Penn State Brandywine

Campus Master Plan
Agenda

- Vision and Goals
- Overview of Space Assessment Findings
- Master Plan Program
- Master Plan Priorities
  - Current Priorities
  - Future Opportunities
  - Long Term Possibilities
Summary of Brandywine’s 10-Year Program Statement
Overview of 10-Year Program Statement

Mission

- Embody excellence in all phases of teaching, learning, research and outreach
- Maximize the resources of a research university, while maintaining the individualized student focus of a small college, with emphasis on global and local connections and diversity
- Serve the Greater Philadelphia region

Priorities

- Create a residential environment with a **residence hall** for 400 students (address corresponding programs in athletics, food service, instruction, research, and student recreation, health, and support services)
- Relevant **academic programs** (15-18 baccalaureate degree programs, select graduate degree programs, and increased continuing education credit programming)
- **Regional positioning**
  - Retain a higher percentage of **four-year students** by adding majors and high-quality faculty
  - Develop physical plant and human resources to offer a **full college experience**
  - Enhance technology in **classroom infrastructure**
Overview of 10-Year Program Statement

**Student Enrollment / Faculty**

- Current enrollment = 1,613 students
- Projected enrollment = 2,300 within 10 years, given realization of top priorities
- Currently 61 full-time faculty and 65 part-time faculty
- Projected 73 full-time and 85 part-time faculty

**Changes in Academic Programs**

- Strengthen existing programs
- Find new, relevant majors to meet market demand
- Deliver baccalaureate degrees in biology, nursing, engineering, psychology, and criminal justice that would make the campus more competitive in its region
- Collaborate with Abington and Great Valley campuses, as well as World Campus and community partners to offer select master’s degrees
- Increase web-based learning and online courses and certificate programs
- Enhance academic support programming and co-curricular educational programming
Vision for
Penn State Brandywine
Master Plan
Penn State Brandywine will embody excellence in all phases of teaching, learning, research and outreach to be the preeminent presence of The Pennsylvania State University in the greater Philadelphia region. We will be committed to maximizing the resources of a research university, while maintaining the individualized student focus of a small college.
Goals of the Master Plan
Goals

- Create a **residential environment** with the addition of student housing and related facilities for student life and engagement (e.g. food service, recreation, health, and support services).

- Improve and expand **campus facilities** to appropriately support current and future enrollments of up to **2,000 students** with a focus on increasing upper division levels.

- Develop facilities to accommodate **expanded and new academic programs**.

- Enhance the campus’ **visual character and aesthetic appeal** to embody the look and feel of a college.
Space Assessment
Program Implications
400-Bed Residence Hall/Dining

- Brandywine has requested a 400-bed residence to convert from a pure commuter campus to a residential campus.

- Housing would require approximately 102,600 – 127,800 gsf, depending upon housing model type (Cedar Hall, Altoona / Woods Hall, Berks).

- Dining facilities to support the new housing would require approximately 20,000 gsf.
40,000 gsf Student Union Building/similar spaces

General Use (study lounges, etc)

- There will be a significant deficit of general space (student activity, student clubs, assembly and general seating/lounge areas) to support a residential campus.

- Certain activities may be better suited to the existing Commons & Athletic Center.

- Further study should determine whether an addition to the Athletic Building is appropriate, whether functions there should be relocated to a new Student Union, or other space shuffling is warranted to balance student life at the Campus.
36,000 gsf Class Lab/Faculty Office Building

Program elements:
- Class labs 25,000 gsf
- Faculty Offices 11,000 gsf
- TOTAL gsf 36,000 gsf
The campus will need to determine, in consultation with the Research Office, how much research lab space is appropriate for this campus.

- Focus on Class Labs over Single-Purpose Research Labs.
No Space Required

- Existing Library adequate in size to meet the needs of a proposed student population of 2,000.

- Oversized for the current student population.

- Campus has planned to capture excess space temporarily for other uses. If the student population expands at the proposed rate, the Campus may want to reduce or reconsider this conversion.
10,000 gsf Campus Support space

- Campus Support Space
  - central warehousing
  - central storage
  - Mail
  - central server rooms
  - Etc.
Enhance Athletic and Recreation Facility Needs (10-year Master Plan Program Statement)

- Upgrade Soccer Field
- Upgrade Baseball Field
- Add Softball Field
- Expand Fitness Center
- Add Artificial Field for practice, intramural, class, and recreations use
- Upgrade or develop outdoor recreation (tennis, basketball)
- Consider potential future needs for Division III status
Classroom Utilization

- 25 total classrooms / 204 total class sections

- Classrooms are mismatched - there are many large classrooms used for small classes. (comparing size to use)
  - 94% of the Fall 2010 class sections (192) enroll 40 students or less, while 41% of the 26 available classrooms have a maximum of 40 seats
  - 6% of the Fall 2010 class sections (13) enroll 41 students or more, while 59% of the 26 available classrooms can accommodate more than 40 students

- Several large classrooms could be repurposed for approved new degree programs and to handle growth of class offerings (reconfiguration/conversion to smaller classrooms).

- Overall classroom utilization is 30%
  - Room Utilization is 58% (target: 67%)
  - Station Utilization is 53% (target: 60%)

- Current classroom utilization shows unused periods of the day/week that could provide growth potential.
Space Assessment Summary

- If the campus population were to remain stable (1,600 students), no new square footage is needed.

- Existing space would need to be reorganized in order to accommodate new academic programs and more efficiently utilize space. (right-size classrooms, lab efficiencies / co-location, etc.)

- In order to accommodate increased enrollments, the campus would need additional labs and faculty offices.

- The housing that would be the driving force to larger enrollment growth (2,000 students) would require necessary dining, student union, study, and recreation space that the existing commuter campus lacks.
Existing Conditions Analysis and Constraints on Campus Development
Existing Land Use Patterns

- ACADEMIC CORE: 52,495 gsf
- ATHLETICS: 39,425 gsf
- PARKING: 5,985 gsf
- STORMWATER: 24,672 gsf
- UNDEVELOPED
- RESIDENTIAL
- RESIDENTIAL INSTITUTION
- COMMUNITY / INSTITUTION

Campus Master Plan for Penn State Brandywine
Stormwater Management

SITE MAP
for MS4 OUTFALLS
PENN STATE BRANDYWINE

SITE CHARACTERISTICS
University property = 65.6 acres (approximate as shown)
MS4 permit area = 80.0 acres (approximate as shown)
Effluent campus area tributary to an unnamed tributary to Rocky Run, which is a tributary of Chester Creek/Deleware River

Impermeable:
Total Building Area = 2.6 acres
Roads and sidewalks = 2.5 acres
Total Impermeable = 52.0 acres
Total Percent Impermeable = 20.2%
Total watershed area of Rocky Run = 2.5 sq mi
1,066 acres approximate
Total watershed area of Chester Creek = 61.1 sq mi
39,130 acres approximate

STORMWATER FACILITIES
Facility No. 1 - Galion Detention Pond
Constr. 1993 for Existing Campus
Engineer - Moncada-King Associates
Facility No. 2 - Subsurface Detention/Recharge Facility
Constr. 2007 for new Maintenance Building
Consists of:
5 144 LF 36" Perforated HDPE pipe at 90% slope
Facility No. 3 - Stormwater Basin
Constr. 1999 for State Route 362
Engineer - Moncada-Taylor Associates for PennDOT
Zoning Issues

- Height Regulations
  - Within 300’ of property line = 35’ height
  - Within 500’ of property line = 45’ height
  - Beyond 500’ of property line = 55’

- Maximum Density = 3,875 gsf floor area / acre
  - 87.24 acre campus = 338,039 gsf permitted
  - Existing gsf = 176,585 gsf
  - Remaining campus building capacity = 161,454 gsf
  - Space Assessment needs for growth = 200,000+ gsf

- Maximum Impervious = 35% (1,329,996 sf)
  - Current Impervious = 23% (879,912 sf)

- Buffer Requirements
  - 200’ along Route 352
  - 100’ along other roads
Zoning Issues
Campus Master Plan
Current Priorities: Funds available from Capital Plan, campus, or donor

Future Opportunities: Beyond current Capital Plan, no predictable time frame

Long Term Possibilities: Decades in the future, yet informs decision-making
Recent Accomplishments

- Maintenance Building (2005)
- Evans Property Purchase (2009)
- Vairo Lot Resurfacing (2011)
- Wayfinding Maps (2007-2010)
- Entrance Sign (2008)
- Campus Entrance and Parking Lot (2005)
- Electronic Message Board (2009)
- Main Building Renovations
  - Lounge (2008)
  - Auditorium (2009)
  - West End / Classrooms (2010)
- Corner Marker (2010)
- Evans Property Purchase (2005)
Current Priorities

- Cafeteria Renovations at Commons Building
- Roof Replacement at Tomezsko Building
- Main Building Capital Renewal – Phase II

Campus Master Plan for Penn State Brandywine
Future Opportunities (Phase I)

- Classroom Reconfiguration
- Soccer / Multi-Use Field
- Transit Shelters
- Stormwater Planning
- Tomeszko Plaza
- Main Building North Patio
- Partially Screen Parking Lots
Future Opportunities (Phase II)

- Vairo Library Accessible Entrance
- Parking Expansion at Vairo Lot
- Softball Field
- Baseball Field Upgrades
- Intramural Field
- 400-Bed Residence Complex
- Maintenance & Operations
- Vairo Library Project
- Student Union / Dining Facilities
- Vairo Library Project
- Parking Expansion at Vairo Lot
- Vairo Library Project
- Softball Field
One Minute Intervals: Walking Distance from Student Union Entrance
Long-Term Possibilities

Campus Master Plan for Penn State Brandywine
Long-Term Possibilities

- Student Housing Expansion Potential
- Flexible Space
- Class Lab / Faculty Office Building
- Commons & Athletic Center Addition
- Tennis Courts and Recreation Facilities