

State University of New York - New Paltz

FACILITIES MASTER PLAN

Executive Summary

SUCF Project #08834

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EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS



Acknowledgements

SUNY New Paltz Facilities Master Plan prepared by:

Ehrenkrantz Eckstut & Kuhn Architects – Architecture & Campus Planning

Scott Blackwell Page Architects – Educational Programming

Lakhani & Jordan – MEP Engineering

HM White Site Architects – Landscape Architects

Chazen Companies – Civil Engineering

Toscano Clements Taylor – Cost Estimating

working in close consultation with the SUNY New Paltz Facilities Master Plan Steering Committee and SUNY New Paltz Cabinet:

COMMITTEE

Aaron Hines, *Coordinator of MBA- School of Business*

Brian Pine, *Director Facilities Operations & Maintenance*

David Eaton, *Vice President – Enrollment*

David Rooney, *Vice President - Student Affairs*

Gwen Havranek, *Dir. Bus. Operations, Liberal Arts & Sciences*

Heather Hewett, *Assistant Professor- English*

Jacqueline Andrews, *Asst. Vice President, Institutional Research & Planning*

James Schiffer, *Dean - Liberal Arts & Sciences, Committee Co-Chair*

John Shupe, *Asst Vice President, Facilities Management, Committee Co-Chair*

Mary Beth Collier, *Dean - Academic Advising*

Michael Vargas, *Assistant Professor - History*

Paul Kassel, *Associate Professor - Theatre Arts*

Robert Michael, *Dean - Education*

Vika Shock, *Director Graduate Admissions*

Edward Lundergan, *Associate Professor - Music*

Brenna Frearey, *student*

Jennifer Sanchez, *student*

Jeffrey VanDenburgh, *SUCF, Capital Program Manager*

Executive Summary



Smiley Addition and Arts and Sciences Quadrangle

A. Executive Summary

INTRODUCTION

In 2009, the State University Construction Fund engaged Ehrenkrantz Eckstut & Kuhn (EE&K) Architects to undertake a Facilities Master Plan (FMP) for the State University of New York (SUNY) at New Paltz. The chief goals of this Plan are to:

- provide comprehensive data identifying programmatic needs for academic and support space;
- develop creative solutions to these demonstrated space needs which expand, renovate and enhance SUNY New Paltz’s facilities accordingly;
- develop strategic plans to inform SUNY New Paltz’s future capital funding requests.

This Master Plan incorporates the work undertaken in the earlier Site and Landscape Master Plan for the campus (also undertaken by EE&K) to integrate earlier overall campus recommendations with specific, programmatically driven recommendations for capital investment.

SUNY New Paltz is a college on the rise. Named “Hottest Small State School” in the 2008 *Kaplan/Newsweek* “How To Get Into College Guide” and seventh among the top public Universities in the North with Master’s degree programs by the 2010 edition of “Americas Best Colleges” by *U.S. News & World Report*, New Paltz has seen its standing and selectivity grow by leaps and bounds over the past decade, attracting some of the best students, faculty and staff to its campus located 70 miles north of Manhattan.

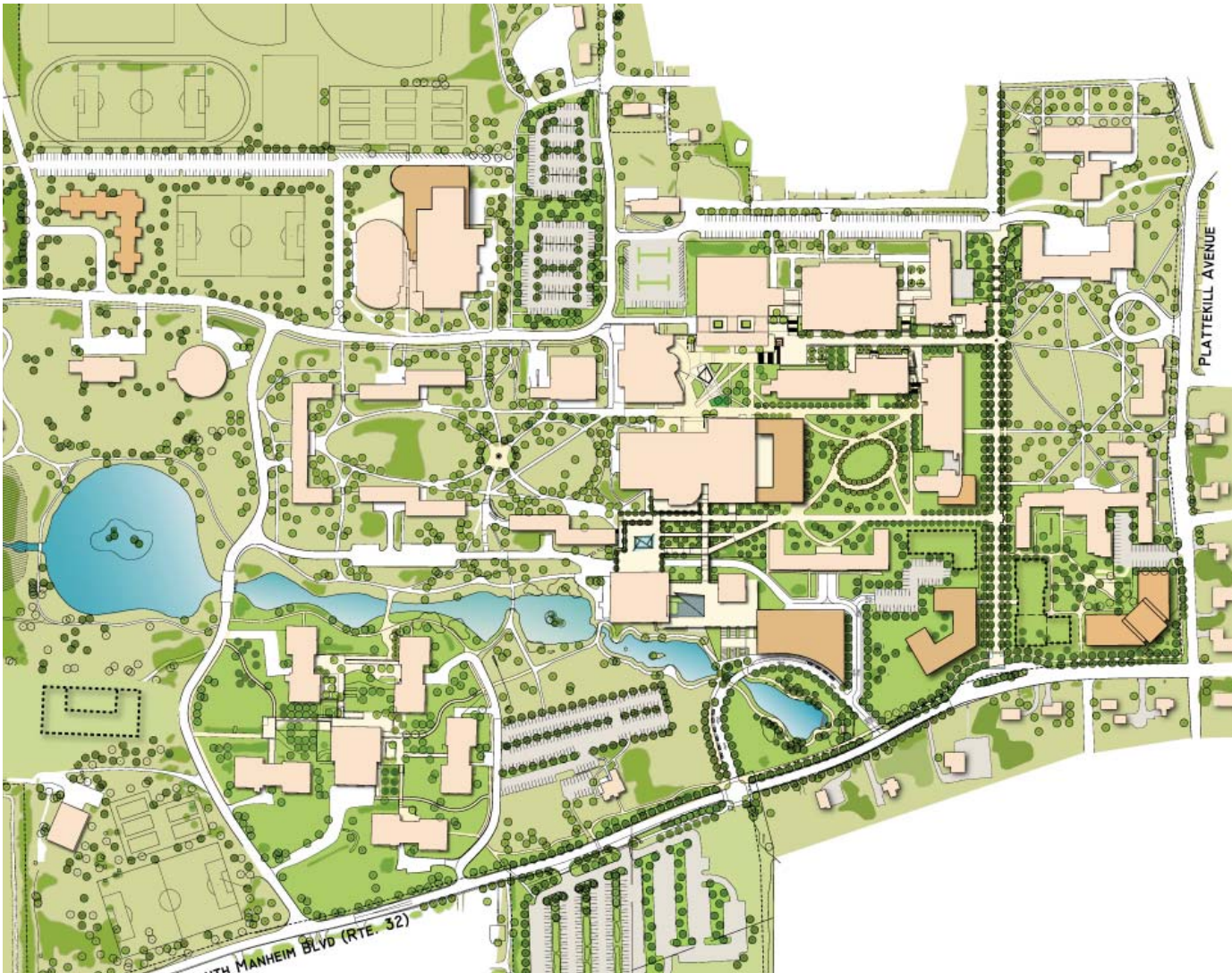
However, the College’s aging and overcrowded facilities and landscape pose a serious threat to its continued success and ability to recruit top talent among students,

faculty, and staff. Most of the Campus’s facilities were built in the mid-1960s and have not been renovated in many decades of continuous use. These shortfalls will be compounded by demographic changes creating an even more competitive environment for institutions of higher education over the next fifteen years.

During the process, the client and design team strove to build the Facilities Master Plan on the principles established within the College’s Mission and Strategic Vision statements to:

- Continue raising the academic quality and selectivity of our students, while maintaining enrollment at current levels
- Hire and retain faculty who are committed to both their scholarship and teaching
- Teach a curriculum that prepares students for their lives and careers
- Link student intellectual growth with faculty scholarship
- Ensure that residential character reinforces our educational goals
- Meet student needs
- Address regional economic and schooling needs.
- Become a cultural and intellectual hub for the mid-Hudson region.

The Facilities Master Plan offers detailed and comprehensive strategies for program relocation, consolidation and expansion; space utilization; facility renovation, expansion, and new construction; and enhancements to campus environment and systems to assist New Paltz in its ongoing effort to attract and retain the best and brightest.



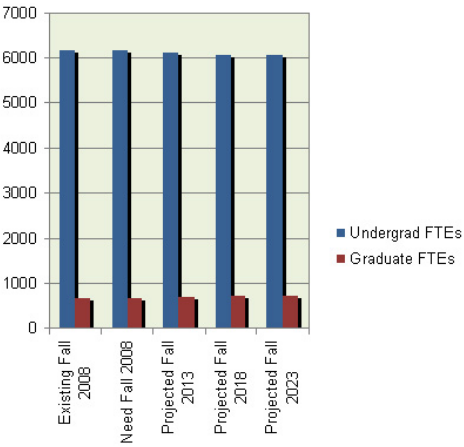
KEY GOALS OF THE FACILITIES MASTER PLAN

“Rightsizing” the New Paltz Campus

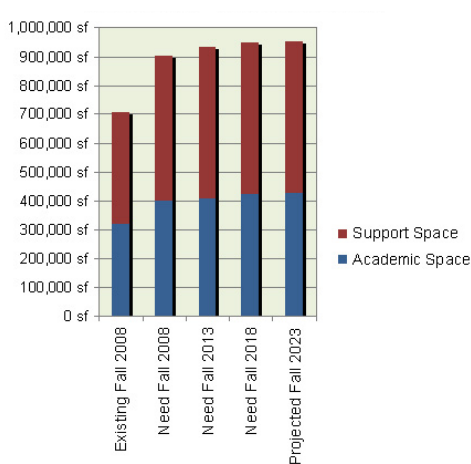
First and foremost, the Facilities Master Plan addresses the College’s critical existing need for new space while supporting its Mission and Strategic Vision into the future. The College does not have current plans to increase undergraduate enrollment, and therefore is not planning for any substantial growth through 2023. However, the College does have a substantial overall space shortfall, of 322,267 Gross Square Feet (GSF). This shortfall, identified through a detailed analysis of current space utilization, was confirmed anecdotally in the interviews the EE&K Architects Project Team conducted with stakeholders across the campus. During these interviews issues of overcrowding and inadequate space for the needs of academic, administrative, and support operations were frequently discussed. Despite constant undergraduate enrollment projections, the situation will grow more acute by 2023, when the College will need approximately 405,929 GSF in new or expanded facilities. Eighty-two percent of this additional need will be required by 2013, prior to the first 5-year Capital Plan this Facilities Master Plan covers.

While substantive, providing this additional square footage will only bring the New Paltz campus up from its current 105 Assignable Square Feet (ASF) to 141 ASF per Full Time Enrollment (FTE), in comparison to the SUNY average for comprehensive colleges of 160 ASF. The chart on this page represents the current and long-term projected need against the other comprehensive colleges. One goal of this Facilities Master Plan is to clearly demonstrate that even while using fiscally conservative projections of need, and while maintaining constant undergraduate enrollment, the College requires renewed and expanded facilities to ensure its competitive position.

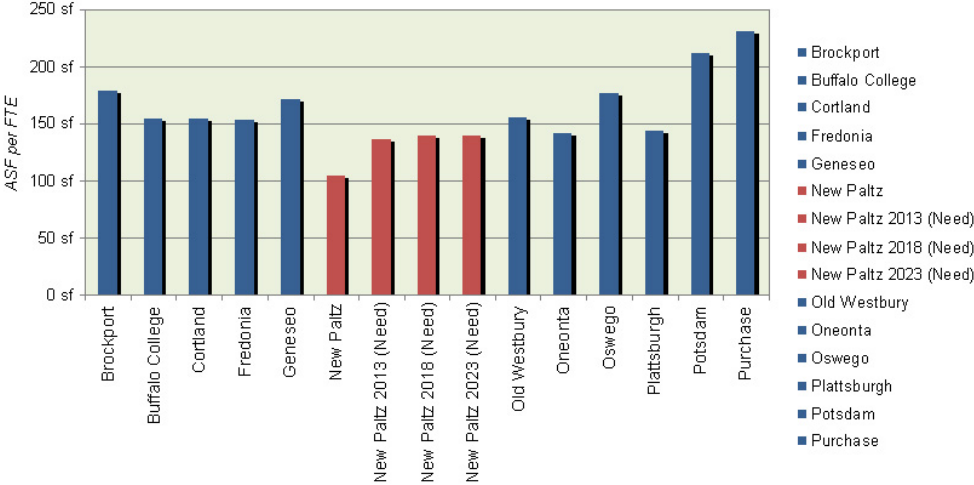
Projections by FTE - Undergraduate and Graduate



Projected ASF - Academic and Support



Total Nonresidential Net Assignable Square Feet per Student FTE



While a certain amount of new space for SUNY New Paltz is obviously critical, the Facilities Master Plan proceeds from the fundamental premise that “rightsizing” campus space is just as, if not more, important than growth. The challenge is to solve the College’s unique programmatic needs through a judicious combination of new, renovated, and in many cases re-located or consolidated facilities.

SUNY New Paltz is already addressing some of these needs for new and better quality space for sciences and engineering with its planned New Science Building and Wooster renovations, as well as in space for Education with Old Main. It is time now to invest in the Arts (a traditional strength of New Paltz), Social Sciences and the Humanities.

The FMP addresses the existing inadequacies in the function of the College’s spaces and seeks to create more efficient and better functioning instructional and support spaces. To take one critical example, in order to attract and retain the best faculty, the College must provide high-quality instructional, office and research space. Currently, the College cannot provide private

offices to all full-time faculty. By “rightsizing” the Campus, the Plan provides private offices to all full-time faculty as well as space for research, instruction and gathering to meet the College’s projected 2023 academic space needs.

Creating a More Welcoming Campus

Arriving at the New Paltz campus is currently a less than welcoming experience; the first impression is one of surface parking lots and multiple confusing roadways, with no clear orientation or sense of where one can find information, campus events and parking. The Facilities Master Plan calls for a reconfiguration

of buildings and spaces along Route 32 to improve the first impression on arrival and the relationship to context, with clear orientation, new buildings which are welcoming and provide spaces for community events, and better circulation patterns for traffic and parking.



The Arrival - Gateway Building

Public-oriented programs are consolidated at the campus edges where they will be more accessible. The results will be better for student and faculty recruitment, for the campus' relationship to the community, and for sustainability, since the Plan helps to make the campus more compact and walkable. A key initiative is the new Gateway building to be built at the revitalized Campus Entry.

Improving the Physical Environment of the Campus

A key goal of the Facilities Master Plan is to improve the day-to-day experience of students, faculty and staff as they make their way around campus and spend time in the landscape of campus open spaces. Improving the campus' physical environment for the benefit of students, faculty, staff and visitors alike is a key part of improving institutional morale and reinforcing the College's overall ideals.

Many students and faculty were drawn to New Paltz by its setting amidst the Shawangunks and by the easy access the campus location provides to outdoor activities. It is therefore particularly important that campus open spaces reflect this focus on the value of outdoor spaces. Informal meeting and gathering in campus open spaces also helps to enhance informal student-faculty interaction, which is a priority at New Paltz and has been shown to increase the quality of college learning. Since the upkeep of many campus open spaces has suffered over the years, and many spaces have been disrupted by construction activities, improving the quality of campus open spaces is a priority.

The Facilities Master Plan creates new open spaces including the Mohonk Walk, a new tree-lined walk with seating which replaces existing parking lots and underutilized roadways; a new extension of the Gunk network of ponds to the front entrance on Route 32;

a new terraced transition from the Student Union Building to the main campus level; the creation of a new Arts and Sciences Quadrangle in a central space currently occupied by temporary buildings; as well as improvements to the Concourse to create gathering spaces, and throughout the campus to make the campus more walkable.

Improving Campus Life

The Plan includes many initiatives to help provide an enriching and stimulating campus life for residential and commuting students, identifying a new residence hall, dining options, activity, lounge and study spaces, sports facilities, and spaces that increase student/faculty interaction on campus. Among these are the creation of a student service locus in the Wooster Hall renovation; multipurpose gathering spaces allocated in all new academic buildings and proposed academic renovations; and a concept to create a living/learning environment in College Hall.

A More Sustainable Campus

The Plan strives to improve the sustainability of the campus buildings and grounds in a number of ways. By making the Campus more compact and walkable, the Plan lessens the reliance on the private automobile. In order to be practical and conservative with the College's physical resources, wherever possible the Plan recommends rearranging uses within existing buildings in lieu of demolition and new building; it also calls for building additions where growth is needed. For those new buildings which are proposed, the Plan calls for them to be flagship examples of sustainability, with LEED Silver performance or better, and visible examples of sustainability, such as green roofs and glazing for passive solar energy. The Plan is extremely efficient and uses every available square foot. This is not only the most environmentally responsible path for the College to take as a signatory to the American College



Mohonk Walk

and University Presidents' Climate Commitment (ACUPCC), it will also result in substantially lower operating costs in the future. Dining Hall options were considered as components of new residence halls and included in various building renovations.

METHODOLOGY

The Facilities Master Plan for SUNY New Paltz consists of five phases, each documented in a separate report. In Phase I the EE&K team prepared a detailed Campus Profile surveying both SUNY New Paltz's characteristics as an institution as well as its facilities and grounds. In Phase II EE&K conducted a thorough assessment of the physical and operating conditions of the campus facilities and grounds. In Phase III the team analyzed the campus' current and future programmatic needs and calculated the associated facilities' space requirements. In Phase IV the team developed and presented three different concept alternatives for the Facilities Master Plan. Finally, Phase V addressed the comments and issues raised by the concept alternatives, and then developed a final recommendation for the Facilities Master Plan.

CHARACTERISTICS

Founded in 1828 as the New Paltz Classic Academy, SUNY New Paltz is the 99th oldest collegiate institution in the nation. The College is located on a 226-acre campus adjacent to the town of New Paltz (pop. 11,300), in the Mid-Hudson region of New York State, between Albany and New York City. The campus is comprised of 17 residence halls and 41 non-residence buildings, totaling approximately 2.1 million gross square feet of space.

New Paltz is a comprehensive, regional college conferring both the baccalaureate and master degrees. In addition, pre-doctoral certification in Educational Supervision and Administration is offered. The college consists of the Schools of Education, Fine and Performing Arts, Business, Science and Engineering, and the College of Liberal Arts and Sciences. There are 100 undergraduate and 50 graduate programs offered at New Paltz. Total enrollment for Fall 2009 was 7,957 with 6,554 undergraduates and 1,403 graduates. As of

Fall 2009, there were 325 full-time faculty, with 83% holding a Ph.D. or terminal degree, and an attendant student-to-faculty ratio of 16:1.

The College aspires to offer the finest and most intellectually engaging undergraduate education in the SUNY system, and to compete successfully for strong students with excellent public and private colleges and universities across the Northeast. The Master's degree programs provide enhanced professional opportunities and preparation for further advanced studies for the region's residents, in some cases attracting significant numbers of out-of-state and international students.

PHYSICAL ENVIRONMENT

With its enviable natural setting, the SUNY New Paltz campus has the potential to offer a cohesive and beautiful environment for learning. Integrated into woodlands that extend from the Mohonk Ridge to the village of New Paltz and beyond, the campus boasts such features as mature trees, green quadrangles and spectacular views to the ridge and adjacent woodlands.

The students, faculty and staff of the College and the residents of the village of New Paltz take full advantage of the region's natural beauty and opportunities for year-round outdoor activity. This beautiful setting has also contributed to a strong sense of place for the College, complementing its academic standing as one of the best small public liberal arts colleges in the country.

Begun in the early twentieth century with the construction of Old Main, the campus's development over time has yielded several active and memorable places – most notably the Academic Quad – and others with great potential to create a variety of experiences across the campus. This variety stems in part from the campus' location at the edge of the village of New Paltz on the north and adjacent to farm land on the south.

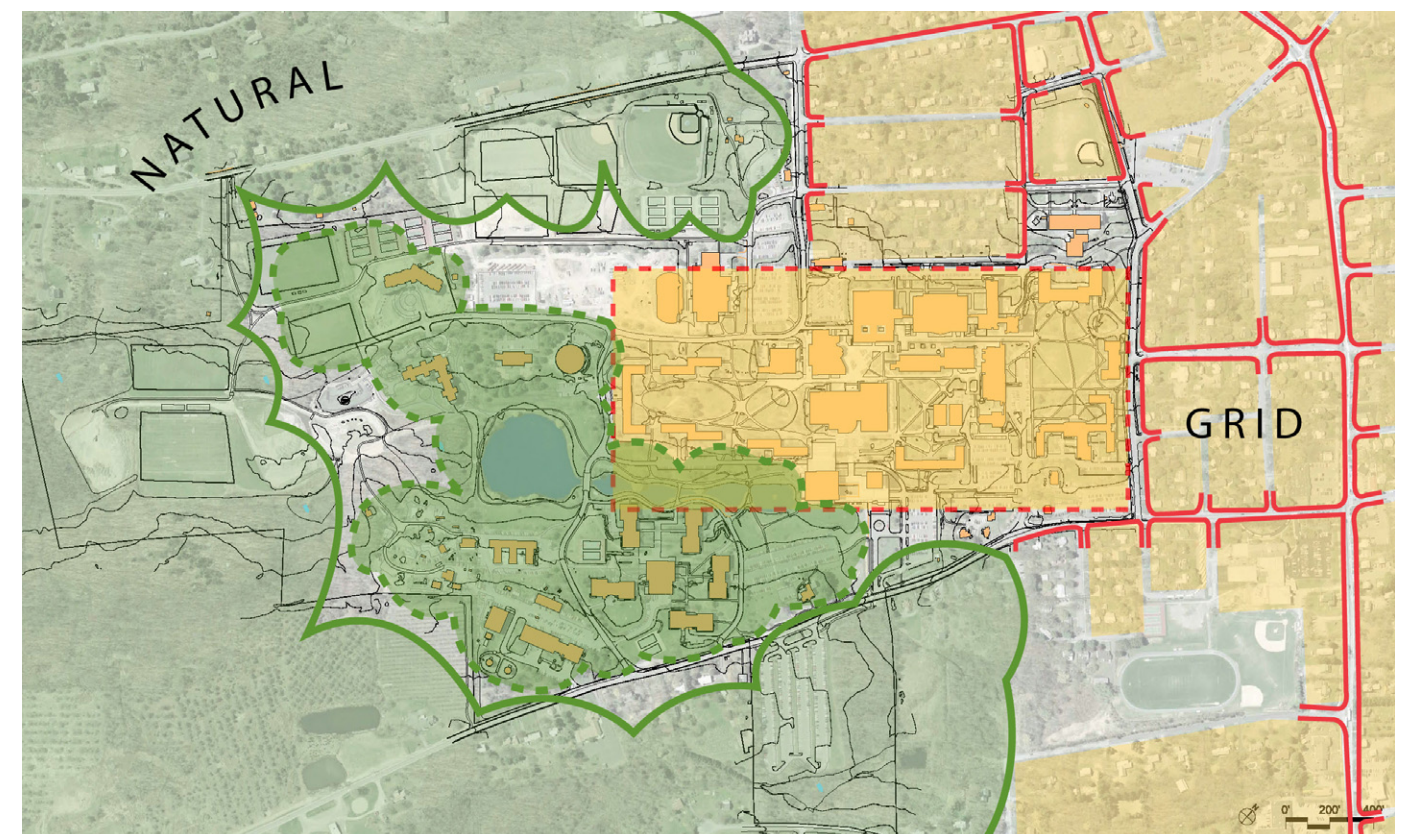
The existing campus has grown to respond to these two contexts in its most fundamental organization.

MISSION AND STRATEGIC VISION

In the proud tradition of SUNY, the State University of New York at New Paltz is committed to providing high-quality, affordable education to students from all social and economic backgrounds. New Paltz is dedicated to the construction of a vibrant intellectual and creative public forum which reflects and celebrates the diversity of our society, and encourages and supports active participation in scholarly and artistic activity. SUNY New Paltz is an active contributor to the schools, community institutions, and economic/cultural life of the region. It is selective

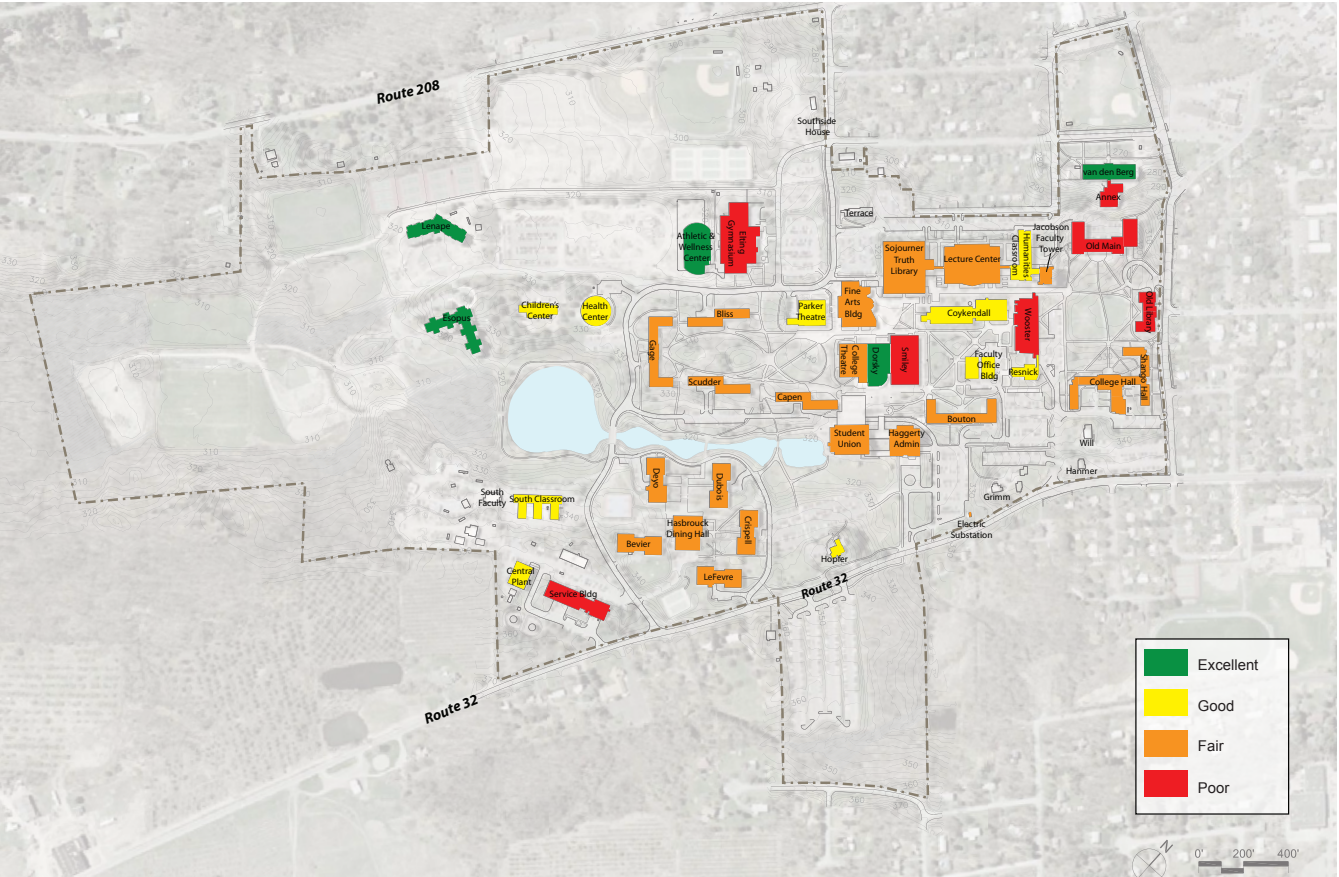
in admitting students who show promise of thriving in a learning environment which is challenging, student-centered, and personalized. The College's goal is for students to gain the knowledge, skills, and confidence to contribute as productive members of their communities and professions, and as active citizens in a democratic nation and a global society.

New Paltz has a reputation as a selective, four-year, co-ed, residential college focusing on liberal arts and professional studies. The College is ranked seventh among the top public Universities in the North with Master's degree programs and 33rd among both public and private Master's Universities in the North by the 2010 edition of "Americas Best Colleges" by *U.S. News*



The organization of the Campus takes on the characteristics of its adjacent urban and rural surroundings ("two worlds")

Building Conditions



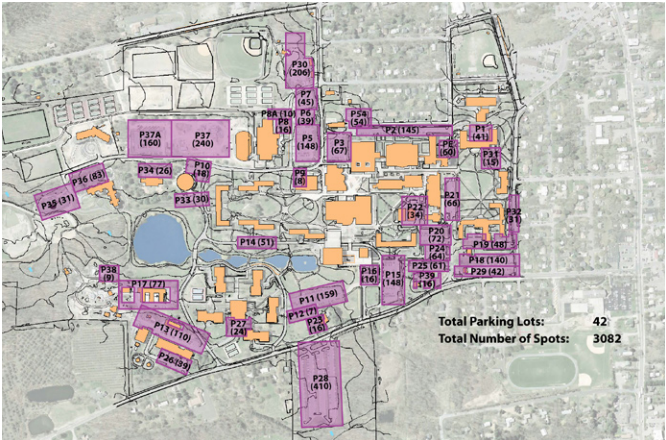
World Report. New Paltz was named “Hottest Small State School” in the 2008 Kaplan/Newsweek “How To Get Into College Guide.” The Metals/Jewelry MFA program was ranked first in the country in 2008 by U.S. News & World Report.

According to its Mission Review II Memorandum of Understanding (MOU), SUNY New Paltz considers SUNY Brockport, SUNY Fredonia, and SUNY Oswego as reasonably comparable current peers, particularly with respect to size, range of programs, course size distribution, and graduation rates. Binghamton University, The College of New Jersey, SUNY Geneseo, and Hobart & William Smith Colleges are considered

aspirational peers because of their greater proportion of full-time faculty and their higher graduation rates.

BUILDING CONDITIONS ASSESSMENT

The Project Team undertook an Assessment of Conditions as a review and update to the 2007 campus Building Condition Assessment (“BCAS”). Since the review builds on an existing survey, this assessment sought to “spot check” the existing evaluation and to determine where conditions had improved, deteriorated or otherwise deviated from those noted in the 2007 BCAS. For each building, the team prepared a narrative Architectural Description, Architectural Condition, and MEP Condition, in addition to a photographic

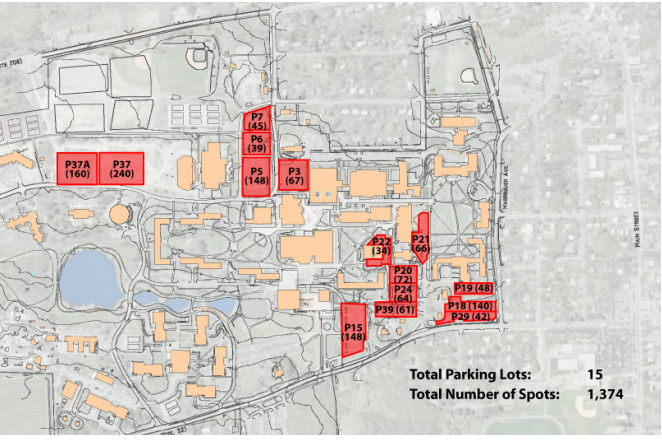


Existing lots and parking space counts.

record and brief chart identifying key building data. Building Conditions were further summarized in a series of charts noting the present findings of condition for the various BCAS-defined components as well as the updated BCAS condition rating. A final chart provides a simple, graphic representation of the new BCAS rating and how it compares to the 2007 BCAS rating. Indexed photographs taken during the reviewers’ site visit are appended to the report. As the chart demonstrates, although a third of the buildings were found to be in Excellent and Good condition, approximately half were found to be in Fair condition while 7 were rated in Poor condition.

CAMPUS CONDITIONS

In addition to the facilities-focused study summarized above, as part of the Conditions Assessment phase of the project, the Project Team analyzed the existing conditions of several campus-wide systems including: Land Use, Circulation, Landscape, Geography, Security, Infrastructure, Life Safety, Accessibility, Environmental Issues, and Technology. Below is a summary of the key issues as pertains to each system. These issues help inform the design concepts explored in Phase IV and subsequent recommendations.



Lots to be significantly reduced or altered.

Land Use

Several underutilized areas provide opportunities for new development to enhance the campus’ compact walkability within its existing footprint. These sites can be used to improve the poor first impression of the campus and vehicular arrival along the Route 32 frontage (currently undefined and dominated by parking lots), as well as to integrate the “Gunk” more fully into the campus.

Circulation

Once on campus, automobile circulation is circuitous and awkward with one major loop road providing the main vehicular access and sole connection between the campus’ east and west sides. The pedestrian experience is compromised by an inconsistent and under-maintained system of paths. Pedestrians and bicycles also face hazards from vehicular traffic through campus and from speeding traffic along the campus edge on Route 32. Parking has intruded upon key campus spaces, marring first impressions, degrading prominent open spaces like the historic Quad; meanwhile, other campus lots including several large peripheral lots remain underutilized. The Facilities Master Plan seeks to address all these circulation deficiencies.

Landscape, Geography and Environmental Issues

The Facilities Master Plan also addresses several major elements of the campus landscape and geography which currently lack a sense of cohesion and visual integration. The Academic Quad lacks good visual interaction between the open space and the surrounding buildings, due to plantings that obscure sightlines. Much of the Arts & Sciences Quad also lacks visual integration with surrounding buildings, due in part to temporary faculty offices and parking. The Concourse, another key circulation and social space, suffers from excess paving and a lack of gathering spaces. Campus pedestrian paths, many of which are degrading, lack an overall design cohesiveness. Moreover, the campus’ wide range of topographical elevations should be better integrated into the landscape; they currently necessitate a series of unwieldy steps and ramps to connect various places on campus. While the connected ponds, i.e., the “Gunk,” define the pastoral character of the southern end of campus, most of the campus is needlessly oriented away from this defining visual amenity. The overall campus palette and landscaping scheme should be made more consistent in order to improve the sense of physical connectedness.



The largest pond on campus offers a picturesque setting. However, few buildings on campus interact with this space.

Security, Life Safety, and Accessibility

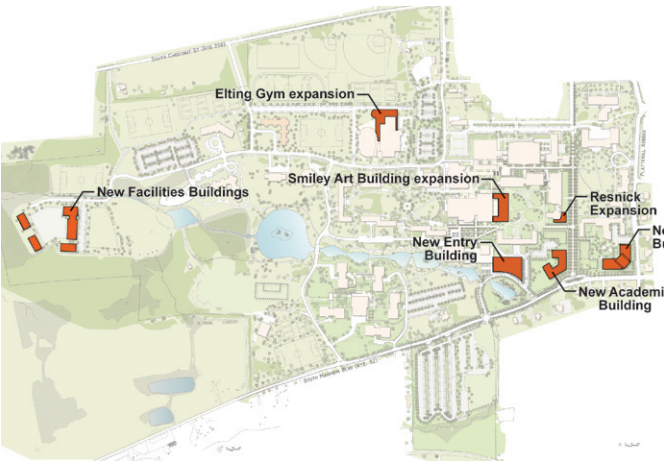
The Campus Police lack adequate operational space in the Service Building where they are currently located. Several areas on campus need better security surveillance: two areas adjacent to College Hall require additional blue lights and several areas require CCTV cameras. While all of the campus residence halls feature card access, several of the academic buildings do not, most notably the Van den Berg building. The areas and paths surrounding Esopus and Lenape and the path through the Academic Quad are not adequately lit in the evening when students traverse them. Finally, the campus suffers from significant challenges to accessibility and equal movement, including a lack of accessible bathroom facilities, a lack of clear signage about accessibility, and grade changes between significant areas including the Arts & Sciences Quad, the Concourse, and Sojourner Way. Steps are currently being taken to remediate these issues.

Technology

Several key backbone upgrades are desired, including 100mb-1gb fiber links and a 1gb-10gb backbone loop. The desire also exists to expand support for students’ mobile systems, as well as to expand lecture capture capabilities and conferencing software. Since the campus is close to the balance point for the number of smart classrooms that can be supported, the focus must now shift to refining and maintaining what already exists.

IDENTIFYING PROGRAMMATIC NEED

Information generated during Phase III: Analysis of Space Needs was crucial to proceeding with Campus Planning in the Alternatives phase. Detailed quantitative information was developed for the Space Needs for each Academic and Support Department to 2023, and is presented in the detailed Phase III report. Additionally, during Phase III, the project team met



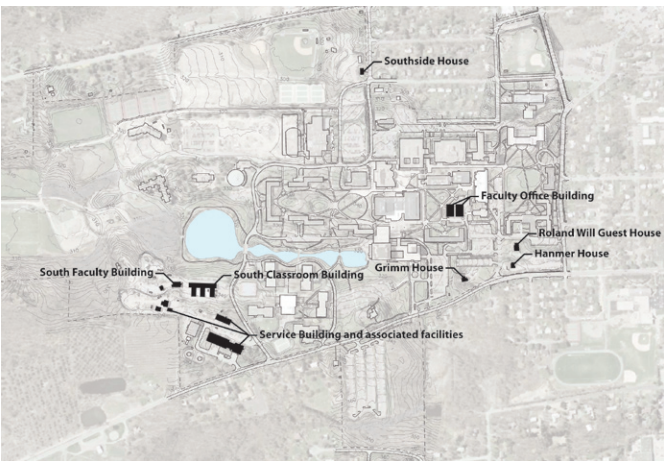
Recommended new facilities

with each academic and administrative department to determine the functionality and quality of their existing spaces, their space needs into the foreseeable future, their relationships and desired adjacencies, and their preferences regarding location on campus.

ALTERNATIVES EXPLORED

During Phase IV of the project, building on the analysis work completed in Phases I – III, the EE&K Architects Project Team developed three Concept Alternatives for the necessary physical growth of SUNY New Paltz through 2023 to support its Mission and Strategic Vision. Alternatives were developed for such elements as building program, building siting, circulation, and landscape and site improvements.

From a physical planning standpoint, the intent of each of the alternatives was to address the Space Needs detailed in Phase III, while building on the campus’ existing strengths. Beginning with the crucial insight into the two different qualitative aspects of the campus environment, design concepts sought to reflect and reinforce the higher-density, academically-oriented, urban portion of campus, on the one hand; while protecting and enhancing the rural, residential, and



Buildings to be removed or demolished.

less dense portions of campus, on the other. They also sought to improve the sense of physical and visual flow between the campus and the surrounding landscape.

The project team developed a set of Assumptions and Principles to guide the Campus Planning that led to three alternatives for space and program distribution. The general principles are:

- Departments should be located in one “home” where possible
- Adjacencies between departments should be optimized
- Department locations should optimize faculty-student interaction
- Small houses and temporary buildings to be vacated and removed due to their disproportionately high maintenance and operational costs.

Another key element of the Strategic Vision that is integrated into the Facilities Master Plan is the building of departmental identity and opportunities for interdepartmental interaction. Departments have been co-located where possible, with faculty and administrative offices, specialized spaces, conference

rooms, and research spaces all located in close proximity. In most buildings, 5% of the total assignable square footage has been set aside as space to address the College’s need for flexible, multi-purpose space which could be variously configured as small academic gathering spaces, places for informal interaction amongst students and/or faculty, and student and faculty exhibition space.

The Space Needs Analysis conducted in Phase III indicated that several new buildings and/or building expansions are necessary to meet the deficit between the existing assignable square footage on the campus and the proposed space need in 2023. This need exists in both the Academic and Support programs. This deficit requires new or expanded facilities of approximately 405,000 Gross Square Feet (GSF). As such, the project team has proposed several new buildings and building expansions to address these needs.

RECOMMENDATIONS

The Plan proposes a number of new facilities which will help to right-size the College’s academic and support spaces, and, at the same time, improve the overall appearance and function of the campus. Since these recommendations have been developed over time, some of them are already underway in design and implementation.



New Science Building

One of four new buildings recommended to meet the approximately 405,000 gross square feet shortfall identified in the Space Needs analysis, the New Science Building is currently being designed, and will be built as part of the current 5-year budget cycle (2008-2013). The New Science Building will help accommodate the rising numbers of science majors, and others taking science classes, with state-of-the-art dry lab, general classrooms, and office spaces. Incorporating such emerging sustainable technologies as photovoltaic panels and green roofs, the building will also provide new classroom space and flexible study and gathering spaces. Finally, the New Science Building will provide a great first impression for visitors arriving on campus via Route 32.



New Academic Building

The second of four new buildings, the New Academic Building will meet the great need for academic space among departments in the College of Liberal Arts and Sciences – a need most dramatically seen in the currently overcrowded Jacobson Faculty Tower. The new building will also house new classroom space and flexible study and gathering spaces. To be sited at the northeast end of campus, framing the eastern end of the new Mohonk Walk, the new three-story building will feature wonderful views towards the new Campus Entry and the extension of the Gunk.



Gateway Building

The third of the four new proposed buildings, the Gateway Building will be the centerpiece of the reconfigured and redesigned Campus Entry, and will be a publicly-oriented building that welcomes visitors and the surrounding community and provides a gracious first impression of the College. The Gateway Building will overlook a charming campus lawn with a new water feature, bringing the campus’ iconic “Gunk” to the arrival experience by extending the pond system to Route 32. It will offer access to both the more romantic, less formal portions of the campus and the orthogonal, more urban parts of campus, and offer improved access to parking and service areas.



Smiley Addition and Arts & Sciences Quadrangle

Space for the arts is one of the key areas in which the College needs additional space to right-size facilities. Almost 50 years old, the Smiley Art Building is in poor condition and in need of a thorough renovation. Since the Smiley Building has specialized facilities for the arts, it is proposed to be renovated, and a new addition built, to bring current facilities up to date and to provide additional state-of-the-art space for studios, faculty offices, and faculty and student exhibition space.

The new addition is proposed on the north face of the building, where currently a one-story element provides a poor face to the disorganized quadrangle (which currently houses the temporary Faculty Office Building). The addition, at two stories to match the height of the building generally, will provide a new face to the quad with studios and ground floor gallery space. The quadrangle, which will unite the various uses on all sides, including a newly renovated Wooster Building with café, and the Coykendall Science Building, has been designed with a new grid of small-scale trees, with irregular openings in this “bosque” to provide spaces for gathering and display of campus artwork.

Elting Gym Expansion and Renovation

With no significant improvements to it since its construction over four decades ago, Elting Gymnasium requires extensive renovation, particularly its pool. The ventilation system and bleachers also need replacing. The 25-meter pool should be enlarged to 50 meters in order to meet the NCAA standards for swimming and diving. The gymnasium’s building envelope should also be expanded to remedy the Athletics department’s current space shortfall.

New Facilities Buildings

A compound of New Facilities Buildings will consolidate departments currently located in the outsized and outdated Service Building and elsewhere on campus. When the Campus expands into the newly-acquired 42-acre parcel, the spaces currently occupied by the Services Building will become prime, centrally-located space. The New Facilities Buildings will replace the old Services Building at the campus edge south of Esopus and Lenape Halls with one and two-story “Butler”-type buildings. This location has been identified as appropriate for relocation of the Campus Police from the Services Building, where it is currently housed in overcrowded conditions. The new location will provide good access to the campus’ residential, academic, and administrative areas.

Proposed Renovations

In addition to the new facilities described above, each building on campus has been evaluated for renovation and “low”, “medium”, or “high” level renovations recommended as appropriate given their age, condition, and history. Over the years, many buildings have become technologically and programmatically obsolescent. Strategic reinvestment will enable these buildings to continue to contribute to the mission of the College.



Landscape Design Proposals including Mohonk Walk

The open spaces on campus are among the most important in creating a memorable and high quality campus environment. Among the improvements proposed is the creation of the “Mohonk Walk”, an east-west axis which improves accessibility from Route 32 to the historic Main Quadrangle and much-used Concourse. The walk will include seating elements as well as a double row of trees which will help to frame the famous view of the Mohonk Lodge in the Shawangunk Mountains.

Other landscape and open space improvements include developing a more natural edge to the “Gunk”, the system of ponds in the southeast of the campus, to help control the local goose population and to incorporate a more sustainable, low maintenance environment; improvements to the campus drives; and improvements to campus walkways including the creation of “shelter belts” to block winter winds, thus making many areas of the campus more hospitable to pedestrians year round.

Residential Life

The recommendations detailed in this report have been designed to help SUNY New Paltz mature and thrive as a residential campus. The Plan identifies concepts

for increasing the number and variety of residences on campus, as well increasing the amount and dispersal of dining options in areas such as Wooster renovation, Hasbrouck expansion, Parker Theater renovation, and renovation of the Student Union Building, as well as activity, lounge and study spaces, and athletic facilities. Such amenities will give students many more opportunities for informal interaction with peers and faculty while helping them to fulfill their social and athletic needs on campus.

Campus users will benefit from the improved security, safety, and accessibility recommendations this report makes. Comprehensive strategies for improving hardscape, landscape, furnishings, and lighting will improve the campus’ overall appearance and visual coherence. The Plan also seeks to improve the environment for pedestrians and bicycles by reducing conflicts with vehicles and by softening the appearance of paved portions of the campus.

The Plan’s recommendations focus on dramatically improving SUNY New Paltz’s physical environment through a variety of improvement projects, some of which are already under implementation: the Concourse renovation, the creation of the Mohonk Walk, the transformation of the Entry, restoration and expansion of the Gunk, the overhaul of the Hasbrouck Quad, the removal of parking from the heart of campus, and the attendant beautification of the Academic and Arts & Science Quad. The visitor experience will also be enhanced by improving the campus’s appearance and safety at its “front door” along Route 32.

CIRCULATION AND PARKING

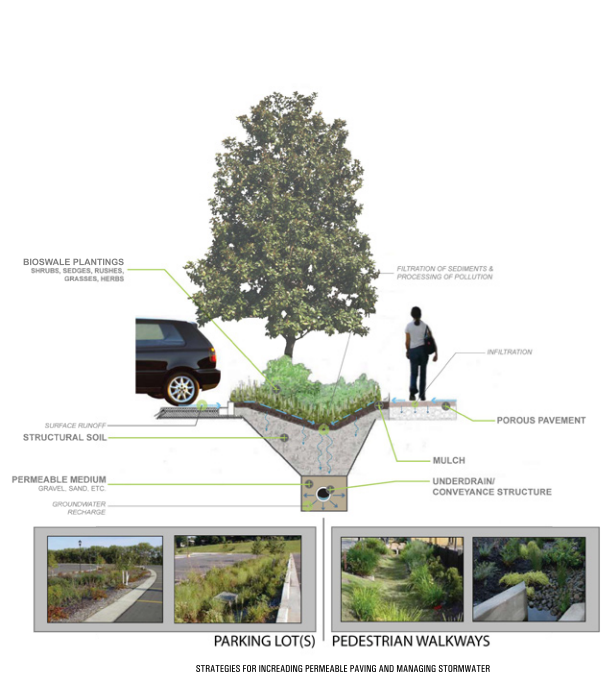
The project team developed a comprehensive plan for improving circulation and parking on campus. Building on the challenges and opportunities identified in Phase II, the plan improves the pedestrian environment, rationalizes parking, provides for easier bicycle and service circulation, integrates all areas of the campus, increases sustainability, expands accessibility, increases safety and wayfinding, and improves the campus’s first impression, arrival, and front door along Route 32.

To create a more pedestrian-friendly and visually attractive campus environment, the team proposes a comprehensive parking-lot greening and sustainability program. Relying on permeable paving where practical, and planting trees and shrubs in bioswales, will help improve parking-lot drainage, sustainability, and integration with the surrounding natural landscape.

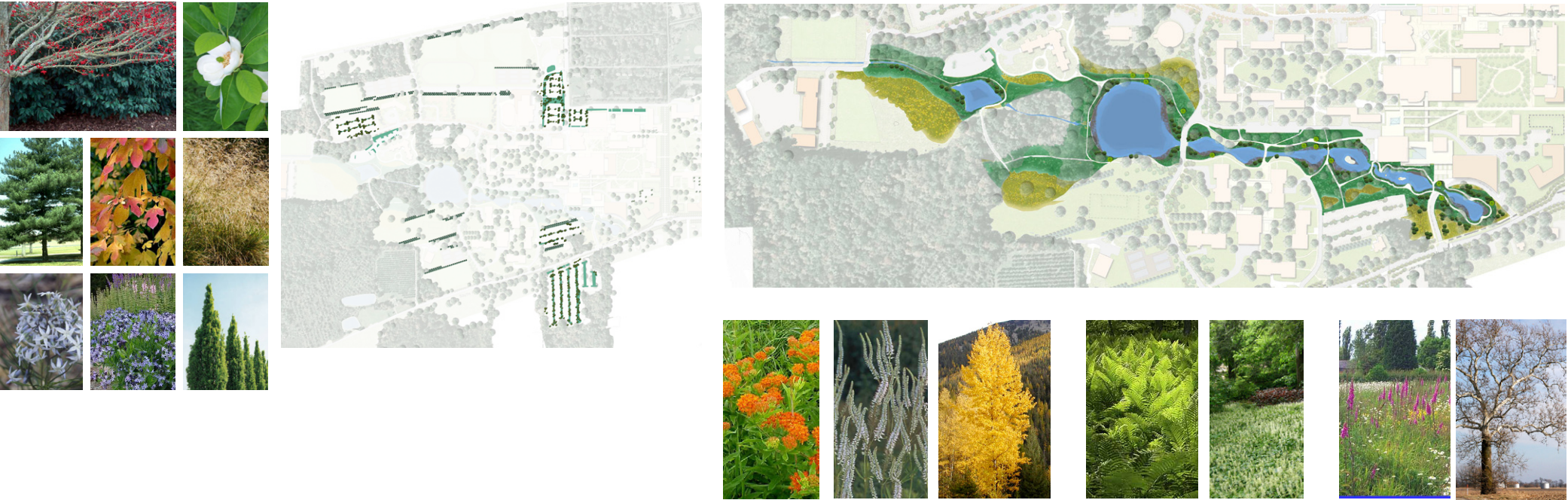
To replace some of the dangerous, unsightly, and inefficient parking lots now at the campus core, the team recommends that a new lot using bioswales and plantings be constructed on campus-owned land next to the north edge of the existing Route 32 Parking Lot. This location is convenient to the welcome center and arrival as well as the core academic area. Finally, improvements to the Elting, Library and West Lots will make them more pedestrian-friendly, sustainable, attractive, and better connected to the campus.



Illustrative landscape plan



STRATEGIES FOR INCREASING PERMEABLE PAVING AND MANAGING STORMWATER



GUNK RIPARIAN & WET MEADOW EXPANSION

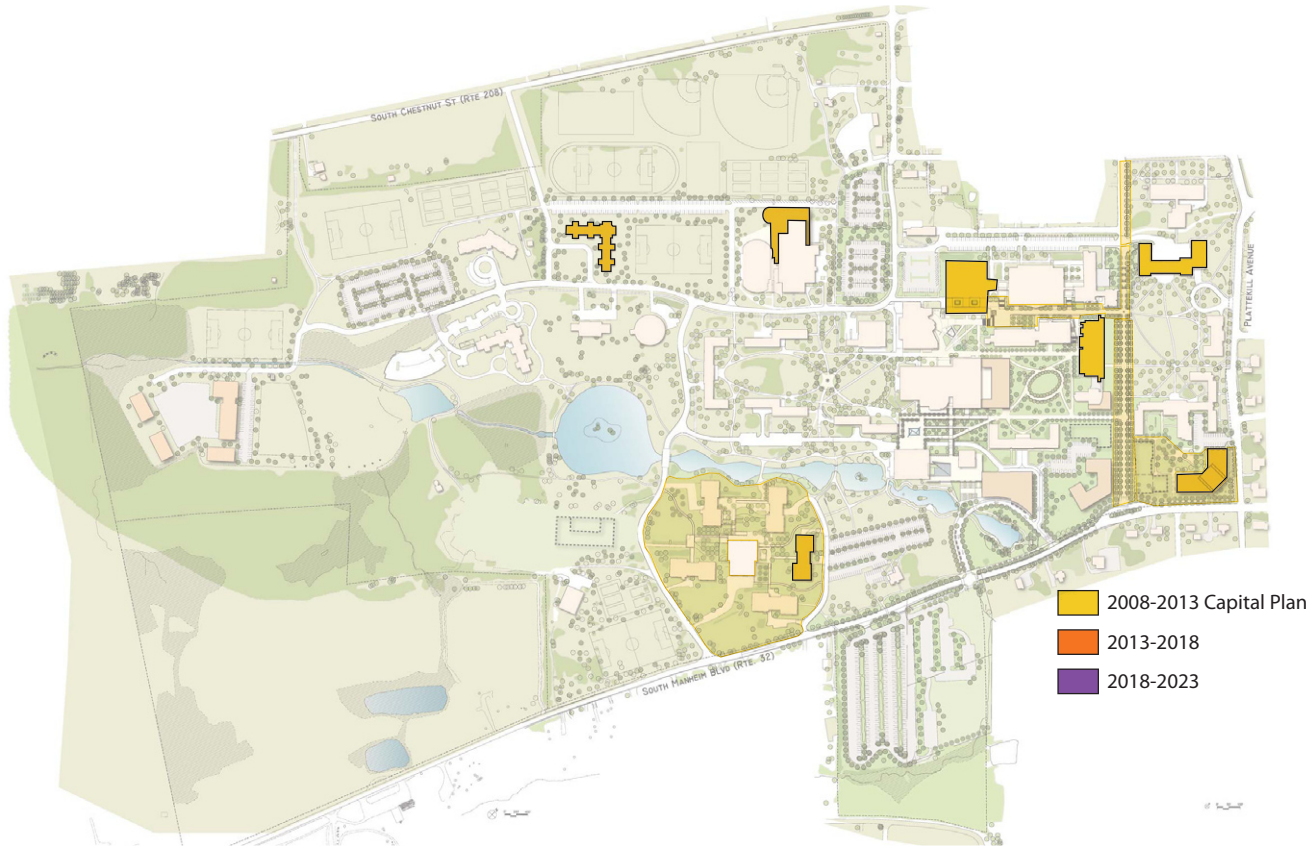
COSTS AND PHASING

For each proposed improvement in the College’s physical facilities, whether new building, renovation or site improvement, a cost estimate was prepared. These cost estimates are organized by programmatic element, so that the implications of changes in campus policy over time can readily be tracked. The total cost for all proposed improvements through 2023 is approximately \$504 million. These improvements are prioritized by phase.

The phasing of renovation and new construction projects for SUNY New Paltz is associated with each five-year Capital Plan timeframe:

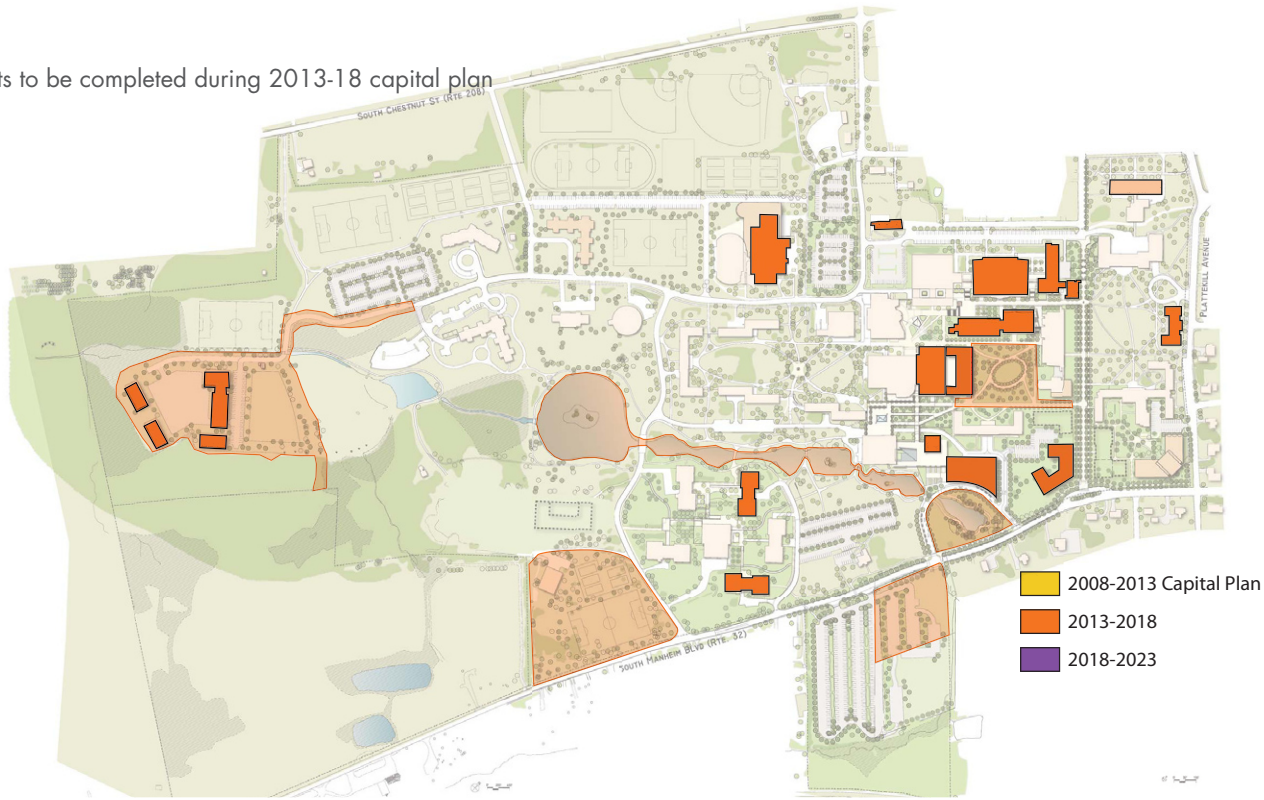
2008-2013 Capital Plan Projects

- Old Main Renovation
- Sojourner Truth Library Renovation
- Concourse Site Improvements
- Mohonk Walk
- Wooster Renovation
- New Science Building Construction
- Hasbrouck Quad Site Improvements
- Crispell Hall Renovation
- New Residence Hall
- Electrical System Upgrades
- Elting Gym Renovation/Expansion



Projects to be completed during 2008-13 capital plan

Projects to be completed during 2013-18 capital plan



2013-2018 Capital Plan Projects

Phase 1

- Relocate Faculty Office Building to vicinity of South Classroom
- Smiley Art Building Expansion & Arts and Sciences Quad Site Improvements
- New Academic Building Construction
- Smiley Art Building Renovation (High Intensity)
- Old Library Renovation (High Intensity)
- Haggerty Administration Building Renovation (Medium Intensity)
- New Buildings for Facilities Department & Related Site Improvements
- Former Service Building location Site Improvements and New Intramural Athletic Field
- New Entry Building Construction & Site Improvements
- Terrace Building Renovation (Low Intensity)

Phase 2

- Lecture Center Renovation (Medium Intensity)
- Van den Berg Renovation (Localized Low Intensity)
- Jacobson Faculty Tower Renovation (Medium Intensity)
- Coykendall Science Renovation (Low and localized High Intensity)
- Humanities Building Renovation (Low Intensity)
- Elting Gym Renovation/Expansion (High Intensity)
- Gunk Site and Water Quality Improvements
- Lefevre Hall Renovation
- Dubois Hall Renovation
- Route 32 Parking Expansion
- IT System Upgrades

2018-2023 Capital Plan Projects

Phase 1

- Van den Berg Annex Renovation (High Intensity)
- College Hall Renovation (High Intensity)
- College Theatre Renovation (Medium Intensity)
- Fine Arts Building Renovation (Low Intensity)

Phase 2

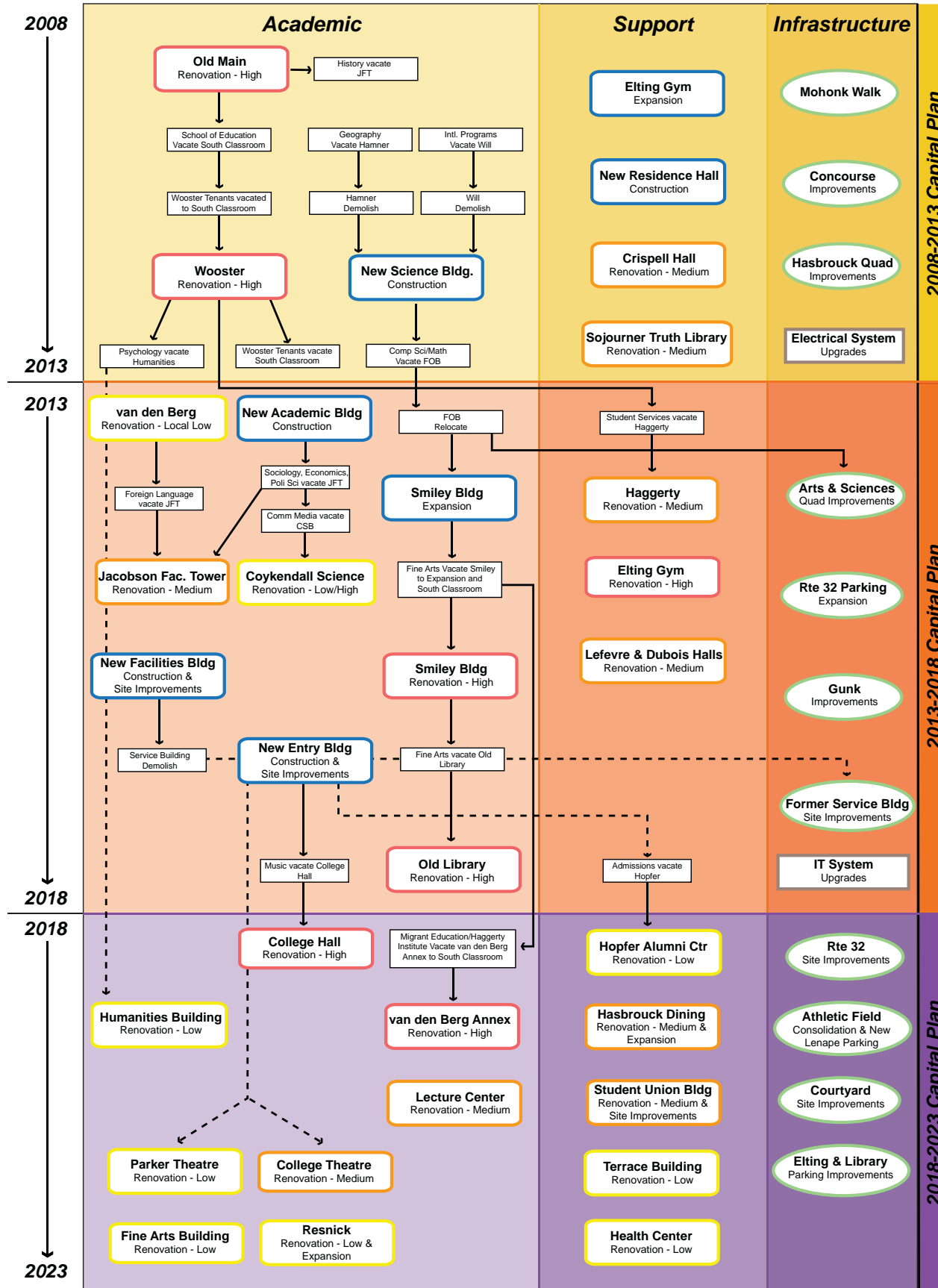
- Student Union Building Renovation (Medium Intensity), Plaza and Terrace Site Improvements
- Route 32 Site Improvements
- Athletic Field Consolidation and new Lenape Hall Parking Facility
- Resnick Renovation (Low Intensity) and Expansion
- Parker Theatre Renovation (Low Intensity)
- Health Center Renovation (Low Intensity)
- Hasbrouck Dining Hall Renovation and Expansion
- Courtyard Site Improvements
- Elting and Library Parking Improvements



Projects to be completed during 2018-23 capital plan

IMPLEMENTATION

The diagram on this page reflects the proposed sequencing of building, infrastructure, and site improvement projects from 2008-2023. Background colors for each Capital Plan period correspond to the Phasing Diagrams that appear in the prior section of this document. The colors of the boxes correspond to the color-coded table of renovations that appears earlier in this document. Red indicates high-intensity renovation, Orange indicates medium-intensity renovation, Yellow indicates low-intensity renovation, and Blue indicates new construction. Green is reserved for site improvement projects and Gray indicates improvements to Site Utilities.



CONCLUSIONS

Based on the principles set forth in the Concept Alternatives Phase of the project, the Final Recommendations (the Plan) outlined in this report seeks to support the College’s Mission and Strategic Vision by:

- **Continuing to raise the academic quality and selectivity of our students.** In an era of declining demographics, it becomes acutely important that SUNY New Paltz provide suitable facilities for the proper operation of its administrative, academic, and support programs. It must address the existing inadequacies in the function of its spaces and it must improve the quality of its environment to reflect the goals and aspirations of the institution. The Plan meets the 2023 space needs for each academic and support department in high-quality instructional and support spaces.
- **Hiring and retaining faculty who are serious about both their scholarship and teaching.** The College’s ability to provide adequate instructional, office, and research spaces is a major factor in its ability to recruit top-notch faculty. First and foremost, the campus needs additional faculty office space so that it can provide private offices to all full-time faculty. The Plan provides private offices to all full-time faculty as well as research, instructional, and adaptable common-use spaces to meet the 2023 academic space needs based on individual departmental meetings, benchmarking, SUNY standards, accreditation requirements, and the vision of the College’s top administrators.

- **Linking student intellectual growth with faculty scholarship.** The Space Needs Analysis accounted for additional faculty and undergraduate research spaces. The Plan expands opportunities for faculty and undergraduate research by addressing these space needs in new and renovated facilities.
- **Our residential character will reinforce our educational goals.** The campus’ physical appearance and maintenance reflect its values and affect morale. Improving the physical environment of the campus, for students, faculty, staff, and visitors, is critical for reinforcing the overall ideals of the institution and improving morale. Hence, addressing the maintenance backlog has been a key factor in determining the phasing of projects.
- **Meeting student needs.** Student needs will be better met by relocating the most intensively used student services from the Haggerty Administration Building to a more visible and accessible location in the renovated Wooster Building.
- **Addressing regional economic and schooling needs.** The Plan accommodates modest growth in graduate students in order to meet regional economic and schooling needs. The creation of a student service and activity locus in Wooster Science Building will provide gathering and service opportunities for those who live off-campus and utilize the campus during nights and weekends.



- **Being a cultural and intellectual hub for the mid-Hudson region.** The Plan consolidates public oriented programs at the edges of campus where they are more accessible. A central feature of that consolidation is a new performing arts facility in the planned Gateway Building. Additional space will be added for the Dorsky Museum to accommodate its role as a regional repository and research center.
- **Reinforcing our academic quality.** In addition to providing adequate space in appropriate locations for all academic programs, the Plan provides increased opportunities to exhibit faculty and student work in multi-purpose space identified as a set aside in many buildings. The Plan also proposes expanding the living-learning environment at College Hall, building on the academic and residential nature of the building to transform it into an Honors Residence Hall with improved spaces for individual and group study and for flexible, multi-purpose uses.

