



CAMPUS MASTER PLAN | 2023

Bryant University



Bryant University

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01

Introduction



CLASS OF 1971

BRYANT COLLEGE

BRYANT COLLEGE

A Letter from the President

BRYANT UNIVERSITY'S 2023 CAMPUS MASTER PLAN: BRYANT 3.0

I am pleased to present the Campus Master Plan for Bryant University. This document will guide our campus planning for the next decade, as we bring to life the promise and aspirations set forth by our strategic plan, Vision 2030.

Developed in partnership with Ayers Saint Gross, a Baltimore-based architectural firm specializing in higher education planning, this plan is a shared vision for campus development in response to current needs and the result of a combined effort between the Campus Master Plan Executive Committee and key university stakeholders. The fully engaged, collaborative process is one of the defining elements of this plan.

The master plan outlines enhancements to Bryant University's physical footprint by leveraging transformational opportunities to renew and realign our campus through modern facilities, dynamic learning hubs, and spaces that enrich student learning, campus-life experiences and create a strong sense of community. Our emergent Business Entrepreneurship and Leadership Center will be at the forefront of our campus transformation.

Providing a document to define and integrate key projects, the plan aligns with Bryant's strategic pillars and core institutional values. Our plan is focused on: (1) strengthening the academic ecosystem, (2) creating inclusive and welcoming spaces, (3) expanding co-curricular, amenity, athletic, and collaborative spaces, (4) elevating residential life, and (5) enabling strong campus connectivity.

Guided by our master plan, we will see significant changes on our campus over the next decade. These include the creation of dedicated spaces for experiential learning, design thinking, and entrepreneurship; distinction and identity for our Colleges and School; a new residence hall and co-curricular spaces that enhance connection and build community; athletic fields and facilities that support competitive Division I athletic teams and their fans; distinctive venues for signature events; and the creation of spaces that support success and drive exceptional outcomes.

We appreciate the participation and broad community engagement of our students, faculty, staff, alumni, Trustees, and devoted Bulldog supporters who helped to shape this plan. I look forward to the bold future of Bryant University and to providing students with the tools they need to realize their potential and become the leaders of character that our world needs.

Warmly,
Ross Gittell, Ph.D.
President

Purpose of the Campus Master Plan

The Bryant University Campus Master Plan is a shared vision for campus development that will guide decision making. Informing investments over a 10-year horizon, the plan advances and coordinates near and long-term projects consistent with the University's strategic plan, Vision 2030.

Planning is an ongoing process, and the plan is a framework that responds to current needs.

The Campus Master Plan is ambitious and takes advantage of a generational opportunity to expand the campus. The purpose of this planning effort is to:

01
Develop a long-term road map that incorporates the 100 Salem Street Property branded as the Business, Entrepreneurship, and Leadership Center (BELC), and guides the development of the campus that supports Vision 2030

02
Align priorities for campus improvements

03
Support fundraising to implement the physical plan ideas for the campus

The Campus Master Plan is meant to be a living and flexible document that guides decision-making for the future of the physical campus.

Planning Process



Organizational Structure and Engagement

Under the stewardship of a Campus Master Plan Executive Committee (CMP Executive Committee), an inclusive approach integrated the various perspectives into the planning process.

The CMP Executive Committee actively engaged with the Cabinet, fostering a cohesive leadership approach. It guided advisory working groups dedicated to academics, student life, athletics, and collaboration spaces. The advisory working groups were engaged to provide feedback and oversight on key topic areas of the plan and form the backbone of the comprehensive effort to ensure the success of the Campus Master Plan.

In addition to the committee and group structures, the University community provided input into the plan through in-person and virtual open forums and a survey. The Board of Trustees was engaged through the entirety of the planning process, culminating with their final approval of the plan in Fall 2023.

02

Planning Context

Existing Campus

Bryant University's campus history is marked by two major milestones and a series of investments in the built environment over time.



Bryant 1.0

In 1863, two men founded Bryant and Stratton National Business College, which grew to 40 locations altogether, including the campus in Providence, R.I. For more than 100 years the University grew in this location becoming a non-profit institution in 1949 and a four-year school offering a blend of business and liberal arts courses in 1964.



Bryant 2.0

In 1970, Bryant broke ground on a new 220-acre campus in Smithfield, R.I., that was donated by Earl Tupper, president of Tupperware Corporation. Bryant now occupies approximately 430 acres with a total gross area of 1.5 million square feet. The campus setting is an inviting place to live and learn and the buildings and open spaces blend with beautiful natural settings. Over the last 50 years, Bryant's facilities have expanded beyond the original Unistructure, Gymnasium, and Village Suites, to include the Fisher Student Center, Krupp Library and Bello Center, Machtley Interfaith Center, the Quinlan Brown Academic Innovation Center, Conaty Indoor Practice Center, Beirne Stadium, Beirne Strength and Conditioning Center and a series of residential facilities.

Today the original Unistructure and Village suites need a sense of identity to adequately support Bryant's modern academic community and needs and the holistic student experience.

Existing Conditions



Business Entrepreneurship and Leadership Center (BELC) Opportunity

Bryant 3.0

The generous donation of the 100 Salem Street property marks the beginning of another exciting and transformative extension of Bryant University. The opportunity instantly adds a 250,000 square foot building, 1,115 parking garage spaces, 100 surface lot parking spaces, and the surrounding 30 acres of wooded areas and walking trails.



BELC

Campus Extension Opportunity



Supporting Vision 2030

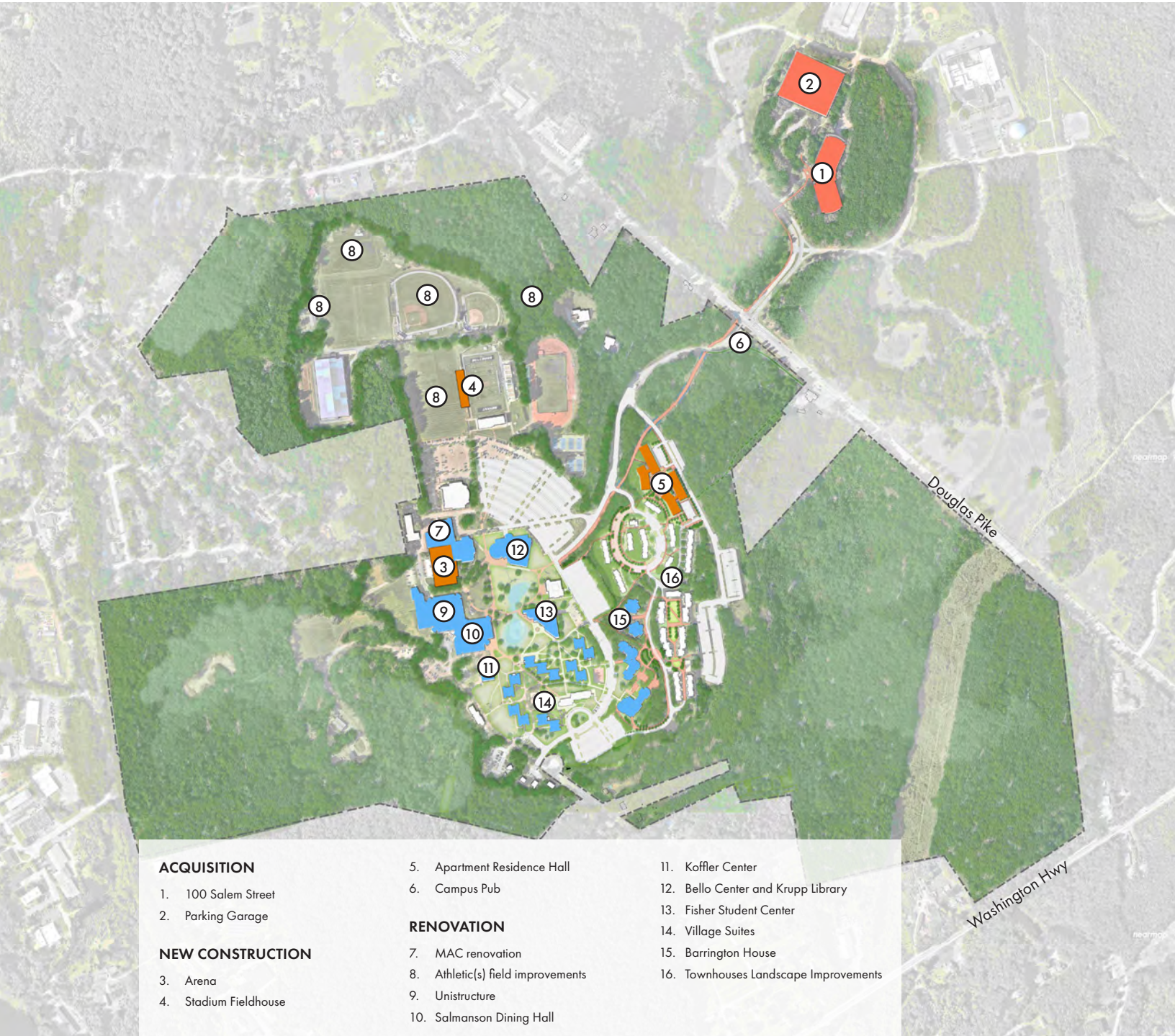
The Campus Master Plan leverages the exciting BELC opportunity to expand Bryant’s campus and spur the implementation of strategic initiatives aimed at fulfilling the promise of Vision 2030.

By 2030, Bryant University will be renowned for:

- Top 1% ROI
- Top-ranked undergraduate business program
- Campus life integration with academics
- Top ROI for graduate and executive education
- Economic mobility champion
- Experiential learning innovation
- Women’s leadership and success

The Campus Master Plan provides guiding principles and a platform to define and integrate key projects that will propel Bryant University toward the Vision 2030 advancing academic excellence, a vibrant student community, a strong sense of belonging, and increased economic mobility.

Draft Campus Vision





BRYANT COLLEGE
EDUCANDO DIRIGERE MERITUM
A.D. 1863

FISHER STUDENT CENTER

Guiding Principles

The Campus Master Plan leverages transformational opportunities to renew and realign the Bryant Campus.

The following guiding principles serve as a foundation for decisions and provide a framework for assessing and evaluating initiatives that align with Bryant University's strategic plan.

01 Strengthen the Academic Ecosystem

Enhance the academic ecosystem by introducing flexible learning and engagement spaces that adapt to the evolving needs of students, faculty and a cutting-edge curriculum which integrates experiential learning.

02 Inclusivity and Welcoming Spaces

Create spaces that are not only functional but also welcoming and inclusive, ensuring that every member of the community feels valued and respected within the campus environment.

03 Expand Co-curricular, Amenity, Athletic, and Collaboration Spaces

To enrich the overall student experience, improve and expand the network of co-curricular, amenity, athletic, and collaboration spaces, catering to diverse interests and fostering a sense of belonging.

04 Elevate Residential Life

The residential experience will be improved to foster a vibrant sense of community among our students, creating a home away from home.

05 Campus Connectivity

A crucial aspect of the plan is to establish a north-south connection, seamlessly linking various parts of Bryant's campus. This connection will promote accessibility and connectivity, making the campus more cohesive and unified.

These guiding principles embody the commitment to advancing the institution in alignment with its core values and Vision 2030 objectives.





Current Projects

Bryant is already underway with transformative investments in academics, dining, and athletics as part of Vision 2030.

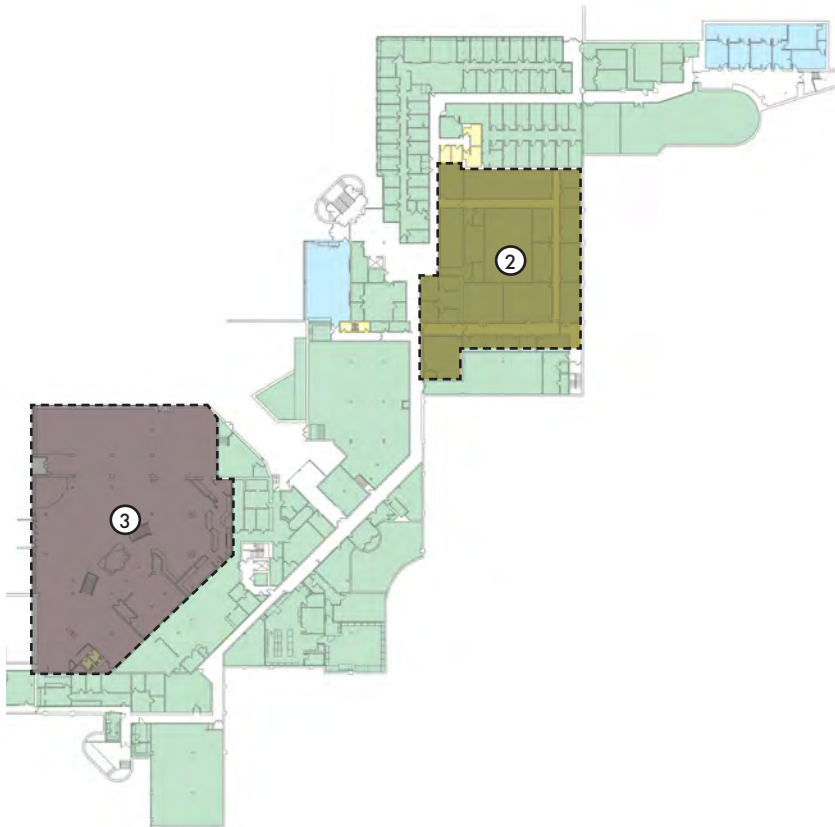
Academic Improvements

New learning space expansions such as the Unistructure science wing renovation and the exercise science lab will provide students with valuable hands-on experiences that directly align with their career goals.



Preliminary layout plan, Ellenzweig

**UNISTRUCTURE UPPER LEVEL,
NORTH WING**



UNISTRUCTURE BASEMENT LEVEL

1. Science Wing Renovation (Upper Level)
2. Exercise Science Lab (in basement level)
3. Dining (basement level)



Concept rendering of Exercise Science, LLB Architects

Dining Improvements

The current Salmanson Dining Hall is set to undergo a renovation and expansion project with a primary focus on improving the dining program and enhancing accessibility.



Amenta Emma Architects

DINING UPPER LEVEL



Amenta Emma Architects

DINING LOWER LEVEL



Exterior perspective, Amenta Emma Architects



Entry perspective, Amenta Emma Architects



Interior rendering - servery, Amenta Emma Architects



Interior rendering - mezzanine, Amenta Emma Architects

Athletic Improvements

Investment in the various athletic infrastructure including field upgrades, stadium addition, and the expansion of the Chace Athletic Center will provide a competitive advantage for athletes.



ATHLETICS

1. MAC Enabling
2. Arena
3. Stadium Fieldhouse
4. Natural Grass Practice Field
5. Field Hockey
6. Baseball
7. Track/Throwing Area
8. Soccer



Concept rendering of Arena, Centerbrook Architects & Planners, LLP



Concept rendering of Arena interior, Centerbrook Architects & Planners, LLP

ARENA

- 2,400 Seats
- Upper Concourse
- Center-hung scoreboard
- Black and Gold Club
- Two private Club Suites
- New Basketball Lockers
- Visiting Team Lockers
- Officials Lockers
- Concessions



Concept renderings of Stadium Fieldhouse, Centerbrook Architects & Planners, LLP



Concept renderings of Stadium Fieldhouse, Centerbrook Architects & Planners, LLP

STADIUM FIELDHOUSE

- Black & Gold Club/Seating
- Football locker rooms
- Women's sports lockers
- Training/Taping station
- Concessions/Restrooms
- Pressbox (Football & Soccer)
- Filming platform
- Team Room/film
- Storage



ATHLETIC FIELDS

1. Natural Grass Athletic Field
2. Field Hockey Turf Field
3. Turf Baseball Field
4. Javelin, Discus/Hammer Throw, & Shot Put

03

Vision for the Future



Business Entrepreneurship and Leadership Center (BELC)

BELC will help advance business education and innovation at Bryant and targeted renovations have been identified to transform the existing building into an innovative learning hub.

The facility will serve as the new home for the College of Business with additional classrooms and labs such as professional sales, financial markets, and data science. Additional office areas for both faculty and administrative staff will be incorporated alongside spaces for meetings and collaboration.

Integrated into the College of Business will be a designated space dedicated for the Women's Leadership Institute complete with offices, conference, and collaboration space.

The ground floor will focus on resources that service the entire Bryant community including an area dedicated to entrepreneurship and a maker space; additional spaces for student clubs and organizations to meet, work on projects and hold events; an existing dining venue; and a state-of-the-art digital multimedia studio for the communications department.

The upper levels of the building will include administrative offices, freeing up space in the Unistructure for growth in academic and student-facing uses.

Vision for Business Entrepreneurship and Leadership Center (BELC)

Academic and Learning Spaces



University of Pikeville



Morgan State University



University of Maryland

Entrepreneurship and Maker Space



University of Pennsylvania



University of Utah



University of Utah

Administrative Workplace and Meeting Space



University of Arizona Phoenix Biomedical

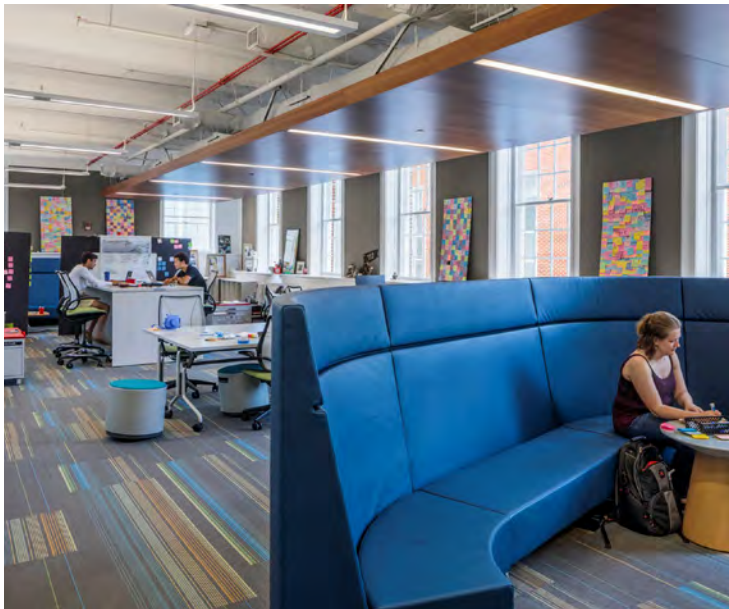


University of Arizona



Ayers Saint Gross, Washington DC

Student Organization and Collaboration



University of Maryland



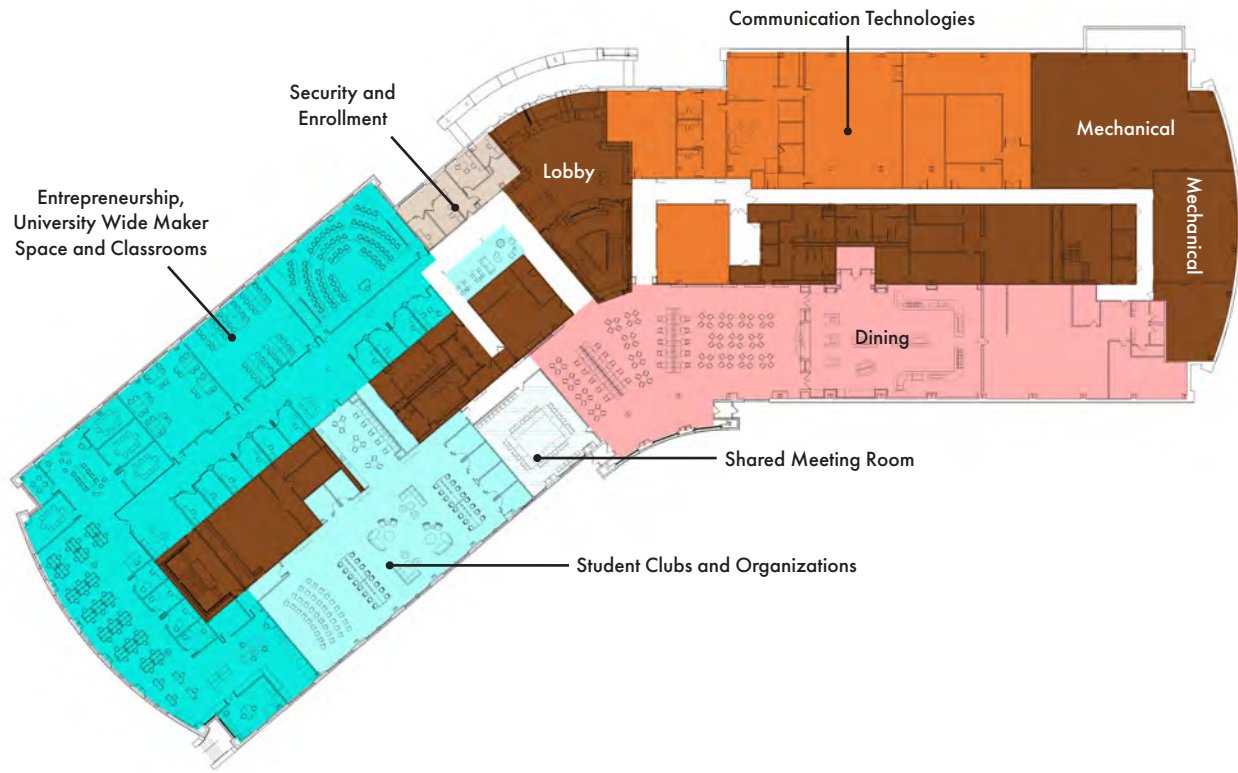
University of Maryland



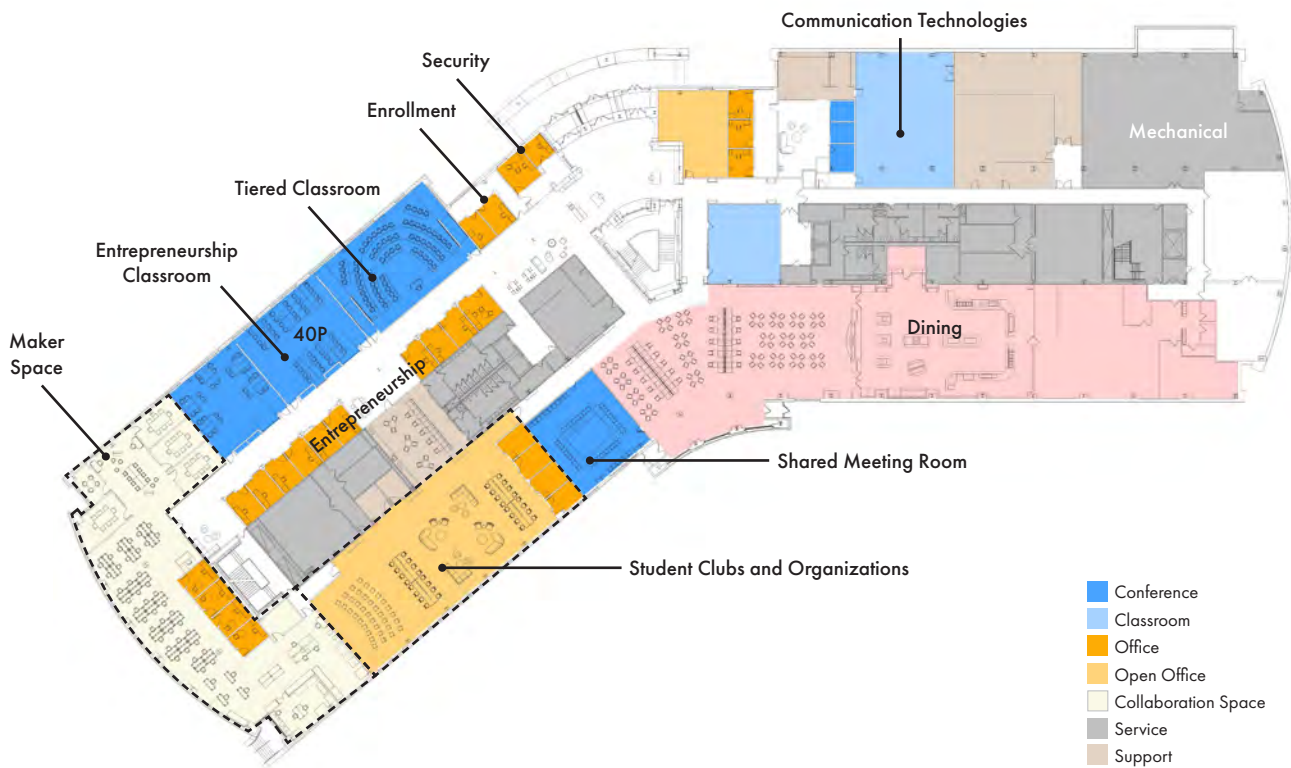
The Pennsylvania State University

Ground Floor

Program Blocking

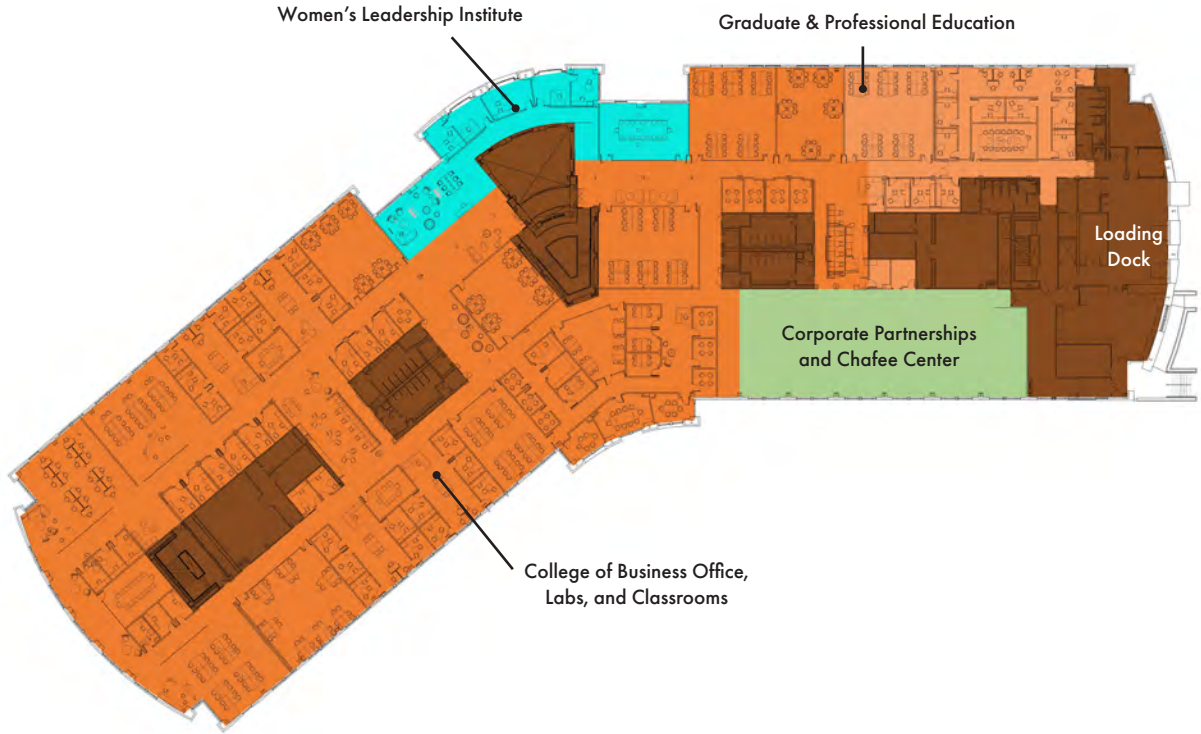


Room Use Diagram



First Floor

Program Blocking

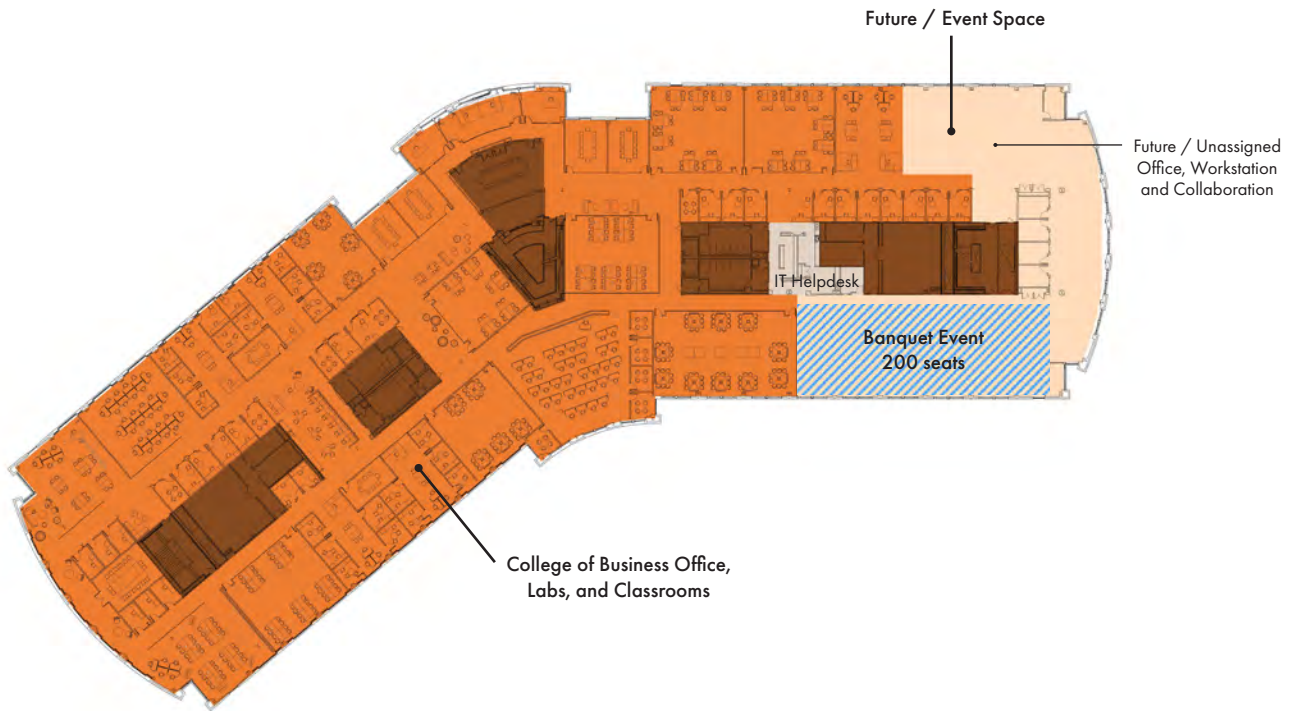


Room Use Diagram

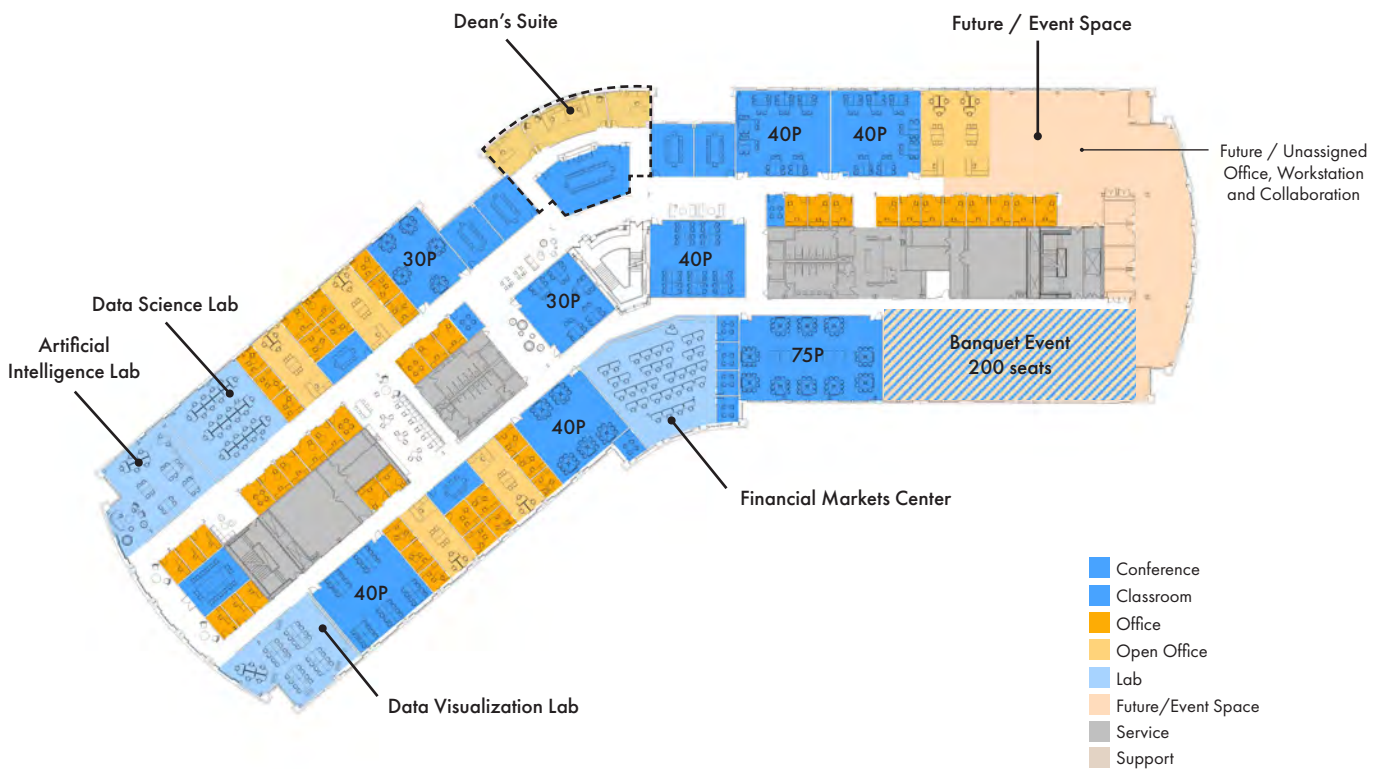


Second Floor

Program Blocking



Room Use Diagram

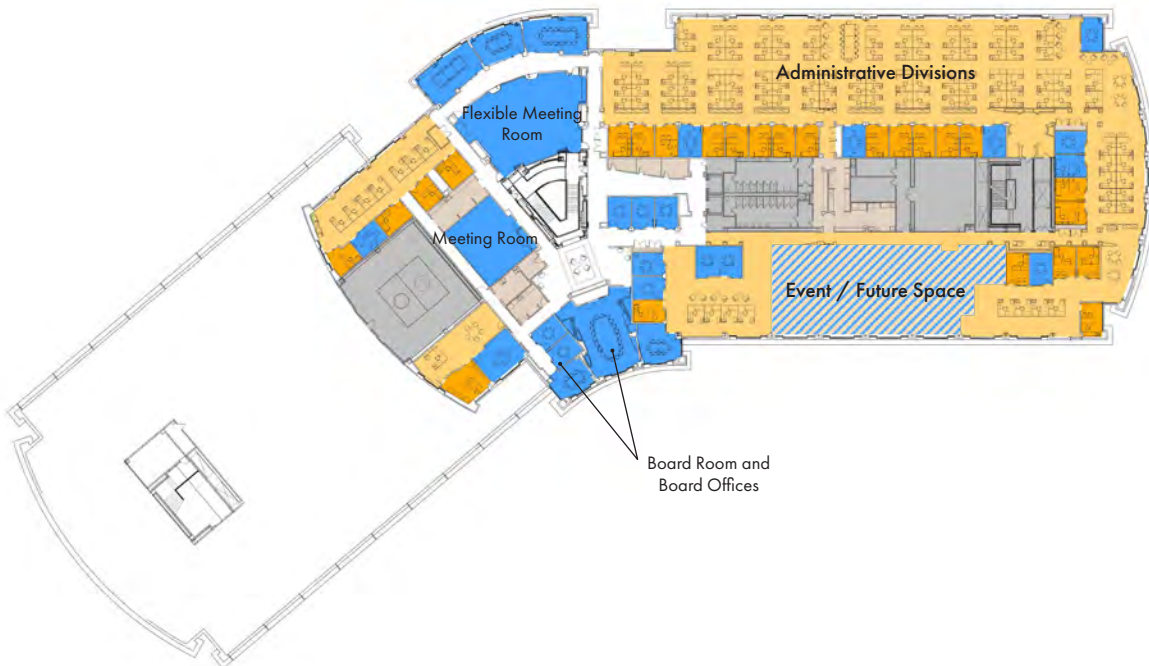


Third Floor

Program Blocking

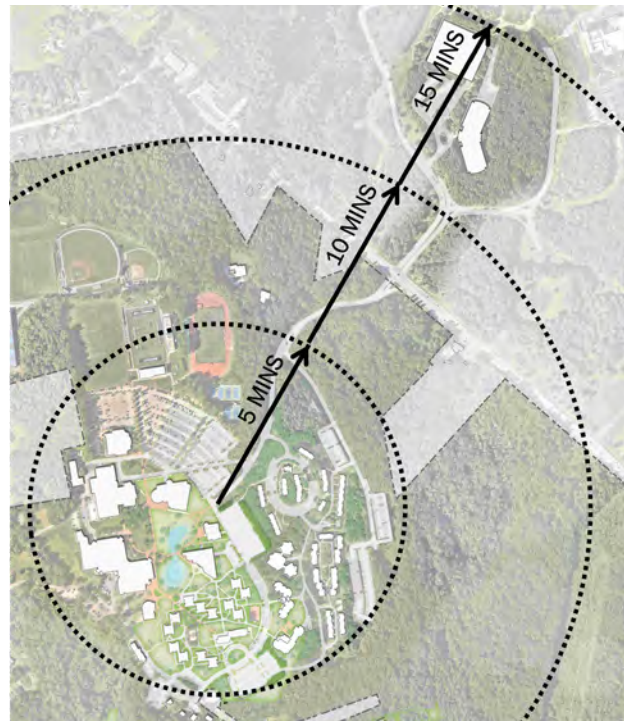


Room Use Diagram



Connector path

To foster a stronger sense of cohesion between the campus extension and the existing campus, a new multimodal path will provide a connection. This effort will aim to minimize the perceived distance and enhance the overall campus experience. Key initiatives include the establishment of a direct pedestrian route, complemented by a reliable shuttle service provided by Bryant. The objective is to ensure that the campus extension seamlessly integrates with the existing campus. Enhancing walkability, particularly in areas lacking pedestrian infrastructure, will be prioritized, thus promoting accessibility and convenience. Additionally, safety measures and improved lighting will be implemented for a secure and welcoming environment for all members of the campus community.



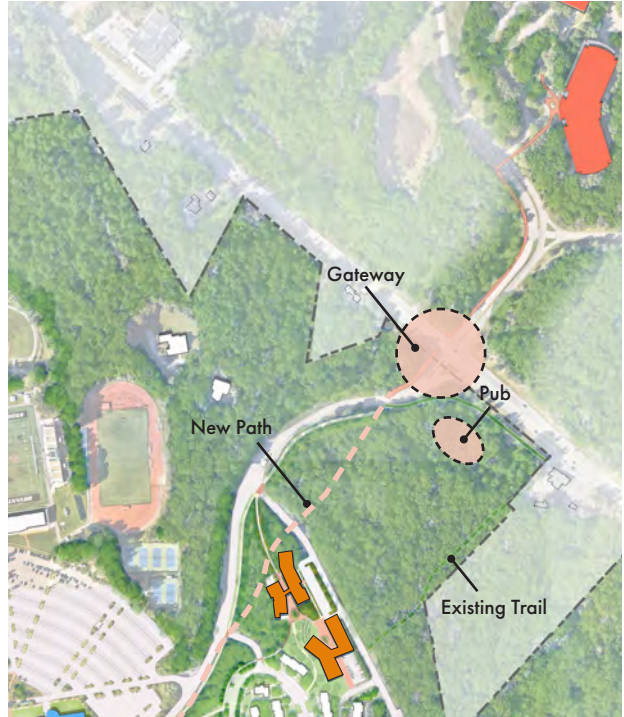
Linking the Campus Extension



Johns Hopkins University



Concept rendering of Campus Bistro, McGeorge Architecture Interiors



Wake Forest University



Wake Forest University

Academic Renewal and Student Experience

The campus extension opportunity at BELC presents the chance to establish a dedicated space and identity for the College of Arts and Sciences and the School of Health and Behavioral Sciences, which will both be located within the Unistructure.



Infusing Student Space Throughout

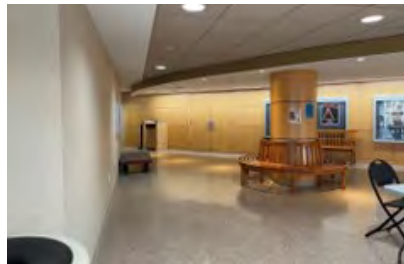
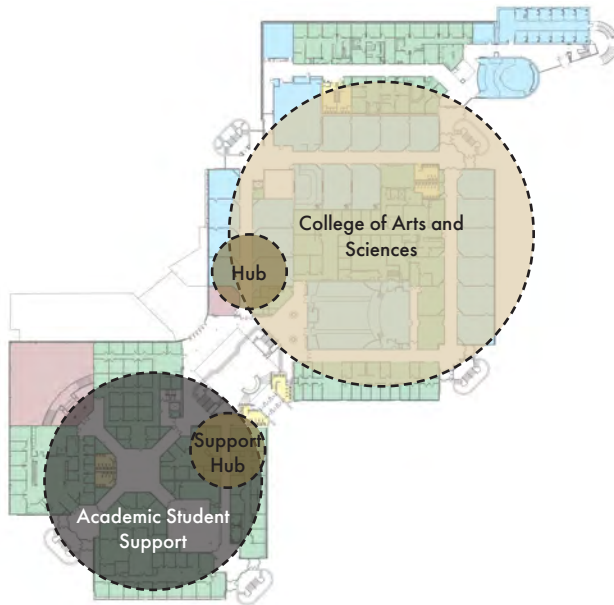


- 1. Student Organizations and Clubs
- 2. Janikies Auditorium
- 3. One Stop Student Services
- 4. Koffler Center for Performing Arts
- 5. Fisher Student Center Revitalization
- 6. Community Hub Residence Halls



Unistructure

The north wing at the entrance level will be renovated to accommodate the College of Arts and Sciences, while the north wing on the upper level will be customized for the School of Health and Behavioral Sciences. Each renovation will incorporate a new hub for each academic program. The hubs will provide a sense of identity and wayfinding, along with collaboration among students and faculty. A hub for academic student support will be created within the south wing at the entrance level, which will collocate student support services into a one-stop shop to further improve and facilitate student needs.



Unistructure Entrance Level

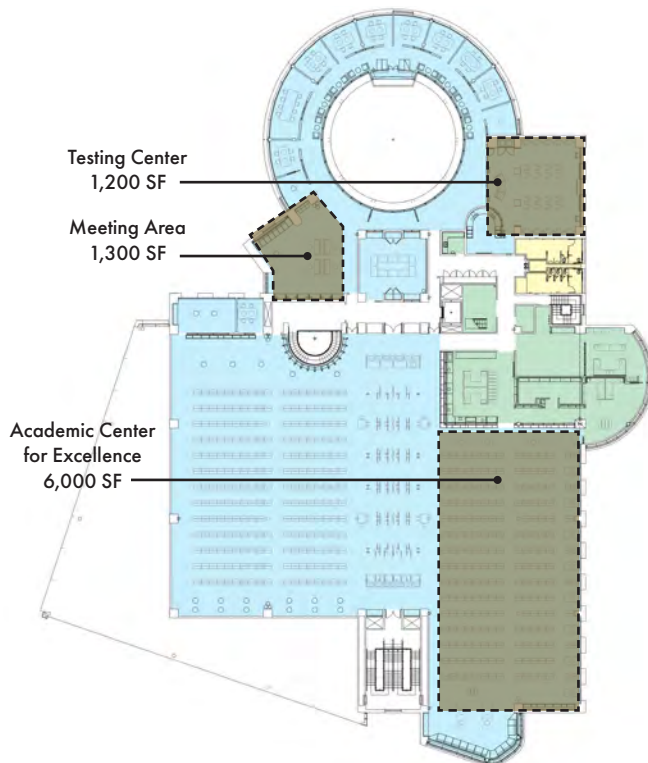


Unistructure Upper Level



Bello Center

The Bello Center and Krupp Library is envisioned to become a hub for learning and research resources. This hub will serve as the home for the Center for Teaching Excellence, the Academic Center for Excellence and the Testing Center, consolidating crucial academic support services into a single, easily accessible location. This integration aims to streamline and enhance the support available to our students, providing them with a dynamic environment for learning, tutoring, and academic assistance.



Bello Center Upper Level



Hayden Library, University of Arizona



University of Delaware

Vision for Academic and Support Hubs

Academic and Collaboration Hubs



University of Maryland



University of Pikeville

Wayfinding And Identity



University of Texas



University of Texas

Academic Student Support



University of Alabama

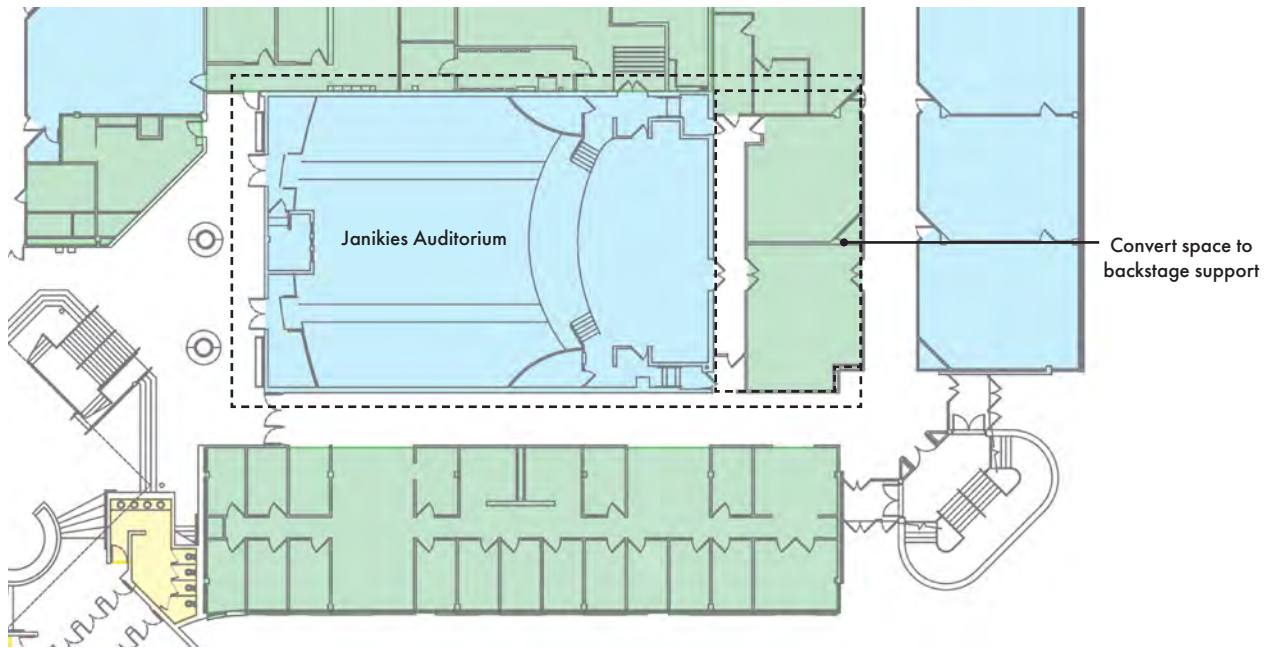


Rutgers University



Janikies Auditorium

The current configuration of the Janikies theater presents challenges for the evolving performance and technology needs of the venue. There is potential to renovate the space into a multipurpose venue with accessible seating and expanded backstage support.



Existing stage



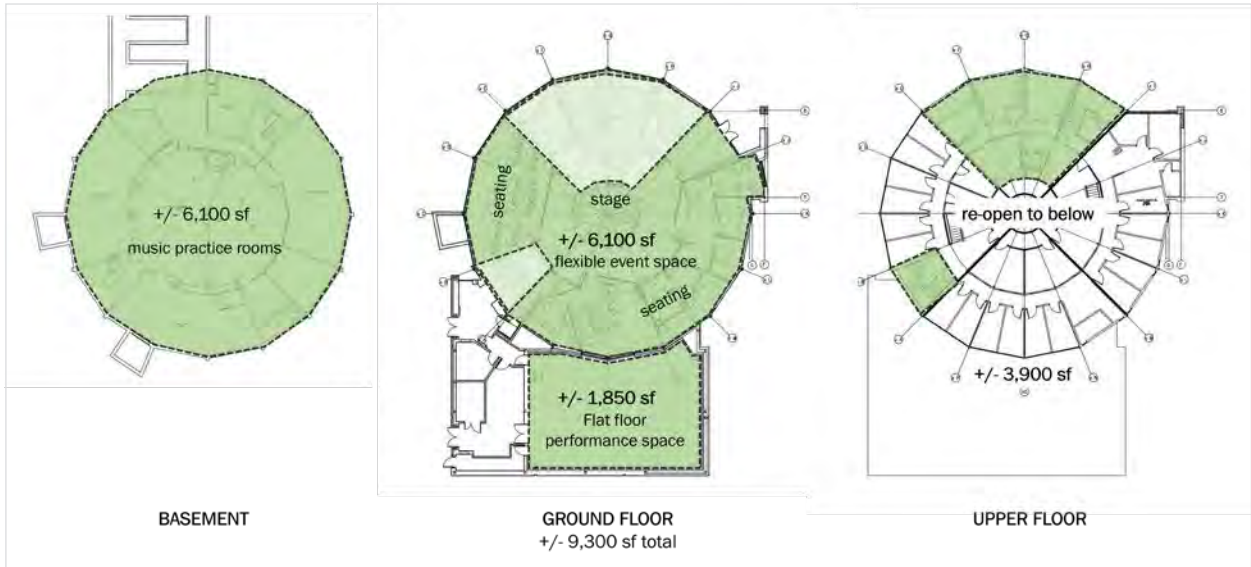
Existing steep slope of seating aisle





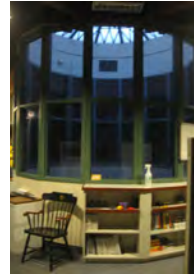
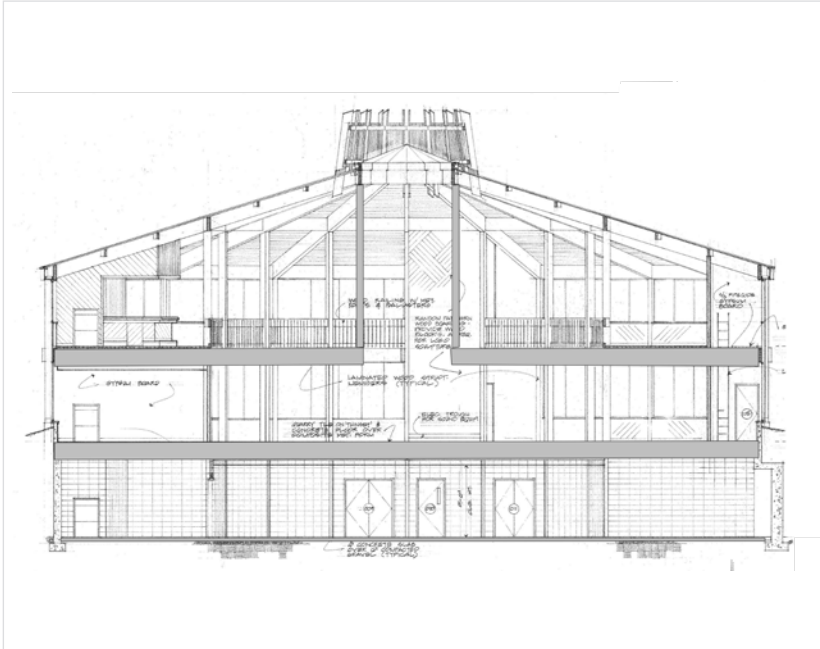
Koffler Center

The vision for the Koffler Center restores the building back to its original concept by opening the main center atrium and converting the space into a performing arts center. The renovation will feature music practice rooms and versatile event and performance spaces, fostering a creative and collaborative environment to celebrate the artistic talents of the Bryant community.

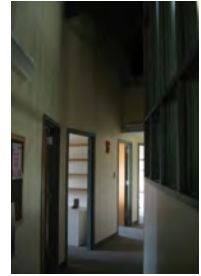


Potential Performing Arts space

Koffler Center Existing

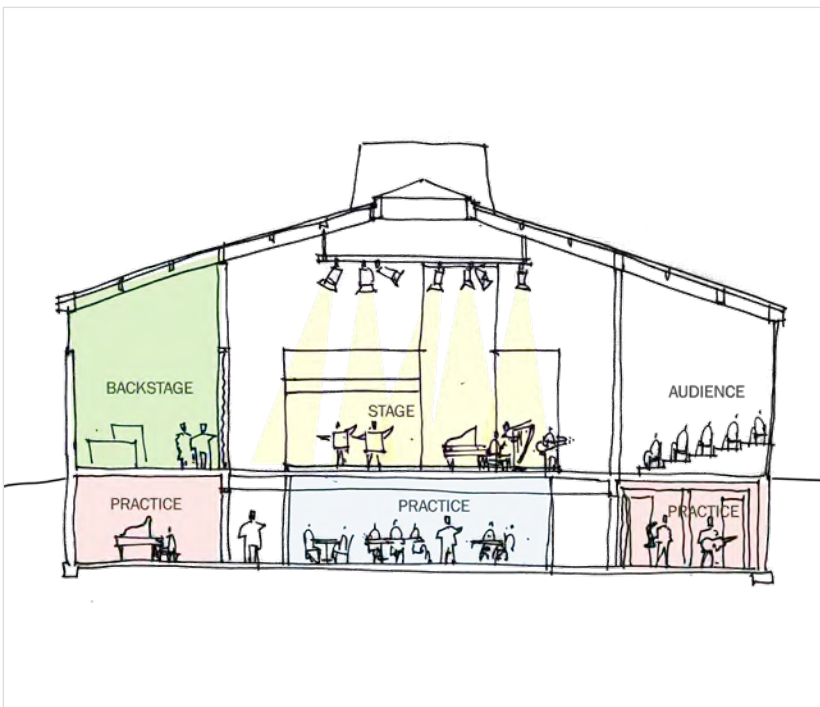


Current Condition



Historical Photo

Koffler Center Potential Use Section Diagram



Boston University College of Fine Arts

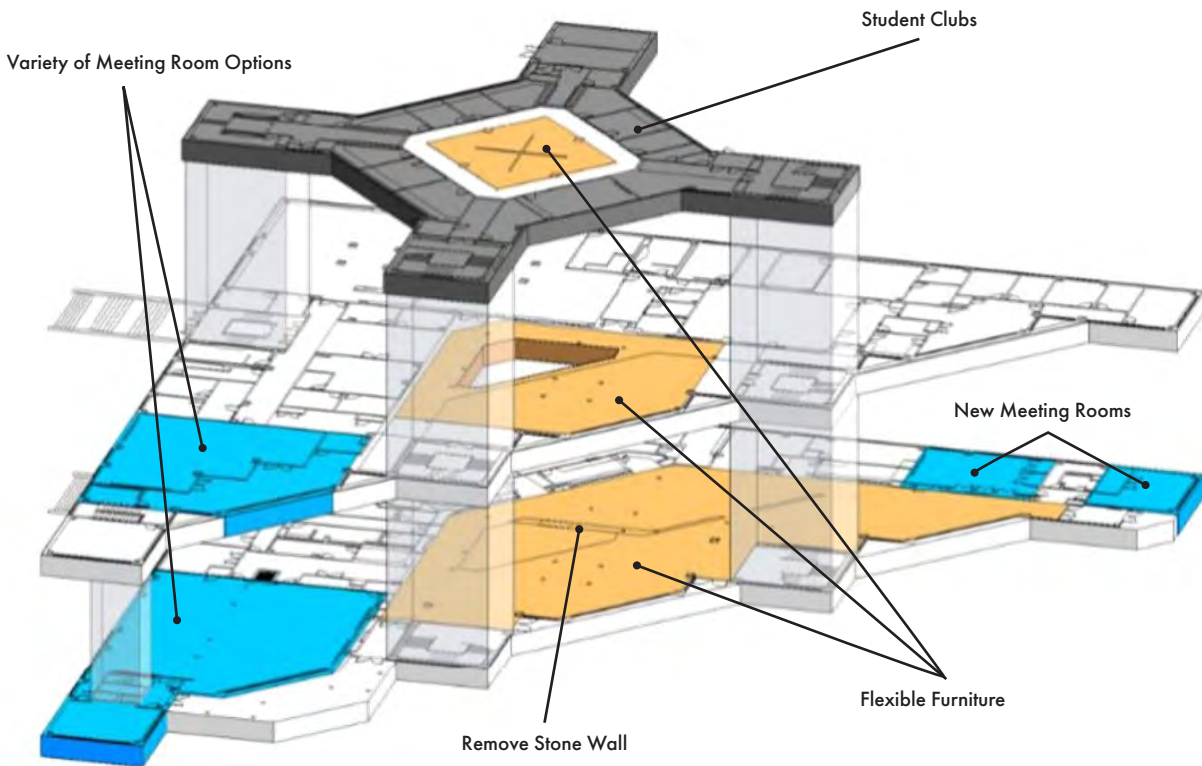


University of Rochester



Fisher Student Center

The Fisher Student Center stands at the heart of campus and serves as the campus “living room.” To enhance this central gathering space, new flexible furniture will be provided to not only provide comfortable lounge seating, but also help facilitate group study with integrated power for technology. Bringing transparency into meeting rooms will improve the wayfinding throughout the building, along with improved access by opening existing exterior doors as additional entry and exit points. The current music practice rooms will be relocated elsewhere on campus to allow for more meeting room options for various groups and functions.





Clemson University



University of Maryland, Edward St. John



Virginia Commonwealth University

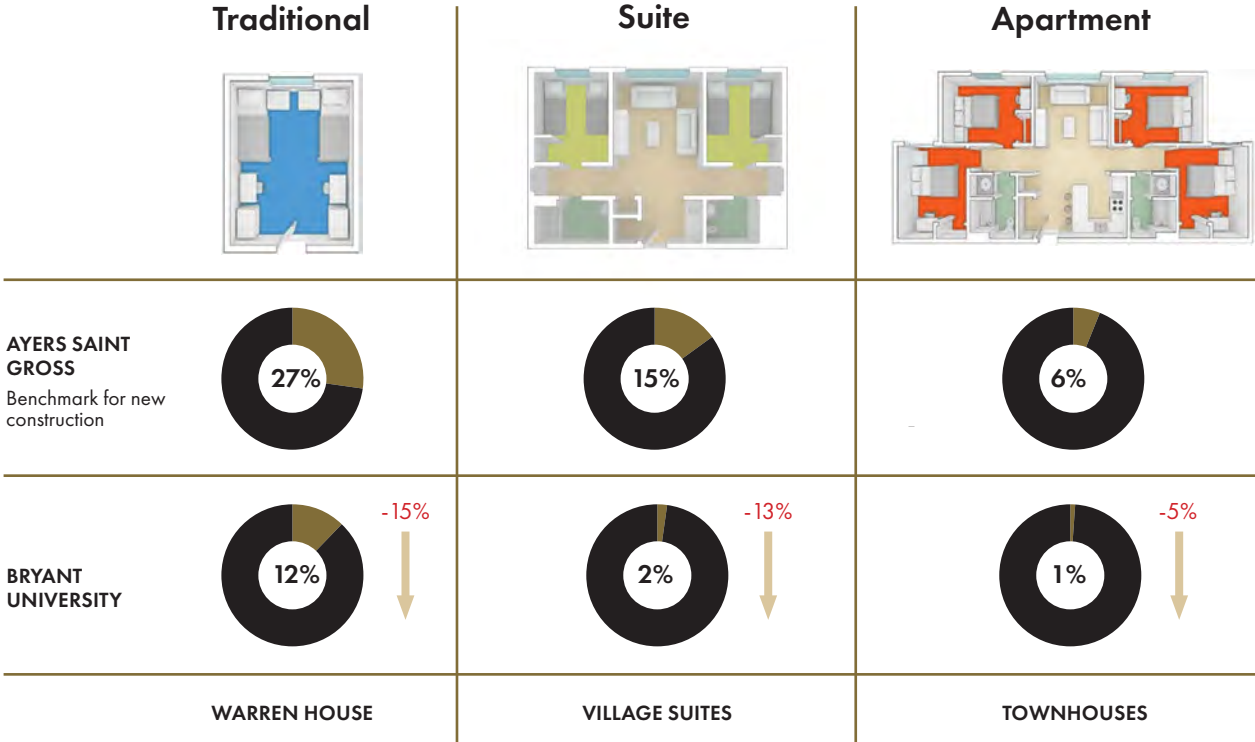


Virginia Commonwealth University

Student Housing

Ayers Saint Gross conducted an analysis of Bryant Student Housing. This included assessing the common spaces within residential programs using an "Outside the Unit" approach. This method involves calculating the percentage of space outside individual living units that is allocated to community-building purposes. Such spaces encompass a variety of areas, including floor and building lounges, laundry facilities, study nooks, kitchens, classrooms, offices, and storage spaces. By quantifying this "outside the unit" space as a percentage of the total, we created a metric that allows for benchmarking against similar facilities in higher education institutions nationwide. These

benchmarks, specific to different unit types, draw from the firm's extensive database of residence hall designs from around the country. Our assessment revealed that there is a deficiency in community-building spaces outside individual units compared to Bryant's peer institutions. To address this gap, our recommendations propose phased decompression measures and additional community space. These spaces play a crucial role in supporting student academic success and fostering community by offering students areas outside their rooms to socialize, study, make phone calls, and engage in various activities.



Student Engagement Sessions

As part of the housing study, Ayers Saint Gross led student focus groups representing various segments of the student body, including first-year, returning, and student leaders.

The key takeaways from the focus groups are:

- **Shared Space and Openness:** Students expressed a strong sense of shared space currently exists across campus, emphasizing that many areas are open and accessible to all members of the community.
- **High Utilization of Common Space:** Common spaces on campus are heavily utilized by students, underscoring their importance as hubs for social interaction and academic activities.
- **Successful Bristol and Warren Lobby Renovations:** The recent renovations to the Bristol and Warren lobbies have been met with high levels of success and popularity among students, suggesting that even such small-scale improvements of existing areas are well-received.
- **Lack of Identity and Common Space in Townhouses:** The Townhouses are perceived as lacking a distinct identity and need more common spaces that encourage community engagement and cohesion.
- **Fisher Student Center as the “Living Room”:** Students view the Fisher Student Center as a pivotal campus hub and envision it as the campus’s social center.

These insights reinforced the housing analysis findings and helped to prioritize areas of improvement and alignment with student expectations and preferences.



Integrated Strategies

Four key strategies were identified to address the critical challenges uncovered during the analysis and student engagement. These strategies represent a holistic approach aimed at enhancing the student experience and supporting student success.

The key takeaways from the focus groups are:

- 1. Add more options for upperclass students**

A new residence hall at Bryant University will act as a catalyst for the other strategies by adding more housing options for upperclass students. This will not only alleviate the pressures of increasing enrollment but also provide capacity for necessary renovations at existing residence halls.
- 2. Improve sophomore and junior housing**

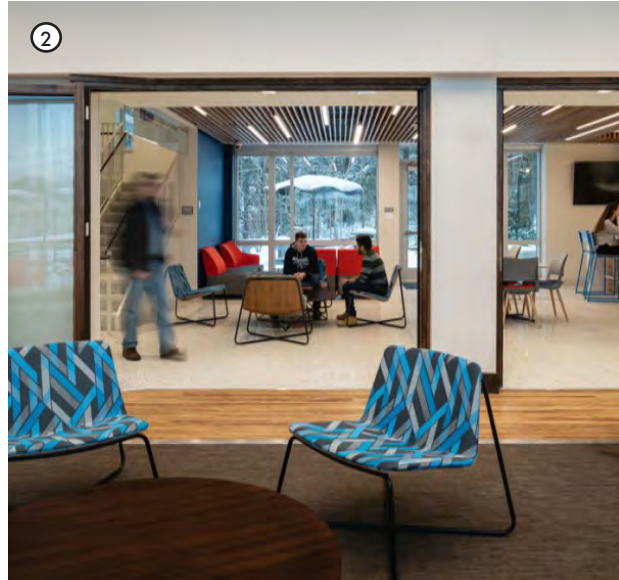
To improve the sophomore and junior housing experience, the ratio of students within the Village Suites should align with current standards. The new residence hall will accommodate some of the necessary decompression. Additionally, a series of community hub additions at strategic locations within the Village Suites will foster a sense of belonging and connection among students.
- 3. Align first-year experience**

The quality of the first-year experience is critical to student success. Barrington, Warren, and Bristol Houses can serve as a new first-year neighborhood; however, the current suites configuration of Barrington House is not conducive to a first-year environment. It is recommended that Barrington House be converted to a traditional unit style layout to match Warren and Bristol Houses. Bristol and Warren Houses should also be decompressed to allow for more community and study space.
- 4. Enhance landscape and open space**

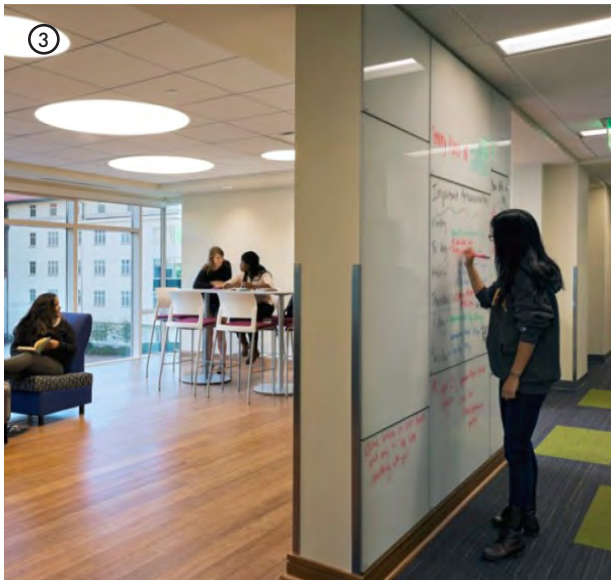
The landscape features at the Townhouses should be improved to match the quality at the main campus in order to increase walkability, access, and safety. With strategic interventions, the landscape can contribute to a better sense of wayfinding and identity within the Townhouse community.



Denison University



The Pennsylvania State University

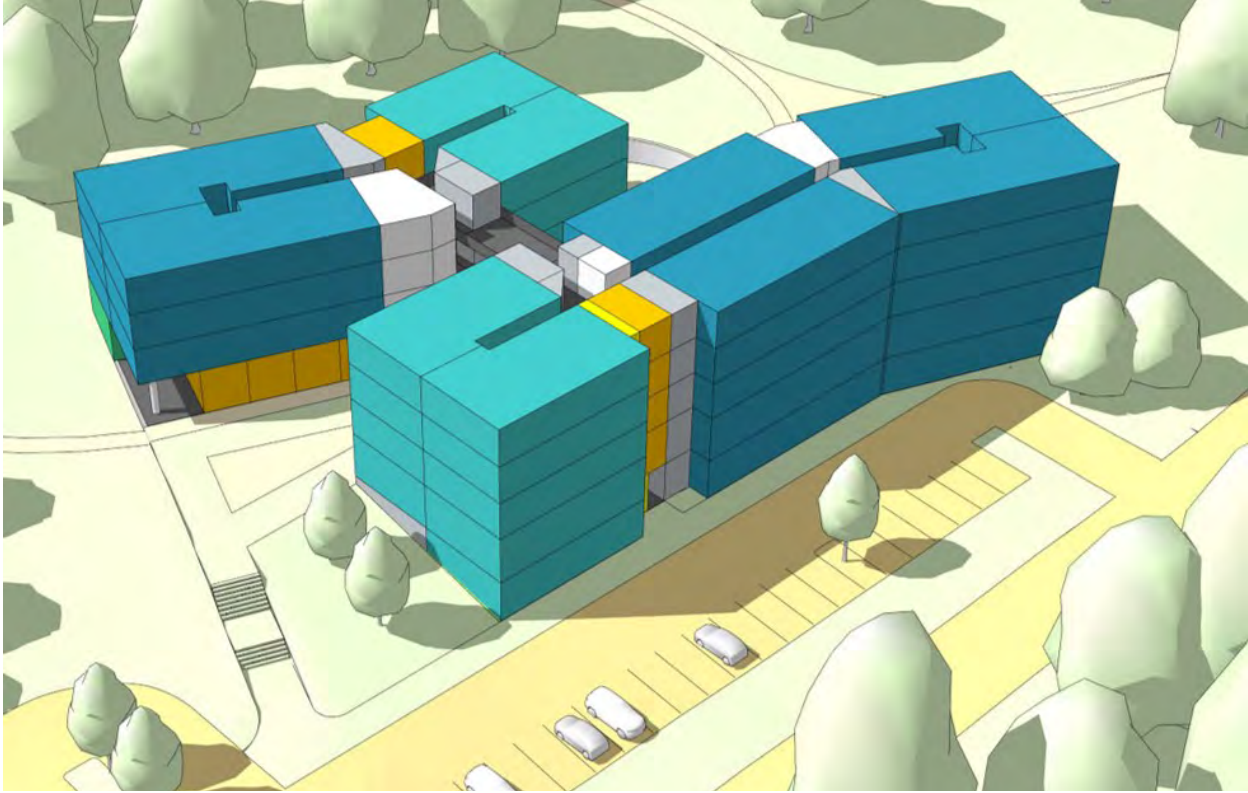


Emory University



Goucher College

New Apartment Residence Hall Program Summary



	6BR UNIT	4BR UNIT	STAFF UNIT	TOTAL UNITS	TOTAL BEDS	GSF
1ST FLOOR	2	1	0	3	16	8,041
2ND FLOOR	4	2	1	7	34	18,594
3RD FLOOR	6	4	0	10	52	19,455
4TH FLOOR	6	4	0	10	52	19,455
5TH FLOOR	6	4	0	10	52	19,455
6TH FLOOR	24	15	1	40	204+2	85,000

Level 01

- Residential units
- Laundry room
- Trash collection room
- Main MEP service
- Storage
- All occupied spaces are at grade with direct daylight
- Back of house spaces are below grade
- Entrance from parking lot

Level 02 (Main Level)

- Residential units
- Main entrance to residence and community space
- Community space
- Laundry room
- Trash room
- MEP (fire alarm, electrical, telecom, custodial, mech)
- All occupied spaces have direct daylight and egress to grade

Levels 3-5

- Residential units
- Laundry room
- Trash room
- MEP (electrical, telecom, custodial, mech.)

Site - Proposed - Phase 1



Site - Proposed - Full Build Out







View of Proposed Apartment Residence Hall Looking South




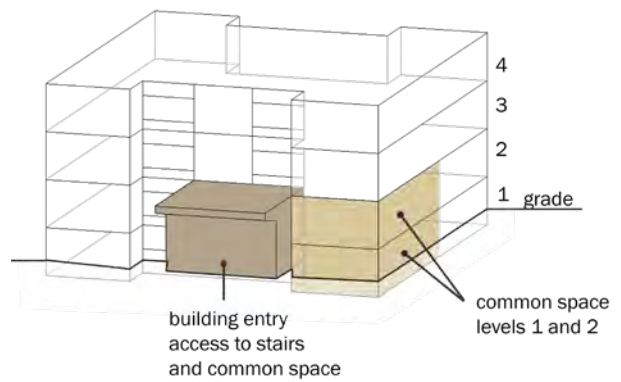


View of Proposed Apartment Residence Hall Looking North

Improve Sophomore and Junior Housing



 Potential location for common space hub



Align First Year Experience



Barrington House

Suites

- Convert to Traditional
- Add community space
- Gender inclusive bathrooms

Warren House

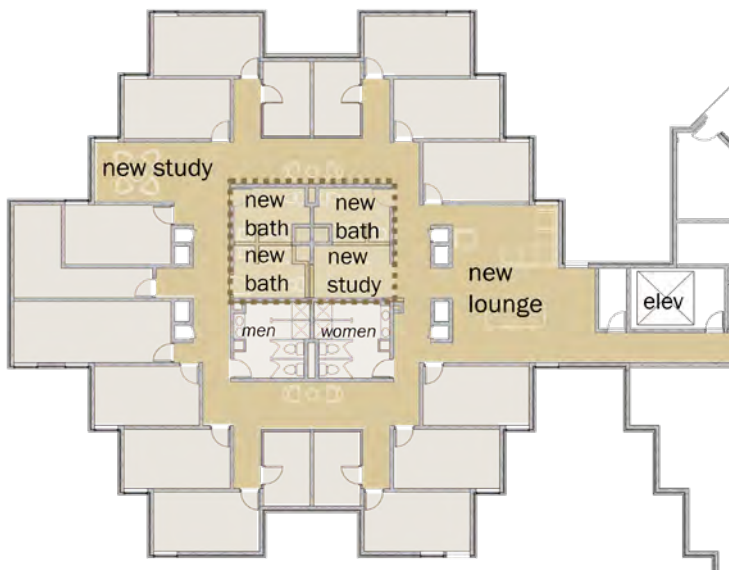
Traditional

- Add floor lounge and study

Bristol House

Traditional

- Add floor lounge and study



Virginia Commonwealth University



Emory University

Enhance Landscape and Open Space



- 1. Generate more open quad/social spaces around townhouses.
- 2. Enhance existing connections to be more pedestrian friendly.
- 3. Relocate trash/compost/recycling operations to less-conspicuous areas.
- 4. Incorporate new student housing with open space and new north south connector path



Bowdoin College



Grinnell College



Denison University

Welcome Center



Proposed Welcome Center

Bryant University aims to establish a dedicated Welcome Center that will warmly receive visitors, alumni, and prospective students to the campus. The center will include an inviting reception area with casual seating and a 100-seat presentation room that can also be flexibly used for a variety of purposes. The central location of the Bello Center makes it an ideal location to serve as a central hub and launch point for campus tours and other activities. Locating this welcome point in Bello also allows Bryant to

showcase the library, one of its greatest strengths. With its direct access to parking and independent entrance, visitors will have easy access, leaving them with a lasting and positive first impression — a key factor in student recruitment. Moreover, this Welcome Center will provide an invaluable opportunity to showcase the full spectrum of strategic initiatives aligned with Bryant’s Vision 2030, reinforcing the commitment to academic excellence and innovation in higher education.

Vision for the Welcome Center



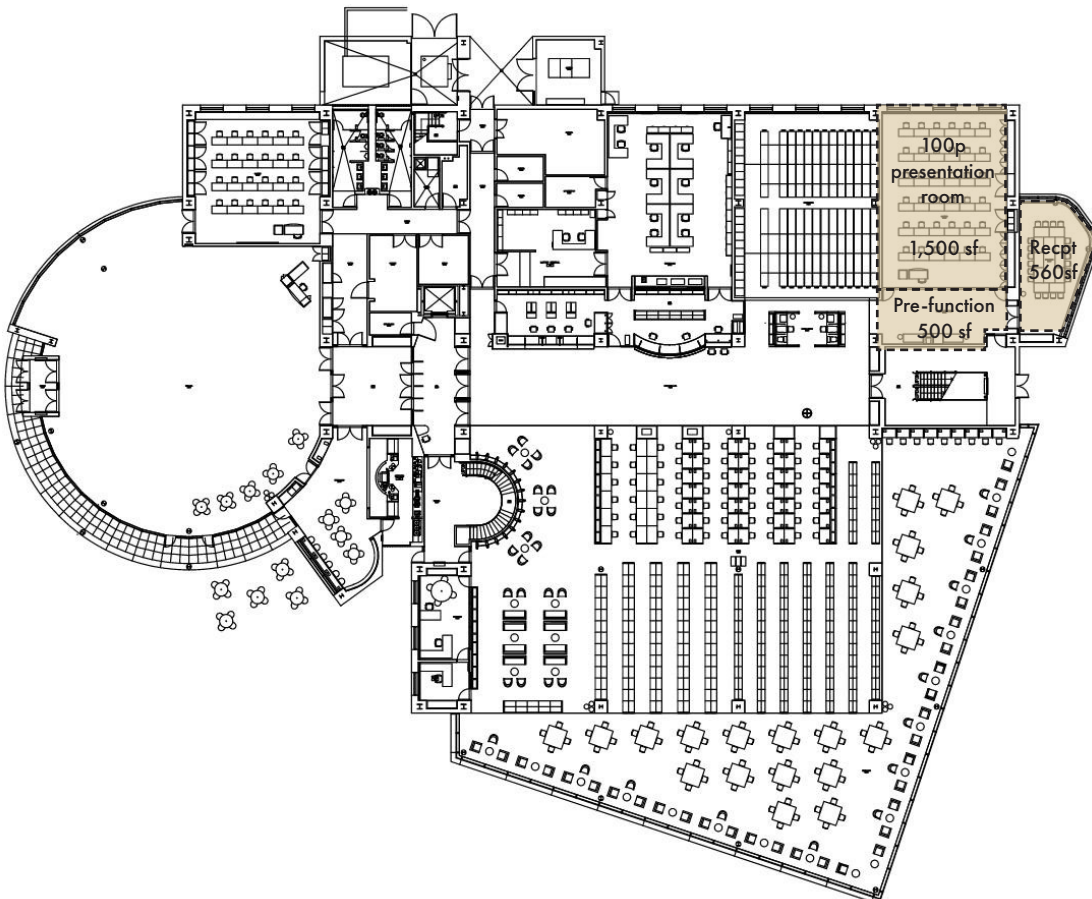
Emory University



Washington University in St. Louis



Northwestern University



04

Conclusion





Conclusion

The Campus Master Plan is a strong collective 10-year vision for the next chapter of the University's continual evolution.

It is meant to be a living and flexible document that guides decision-making for the future of the physical campus. It will propel Vision 2030 forward and reimagine the student experience at Bryant. This vision for the future includes:

- Dedicated spaces for deep experiential learning, design thinking, and entrepreneurship that will inspire purpose-driven leaders.
- A strong identity and revitalized facilities for Bryant's College of Business, College of Arts and Sciences, and the School of Health and Behavioral Sciences.
- A new residence hall and co-curricular spaces will create community, conversation, and connection.
- Top tier athletic fields and facilities for Bulldogs to cheer athletic teams and gather for signature events.
- Spaces that support student success and will drive positive student outcomes.



Bryant University