

ART AND ARCHITECTURAL REVIEW BOARD (AARB)

Project Data Sheet

Revised February 6, 2025

(Due by 3:00 p.m. on the Friday two weeks before the meeting to AARB@dgs.virginia.gov)

Date Submitted: February 20, 2026

Agency Name: James Madison University

Project Name, Number, and Location [* must include the project number]

(Include project name, number/code, and location, i.e., city, county, etc.)

Construct Student Housing / PC# 216-18771-000

James Madison University

833 University Boulevard

Harrisonburg, VA 22807

(Harrisonburg is an independent city within Rockingham County)

Representatives for the Agency and the Architect/Engineer

(Include names, titles, phone numbers, email addresses, and physical addresses—including contact information for the day of the meeting)

James Madison University

Clark Driver, Project Manager

181 South Patterson Street

Harrisonburg, VA 22807

(540) 820-9713 – email: drive2ch@jmu.edu

MTFA Architecture

Meagan Jancy, Project Manager

3200 Langston Boulevard

Arlington, VA 22207

(703) 524-6616

meaganj@mtfa.net

Current Project Status/Phase and Schedule [* must select one of the following]

- Preliminary Design Submission:
- Final Design Submission:

(Status/Phase = Schematic, etc. Schedule - next milestone date)

Request for Consent Agenda: Yes: No:

* Please refer to the [AARB Agency Project Submission and Presentation Guidelines](#) – Project Submission Section for additional information and guidance on the Consent Agenda versus Regular Agenda.

PLEASE NOTE: If you did not check the box for Consent Agenda, your project will be posted on the Regular Agenda and the agency will be required to attend the meeting to make a presentation to the board on the day of the meeting. **Presentations are not to exceed 15 minutes.**

Project Description

(Area, number of stories, building and roof forms, exterior materials, etc.)

General Project Overview:

The project consists of a new five-story student housing building on James Madison University's East Campus, along with associated site improvements and a standalone support outbuilding.

Planned as the second phase for the adjacent Jennings Hall Student Housing project (completed in 2019), the development builds upon the original master plan, which anticipated a companion building and established the current building pad now used for parking. Designed to accommodate JMU's growing on-campus population, the new facility will provide approximately 500 beds of traditional single- and double-occupancy rooms. The program also includes study rooms, classroom, lounges, and laundry facilities. The building is intended to meet the evolving expectations of modern student housing by enhancing residential life, community-building, and student well-being through improved architecture, infrastructure, technology, and life-safety systems.

The site sits at the edge of East Campus, elevated above and directly across from the JMU Arboretum. East Campus houses many of the university's contemporary STEM-focused academic buildings and research facilities and contrasts with the historic core and student-services hub located on West Campus. Although East Campus is active academically, the housing in this area is more limited, and the site's relative distance from the main campus core creates specific opportunities and challenges for residential life.

In response, the project is planned to work in concert with Jennings Hall to establish a new residential hub with a distinct sense of place. A central design goal is to support student choice—an important driver for today's residential communities. This principle is reflected in the variety of lounge, study, and collaboration spaces, and the range of outdoor environments and programmed courtyard areas. By providing options in how students live, gather, and study, the project aims to deliver a meaningful and adaptable "home away from home" experience that enriches daily student life.

A standalone support building will house trash receptacles, personal scooter storage, and Office of Residential Life storage.

Area and Stories:

The proposed student housing building is approximately 132,000 gross square feet across five stories. Its primary occupancy classification is R-2 Residential, consisting of both sleeping units (traditional single and double dorm rooms) and dwelling units (2-bedroom apartments). The building is also anticipated to support R-1 transient residential use during summer and winter programs requiring short-term housing.

Proposed Exterior Materials:

The material palette of the main building and the support building is informed by the architectural context of Jennings Hall and the broader East Campus environment. The main building's primary exterior materials include a masonry base and mid-level brick cladding, with a light metal attic story above. The base is composed of rusticated limestone masonry, transitioning to warm gray modular brick in running bond on the upper floors. The attic story is clad in light-colored, vertically oriented profiled metal panels that introduce texture and shadow. Windows are thermally broken single-hung units with low-e glazing, expressed as clean punched openings within the masonry and metal facades.

Architectural Aesthetic:

(What does it look like and why?)

The architectural character of the main building is shaped by a series of grounded masonry masses connected by lighter glass and metal hyphens, creating a clear hierarchy of forms and a cohesive residential scale. The design is intended to complement—not replicate—the adjacent Jennings Hall by drawing on similar materials and proportions while introducing contemporary expressions consistent with the East Campus context.

The East Campus architectural vocabulary emphasizes modern, technology-oriented, and sustainable design, characterized by a balance of light masonry, glass, and metal. The new main building reflects this language through a clearly articulated base, middle, and top, each defined by distinct but complementary materials. This approach helps break down the overall massing, giving the building a more residential and approachable presence, appropriate for student housing while maintaining a unified campus identity.

The standalone support building, while being a single story, will utilize the same materials and detailing as the base story of the main building.

Relationship to Approved Master Plan [** this section must contain information for Board review, do not leave blank*]

(Include the date of the master plan and how this project relates to a larger program effort, if applicable)

This project is consistent with the JMU Campus Master Plan Update 2017 which provides a framework for campus growth through 2027. As part of the East Campus, this building is shown in the master plan as a companion building to Jennings Hall, which was completed in 2019. The project completes a new village pair of 500-bed dormitories that will serve as a catalyst for the remaining future development around it.

Existing Architectural Context

(The surrounding community, historic significance, adjacent site, the identity of the agency or institution, etc.)

The architectural character of East Campus reflects a modern, forward-looking approach rooted in performance, sustainability, and a balanced use of light masonry, glass, and metal—creating buildings that feel contemporary while remaining complementary to the university’s historic Bluestone identity. This design language establishes a clear framework for the continued evolution of the campus and supports a healthy, comfortable, and engaging environment for students.

The most immediate context is the adjacent Jennings Hall residence hall (completed in 2019). Planned as the second phase of the original housing development, the new building occupies a previously established pad and, together with Jennings Hall, forms a cohesive residential village that strengthens the student living experience. The buildings are aligned in scale, footprint, and material expression, and share a common design philosophy centered on community, flexibility, and quality of life. The established palette—limestone-toned masonry base, warm buff brick cladding, and white metal accents—is carried forward and thoughtfully reinterpreted to create a complementary partner rather than a direct replication.

AARB History (for return presentations on the same project): [** this section must contain information for Board review, do not leave blank / if this section does not apply to your project, please indicate with N/A*]

Not applicable – first presentation.



CONSTRUCT STUDENT HOUSING

PROJECT # 216-18771-000

03.06.2026



PROJECT NAME:

CONSTRUCT STUDENT HOUSING

PROJECT ADDRESS:

833 UNIVERSITY BOULEVARD
HARRISONBURG, VA 22807

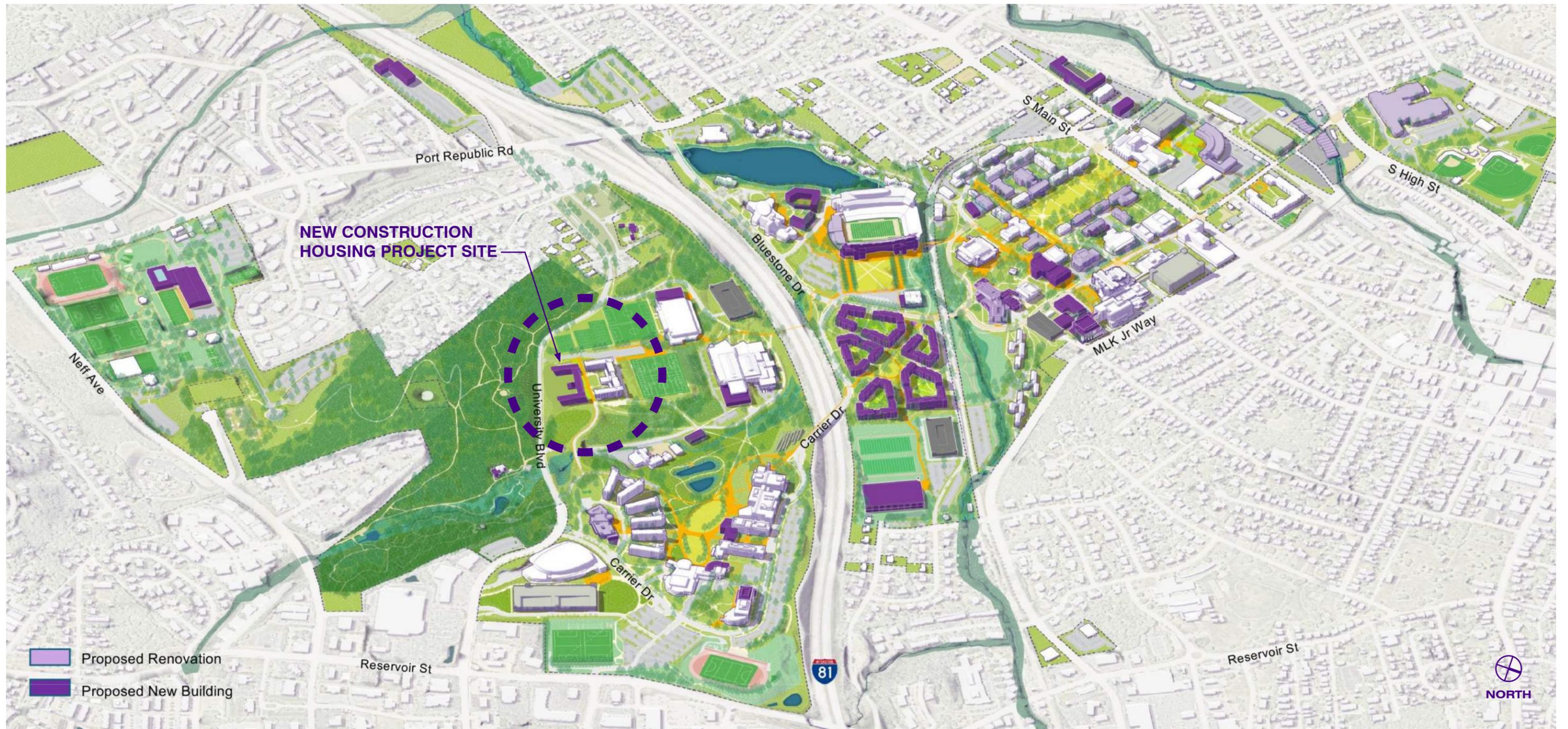
PROJECT DESCRIPTION:

THE PROPOSED STUDENT HOUSING PROJECT IS A NEW CONSTRUCTION, 500- BED UNIVERSITY DORMITORY BUILDING CONSISTING OF APPROXIMATELY 126,000 GROSS SQUARE FEET ACROSS FIVE STORIES. ITS PRIMARY OCCUPANCY CLASSIFICATION IS R-2 RESIDENTIAL, CONSISTING OF TRADITIONAL STYLE SINGLE AND DOUBLE DORM ROOMS. THE BUILDING IS ALSO ANTICIPATED TO SUPPORT R-1 TRANSIENT RESIDENTIAL USE DURING SUMMER AND WINTER PROGRAMS THAT REQUIRE SHORT-TERM HOUSING.

PROJECT SCHEDULE

- Programming / Schematic Design September 2025 – February 2026
- Preliminary Drawings February 2026 – June 2026
- Working Drawings July 2026 – February 2027
- GMP Negotiation December 2026
- Construction February 2027 – July 2028



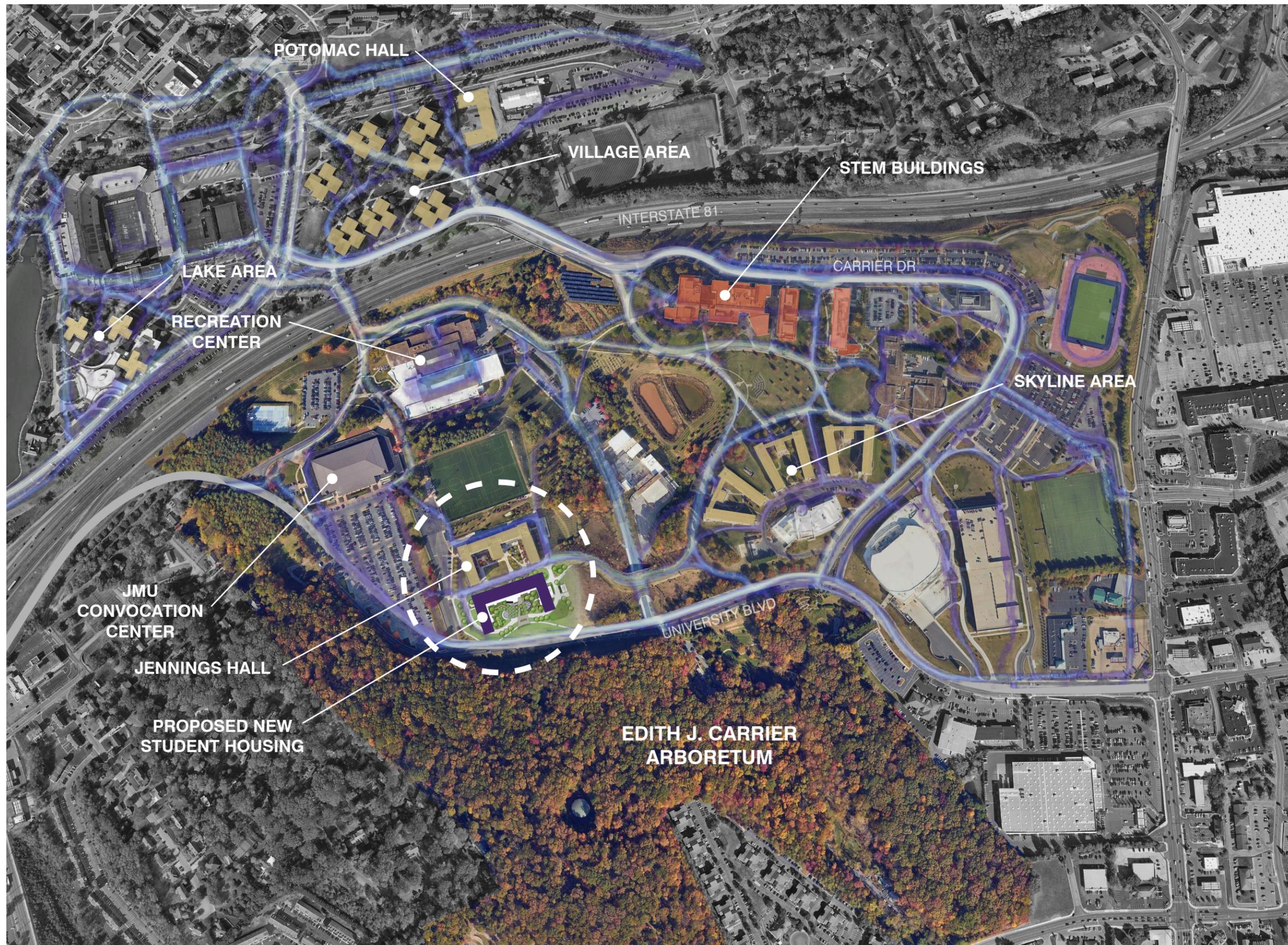


32% STUDENTS LIVE ON CAMPUS
 TOTAL STUDENT POPULATION ~22,760 or 7,283 students on campus
 Jennings Hall has 500 beds.
 The New Dormitory on this site anticipates 400-500 beds.
 Total Number of Students at this site is equal to
 approximately **13%** of the on-campus student housing.

1 / 8 of the on campus student population will live in this village

Within the framework of the JMU master plan originating in 2017, the new building will create another living village on East Campus furthering the master planning goal to increase housing choices. The planning goals seek to accommodate 35% of projected student population across campus, with the new building adding over 500 new beds towards JMU's goal of 1,000 new beds for East Campus. Situated directly North of the Arboretum puts the new village at a pivotal connection point linking main campus to University Park.





The site is located at the eastern edge of East Campus, elevated above and directly across from the JMU Arboretum. East Campus is characterized by many of the university's contemporary STEM-focused academic buildings and research facilities, creating a distinct contrast with the historic core and student-services hub on West Campus. While East Campus is academically active, student housing in this area is more limited, and the site's relative distance from the main campus core presents both opportunities and challenges for residential life. Strava-based student movement mapping indicates lower pedestrian activity around the site compared to the Skyline precinct. This reduced foot traffic allows the proposed living village to function with a greater sense of privacy and autonomy, particularly within its courtyard environments.

In response, the project is conceived to work in concert with Jennings Hall to establish a cohesive residential hub with a strong and identifiable sense of place. A central design objective is to support student choice—an important driver for contemporary residential communities. This goal is expressed through a range of lounge, study, and collaboration spaces, and a variety of outdoor environments with intentionally programmed courtyard areas at multiple scales. By offering flexibility in how students live, gather, and study, the project is designed to provide a meaningful and adaptable “home away from home” that enhances daily student life.



Jennings Hall

The architectural character of East Campus reflects a modern, forward-looking approach rooted in technology, performance, and sustainability. The campus vocabulary is defined by a balanced composition of light masonry, glass, and metal, creating buildings that feel contemporary and refined while remaining complementary to the university's historic Bluestone identity. This design language establishes a clear precedent for the future evolution of JMU's campus.

A strong commitment to sustainability is integral to this architectural framework. Beyond advancing environmental stewardship, these strategies contribute to a healthier, more comfortable, and more engaging campus experience for students, reinforcing East Campus as a place of innovation, learning, and community.



Potomac Residence Hall



CISAT Bioscience



ISAT



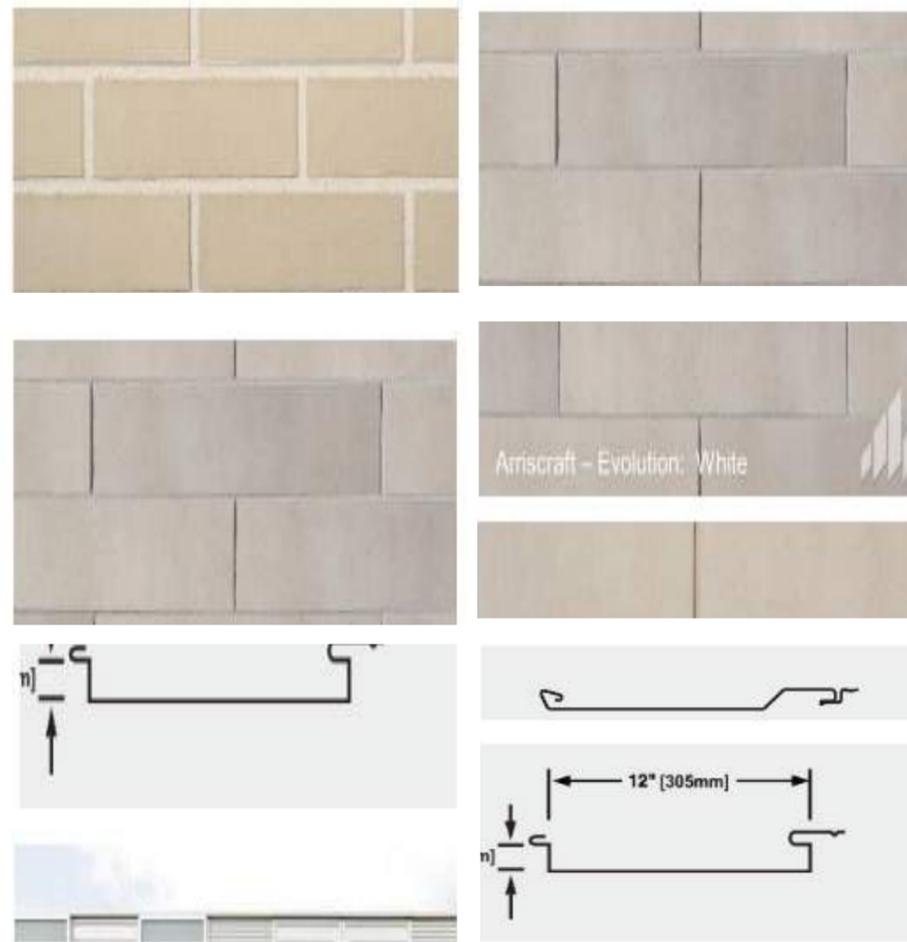
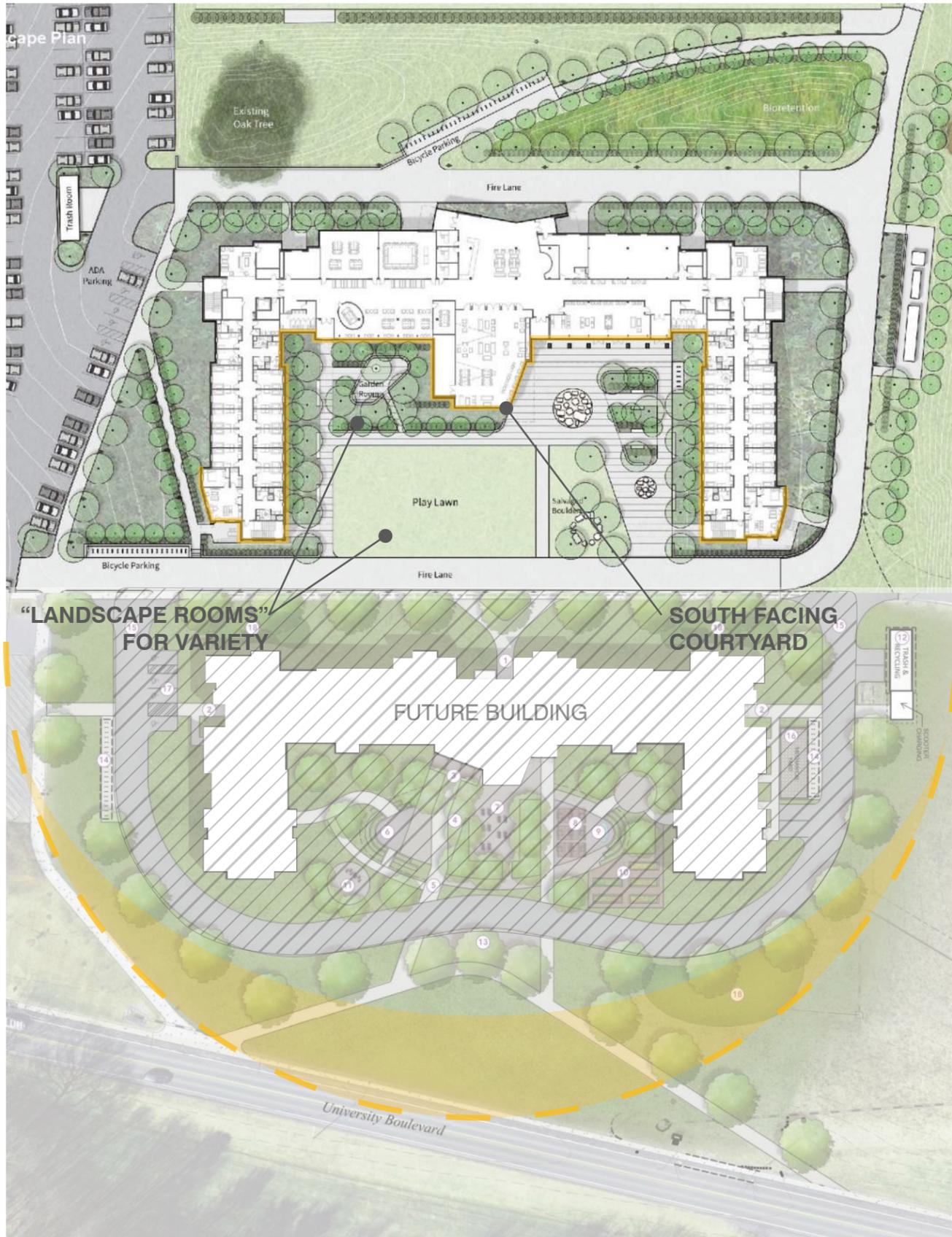
Festival Conference & Student Center



East Campus Dining Hall



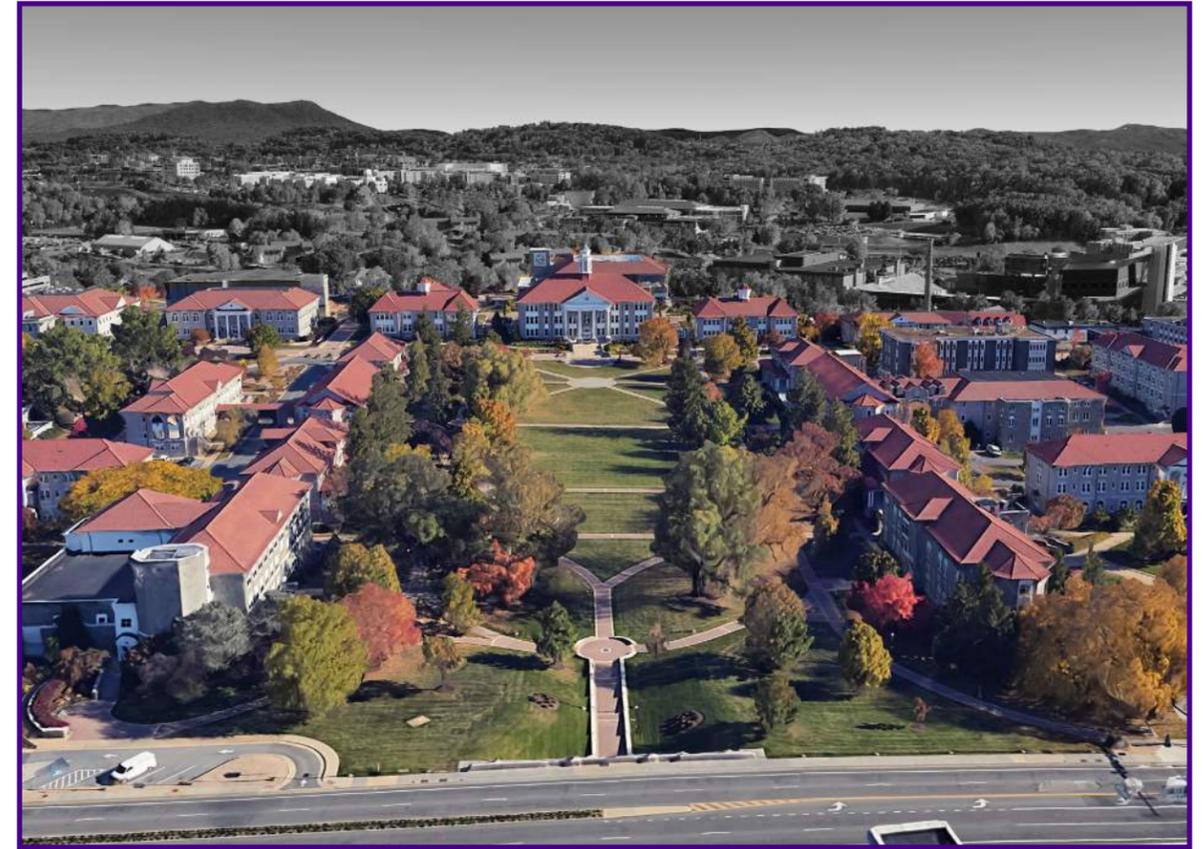
Rose Library



The most immediate architectural context is the adjacent Jennings Hall residence hall. Planned as the second phase of the student housing development on this site (with Jennings Hall completed in 2019), the new building builds upon the original master plan, which anticipated a companion structure and established the current building pad on what was formerly surface parking. Together, the two buildings form a cohesive residential village intended to strengthen and enrich the student living experience through meaningful opportunities for choice.

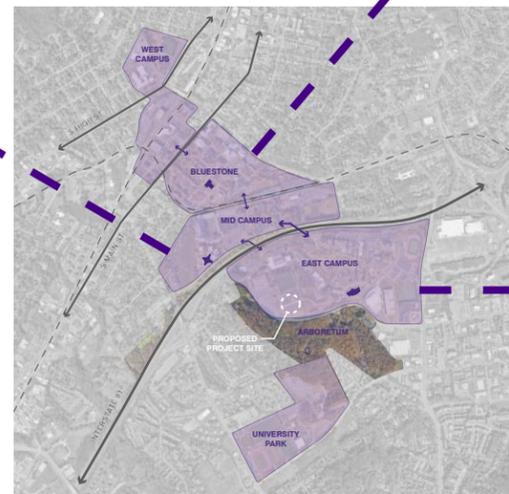
Collectively, the buildings are complementary in material expression, scale, and footprint, and are unified by a shared design philosophy centered on community, flexibility, and quality of life.

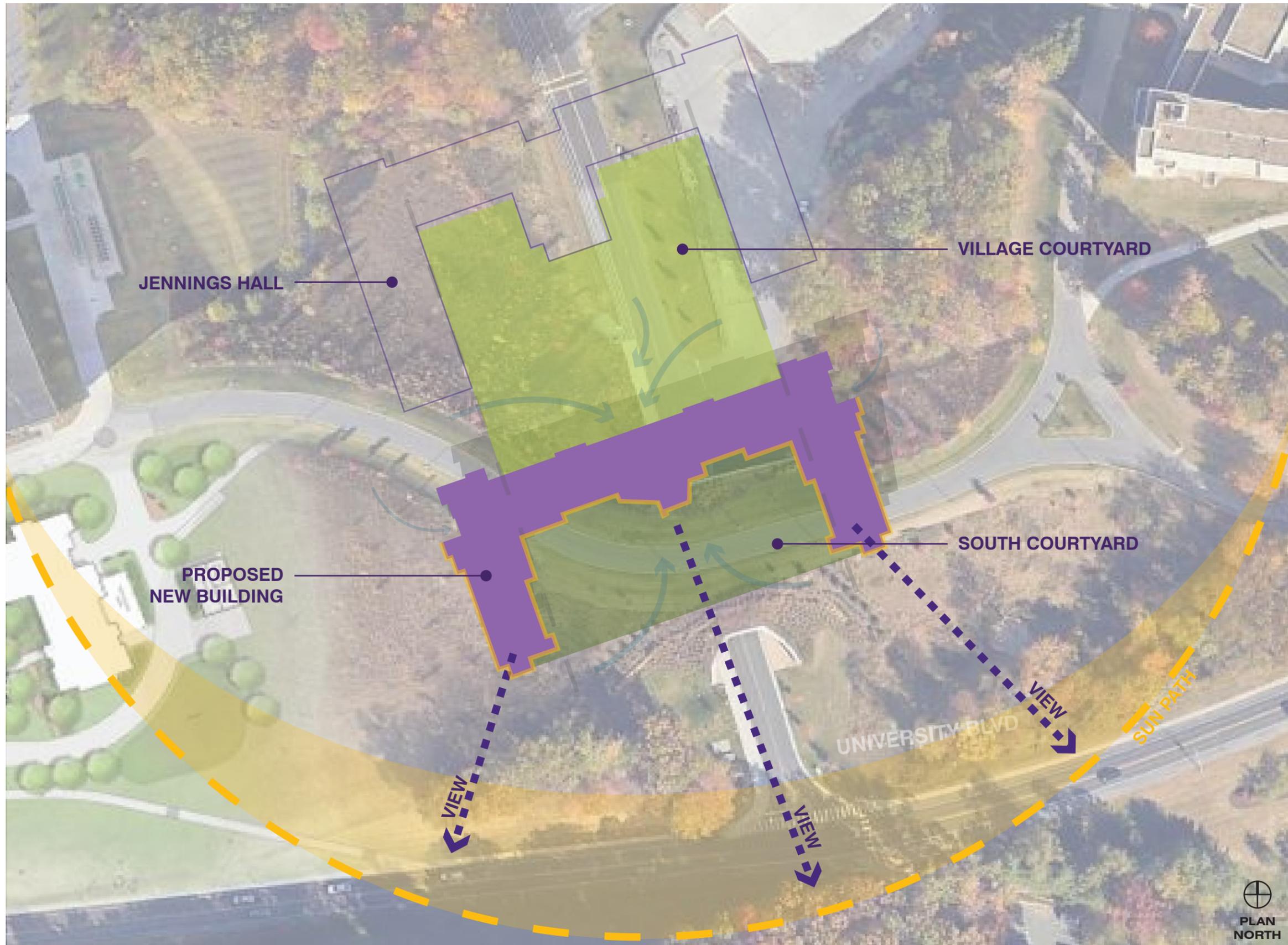
The primary material palette of Jennings Hall includes a limestone-colored masonry base, warm buff brick forming the primary façade, and an attic and accent level expressed in white metal panels. These materials are carried forward in the new building, while being thoughtfully reinterpreted through updated articulation and detailing to create a complementary partner, rather than a direct replication.



Across campus, quads and courtyards of varying scale play an important role in shaping the student experience. Within the new residential village, the central courtyard draws inspiration from the openness of the historic Quad, creating a space that feels both familiar and welcoming. A series of intentionally programmed outdoor environments encourages students to gather, interact, and engage within a comfortable and inviting setting.

The two mid-rise, five-story residence halls are carefully scaled to define the courtyard without overwhelming it, shaping a sense of enclosure while maintaining openness and light. The relationship between building height and courtyard proportion was thoughtfully studied to create outdoor spaces where students feel at ease and naturally drawn to connect and participate.





Located on a previously planned pad site directly across from Jennings Hall, the building replaces an existing surface parking lot. The plan is organized in a C-shaped configuration, with a central primary bar flanked by two shorter wings. The main entrance is positioned at the center of the primary bar on the ground floor, with additional entry points located at the ends of each wing adjacent to major vertical circulation cores.

The building's height and overall length are carefully aligned with Jennings Hall, completing the shared courtyard and reinforcing a cohesive residential precinct. The south-facing wings frame views toward the JMU Arboretum while maximizing solar exposure, shaping a well-defined courtyard along the building's southern edge. This exterior space is designed to support a variety of programmed outdoor environments integrated with the landscape design.





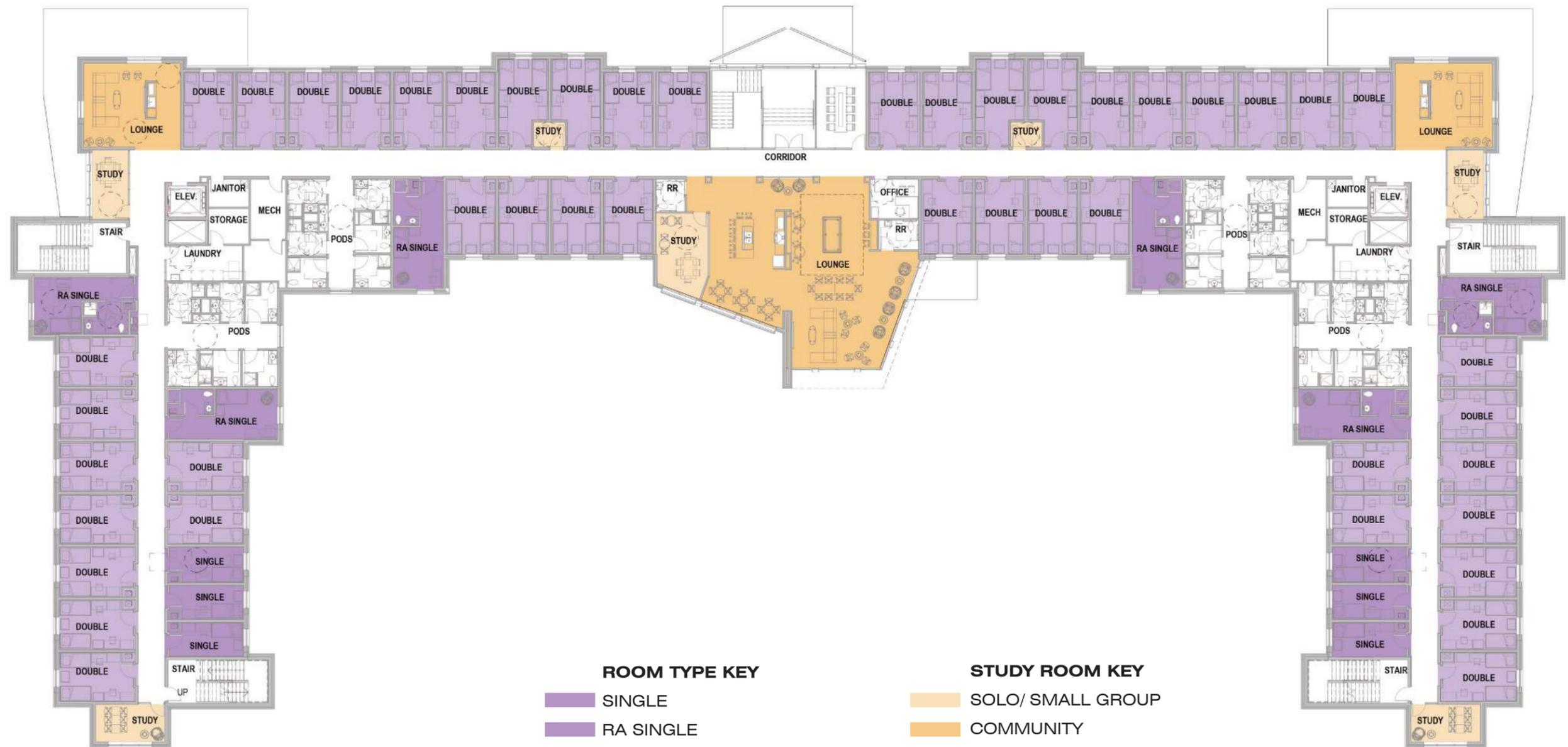
ROOM TYPE KEY

- SINGLE
- RA SINGLE
- DOUBLE
- APARTMENT

STUDY ROOM KEY

- SOLO/ SMALL GROUP
- COMMUNITY
- CLASSROOM



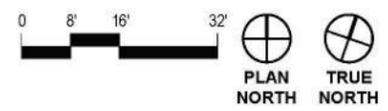


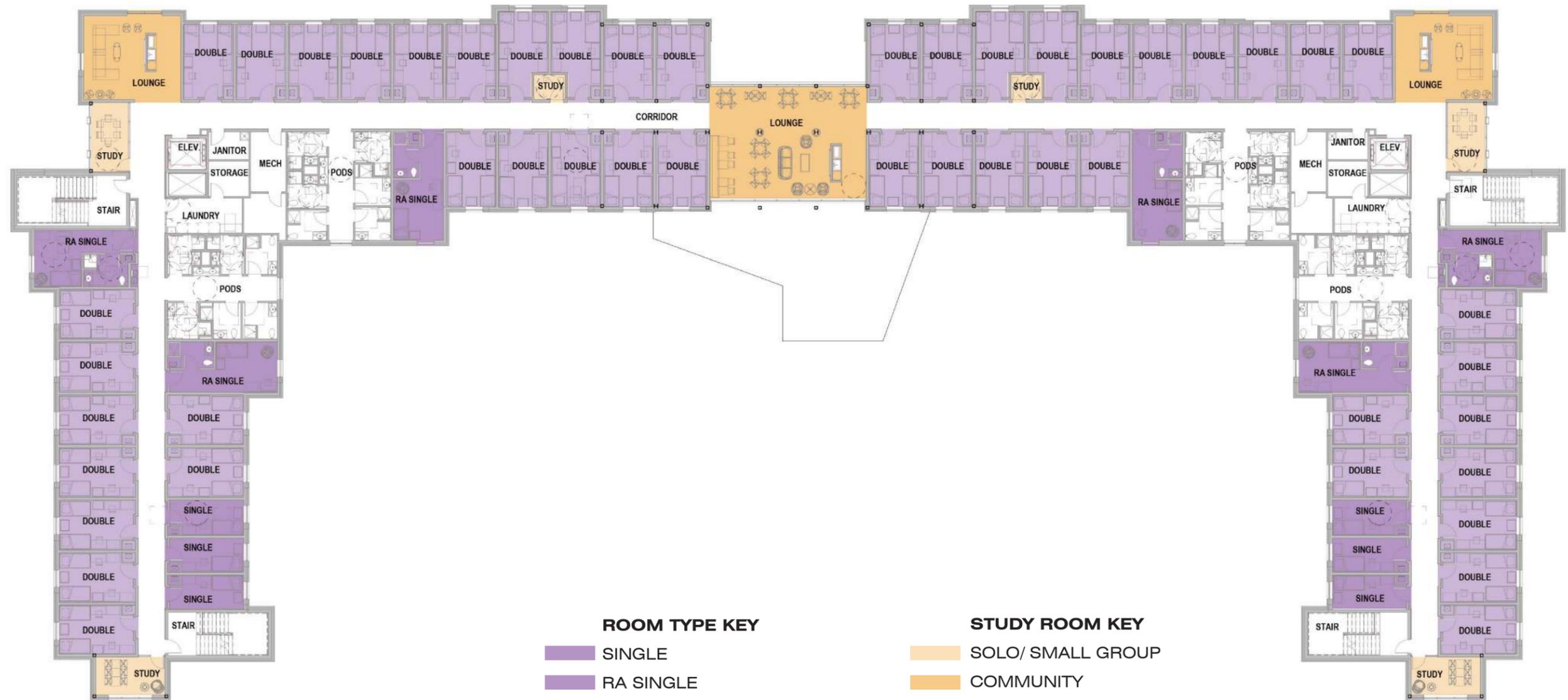
ROOM TYPE KEY

- SINGLE
- RA SINGLE
- DOUBLE

STUDY ROOM KEY

- SOLO/ SMALL GROUP
- COMMUNITY



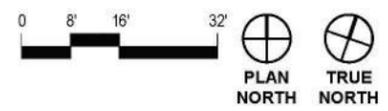


ROOM TYPE KEY

- SINGLE
- RA SINGLE
- DOUBLE

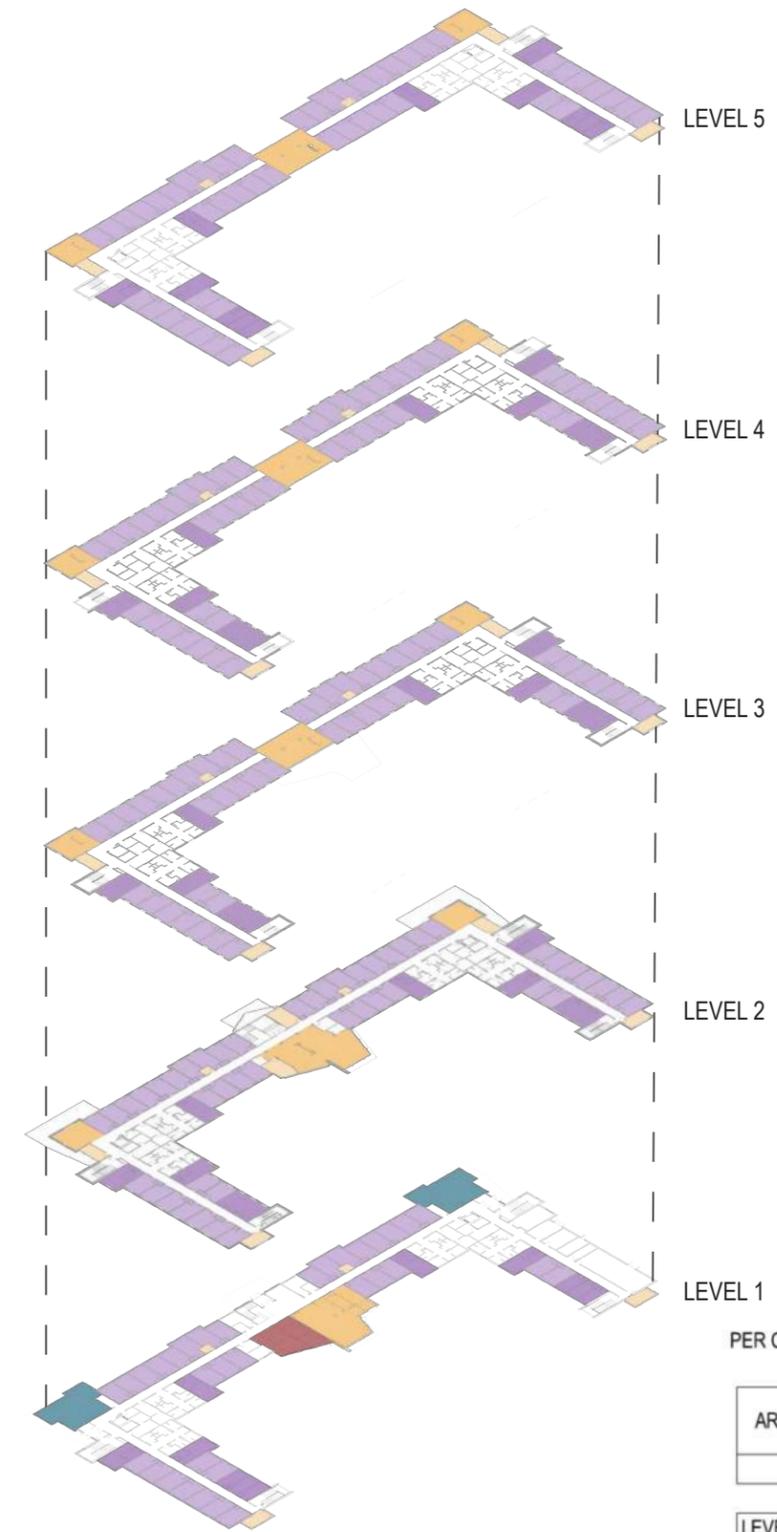
STUDY ROOM KEY

- SOLO/ SMALL GROUP
- COMMUNITY



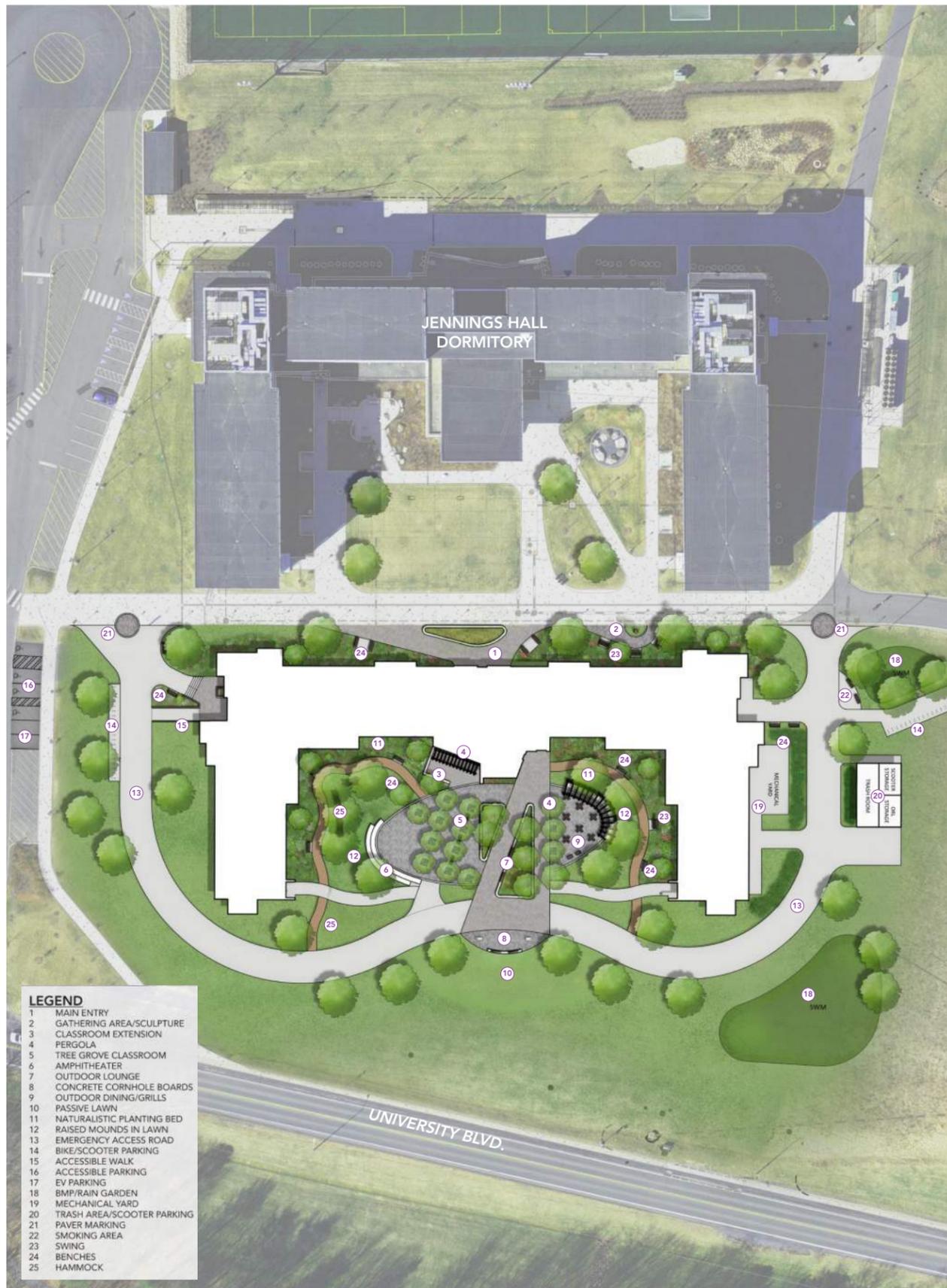
UNIT TYPE	BEDS PER UNIT	LEVEL					TOTAL BEDS
		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	
HOUSING DIRECTOR	2	1	0	0	0	0	2
FACULTY APARTMENT	2	1	0	0	0	0	2
STUDENT HOUSING ROOM (SHR)- 2 BED	2	30	44	46	46	46	424
SHR - 1 BED	1	9	9	9	9	9	45
SHR - 1 BED W/RR	1	2	2	2	2	2	10
RA ROOM - 1 BED	1	3	4	4	4	4	19
TOTAL STUDENT HOUSING BED COUNT							496
TOTAL BED COUNT							500

SPACE TYPE	REQ'D QTY	LEVEL					TOTAL SPACES PER TYPE
		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	
HOUSING DIRECTOR	500	1	0	0	0	0	1
FACULTY APARTMENT		1	0	0	0	0	1
STUDENT HOUSING ROOM (SHR)- 2 BED		30	44	46	46	46	212
SHR - 1 BED		9	9	9	9	9	45
SHR - 1 BED W/RR		2	2	2	2	2	10
RA ROOM - 1 BED		3	4	4	4	4	19
LOUNGE	5	1	2	3	3	3	12
LOUNGE - GAME ROOM	1	0	1	0	0	0	1
STUDY - INDIVIDUAL	10	2	2	2	2	2	10
STUDY - GROUP	10	2	6	4	4	4	20
VENDING	1	1	0	0	0	0	1
MOTHER'S ROOM / LACTATION	1	1	0	0	0	0	1
OFFICE	3	3	1	0	0	0	4
HIGH BAY LAB / CLASSROOM	1	1	0	0	0	0	1



PER CPSM DEFINITION

LEVEL	AREA
LEVEL 1	28008 SF
LEVEL 2	26951 SF
LEVEL 3	25264 SF
LEVEL 4	25282 SF
LEVEL 5	25063 SF
ROOF	1180 SF
Grand total	131748 SF

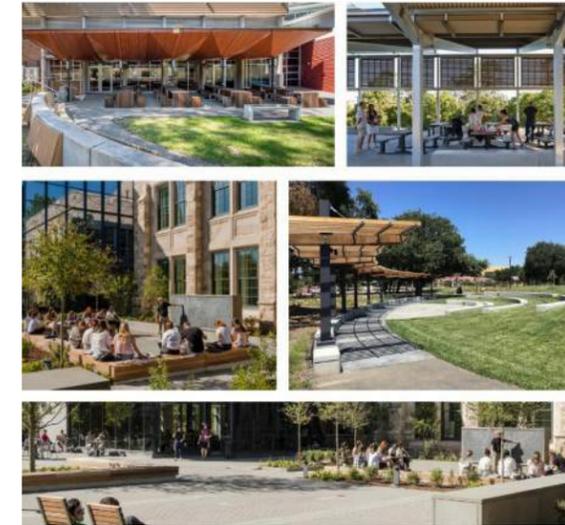


- LEGEND**
- 1 MAIN ENTRY
 - 2 GATHERING AREA/SCULPTURE
 - 3 CLASSROOM EXTENSION
 - 4 PERGOLA
 - 5 TREE GROVE CLASSROOM
 - 6 AMPHITHEATER
 - 7 OUTDOOR LOUNGE
 - 8 CONCRETE CORNHOLE BOARDS
 - 9 OUTDOOR DINING/GRILLS
 - 10 PASSIVE LAWN
 - 11 NATURALISTIC PLANTING BED
 - 12 RAISED MOUNDS IN LAWN
 - 13 EMERGENCY ACCESS ROAD
 - 14 BIKE/SCOOTER PARKING
 - 15 ACCESSIBLE WALK
 - 16 ACCESSIBLE PARKING
 - 17 EV PARKING
 - 18 BMP/RAIN GARDEN
 - 19 MECHANICAL YARD
 - 20 TRASH AREA/SCOOTER PARKING
 - 21 PAVEMENT MARKING
 - 22 SMOKING AREA
 - 23 SWING
 - 24 BENCHES
 - 25 HAMMOCK

2 GATHERING AREA



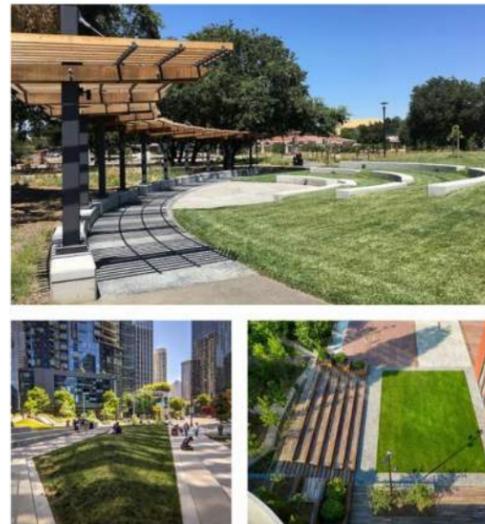
3 CLASSROOM EXTENSION



5 TREE GROVE CLASSROOM



6 AMPHITHEATER



7 OUTDOOR LOUNGE



9 OUTDOOR GATHERING & DINING



11 NATURAL WALK



The principle of student choice extends into the design of the south courtyard, where a series of programmed and activated spaces support a wide range of student activities. These environments are intentionally varied to accommodate different ways students gather, study, relax, and connect.

Given the courtyard's unimpeded southern exposure, careful attention was given to mitigating harsh direct sunlight. Shading structures and strategically placed trees are integrated throughout the courtyard to create comfortable, usable outdoor spaces. Visual, thermal, and physical comfort informed each design decision, ensuring the courtyard remains inviting and supportive of student life throughout the day and across seasons.



OVERALL NORTH ELEVATION



BRICK TYPE 1
BELDEN
COLOR: SEA GRAY
SMOOTH & VELOUR BLEND



CALCIUM-SILICATE MASONRY
UNIT VENEER
ARRISCRAFT
COLOR: LIMESTONE



PRECAST CONCRETE PANEL
WARM GRAY



METAL PANEL (MTL-1)
MORIN
COLOR: REGAL WHITE



METAL PANEL (MTL-2)
MORIN
COLOR: DOVE GRAY



OVERALL SOUTH ELEVATION



OVERALL EAST ELEVATION



OVERALL WEST ELEVATION

The architectural character of the building is defined by a series of grounded masonry volumes connected by lighter glass and metal “hyphens,” establishing a clear hierarchy of forms and an appropriate residential scale. The design is intended to complement—not replicate—the adjacent Jennings Hall by drawing on similar materials and proportions while introducing a contemporary expression aligned with East Campus’ balanced use of light masonry, glass, and metal.

The building is organized with a clearly articulated base, middle, and top, each expressed through distinct yet complementary materials. This layered approach reduces the perceived scale of the overall massing, creating a more residential and approachable presence suited to student housing while reinforcing a cohesive campus identity.



VELOUR

SMOOTH

BELDEN BRICK - SEA GREY - BLEND OF SMOOTH AND VELOUR TEXTURES



WORKRITE MORTAR WR 2287



ARRISCRAFT - CALCIUM SILICATE MASONRY UNITS - RENAISSANCE, LIMESTONE



WORKRITE MORTAR WR 2410



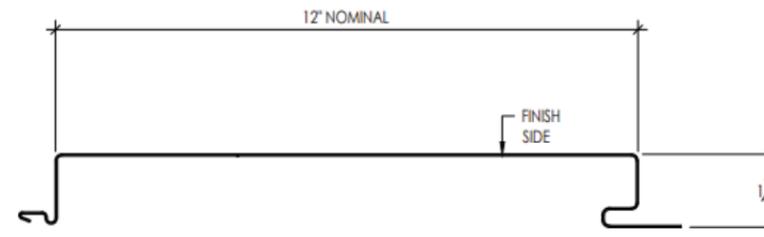
CONTINENTAL CAST STONE TO MATCH RENAISSANCE LIMESTONE



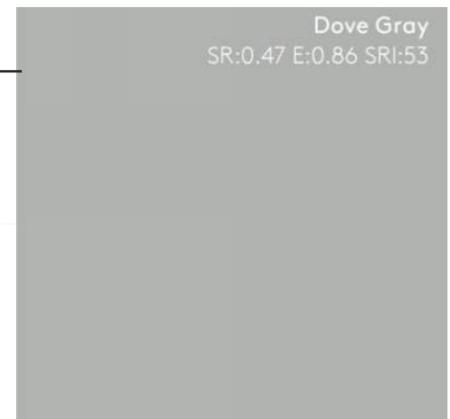
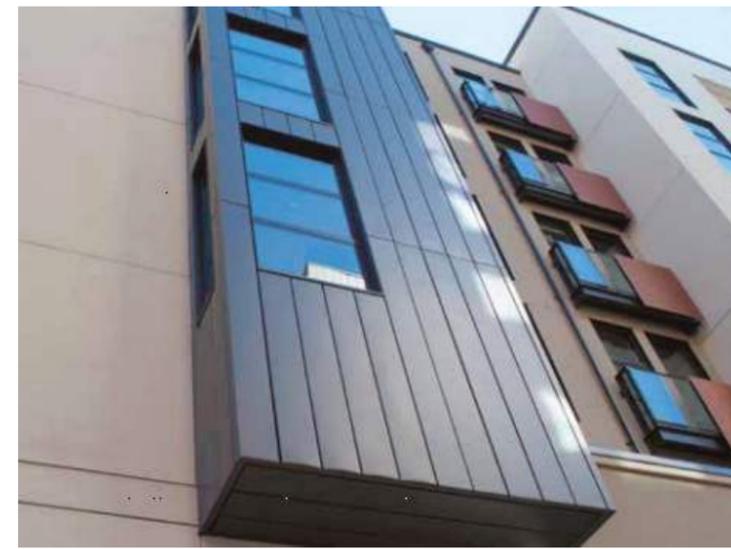
EAST ELEVATION



BRICK PATTERN AND COLOR TO MATCH ADJACENT JENNINGS HALL



MORIN CLASSIC- METAL PANEL PROFILE - F-12-0



Dove Gray
SR:0.47 E:0.86 SRI:53



Bone White
UC109880
KAWNEER WINDOW FRAME.
WHITE MORIN METAL
PANEL COLOR TO MATCH



Regal White
SR:0.70 E:0.86 SRI:85



Zinc Gray
SR:0.35 E:0.86 SRI:53

ACCENT METAL PANEL COLORS









