

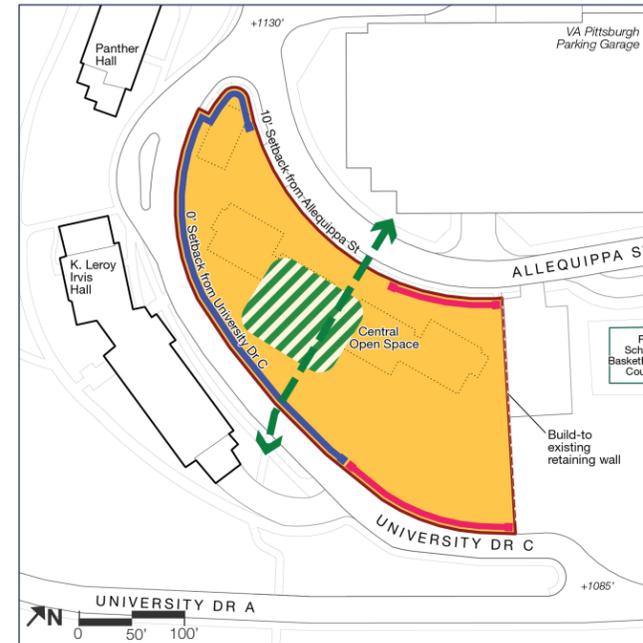
Site 4B | Fraternity Complex Redevelopment

The existing Fraternity Complex, a low-rise residential project completed in the mid-80's, does not represent the highest and best use of the site. Although not identified in the Campus Master Plan, redevelopment of the Fraternity complex could accommodate a residence hall approximately the same size as Panther Hall and K. Leroy Irvis Hall. Like the proposed North Campus Hub (site 7C), this location would provide amazing views to the Cathedral and the lower campus and could improve pedestrian connections to the hilltop.

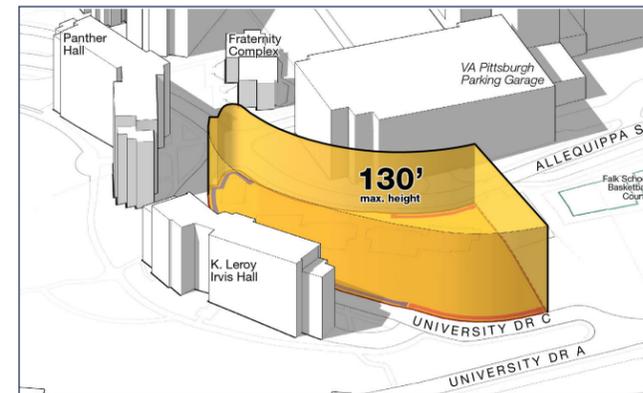


Fraternity Complex - Present Day

SITE LOCATION	Area bounded University Drive C and Allequippa Street, and abutting OC Lot and Falk School basketball courts. Site presently occupied by Fraternity Complex.
ALLOWABLE USES	Residential, Entertainment/Public Assembly, Education, Office, Parking.
MAXIMUM GROSS FLOOR AREA	260,000 GSF (does not include below grade basement or garage)
MAXIMUM PARKING	750 spaces at sites 4A/4B
SETBACKS	Allequippa St, 10 ft; University Drive A, 0 ft; University Drive C, 0 ft; Build-to existing SC Lot retaining wall at east edge of site.
MAXIMUM HEIGHT	130 ft (measured from University Drive A), or contextual to height of K. Leroy Irvis Hall.
STEP BACKS	None



Site Plan



Building Envelope

- █ Allowable Building Envelope
- █ Suggested Active Frontage
- █ Suggested Service/Parking Access
- █ Provision for Open Space
- Suggested Pedestrian Connection

Open Space: An open space should be considered to create a neighborhood node shared by the Panther and Irvis Halls and the development on site 4B. This open space could provide views and pedestrian access to the open space developed with site 5C.

Circulation and Access: Main building entries should address the street and should be located along University Dr C and Allequippa St. These entries may have a difference of over 40 ft in height. A pedestrian connection bisecting the site should be maintained to facilitate north-south access, but alternate locations may be considered based on proposed site design. Together with site 4A, this site could accommodate up to 500 parking spaces. Parking and service access should be located at the east side of the site.

Height and Massing: The height should be contextual to K. Leroy Irvis Hall, and should share similar massing. The building may potentially share a party wall with the Fraternity and Falk development site (Site 4A).

Architectural Elements: Housing developed on this site should utilize materials and forms similar to Irvis and Panther halls. Exposed faces of a parking garage on this site should be designed with materials that are compatible with existing structures within the district. Garage facades should be designed to screen the parking particularly adjacent to pedestrian paths.

Ground Floor Use: Active uses should be oriented along Allequippa Street, University Drive C, and the open space developed at the intersection of the two. The ground floor of the building should be highly transparent to create a visual connection between interior and exterior spaces.