



BOARD OF REGENTS FY 2023

MARITA R. CANAPI, Ed.D.
Commissioner, CHED
Chairperson, MinSU BOR

LEVY B. ARAGO, JR., Ph.D.
President, MinSU
Vice-Chair, MinSU BOR

FRANCIS "CHIZ" G. ESCUDERO
Chair, Senate Committee on Higher
and Technical Education
Member, MinSU BOR

Represented by:
Hon. Humerlito "Bonz" A. Dolor
Governor
Province of Oriental Mindoro

MARK O. GO
Chair, House Committee on Higher and
Technical Education
Member, MinSU BOR
Represented by:
Hon. Alfonso V. Umali, Jr.
Representative, 2nd District
Oriental Mindoro

AGUSTIN C. MENDOZA
Director, NEDA-MIMAROPA
Member, MinSU BOR

M^A. CHRISTINE C. INTING
Regional Executive Director
DA-MIMAROPA
Member, MinSU BOR

MA. JOSEFINA P. ABILAY, Ph.D.
Director, DOST-MIMAROPA
Member, MinSU BOR

JESSE T. ZAMORA, Ed.D.
President, MinSU Faculty Federation
Member, MinSU BOR

JUVELYN V. GUMAL-IN
Executive Director, PMUI
Member, MinSU BOR

NELSON B. GABUTERO, SR.
Owner, Gabutero Organic Farm
Member, MinSU BOR

JOHN LYNARD A. VIESCA
President, MFSC
Member, MinSU BOR

ATTY. JOSELITO C. ALISUAG
Director, CHED-MIMAROPA
Resource Person, MinSU BOR

GENELITA E. HERNANDEZ, Ed.D.
Board Secretary V

Resolution No. 15, S. 2023

A Resolution Approving the Land Use Development and Infrastructure Plan (LUDIP) of the Mindoro State University (MinSU) Subject to the Future Developments on the Land Titles and Ownership

WHEREAS, Republic Act No. 11396 also known as the SUCs Land Use Development and Infrastructure Plan (LUDIP) Act requires all State Universities and Colleges (SUCs) through their governing boards, to prepare and implement a LUDIP designed to improve and optimally utilize their resources;

WHEREAS, all land use or infrastructure projects of the SUCs shall also be required to follow the LUDIP, which shall be linked with the land use plan and practice of the local government units to ensure complementation of activities across geographical boundaries;

WHEREAS, pursuant to RA 11396, the Mindoro State University (MinSU) organized and authorized the MinSU LUDIP Technical Working Group (TWG) led by Prof. Katherine Sanchez-Escalona to formulate the MinSU Site Development Plan (SDP) together with various consultants to provide a rational, holistic, efficient, and just allocation, utilization, development, and management of its resources;

WHEREAS, during the 2nd Quarter Regular Hybrid Meeting of the Board of Regents held on 15 June 2023, the Land Use Development and Infrastructure Plan (LUDIP) of MinSU was presented to the Governing Board;

WHEREAS, while the Governing Board acknowledged the MinSU LUDIP, it was recognized that issues may arise considering that there are still disputes and conflicts over the land titles and ownership of some areas included in the plan;

WHEREAS, the Governing Board APPROVED the Land Use Development and Infrastructure Plan (LUDIP) of MinSU subject to the future developments on the land titles and ownership;

NOW, THEREFORE, in view of the foregoing premises, the Governing Board approved as it is hereby approved the Land Use Development and Infrastructure Plan (LUDIP) of the Mindoro State University (MinSU) Subject to the Future Developments on the Land Titles and Ownership.

I hereby certify to the correctness and authenticity of the foregoing resolution.

Sgd

GENELITA E. HERNANDEZ, Ed.D.
Board Secretary

Attested:

Sgd

LEVY B. ARAGO, JR., Ph.D.
University President
Vice-Chair, MinSU Board of Regents

Sgd

MELGAR G. FADRIQUELAN, LTe
Records Officer III

DATE: _____

EXECUTIVE SUMMARY

The Mindoro State University is composed of three campuses: the Victoria (Main) Campus, Calapan Campus, and Bongabong Campus. The Victoria (Main) Campus was converted into the Mindoro State College of Agriculture and Technology (MinSCAT) through RA 8007 in 1995. The other two component campuses were integrated to MinSCAT through CMO 27-2000. On March 16, 2021, MinSCAT attained university status through RA 10596 as amended by RA 11006 and was renamed the Mindoro State University (MinSU).

The University envisions to be the *center of excellence in agriculture, fishery, science, technology, arts and education of globally competitive lifelong learners in a diverse yet cohesive society; the niche of cultural and ecological preservation while providing state-of-the-art, gender-inclusive, and disaster-resilient infrastructures and environment towards sustainable development*. It offers 18 undergraduate programs, and 6 graduate courses across 6 Colleges and 2 Institutes; all of which are given the Certificate of Program Compliance (COPC), and accredited by the Accrediting Agency of Chartered Colleges and Universities in the Philippines (AACUP). As of 2021, the university serves 8,259 students through 262 faculty members and 573 support staff.

The Victoria (Main) Campus is a 331-hectare lot divided into academic core and production area. The large tract of land emphasizes its main mandate on agricultural productivity with majority of its land planted to perennial crops. The academic core is provided with data needs by commercial internet providers, while power is provided by the provincial electric cooperative. Water is internally sourced from deep wells located around the campus. Flood inundation from two rivers framing the eastern and western part of the campus is the primary natural hazard of the campus with several events in the last 20 years. The campuses' distance from the Mindoro Fault as well as the Aglubang Fault also makes earthquakes as serious hazards to development.

Current development of the Victoria (Main) Campus is linear, with infrastructural designs being unrelated. Development scheme involves rationalizing the road creating an academic loop where motor vehicle can enter the campus. The loop will be traversed by a pedestrian walk that will create a central hub for students. The administration building is planned to feature a portal that will give a visual perspective of the campus from the gate

The Calapan Campus is the largest campus in terms of population (more than 4,000 in) but the smallest in terms of land area (6.96 ha). The campus is located in a natural catchment basin of the municipality making flooding as a serious threat. Its proximity from the sea also makes sea level rise as a natural hazard that may affect future developments

The campus appears expansive given significant set-back from the road. However, developments are crowded at the back with some buildings still made of light materials. Power is provided by the provincial electric cooperative. A limited part of the campus is being served by the commercial water utility with most of the water



needs of the campus being sourced from deep wells. Communication network is provided by a commercial telecommunications company.

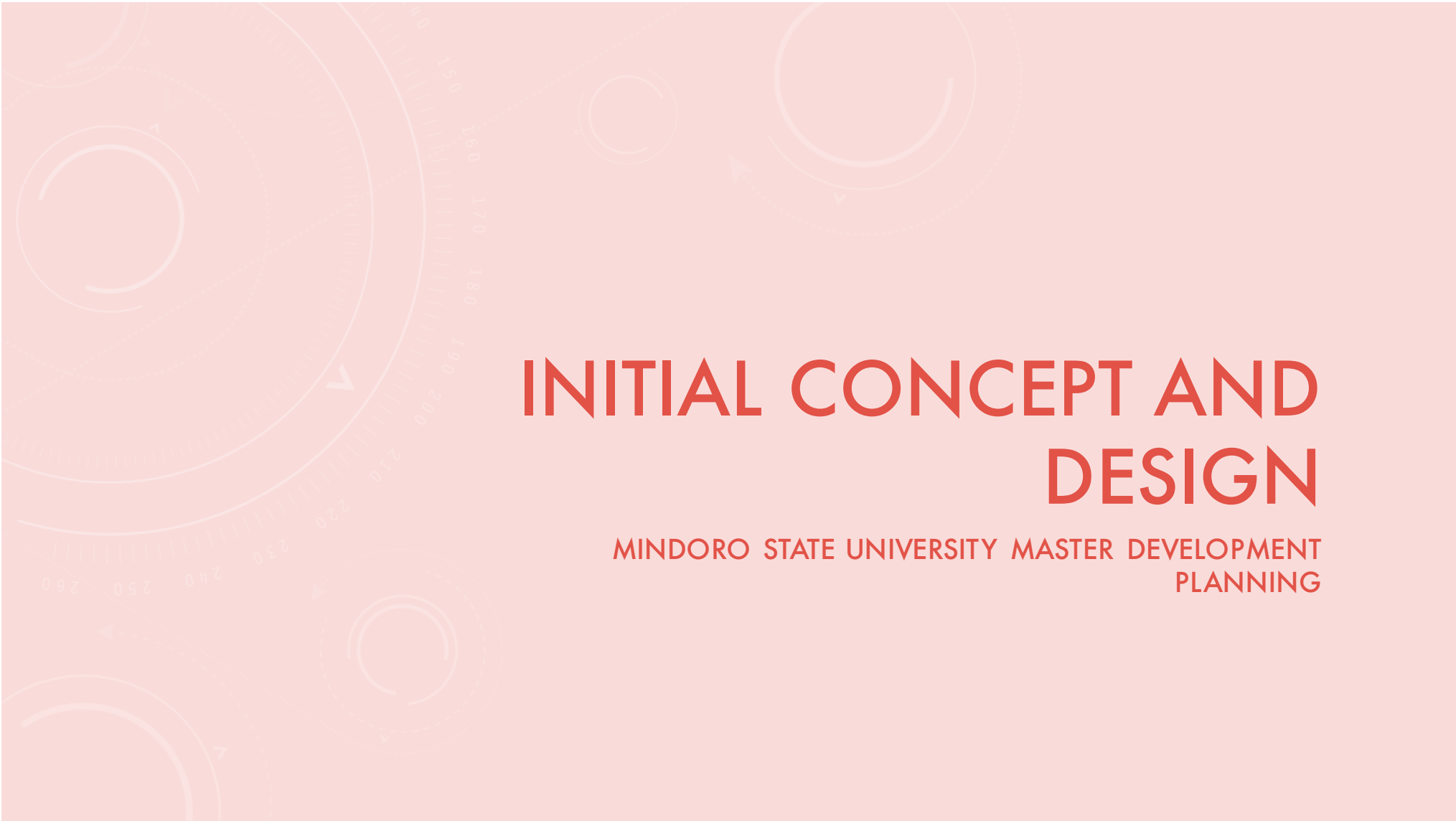
Development scheme of the campus involved rationalization of the road network, and defining the pedestrian area for safety and mobility. Pocket gardens will be maintained to give the campus the natural vibe. All infrastructure projects will be vertically planned to maximize land use.

Bongabong Campus is situated in the shorelines of Bongabong with a total landholding of 17 hectares. Ten hectares are allotted for research and production while development is confined to the 7-hectare area. The proximity of the campus to the sea make storm surge, coastal erosion, and sea level rise as significant threats to development.

Rationalization of the road network in Bongabong Campus will allow mobility and will create a hub for students to converge. Aesthetics of the campus could be improved by creating a portal entry with the administration building. Connectivity of the academic structures would be by making arcaded walks which also soften architectural designs.

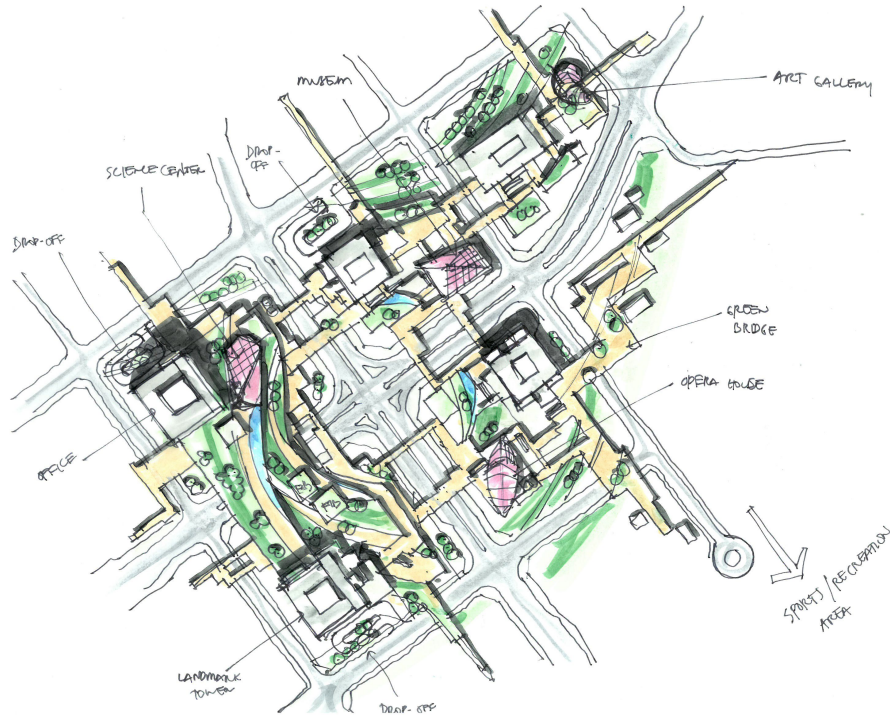
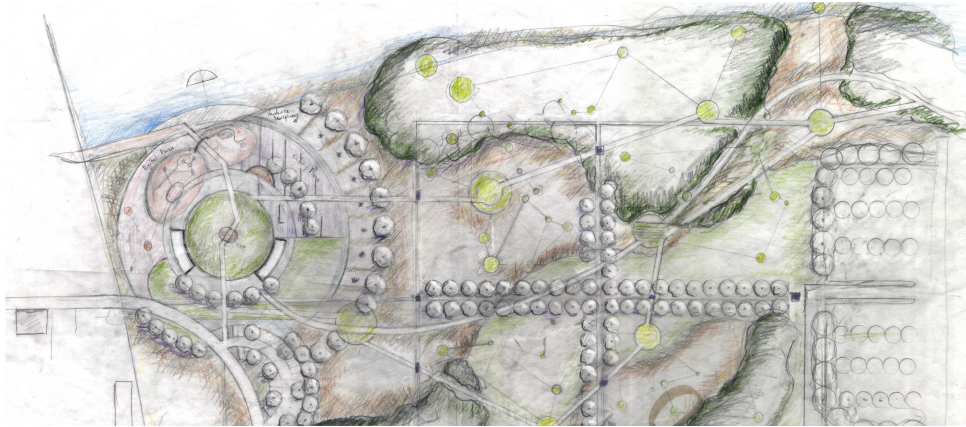
Plan implementation would be implemented by the economic development plan of the university highlighted by following the economy of scale concept, as well as rationalizing some projects under instruction.





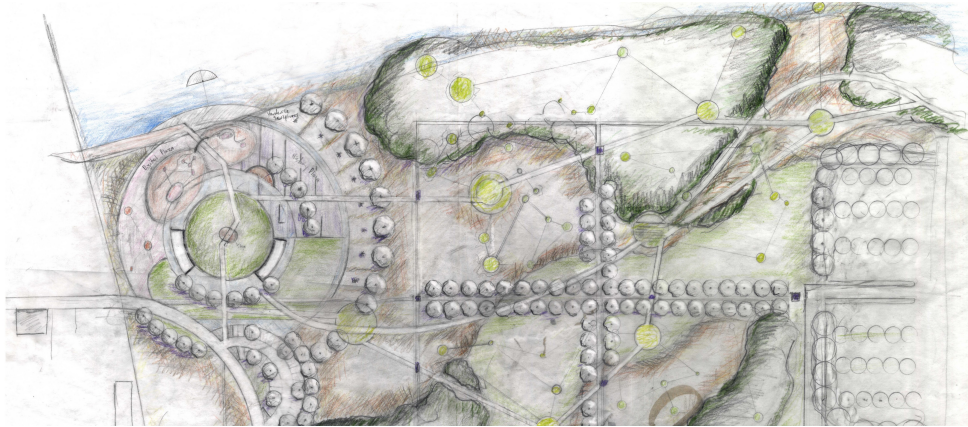
INITIAL CONCEPT AND DESIGN

MINDORO STATE UNIVERSITY MASTER DEVELOPMENT
PLANNING



OBJECTIVES

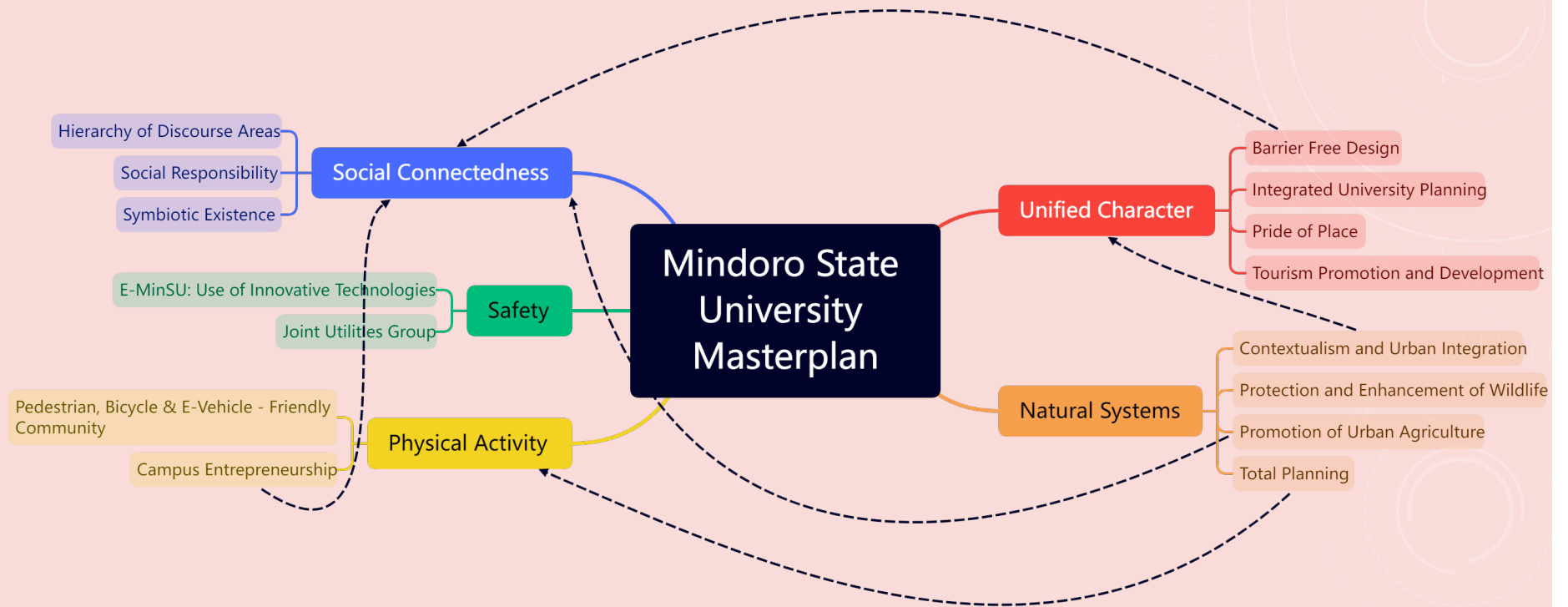
- Discuss how the main guiding tenets and planning principles relate to each other
- Discuss our observations of each campus
- Discuss our overarching concept for each campus
- Orient ourselves to the satellite plan, existing infrastructure plan, initial proposed physical plan, and the proposed zoning plan.
- Discuss in detail specific concepts, infrastructure, developments that we have proposed in our physical plan
- Show local and international precedents for our vision for the three campuses



NOTES

- Please keep in mind that these are initial iterations of a **MASTER DEVELOPMENT PLAN**
- These plans are meant to forecast and guide the campus in its development for the next 10 to 30 years
- This does not reflect changes that are to be done immediately
- The plan is meant to be done in phases, not all at once

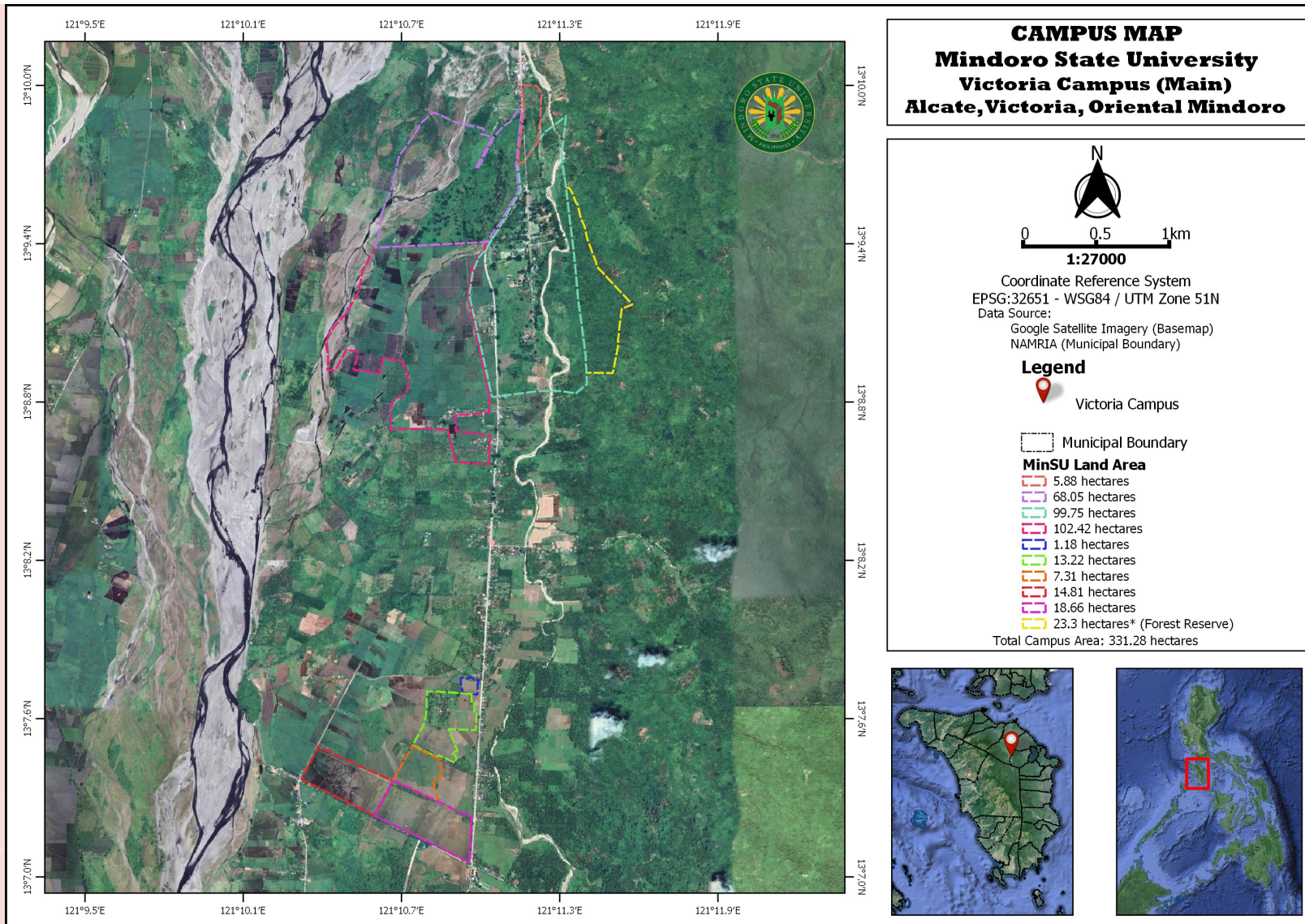
Initial





VICTORIA CAMPUS

MINDORO STATE UNIVERSITY MASTER DEVELOPMENT
PLANNING



GENERAL DESCRIPTION

- The main highway has a direct sightline towards the entrance of the campus and its main thoroughfare, but its entrance is not articulated well
- The location of the designated jeepney stop may affect the traffic negatively.
- Limited access of the jeepney to the main road makes the campus walkable
- Most of the buildings are along the main road, but their organization and hierarchy could be improved on
- The architectural style of the buildings could be better coordinated to evoke a sense of identity for the campus
- The buildings on campus can be improved in terms of access, safety, material specification, maintenance and overall relation to the larger campus plan

GENERAL DESCRIPTION

- Public open spaces could be better articulated to improve usage
- The buildings of different departments could be more integrated with one another
- Long-term planning is crucial to improve land management, especially for an agricultural college

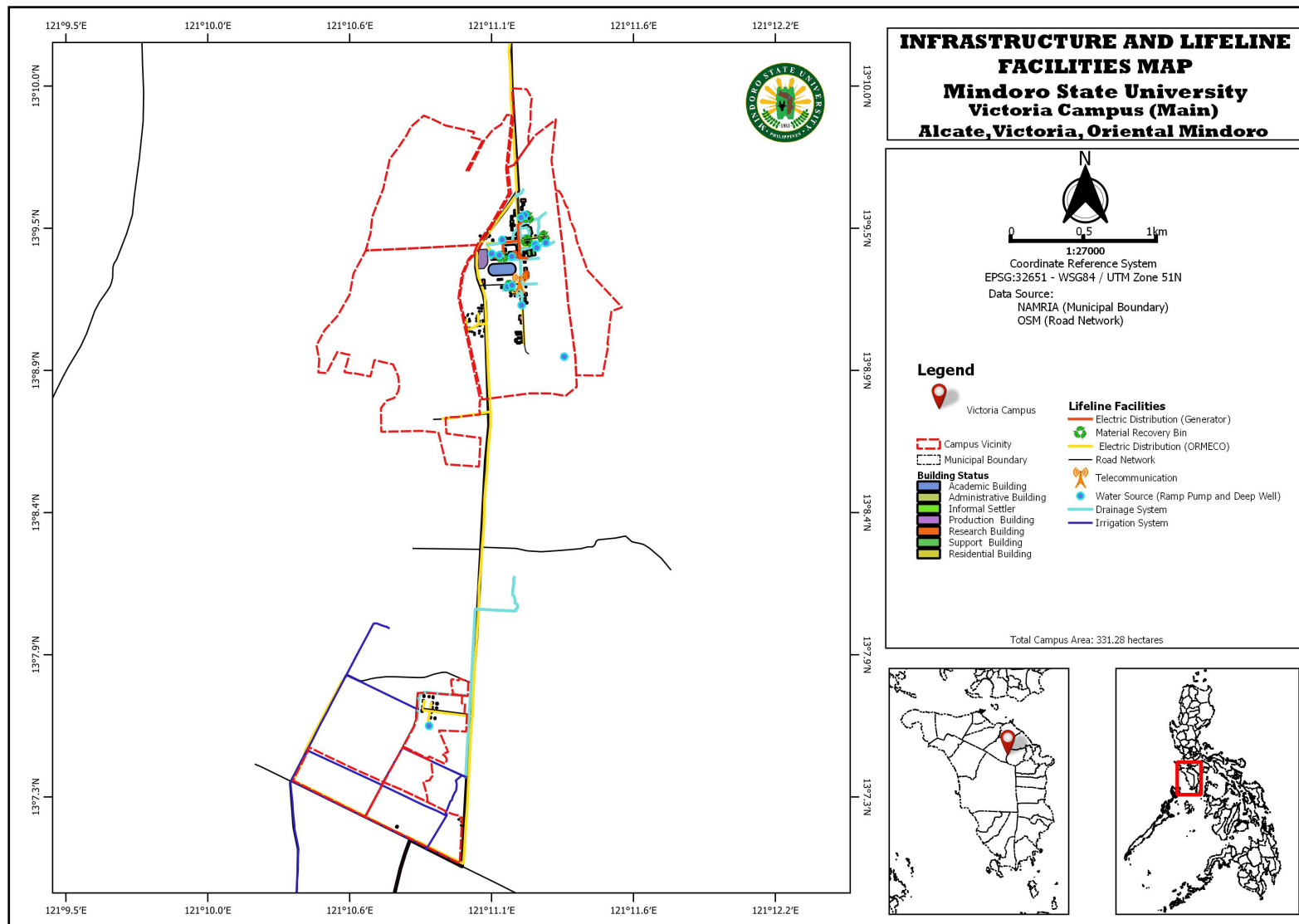
OVERARCHING CONCEPT

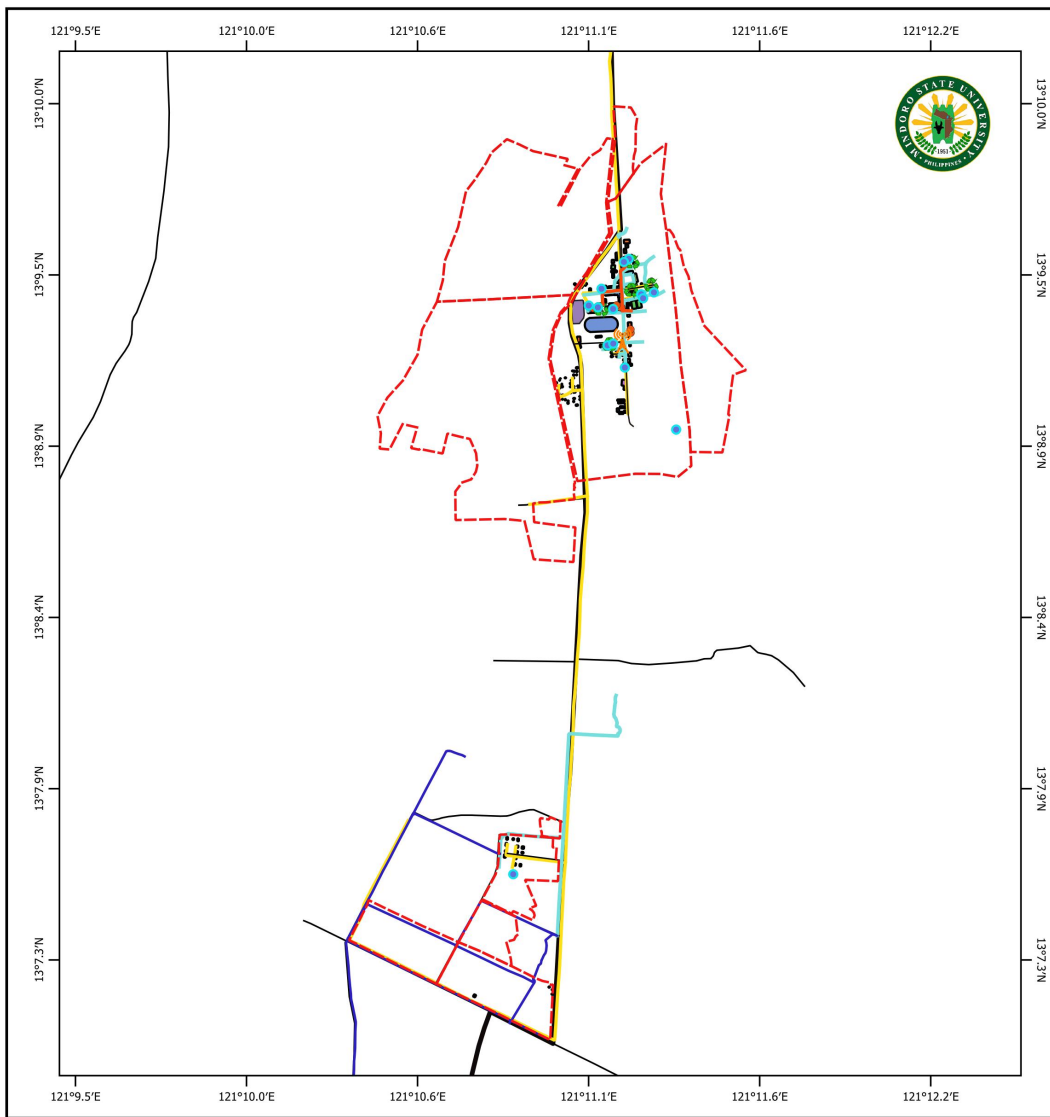
- **UNIFIED CHARACTER:** Take advantage of vistas and sightlines of the road network
- **UNIFIED CHARACTER:** Set a softer aesthetic architectural style that future campus buildings should emulate
- **UNIFIED CHARACTER:** Set a proper building hierarchy for the academic core
- **SAFETY:** Conceptualize a new transport route for the campus such that most of the academic core is accessible without compromising the safety of pedestrians
- **PHYSICAL ACTIVITY:** Maintain and improve the current pedestrian culture of the campus
- **SOCIAL CONNECTEDNESS:** Provide each department/similar groups of departments its own area, while still relating the different areas to each other to improve interdepartmental discourse
- **NATURAL SYSTEMS:** Concentrate all institutional functions into the academic core, so that as much campus land can be reserved for production areas and wildlife habitat as possible

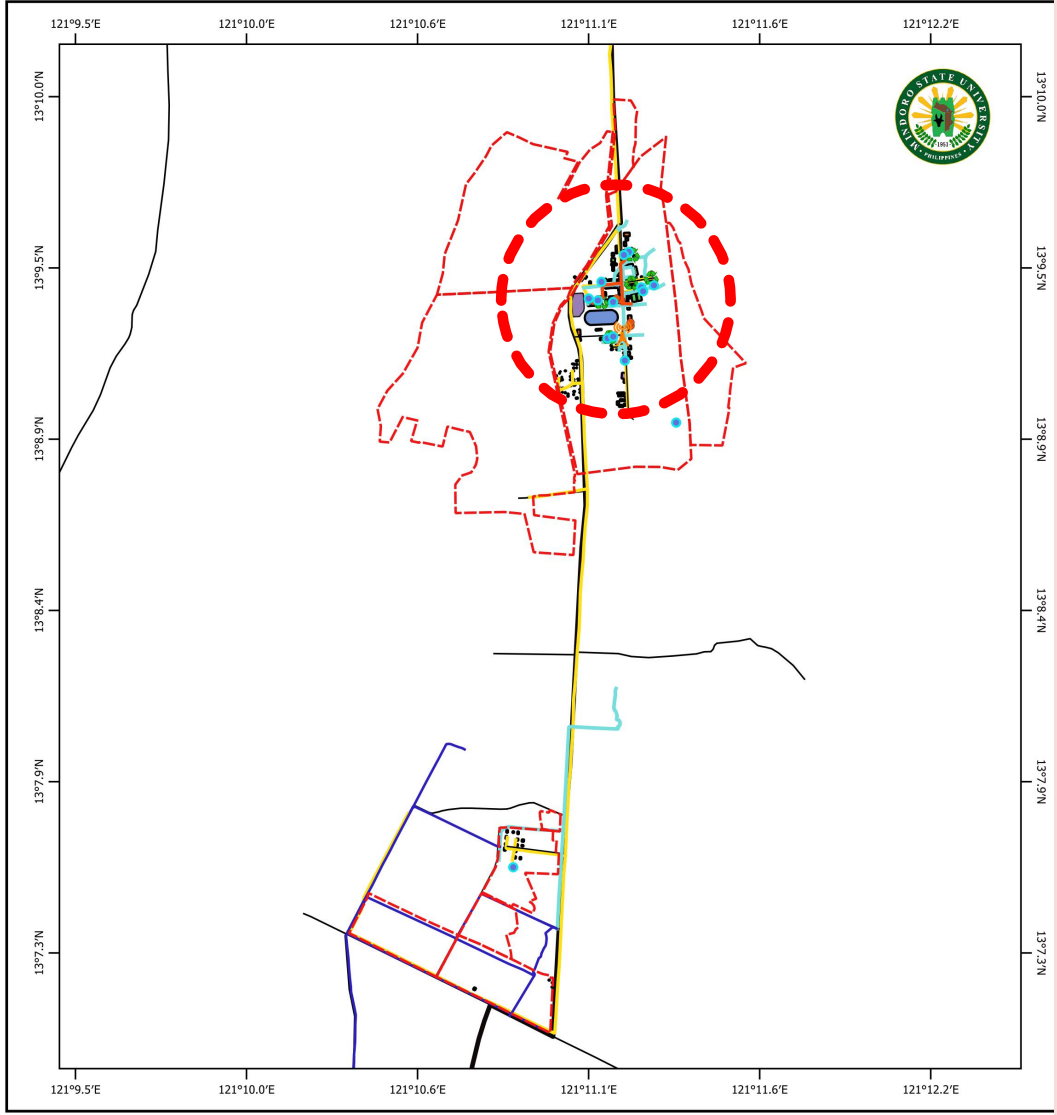


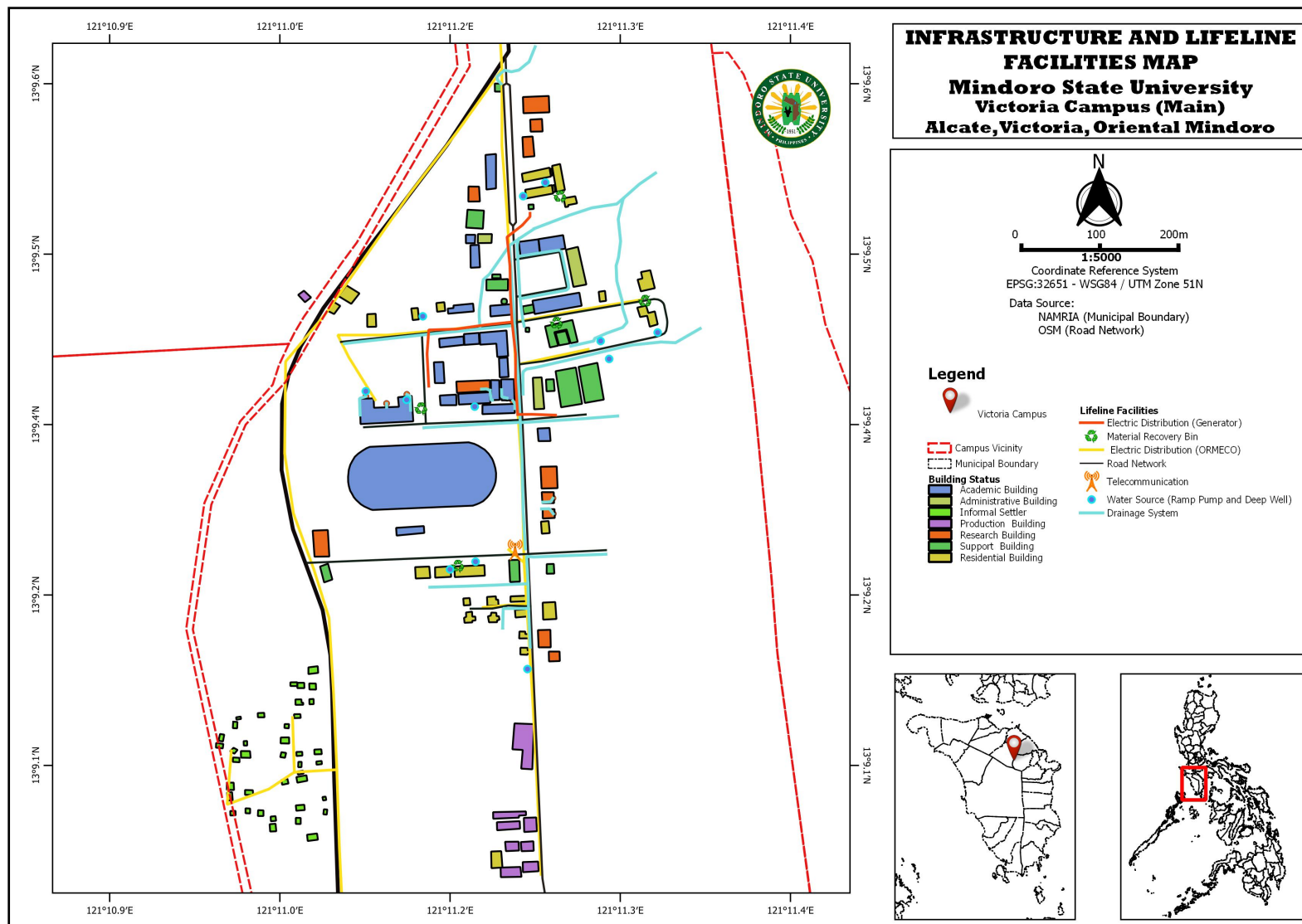
SITE ORIENTATION

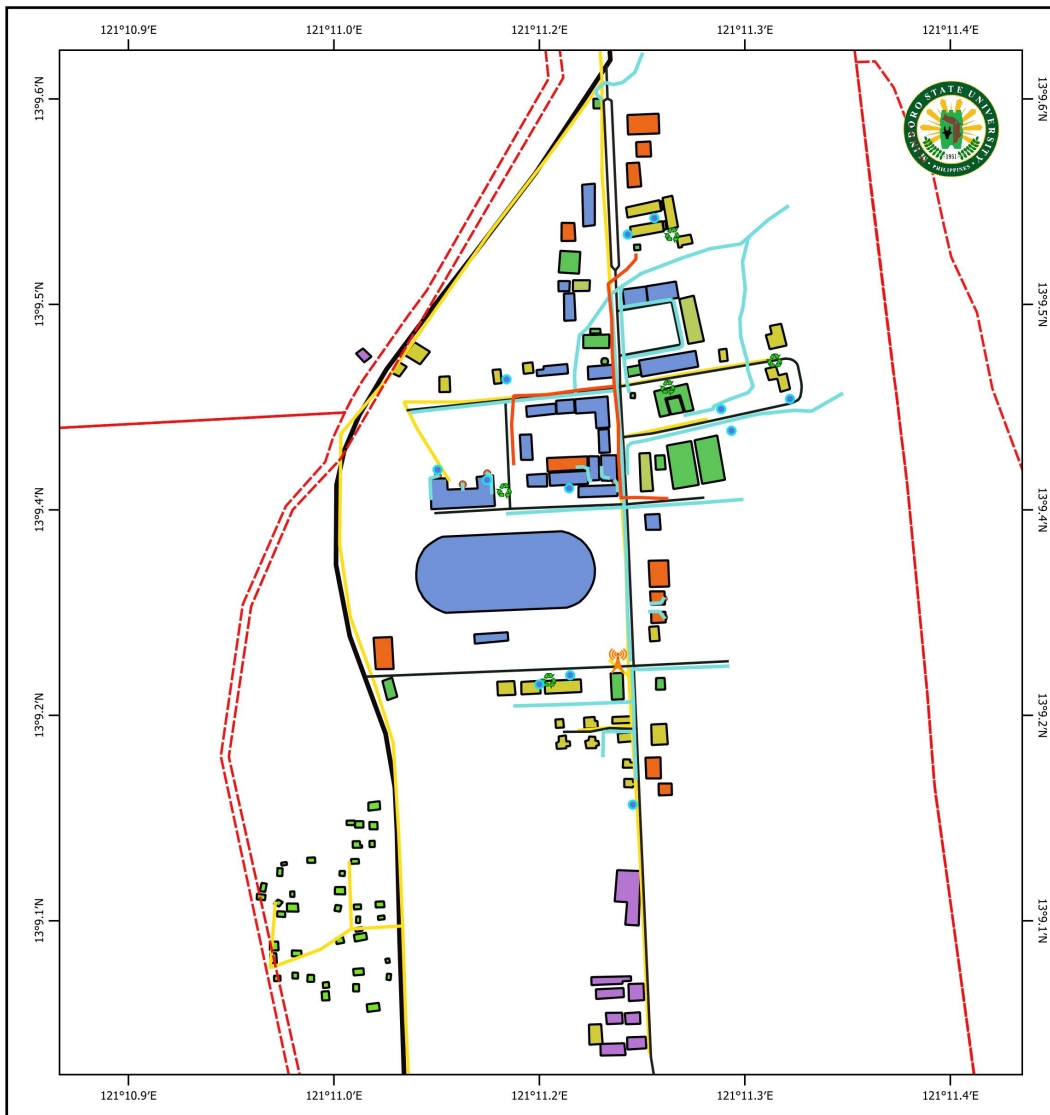
MINDORO STATE UNIVERSITY MASTER DEVELOPMENT PLANNING



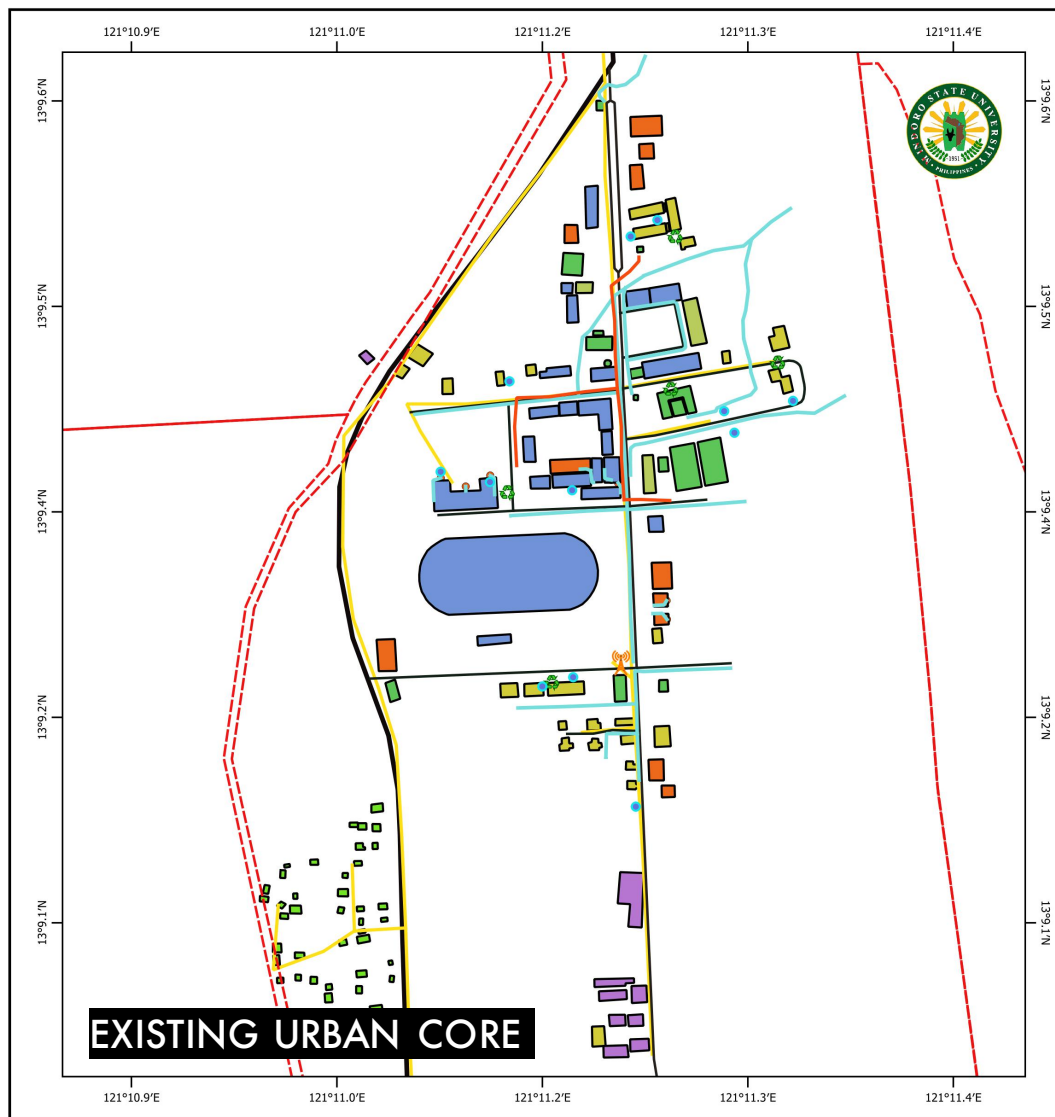


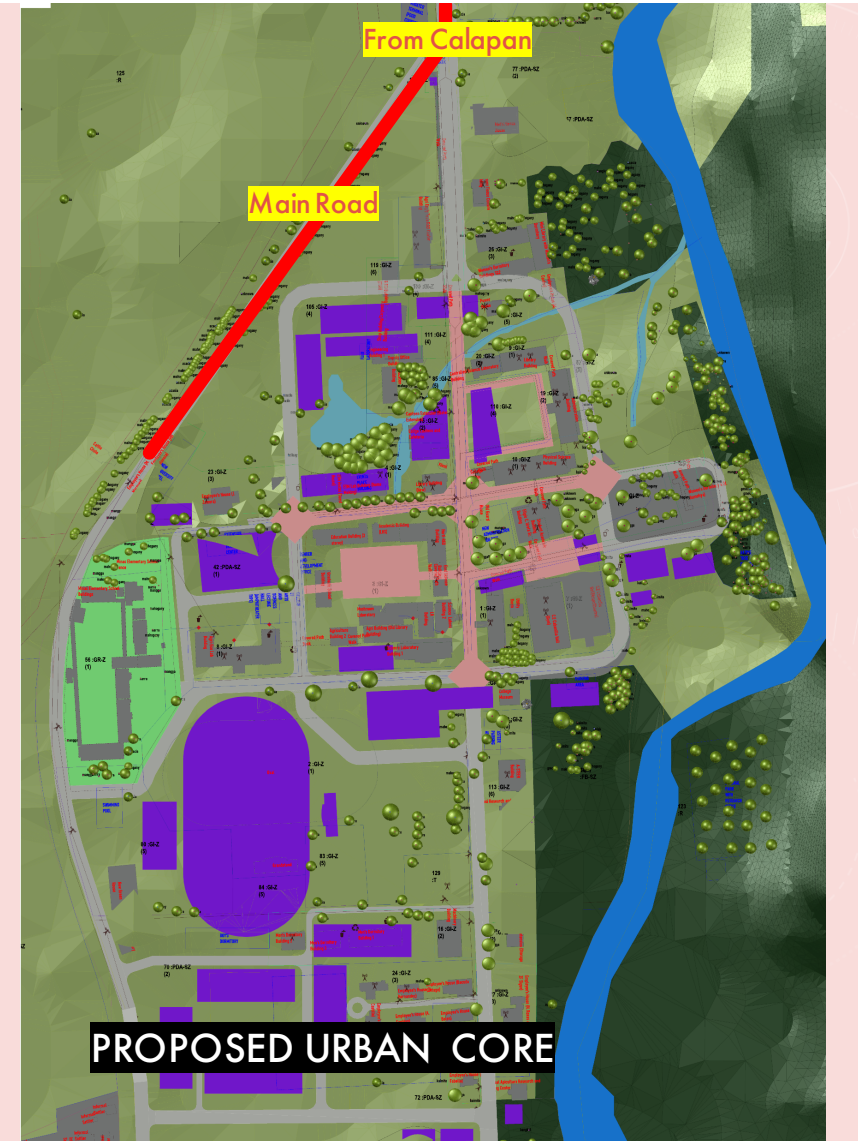
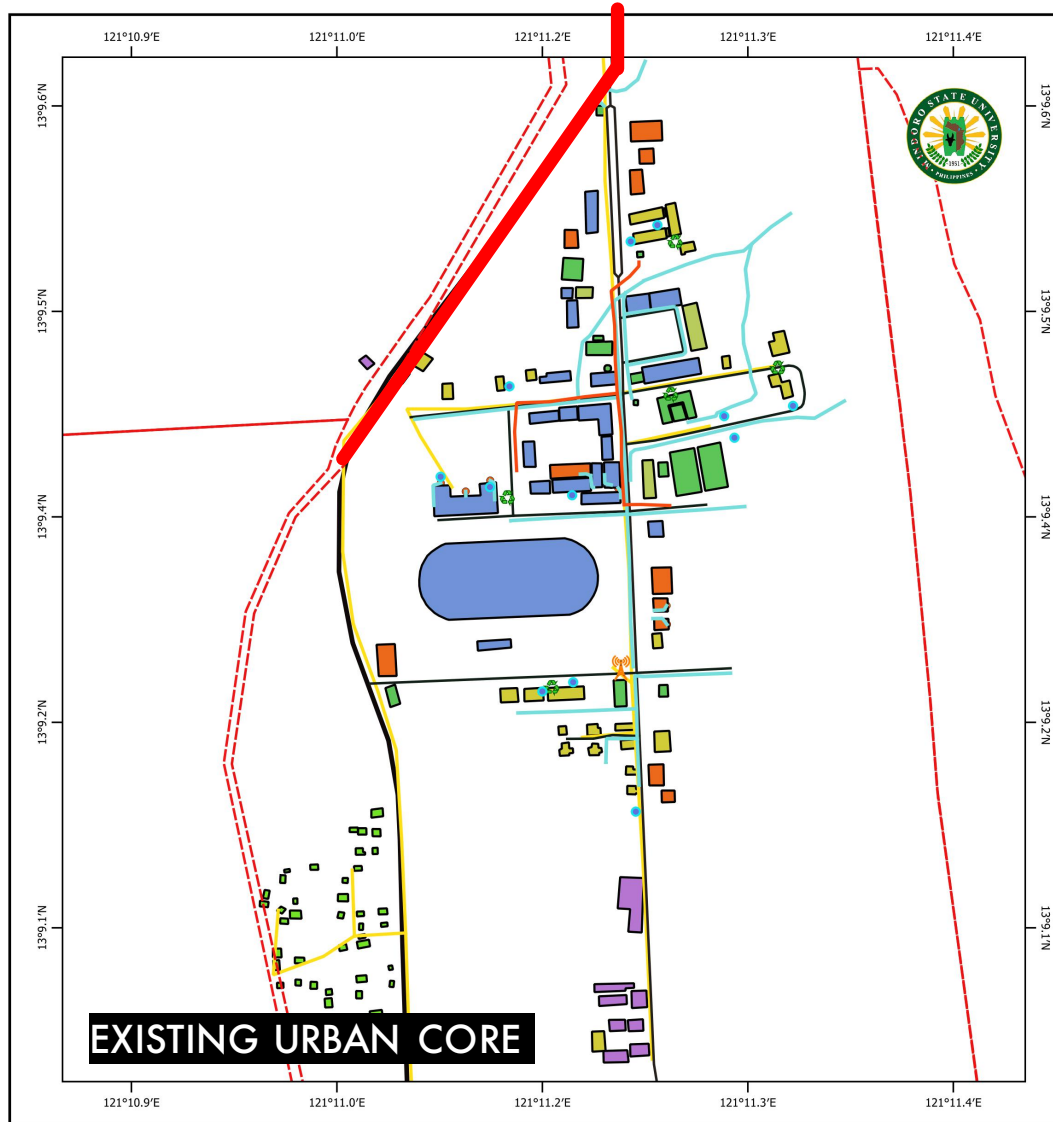


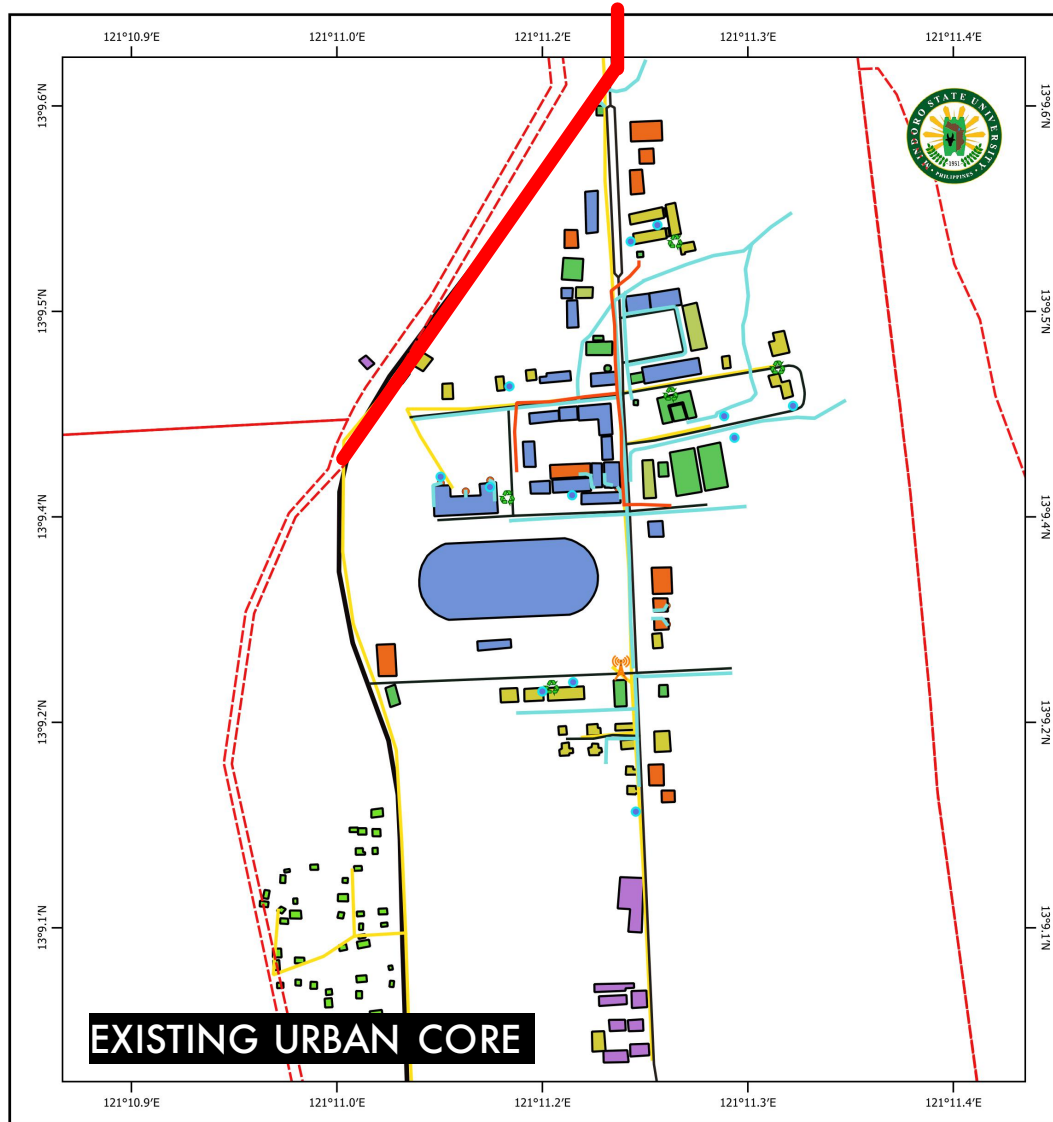


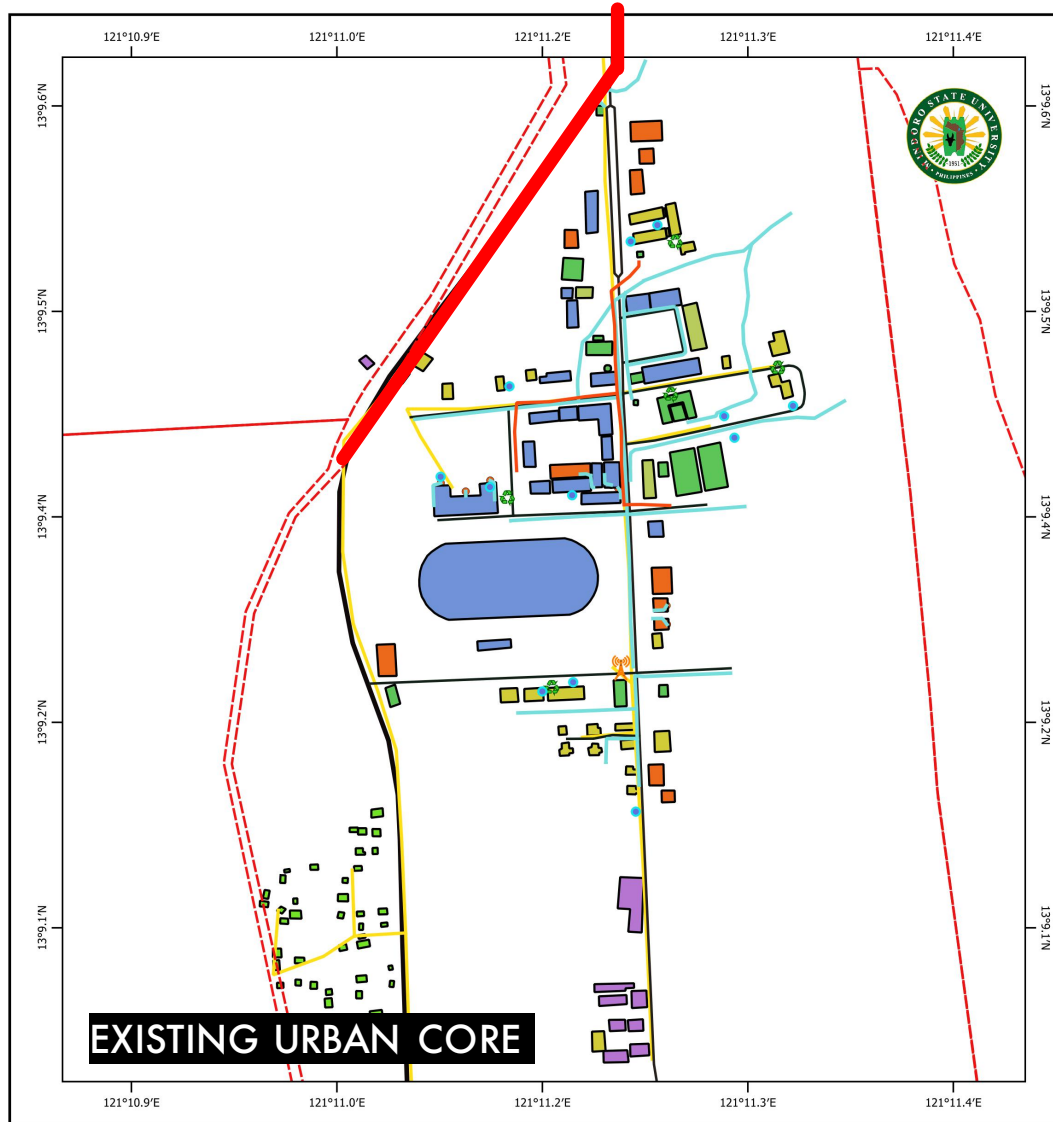


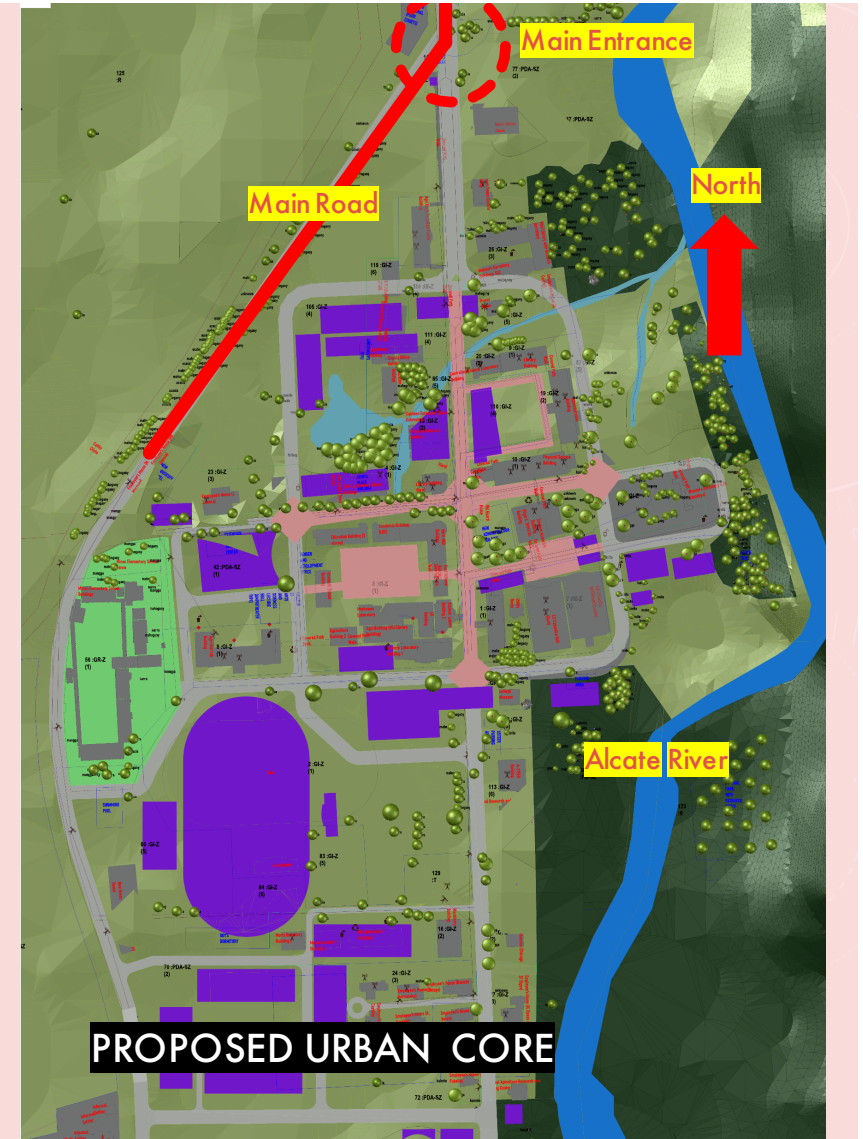
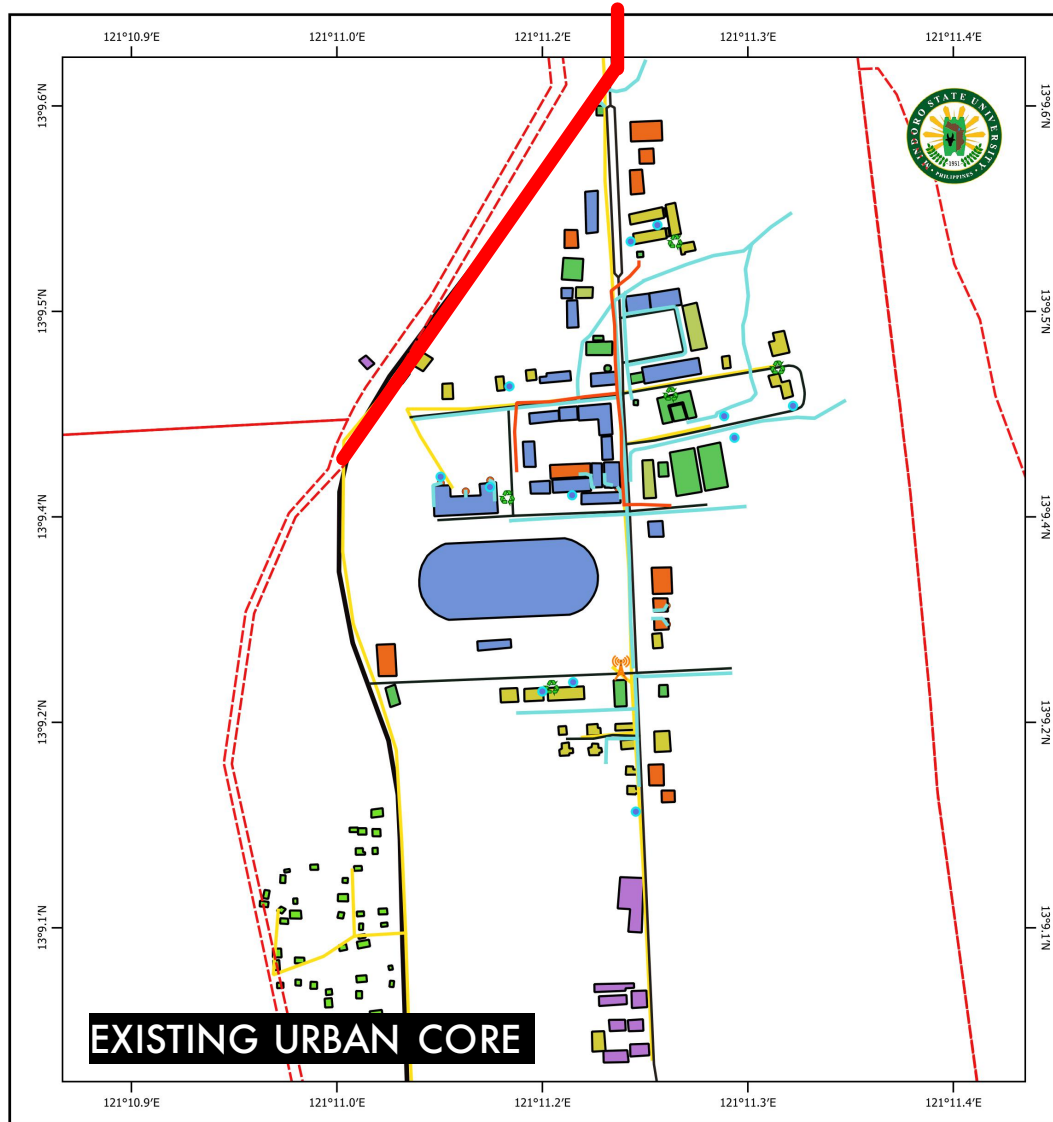
- This is the urban core of Victoria Campus
- In terms of campus planning, the current paradigm that the campus uses is that of the **STUDENT STREET**
 - Most, if not all, functions are lined on the main road, making the campus a linear city
 - Only one entrance and exit
 - **PROS:**
 - Easier to implement, makes use of existing roads
 - Very legible, everything that you need is along the main road
 - **CONS:**
 - People need to walk longer distances to get to various points
 - Lots of traffic along main throughfare







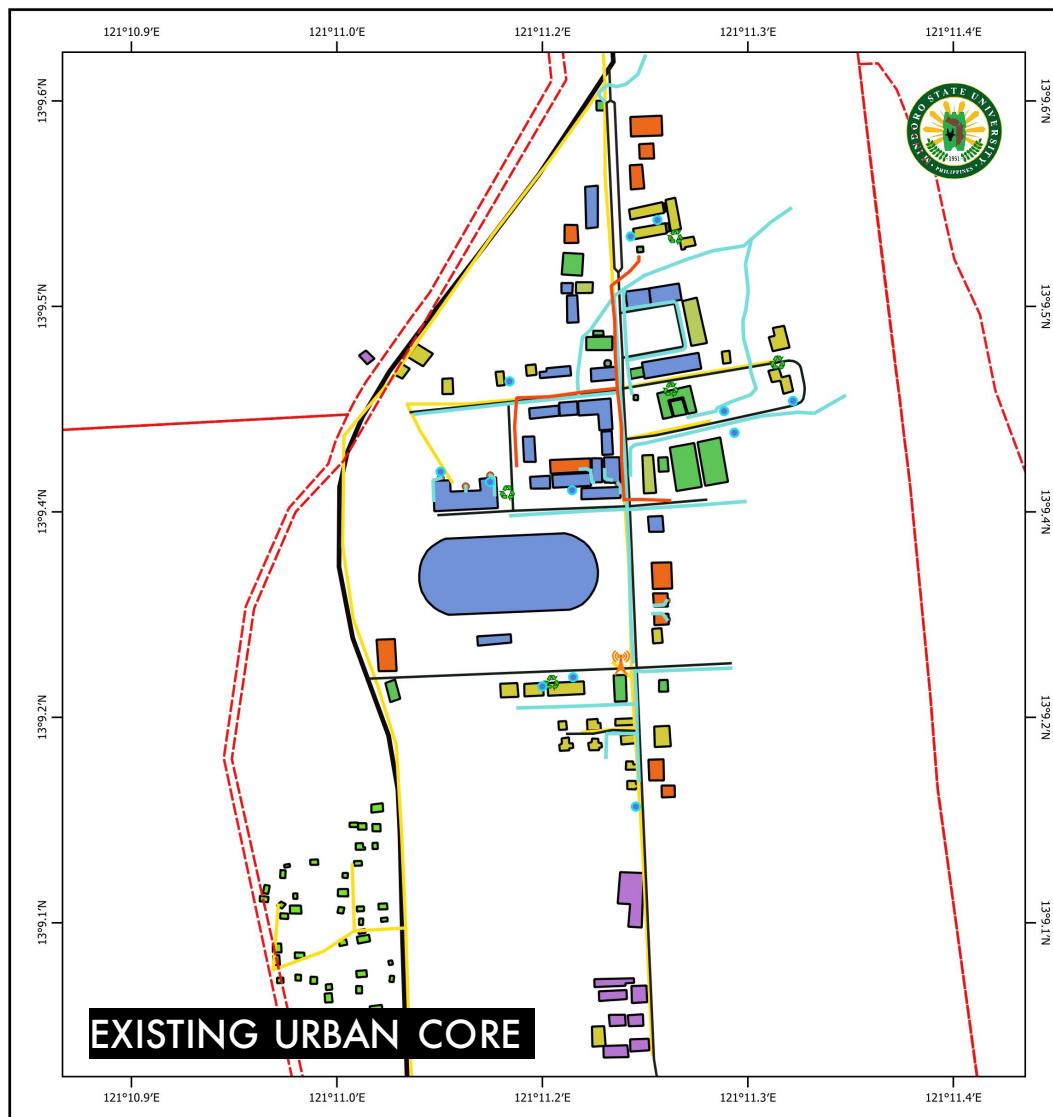


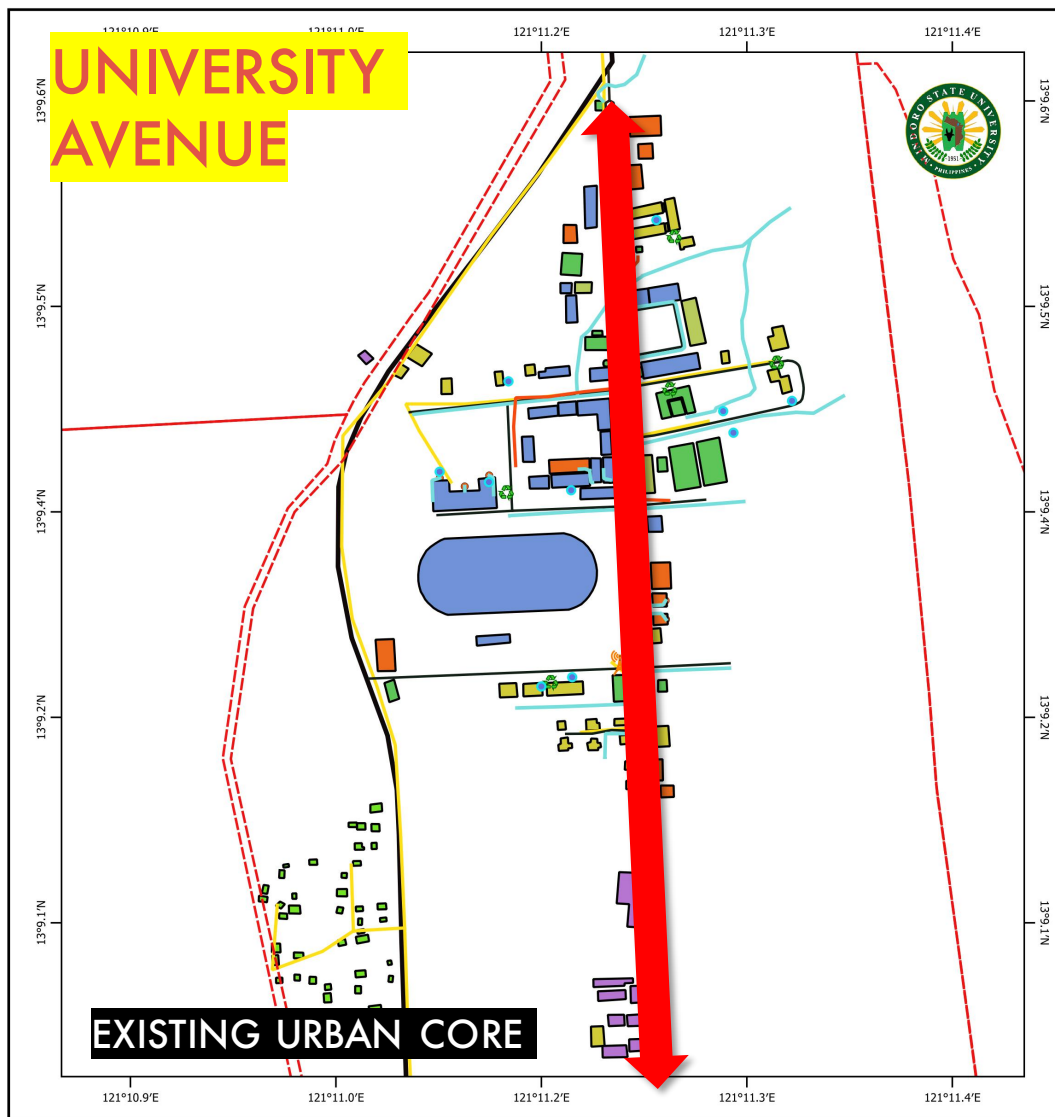




PROPOSED PHYSICAL PLAN

MINDORO STATE UNIVERSITY MASTER DEVELOPMENT PLANNING

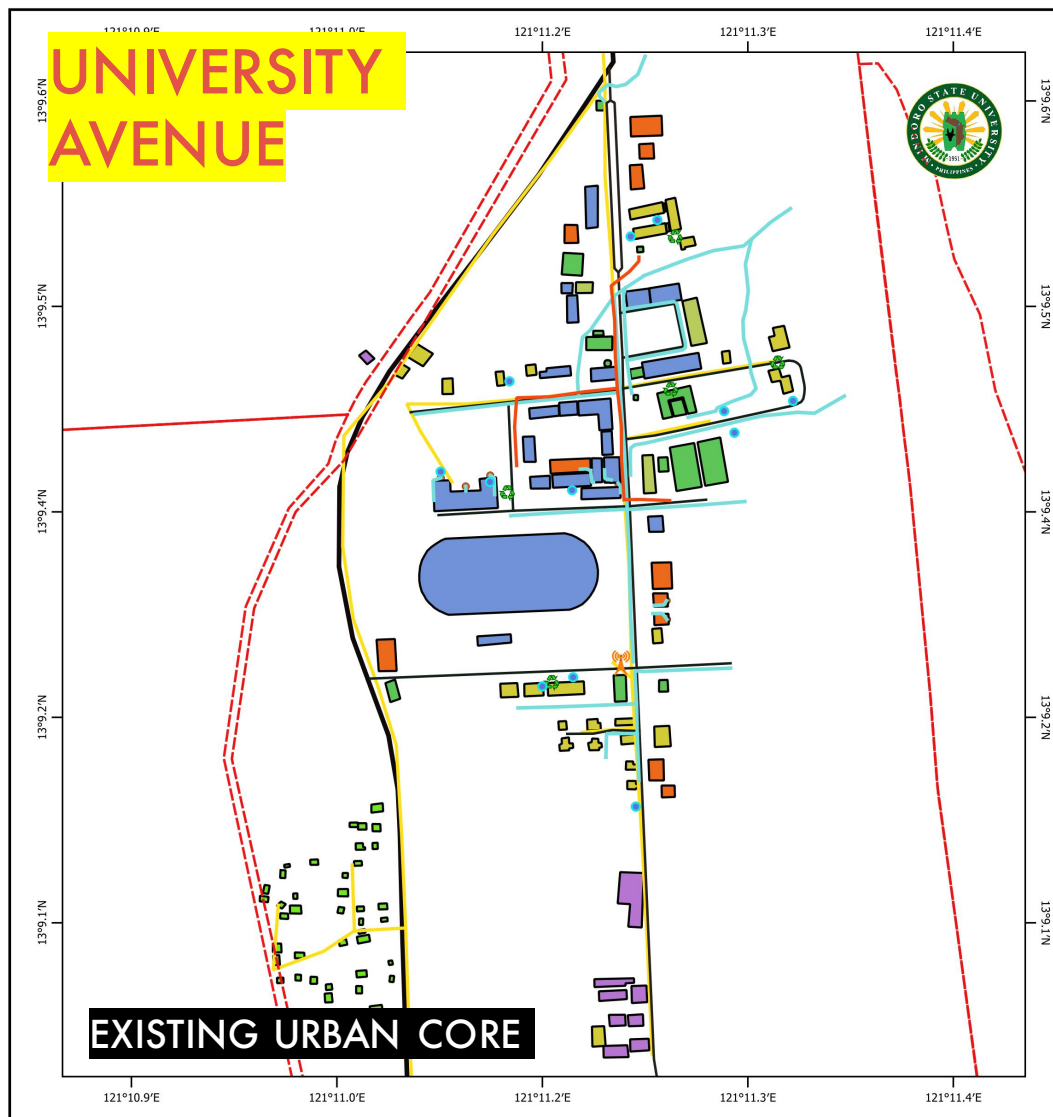


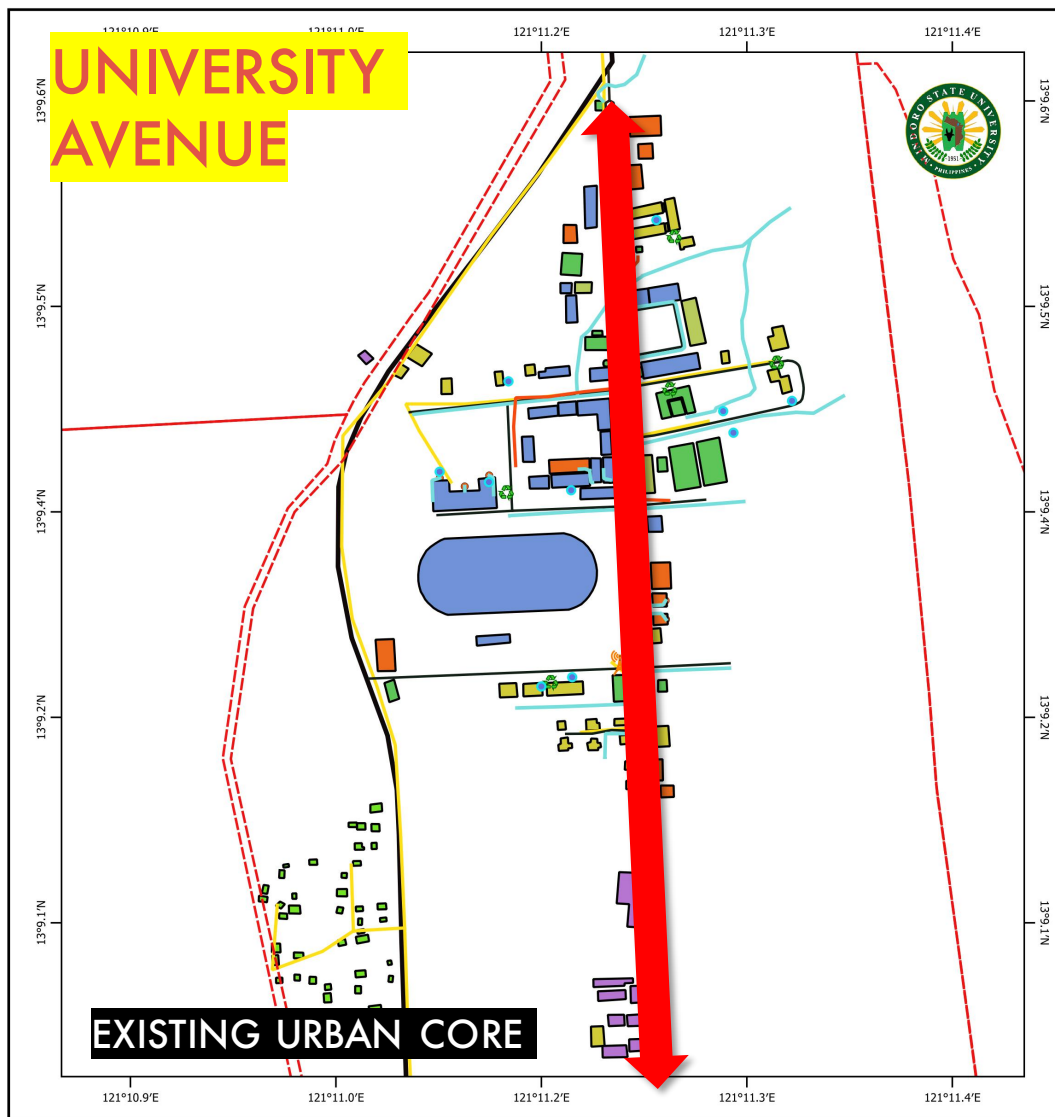


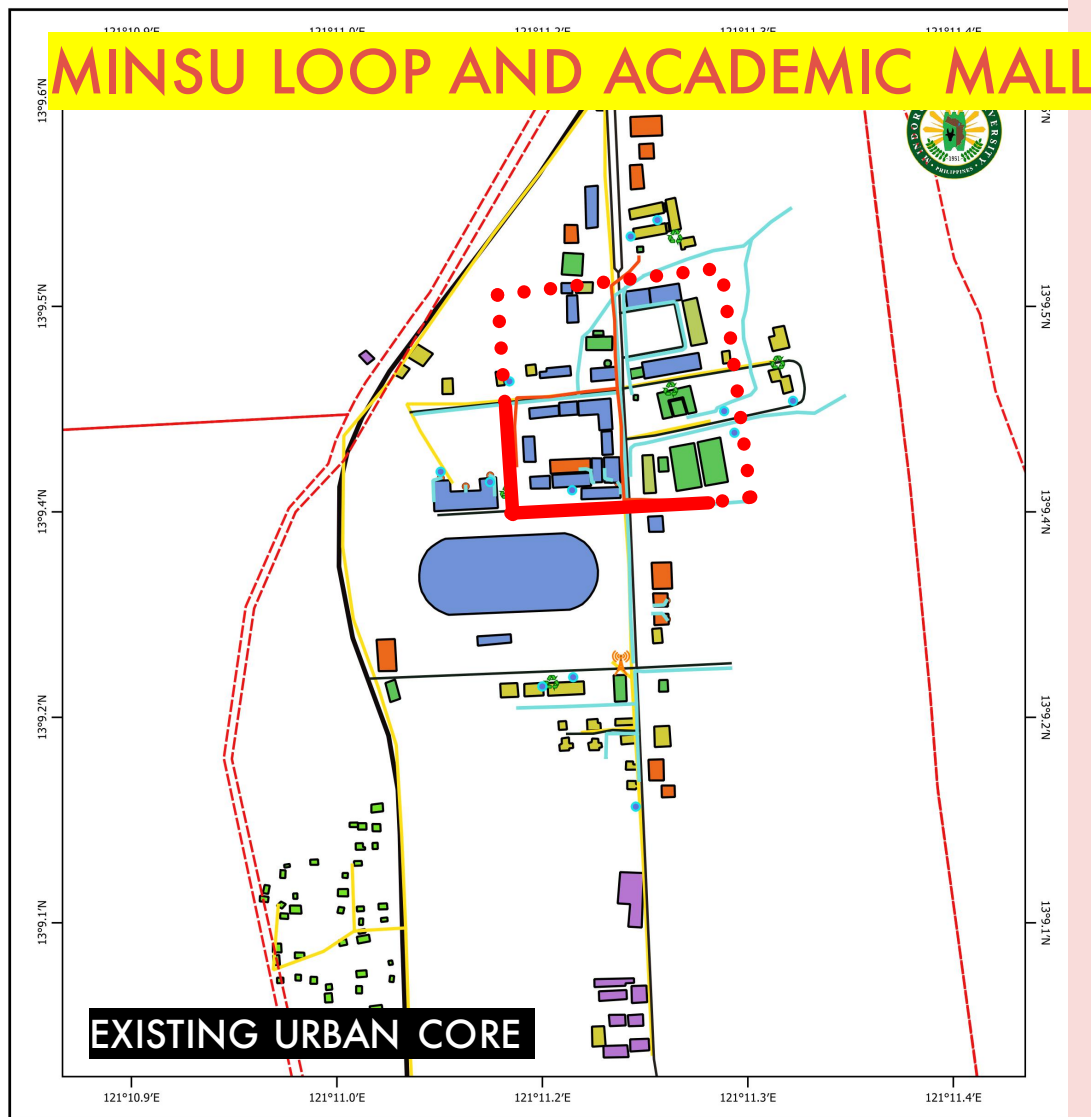


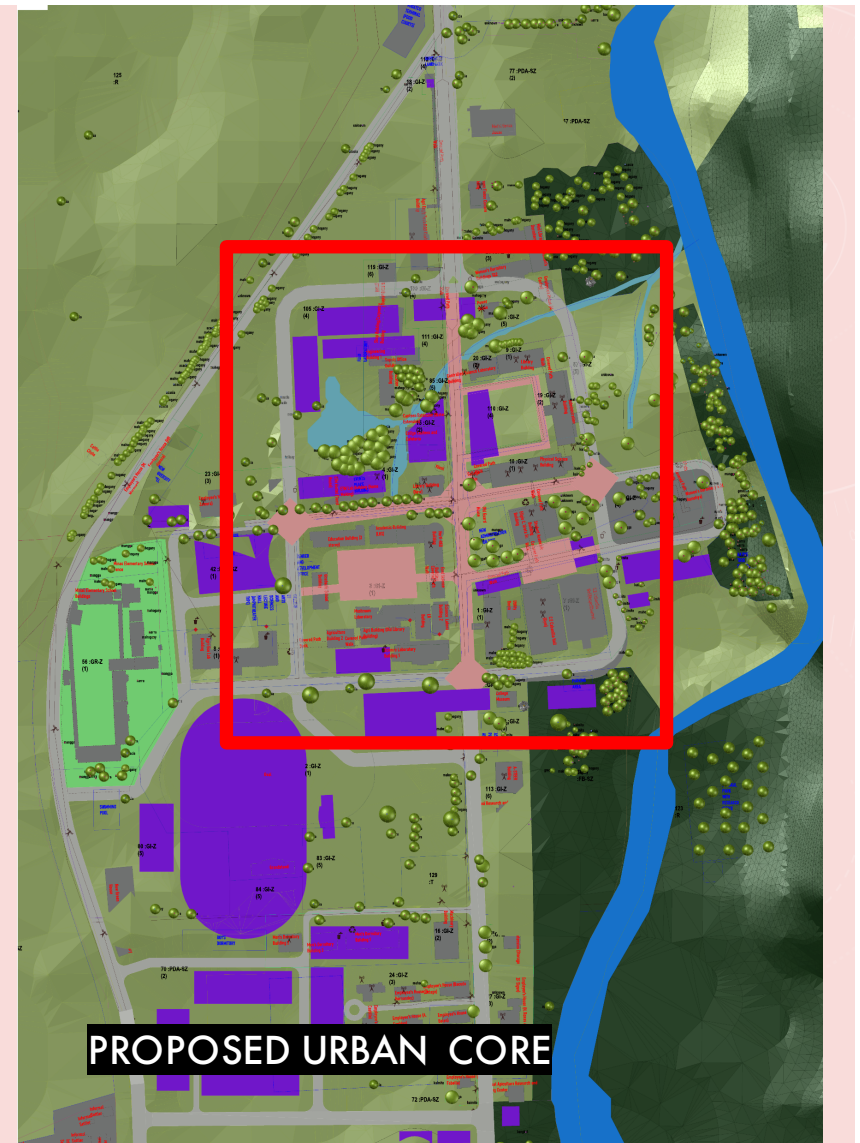
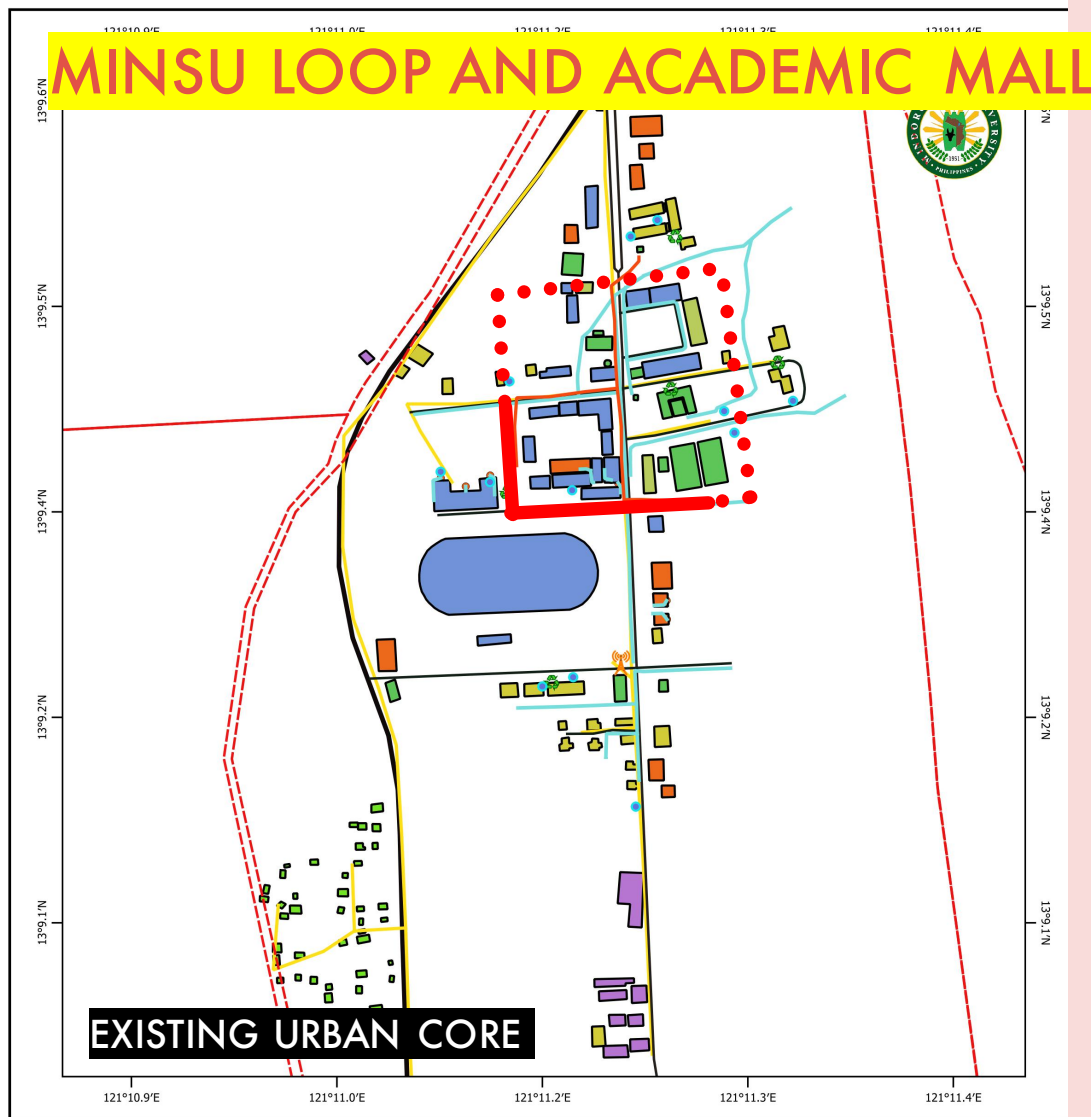
UNIVERSITY AVENUE

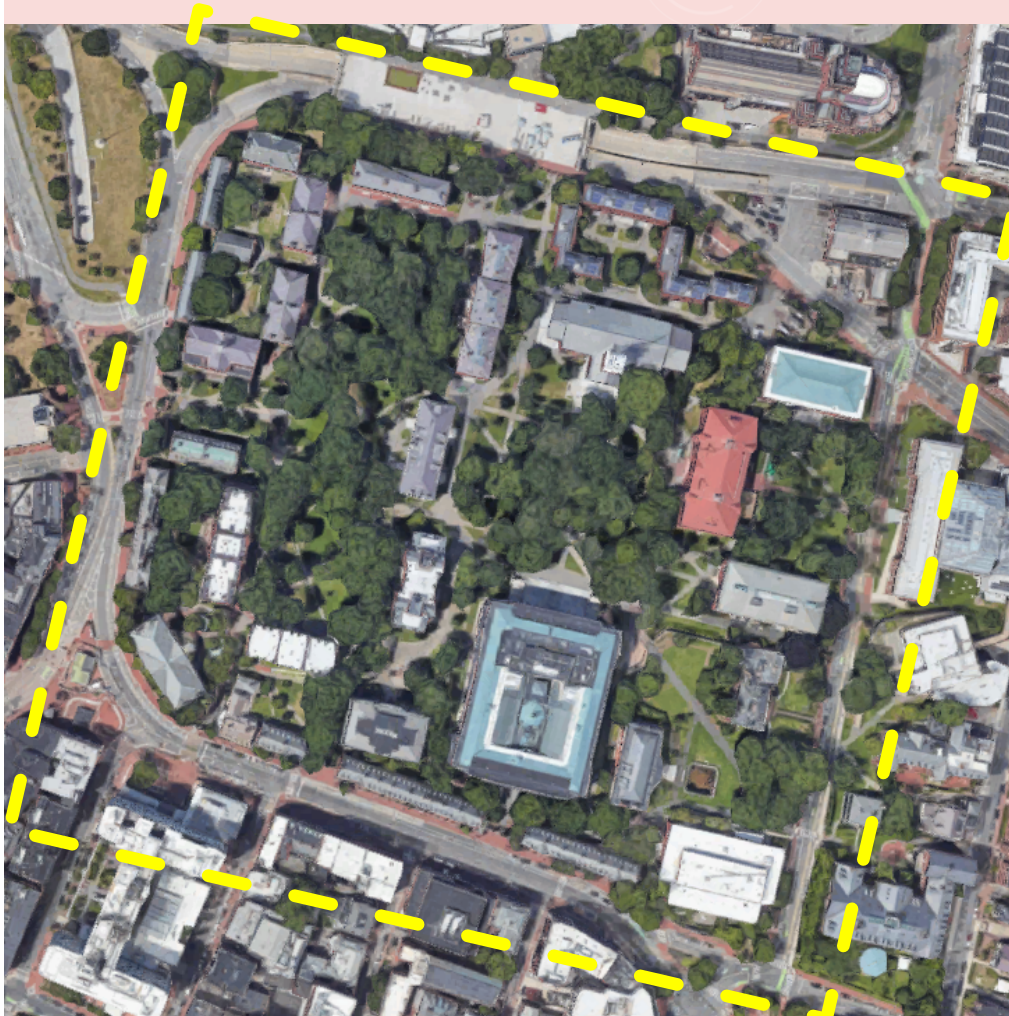
- The first thing we want translated into the physical plan is the maintenance and improvement of the current student street
- This will be the iconic central street that will crown the campus's urban institutional core
- This avenue will be a complete street, though part of the road will be pedestrian and emergency access only (to be discussed later)
- All of the main utility lines will pass under this road
- We want the avenue to start and terminate in iconic structures (to be discussed later)
- Example: Iconic Sather Street with Sather Gate in background, U.C. Berkeley





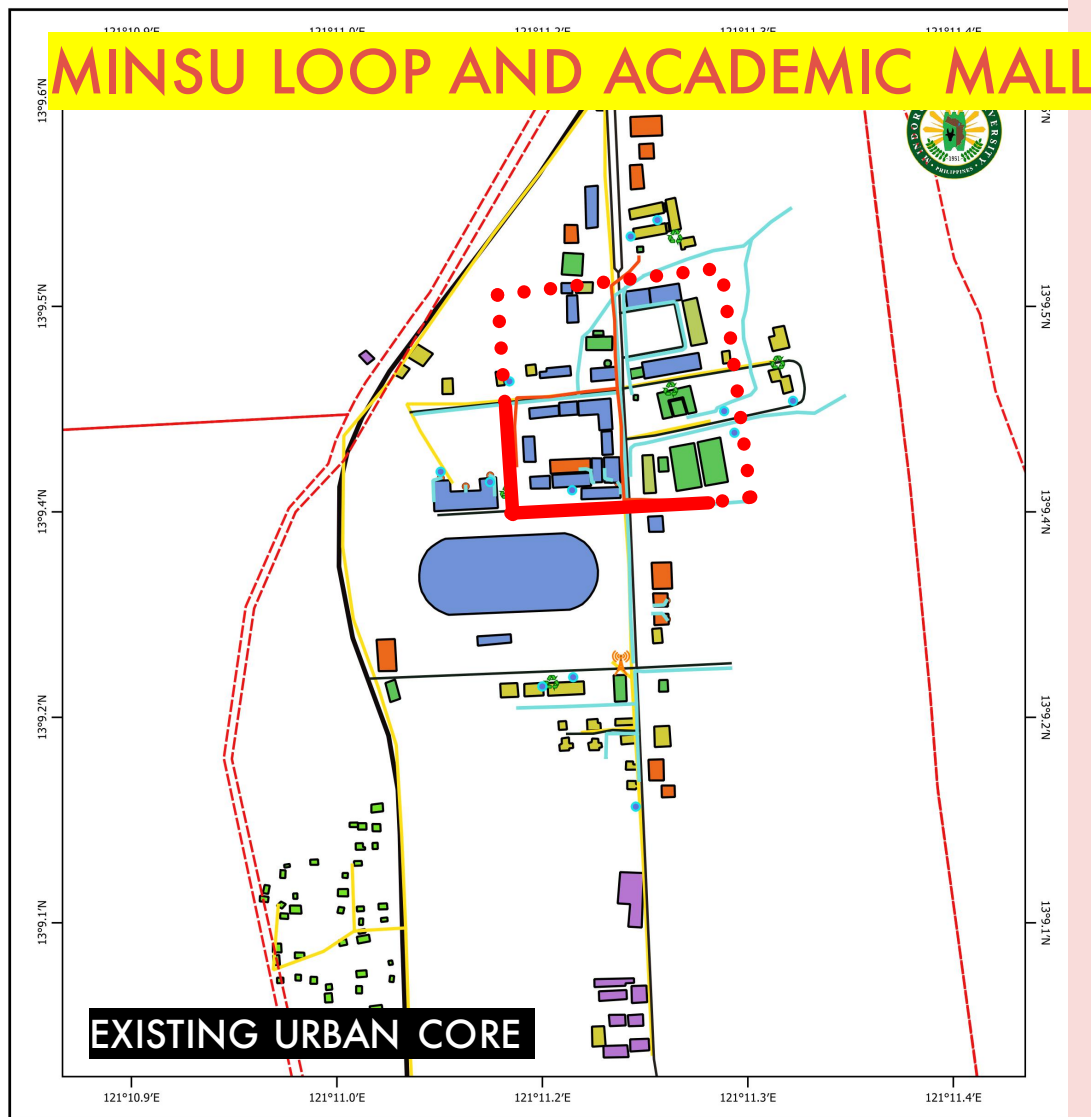




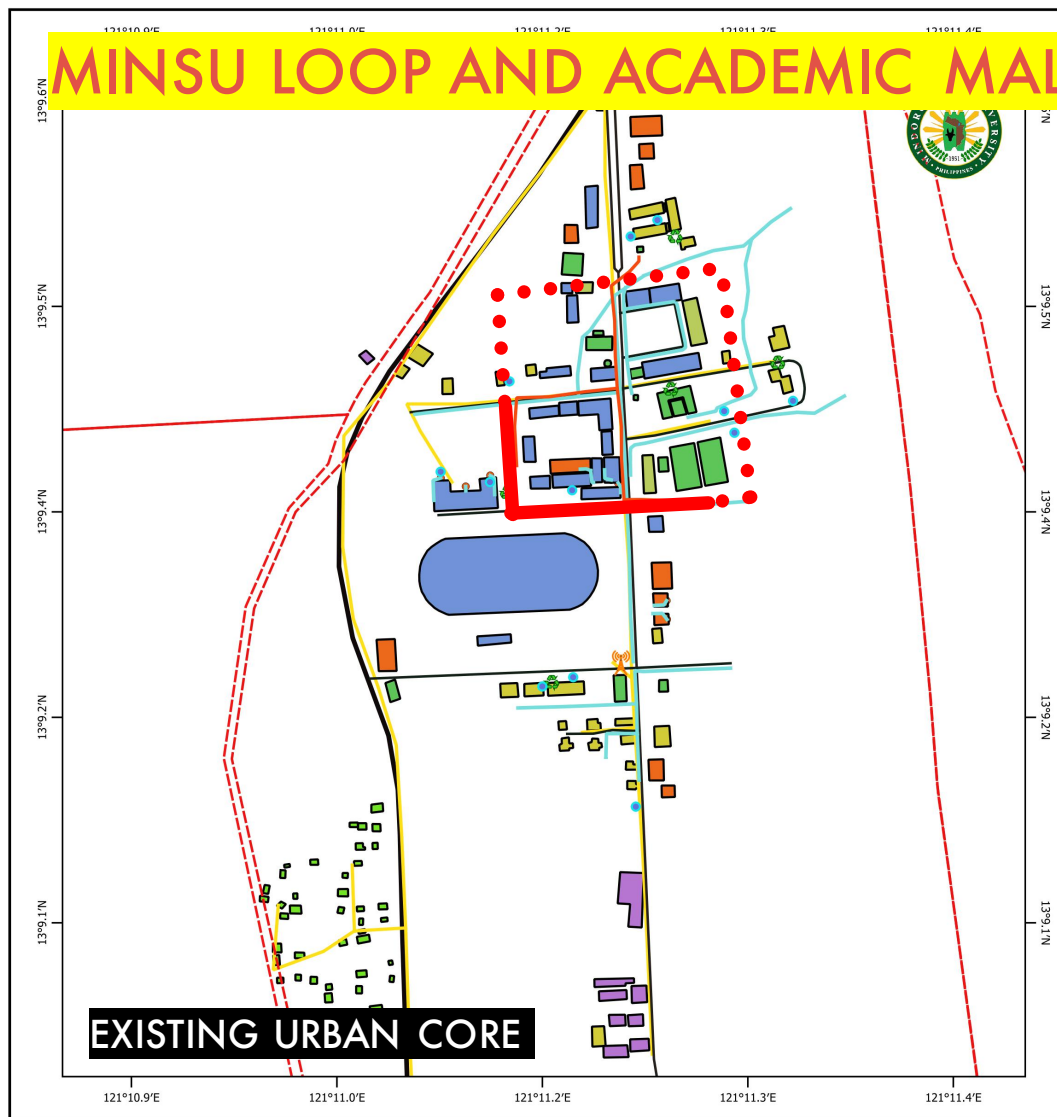


MINSU LOOP AND ACADEMIC MALL

- Next, we will use the small perpendicular and parallel roads to make a loop road
- This will be the boundary of the pedestrian academic mall of the Victoria Campus. Everything inside this loop will be pedestrian only (and emergency vehicles)
- The academic buildings will be concentrated inside this loop, improving inter-departmental discourse
- We will propose that the jeepney that currently plies the route that services this campus will go around this loop before returning to Calapan
- This will open up more stops for students to alight so they're closer to their academic units
- Parking will also be provided along this loop
- Secondary utility lines will pass under this road
- Example: Harvard Yard, a pedestrian academic mall bounded by roads that form a loop. Harvard



MINSU LOOP AND ACADEMIC MALL



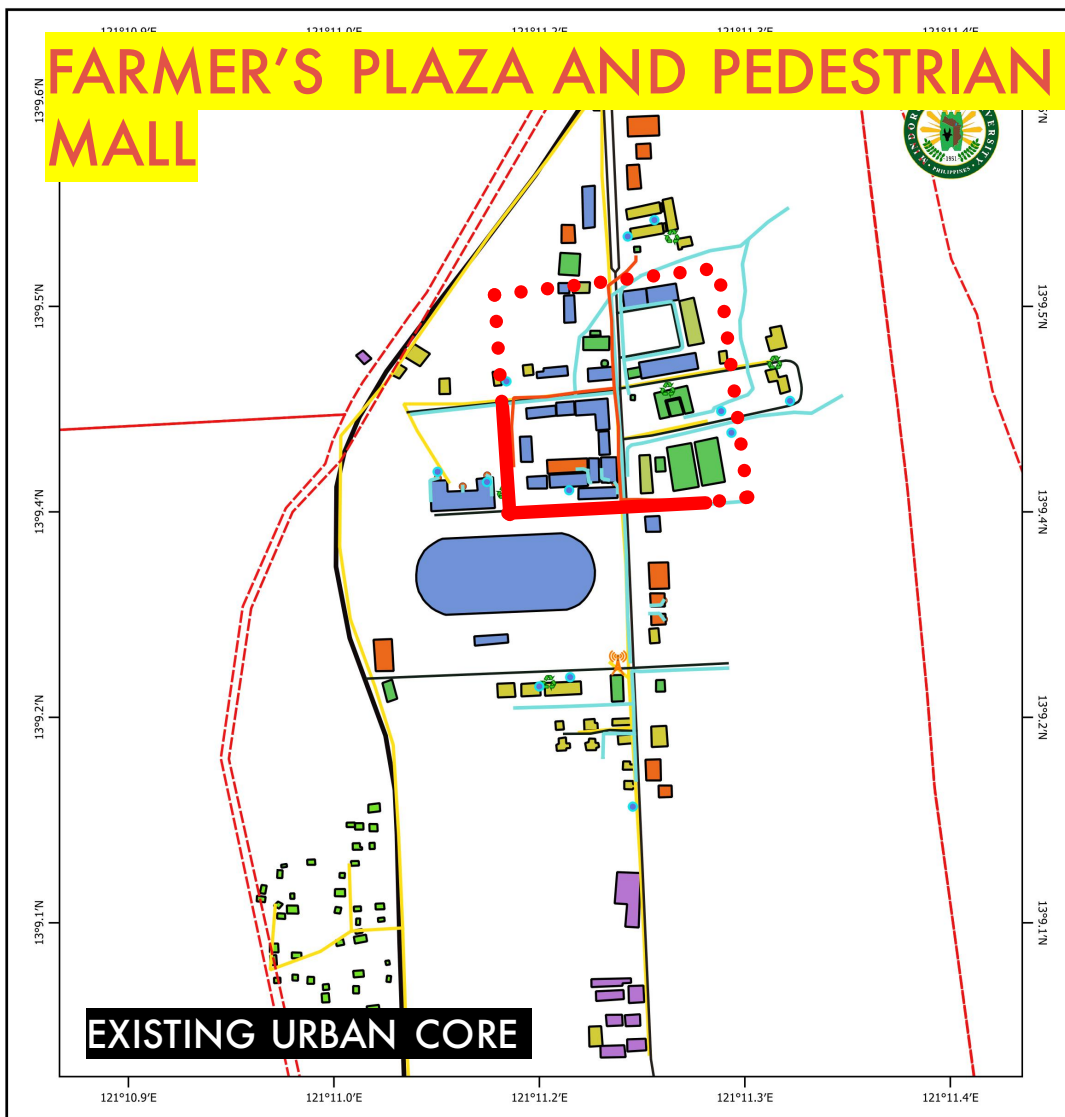


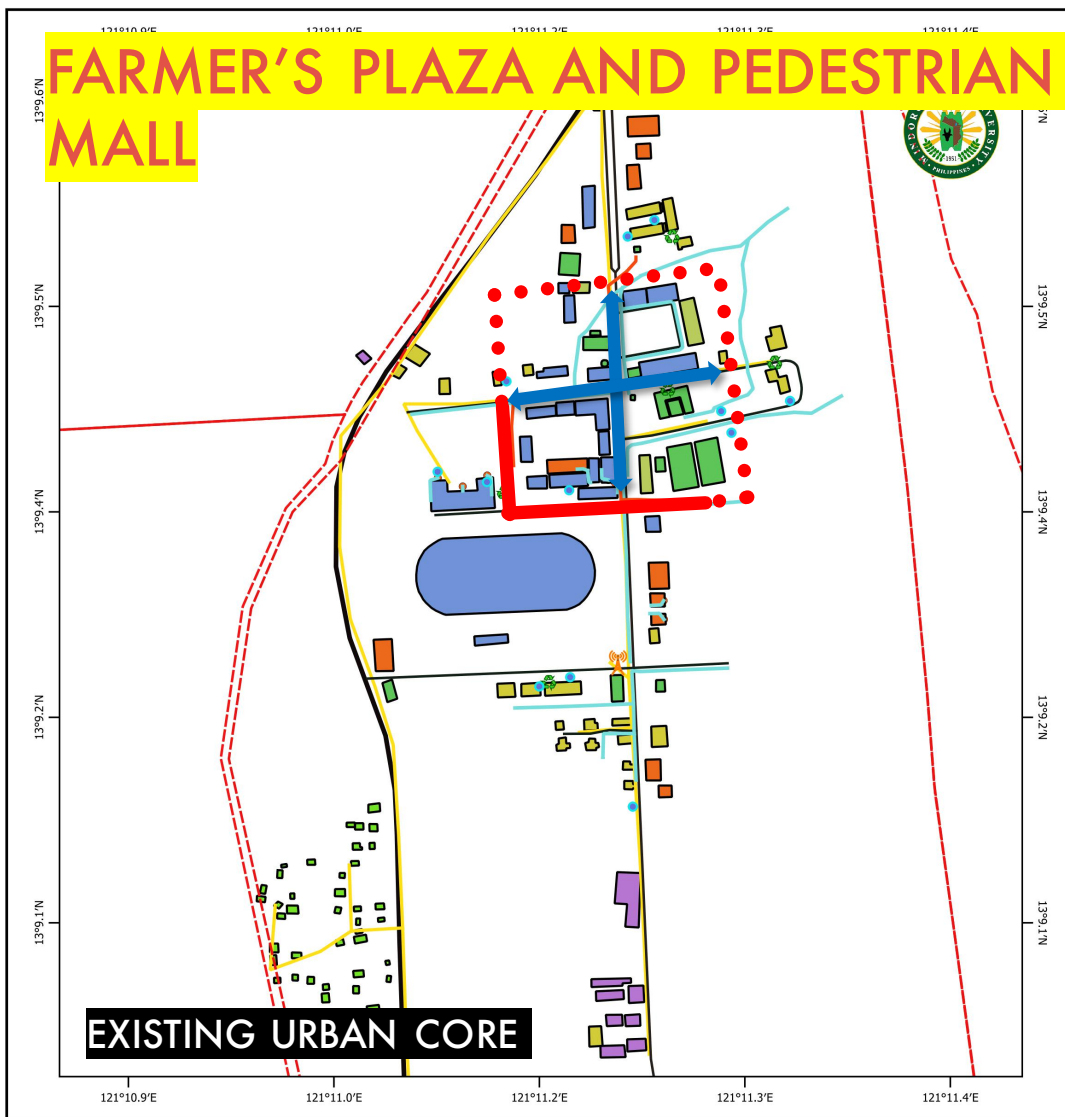
UP DILIMAN OVAL

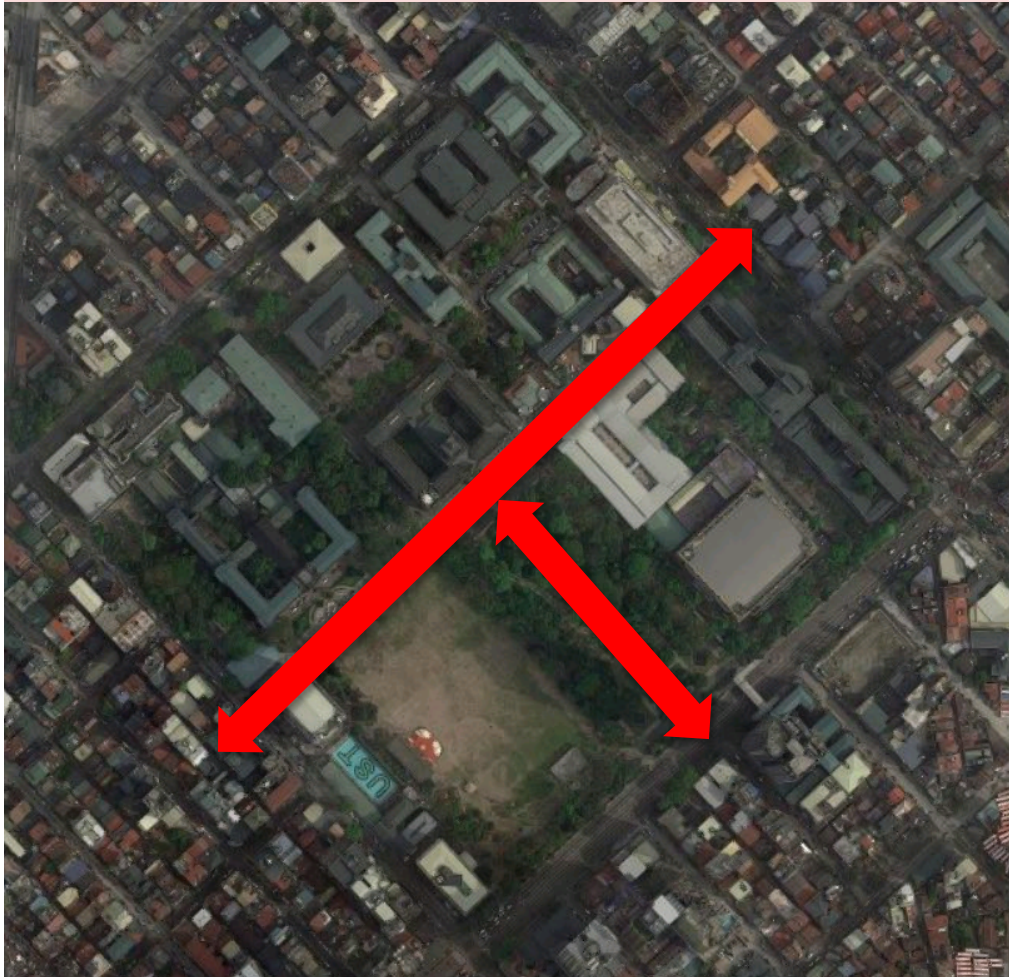


UP DILIMAN OVAL

© JEFFERSON WILLACRUZ







FARMER'S PLAZA AND PEDESTRIAN STREET

- The roads inside the academic mall will be pedestrianized, specifically the two roads that bisect the academic loop
 - The main road and the road that leads to the women's dormitory
- At the intersection of the two roads, the center of the academic mall, a plaza will be made. This will be the focal point of the whole campus.
- We will propose a tree-lined octagonal plaza with a statue in the middle. This statue will be an homage to the agriculture industry, given that the Victoria campus is the agricultural campus of MinSU.
- The pedestrian roads should still be open to emergency vehicles
- Example: Plaza Mayor, central plaza at the intersection of two major thoroughfares, University of Santo Tomas



FARMER'S PLAZA AND PEDESTRIAN STREET

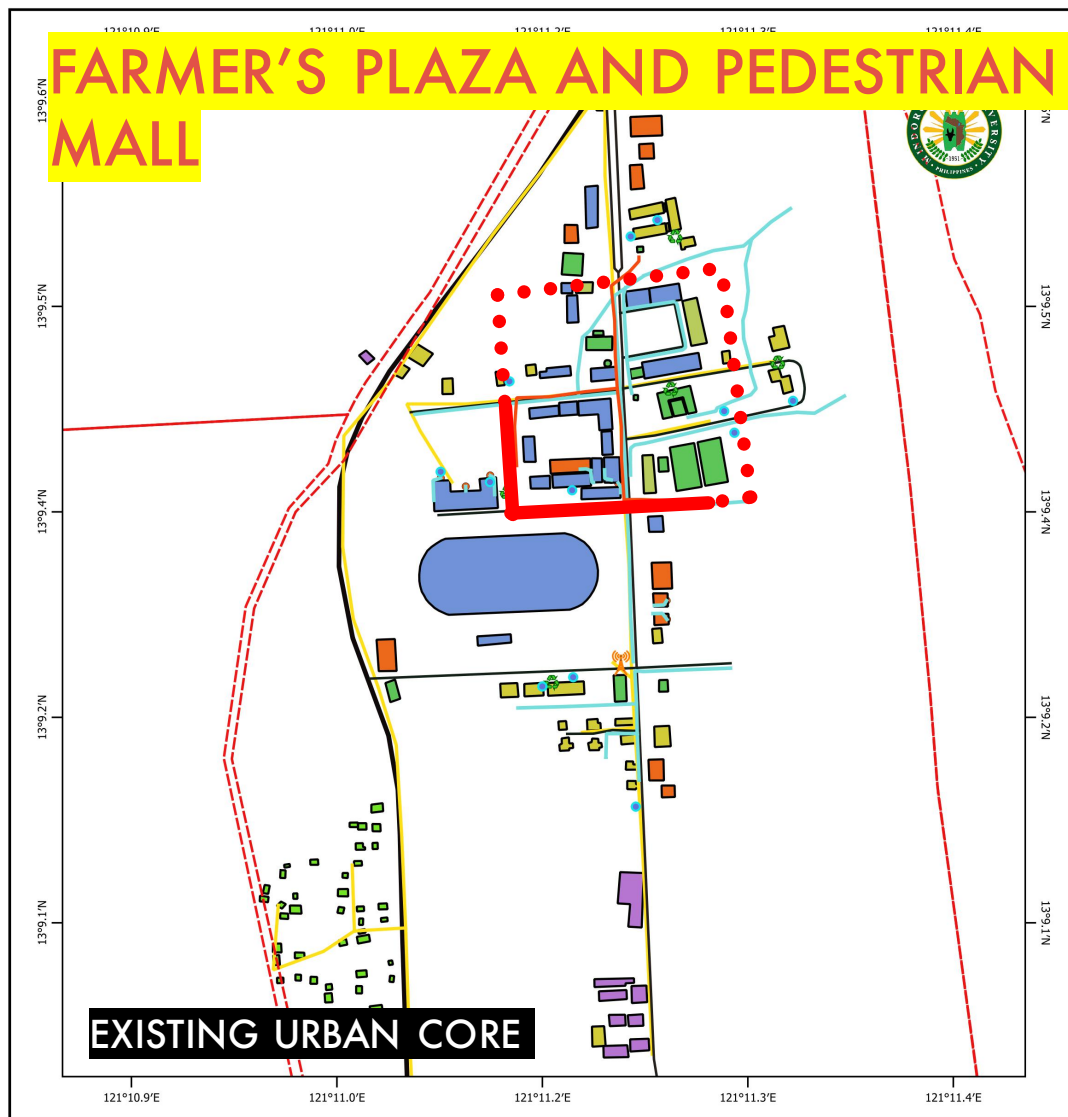
- The roads inside the academic mall will be pedestrianized, specifically the two roads that bisect the academic loop
 - The main road and the road that leads to the women's dormitory
- At the intersection of the two roads, the center of the academic mall, a plaza will be made. This will be the focal point of the whole campus.
- We will propose a tree-lined octagonal plaza with a statue in the middle. This statue will be an homage to the agriculture industry, given that the Victoria campus is the agricultural campus of MinSU.
- The pedestrian roads should still be open to emergency vehicles
- Example: Plaza Mayor, central plaza at the intersection of two major thoroughfares, University of Santo Tomas



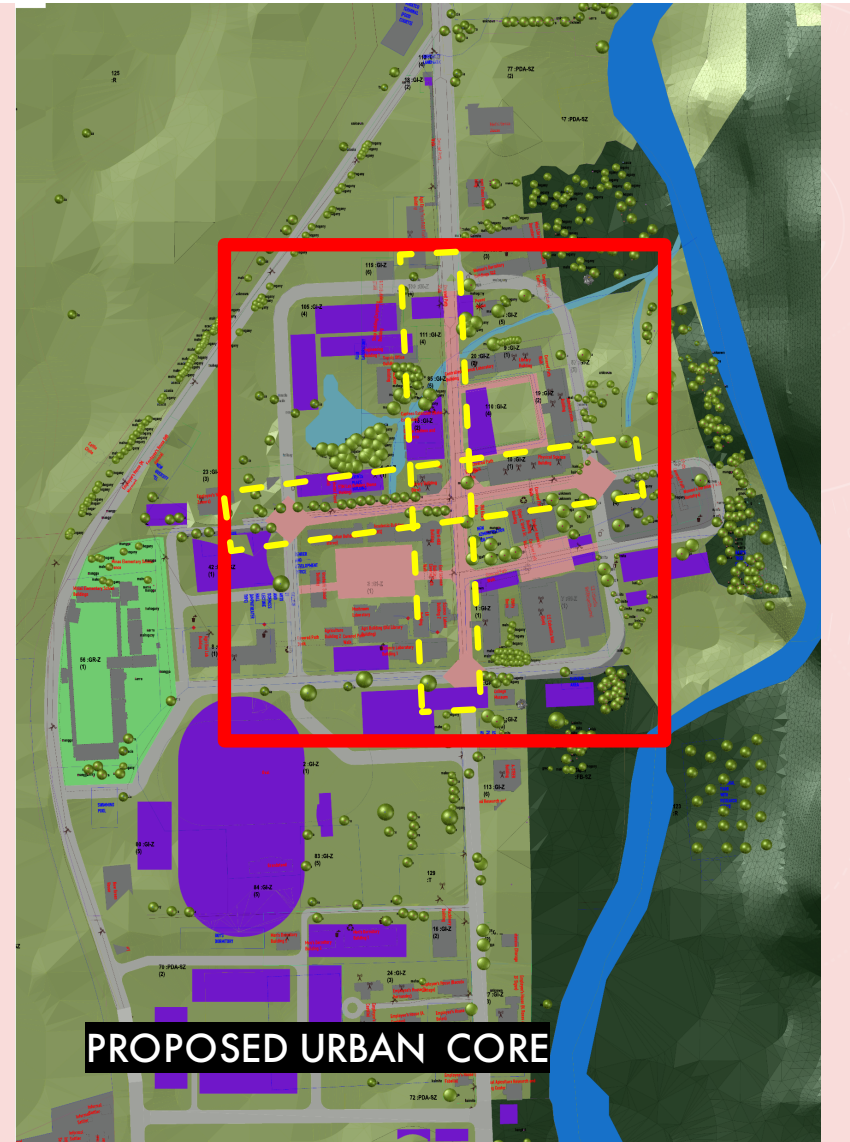
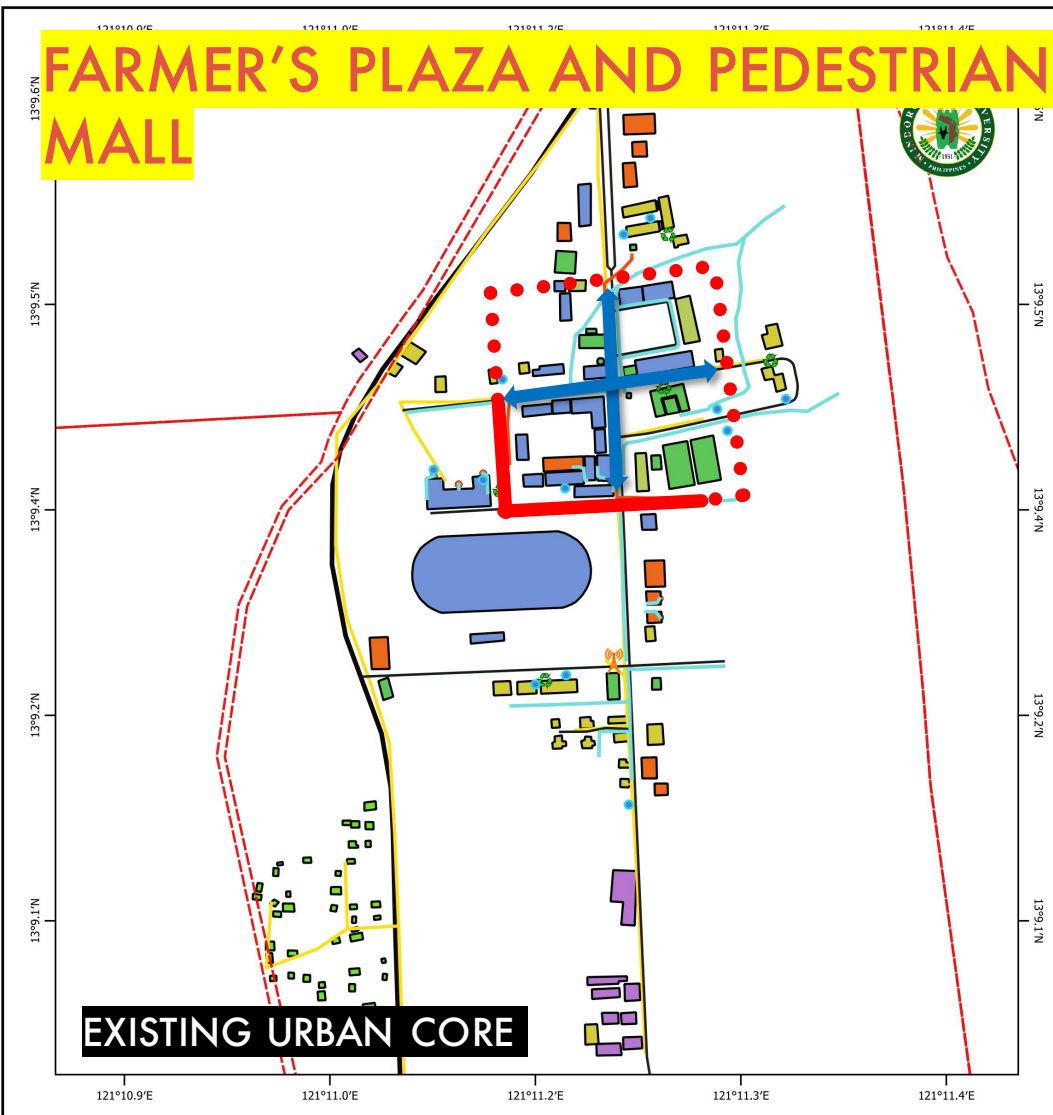
PLAZA MAYOR FROM BENAVIDEZ PEDESTRIAN STREET

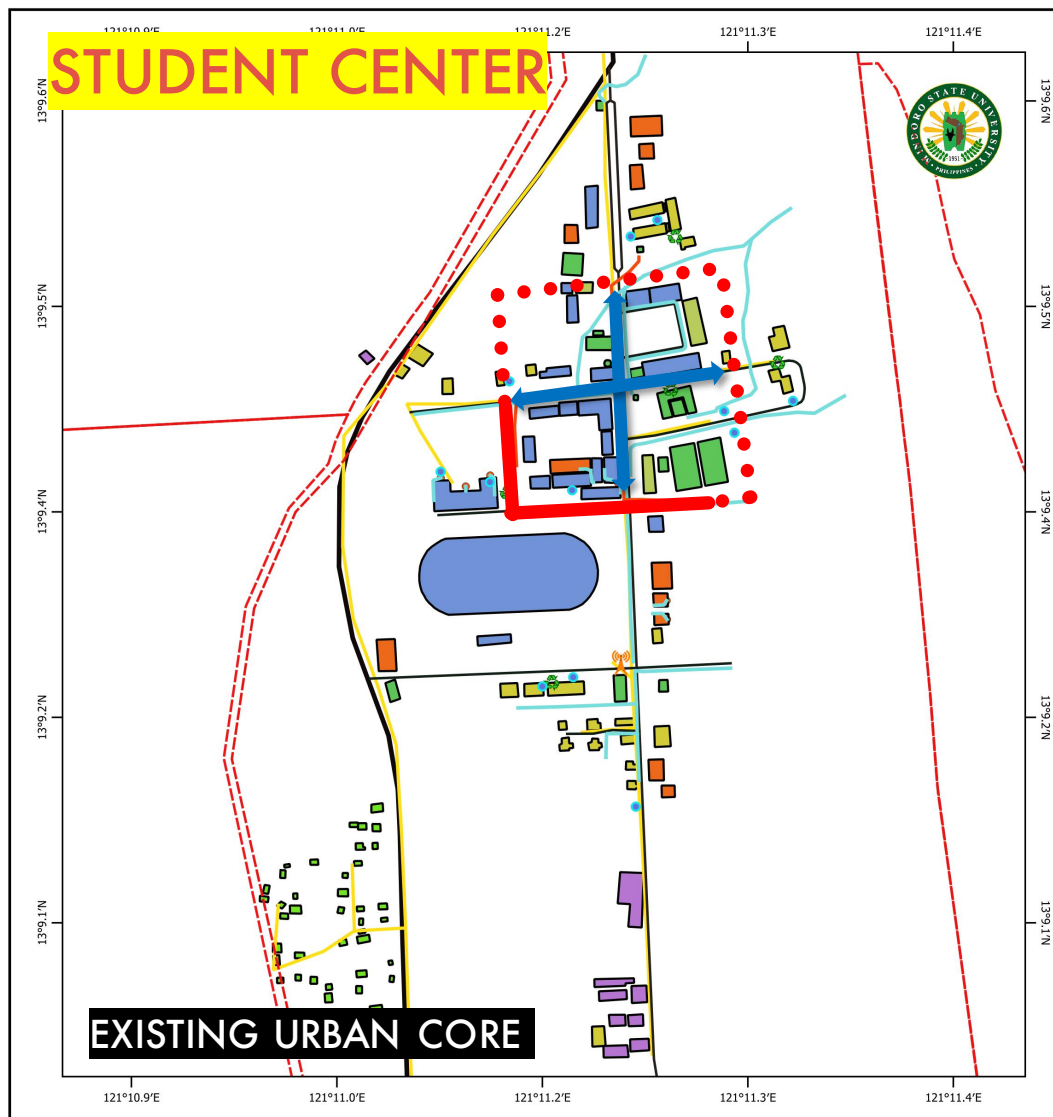


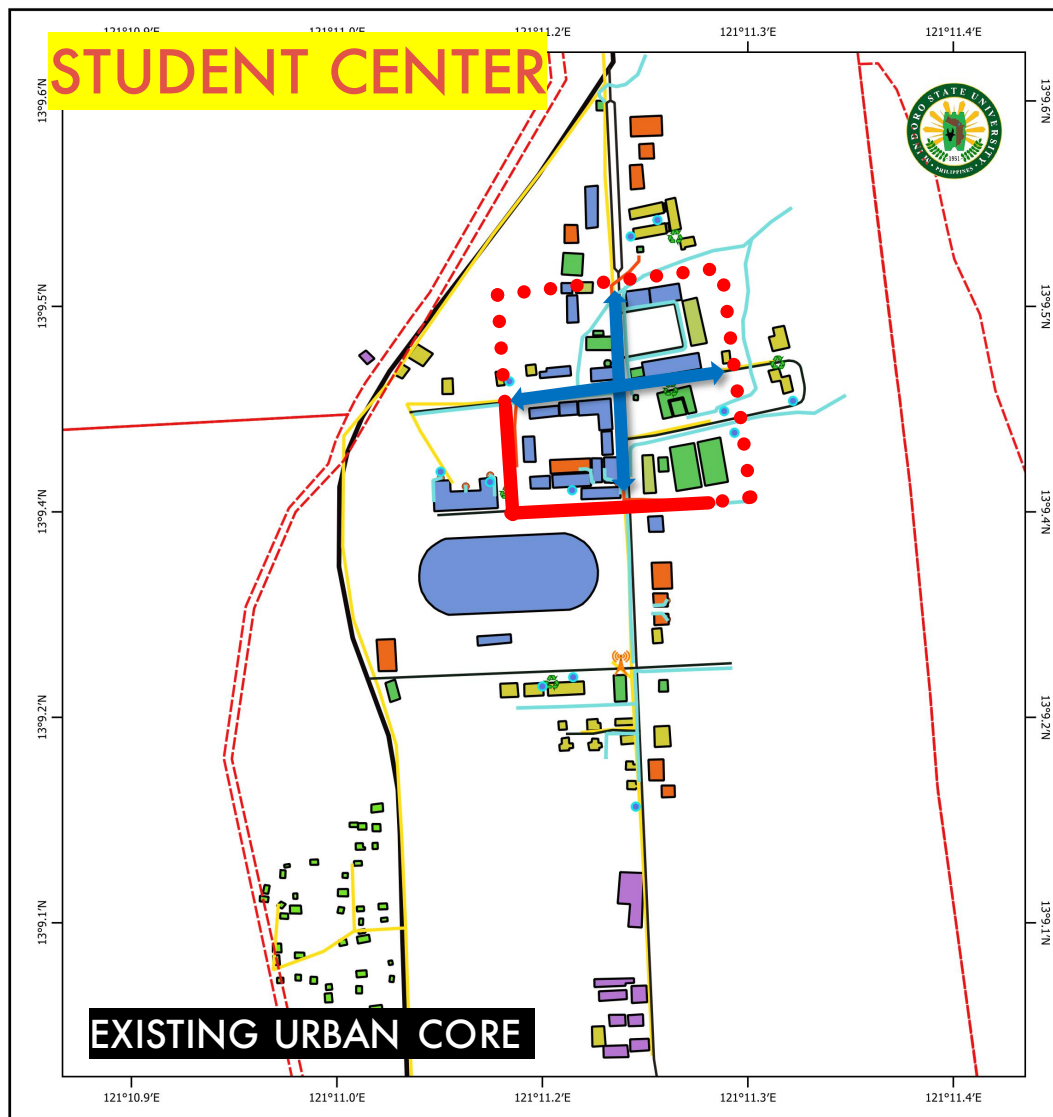
CARABAO PARK – UPLB



FARMER'S PLAZA AND PEDESTRIAN MALL



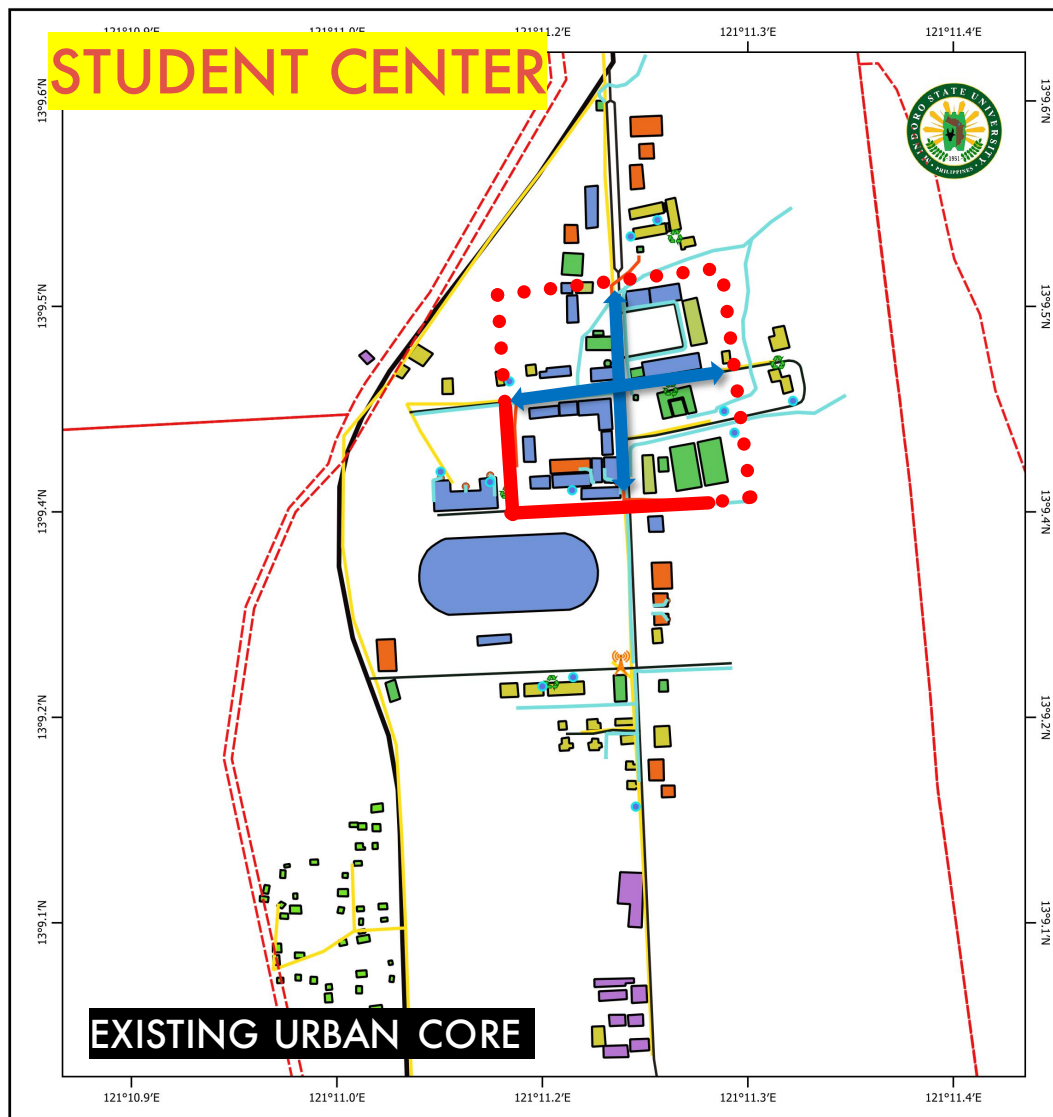


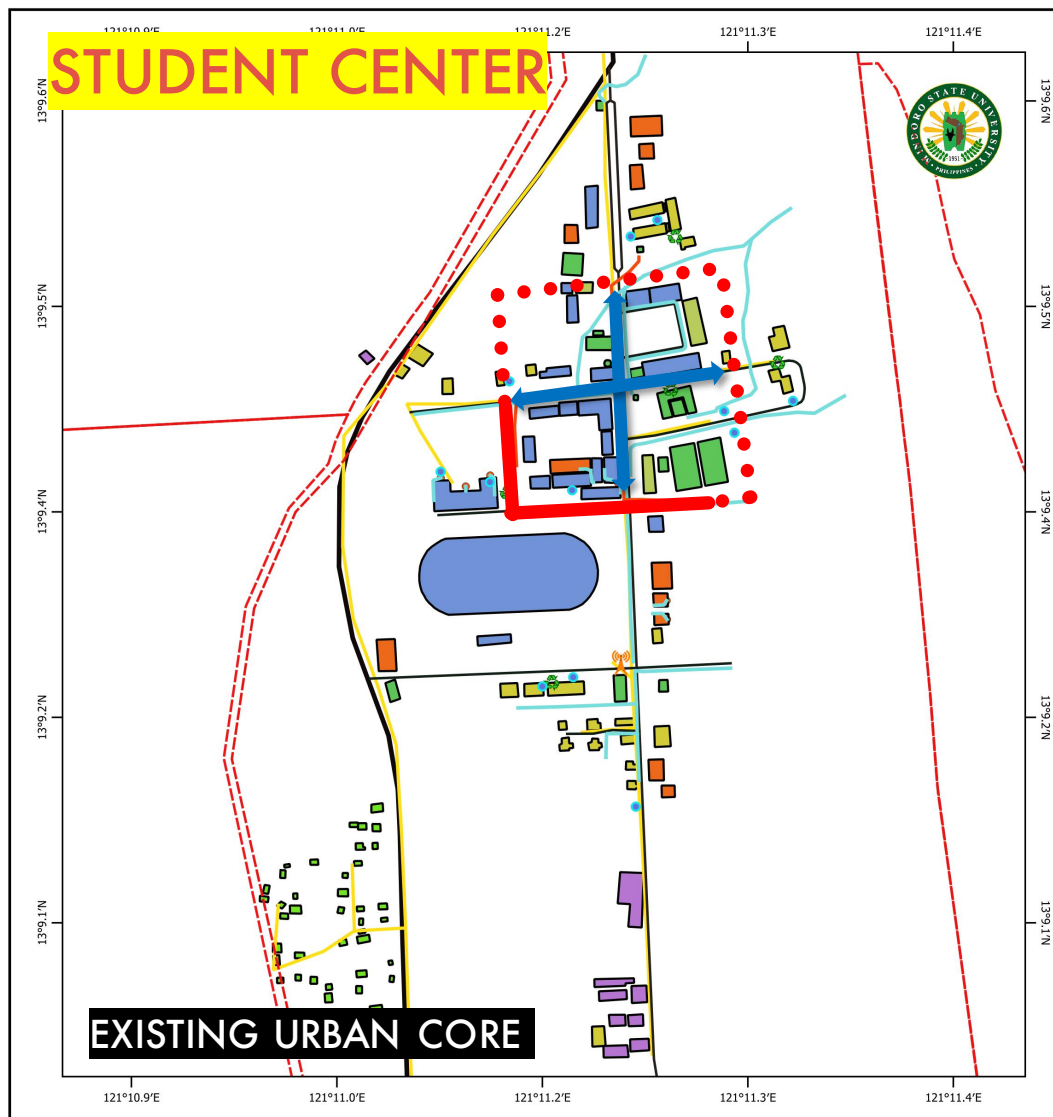


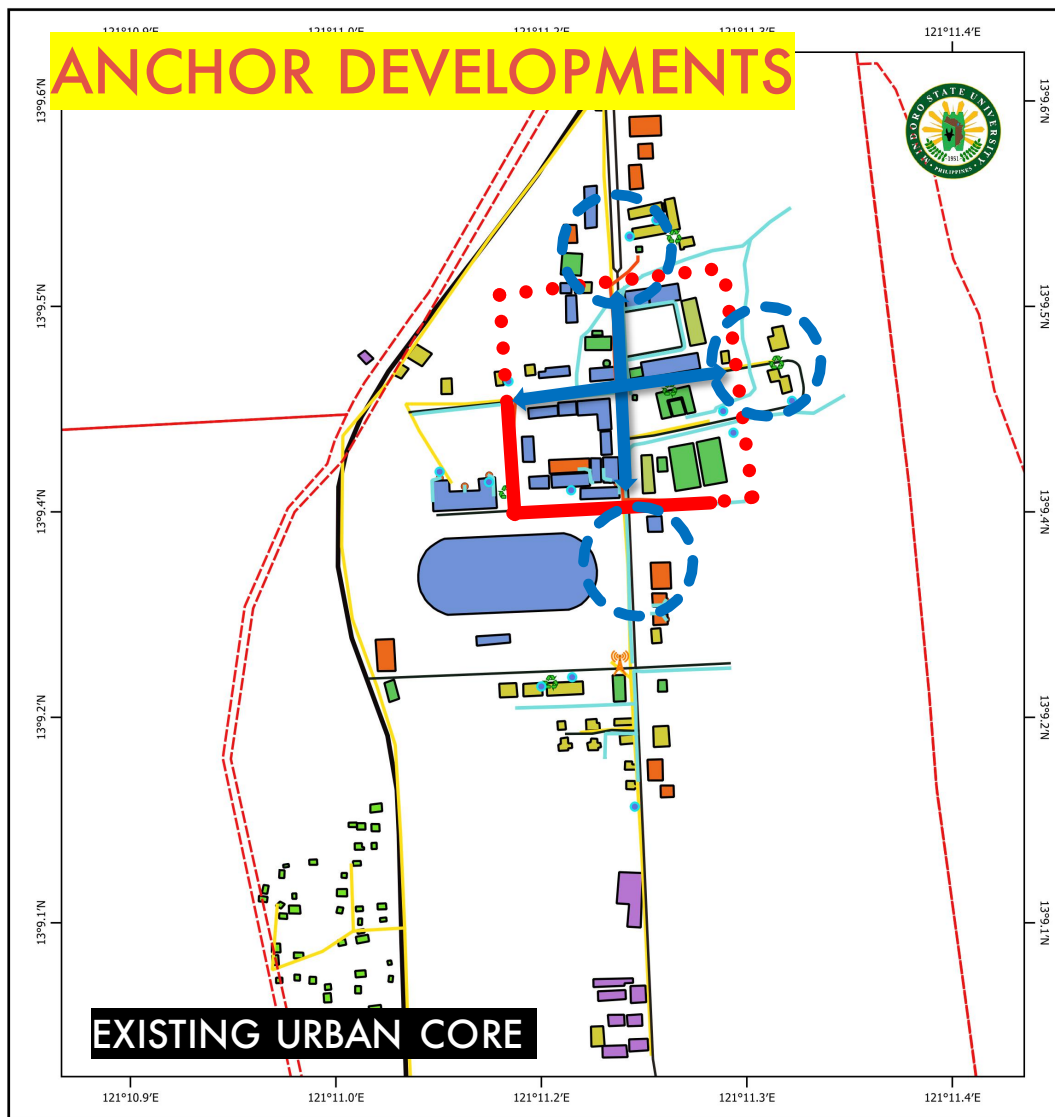


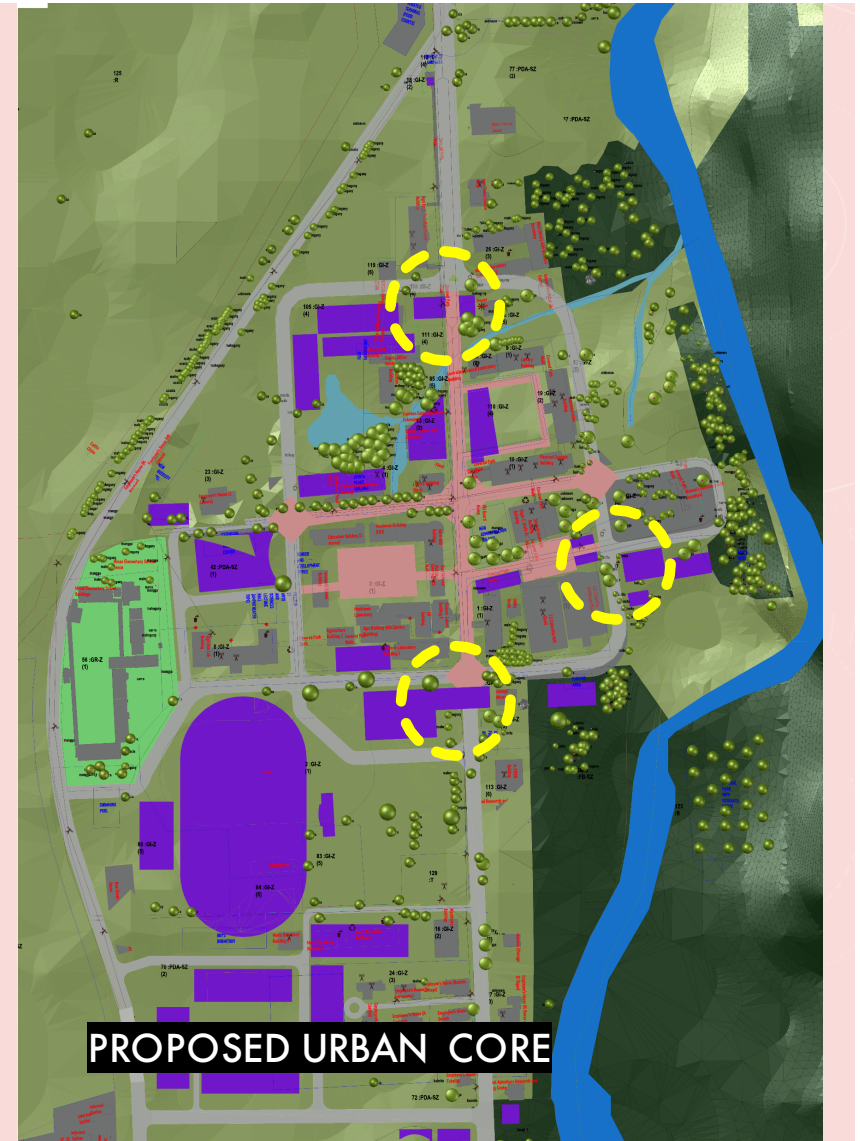
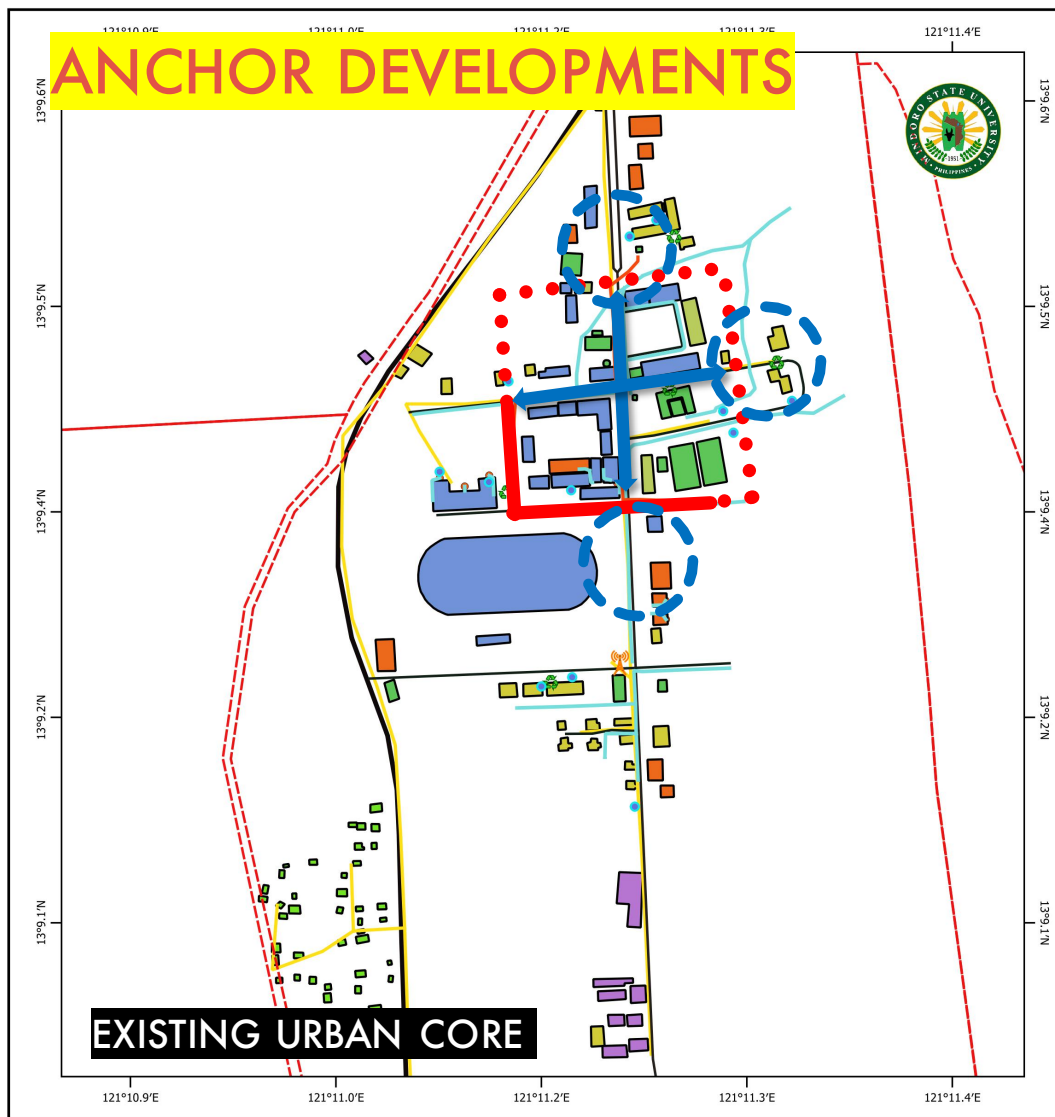
MINSU STUDENT CENTER

- Ideally, most of the student support areas are in one space, the student center
- Bookstore, canteen, print shop, grocery, chapel, org tambayans, etc
- This should be located strategically at the central plaza for maximum accessibility
- Example: Student Center located near the Cullen Family Plaza, University of Houston

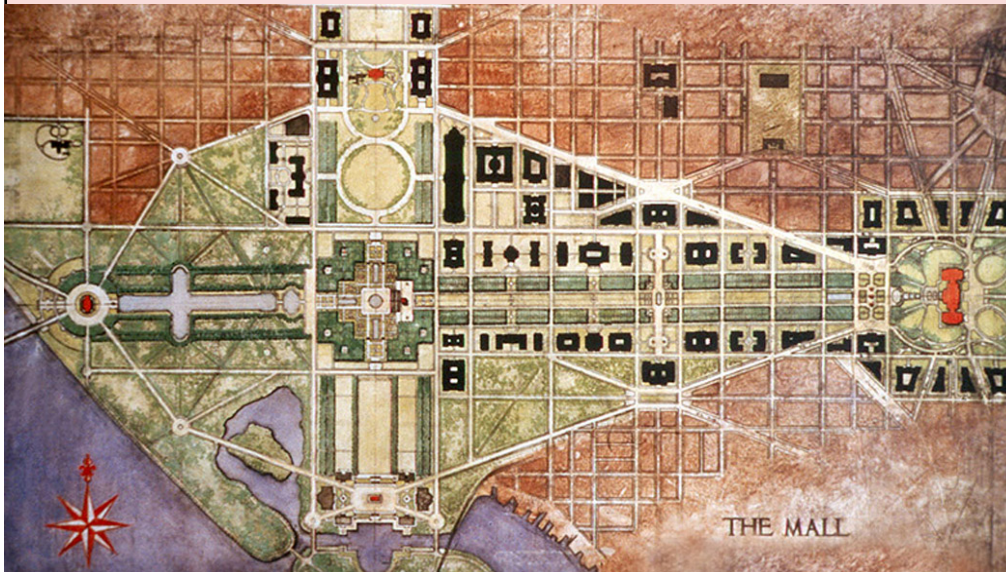






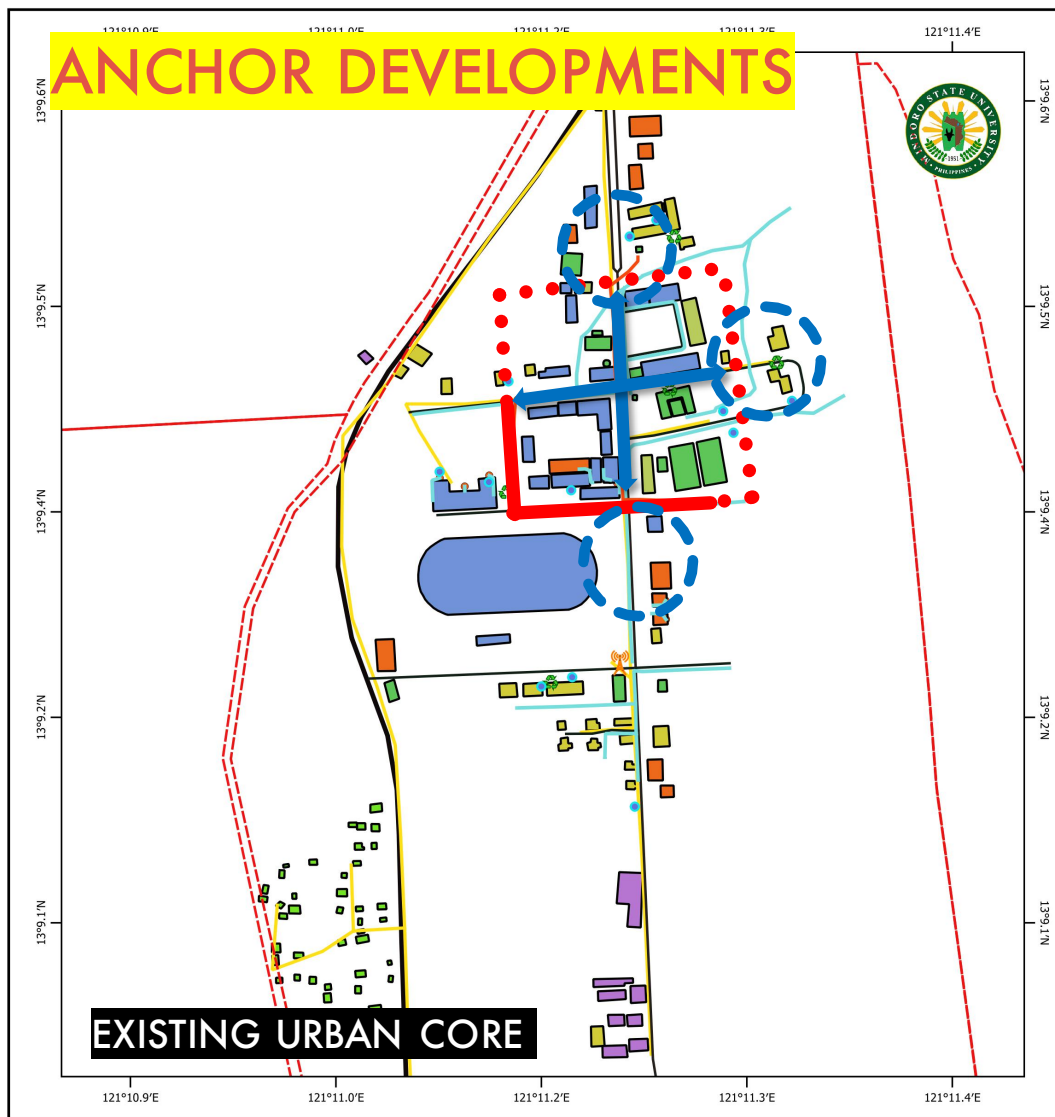


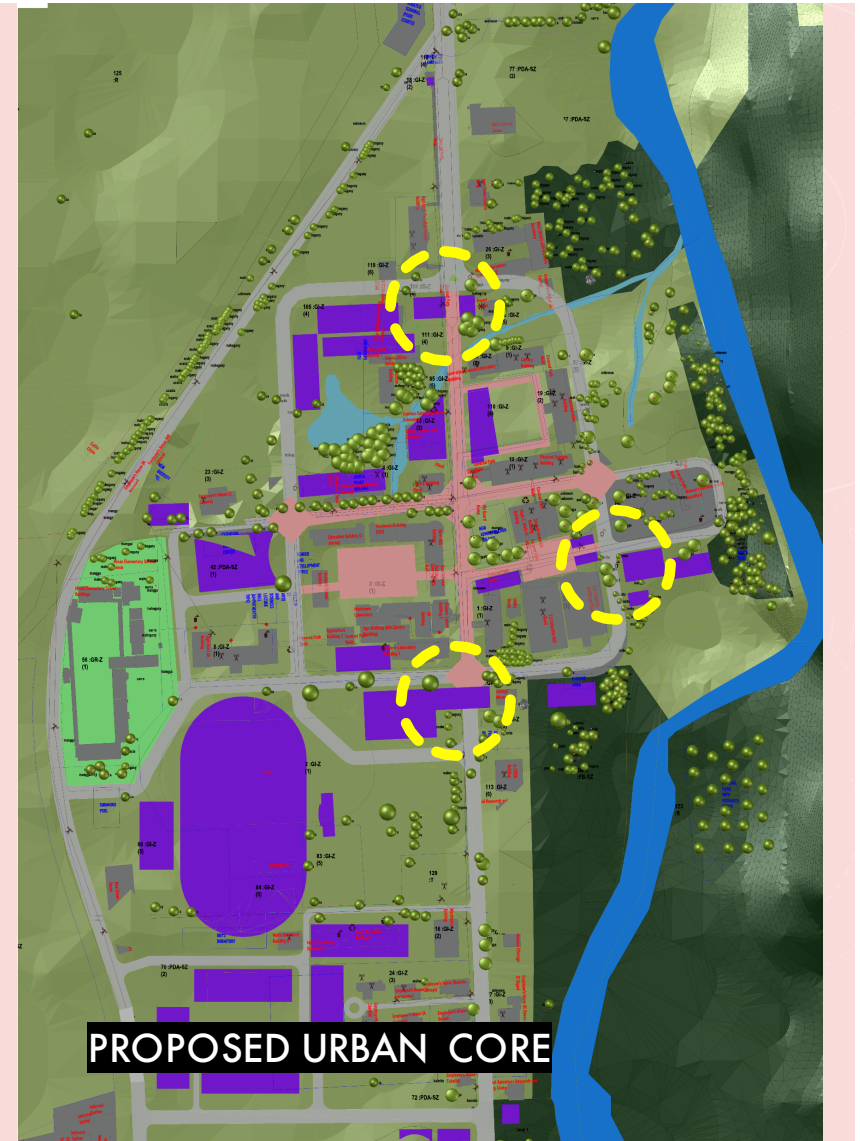
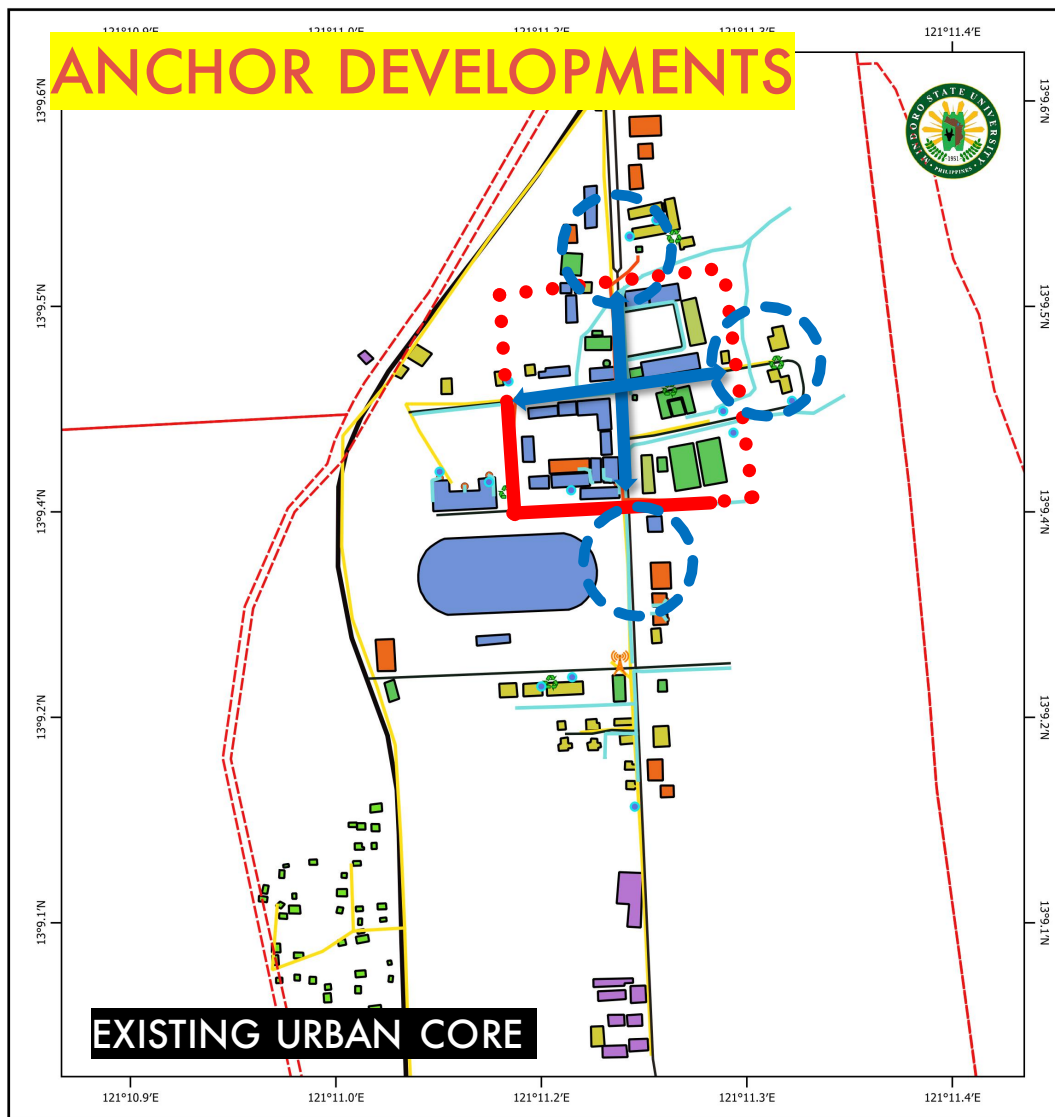
 This image cannot currently be displayed.

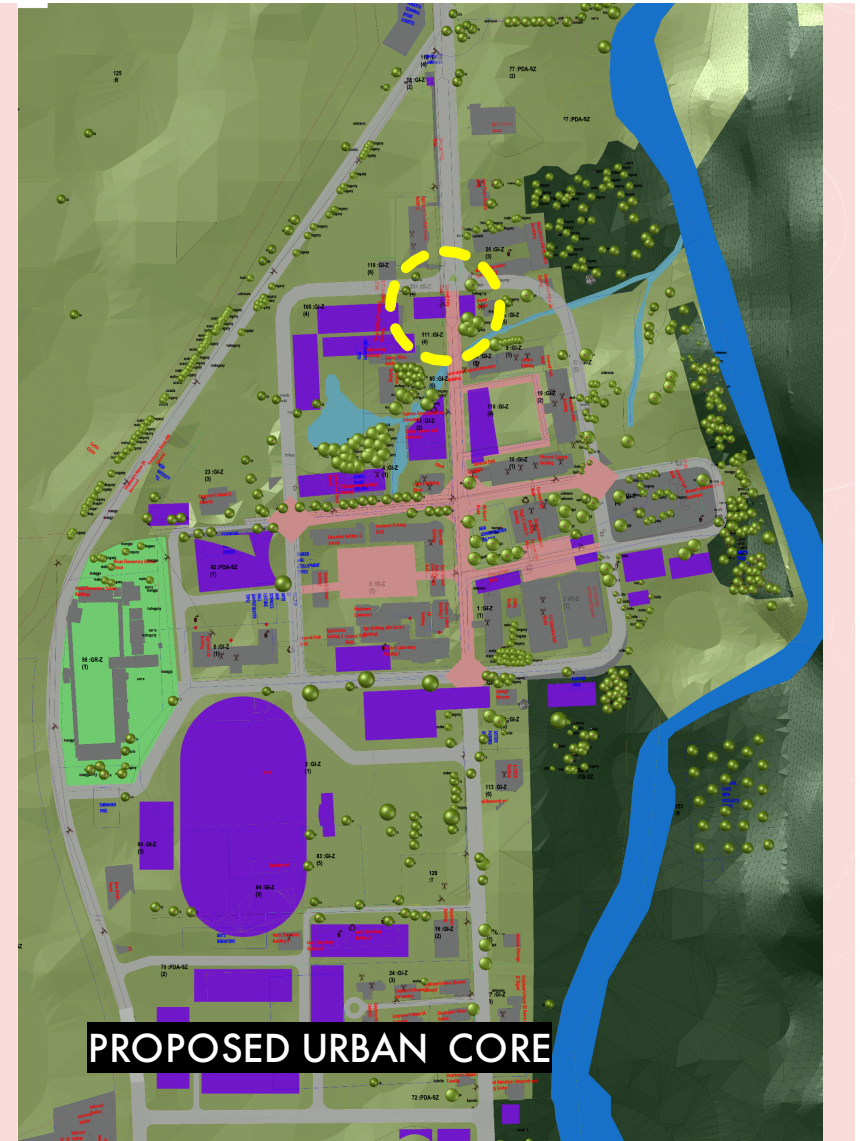
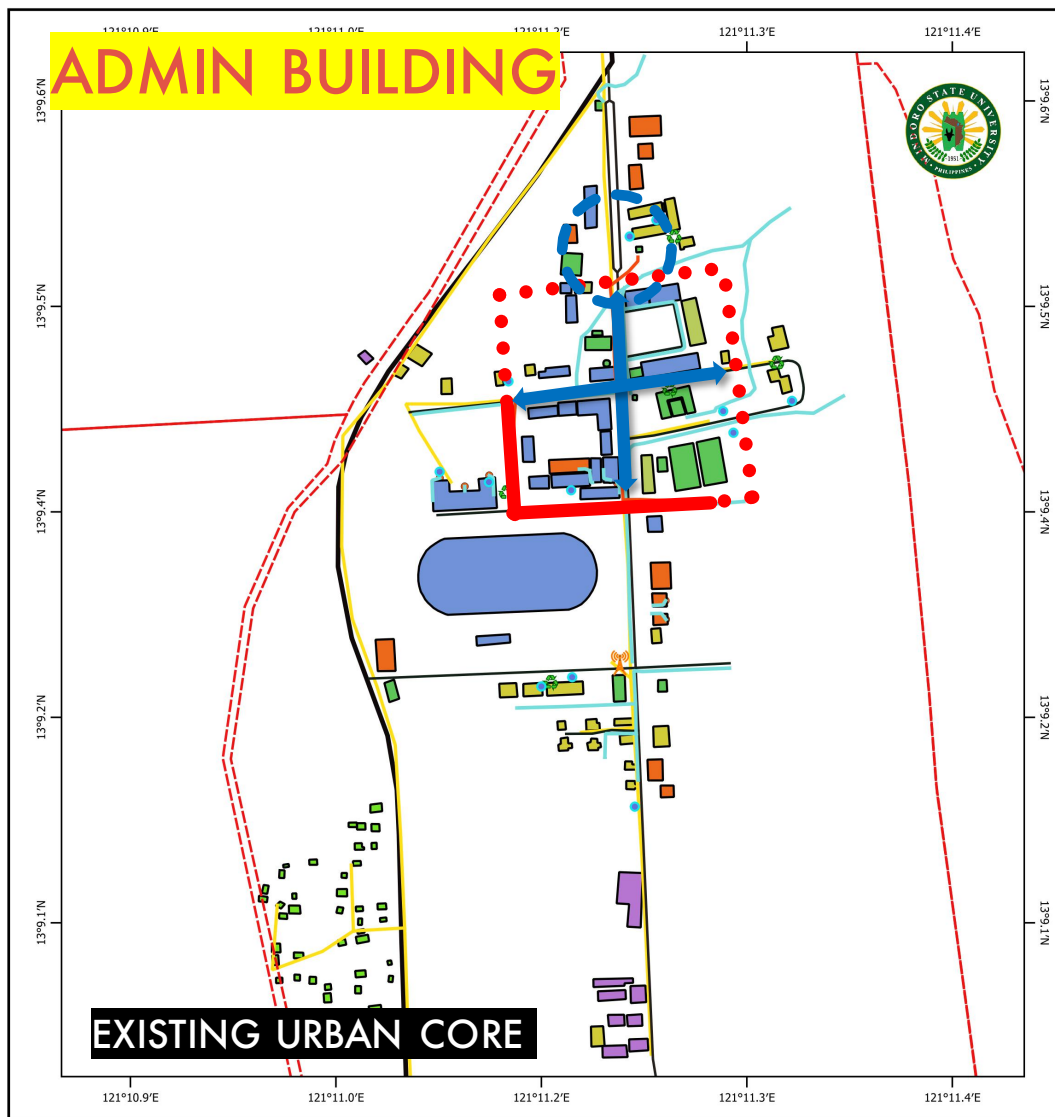


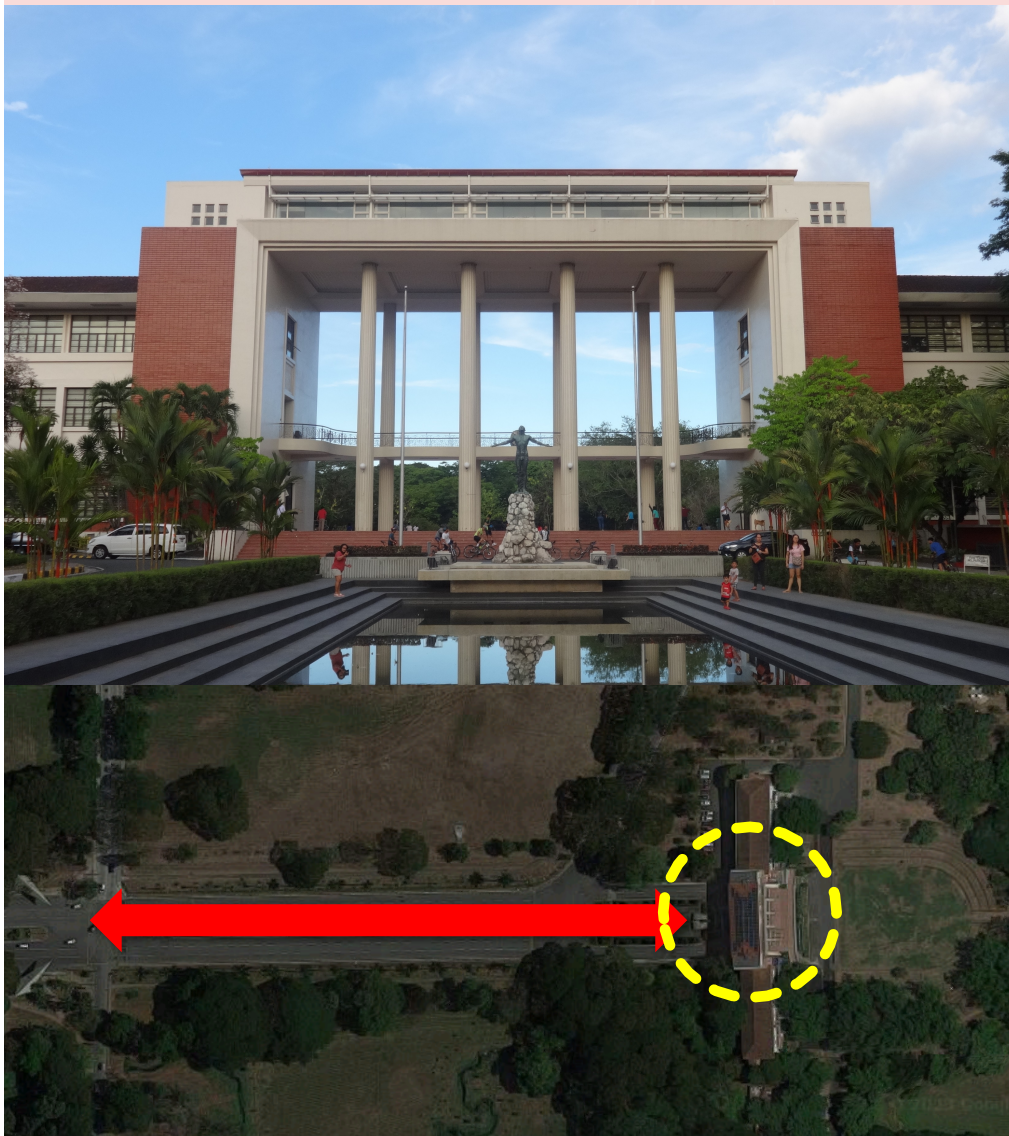
ANCHOR DEVELOPMENTS

- At the cardinal ends of the MinSU loop, the anchor developments will be placed
- This will take advantage of the sightlines and vistas of the roads that are built or too be built.
- This will also disperse the major activity of students around the academic mall
- This will make the campus more beautiful, and give it more visual and experiential character
- This will complete the academic mall concept
- Example: Hausmann and McMillan plans of Paris and Washington DC







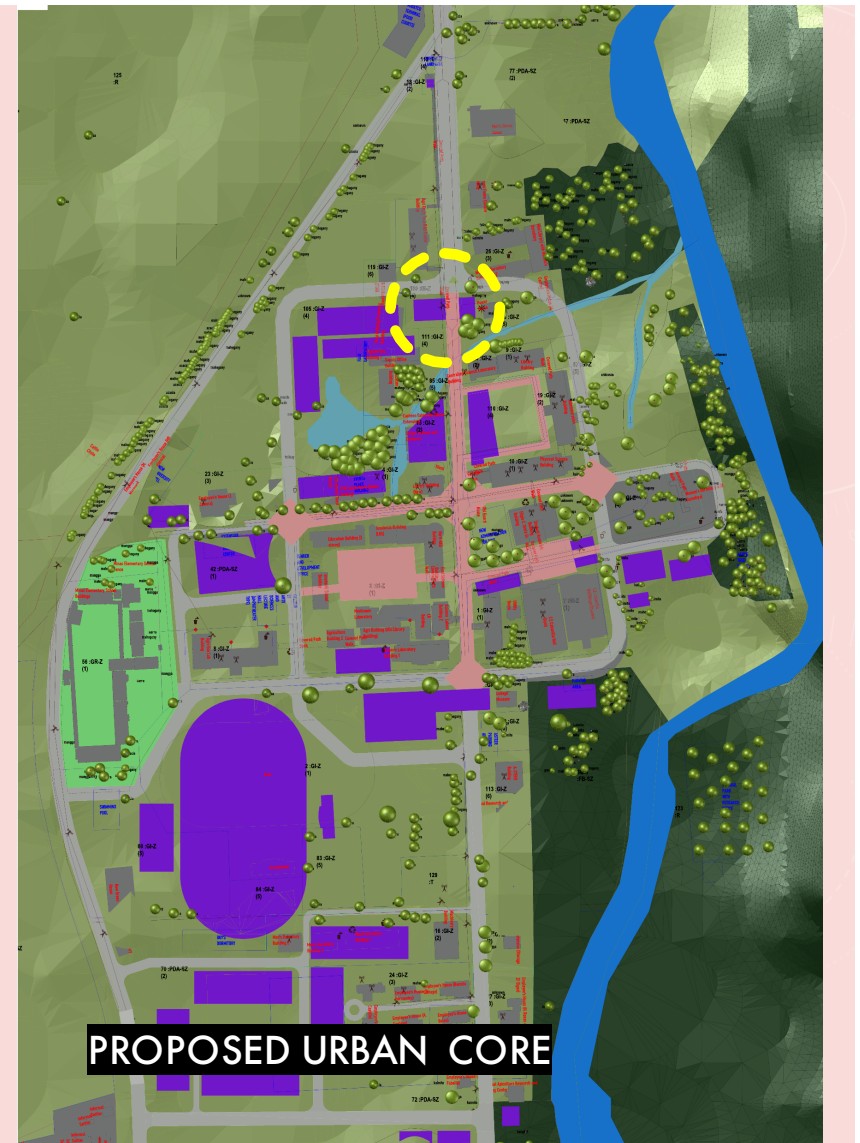
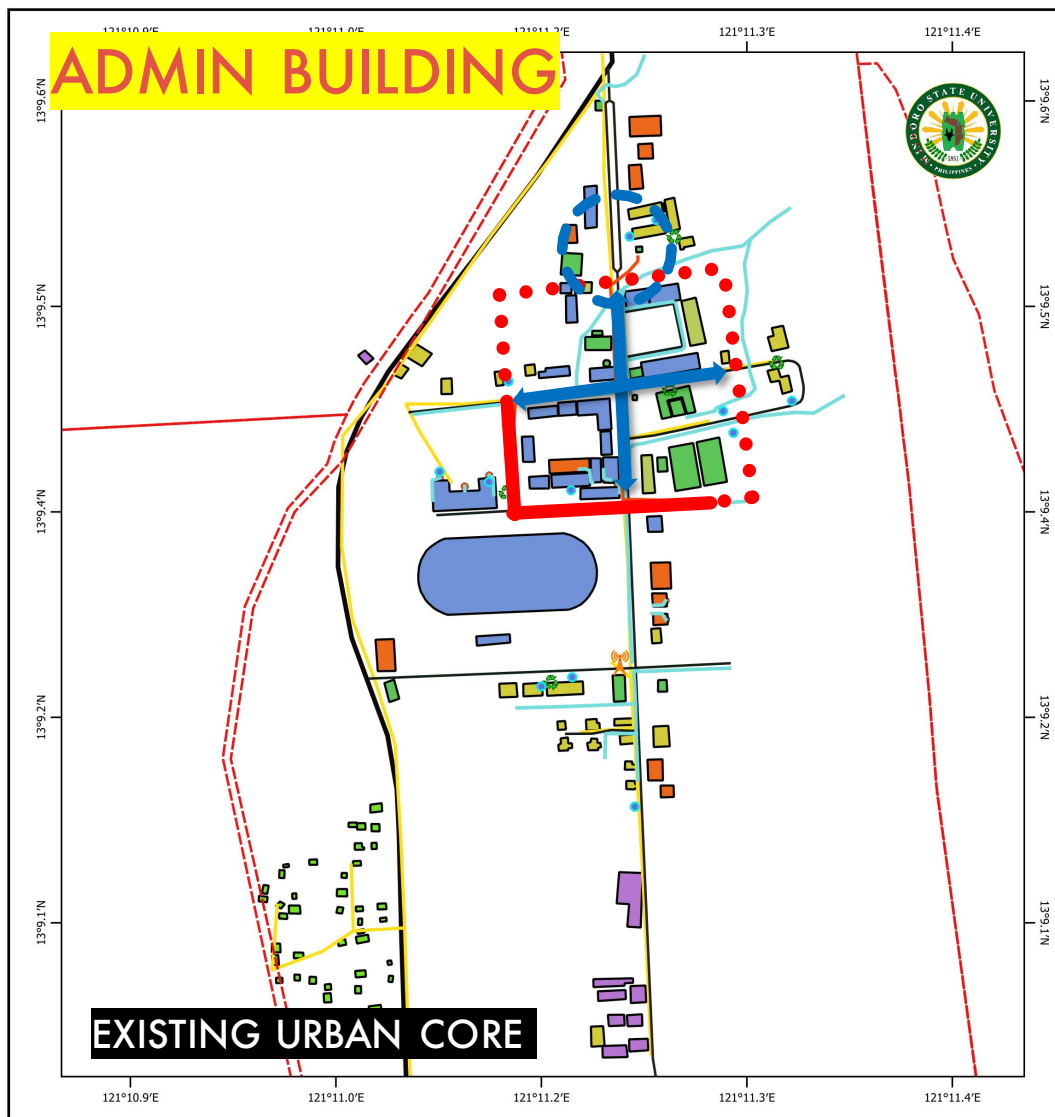


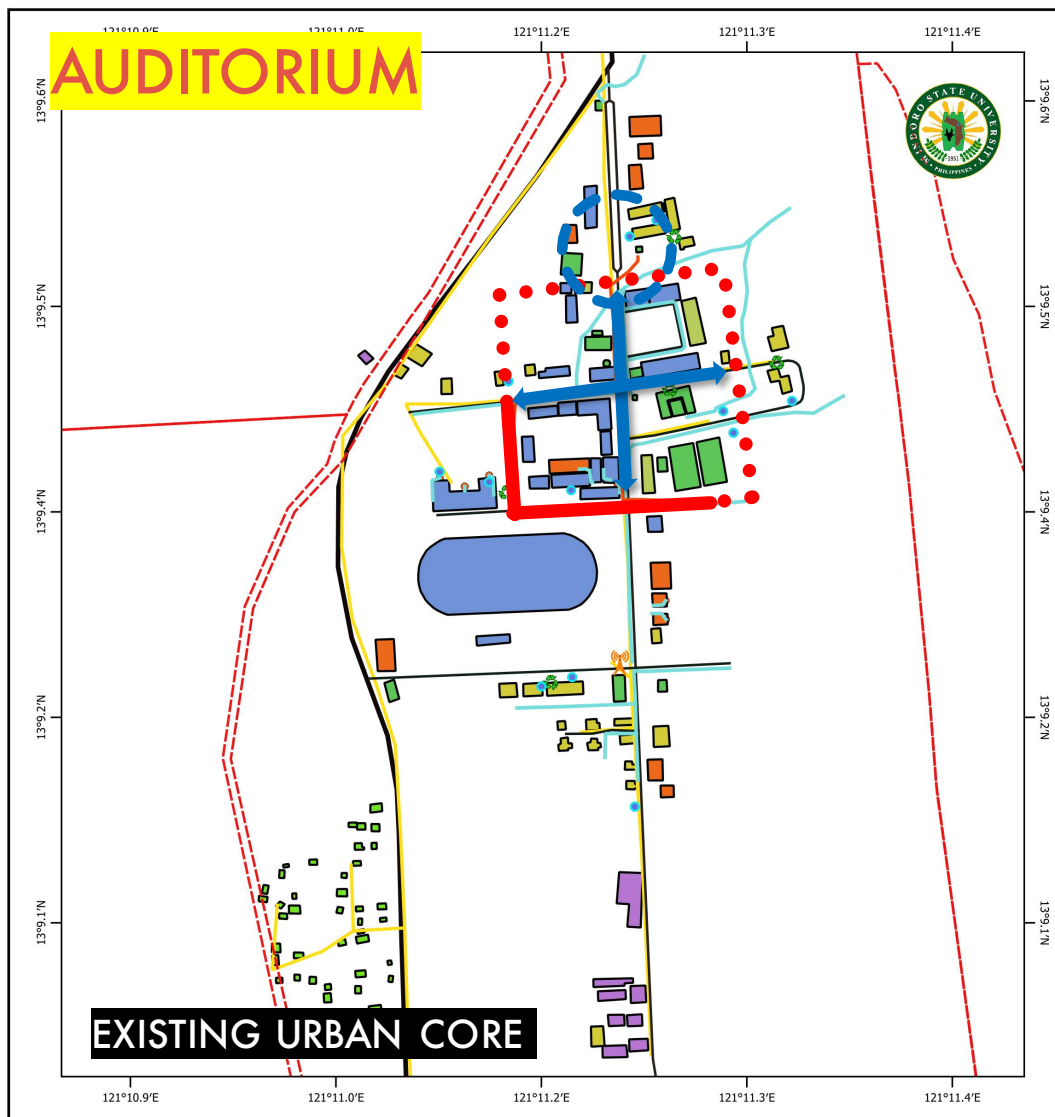
ADMINISTRATION BUILDING

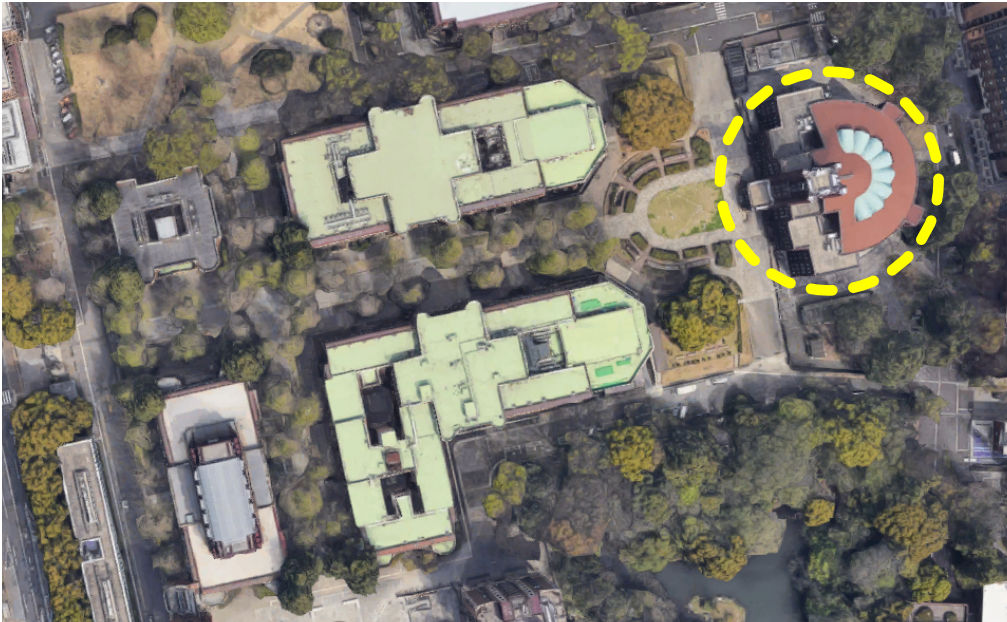
- The first structure that will greet you as you enter the academic mall will be the administration building.
- If you notice, the academic building is above the main road. This is done on purpose because the building will serve as a portal to the academic mall
- The center of the building will ideally be on stilts or at least see through such that the sight line of the main road is uninterrupted. Ideally this opening will be big enough for emergency vehicles to pass by.
- Example: Quezon Hall, UP Diliman



PORTAL – UNIVERSITY OF TOKYO – HONGO

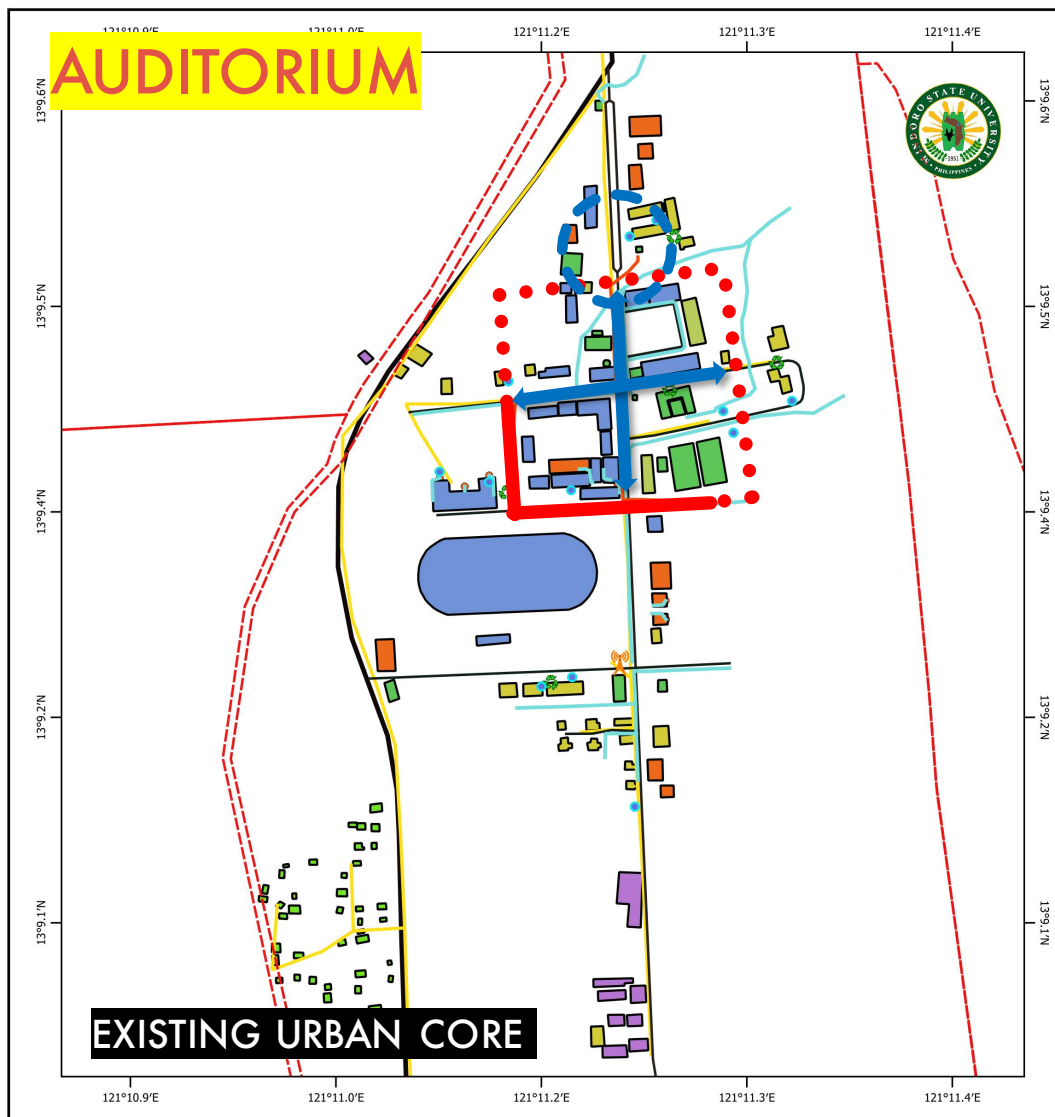


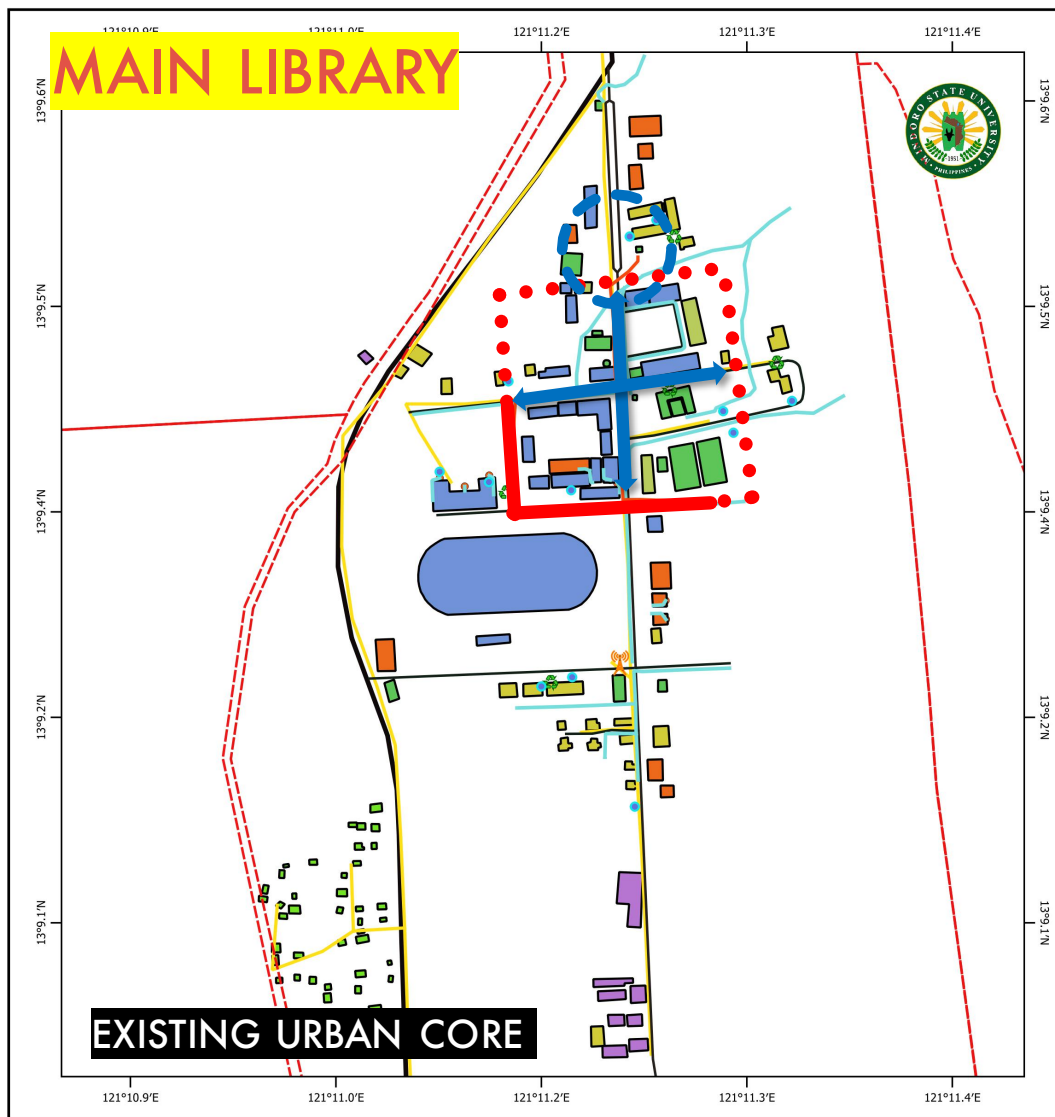




AUDITORIUM

- The academic mall's main road will terminate at the entrance of the auditorium building
- There is a slip lane to the continuation of the main road at the back of the auditorium
- The auditorium will be designed to avoid the large trees in its proposed site
- Ideally, this will be the most massive and commanding building in the campus.
- The portal of the administration building symbolizes the start of a student's college journey, while the auditorium will signify its ending. This is because the commencement exercises are held here.
- Example: A pedestrian mall terminating at an Auditorium, University of Tokyo – Hongo Campus







MAIN LIBRARY

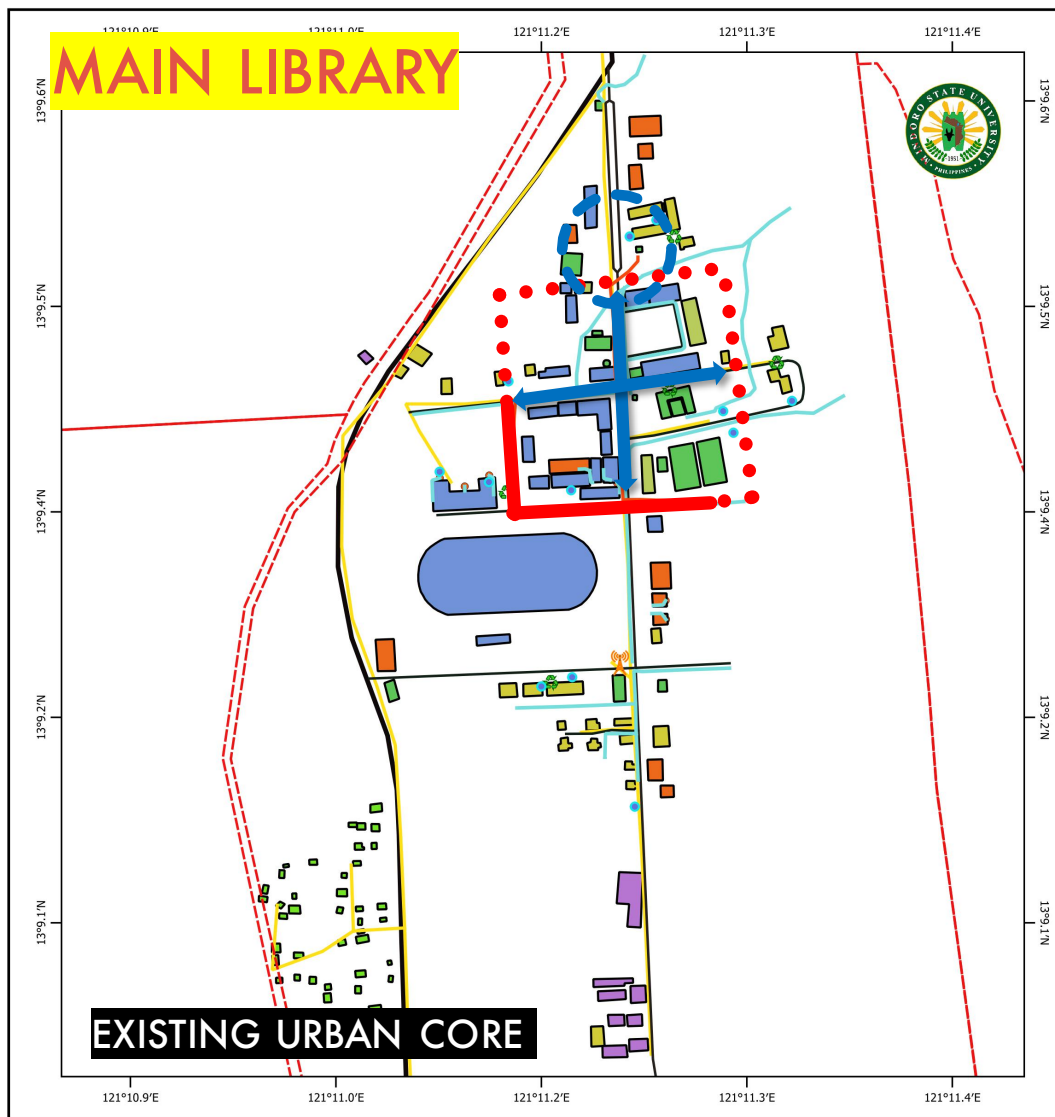
- At the eastern side of the MinSU Loop will be the main library
- The library is planned to be close to the Alcate River as well as the planned dormitory area because this is a relatively quieter area of the campus
- There is a planning paradigm that entails revolving dormitories around a main library focal point
- Example: A pedestrian mall terminating at a main library, University of Tokyo - Hongo

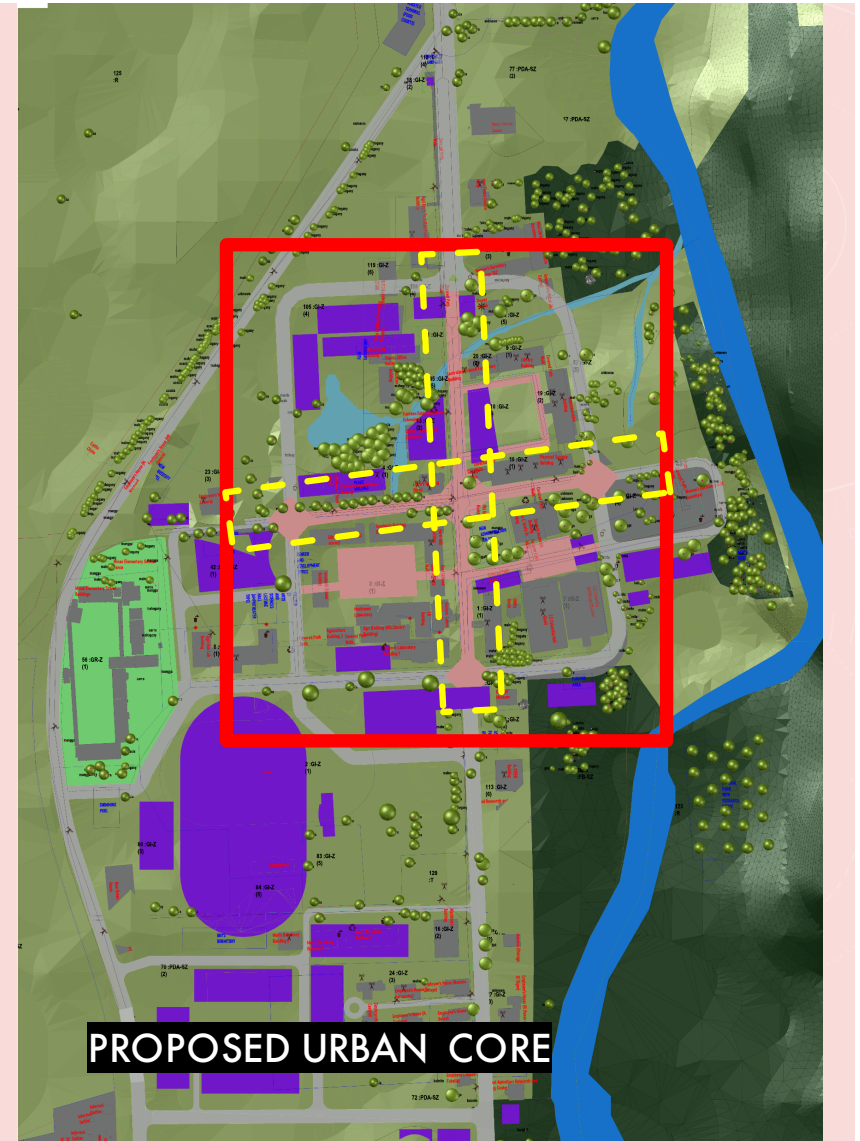
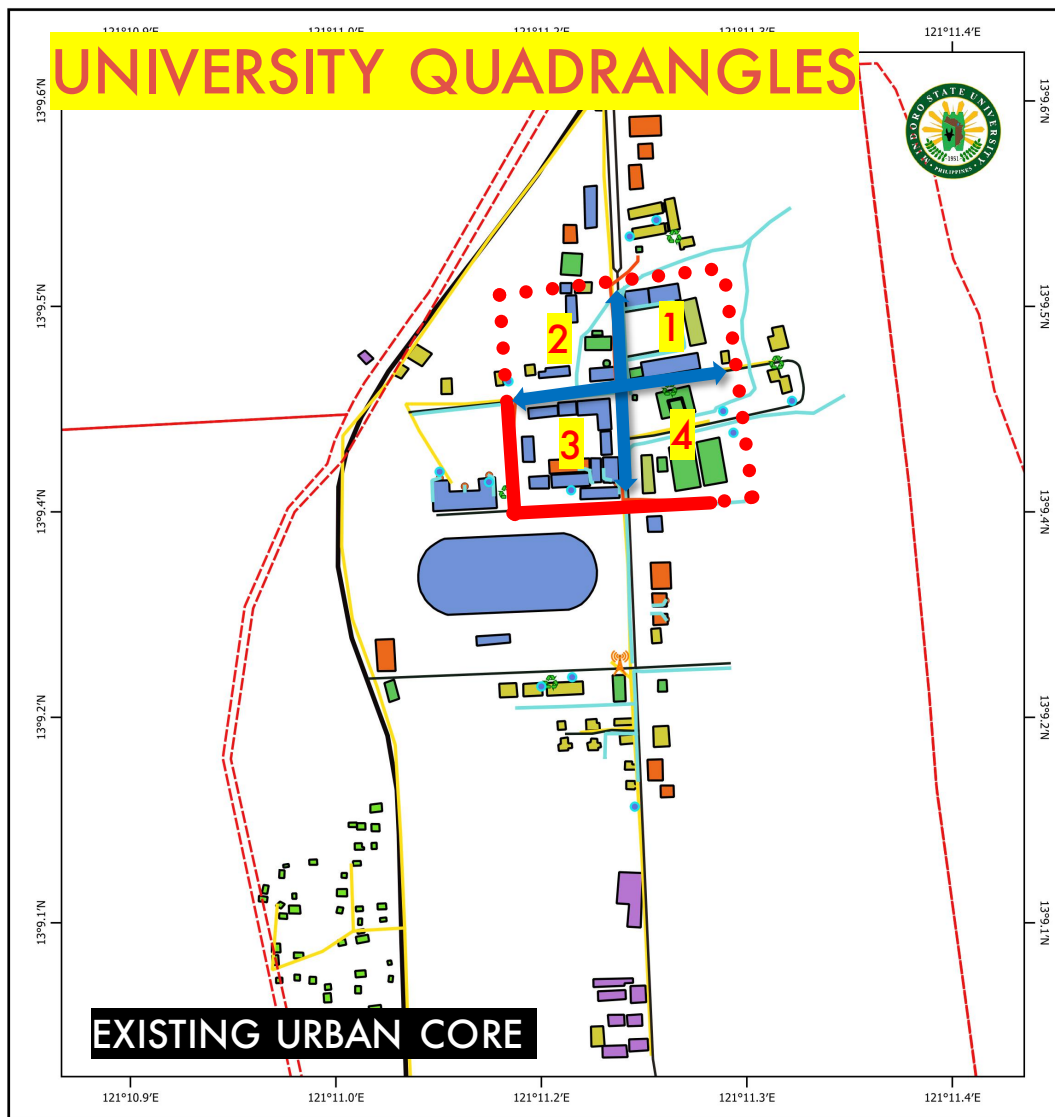


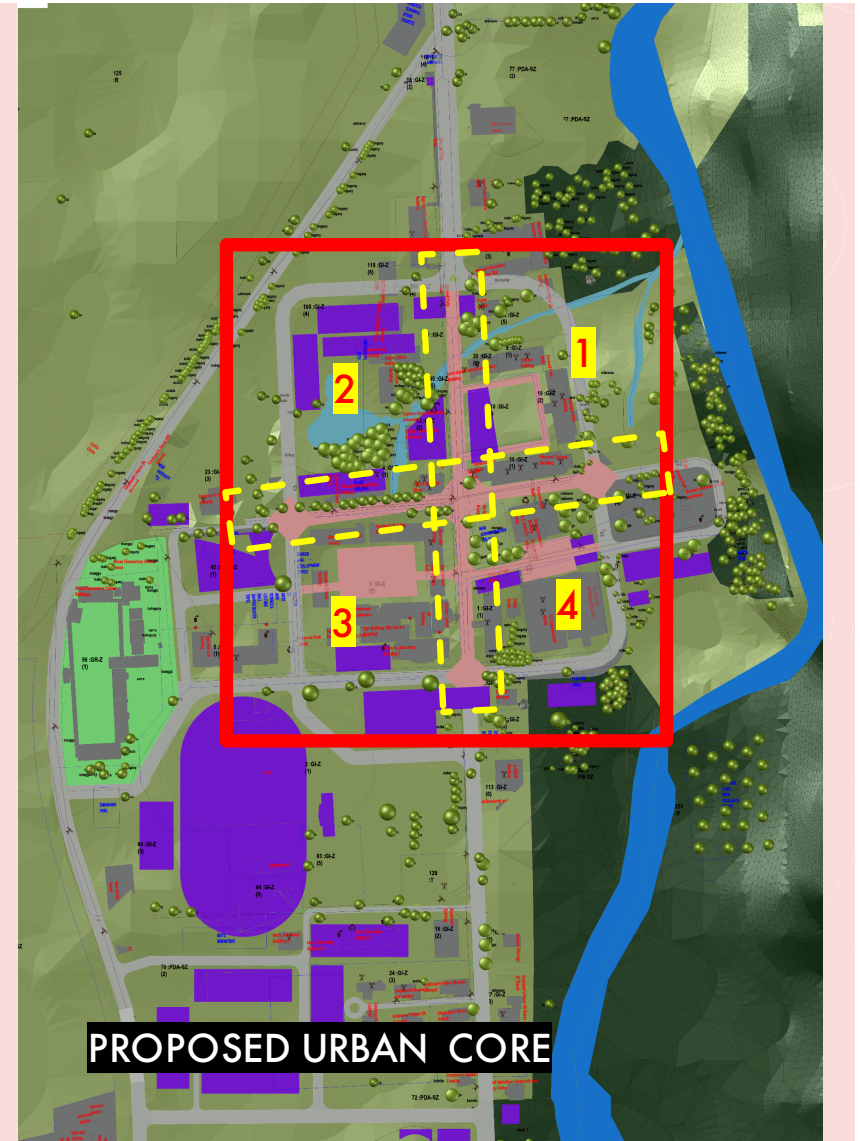
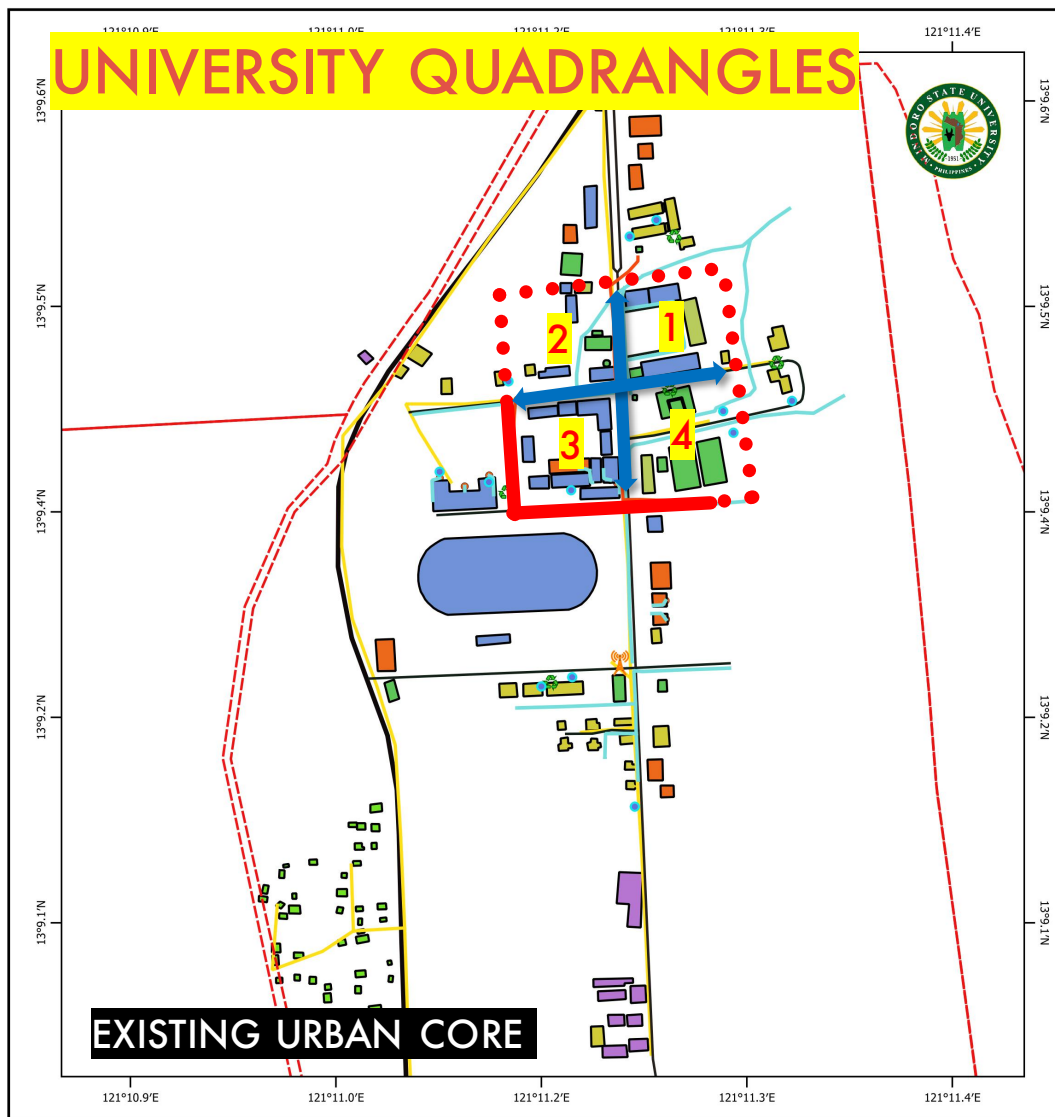
LIBRARY – UNIVERSITY OF TOKYO

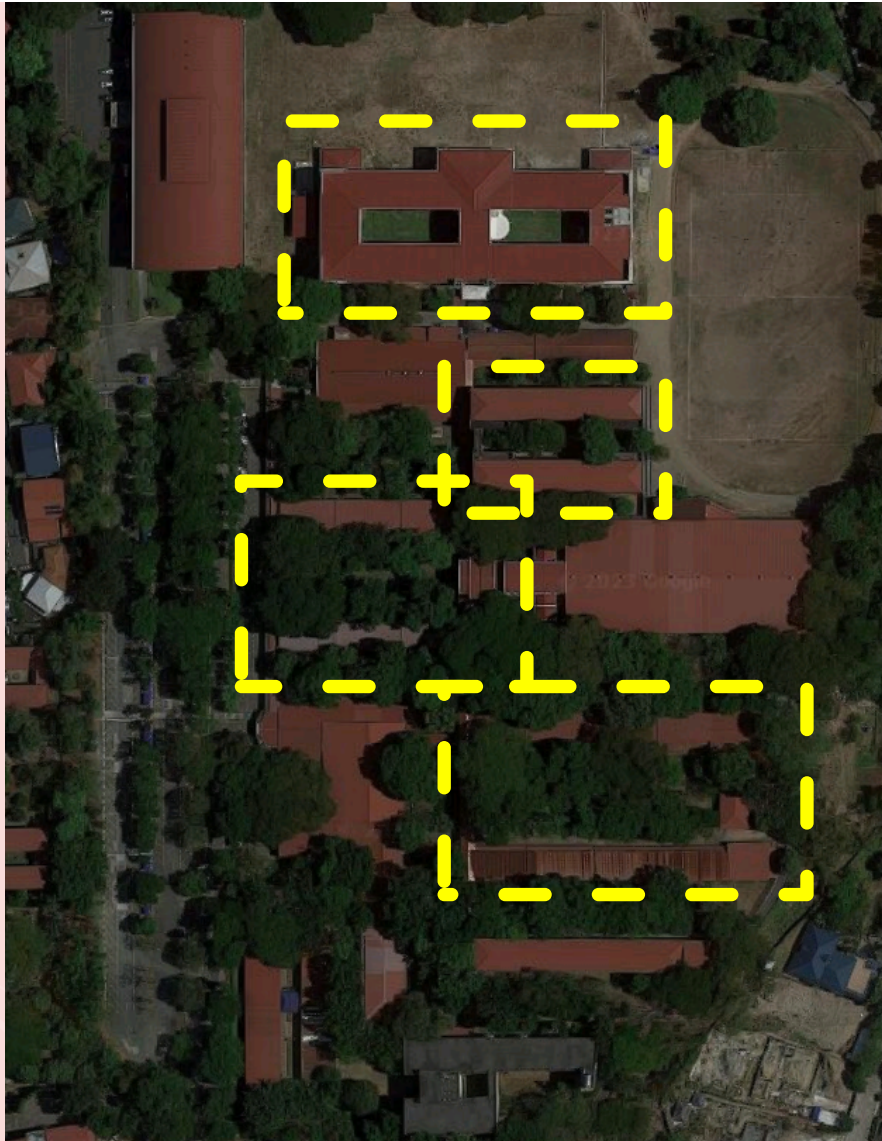


LIBRARY – SORSOGON STATE UNIVERSITY







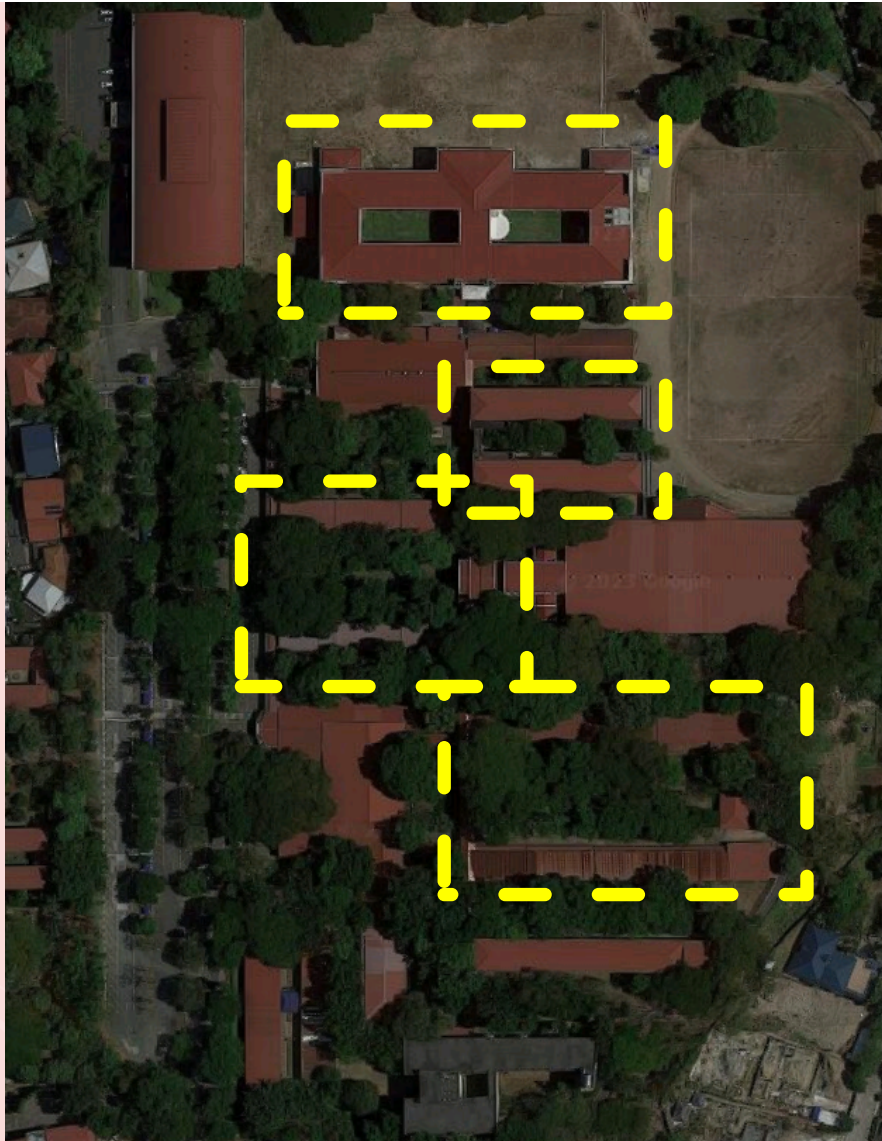


UNIVERSITY QUADRANGLES

- The bisecting pedestrian roads split the academic mall into four quadrants
- In quadrants 1 and 3, the buildings are arranged facing an interior court. This will be the development paradigm for the institutional blocks
- The quadrants will be rearranged such that each has a pocket garden, so that the open space inside the academic mall is split into smaller multiple parks so that it is not too overwhelming and massive.
- New academic buildings will be built up to the pedestrian roads, and arcaded to provide a pleasant walk for users
- This will free up more open space inside the pocket garden



POCKET GARDEN – SHANGHAI, CHINA



UNIVERSITY QUADRANGLES

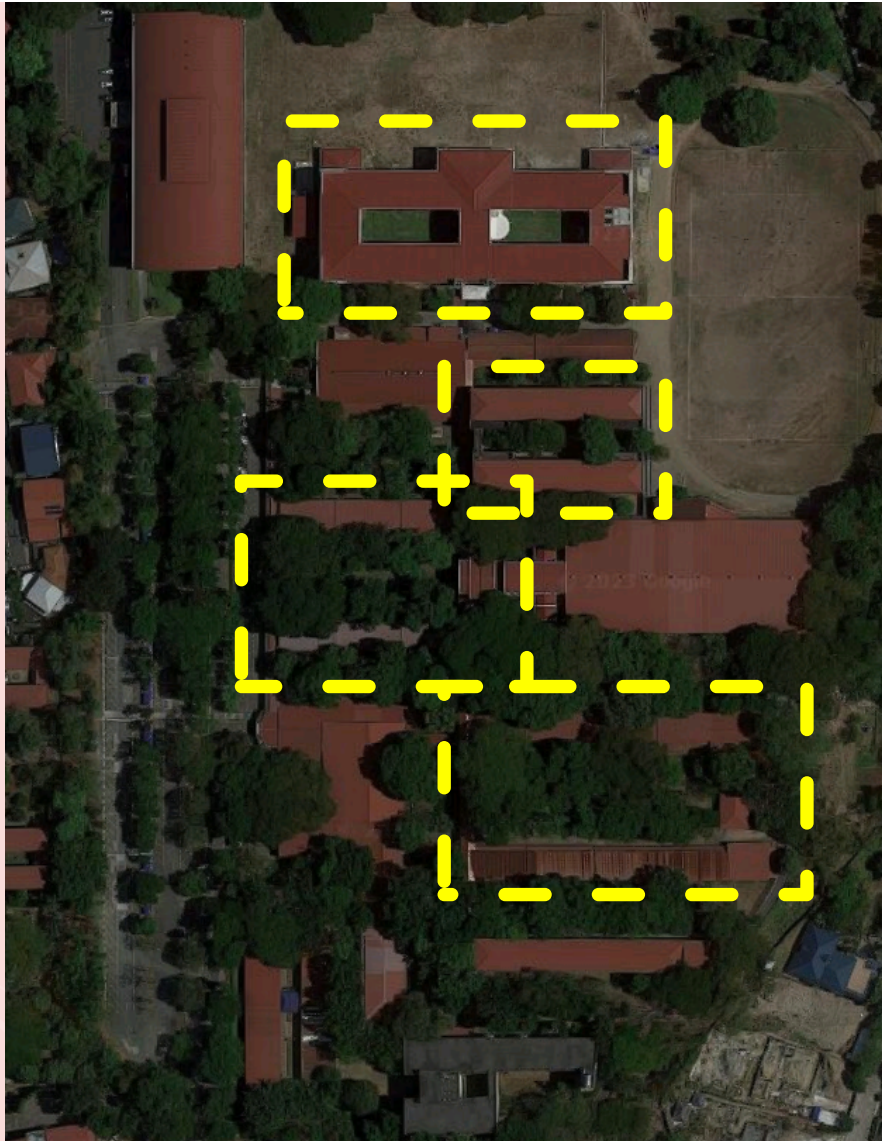
- The bisecting pedestrian roads split the academic mall into four quadrants
- In quadrants 1 and 3, the buildings are arranged facing an interior court. This will be the development paradigm for the institutional blocks
- The quadrants will be rearranged such that each has a pocket garden, so that the open space inside the academic mall is split into smaller multiple parks so that it is not too overwhelming and massive.
- New academic buildings will be built up to the pedestrian roads, and arcaded to provide a pleasant walk for users
- This will free up more open space inside the pocket garden



ARCADED WALK - ESCOLTA, MANILA



ARCADED WALK - DAVAO CITY



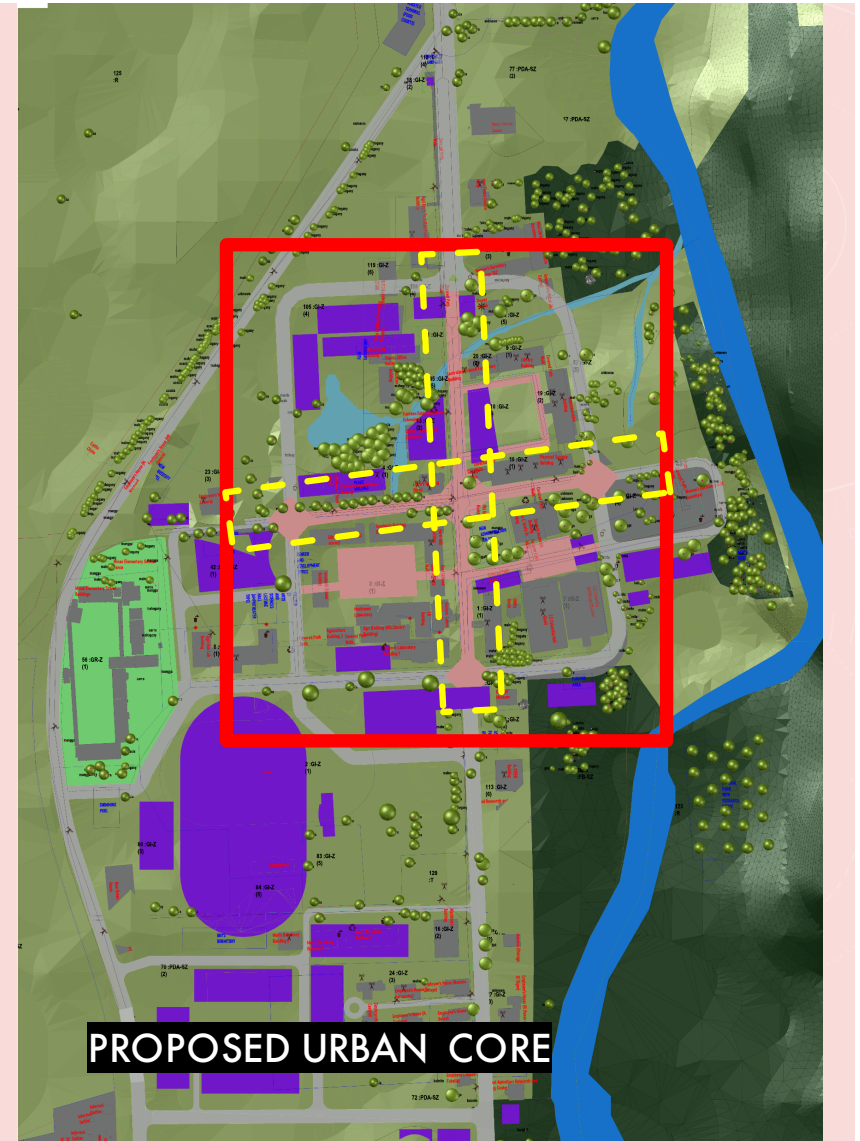
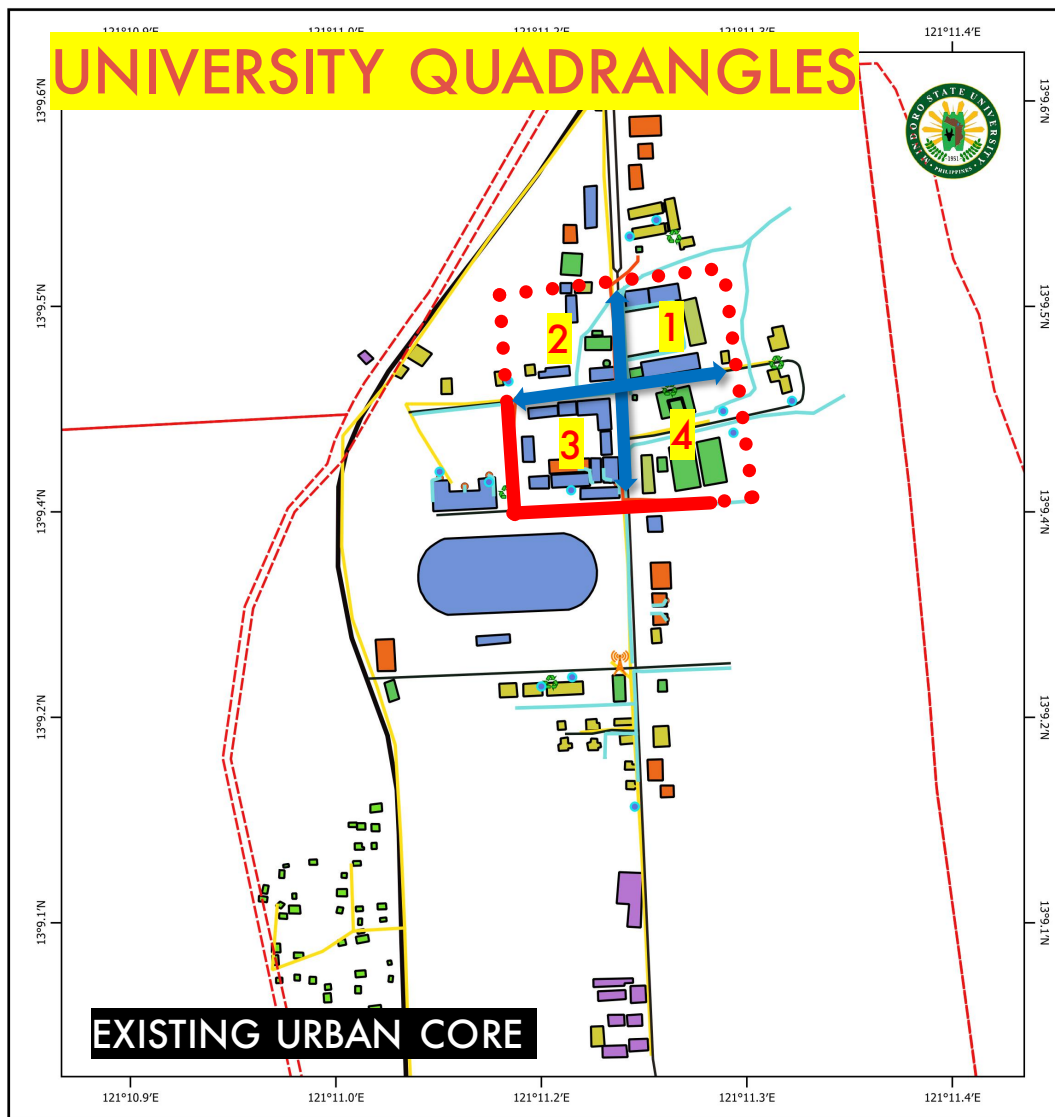
UNIVERSITY QUADRANGLES

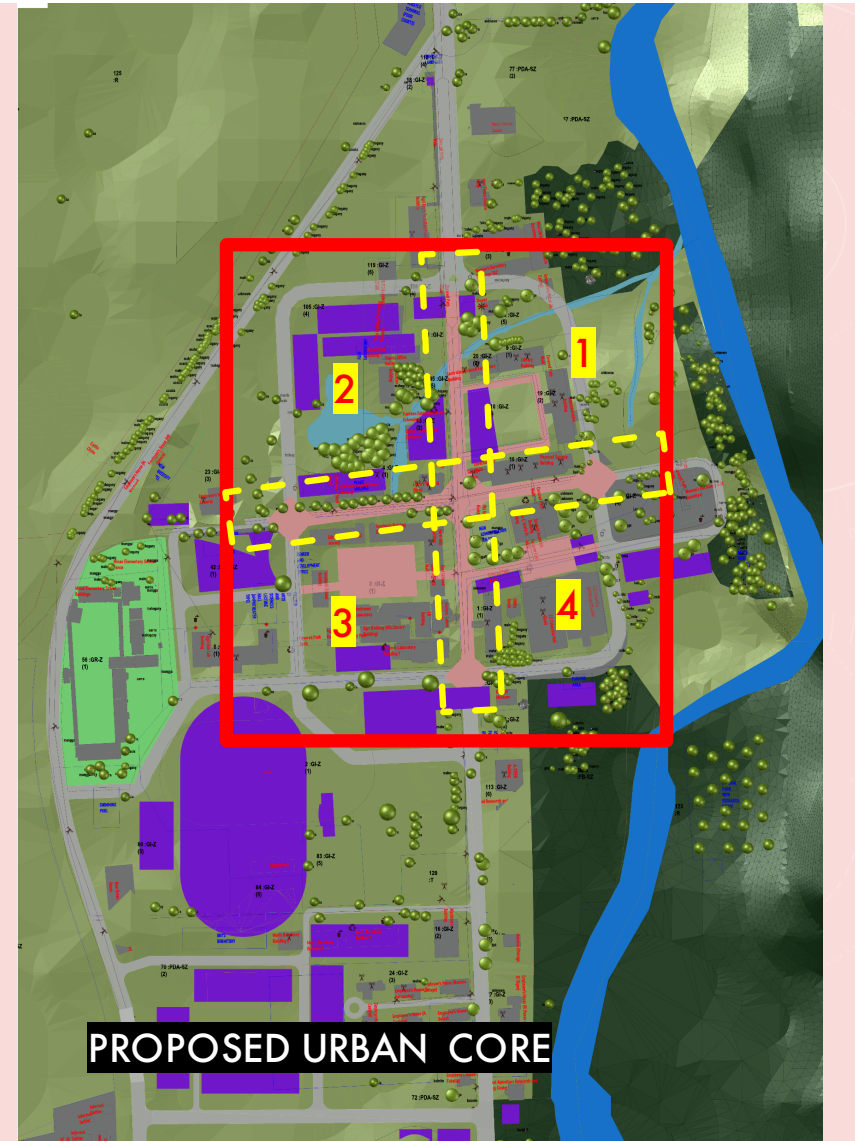
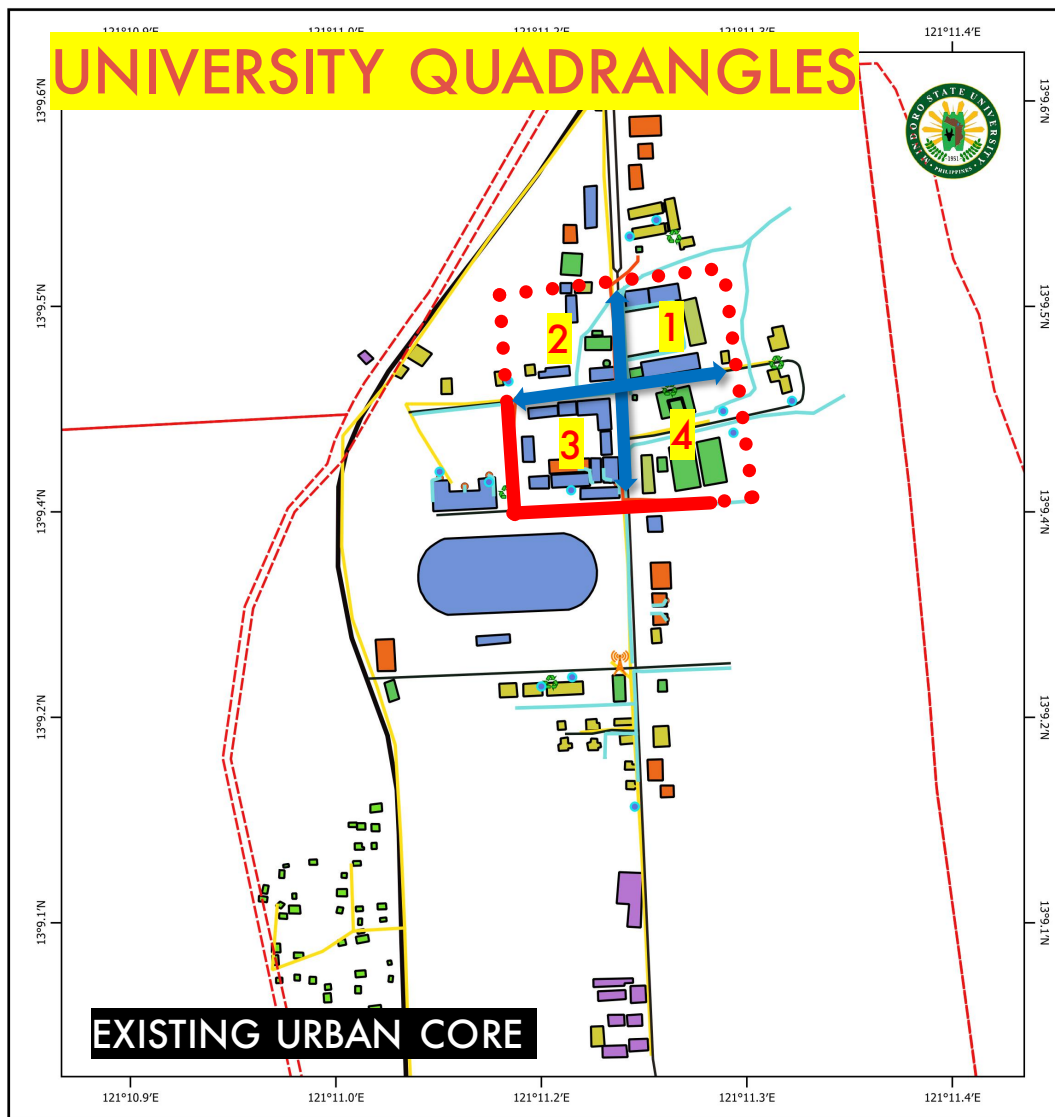
- Each quadrangle will be dedicated to a department/similar group of departments
 - Arts Quadrangle, Sciences Quadrangle, Agriculture Quadrangle, General Academic Quadrangle
- In these quadrangles will be urban gardens, student stalls, reading nooks, eating areas, etc
- Example: Ateneo De Manila High School, pre-2017 each year level had its own quadrangle

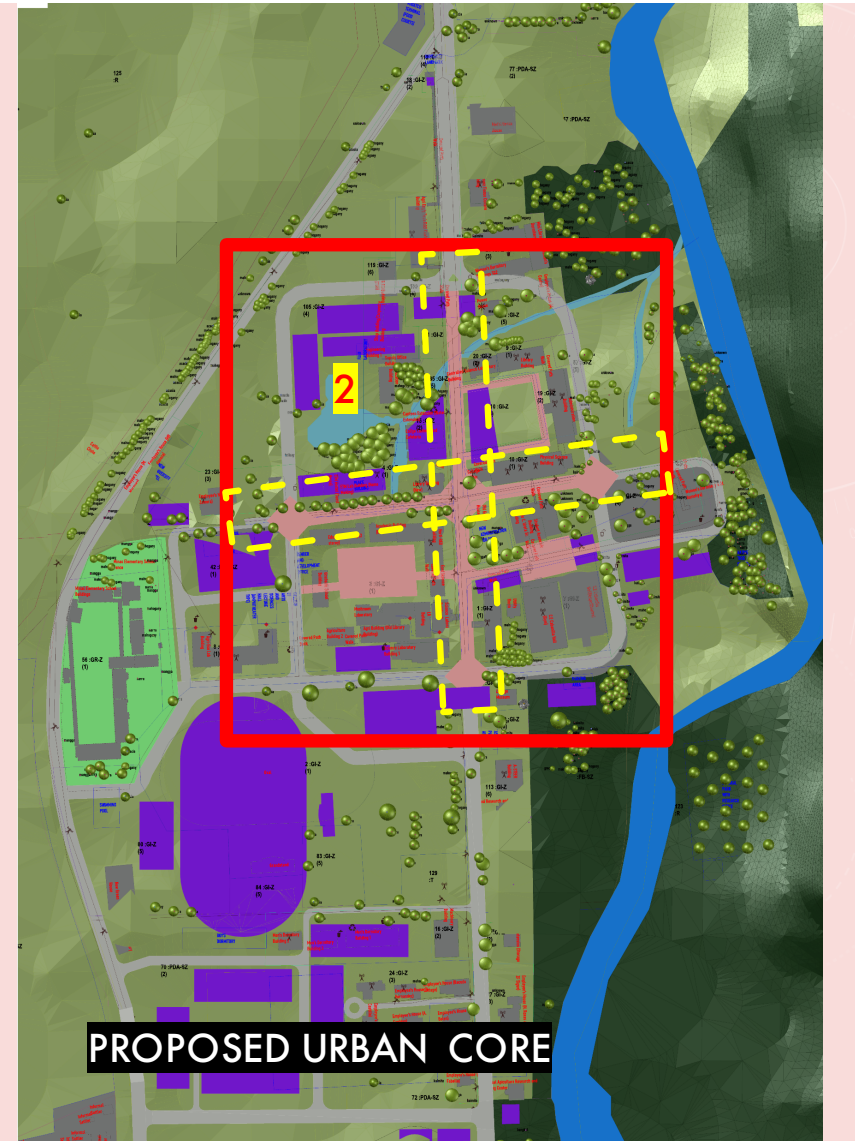
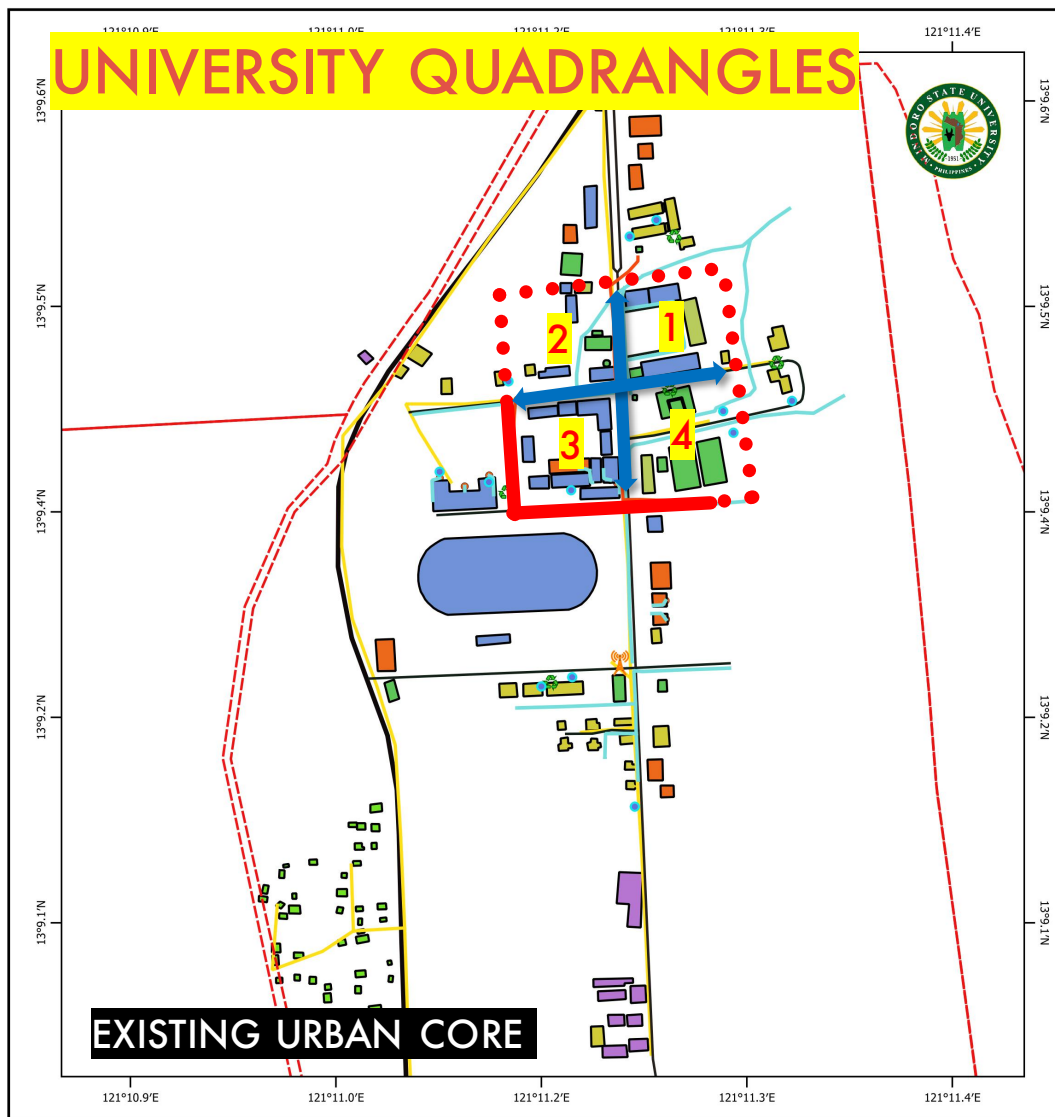


FOURTH YEAR QUADRANGLE - ATENEO DE MANILA HIGH SCHOOL

We pray, you keep us, Mary, cons
We pray, you keep us,







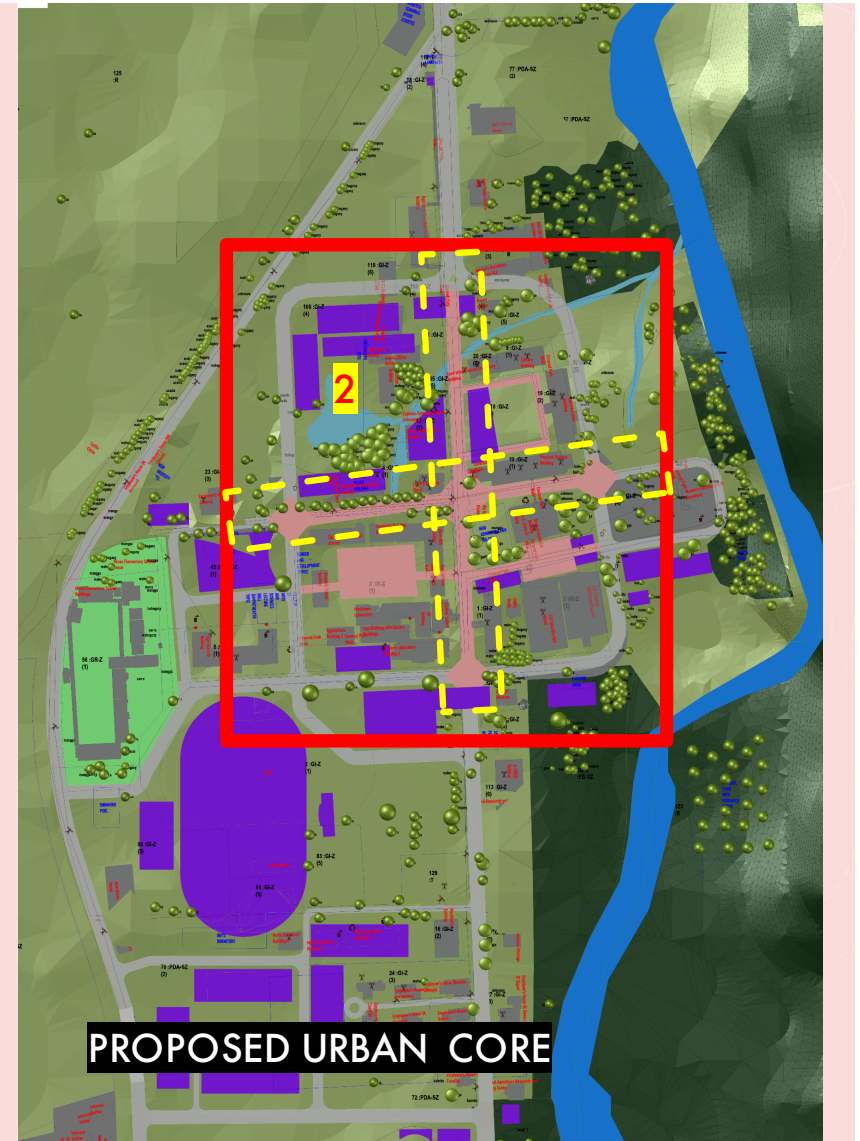
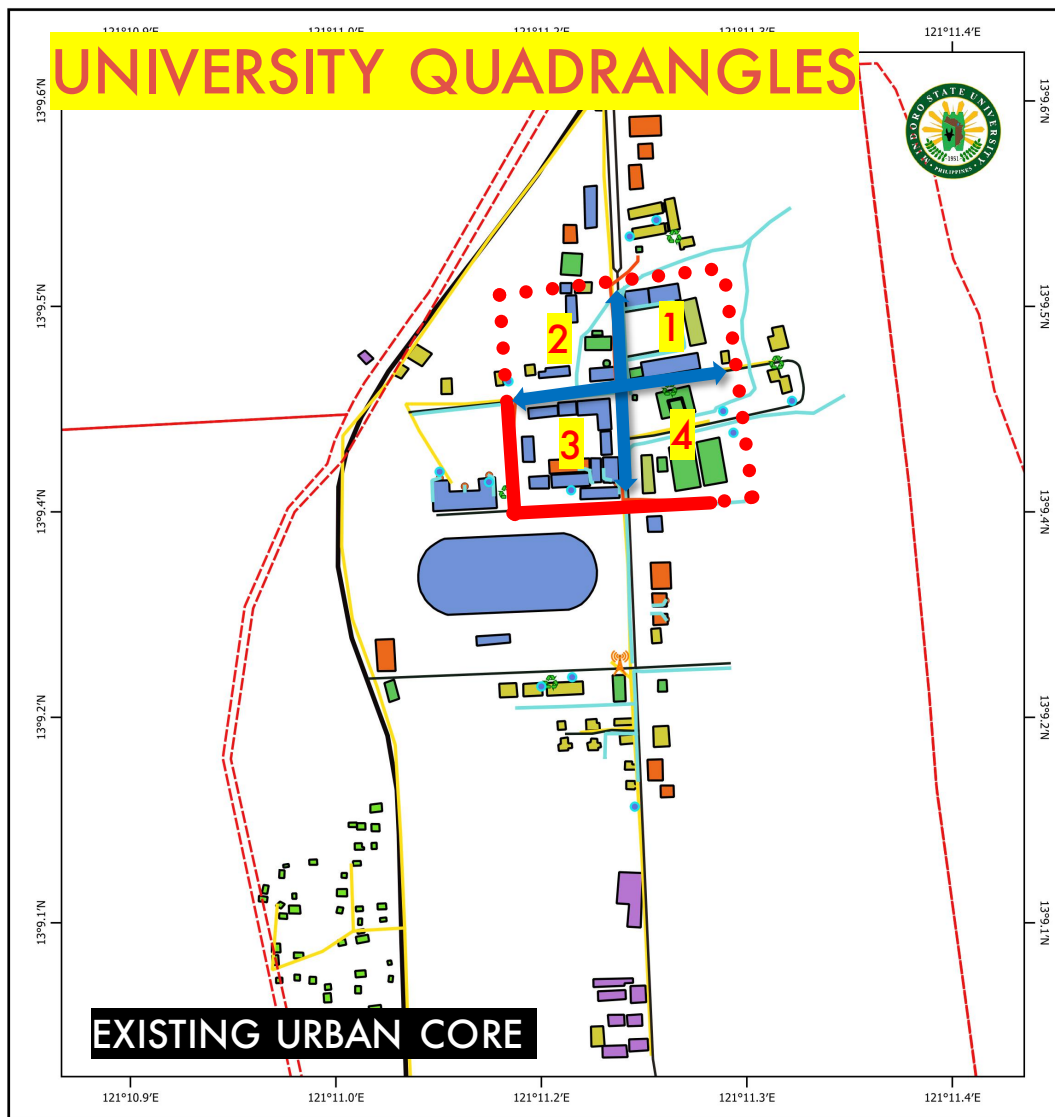


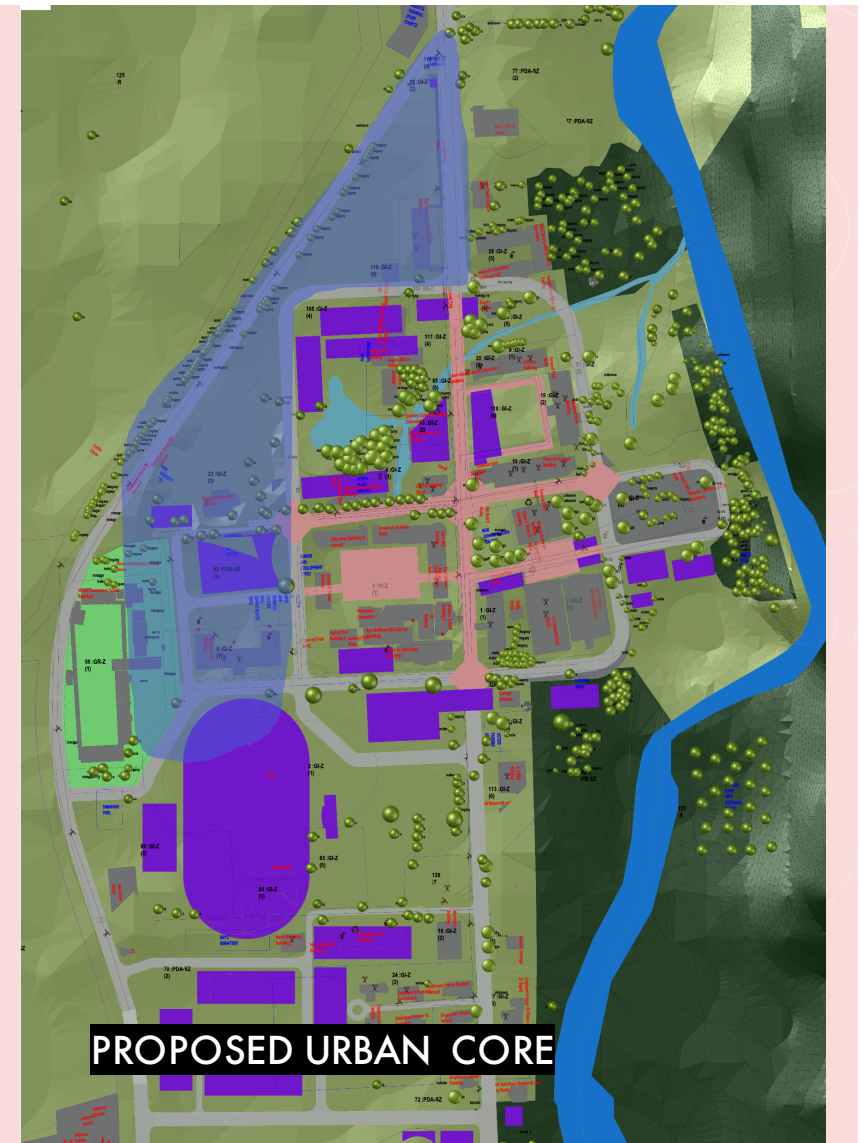
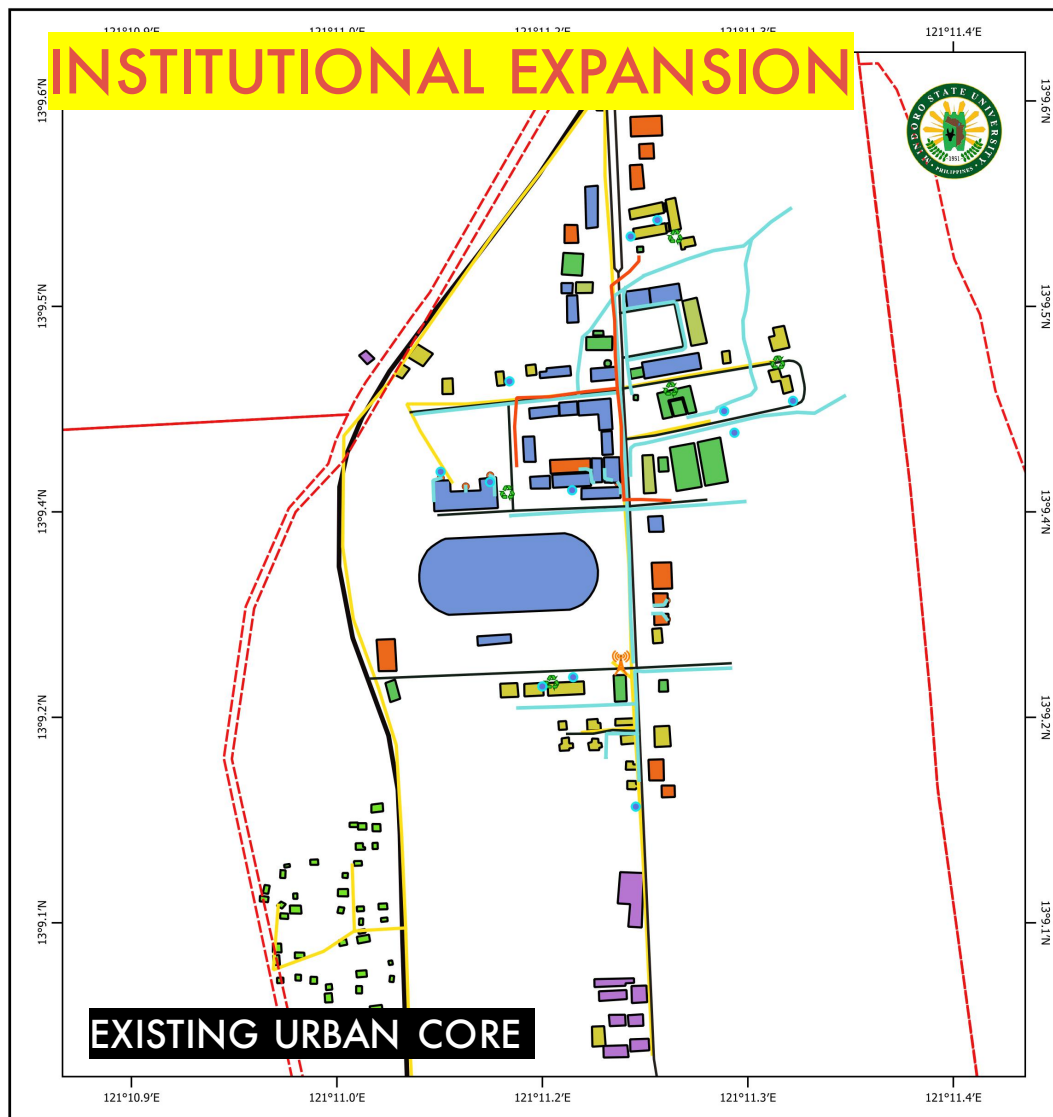
UNIVERSITY POND

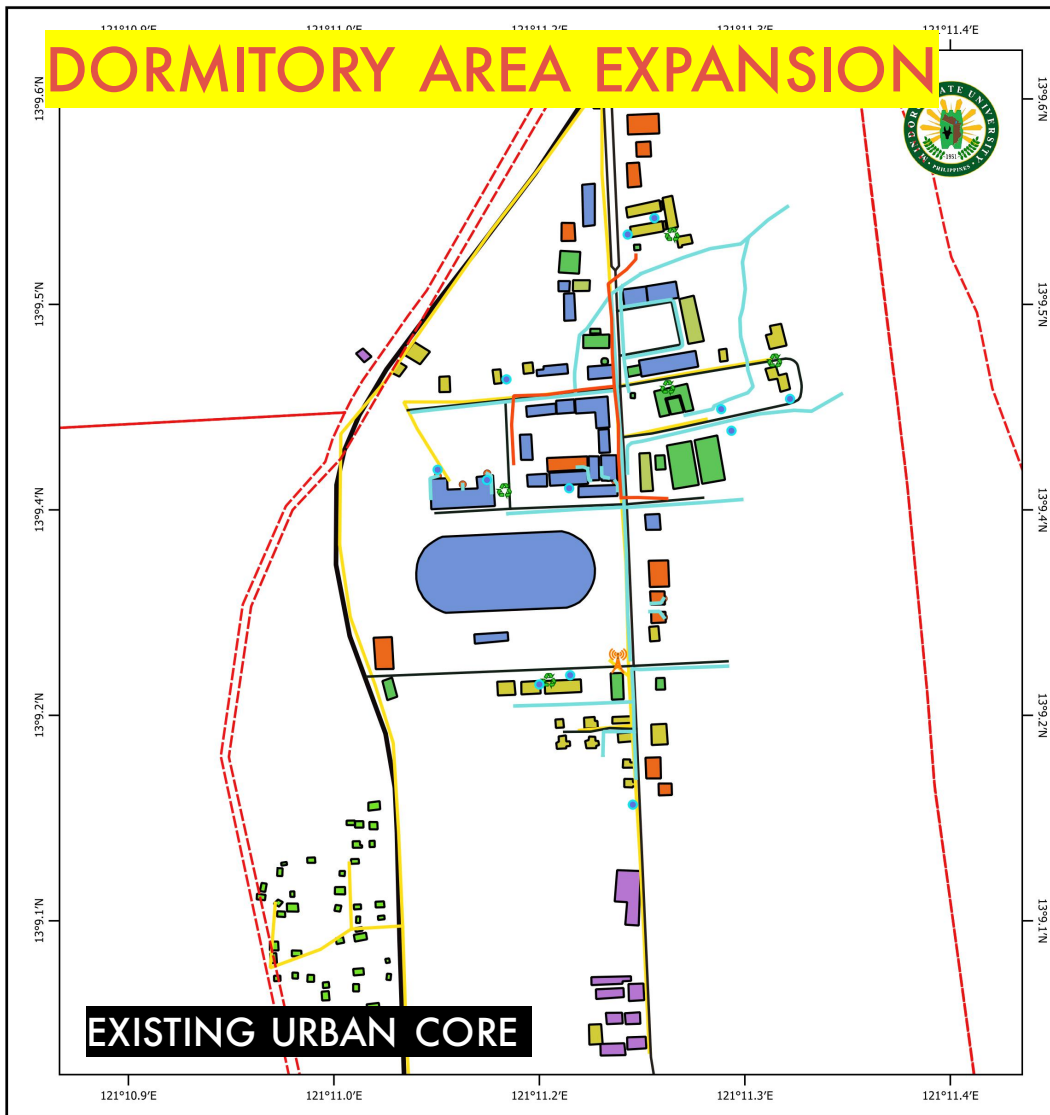
- An existing swale passes through Quadrant 2
- We want to propose a retention pond here to help mitigate the effects of flooding
- Development will be more sparse here as compared to the other quadrants
- This area will be a point of interest in the campus, as the Student Center will have a view towards it
- Example: Sanshiro Pond, University of Tokyo - Hongo

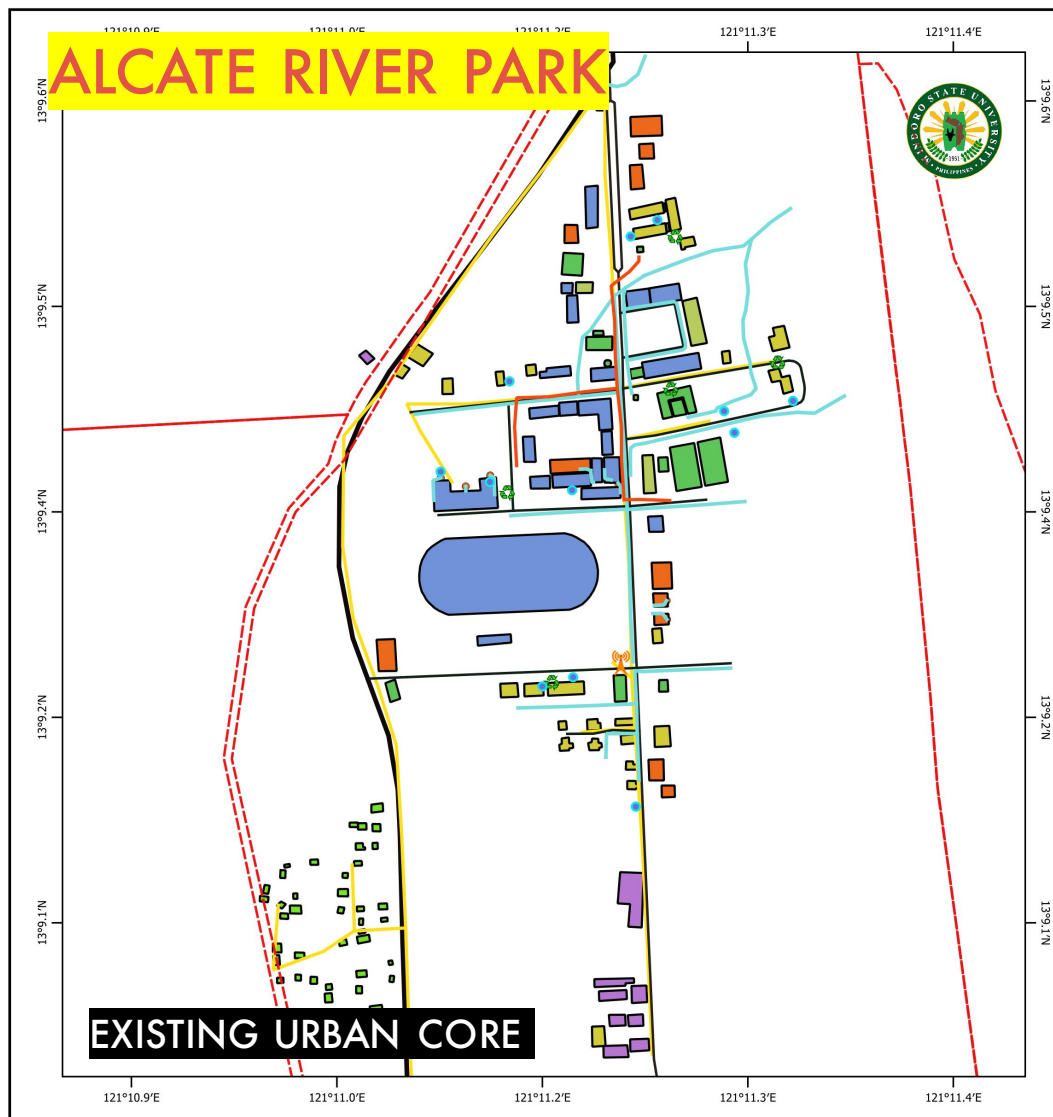


SANSHIRO POND - UNIVERSITY OF TOKYO







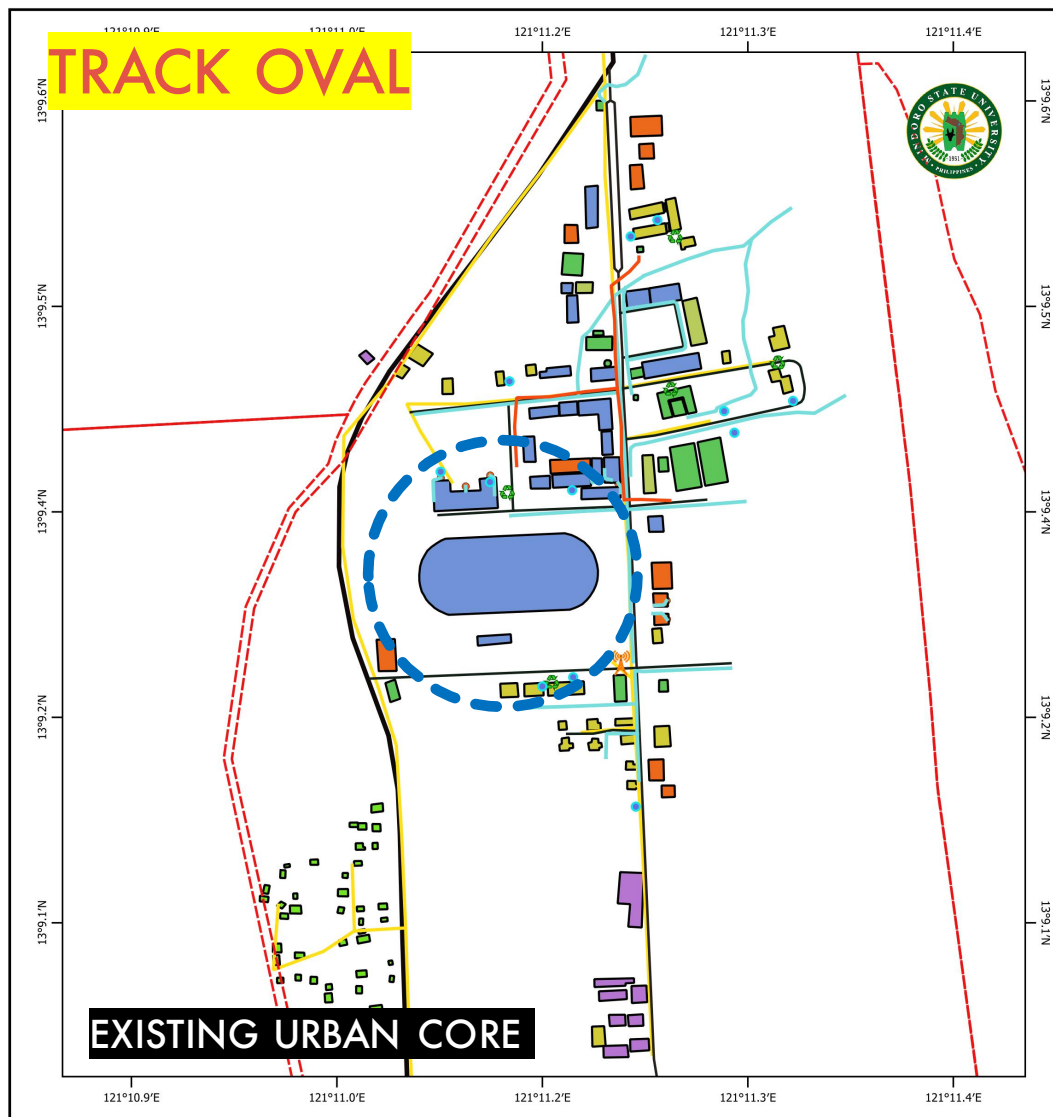


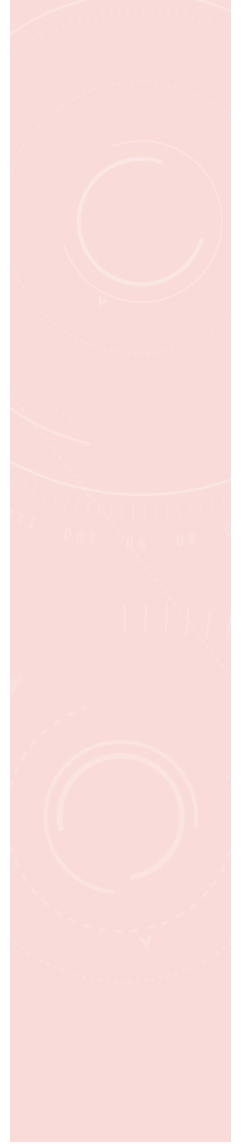
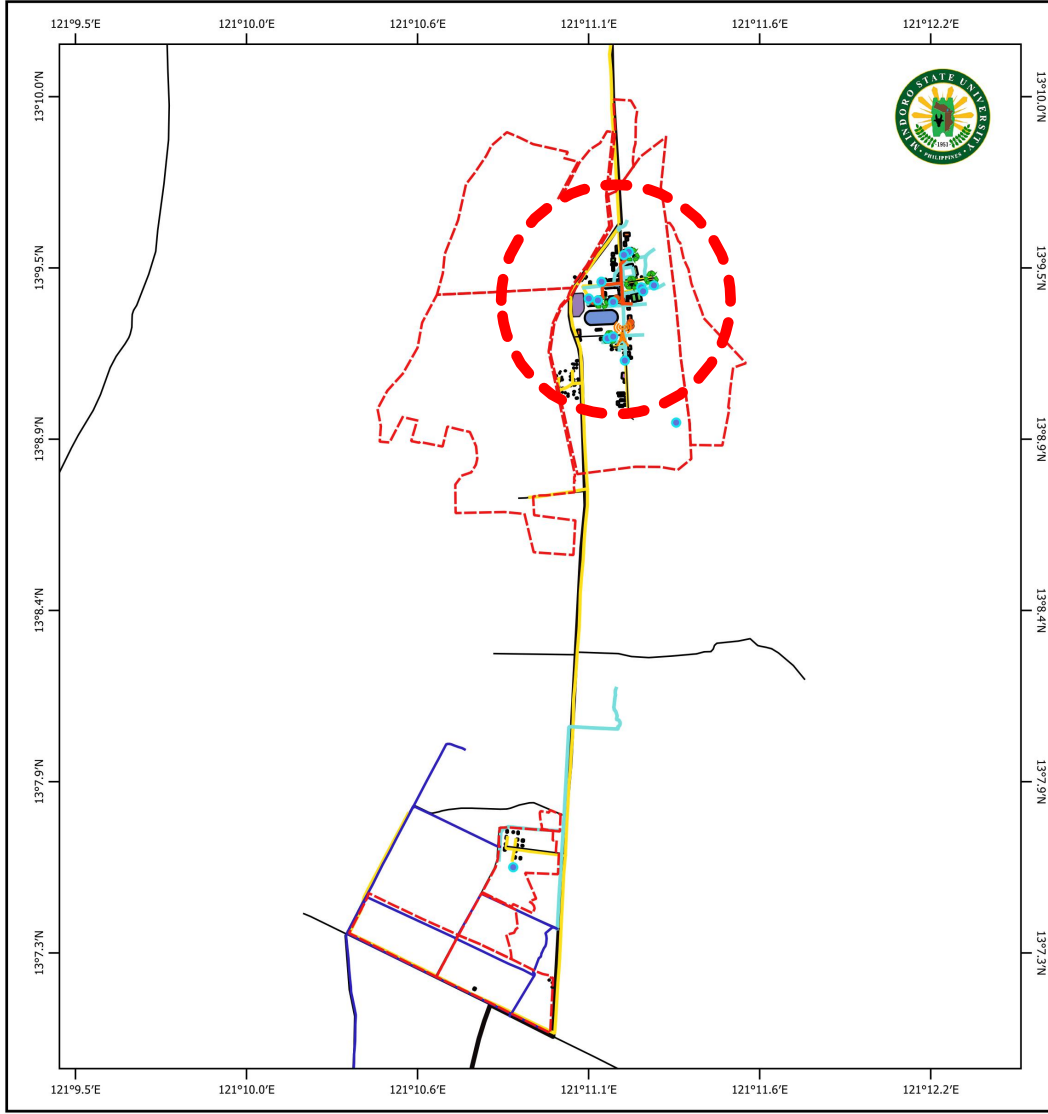


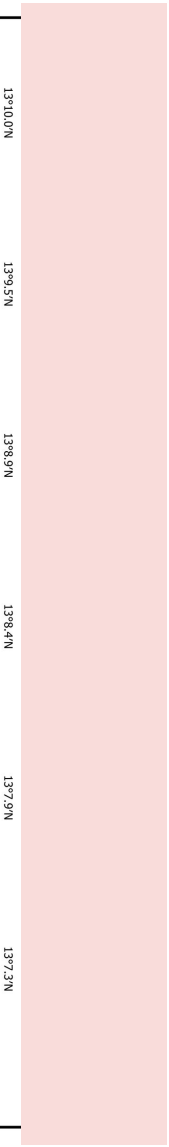
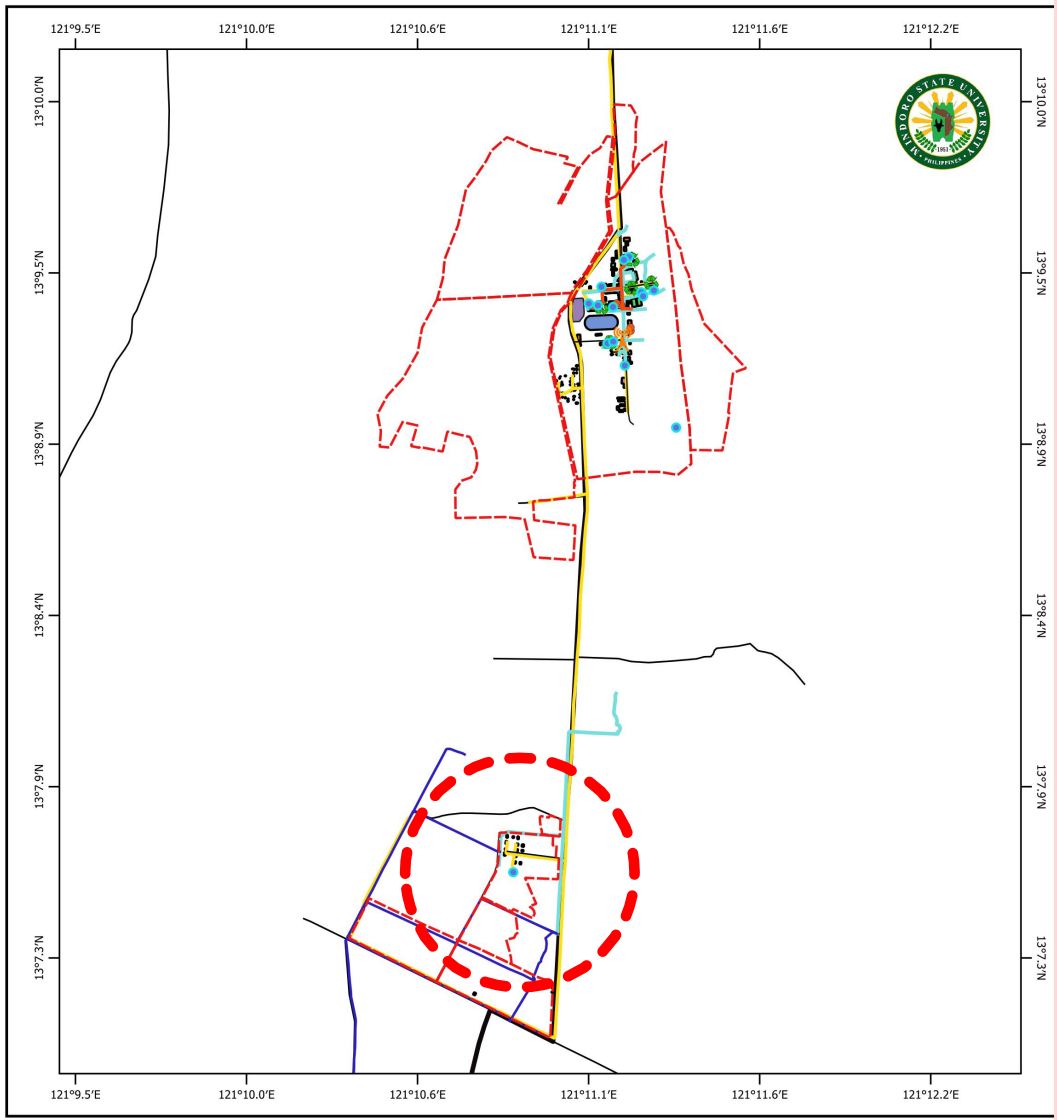
ARROCEROS RIVER PARK – MANILA

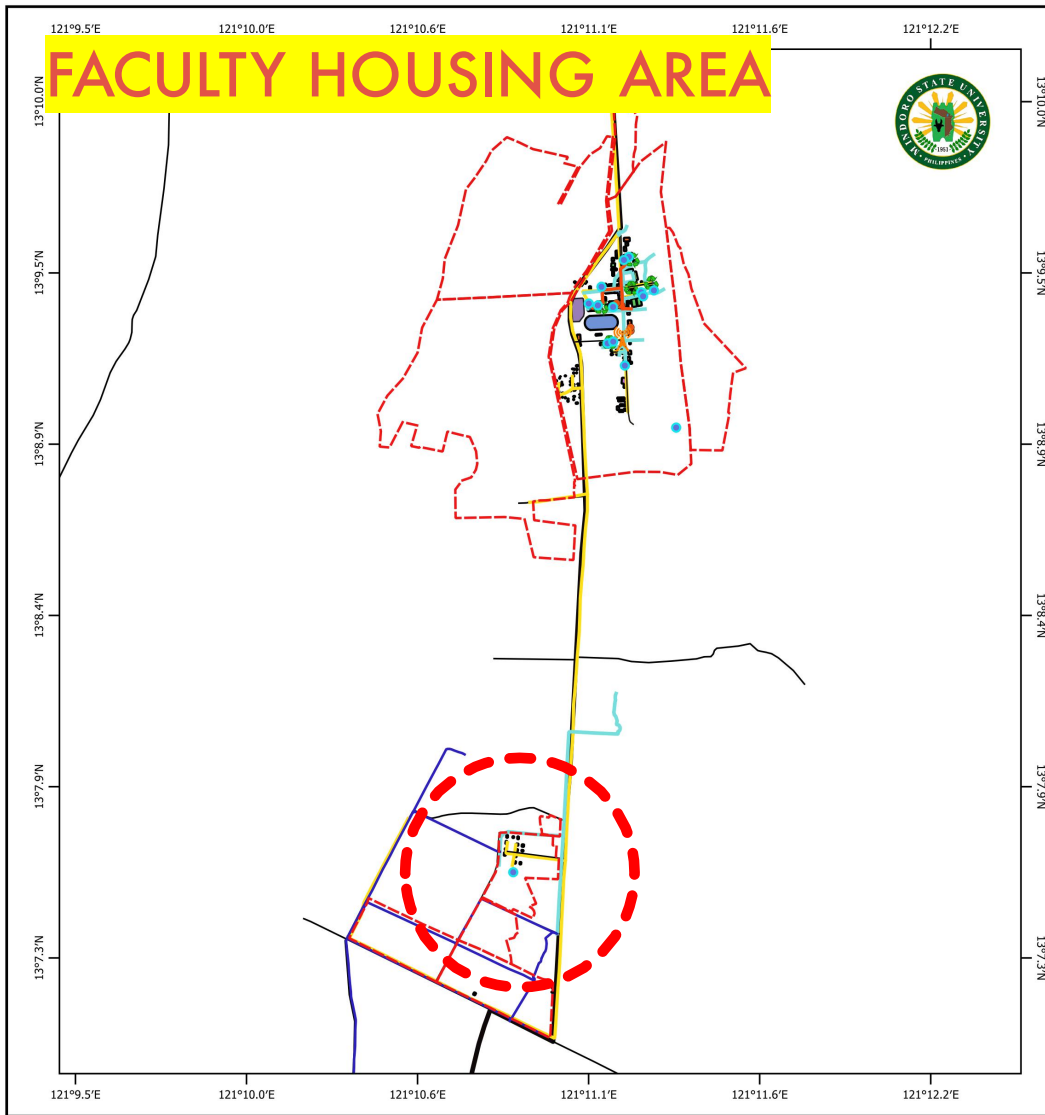


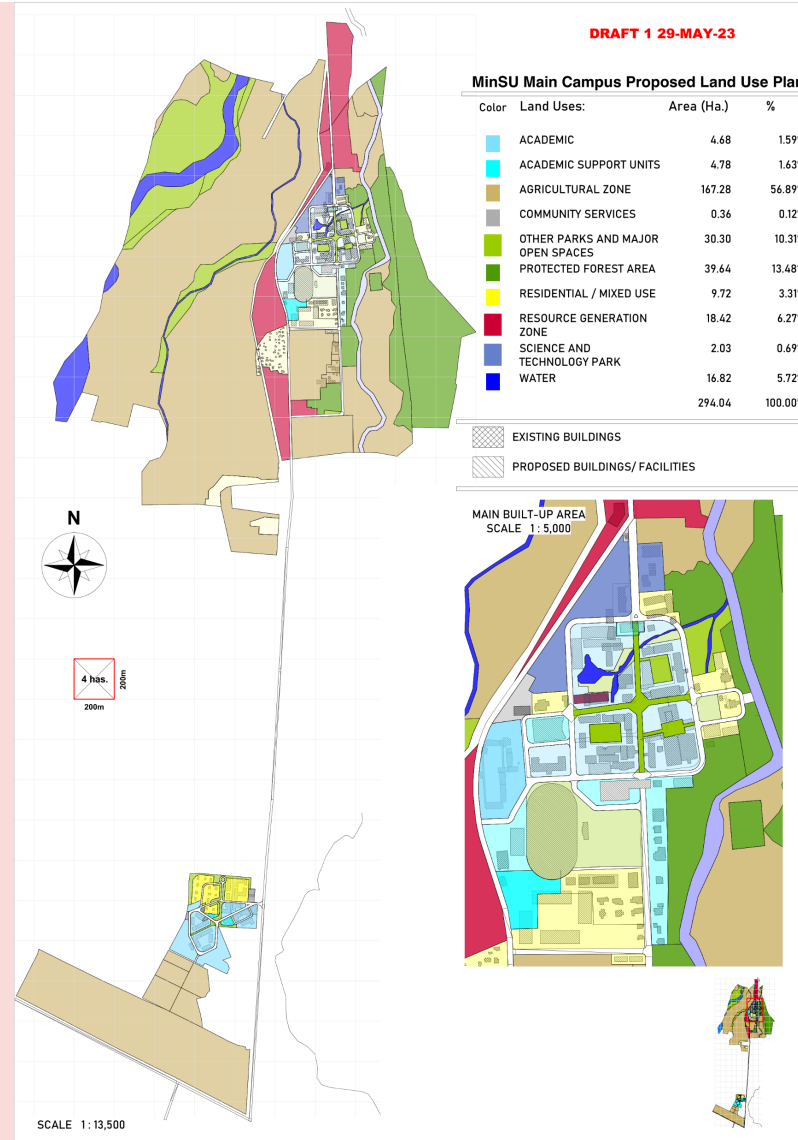
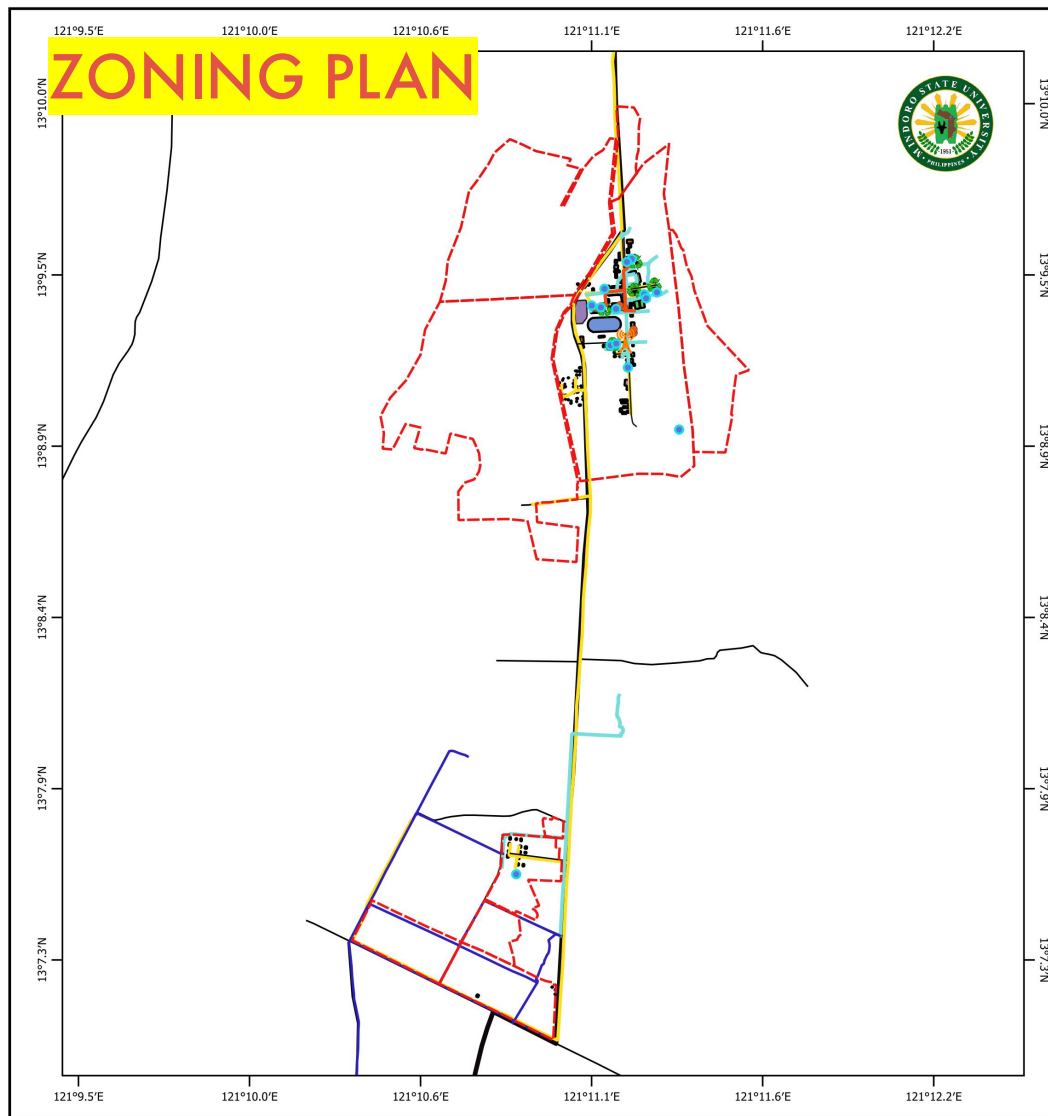
ARROCEROS RIVER PARK – MANILA







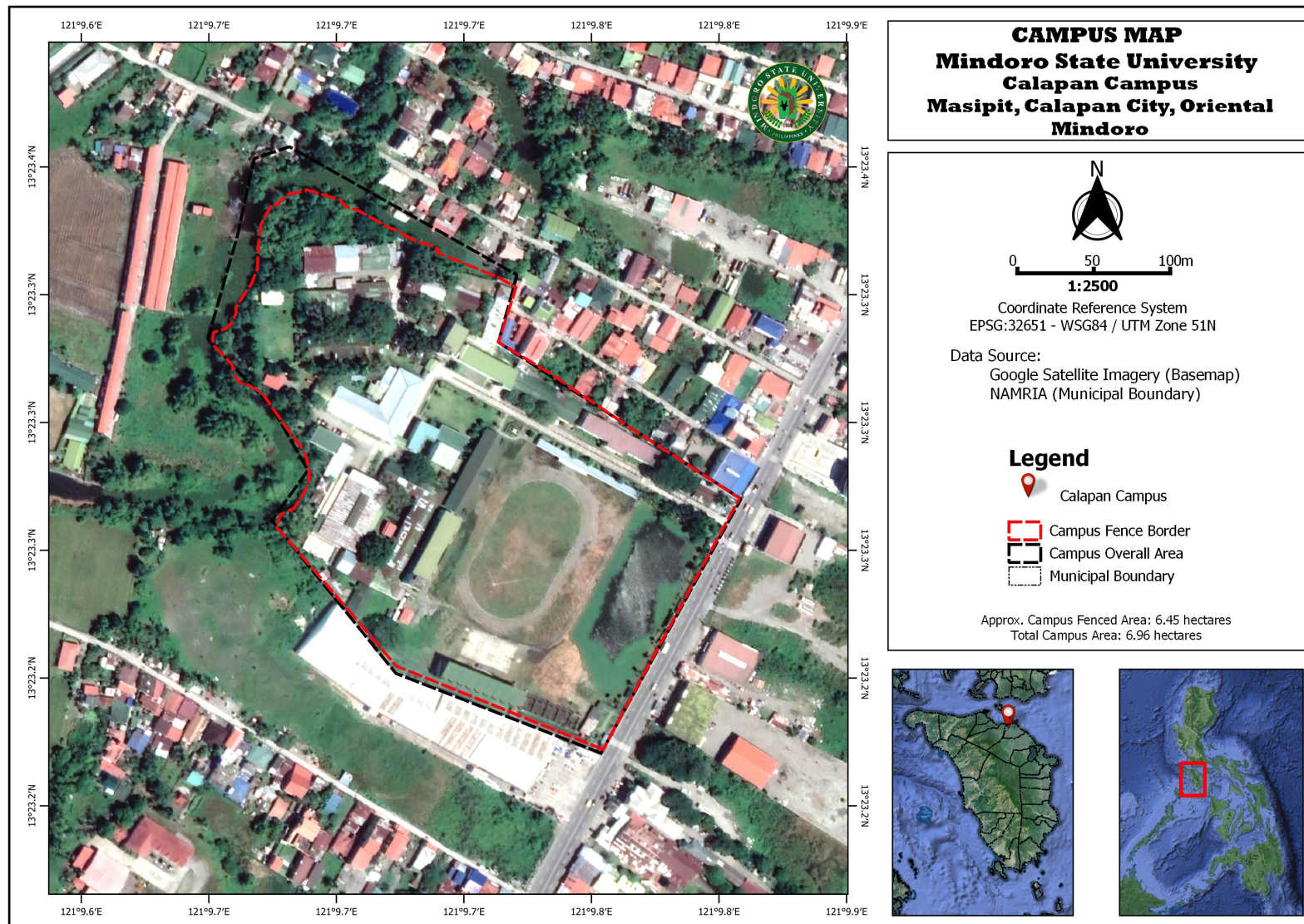






CALAPAN CAMPUS

MINDORO STATE UNIVERSITY MASTER DEVELOPMENT
PLANNING

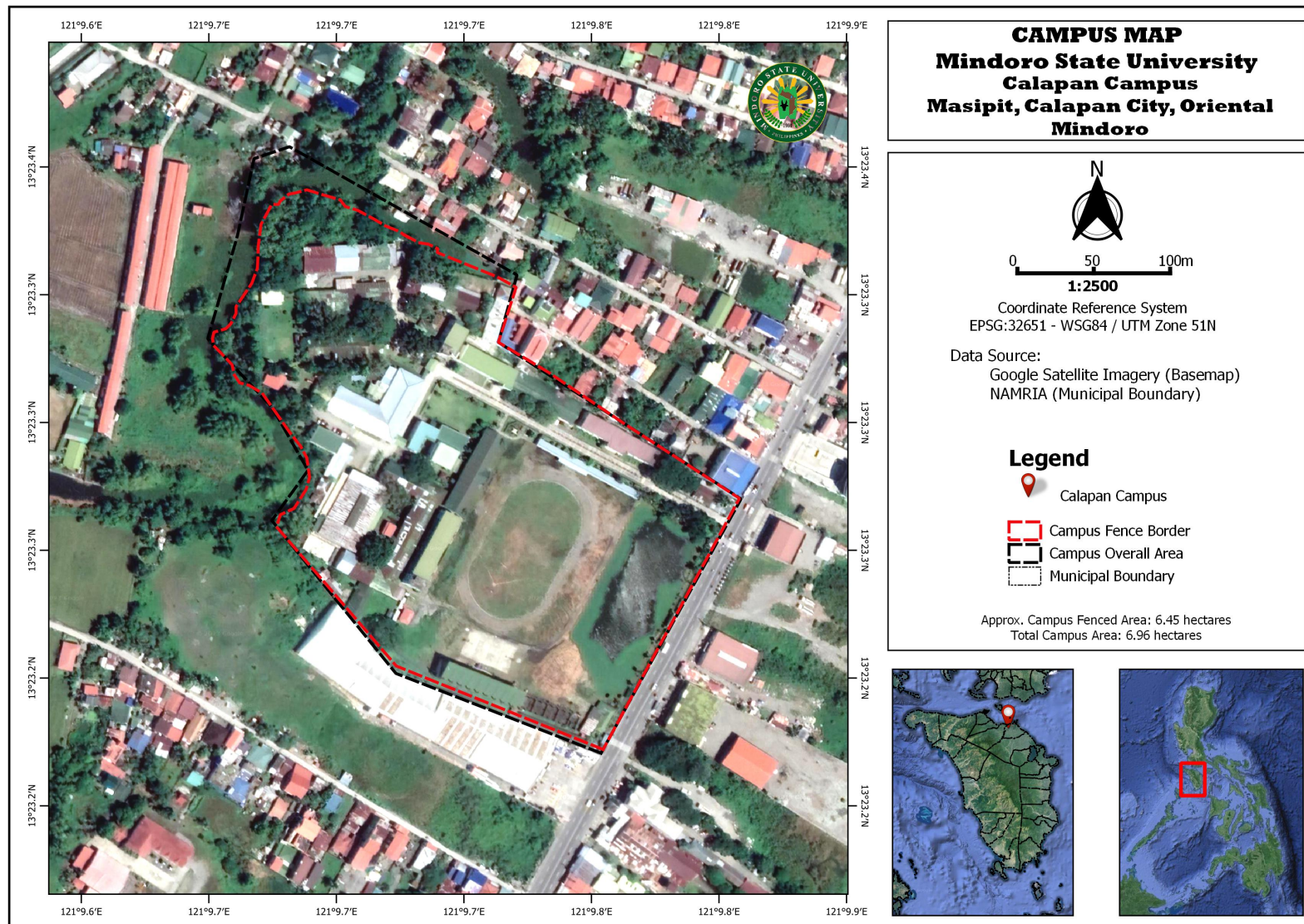


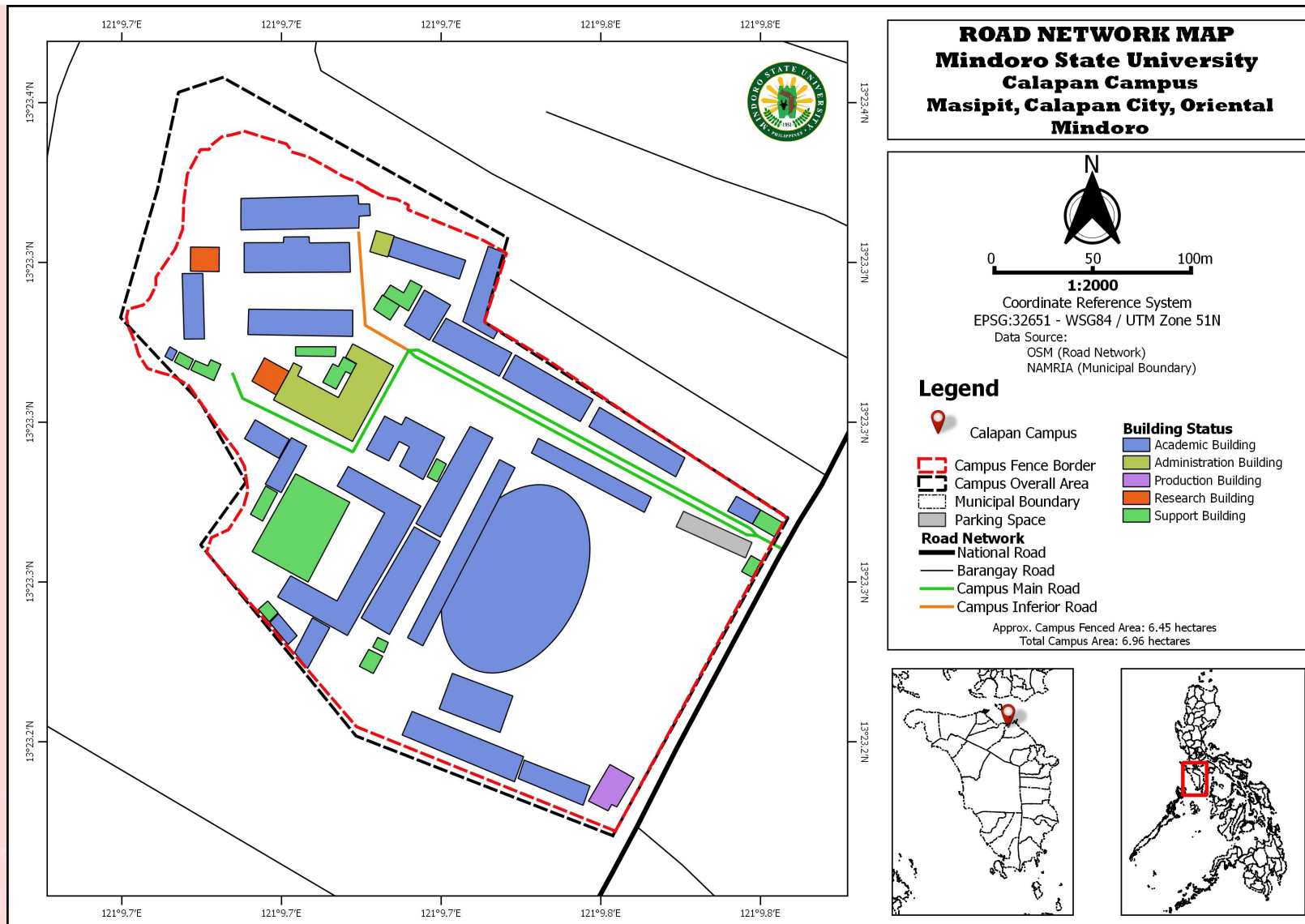
GENERAL DESCRIPTION

- This campus is its own isolated enclave amongst its neighbors..
- The campus looks expansive from the main road because of the setback of the development area from the road
- Development at the back of the campus near the creek could be efficiently planned
- The road network is incomplete and impermeable, leading to traffic and disaster safety issues
- No designated parking area and transit stop
- The architectural style of the buildings could be better coordinated to evoke a sense of identity for the campus
- The buildings on campus can be improved in terms of access, safety, material specification, maintenance and overall relation to the larger campus plan

OVERARCHING CONCEPT

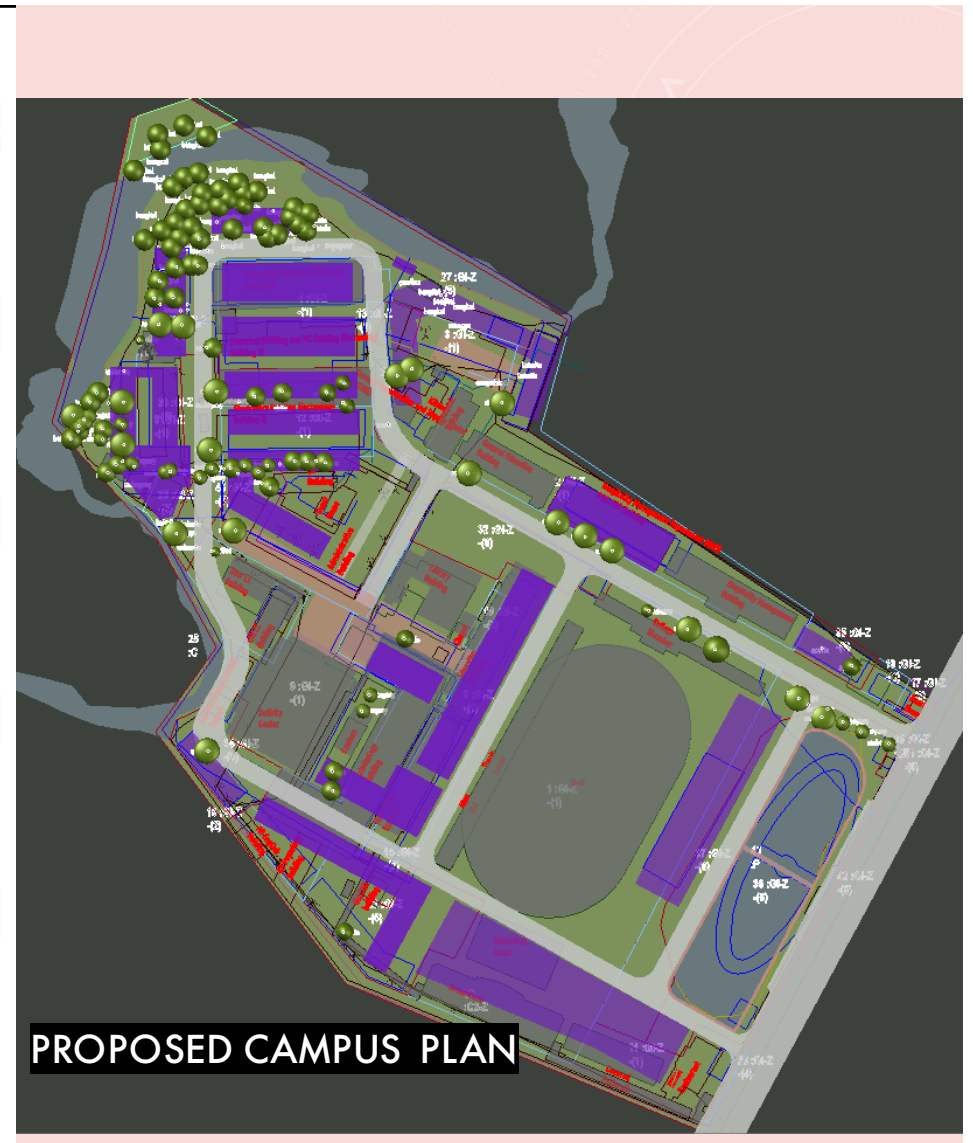
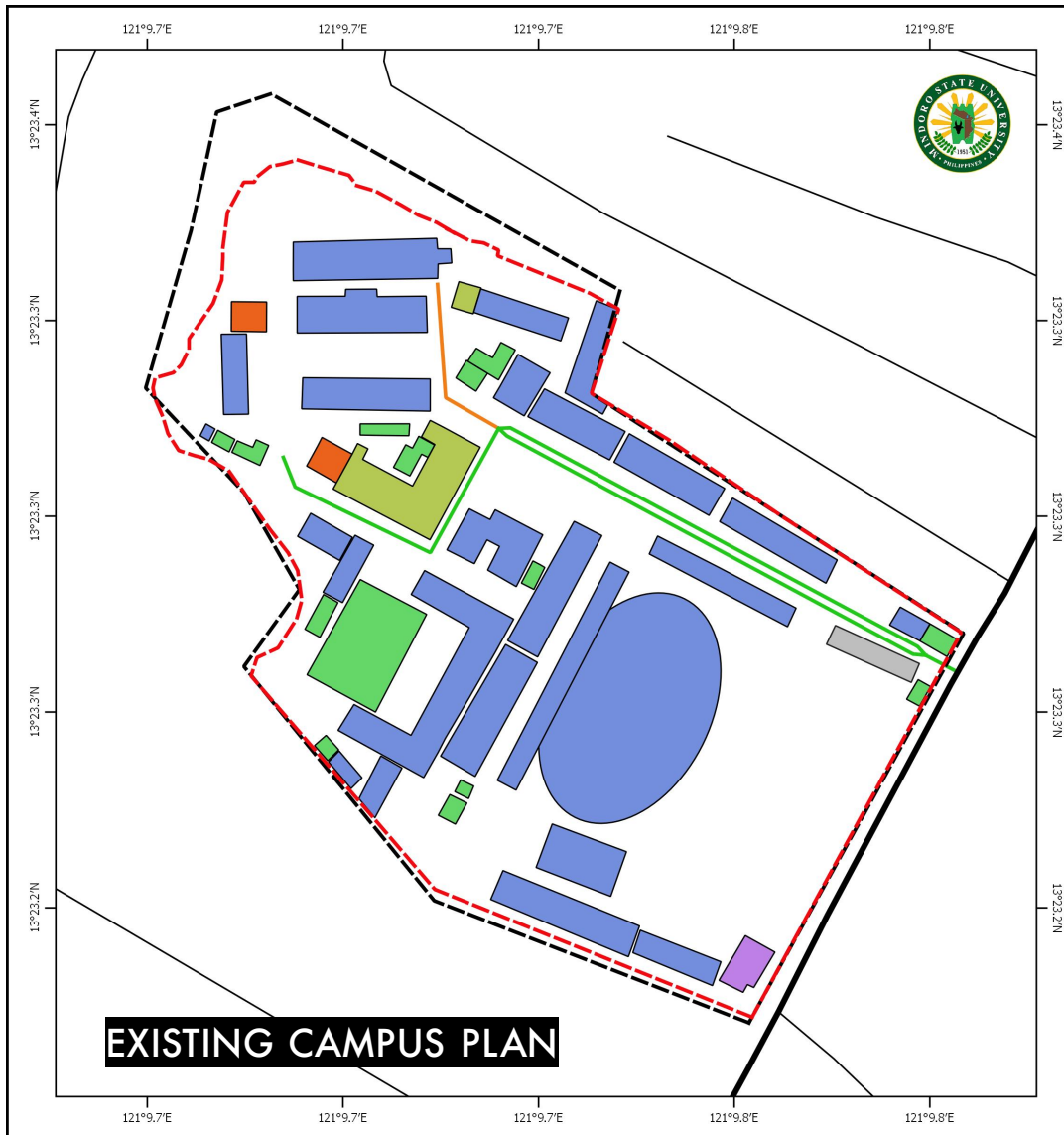
- **UNIFIED CHARACTER:** Take advantage of vistas and sightlines of the road network
- **UNIFIED CHARACTER:** Set a softer aesthetic architectural style that future campus buildings should emulate
- **UNIFIED CHARACTER:** Set a proper building hierarchy for the academic core
- **SAFETY:** Complete the existing road network to facilitate proper movement
- **SAFETY:** Conceptualize a new transport route for the campus such that most of the academic core is accessible without compromising the safety of pedestrians
- **PHYSICAL ACTIVITY:** Emphasize pedestrian walks in the campus
- **SOCIAL CONNECTEDNESS:** Put an emphasis on parks and discourse areas for students
- **NATURAL SYSTEMS:** Take advantage the natural site inventory to create better campus spaces







- This is the campus plan of Calapan Campus
- The total area of this campus is around 6-7 hectares, making it the smallest campus
- Regardless, this campus has the largest student population among the three
- In terms of campus planning, the paradigm used in designing this campus, and the paradigm that we propose for our design is the **SMALLEST FOOTPRINT** paradigm
 - Buildings are more densely packed, and are developed vertically rather than horizontally
 - More mixed use development than separated functions

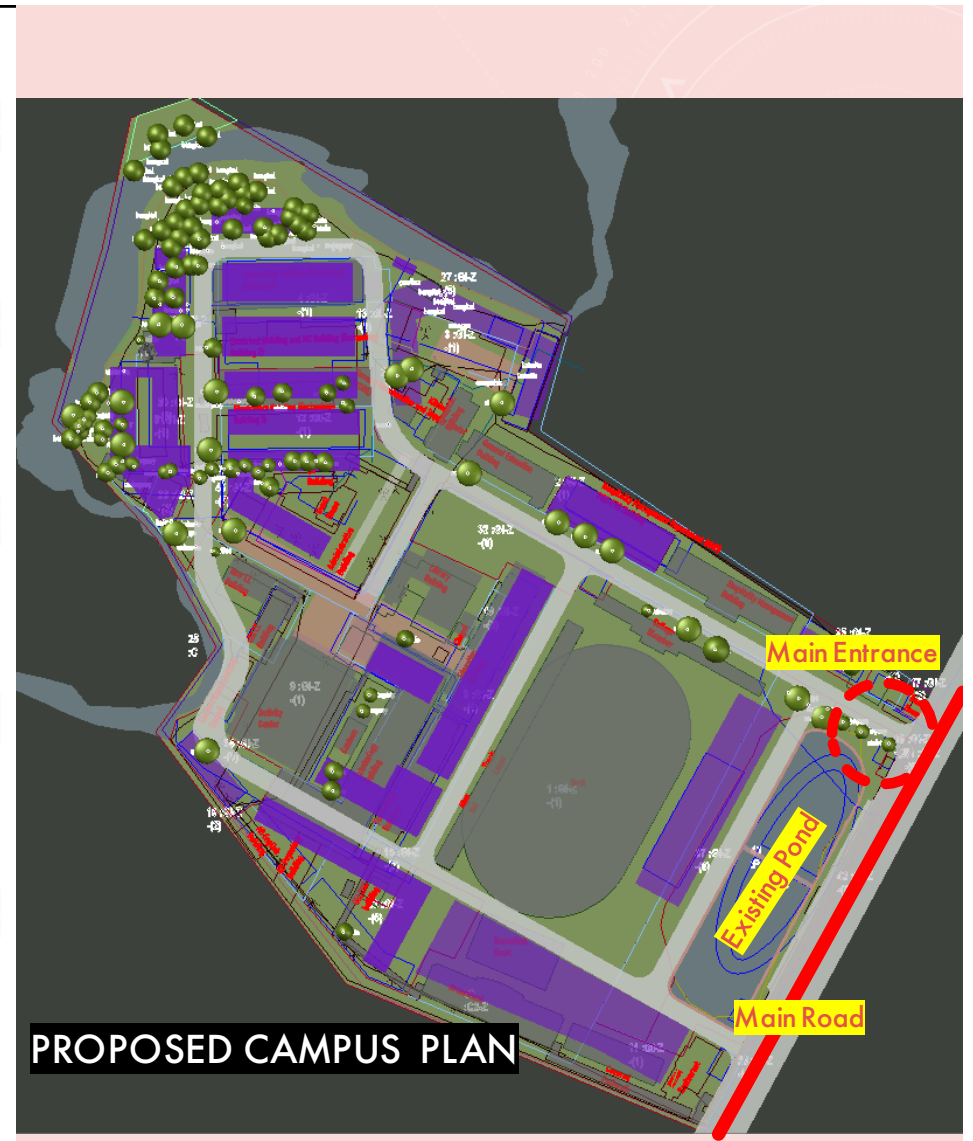


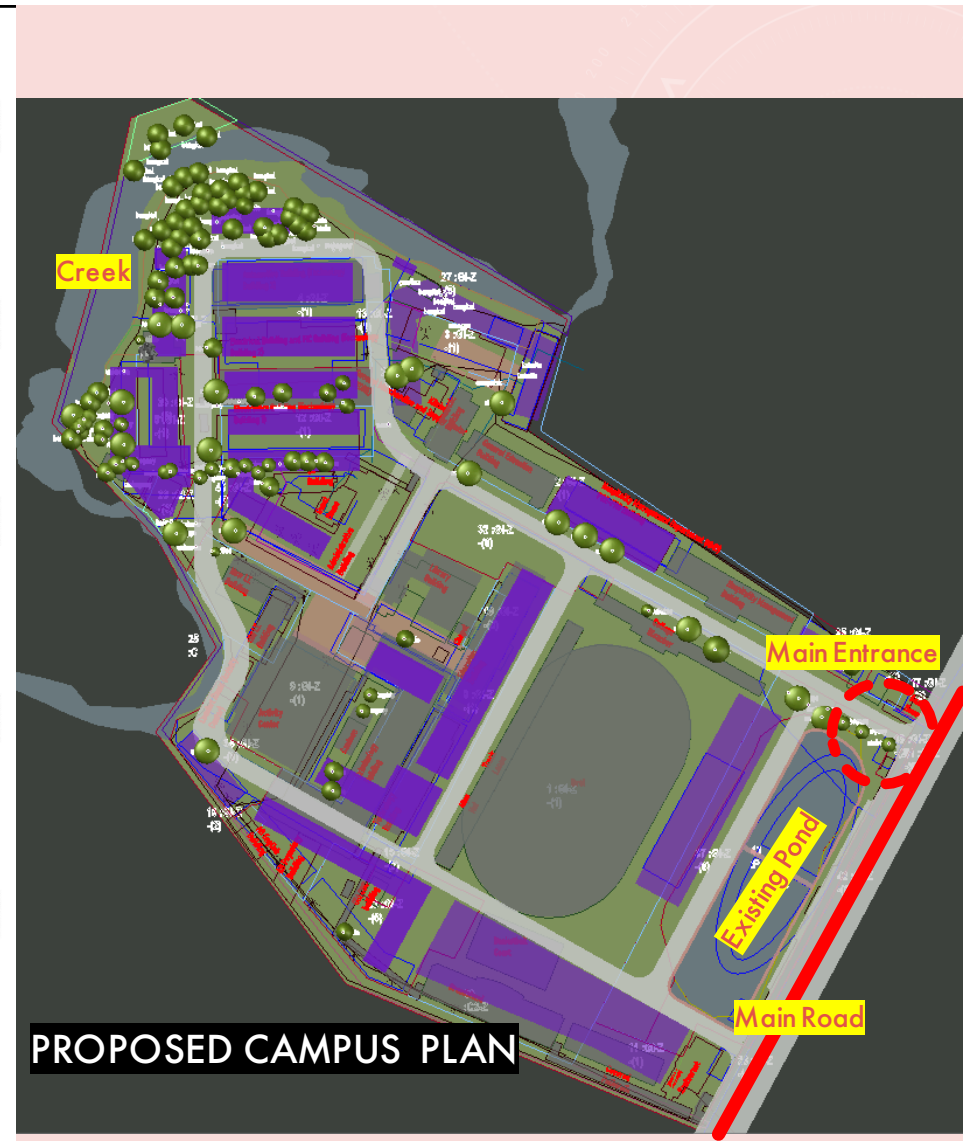


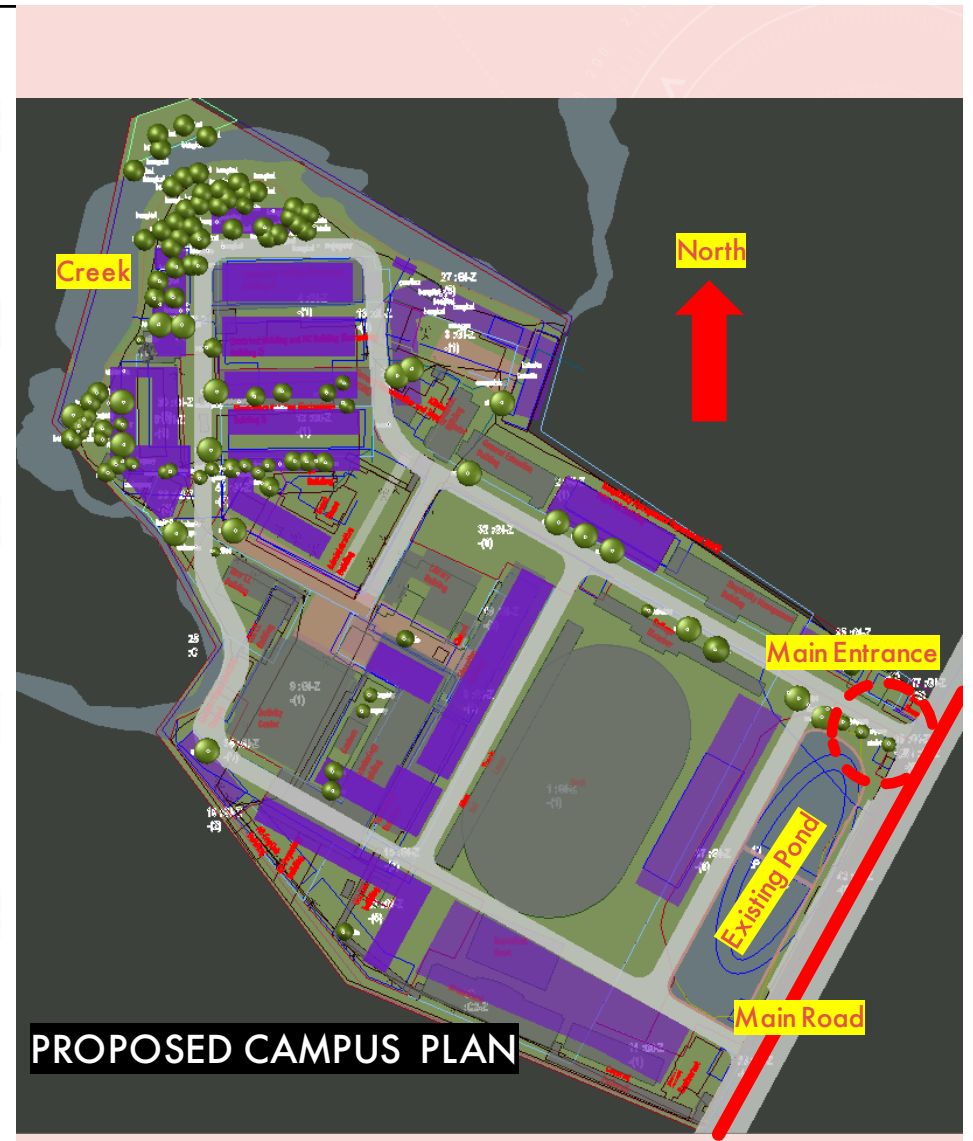
SITE ORIENTATION

MINDORO STATE UNIVERSITY MASTER DEVELOPMENT PLANNING





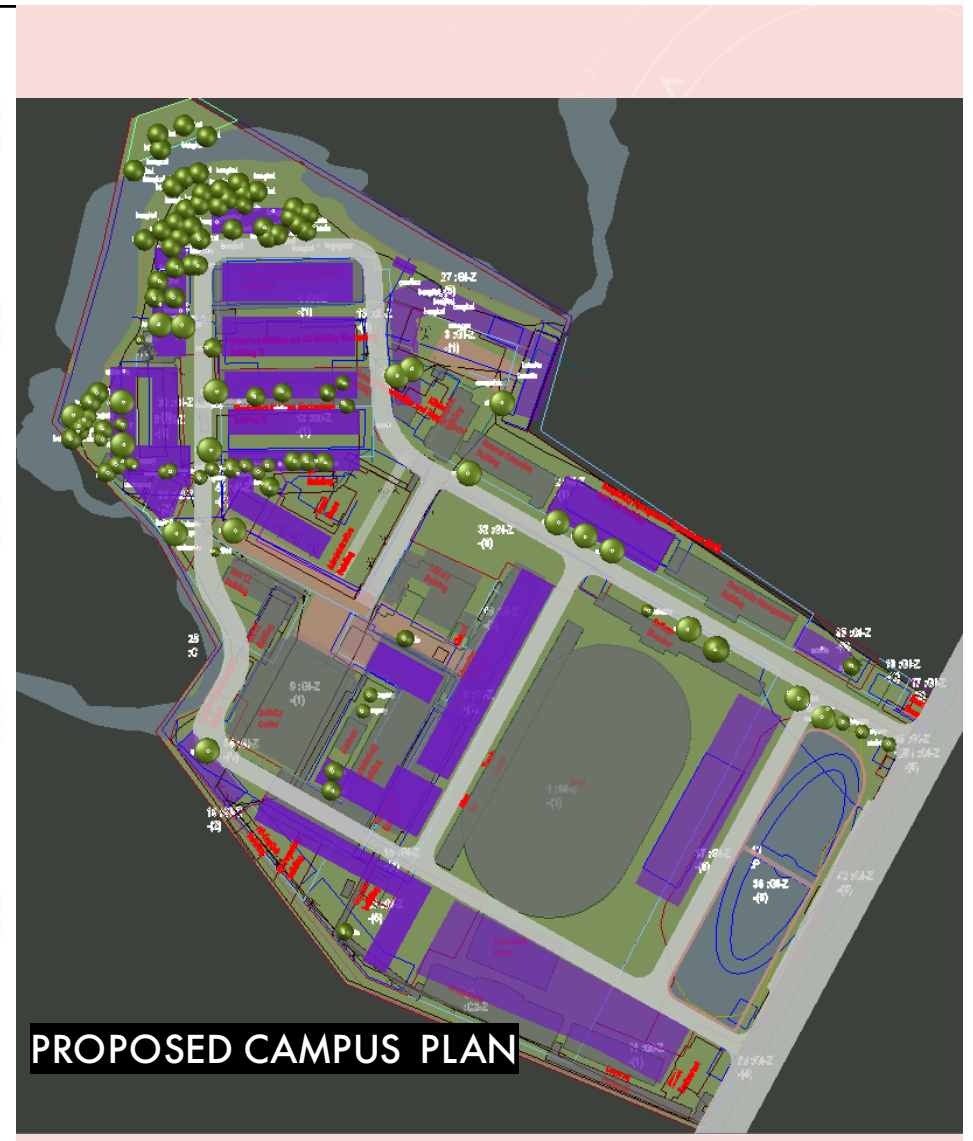
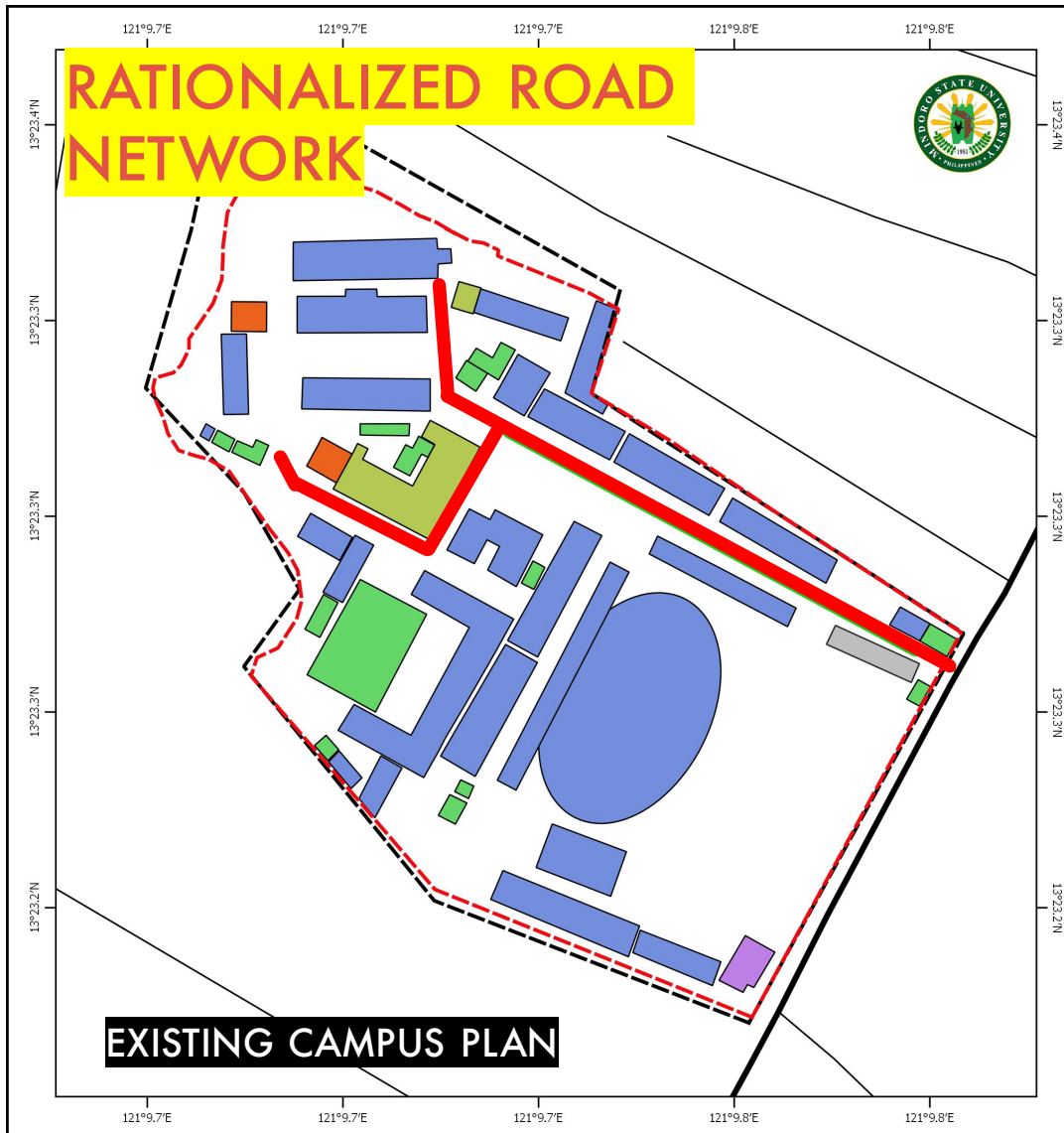


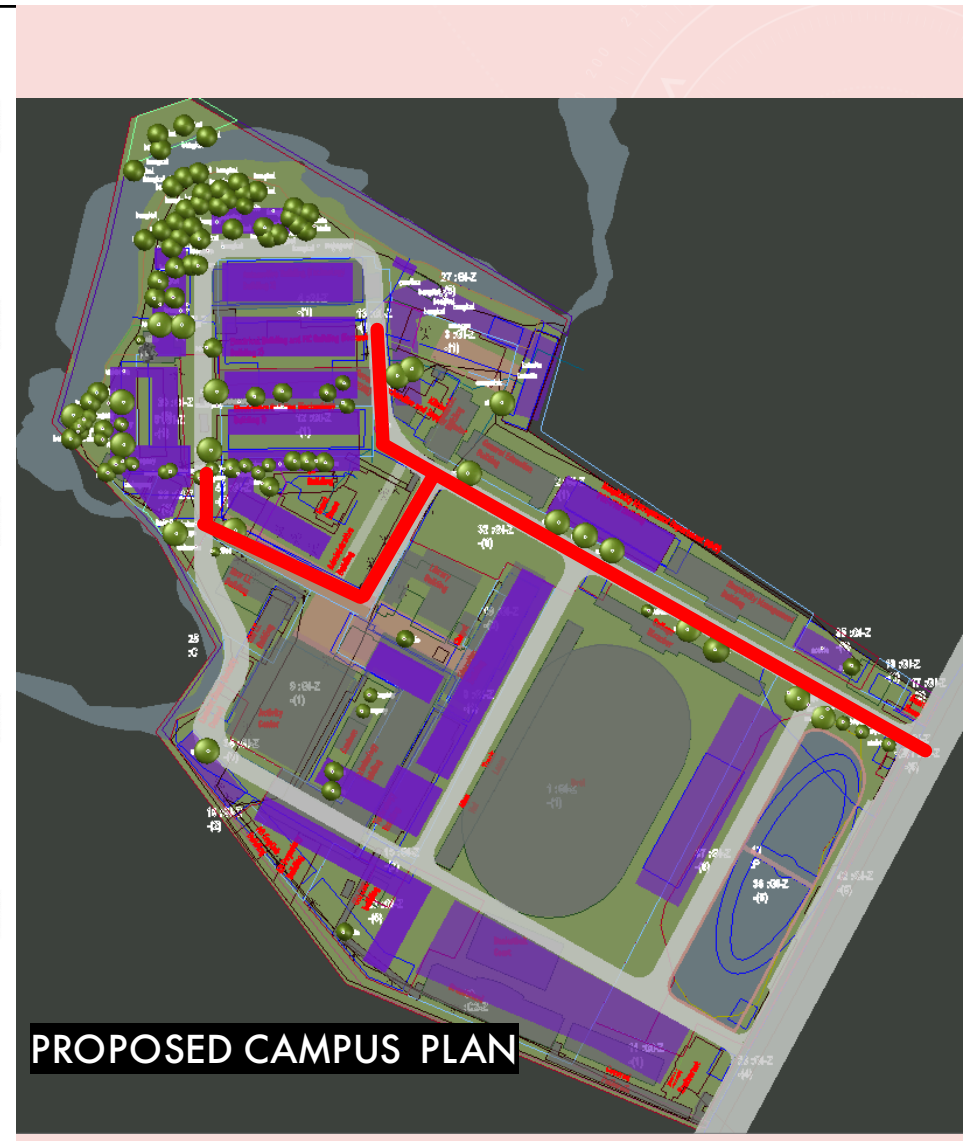
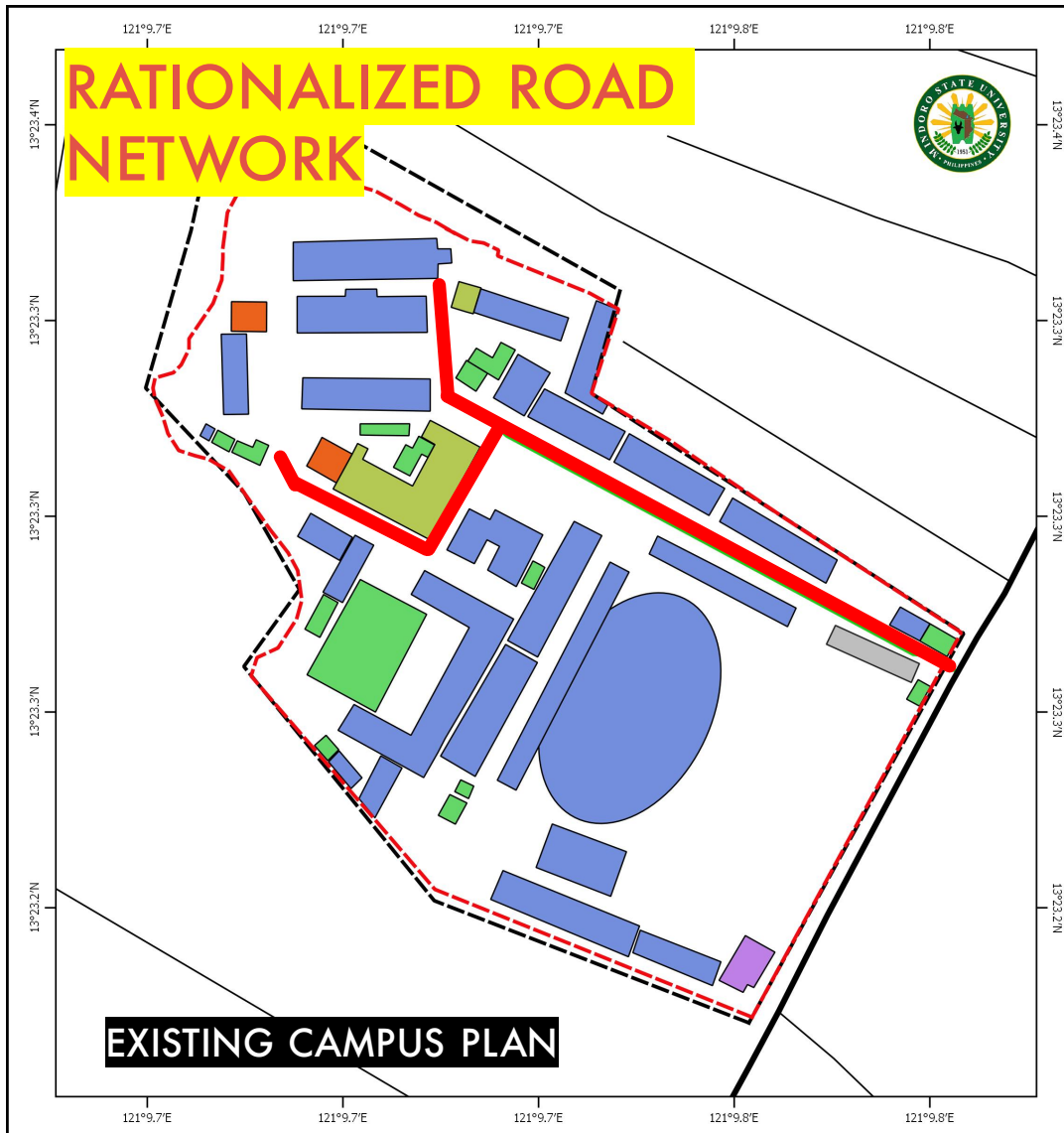


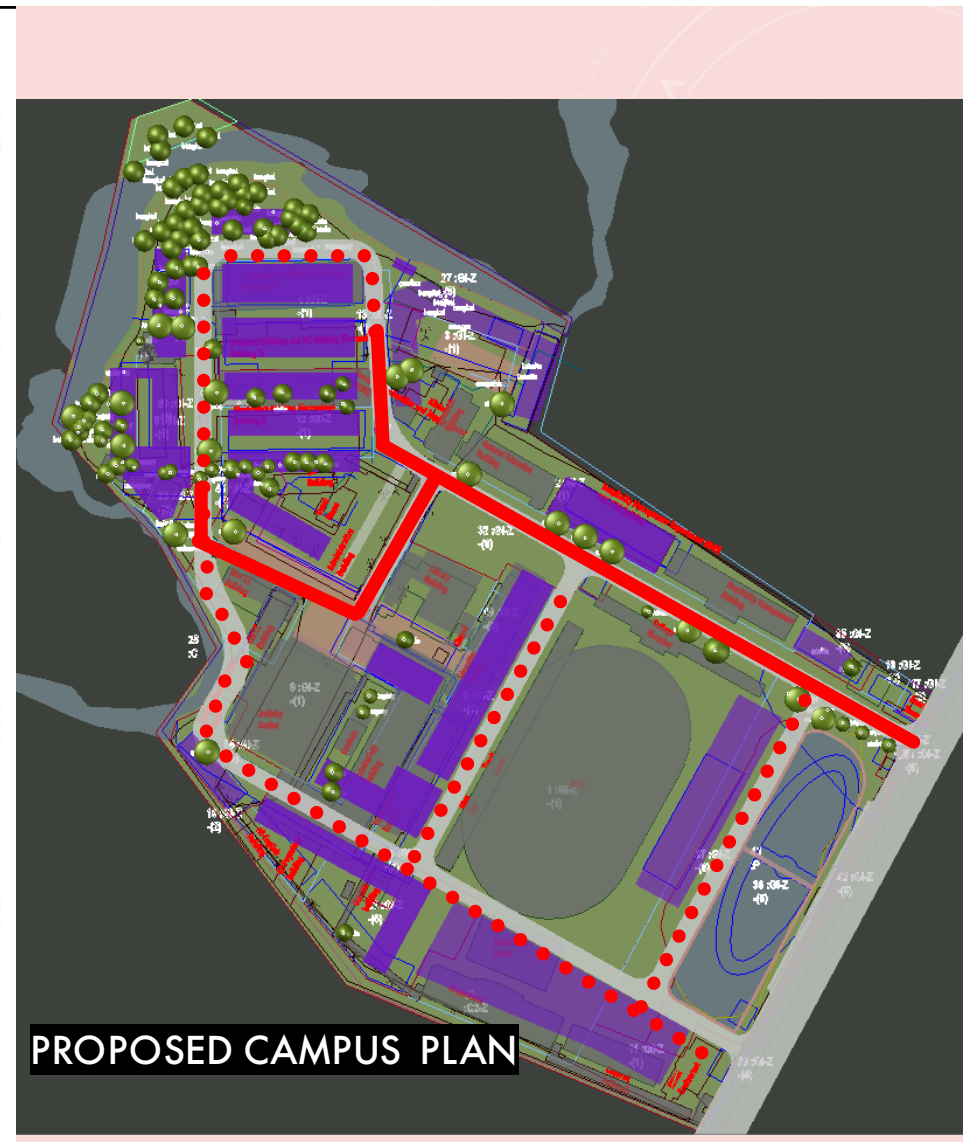


PROPOSED PHYSICAL PLAN

MINDORO STATE UNIVERSITY MASTER DEVELOPMENT PLANNING



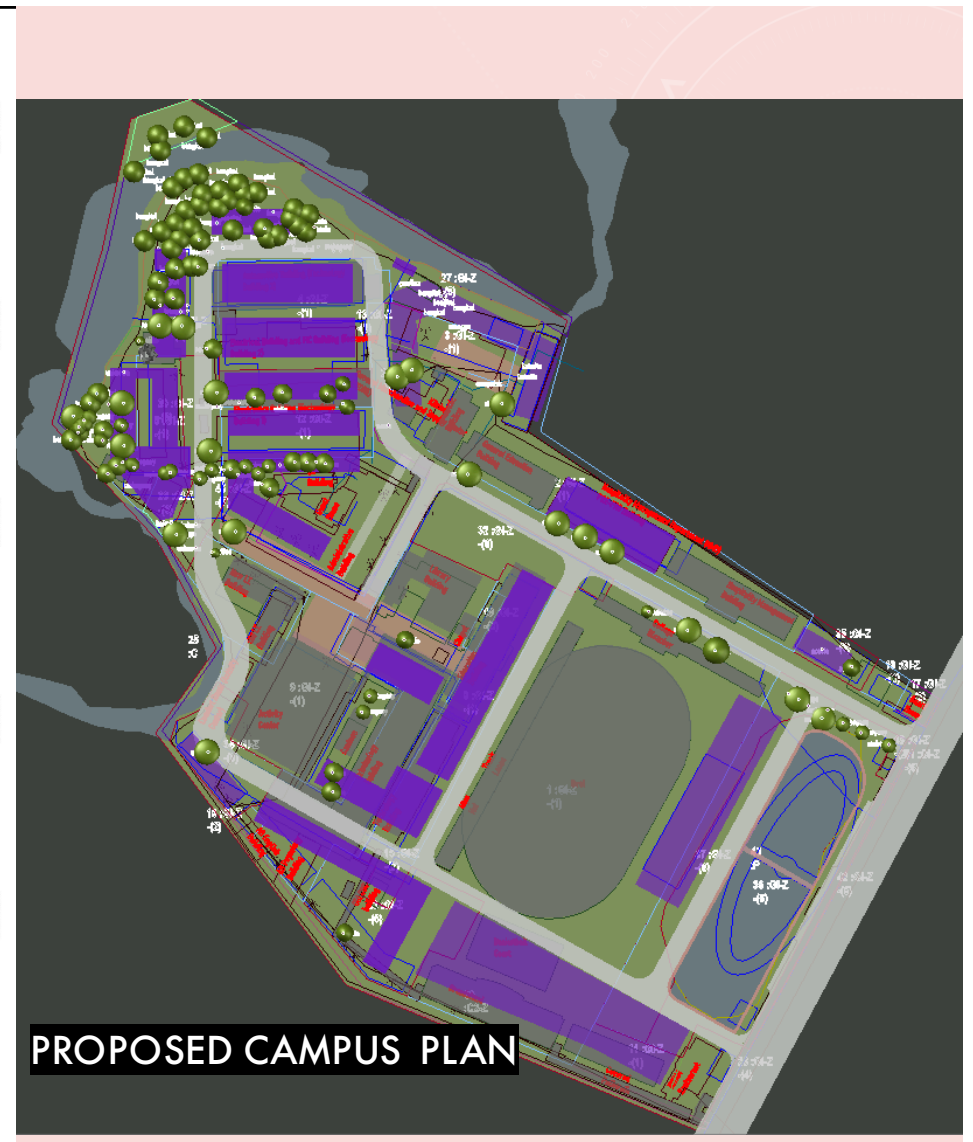
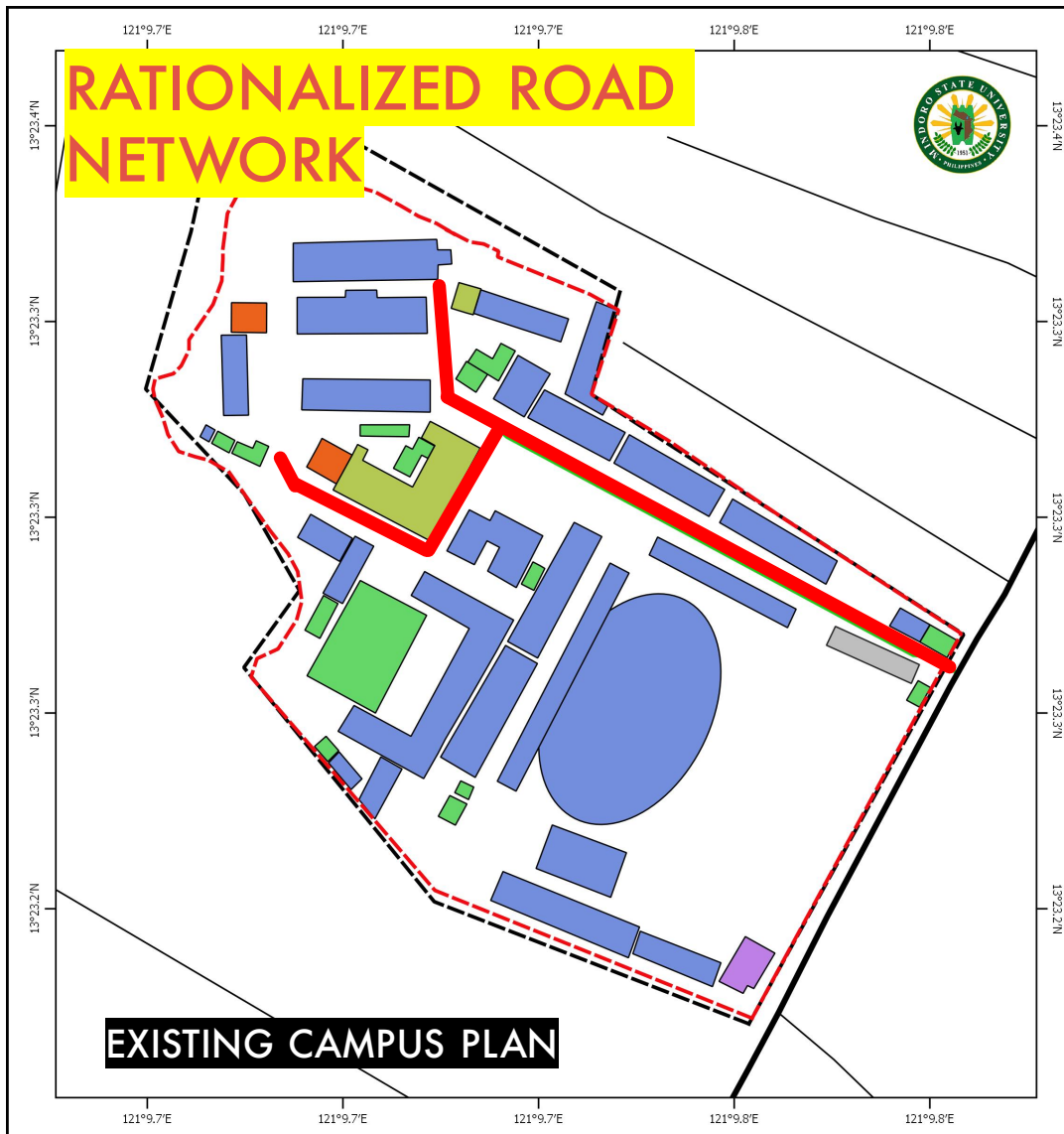


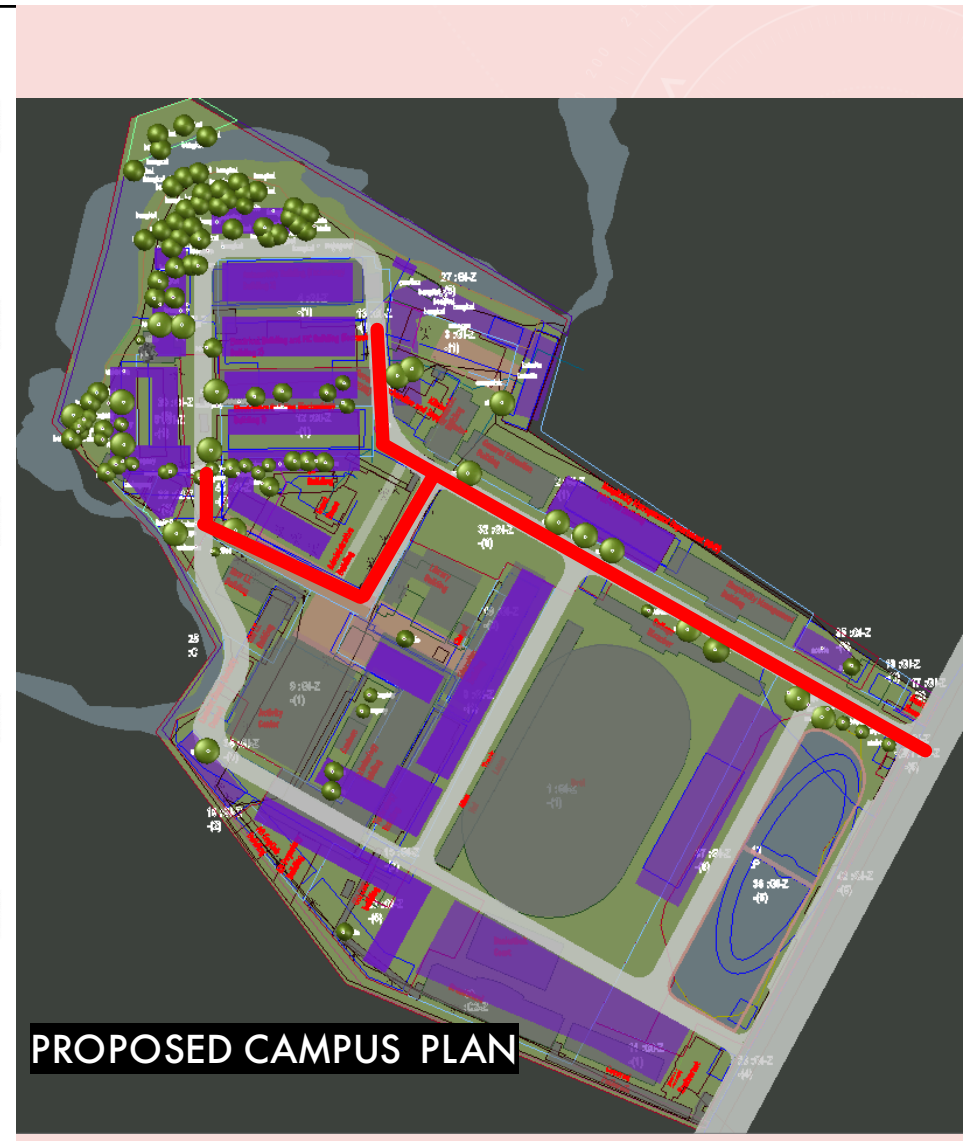
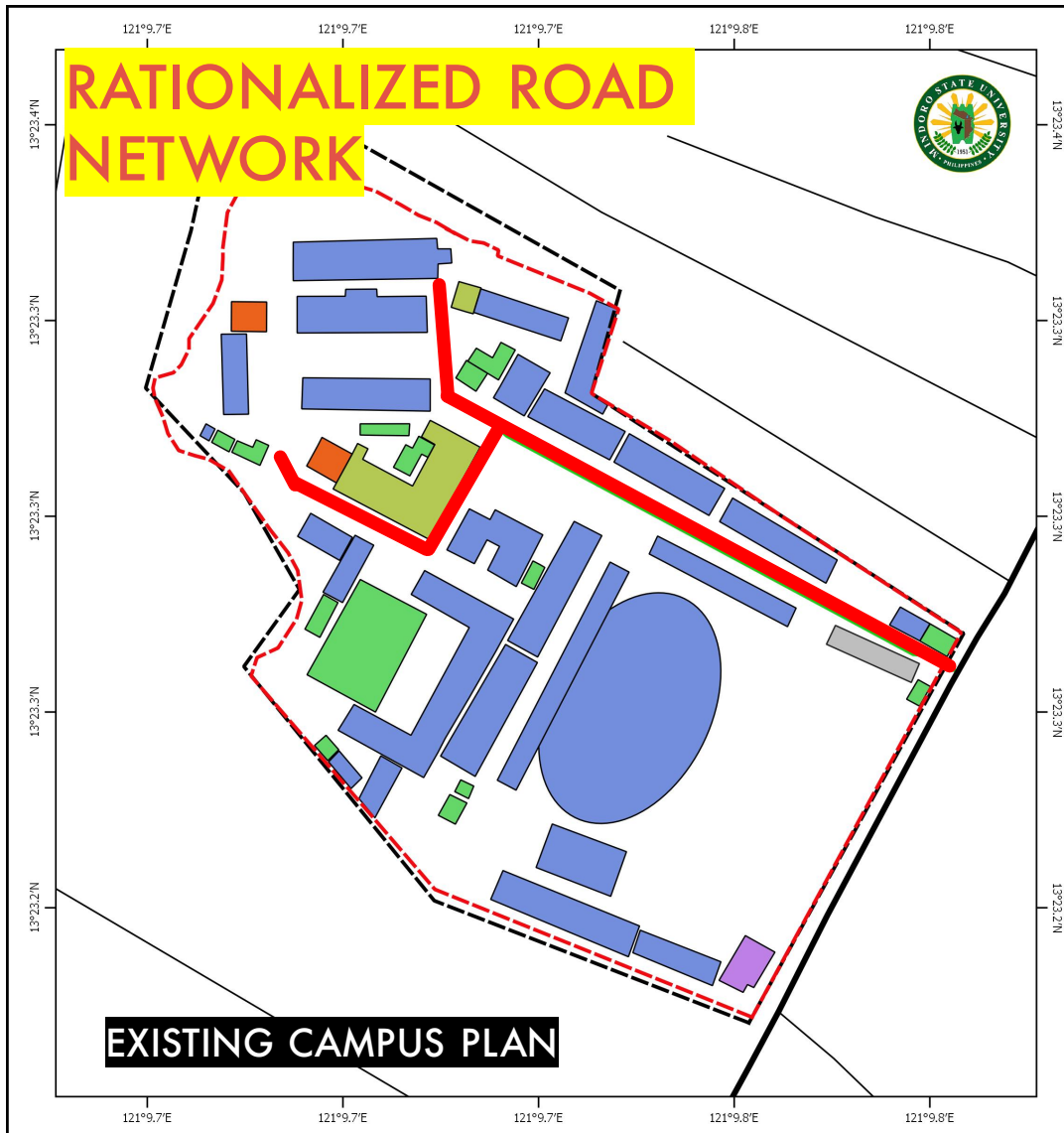


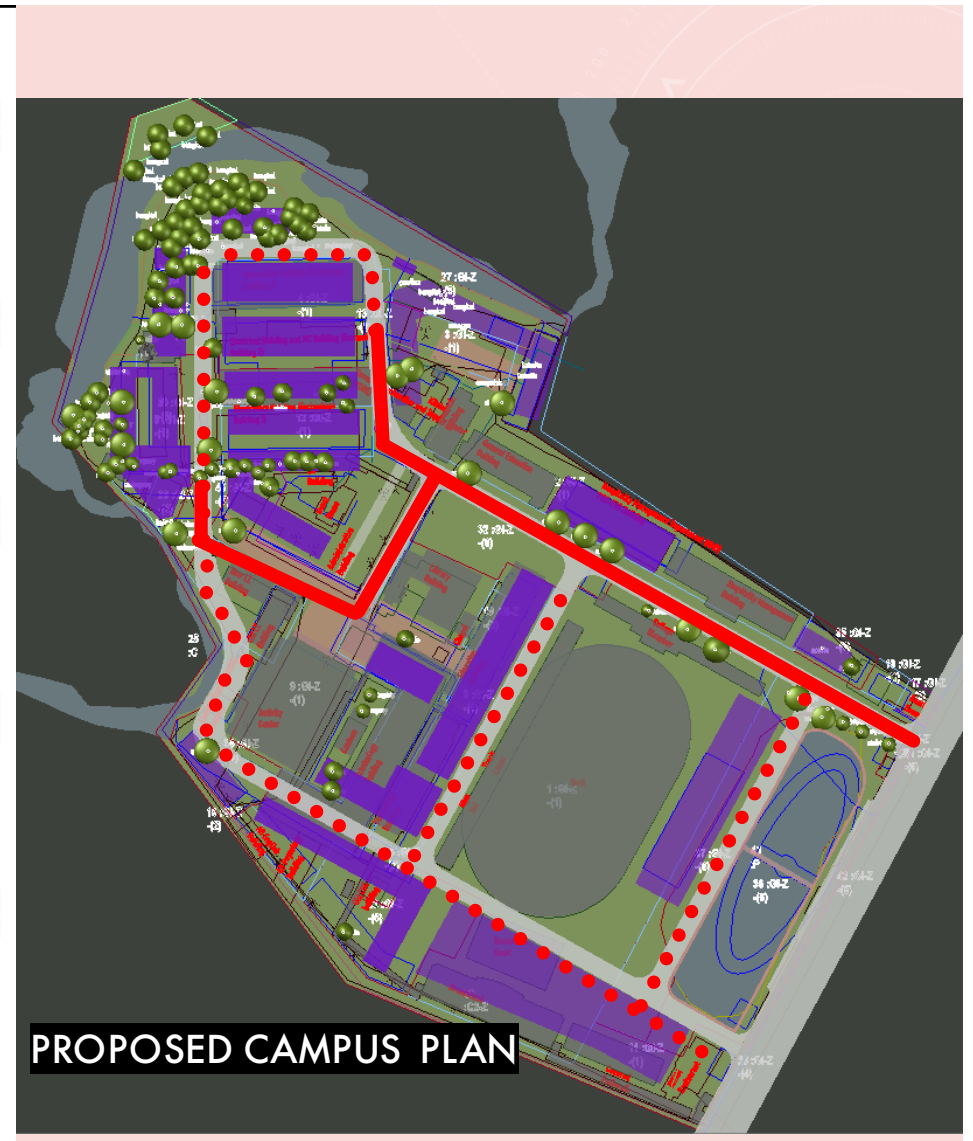
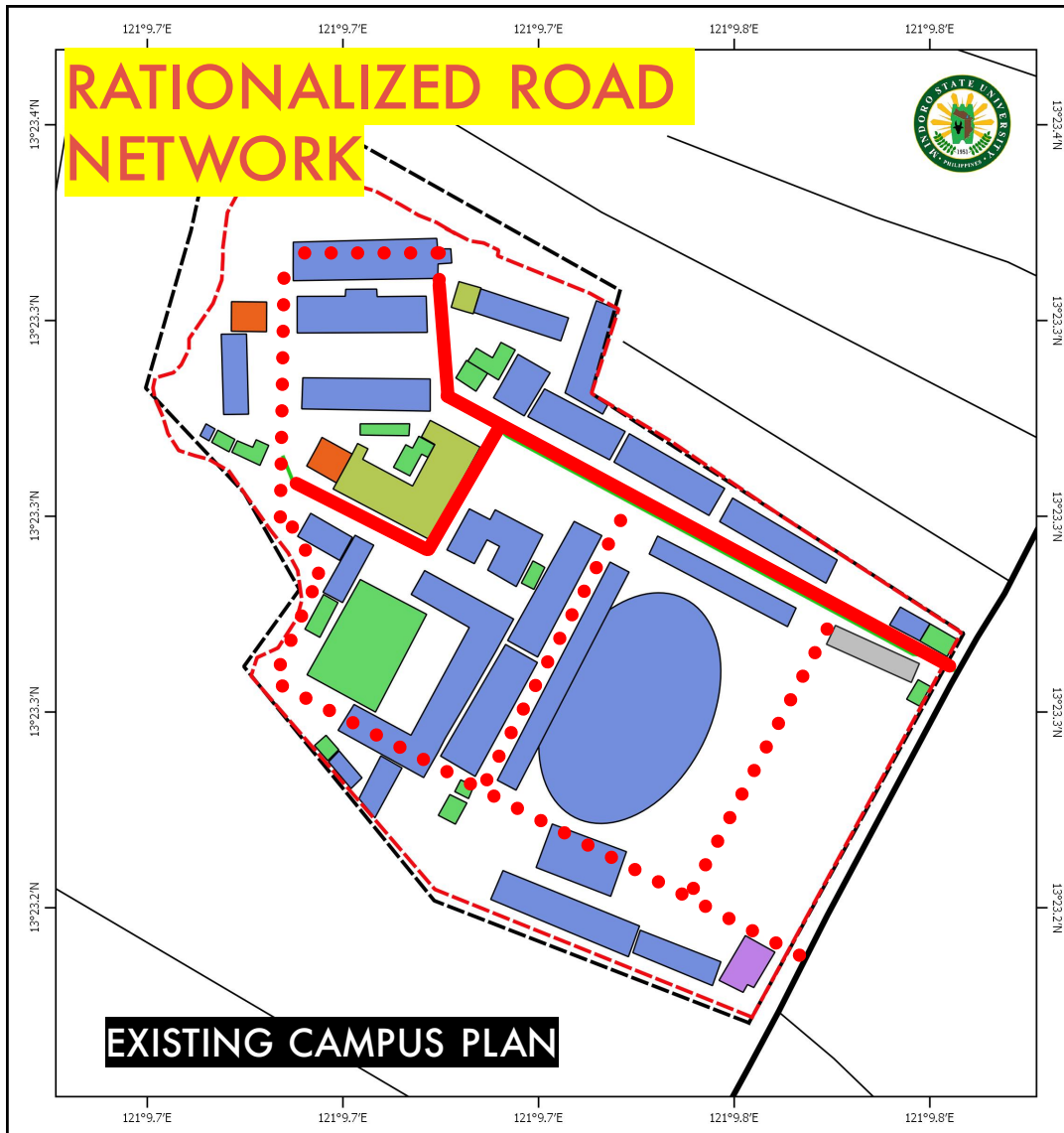


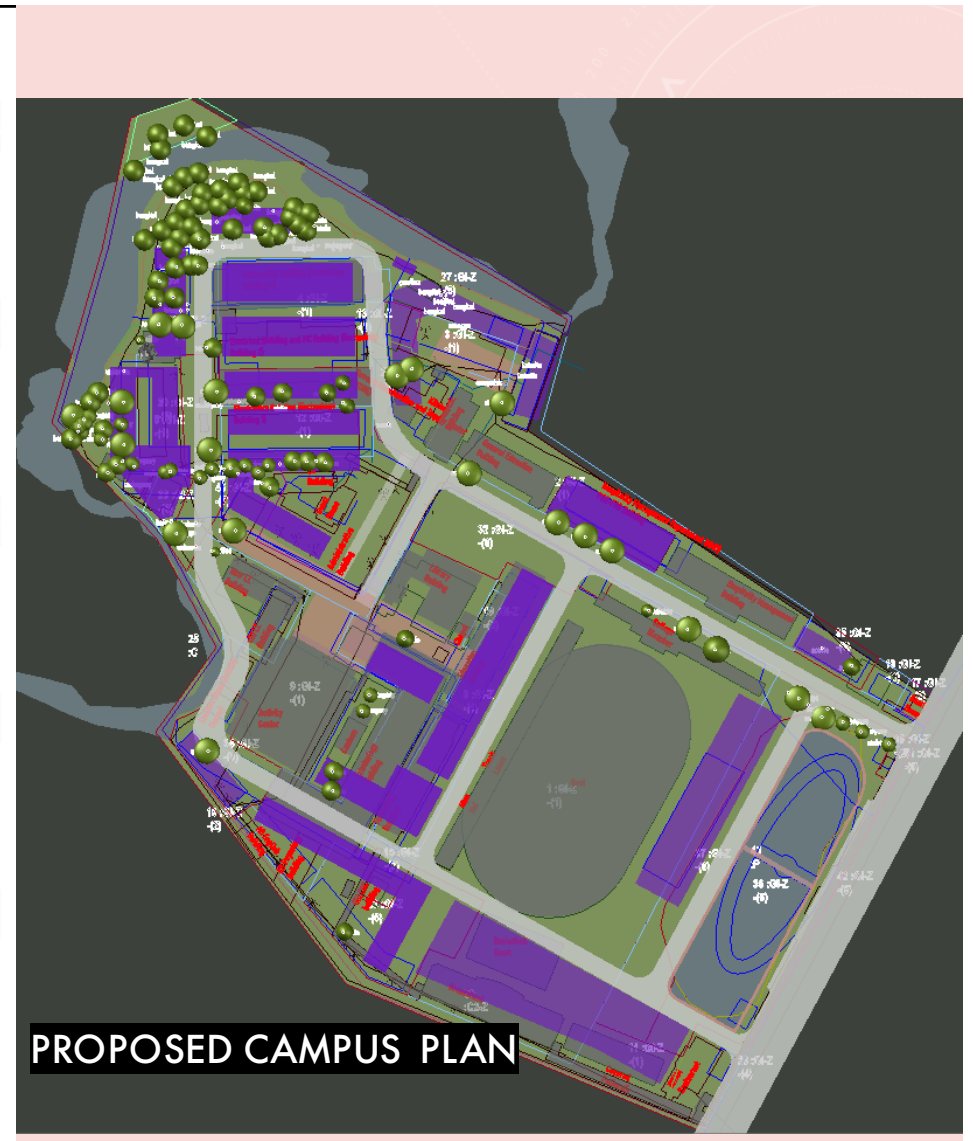
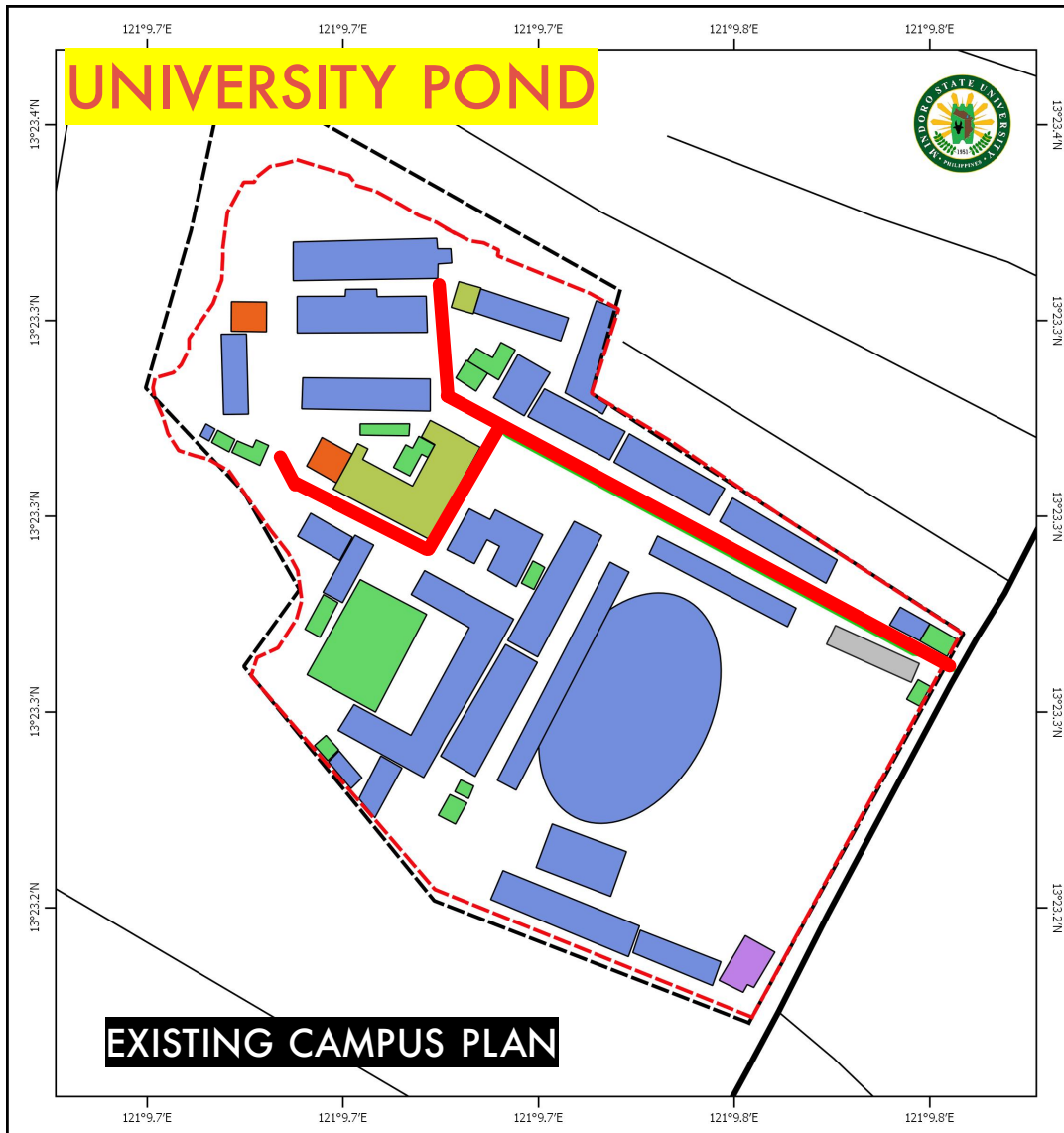
RATIONALIZING ROAD NETWORK

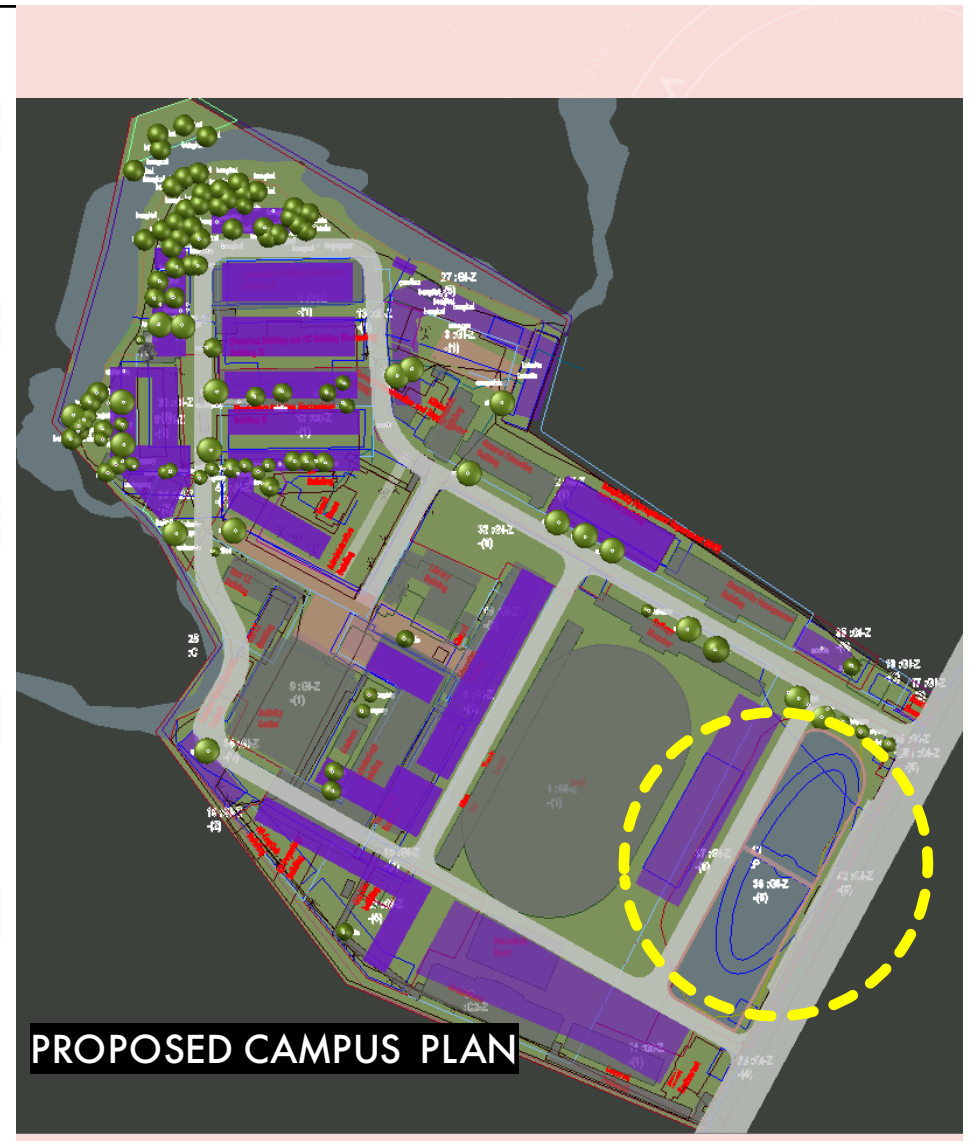
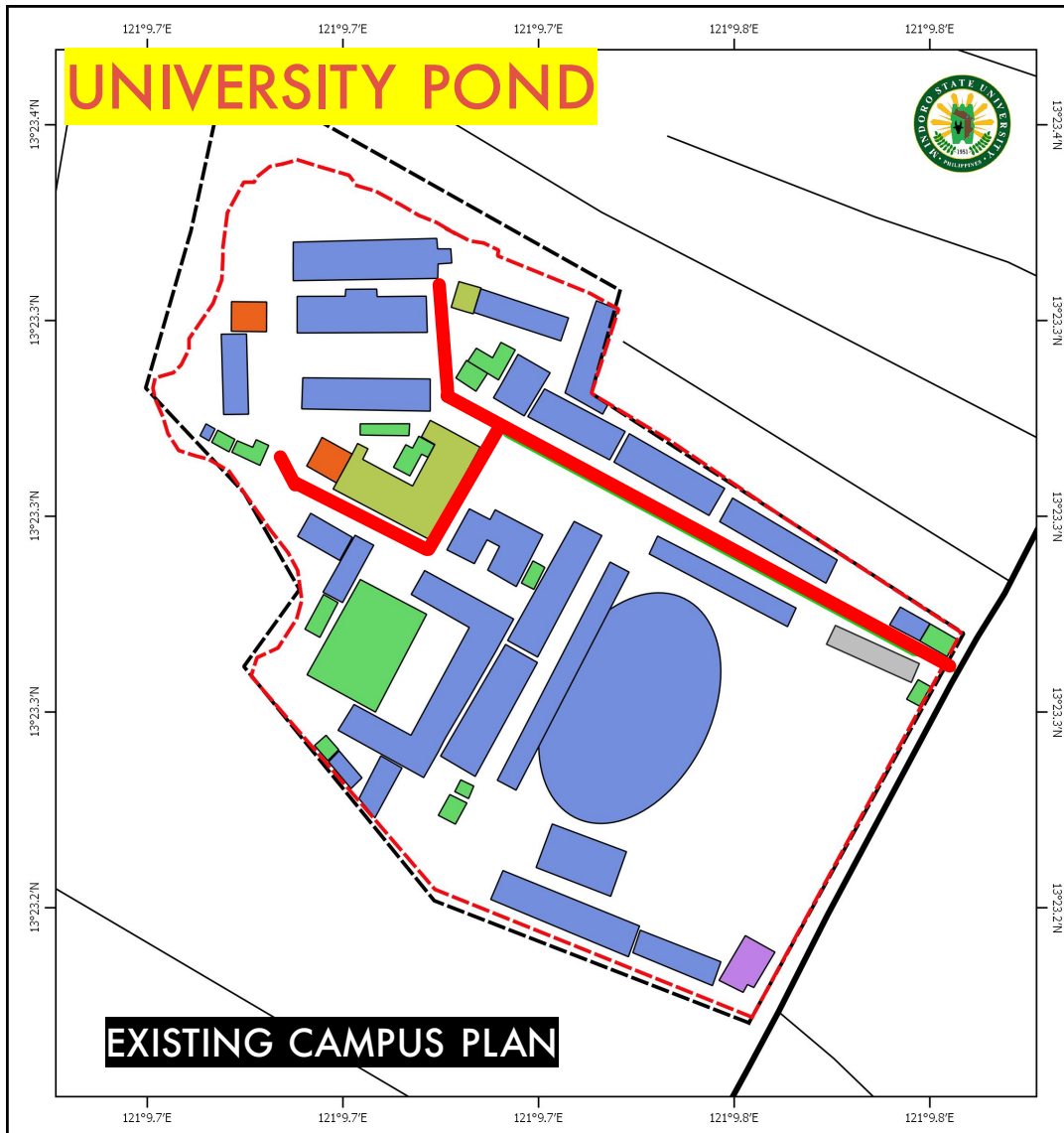
- The first thing to be reflected in the physical plan is the rationalized road network
- The existing road network will be closing a loop around the lot
- This will provide ample access to all the existing buildings and open up new areas for development, if MinSU wishes to expand further in an organized manner
- This is done with minimal interruption on the proposed pedestrian mall (to be discussed later)
- Perpendicular roads will also be provided before and after the location of the proposed football field (where the track oval currently is)
- Example: Closed loop in University of California - Berkeley

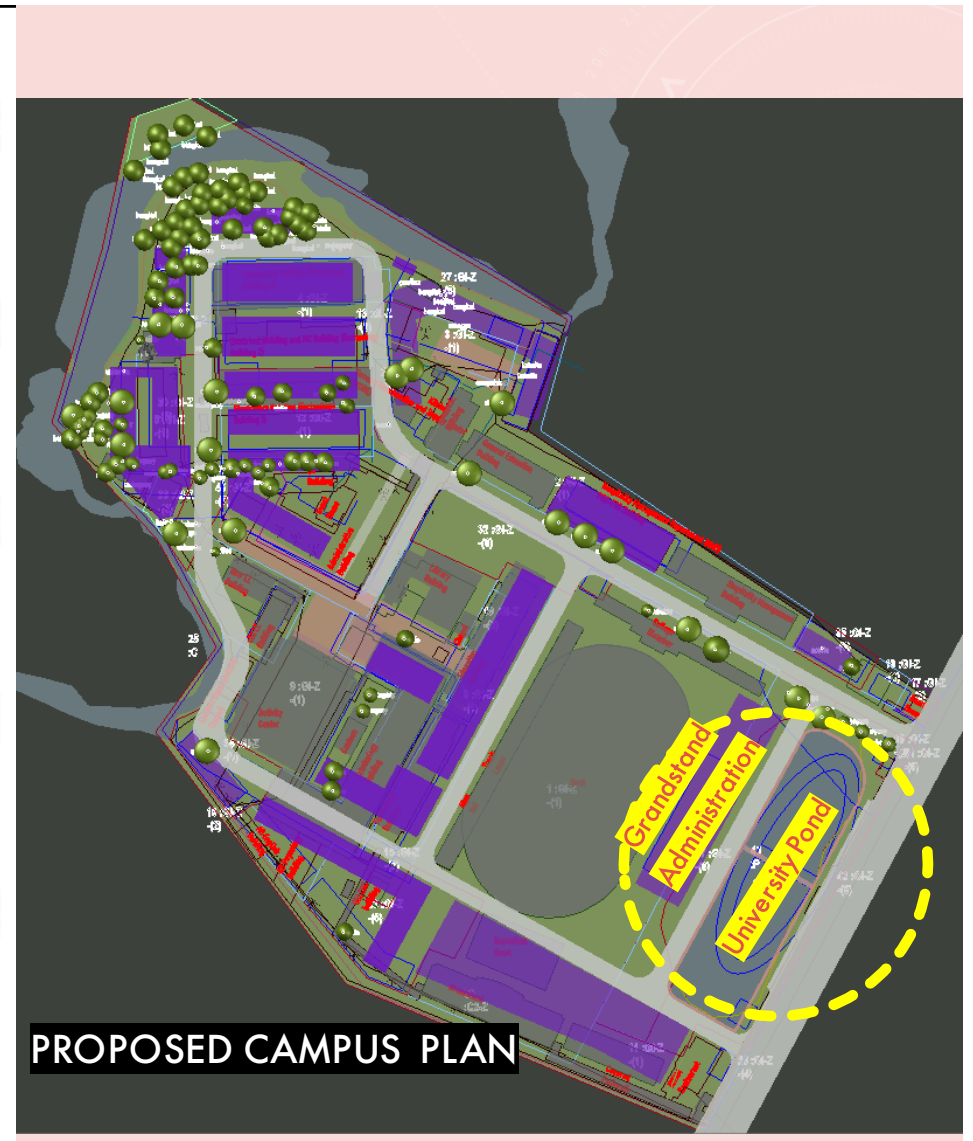
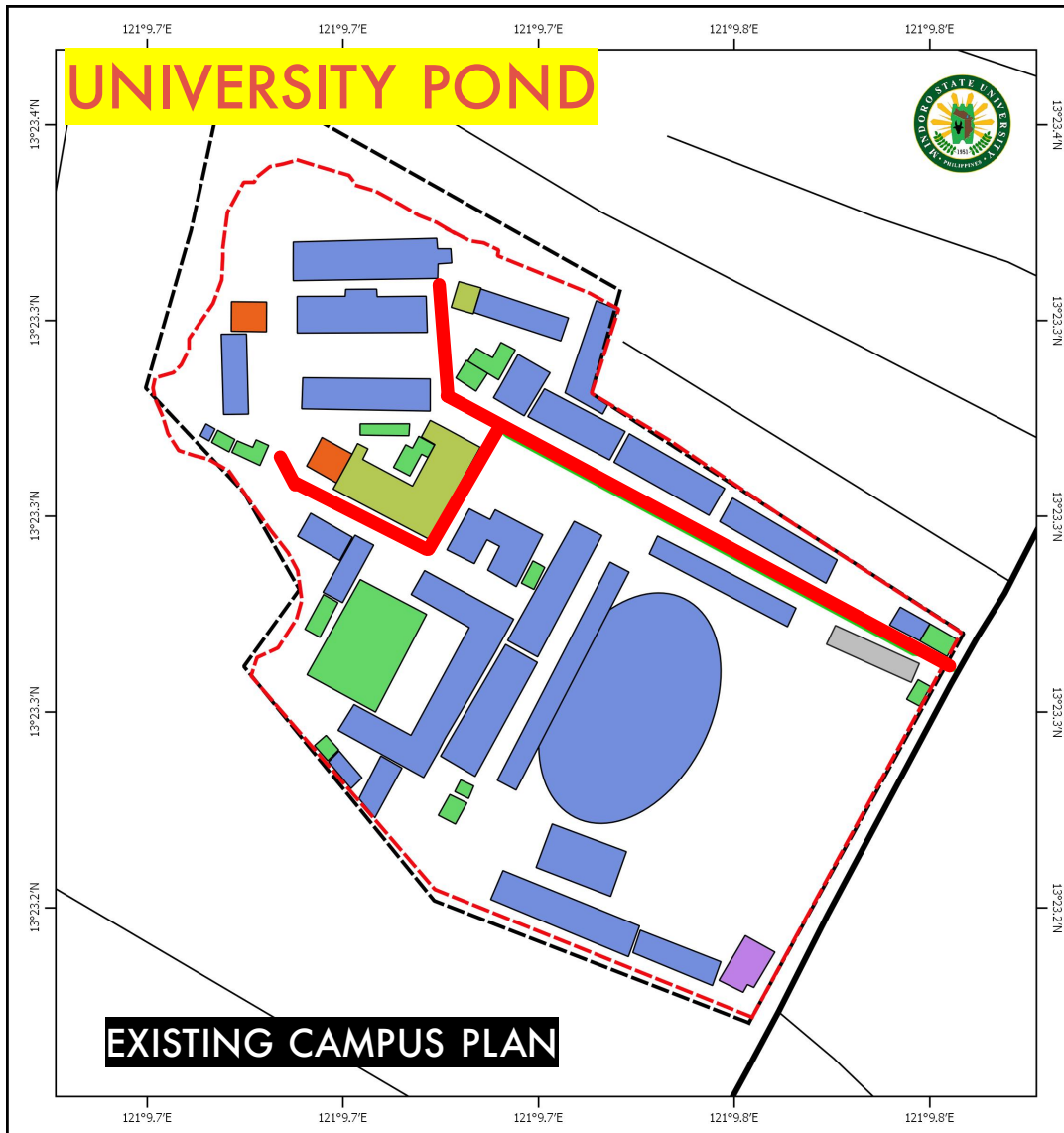














UNIVERSITY POND AND ADMINISTRATIVE BUILDING

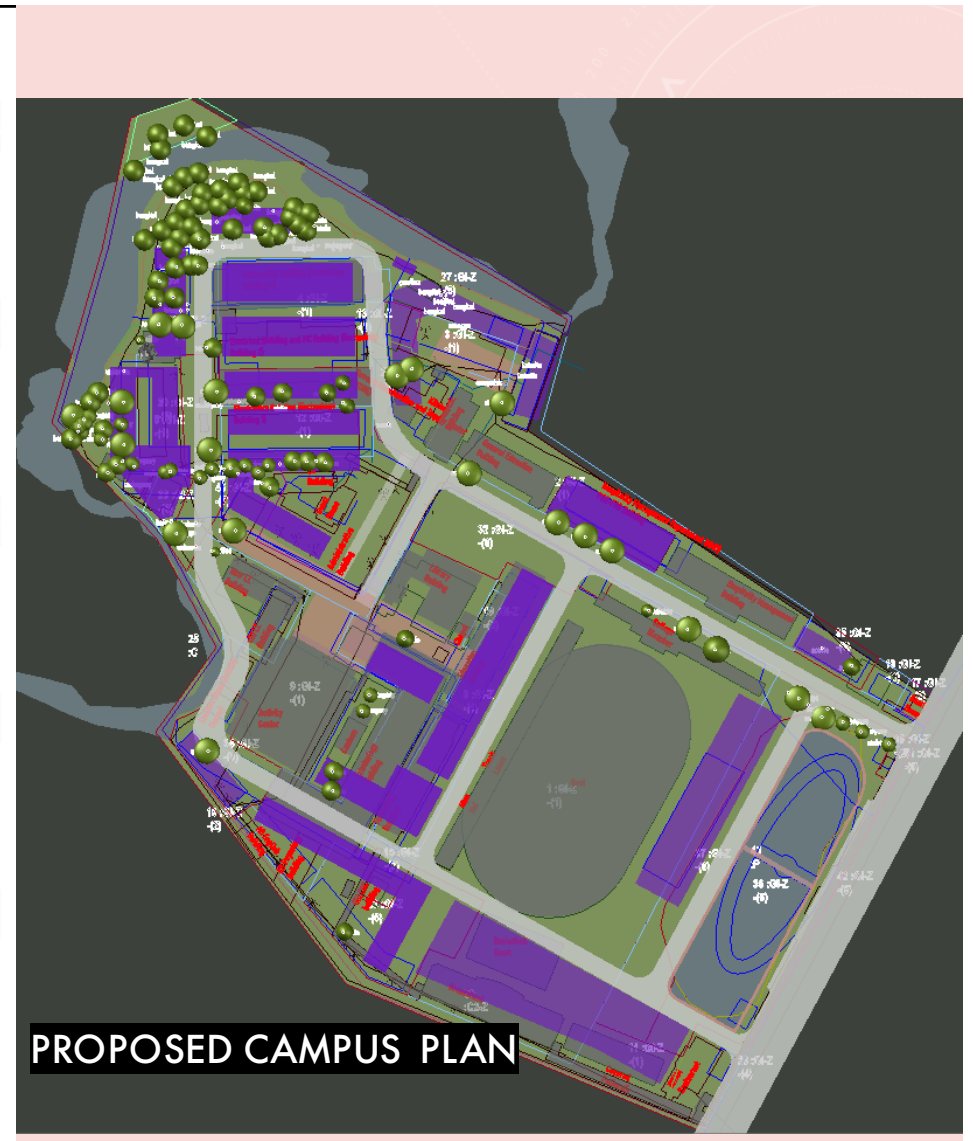
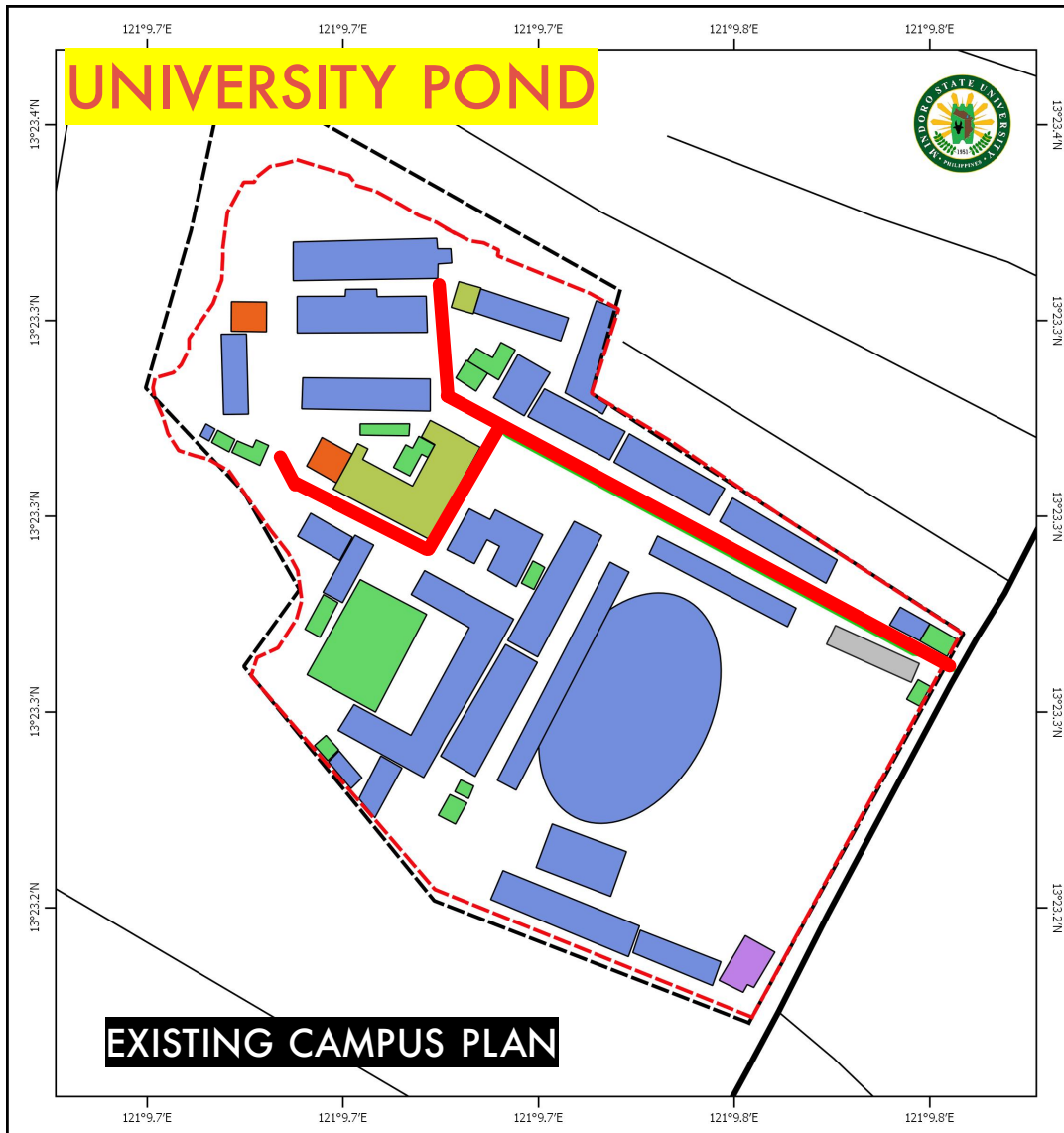
- One of the natural features of the campus is the pond at the very front by the highway
- Our masterplan will entail the improvement of the said pond and the construction of a bridge that crosses over it
- This bridge will lead to the admin building which will rise high before the university pond
- Like the Victoria campus, this building will have a portal at the center so that the visual axis from the bridge will be uninterrupted (to be discussed later)
- Attached to the administrative building will be the University Grandstand (to be discussed later)
- Example: Sanshiro Pond, University of Tokyo - Hongo

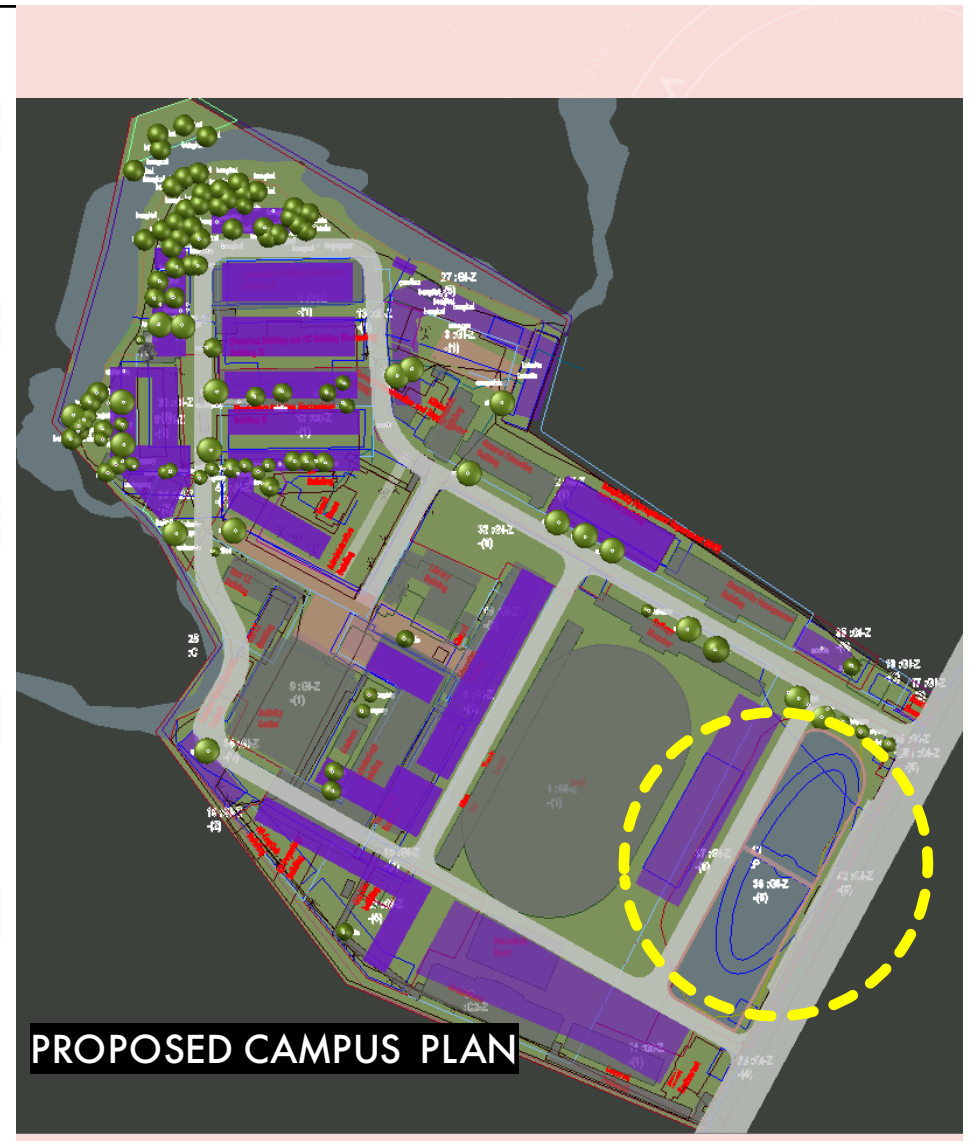
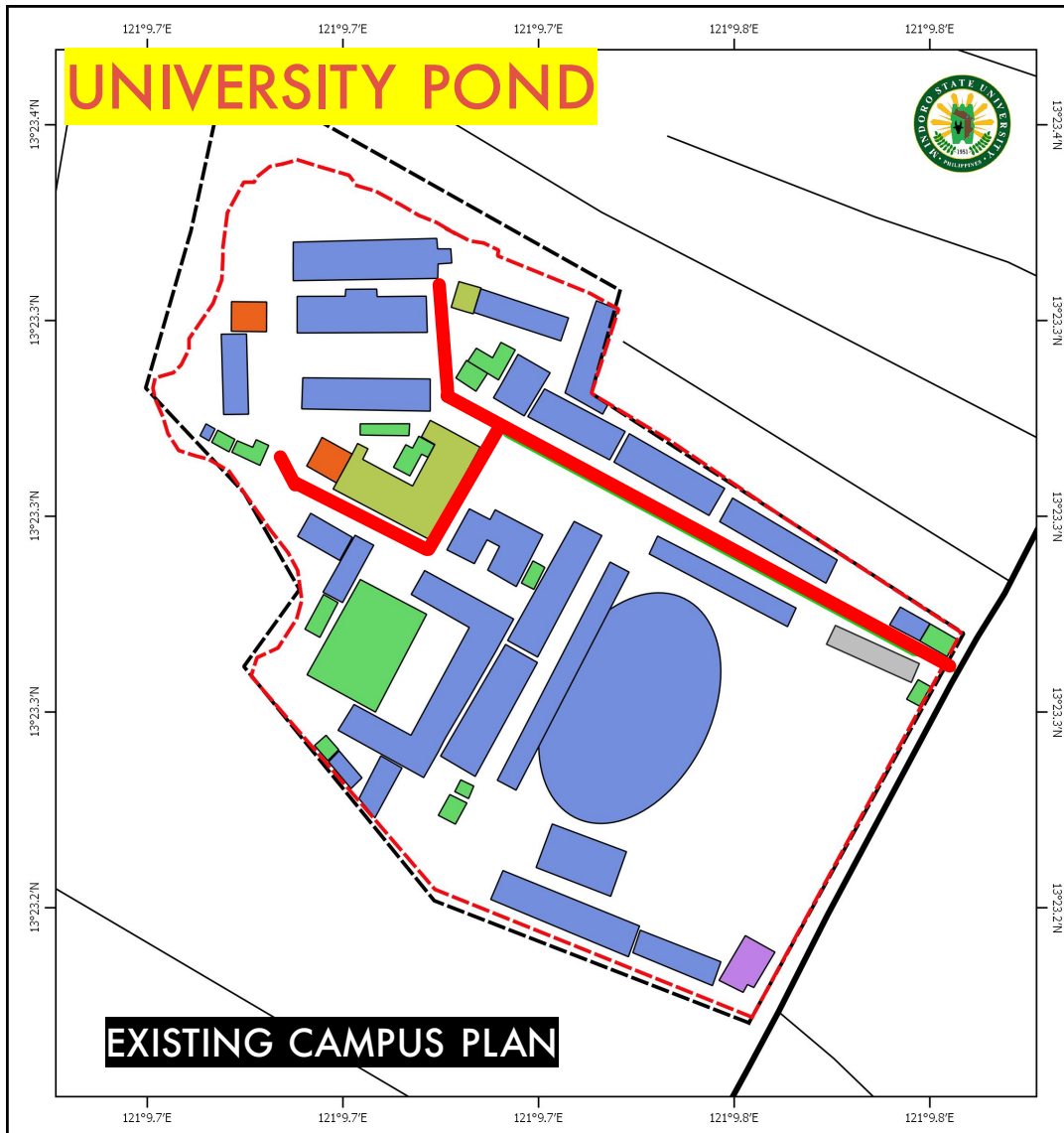
 This image cannot currently be displayed.

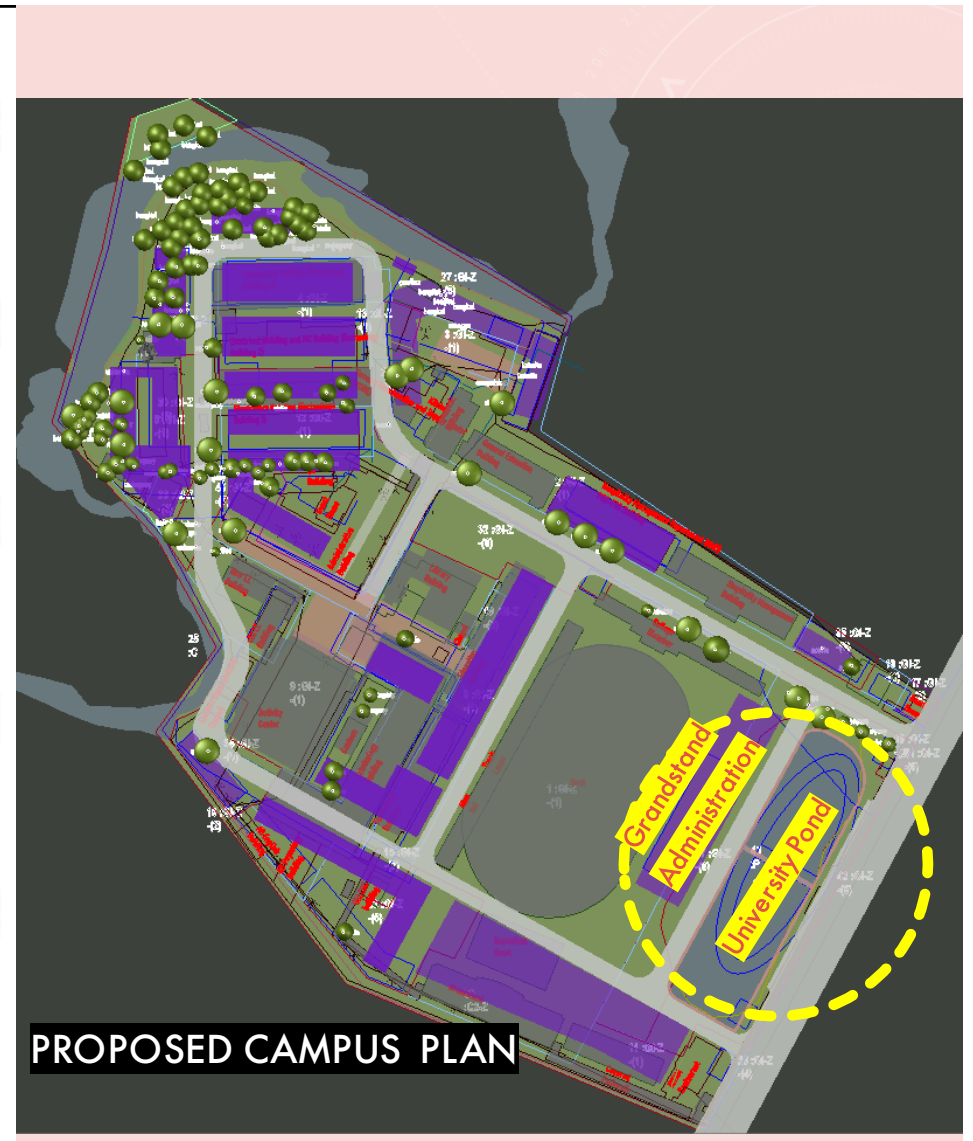
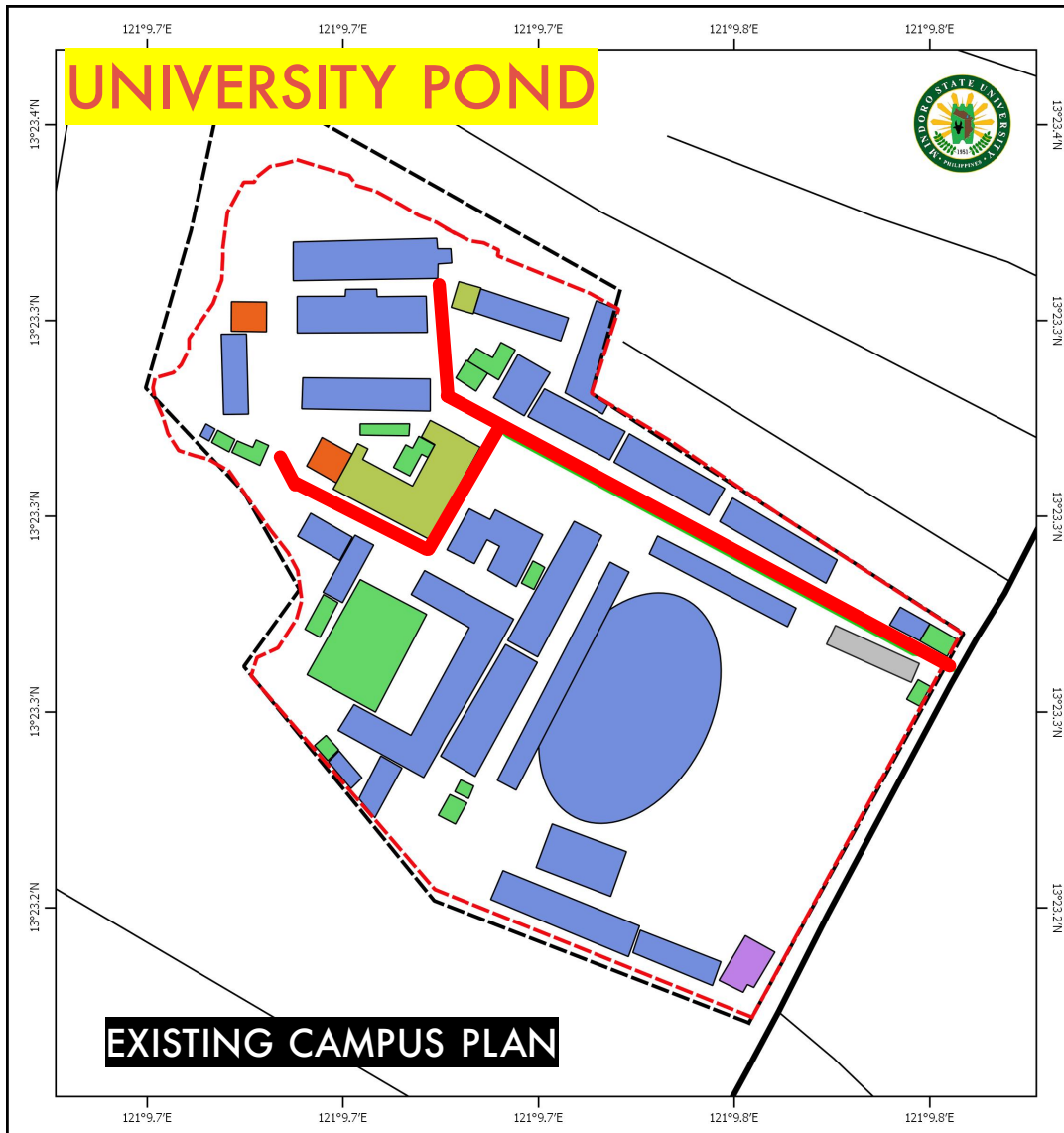
ADMINISTRATIVE BUILDING - MIT

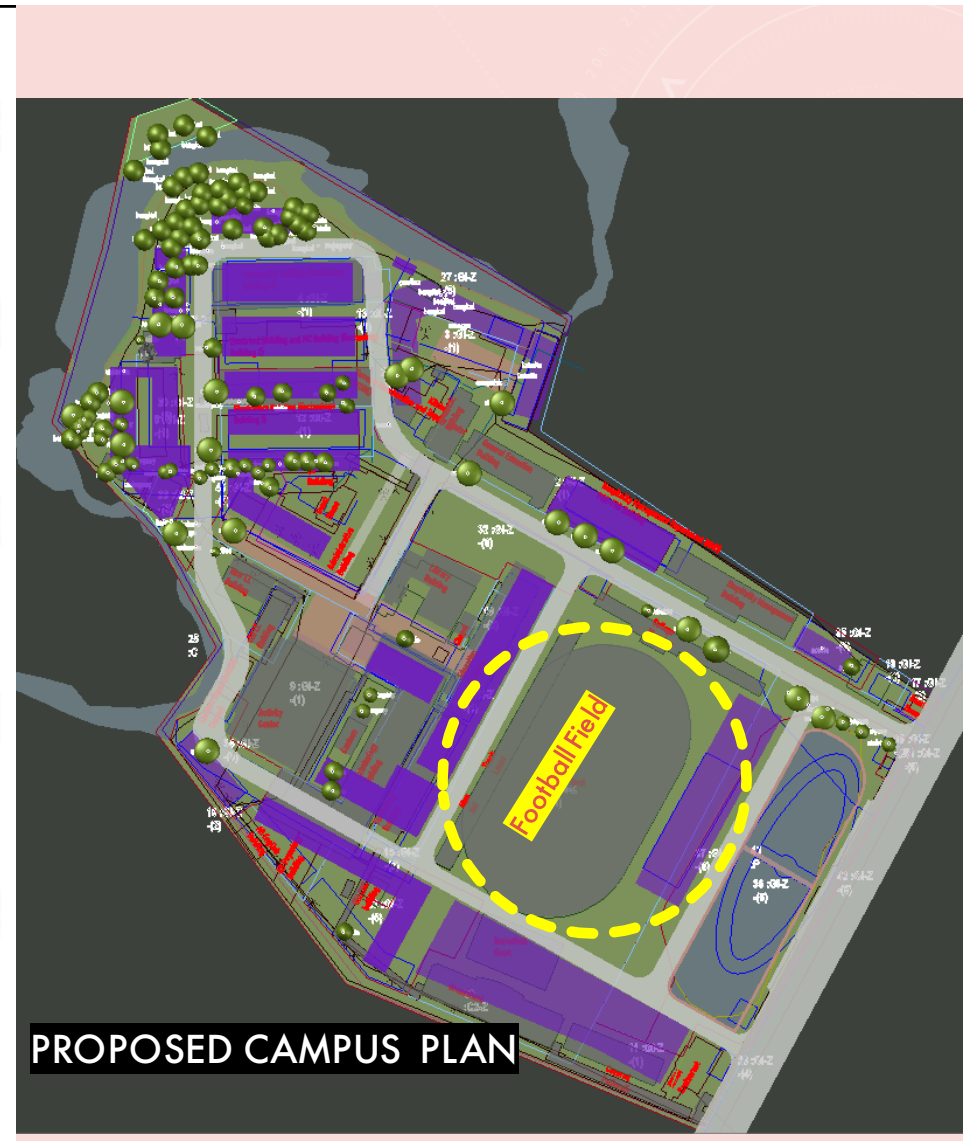


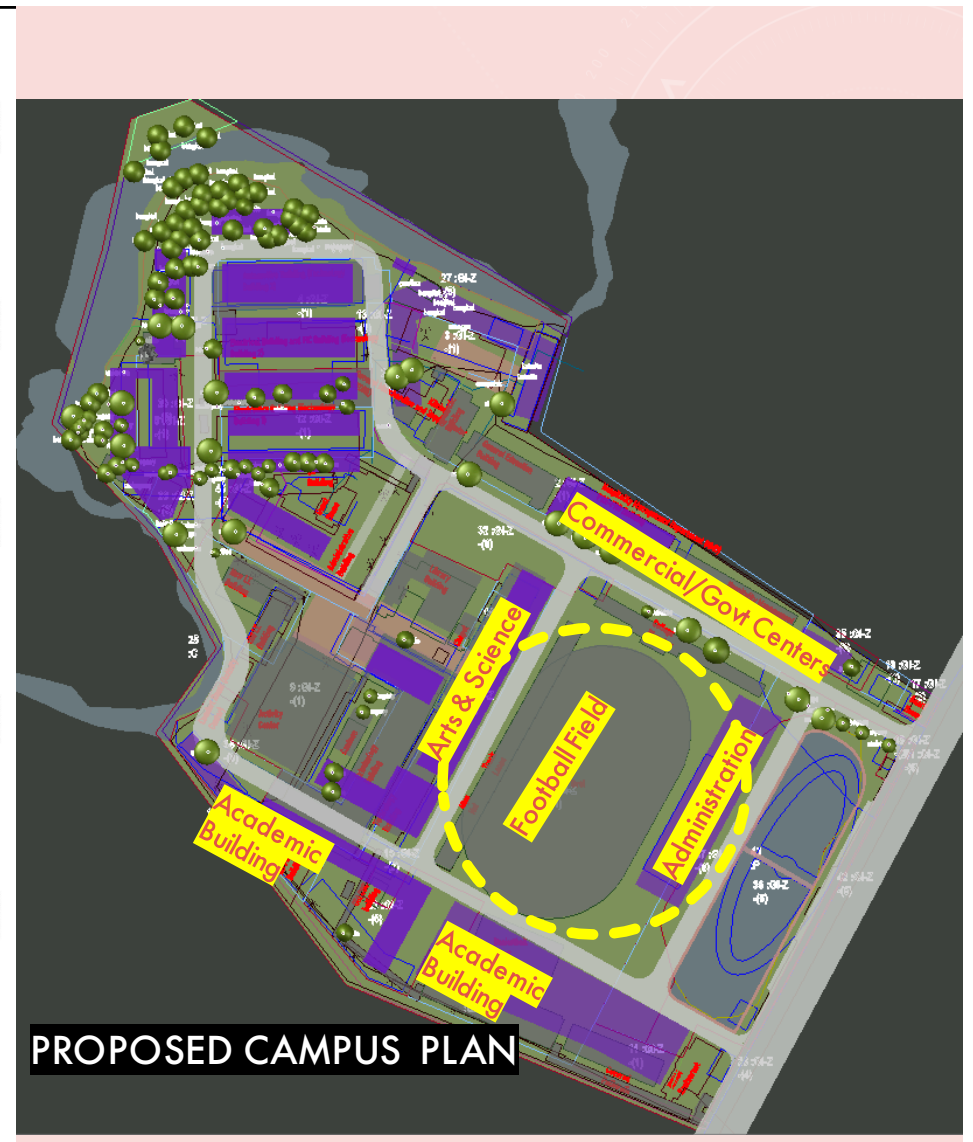
BICOL UNIVERSITY GRANDSTAND







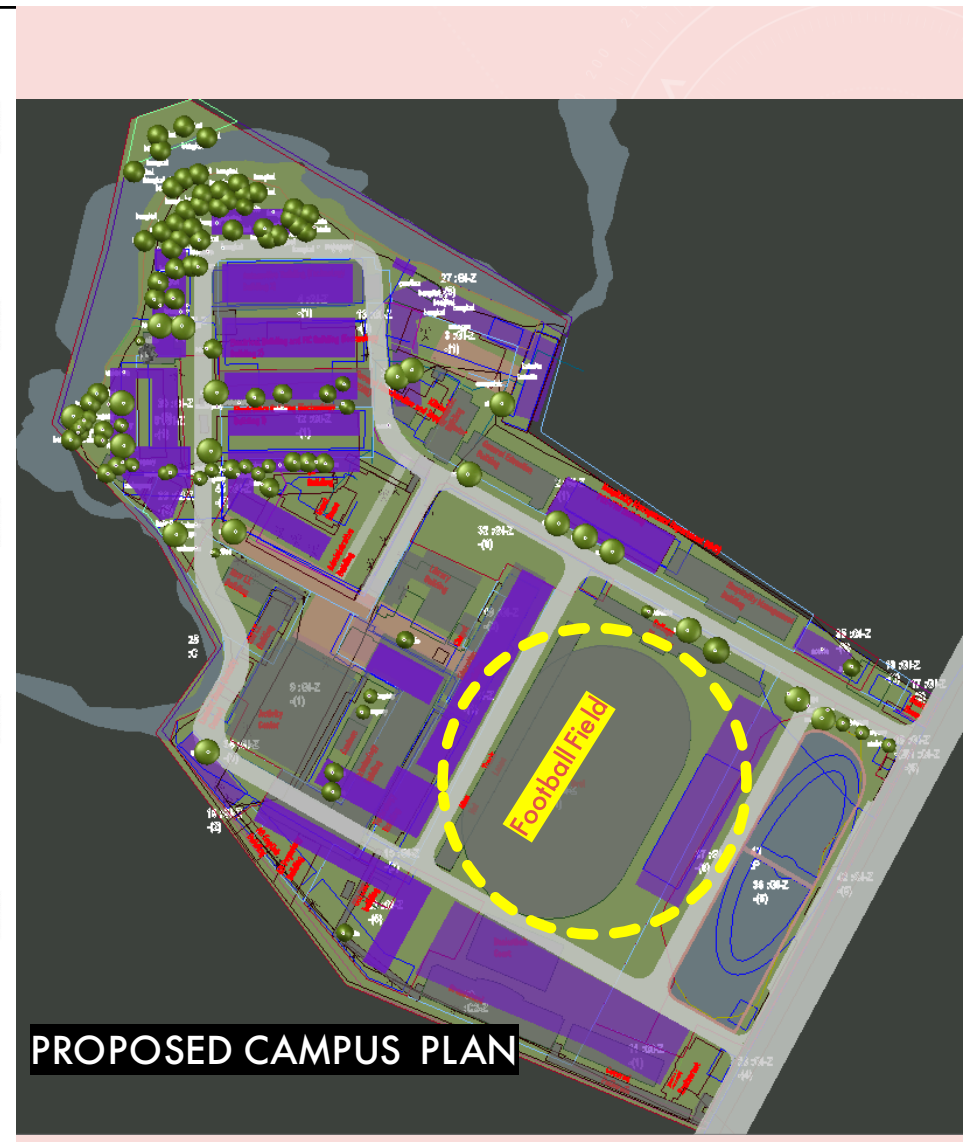


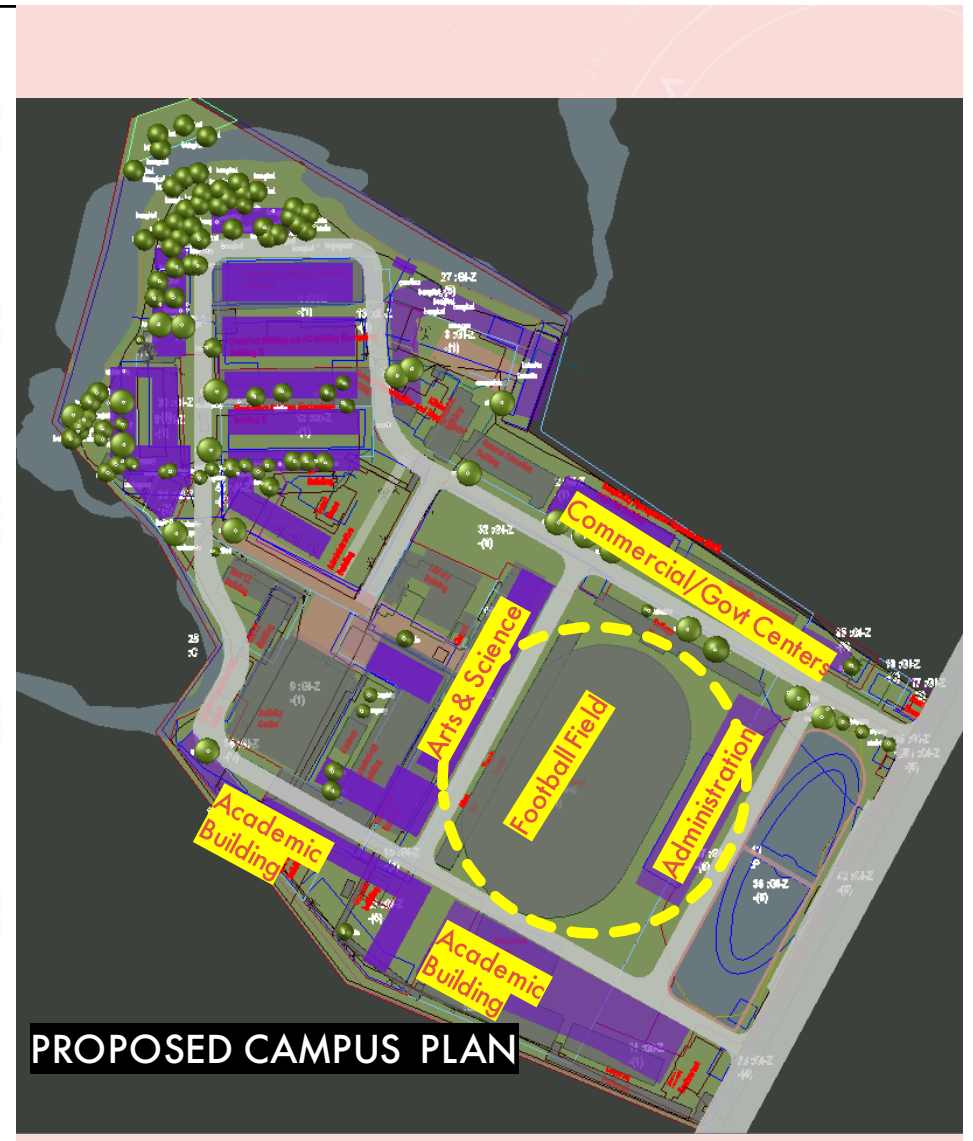




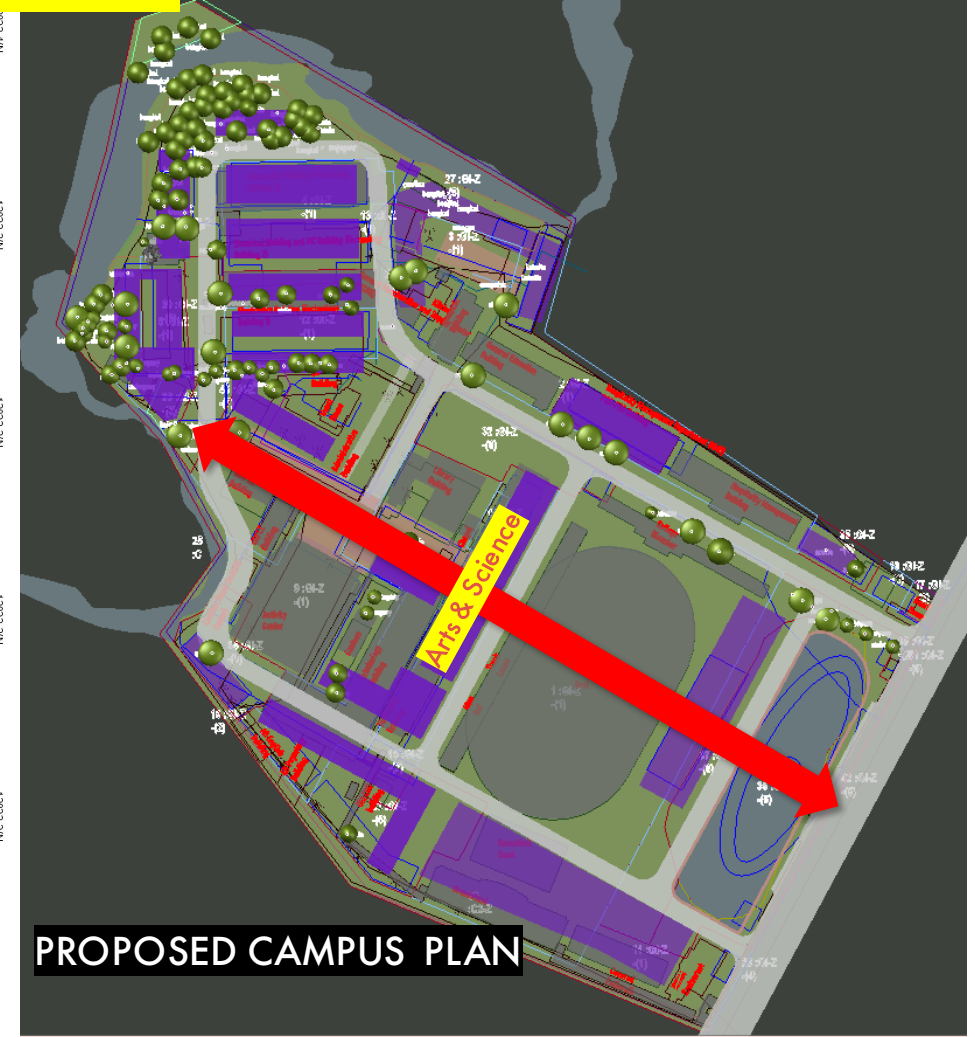
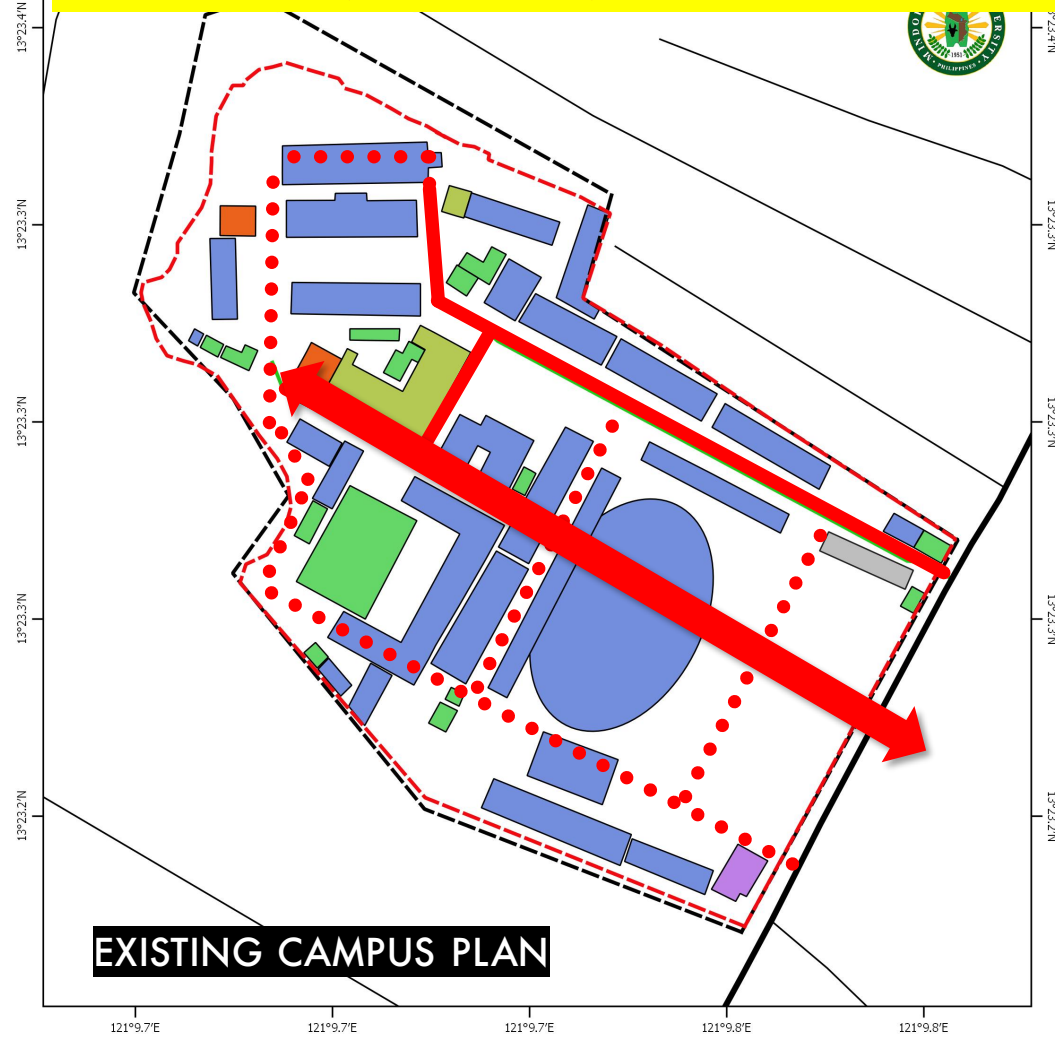
FOOTBALL FIELD

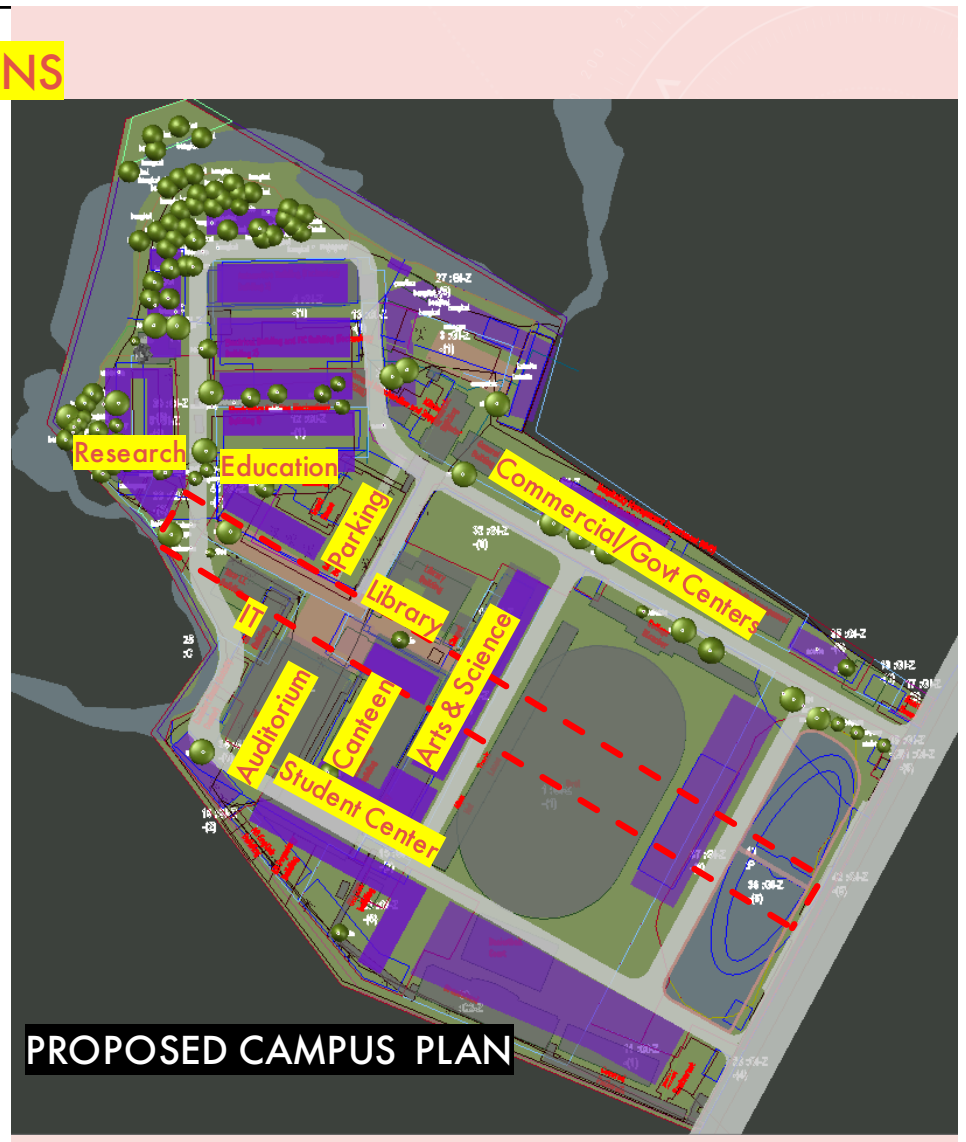
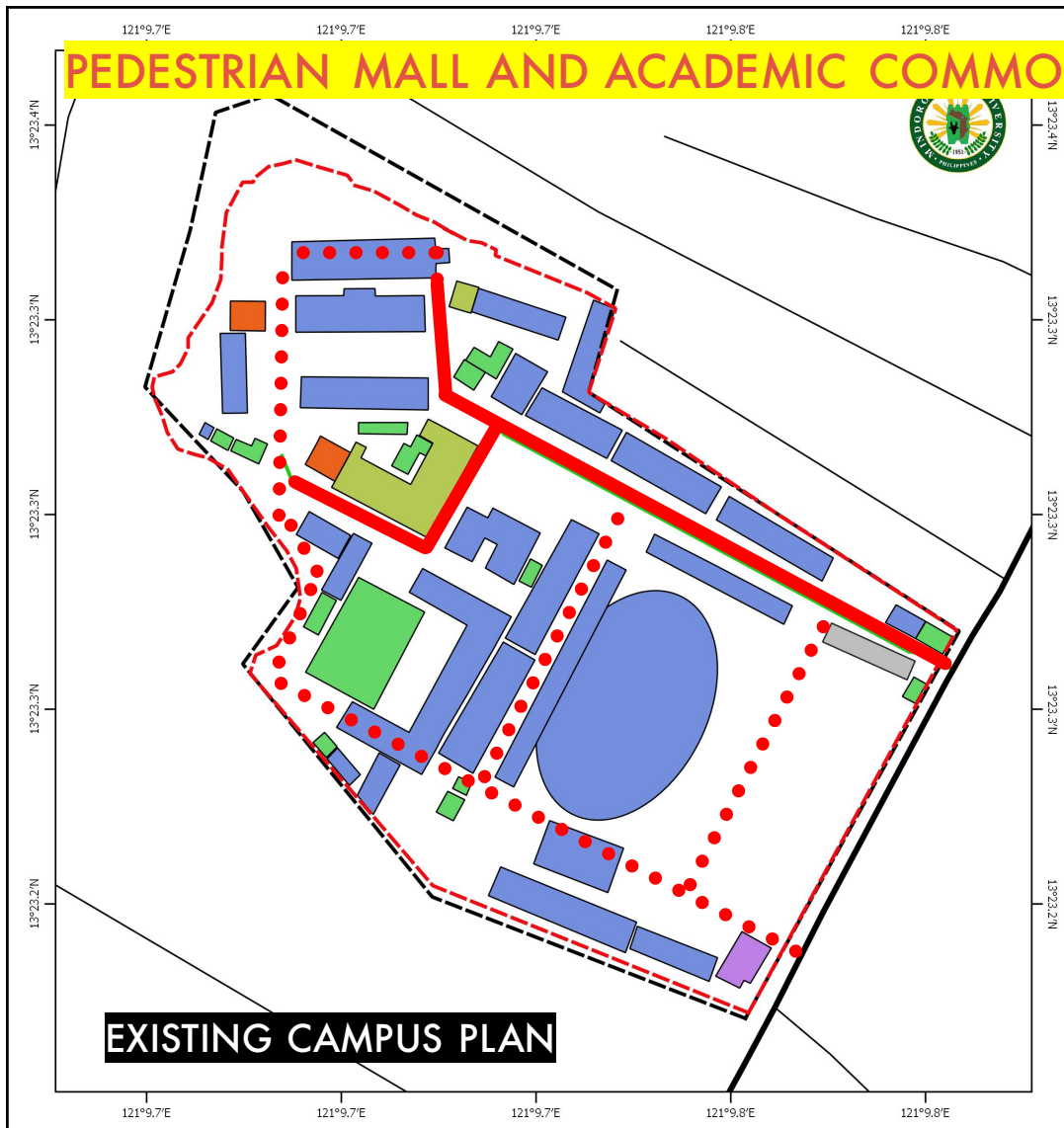
- Because of the proposed new administrative building, the space allocated for the track oval became smaller
- The area behind the admin building/grandstand will become a football field
- This will also double as a marching ground and an events and staging area
- Around this football field, the more specialized departments will be located
- Ideally, the buildings around this field are made to be taller
- Example: NU Laguna Football Field





PEDESTRIAN MALL AND ACADEMIC COMMONS



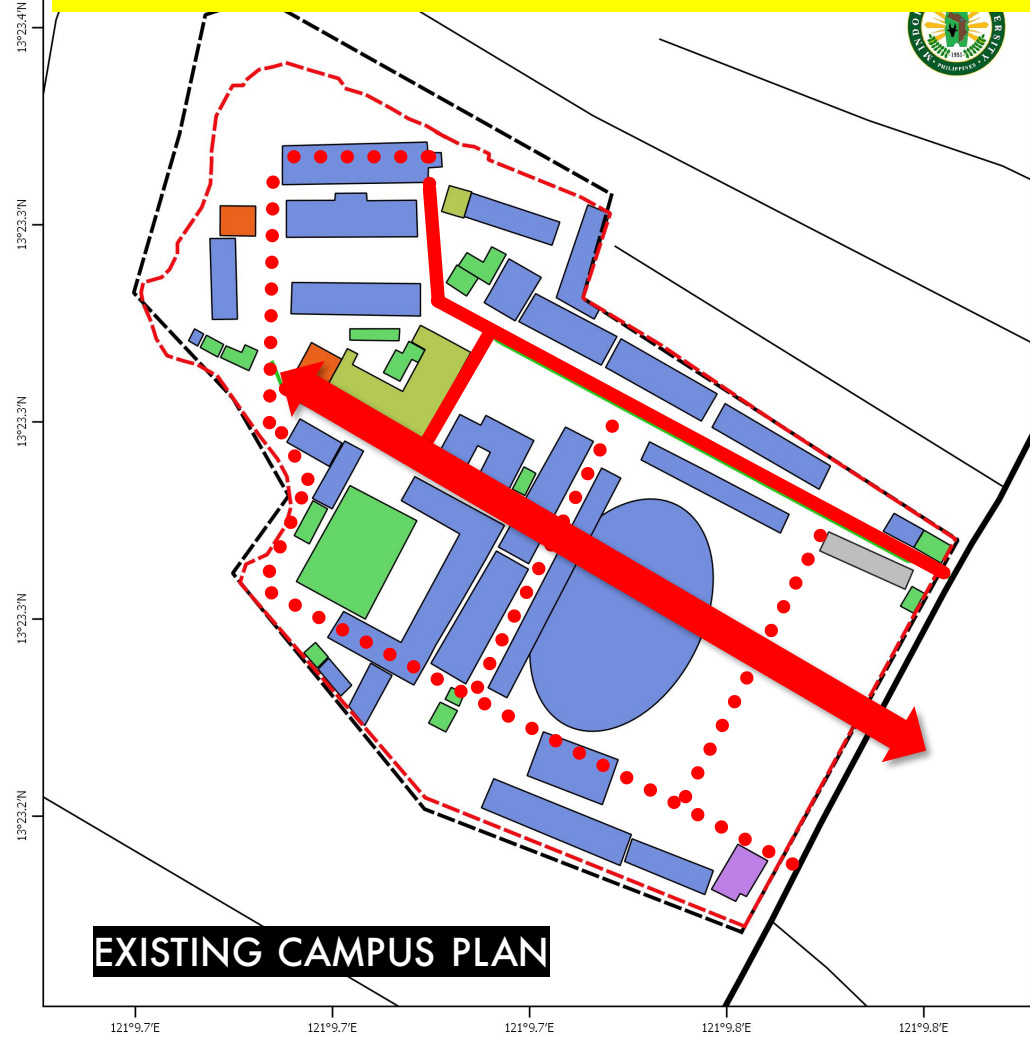




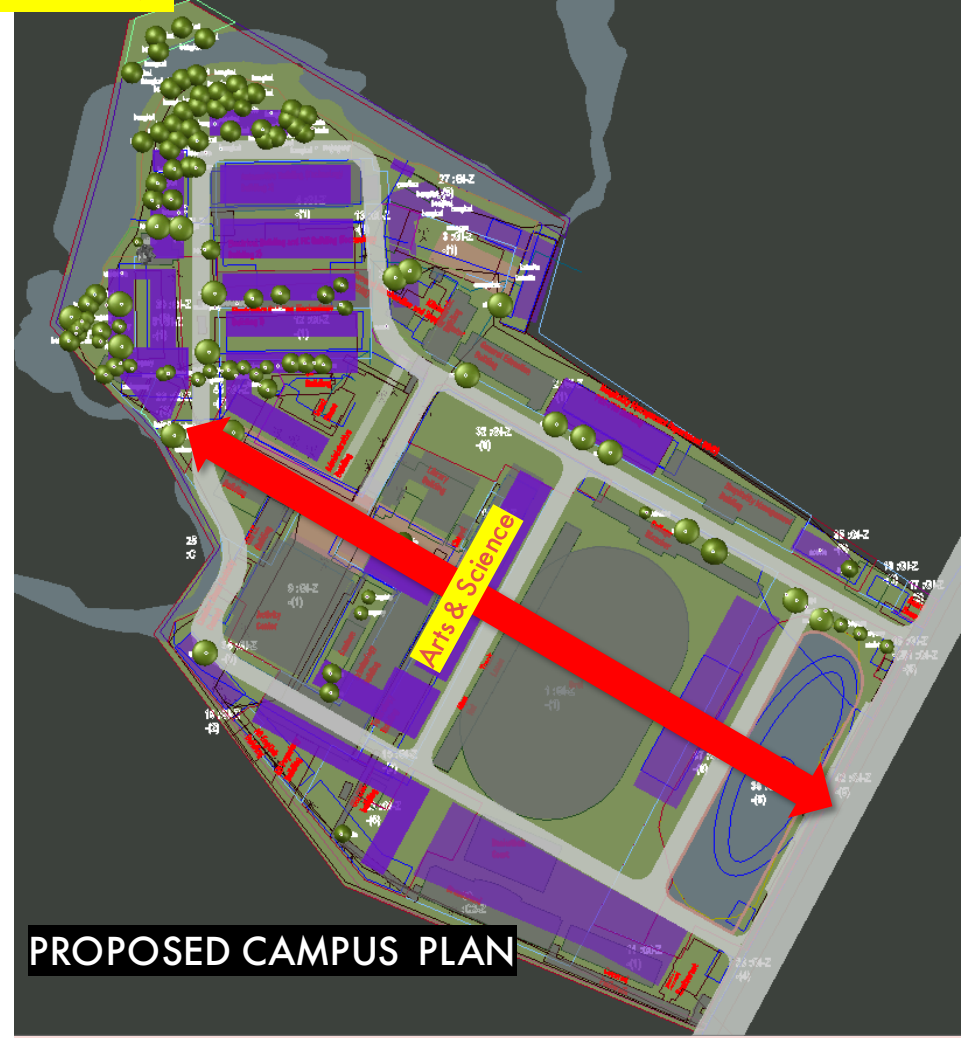
PEDESTRIAN MALL AND ACADEMIC COMMONS

- This will be the iconic central street that will crown the campus's urban institutional core
- It runs along the axis of the University Pond Bridge, leading to the Admin Building, through the Football Field into the Arts and Science Building.
- The area behind the library and the road in front of the covered courts will be incorporated into this axis and converted into a pedestrian walk, like the proposed one in Victoria
- Along this pedestrian walk will be some academic departments, auditorium, library, student center, swimming pool (ACADEMIC COMMON)
- This avenue will terminate at the proposed Research Building
- Example: Iconic Sather Street with Sather Gate in background, U.C. Berkeley

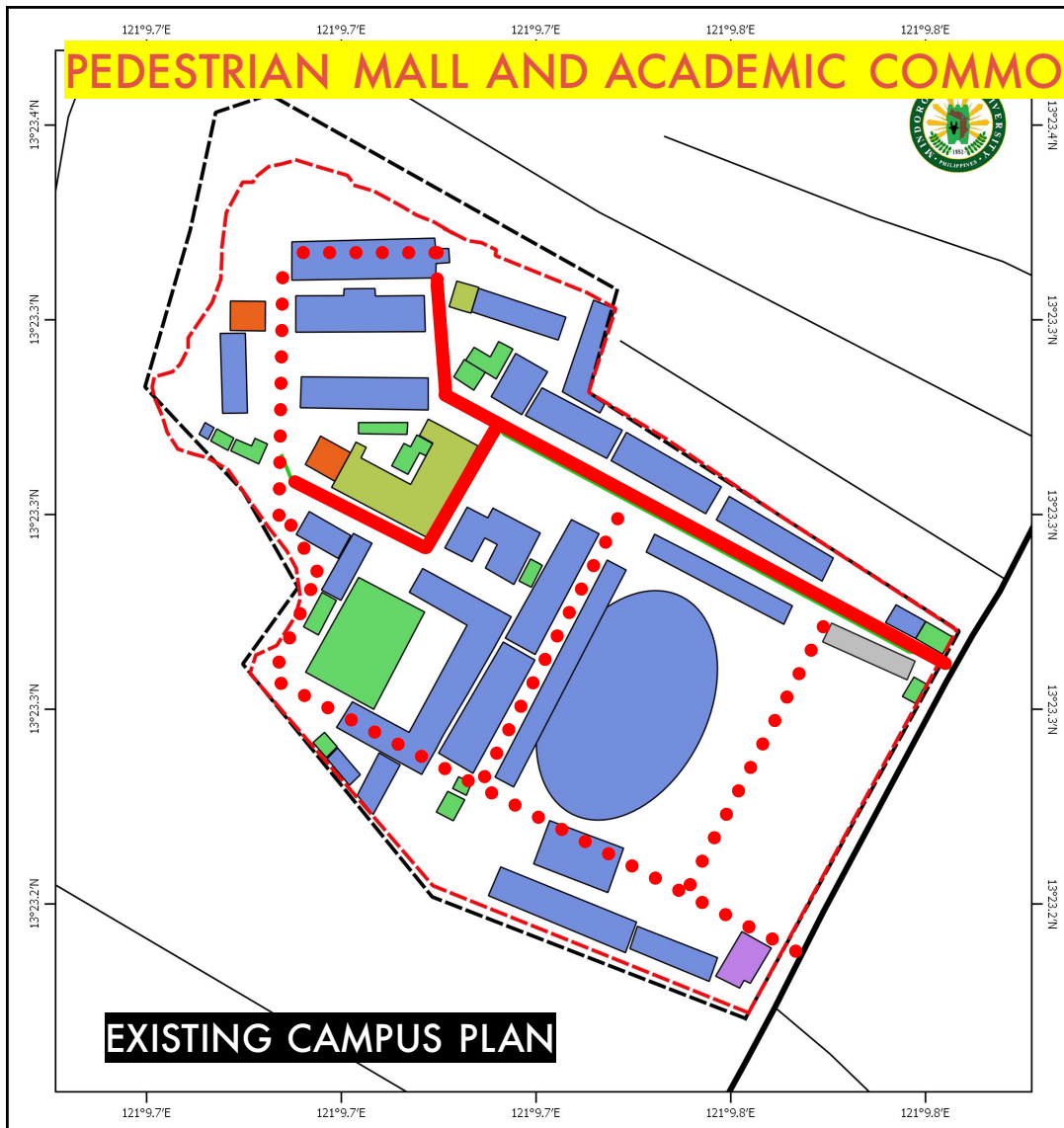
PEDESTRIAN MALL AND ACADEMIC COMMONS

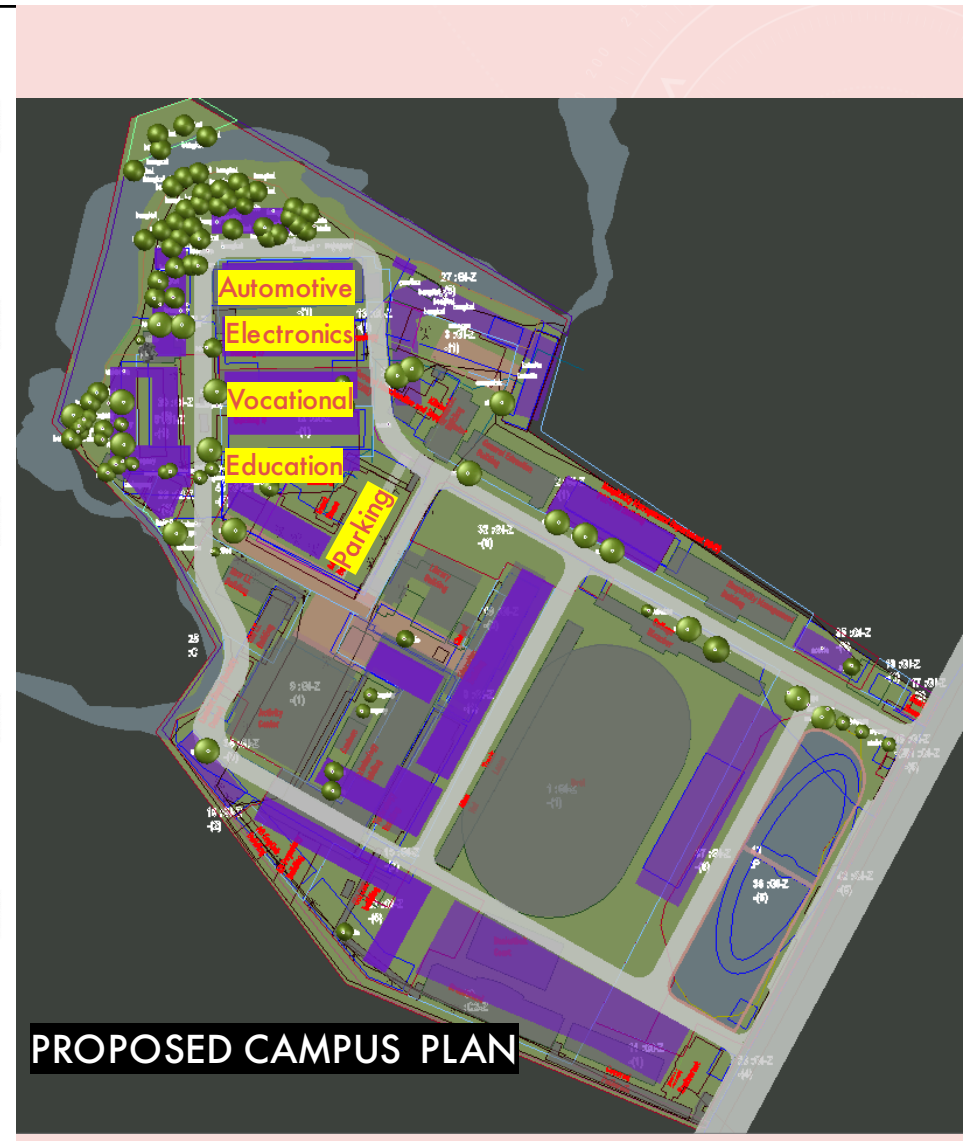
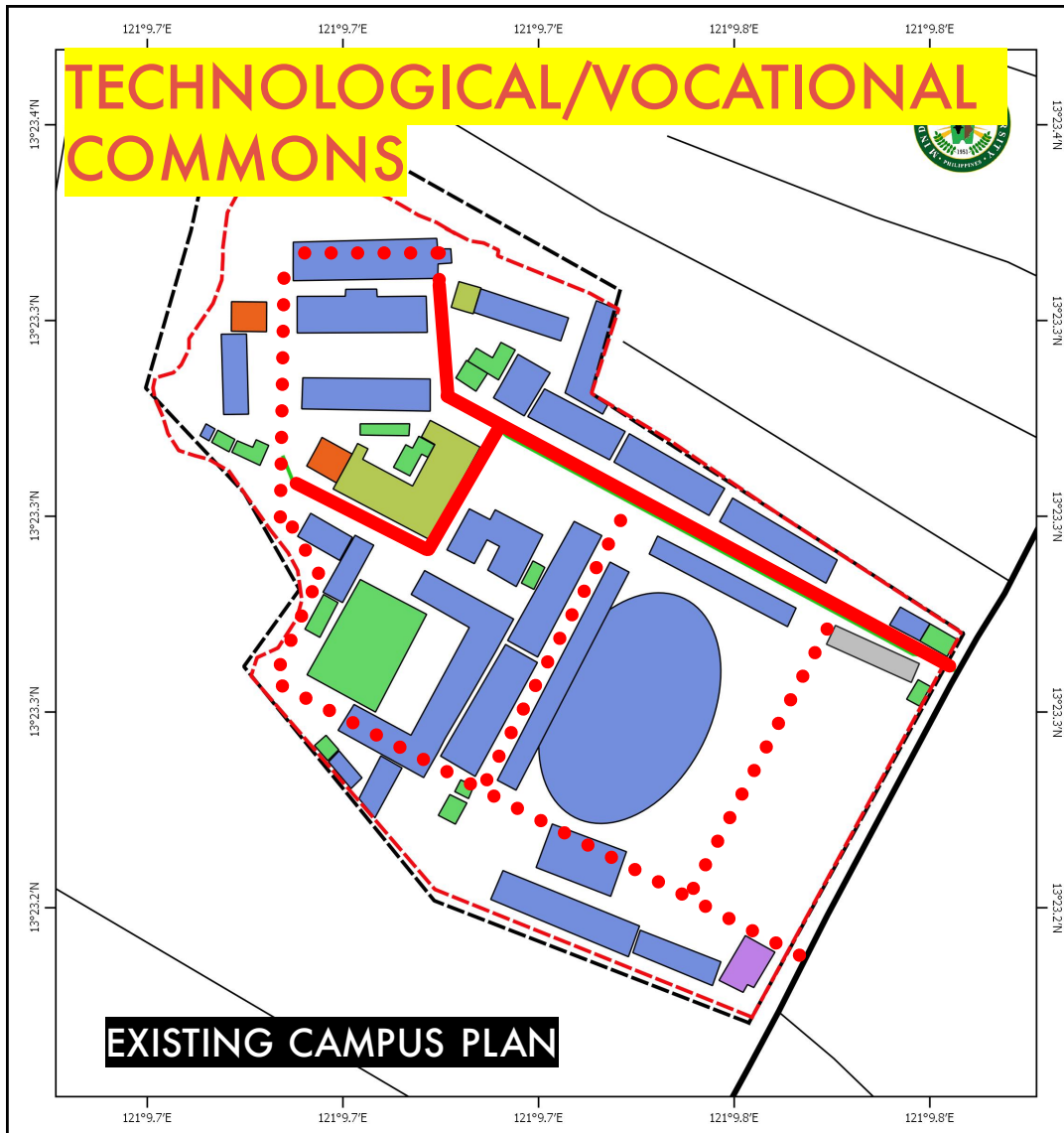


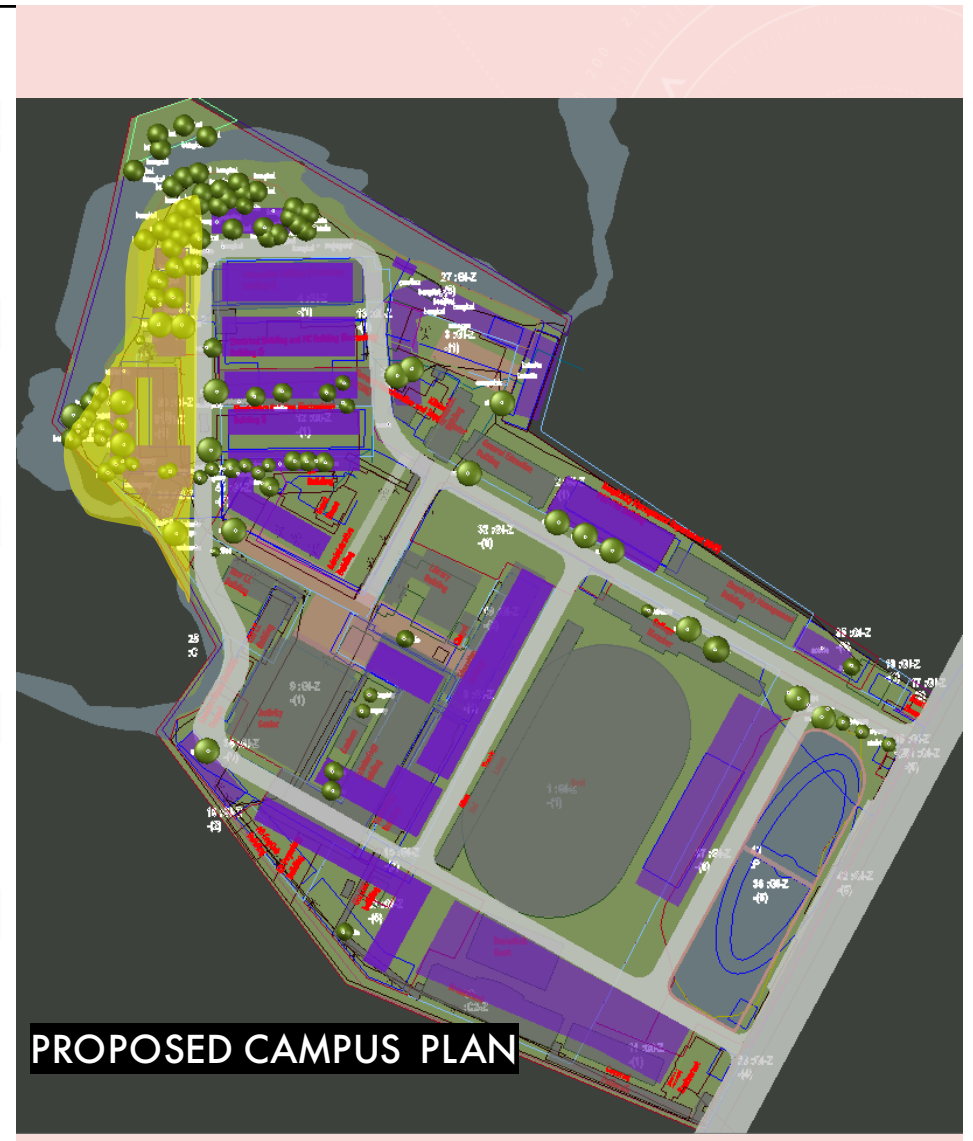
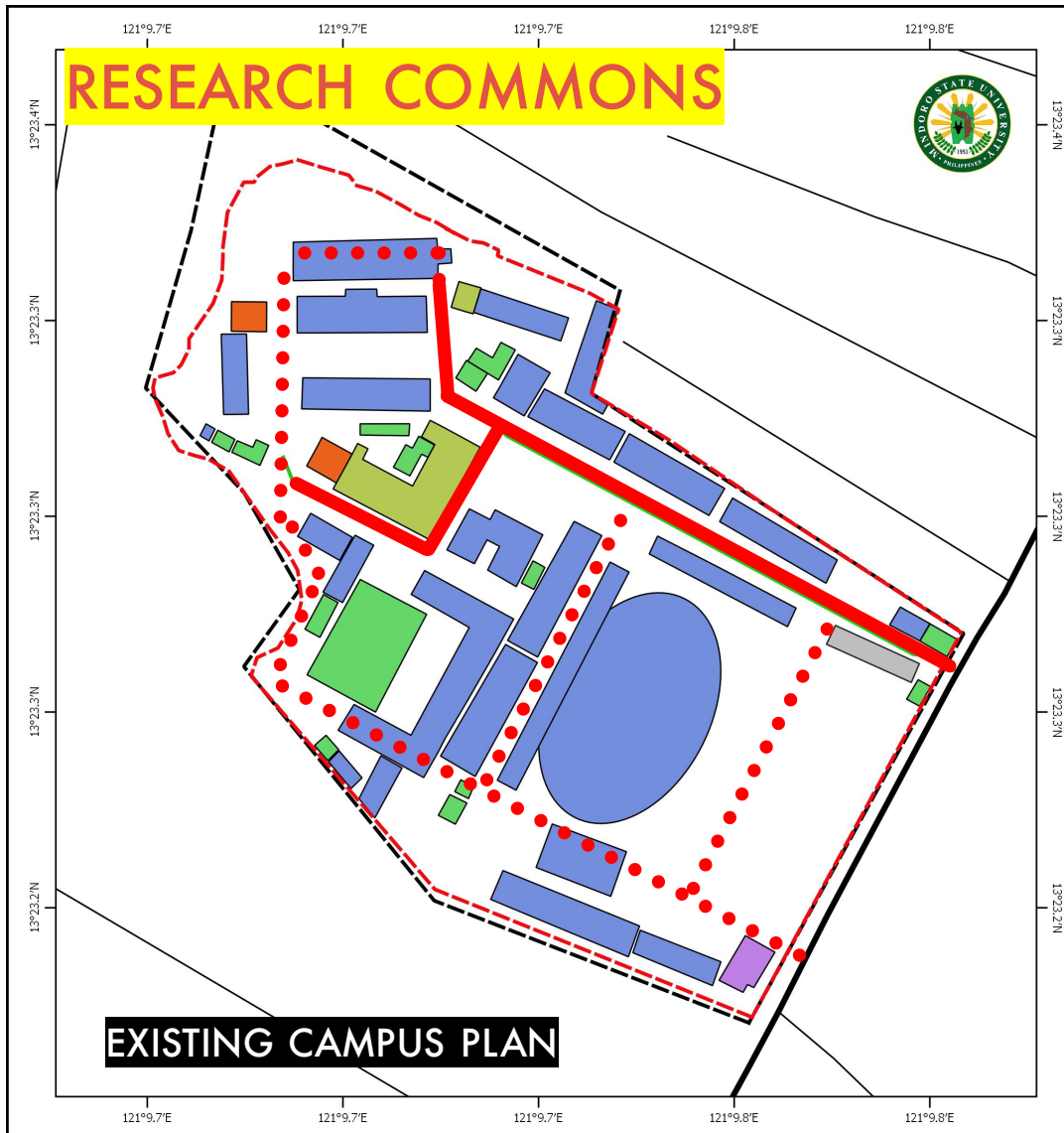
EXISTING CAMPUS PLAN

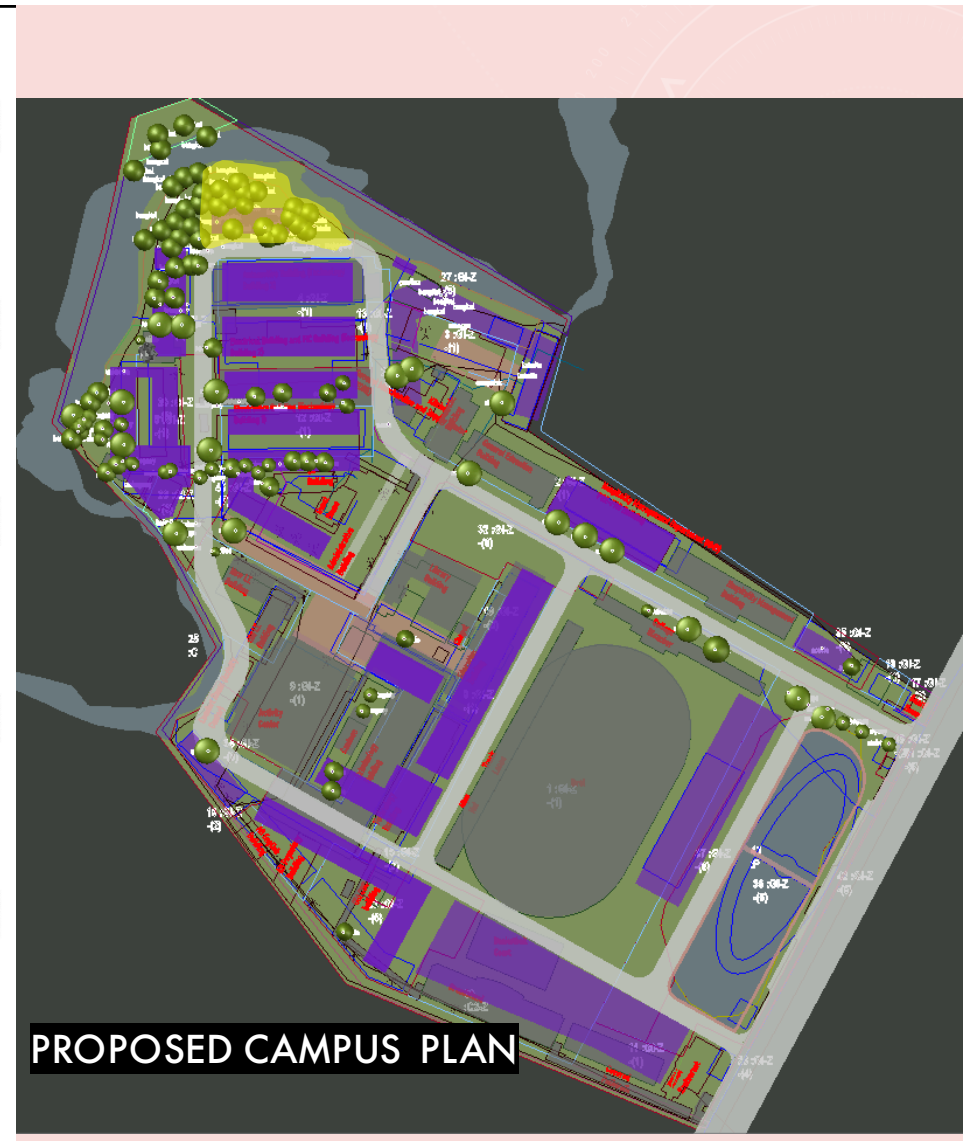
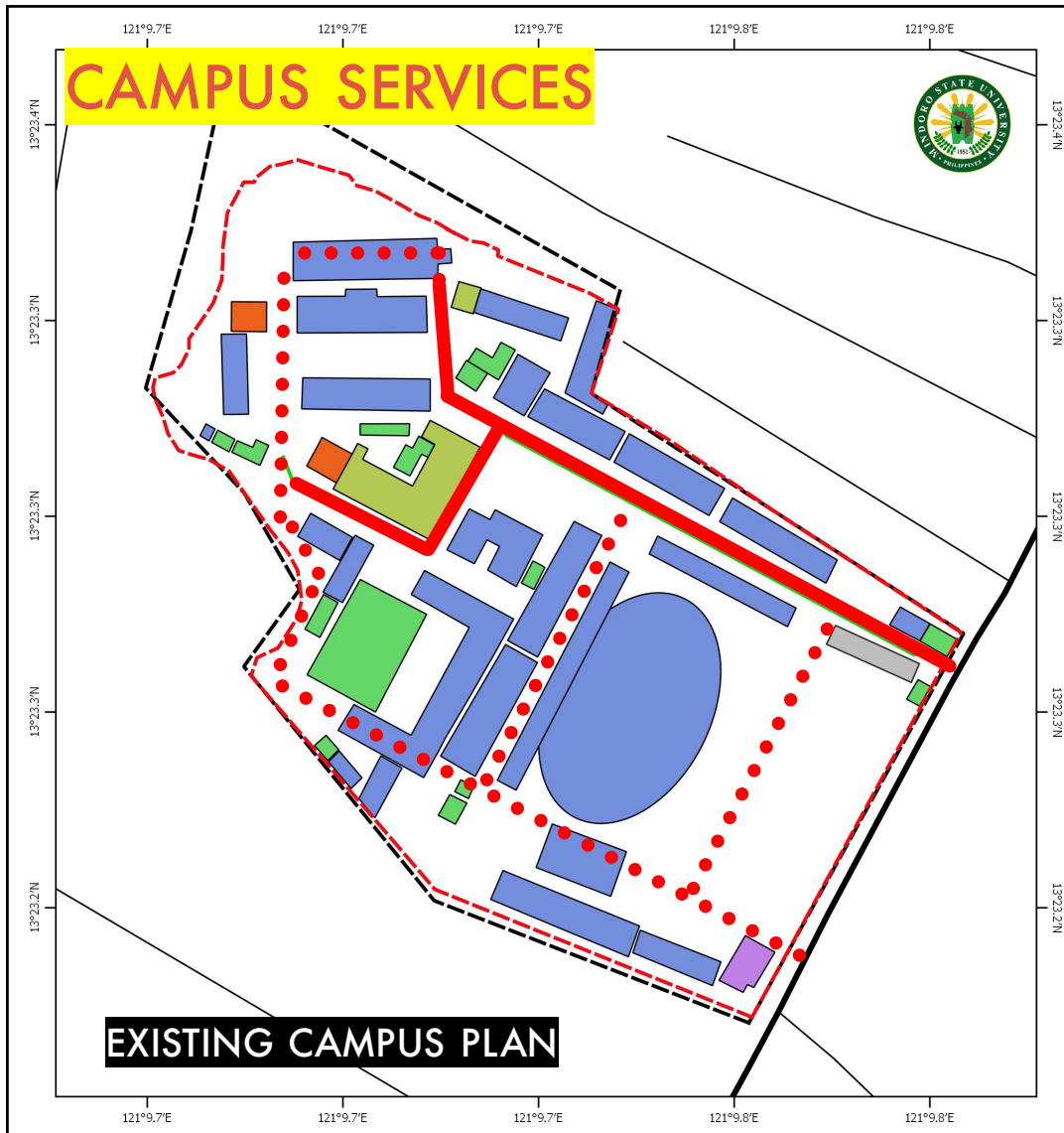


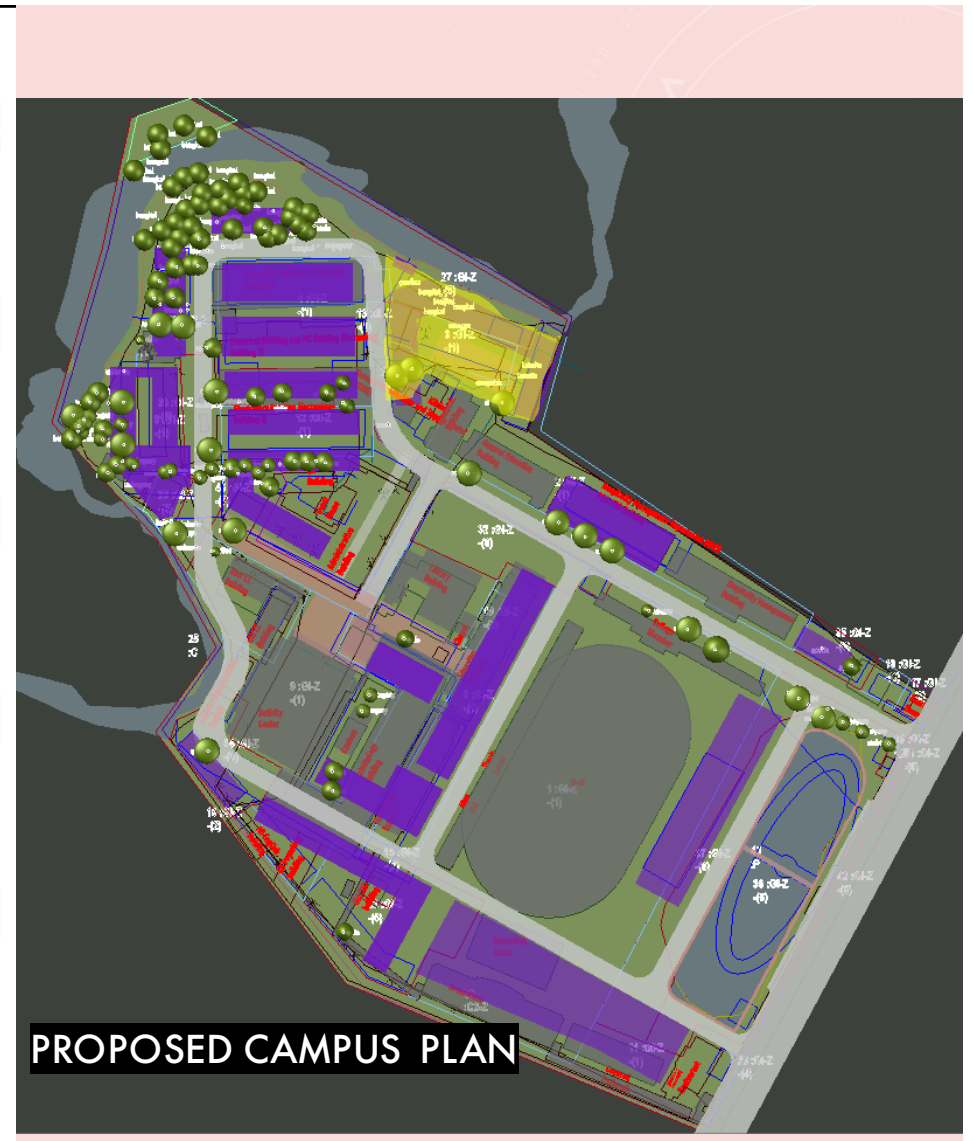
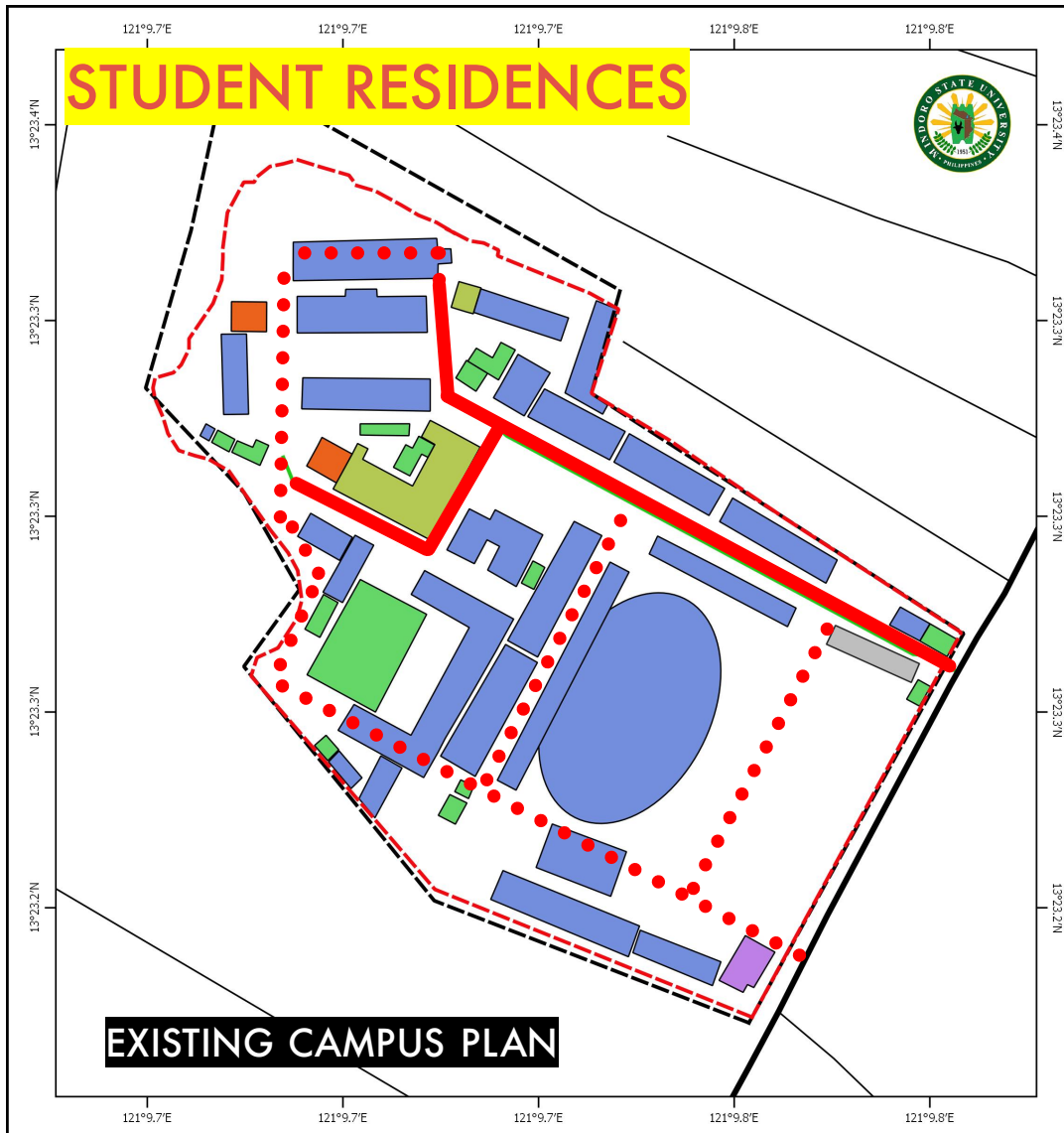
PROPOSED CAMPUS PLAN

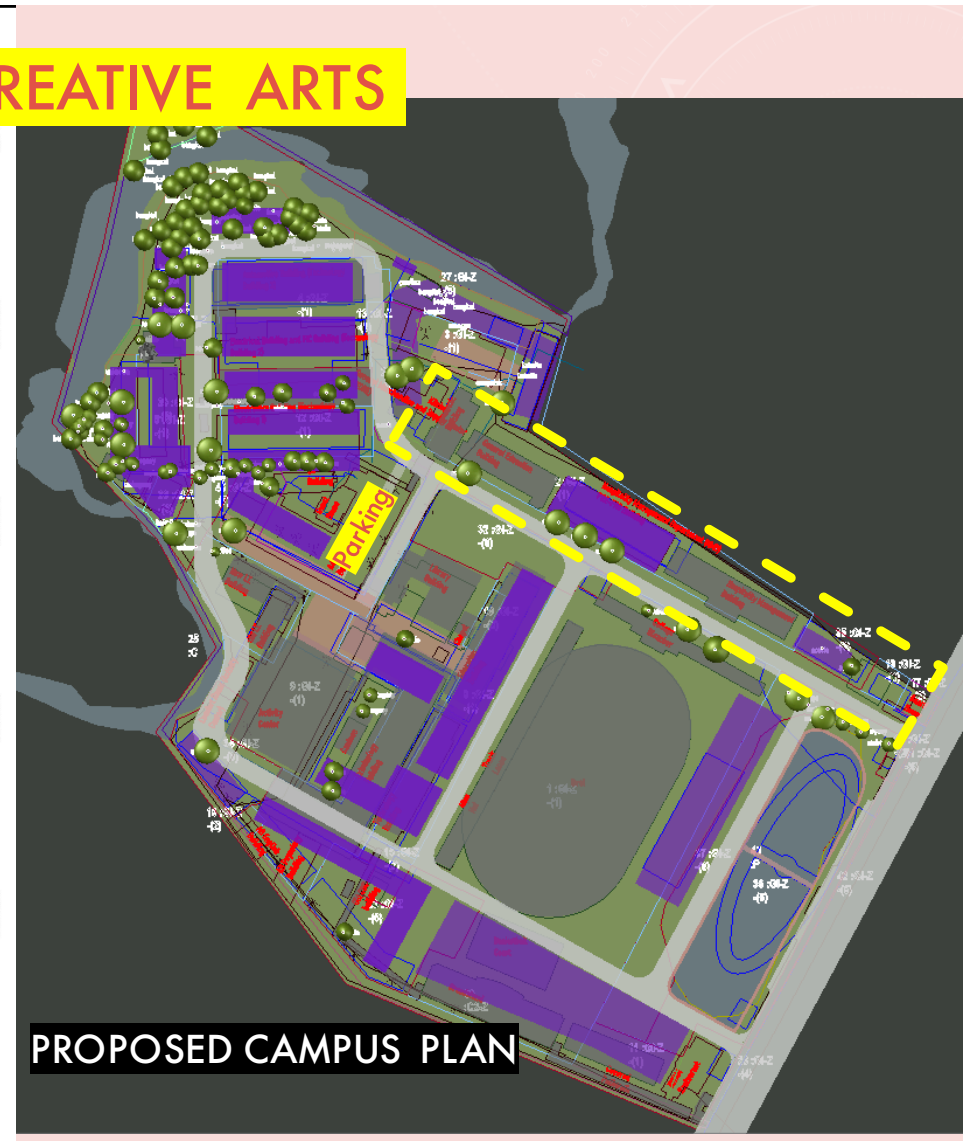
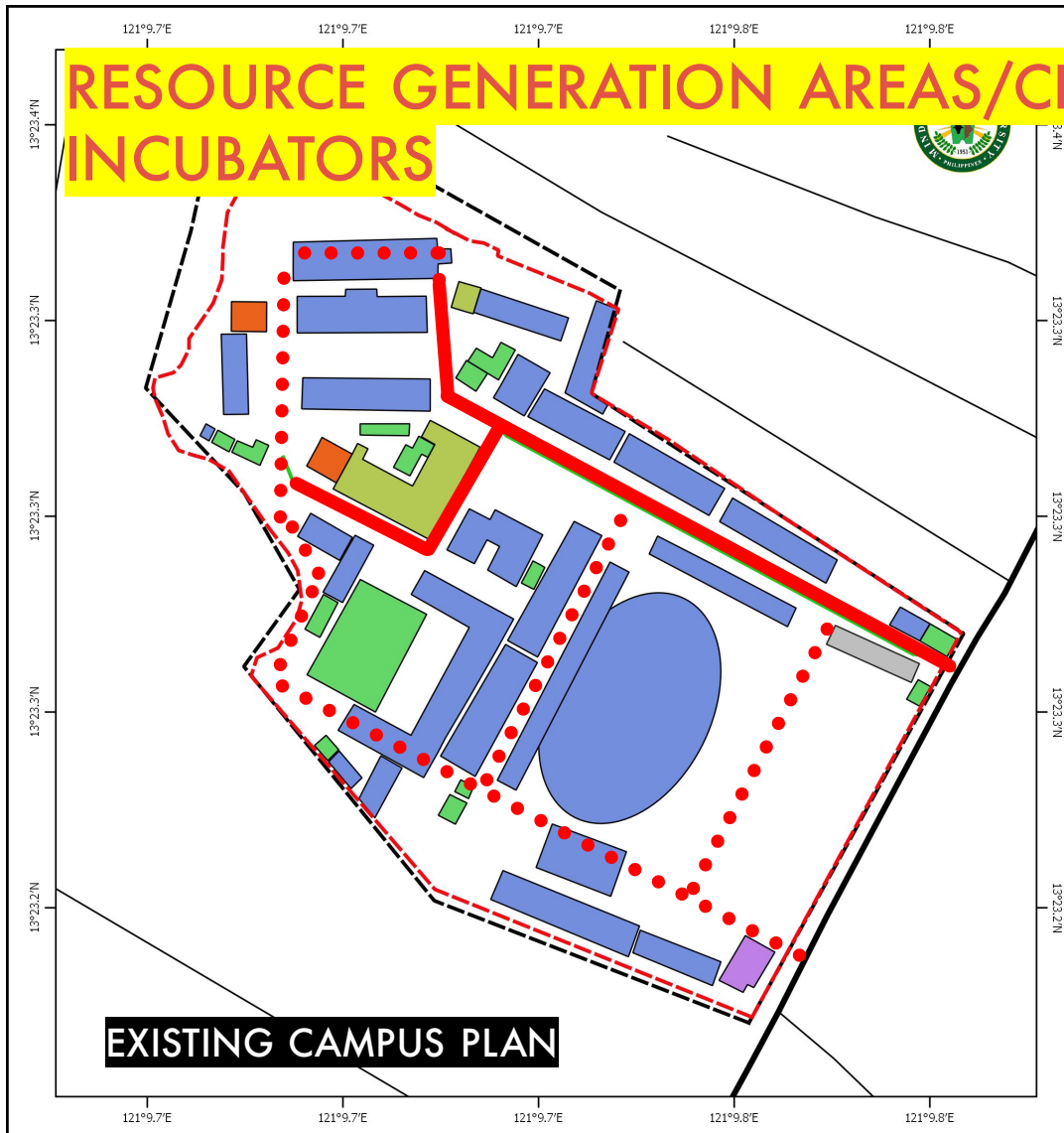




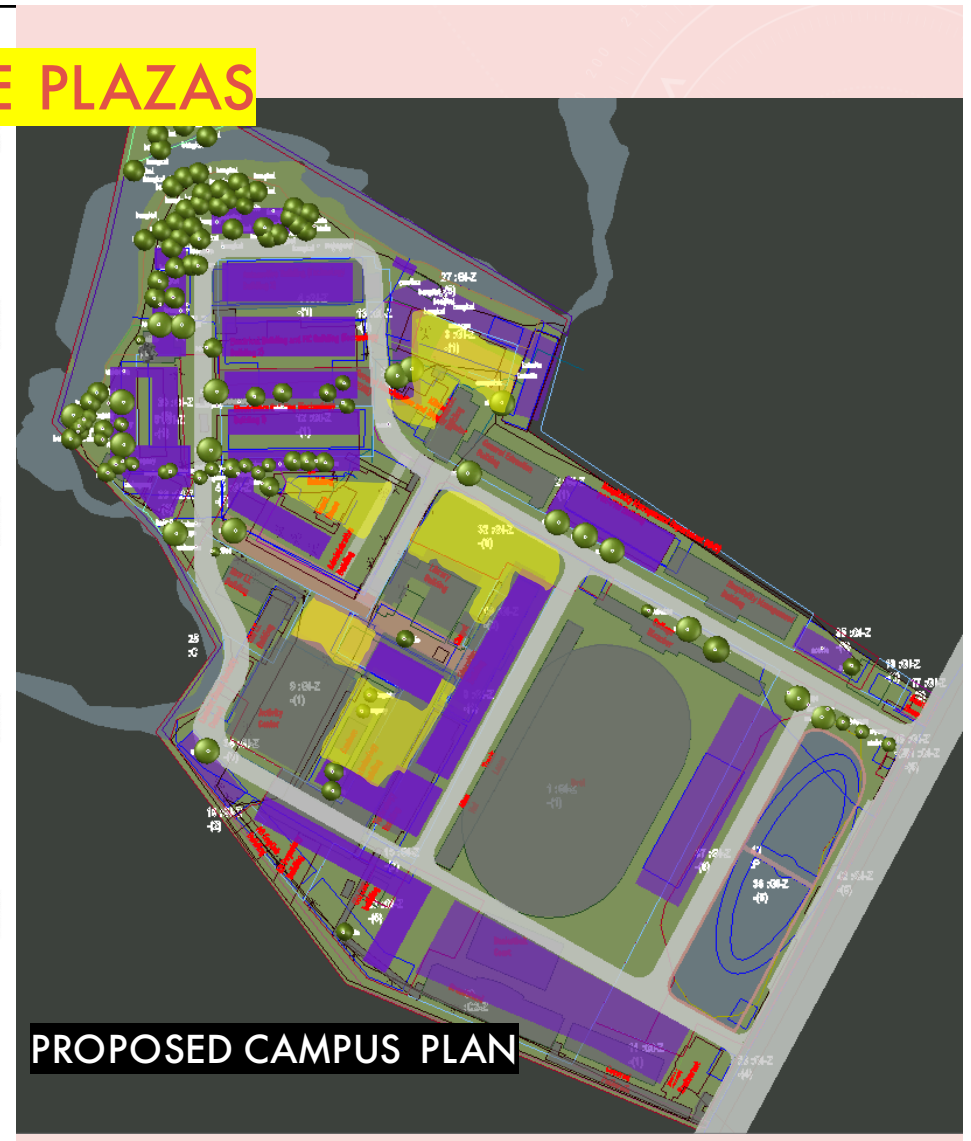
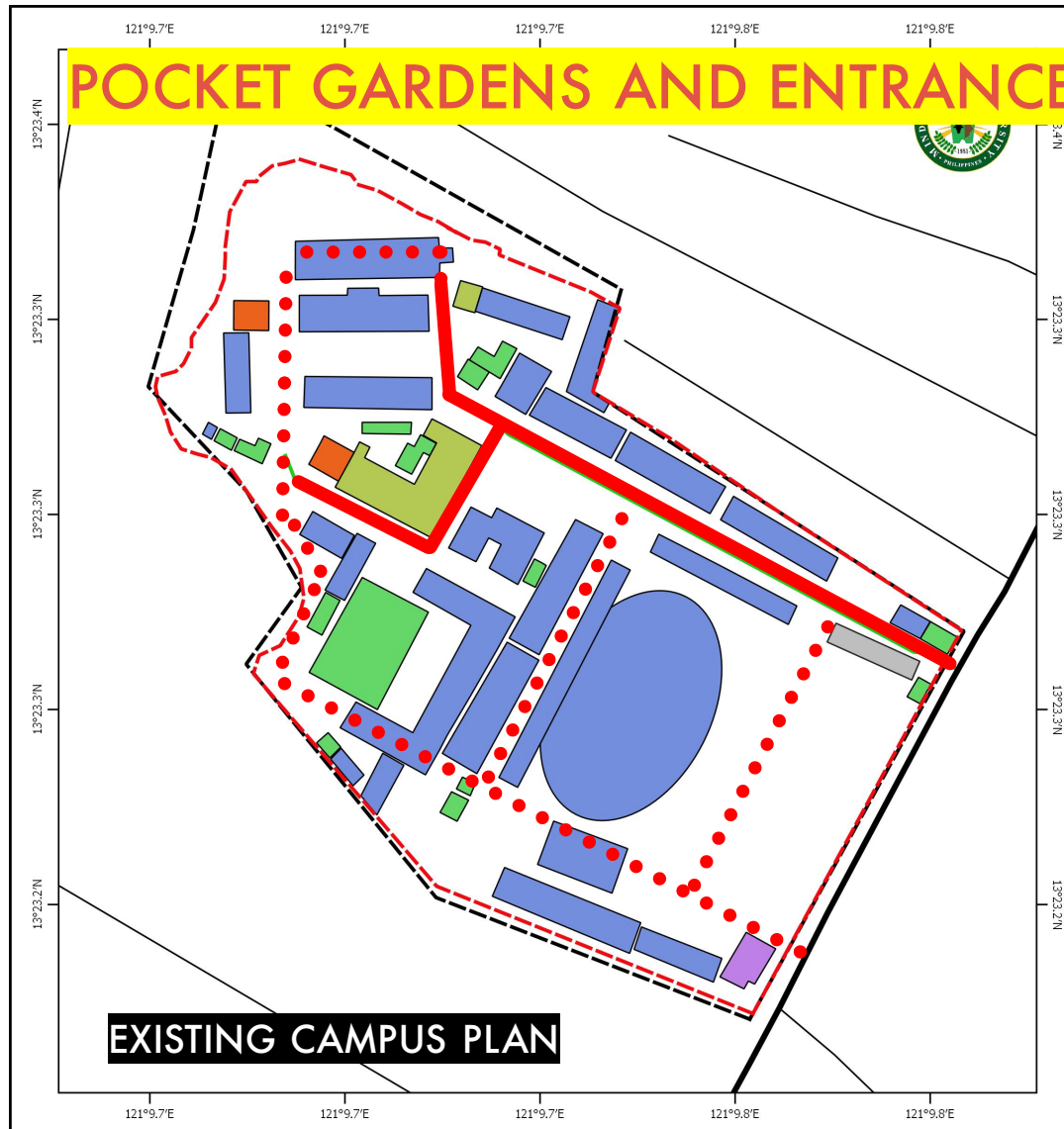








POCKET GARDENS AND ENTRANCE PLAZAS





ENTRANCE PLAZA (PLAZA MAYOR) - UST



POCKET GARDEN – SHANGHAI, CHINA

DRAFT



MinSU Calapan Campus Proposed Land Use Plan

Land Uses	Area (Ha.)	%
ACADEMIC	2.17	32.55%
ACADEMIC SUPPORT UNITS	0.55	8.23%
COMMUNITY SERVICES	0.10	1.52%
OTHER PARKS AND MAJOR OPEN SPACES	2.59	38.82%
RESIDENTIAL / MIXED USE	0.23	3.42%
RESOURCE GENERATION ZONE	0.29	4.31%
WATER	0.74	11.14%
	6.67	100.00%

- EXISTING BUILDINGS
- BUILDINGS FOR DEMOLITION
- PROPOSED BUILDINGS/ FACILITIES





BONGABONG CAMPUS

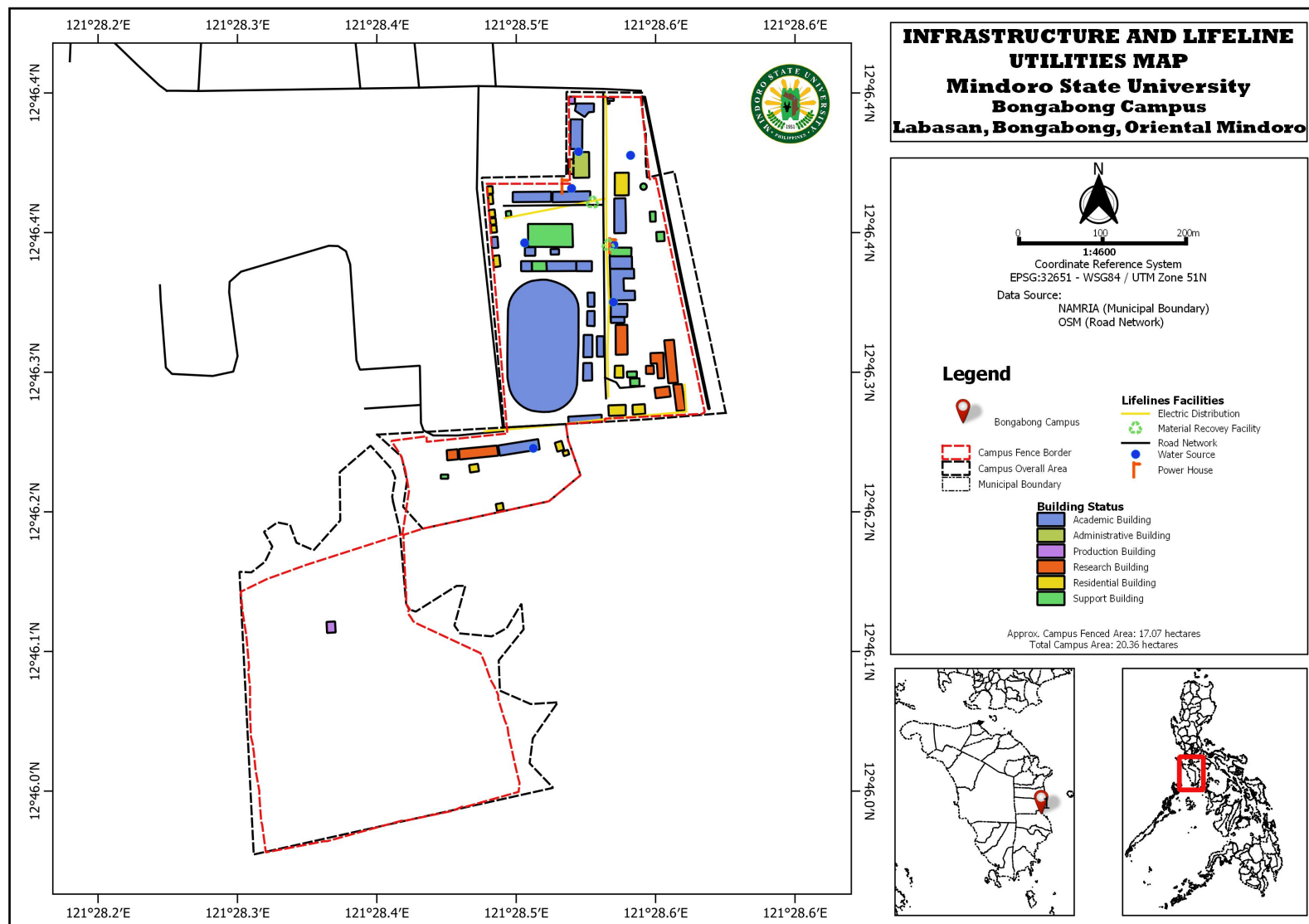
MINDORO STATE UNIVERSITY MASTER DEVELOPMENT
PLANNING

GENERAL DESCRIPTION

- Site could take advantage of its location by opening itself up to the beach
- The architectural style of the buildings could be better coordinated to evoke a sense of identity for the campus
- Most of the buildings are along the main road, but their organization and hierarchy could be improved on
- The buildings on campus can be improved in terms of access, safety, material specification, maintenance and overall relation to the larger campus plan
- Public open spaces could be better articulated to improve usage
- Compared to the other campuses, the scale and aesthetic is good and should be built upon

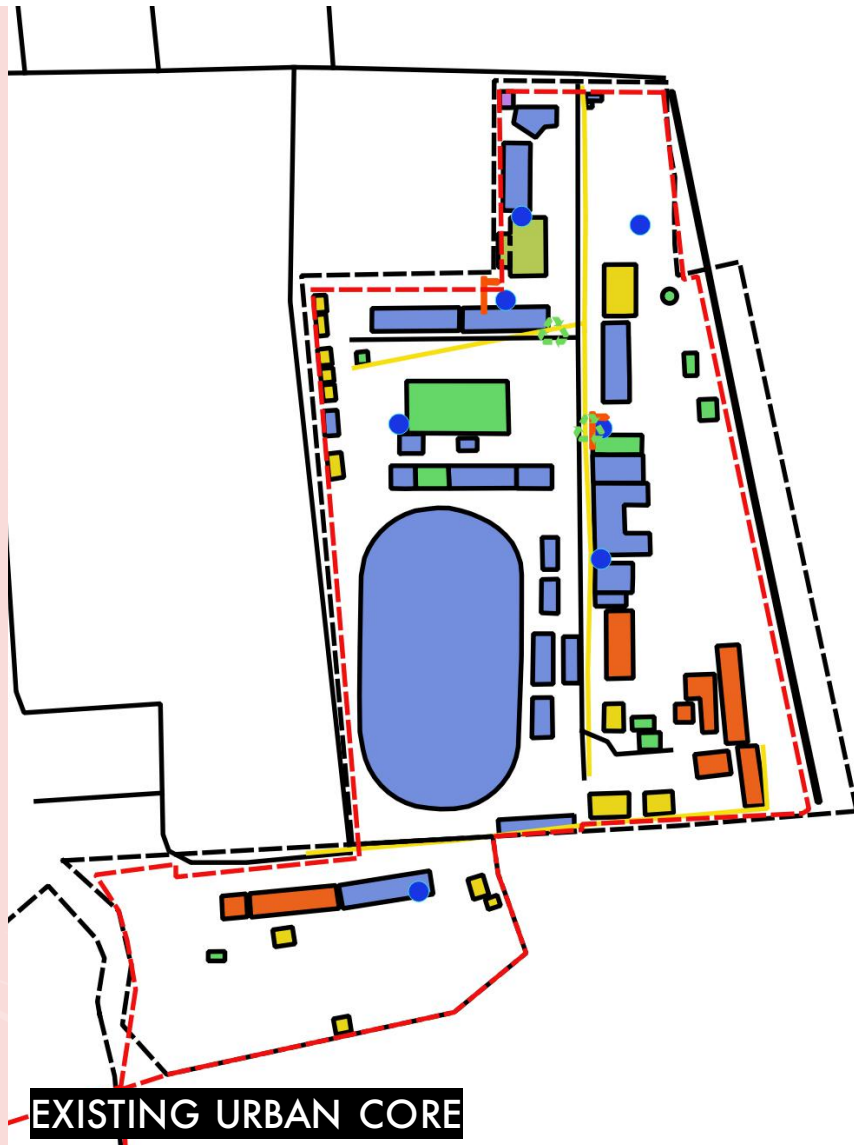
OVERARCHING CONCEPT

- **UNIFIED CHARACTER:** Take advantage of the long coastline that the campus possesses, while mitigating the threat of flood as much as possible
- **UNIFIED CHARACTER:** Set a softer aesthetic architectural style that future campus buildings should emulate
- **UNIFIED CHARACTER:** Set a proper building hierarchy for the academic core
- **SAFETY:** Specify sparser development/no-build zone close to the beach
- **PHYSICAL ACTIVITY:** Introduce pedestrian culture to the campus
- **SOCIAL CONNECTEDNESS:** Provide each department/similar groups of departments its own area, while still relating the different areas to each other to improve interdepartmental discourse
- **NATURAL SYSTEMS:** Concentrate all institutional functions into the academic core, so that as much campus land can be reserved for production areas and no-build zone as possible





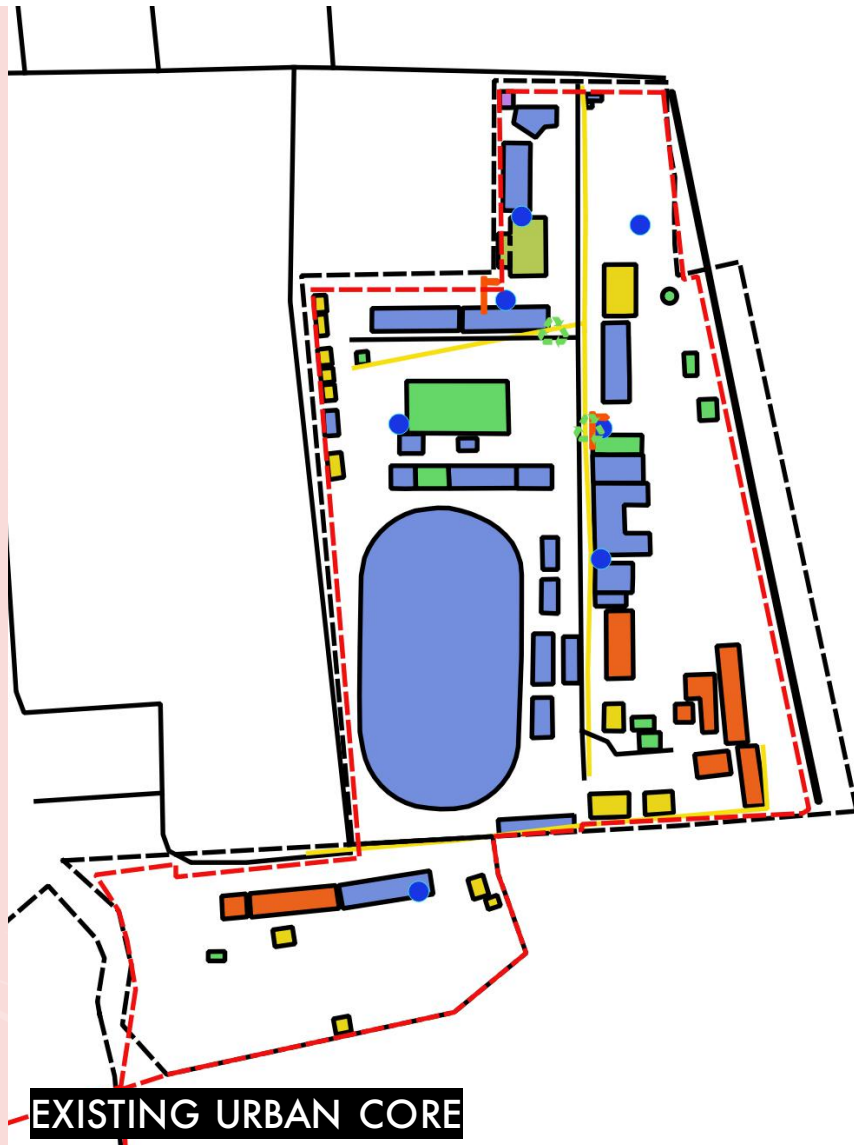
- This is the urban core of Bongabong Campus
- In terms of campus planning, the current paradigm that the campus uses is that of the STUDENT STREET
 - Most, if not all, functions are lined on the main road, making the campus a linear city
 - Only one entrance and exit
 - PROS:
 - Easier to implement, makes use of existing roads
 - Very legible, everything that you need is along the main road
 - CONS:
 - People need to walk longer distances to get to various points
 - Lots of traffic along main throughfare

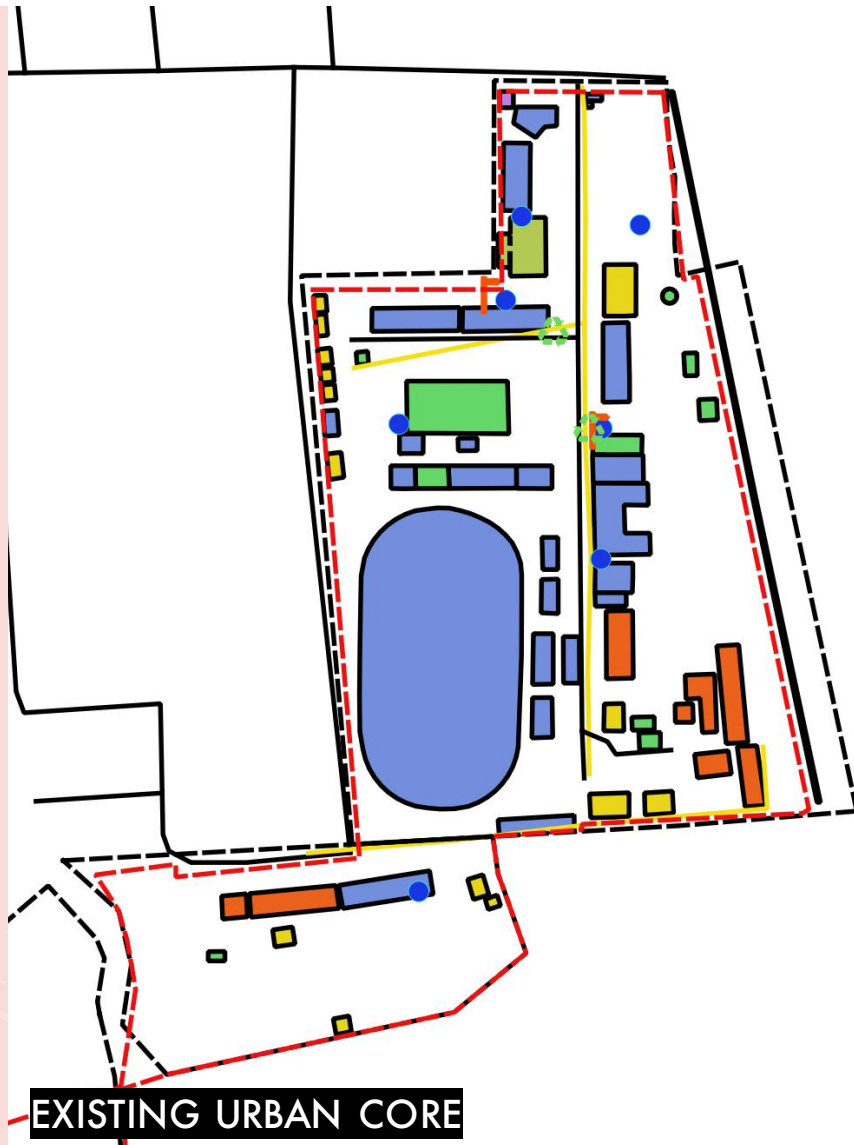


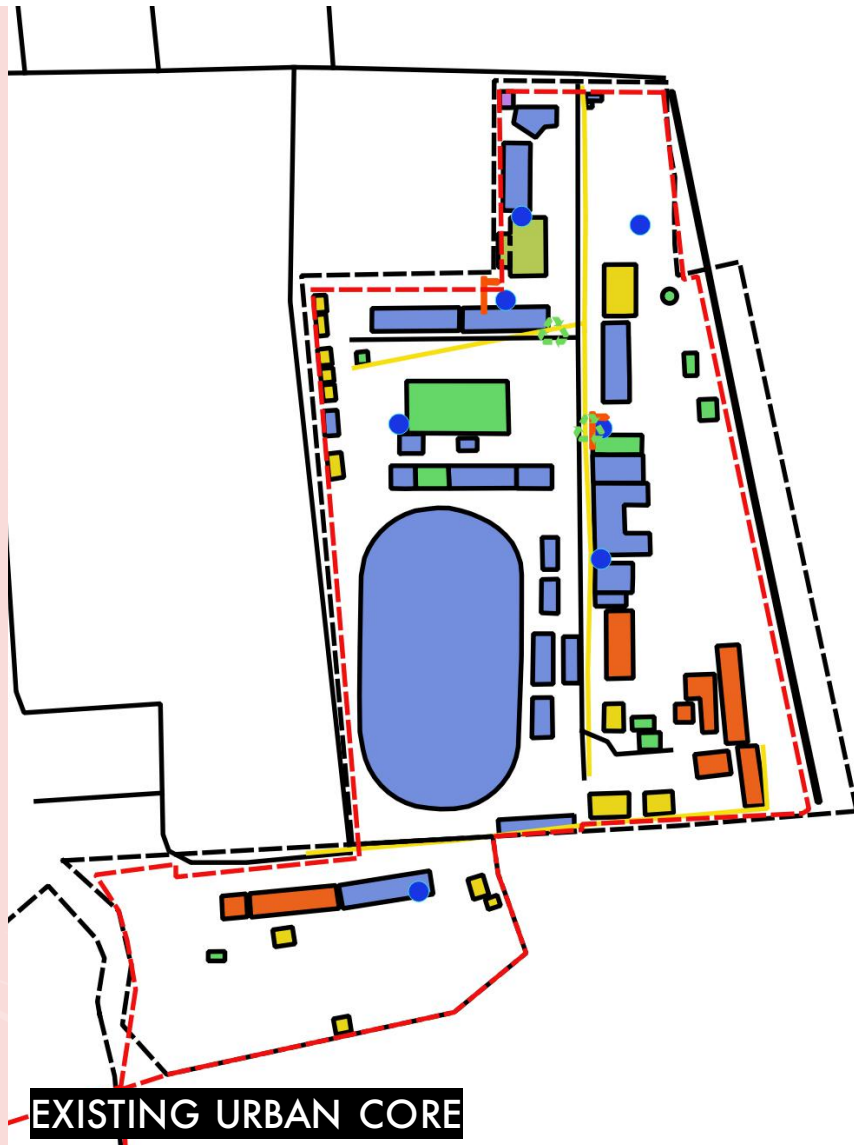


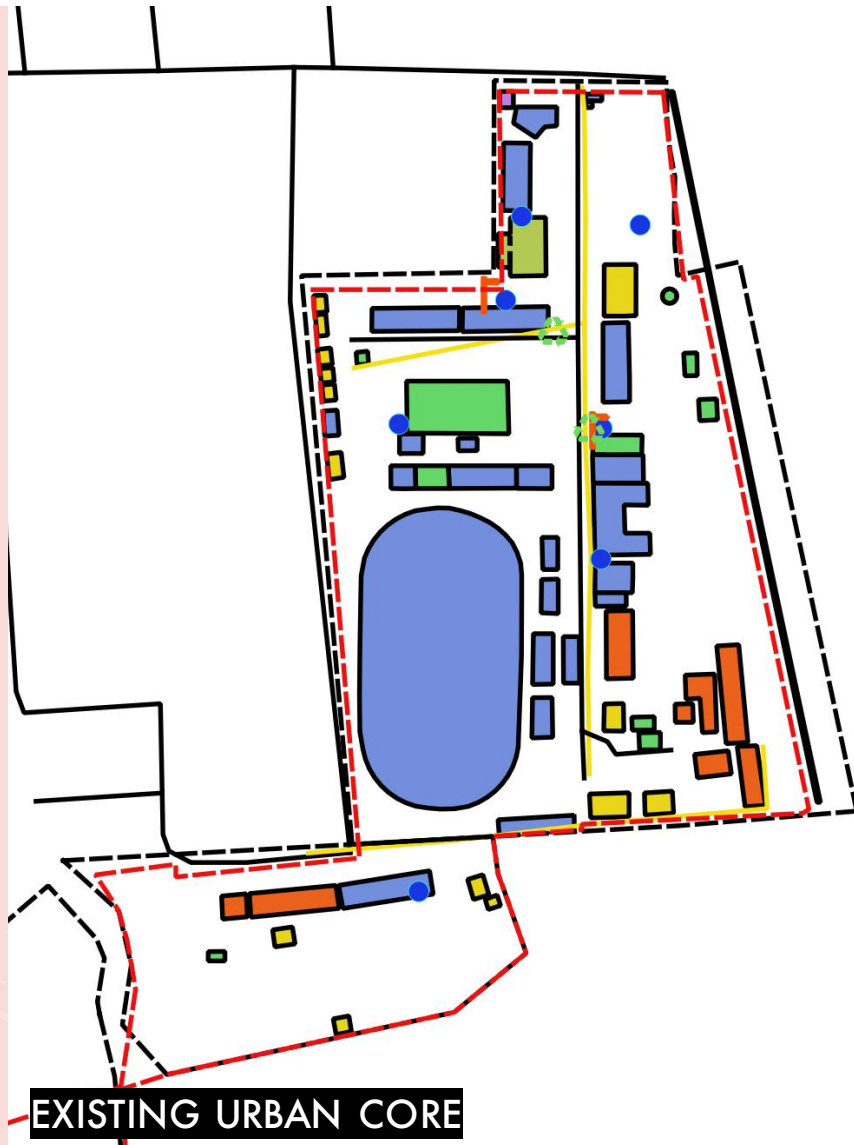
SITE ORIENTATION

MINDORO STATE UNIVERSITY MASTER DEVELOPMENT PLANNING











PROPOSED PHYSICAL PLAN

MINDORO STATE UNIVERSITY MASTER DEVELOPMENT PLANNING







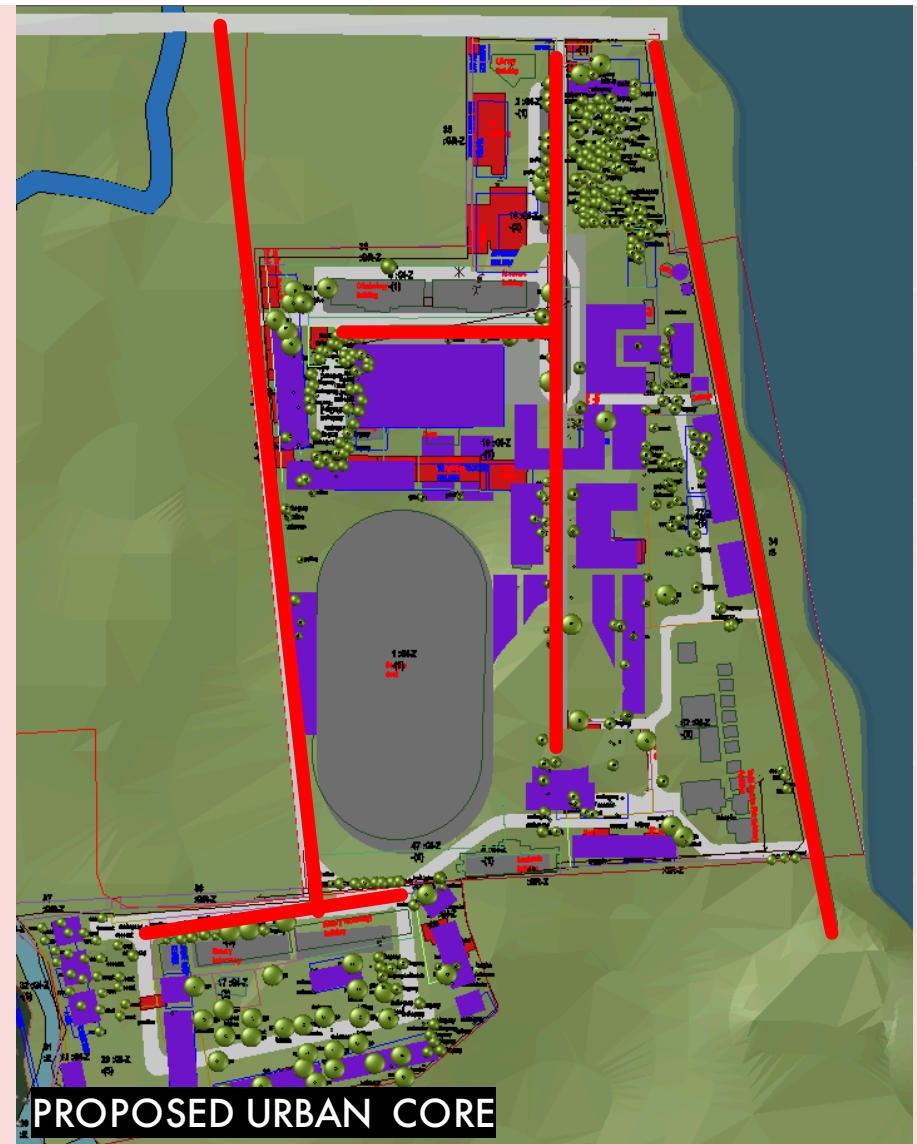
UNIVERSITY AVENUE

- The first thing we want translated into the physical plan is the maintenance and improvement of the current student street
- This will be the iconic central street that will crown the campus's urban institutional core
- This avenue will be a complete street, though part of the road will be pedestrian and emergency access only (to be discussed later)
- All of the main utility lines will pass under this road
- We want the avenue to start and terminate in iconic structures (to be discussed later)









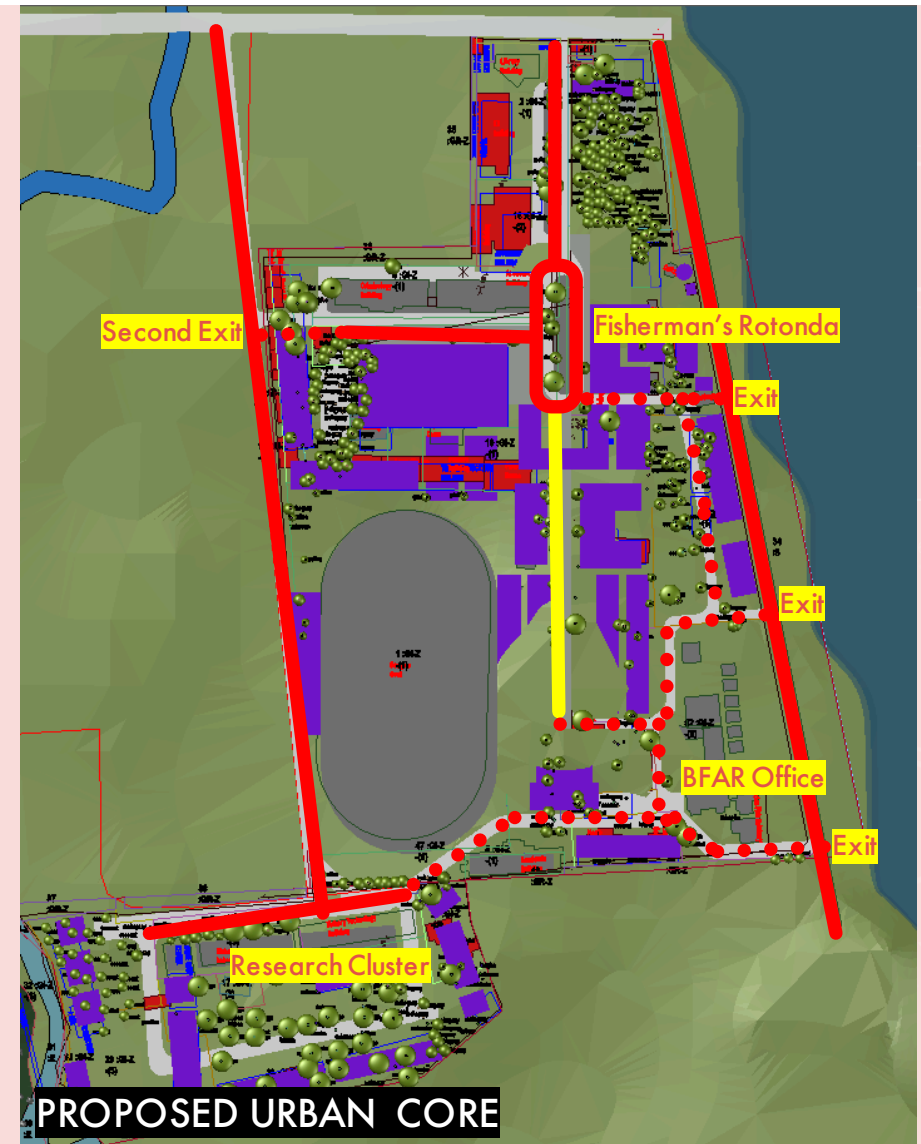


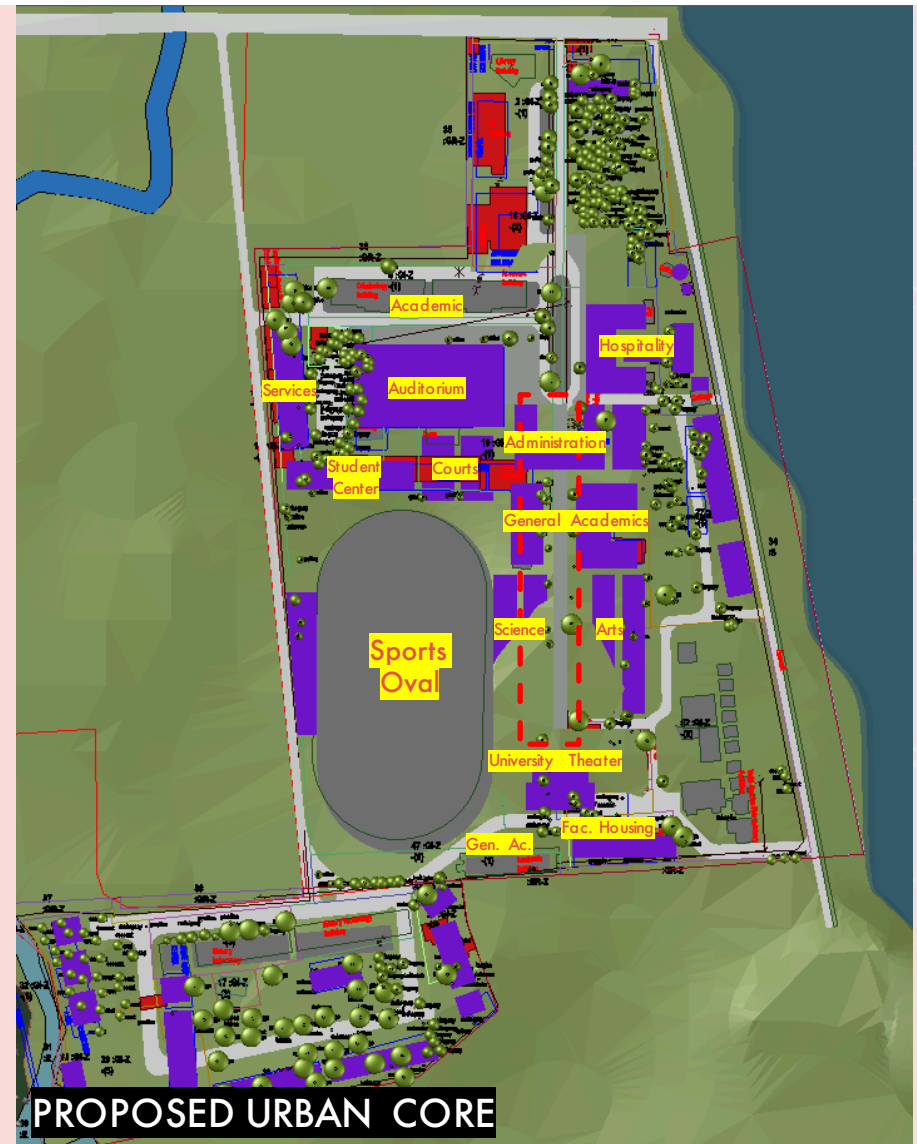
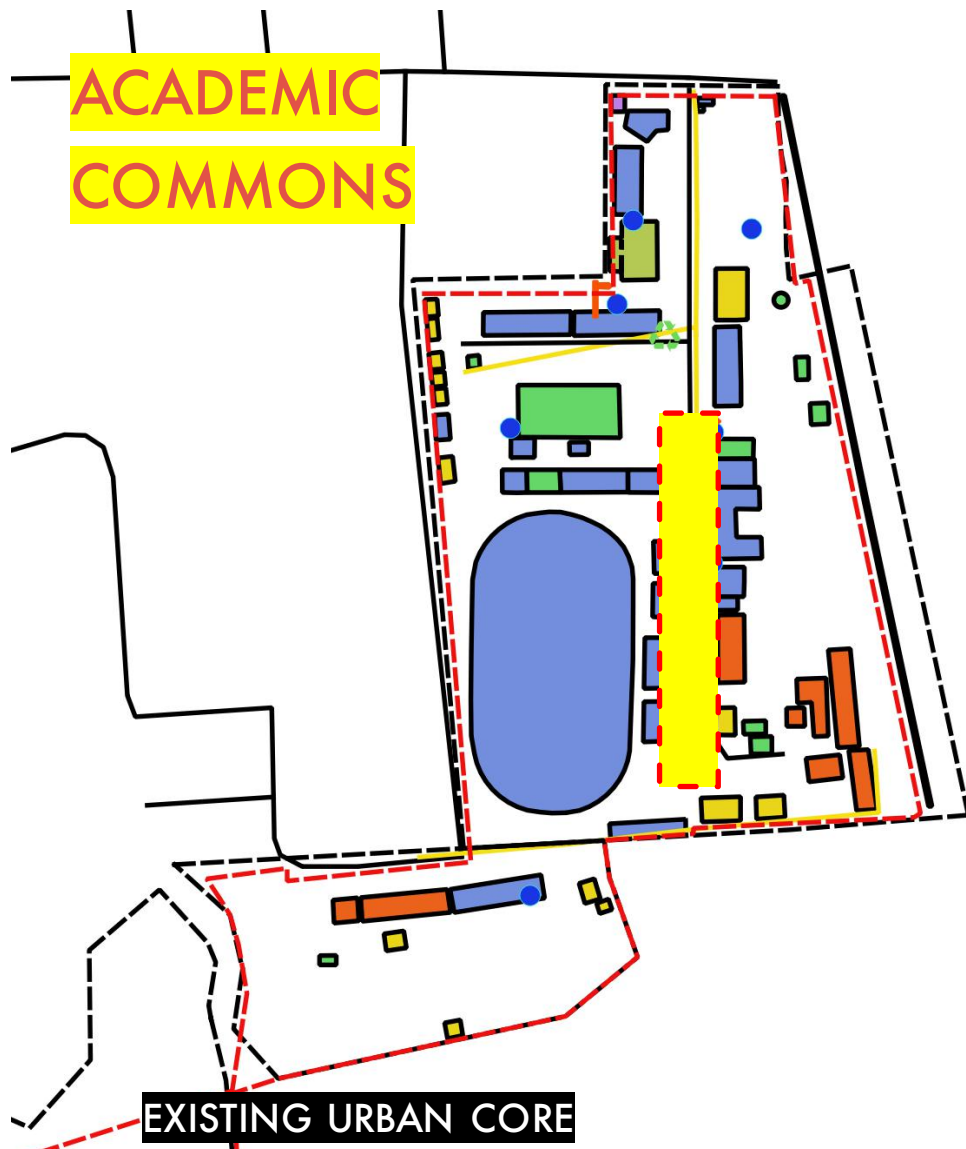


ROAD RATIONALIZATION

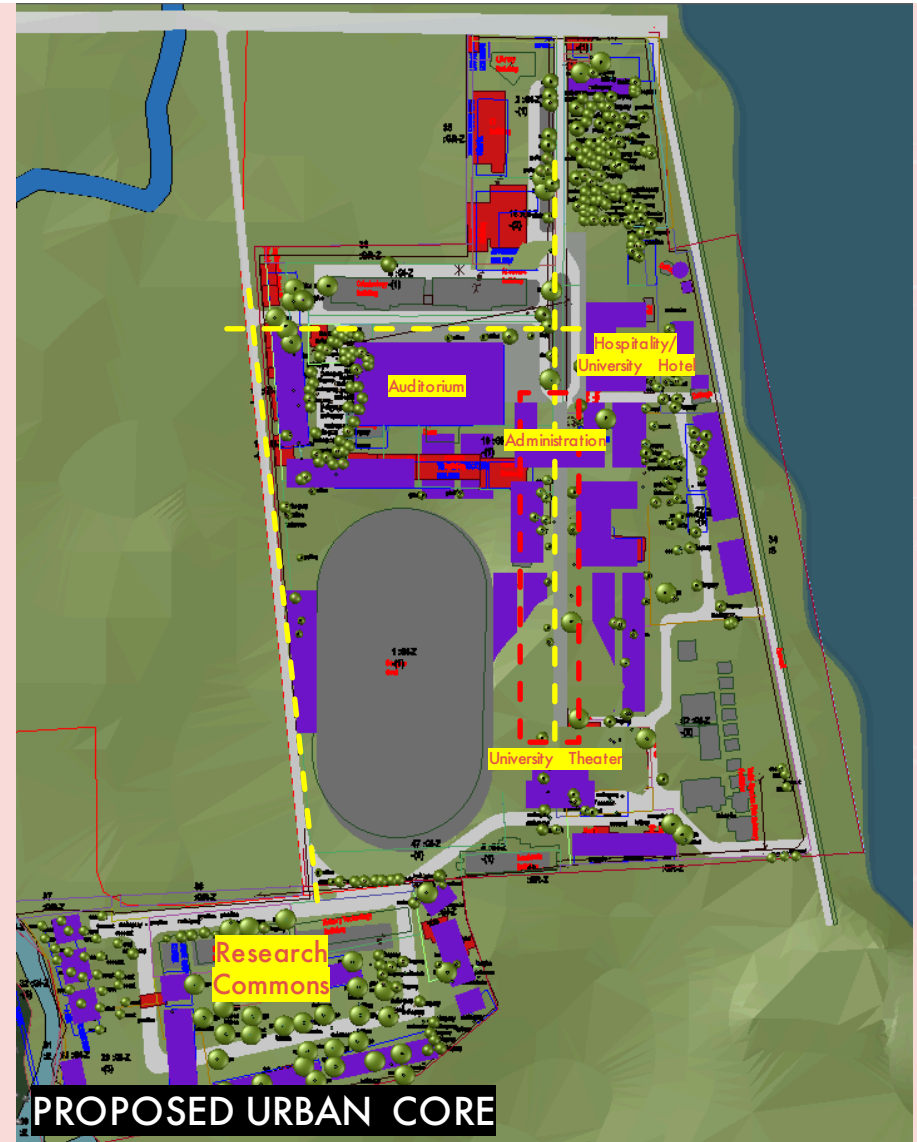
- The next thing we want to reflect in the physical plan is the rationalized road network
- We want to provide ample access to all the existing buildings and open up new areas for development, if MinSU wishes to expand further in an organized manner
- This includes
 - Developing the road on the western side of the campus
 - Expanding the perpendicular road to create a second gate for the campus
 - Creating a rotunda between the University Avenue and the perpendicular road
 - Creating another perpendicular road from the Research Cluster to the BFAR Office
 - The southern end of the University Avenue will be pedestrian mall of the Academic Commons







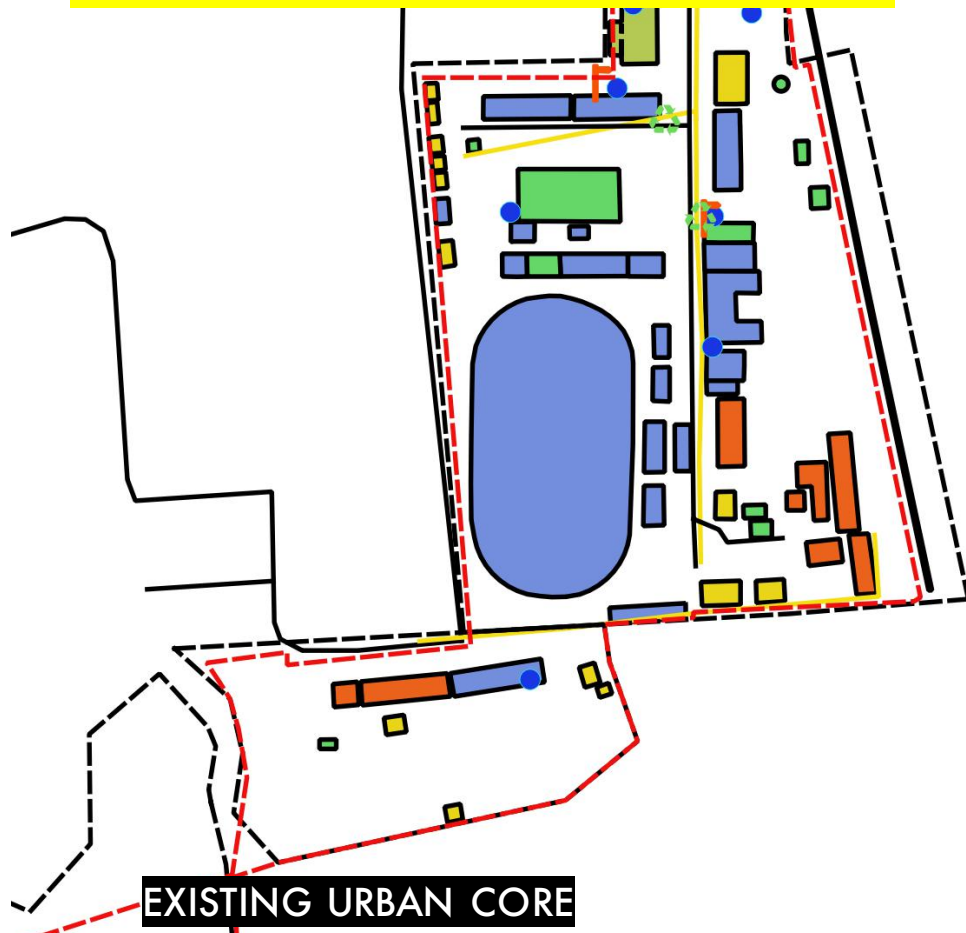
ANCHOR DEVELOPMENTS



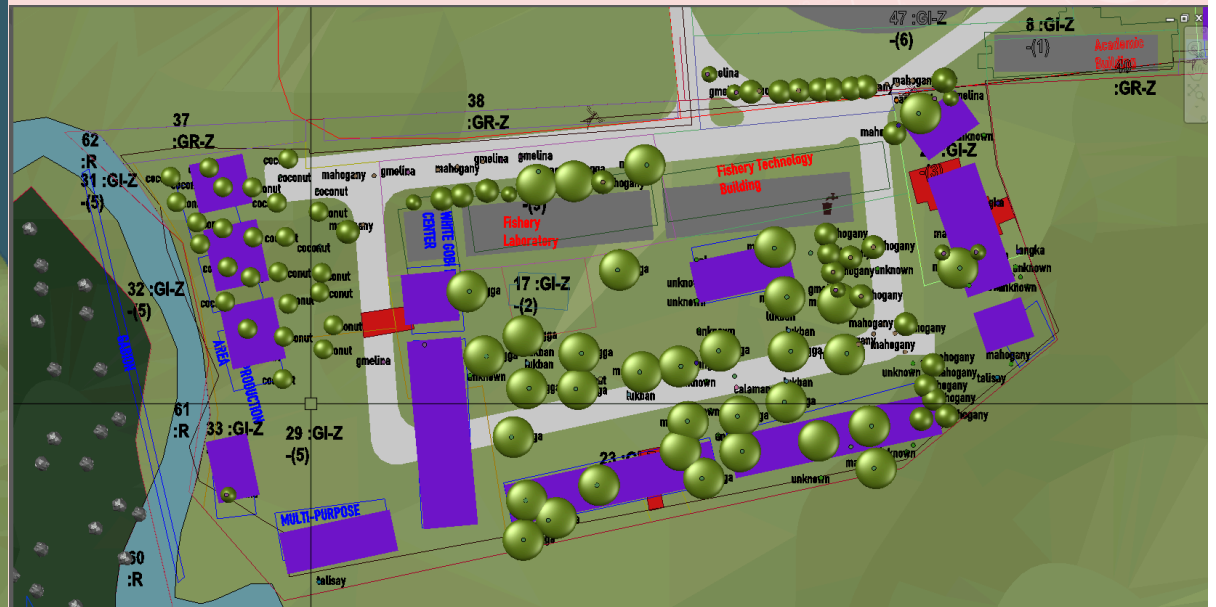
PROPOSED URBAN CORE



RESOURCE GENERATION/ CREATIVE ARTS INCUBATORS







MinSU Bongabong Campus Proposed Land Use Plan

Land Uses	Area (Ha.)	%
ACADEMIC	2.82	13.97%
ACADEMIC SUPPORT	1.84	9.11%
AGRICULTURAL ZONE	8.69	43.13%
COMMUNITY SERVICE	0.13	0.66%
OTHER PARKS AND MAJOR OPEN SPACES	5.34	26.50%
PROTECTED FOREST AREA	0.45	2.22%
RESIDENTIAL / MIXED USE	0.48	2.41%
RESOURCE GENERATION ZONE	0.31	1.54%
WATER	0.10	0.47%
	20.16	100.00%

	EXISTING BUILDINGS
	BUILDINGS FOR DEMOLITION
	PROPOSED BUILDINGS/FACILITIES



SCALE 1 : 2200



DRAFT

DRAFT



AESTHETICS

MINDORO STATE UNIVERSITY SITE DEVELOPMENT PLANNING



SOFT ARCHITECTURE

- It is important that the buildings on campus are not just coordinated in terms of planning, but also aesthetics
- Aesthetics positively contribute to the overall livability and health of the campus
- Our idea for the type of architecture that the buildings on campus will have in the future is Soft Architecture
 - Not really a style, but a design philosophy
 - Pastels, easy on the eyes, not bereft of ornamentation but also not over decorated
 - Traditional, uses existing building tradition of Mindoro/Philippines
 - Blends with the surrounding, doesn't try to stand out so much
- Example: Le Plessis Robinsons, this town in France went from a soulless utilitarian Paris suburb to a charming town, thru overhauling and coordinating its whole aesthetic

 This image cannot currently be displayed.

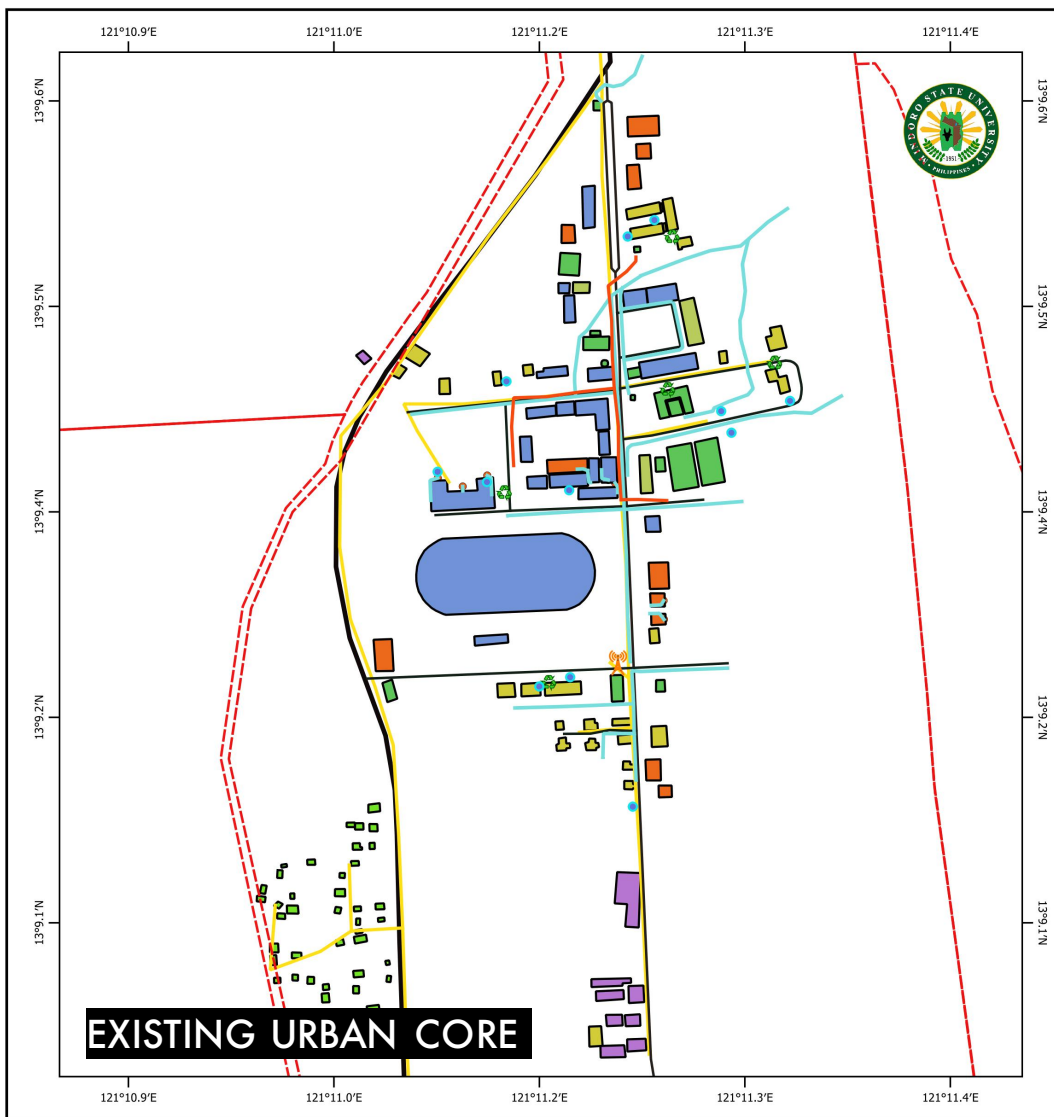
PRECEDENTS

 This image cannot currently be displayed.



PRECEDENTS





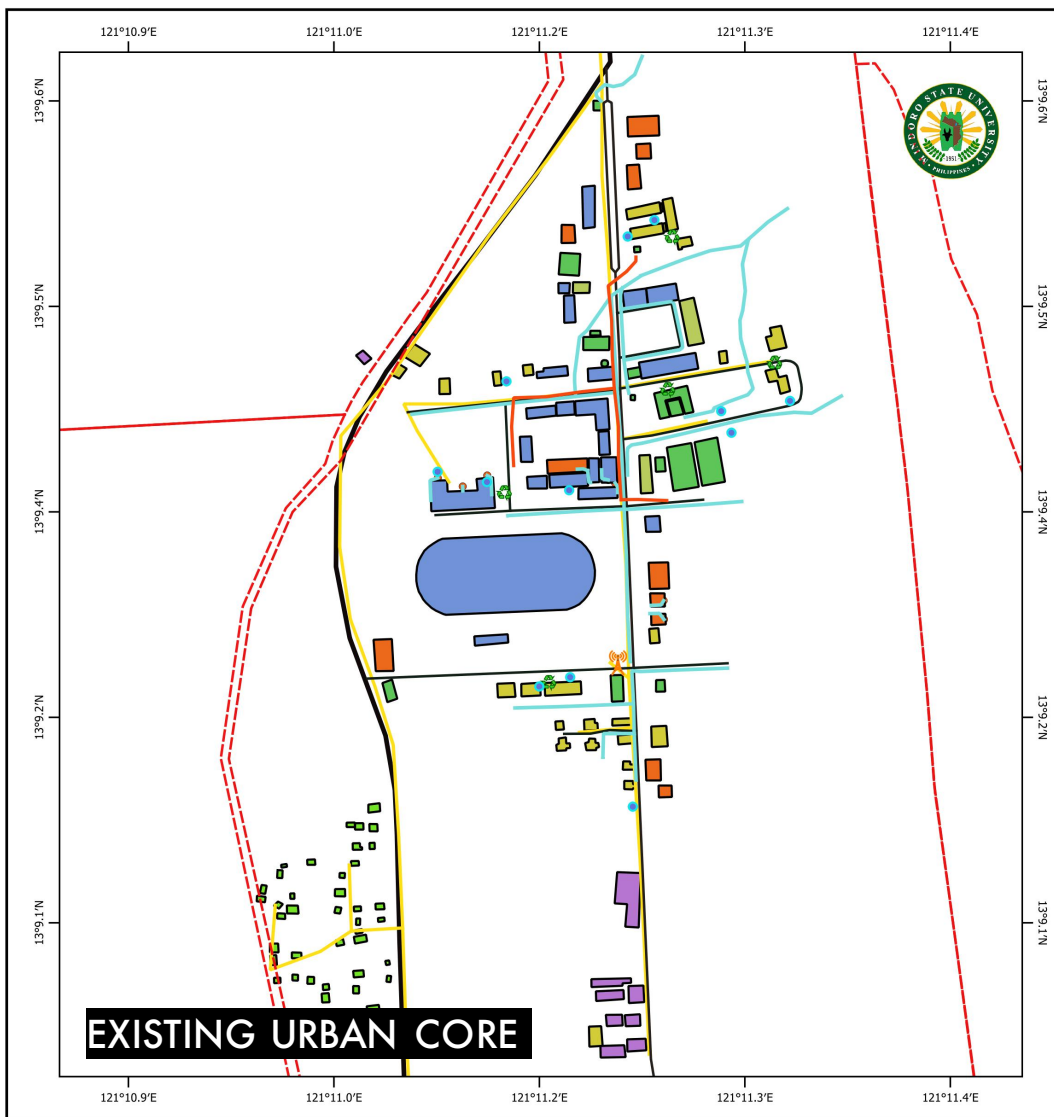


SAMPLE PERSPECTIVES

MINDORO STATE UNIVERSITY SITE DEVELOPMENT PLANNING

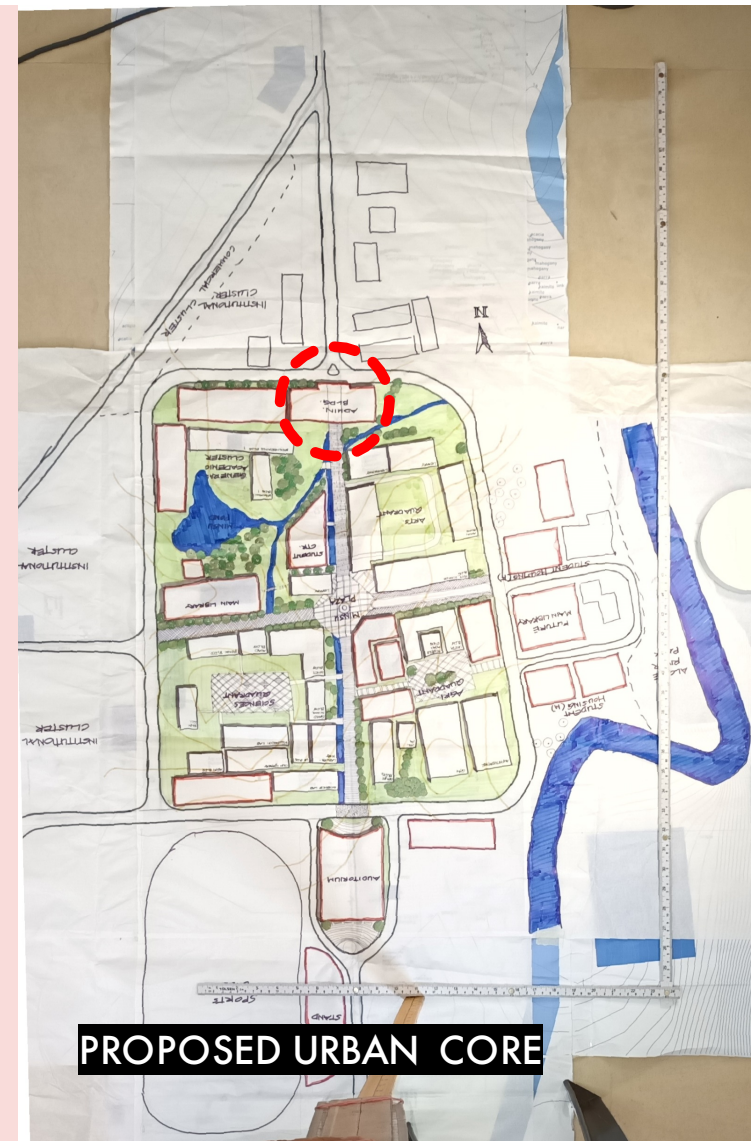
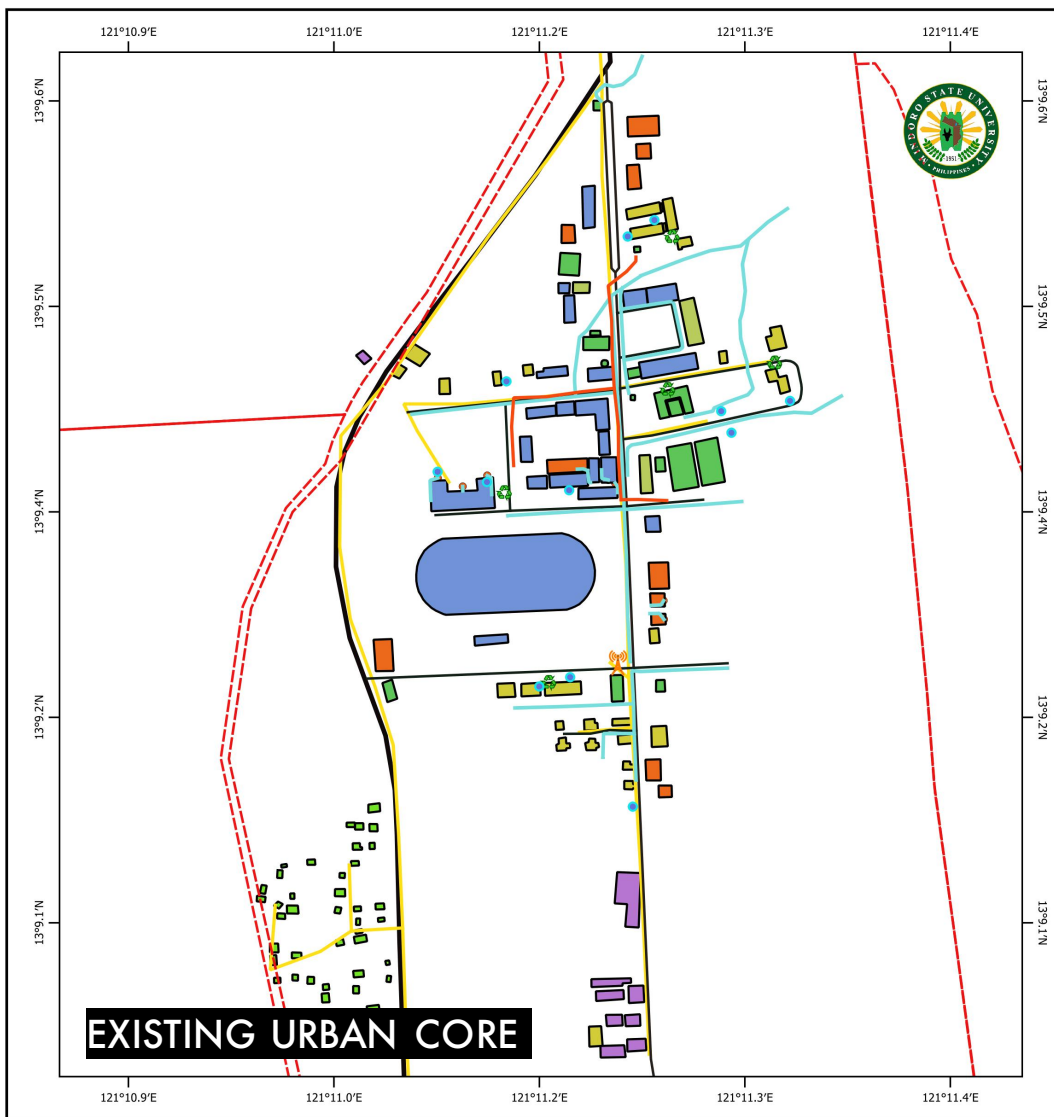
ENTRANCE GATE





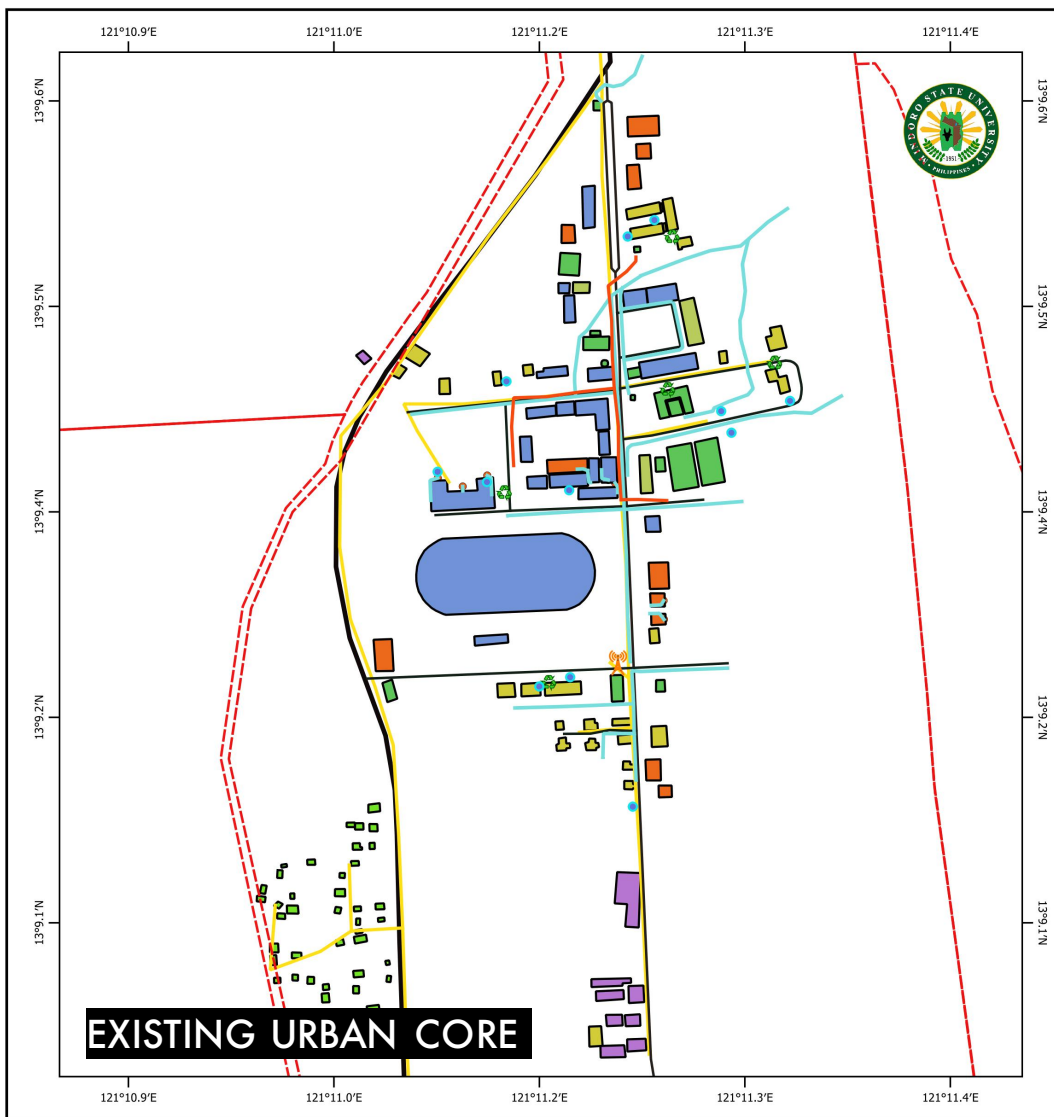
ADMIN BUILDING





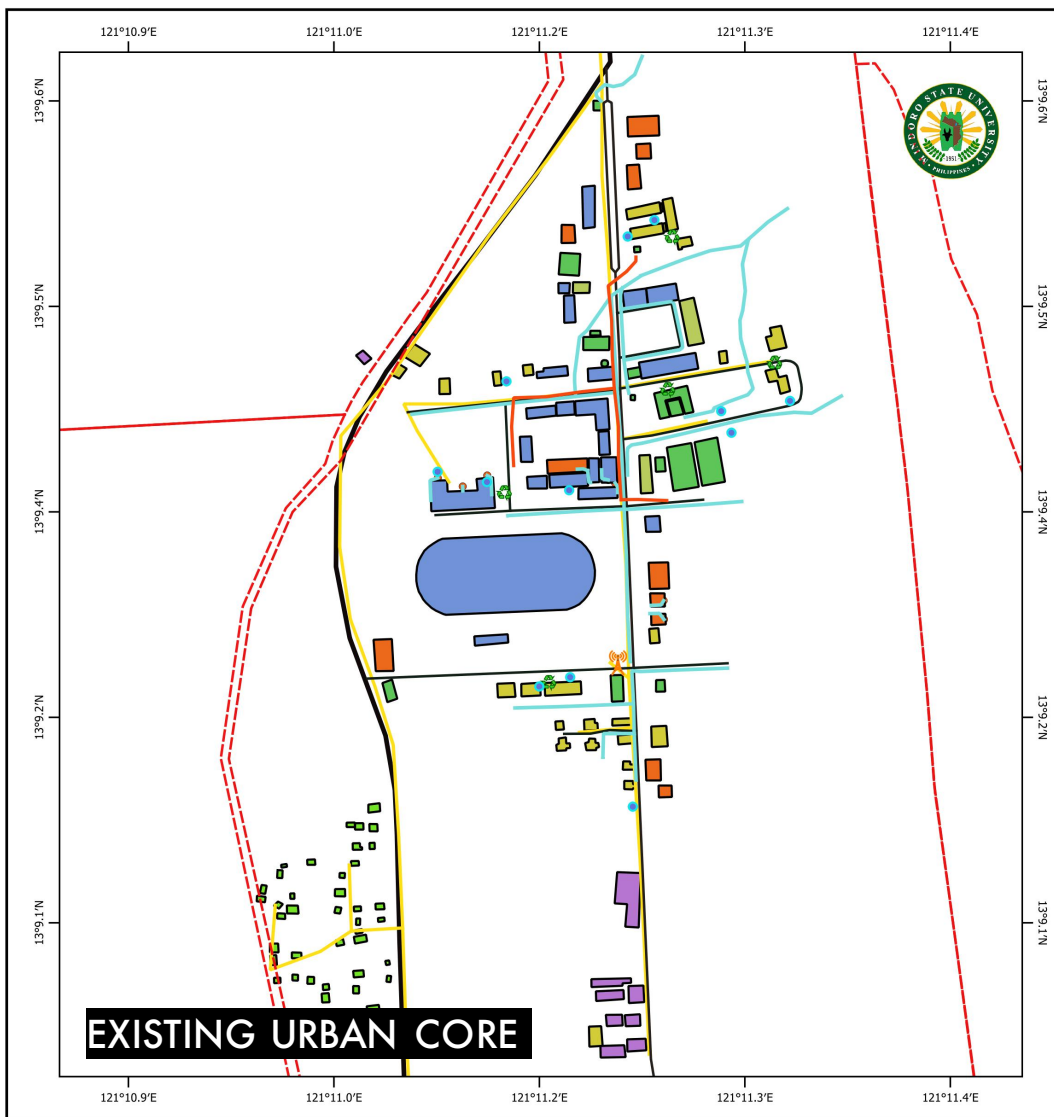
ARCADED WALKS





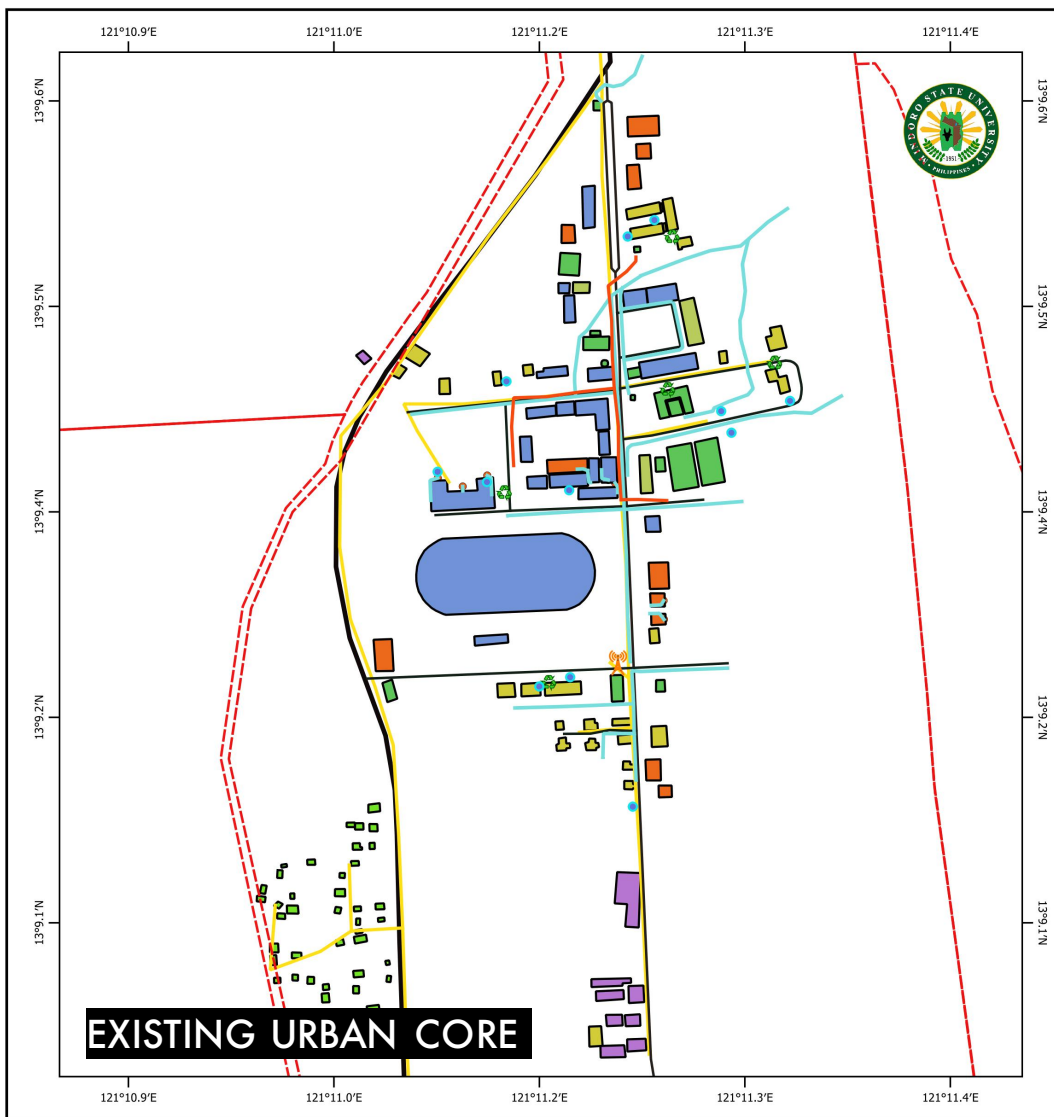
FARMER'S PLAZA



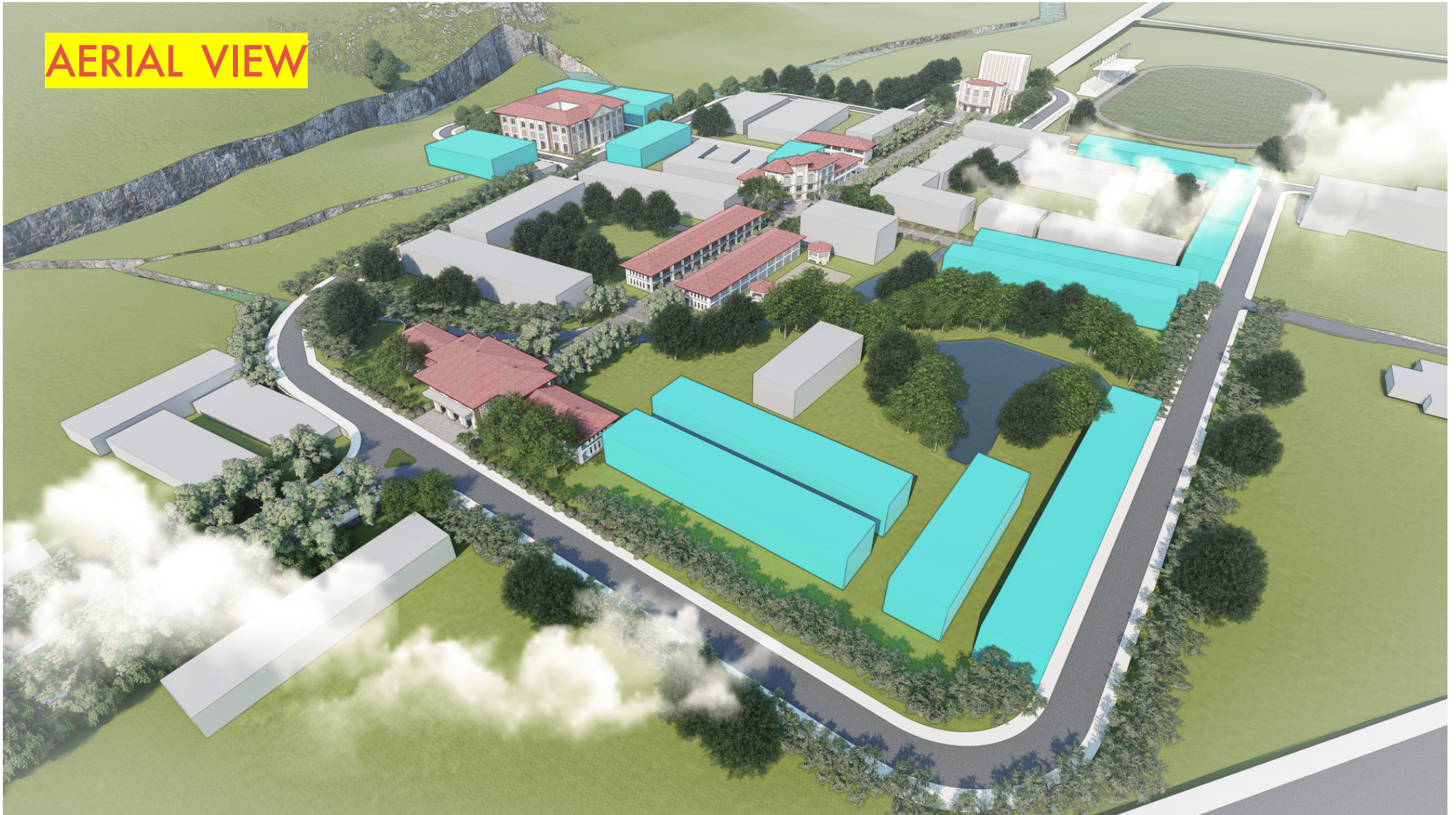


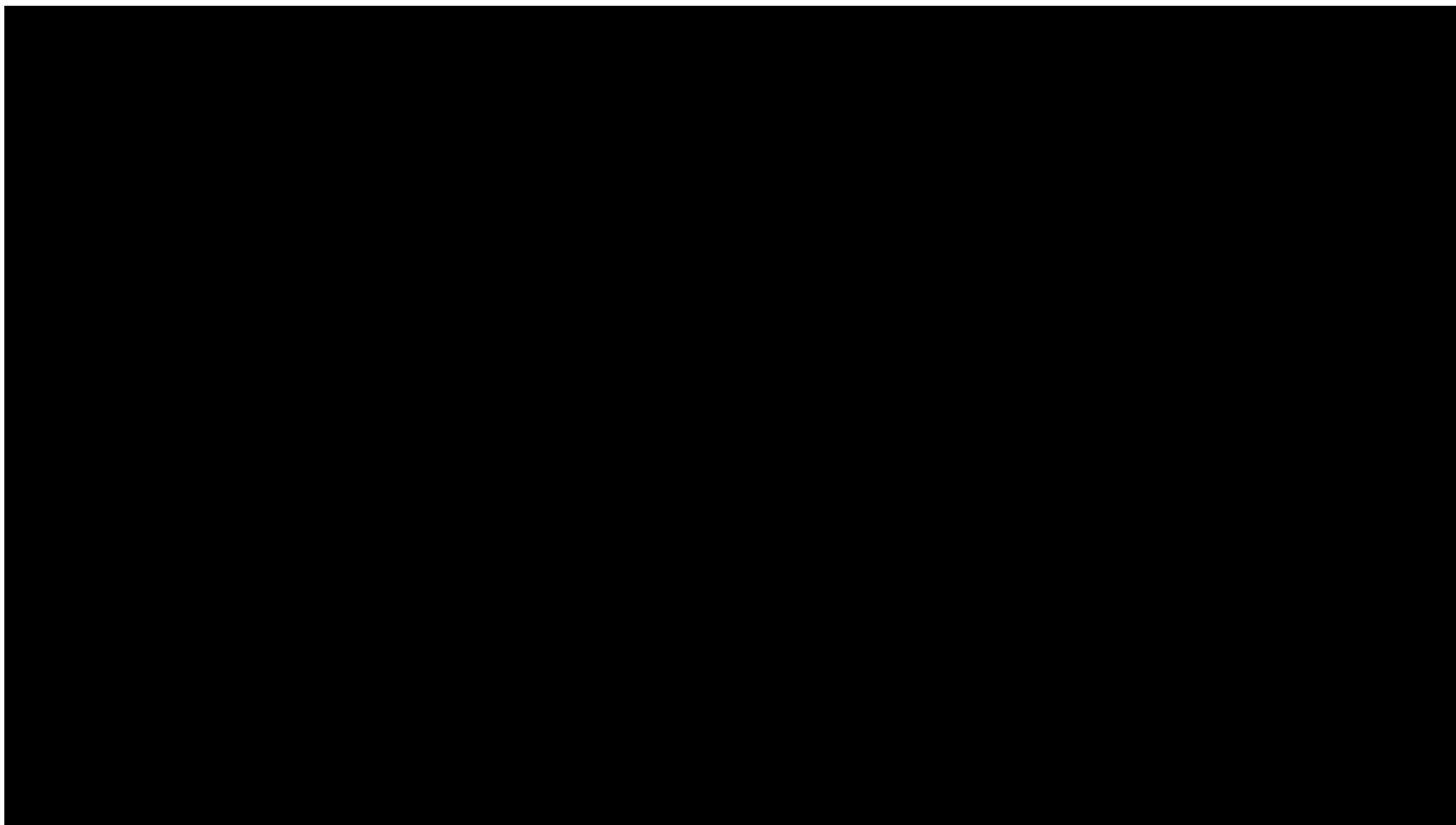
UNIVERSITY POND





AERIAL VIEW



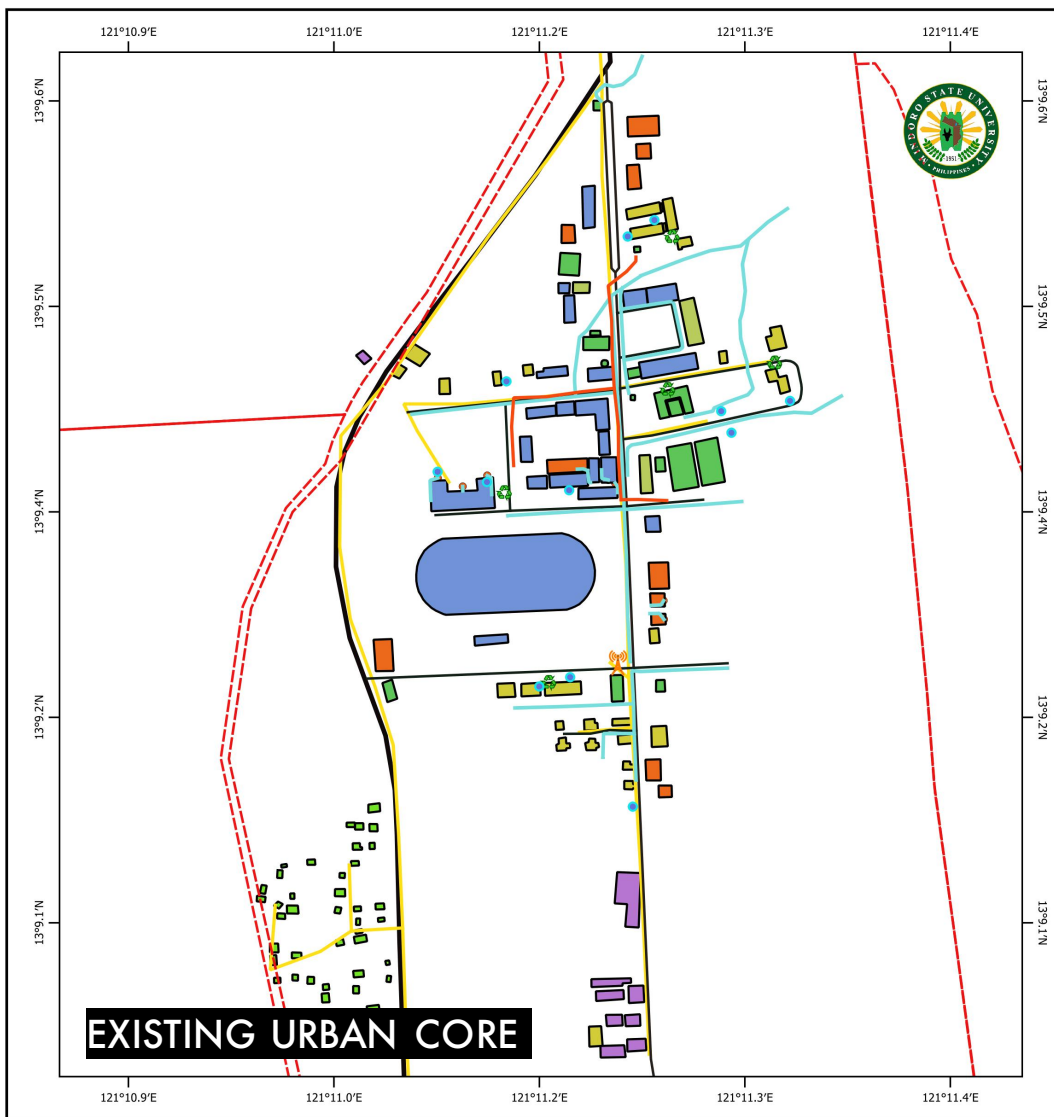


AUDITORIUM



AUDITORIUM





MAIN LIBRARY



