfortable entering the campus.

Site Nodes (Bell, Gage, Quad, Stuart and Parking): Schematic Design, Design Development and Construction Documentation
The designs we presented are conceptual design drawings. Each site has the opportunity to move into the next stages, if there is interest from Coe. There are three main design phases that need to occur before implementation: schematic design, design development and construction documentation. This can occur in two ways- design bid and design build (described at the end). Below is an outline of how both could occur and specified differences in the process.

Design-Bid
This is a linear process where all design considerations are completed and documented for contractors to bid. After confirming the scope of the project, we move into schematic design and evolve the design to include the overall form, scope and general material options. After confirmation on project design and scope, it moves into the design development phase as a “final” design to analyze the site for those specifications (soil surveys, amendments, construction, etc.). The design development phase will allow us to develop material selections and a probable cost assessment for implementation. The last phase, construction documentation will include determining material details and specifications for contractors (number of plant species and locations, topography change, surface applications, etc.). Once the construction documents are prepared we can release the documents for bid by a contractor as well as determine which pieces of the project fit into the scope of a student project.

Design-Build
Rather than having schematic design, design development and construction documentation happen in a linear process; design-build allows for the processes to happen simultaneously. A team from Coe College would determine a contractor to work with, that would partner with the CDL on project management. A schematic design package for particular pieces of the site would be prepared and given to the contractor for cost estimating. We can issue construction package of particular project elements. For example, once we are finished with the schematic design of the site, we would develop a site grading package. Once that has been approved, they can begin construction. During that piece, we would simultaneously be working on the schematic design for the seating wall, once finished, we would issue a seat wall construction package, and so forth.