

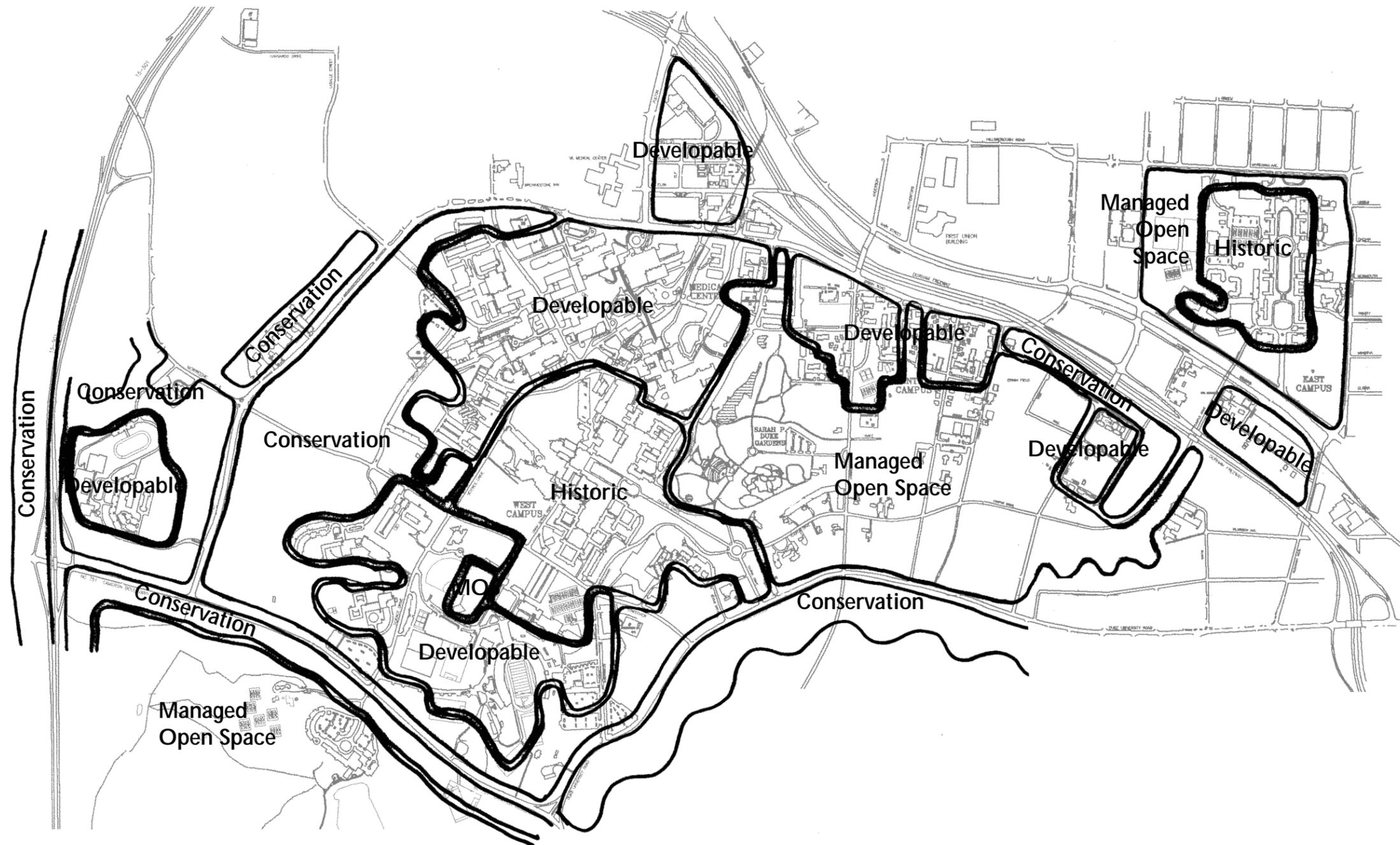
### **III. STRATEGIES**



## Strategies

This section sets out a series of strategies to accomplish the goals of the previous chapter. Several zones have been identified in which development requires a higher level of review. Some areas need additional consideration because they are within areas that include forested or environmentally sensitive land, because they are adjacent to historic architecture, or because their development will set the course of future development in a larger area. The map on page III-4 illustrates a composite of all the areas on the campus that require an additional level of consideration.

Development in these areas will go through the same process as other projects, but this section outlines criteria specific to each zone. These criteria will need to be considered by decision makers for proposed projects within the boundaries of a zone.



Composite Map of Zones



## Composite Map of Zones

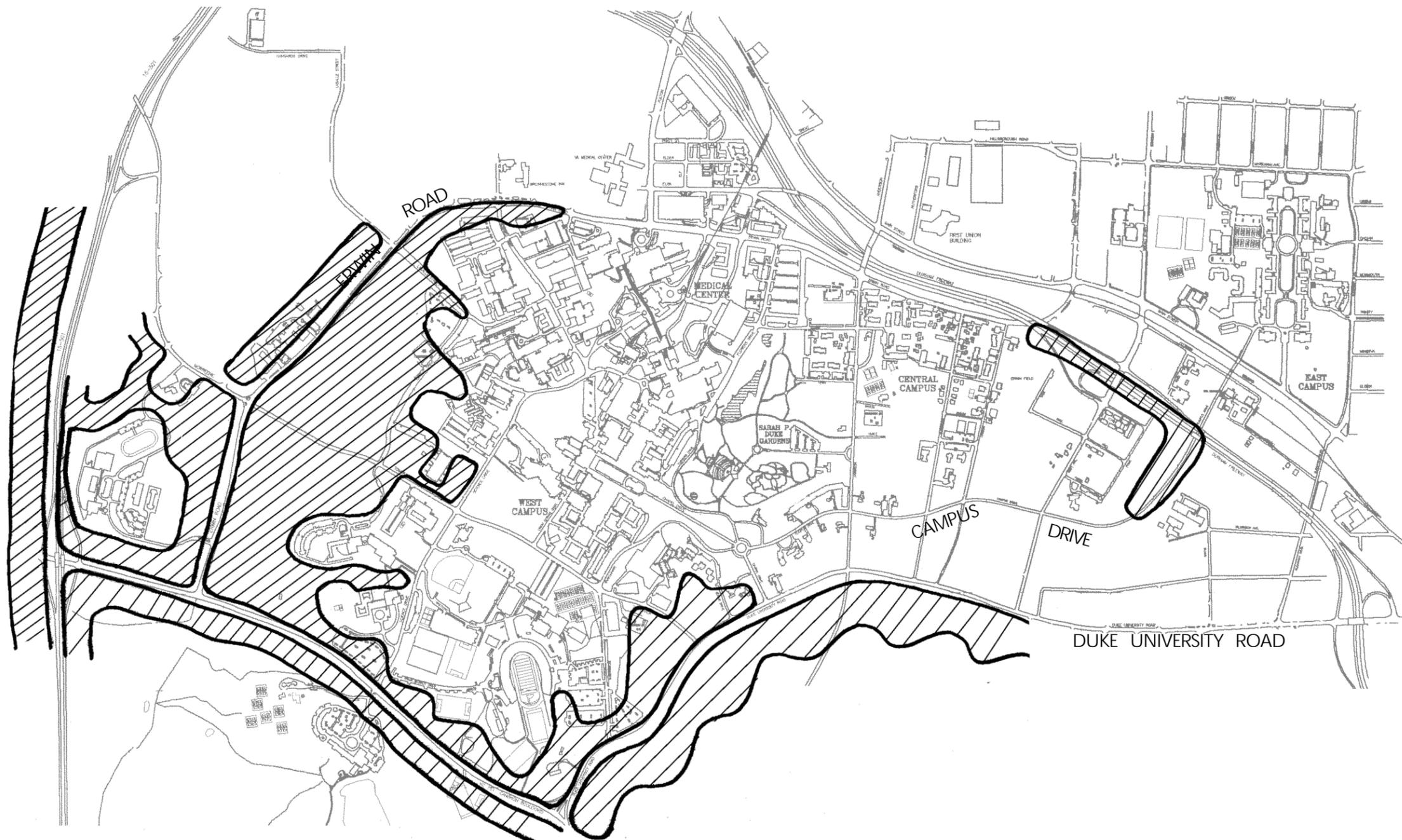
The master plan identifies four types of zones:

- Conservation Zone
- Managed Open Space Zone
- Historic Quad Zone
- Developable Zone

The first two zones can be categorized as natural areas in which development is restricted and a higher level of review is required. In the most restrictive zone, the Conservation Zone, the natural areas are to be maintained, restored, and enhanced. All development is discouraged or prohibited. The Managed Open Space Zone allows for very limited development, but the proponent must show that impacts are minimal to the ecology and character of the existing open space.

The third zone protects the historic architecture of the campus and the associated quadrangles. Potential development scenarios within the third zone are outlined in the Application chapter of this report.

The fourth zone delineates areas where development is allowed, so long as it contributes to the overall context of its surroundings. Development in these areas must reinforce the goals of the university and provide a positive and sensitive response to the objectives of improving and enhancing the livability and aesthetic character of the campus.



**Conservation Zone**



## Conservation Zone

The conservation and protection of the forest and its ecology is the primary concern and consideration of this zone, in which development is highly discouraged. This zone is characterized by areas that are ecologically sensitive and effectively irreplaceable—areas requiring the most stringent management, monitoring, and best conservation practices.

All proposed actions shall be reviewed by the MasterPlan Oversight Committee. The Implementation section of this report explains the composition of the committee and how it will function.

- Conservation: These are ecologically fragile forested areas with streams and wetlands not conducive to development.
- Buffer: Areas of forest that define the perceived perimeter of the campus. These buffers follow the terrain of the campus in a logical manner and provide a perceptible definition to the campus edge.

### Potential Improvements:

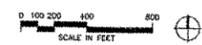
- Bicycle and pedestrian paths, including foot/bike bridges
- Landscape improvements: reforestation; indigenous/native plant material only; avoid introduction of ornamental material
- Low level path lighting
- Drainage improvements
- Low impact signage and interpretive graphics
- Historical restoration
- Other improvements may be submitted to the Master Plan Oversight Committee and are subject to the Committee's approval.

### Criteria for Approval:

- Physical Character: The improvements would have negligible negative effects or a positive effect on the ecology and hydrology of the area and surrounding protected areas.
- Visual Character: The improvements would have negligible negative effects or a positive effect on the visual character of the protected area.
- Access: Access to the protected areas would not damage the ecology of the area or neighboring areas. No motorized access is permitted in the preservation, buffer, or remnant forest sub-zones.



**Managed Open Space Zone**



## Managed Open Space Zone

As in the Conservation Zone, the conservation and protection of the forest and its ecology is the primary concern and consideration within the Managed Open Space Zone. Characterized by greater diversity of uses, however, this zone is subject to a greater intensity of users compared to the Conservation Zone. Stringent management and the best conservation practices are to be implemented. All proposed actions shall be reviewed by the Master Plan Oversight Committee. The Implementation section of this report explains the composition of the committee and how it will function.

### Description:

- Gardens: There are 55 acres of landscaped and woodland gardens, a "landscape composition of superb artistry, a place where children and adults can learn about plants and the pleasure of horticulture, a refuge from the stress of life, a setting for contemplation and spiritual renewal." The Terraces form the garden's historical core. Elements of the garden include the wisteria covered pergola, a fish pond and rock garden, the Terrace gift shop, the Rose Garden, the Bloomquist Garden of native plants, and the Asiatic Arboretum.
- Estate: The estate area parallels Campus Drive. There are already a number of large residential structures occupied by academic uses. Any development should fit in with the rural estate quality already set forth.
- East Campus perimeter: This is open space/greenbelt surrounding the core of the East Campus and should be characterized by open meadows and large mature trees. The area should be preserved and development should be very limited.
- Arboretum: Adjacency to the Gardens makes this area a potential candidate for expansion of the Garden itself. The

forested areas to the east should be preserved and enhanced. Access should be limited to pedestrians and bikes. Limited development could occur but must be low impact and blend with an arboretum/garden. Vehicles should be confined to perimeter roads and visitor parking should be minimal and not obtrusive.

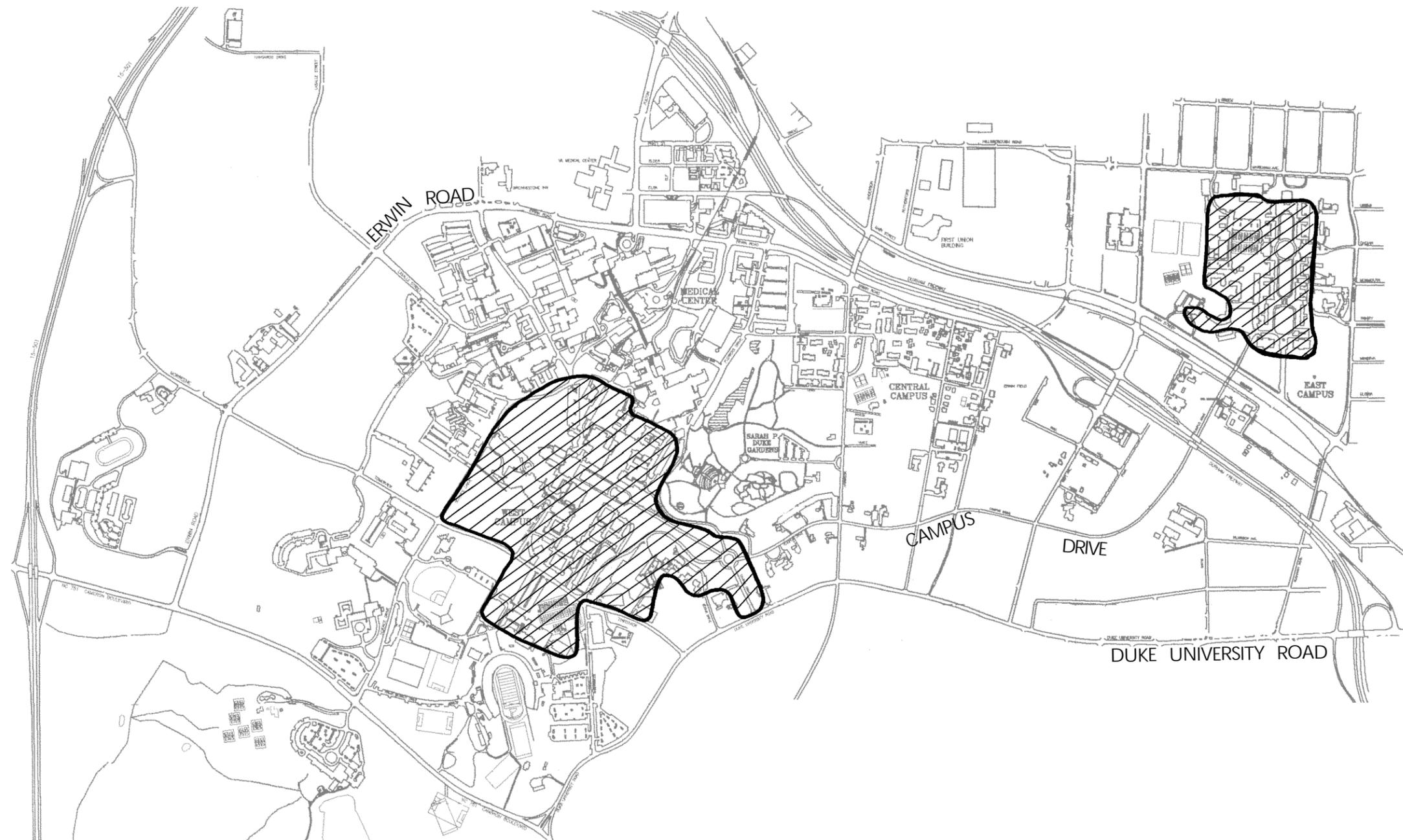
- Infill buffer: These areas are located on the perimeter of the perceived campus. Although they ought to be classified as buffers under the Conservation Zone, they are already heavily developed. Ideally, these areas should revert to natural areas as future development encourages and promote definition to the edge of the campus.

### Potential improvements/uses:

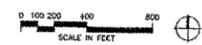
- Improvements will vary depending on the area. The challenge is to institute improvements and development that preserve what is good and build upon it.

### Criteria for Approval:

- Physical Character: The improvements would have negligible or positive effect on the ecology and hydrology of the area and adjacent protected areas.
- Visual Character: The improvements would have negligible or positive effect on the visual character of the area.
- Access: Access to this zone can vary depending on the area. Access to a particular area should be carefully designed so as to improve—or at least so as not to undermine—the existing character of the area.



### Historic Quad Zone



## Historic Quad Zone

This zone includes the two historic quads (West and East) and the surrounding areas of influence, which include a number of remnant forest areas.

### Description:

- West quad: The West Campus quad is the heart and soul of Duke University. Dominated by the 210-foot tower of Duke Chapel and surrounded by neo-gothic architecture constructed of Duke stone, the quad and associated buildings were carefully sited on a prominent ridge, underscoring its significance.
- East Campus: The East Campus quad is steeped in history, as East Campus served as the original Trinity College. The architecture is Georgian and the plan is reminiscent of the University of Virginia, designed by Thomas Jefferson.
- Remnant forest: These undeveloped areas throughout the campus provide backdrops for important buildings and help retain the campus' original character.

### Potential improvements/uses:

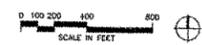
- Improvements will vary depending on the area. The challenge is to institute improvements and development that preserve what is good and build upon it. The historical areas must be oriented to pedestrians, creating the core of a broader pedestrian zone.
- Improvements to open space could include replanting, lawn restoration, and pathway upgrade.
- New open space, developed in conjunction with residential development, should be sensitive to the historical significance of the area.

### Criteria for Approval:

- Physical Character: Quadrangles are as historically significant as the buildings which give structure to the quads. Additions or modification to buildings or landscape within the open space must respect and enhance the existing historic quality of the architecture.
- Visual Character: Scale and materials are to be sympathetic to the historical context of the area. Remnant forest areas are to be conserved, upgraded, enhanced, and maintained.
- Access: Pedestrian connections to the historic quads from outlying areas of influence are to enhance and reinforce the historical character of the overall zone. Access within this zone should be inconspicuous and sensitive to its historic nature and pedestrian quality.



**Developable Zone**



## **Developable Zone**

The Developable Zone is the remaining area of the campus not outlined by the previous three zones. Development is allowable but must contribute to the context and improve the physical and visual character of the campus while adhering to the principles set forth in the master plan and the strategies of conserving the campus, structuring the campus, and placemaking. Any development adjacent to the other zones must be carefully considered so as not to degrade them.

The Application section of this report addresses issues of individual development areas as well as some particular opportunities and challenges.