

York

Campus Exterior Architectural Plan November 2006

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Introduction and purpose

Penn State's Mission:

Penn State is a multi-campus public land-grant university that improves the lives of the people of Pennsylvania, the nation, and the world through integrated, high-quality programs in teaching, research, and service.

To assist in achieving this mission, a Campus Exterior Architecture Plan, known as a CEAP, is developed to suggest ways to improve the aesthetic qualities of campus with low-cost and easy-to-implement concepts that can have meaningful impacts. The CEAP is a planning tool that is an outgrowth of the campus master planning process.

The CEAP includes graphic and narrative descriptions of existing conditions on campus and approximately 15-20 improvement concepts. Positive features may also be identified as elements to emulate.

The improvement concepts are ranked or prioritized according to their visual impact and estimated cost. The concepts are not final designs. Further study and design are required prior to implementation.

Existing Conditions Inventory

Background:

Penn State York presently occupies 55 acres of property within Spring Garden Township and the City of York. The campus is bordered on three sides by residential neighborhoods and industrial land use to the north.

A focused site analysis was performed to assess the campus exterior and provide the foundation for the recommendations and concepts contained in this CEAP document.

General Observations:

Academic buildings have been located on the perimeter of campus preserving a large campus core characterized by expanses of open turf. The facilities are well maintained and demonstrate a cared for image to students, faculty and staff as well as the general public. Because on-campus housing does not exist at Penn State York, commuting students must park in one of the large lots. Some of the existing on-campus parking facilities are inadequately screened from view.

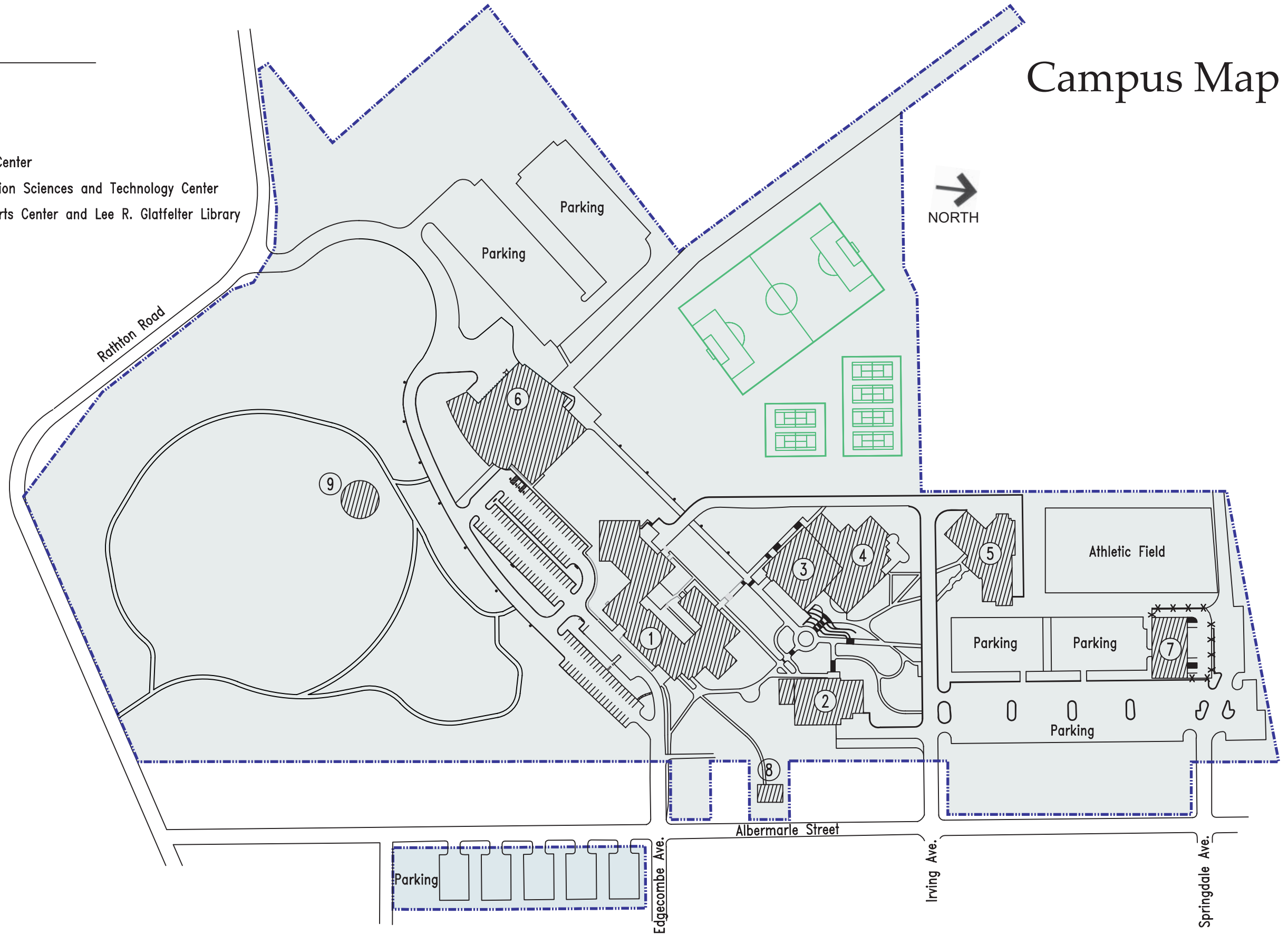
For the most part pedestrian circulation is well defined and adequately maintained. Due to the topography of the site there are isolated ADA challenges that must be addressed. Improved outdoor gathering spaces are limited.

The figures that follow identify and elaborate on specific features of the campus exterior.

Campus Map

BUILDINGS

- ① 0964-001 Main Building
- ② 0964-003 Old Library Building
- ③ 0964-004 Multi-Purpose Building
- ④ 0964-005 Ruhl Student/Community Center
- ⑤ 0964-006 M.S. Grumbacher Information Sciences and Technology Center
- ⑥ 0964-007 Pullo Family Performing Arts Center and Lee R. Glatfelter Library
- ⑦ 0964-008 Maintenance Building
- ⑧ 0964-012 Bradley Building
- ⑨ 0964-016 Picnic Pavillion



Architecture

Existing Conditions Inventory

The predominant building material is brick and the architectural style is modern.

Exterior improvements such as walls, site furnishings, lighting and planting designs should be stylistically compatible with existing campus aesthetic.

Major architectural modifications, additions, and new construction are beyond the scope of this CEAP.



Pullo Family Performing Arts Center & Lee R. Glatfelter Library

Site Furnishings

Existing Conditions Inventory

A variety of types and styles of benches, tables, trash receptacles and planters exist across the campus. The opportunity exists to establish a uniform aesthetic character, campus wide, through the use of stylistically complimentary and suitably scaled furnishings.

In addition to aesthetic appropriateness, the longevity and maintenance of site furnishings should be considered when specifying.



Lighting

Existing Conditions Inventory

Exterior lighting across the campus is relatively uniform. Fixtures and poles appear to be in good repair and are appropriately scaled. Walkway lights are not cut-off fixtures. Lamping is high pressure sodium.



Signage

Existing Conditions Inventory

Campus identification and wayfinding signage is inconsistent stylistically with respect to copy, color, size and detailing. Deviations from PSU signage standards exist. Campus maps to direct pedestrians to various buildings are absent.



Landscape

Existing Conditions Inventory

The landscape aesthetic of the campus is characterized by large expanses of turf. Ornamental plantings where present, are conservative and appropriate. Opportunities to screen objectionable views such as parking and mechanical equipment are noted. Gathering spaces are sparsely furnished. The softening benefit of landscape plantings in strategic locations is absent.



Pedestrian Circulation

Existing Conditions Inventory



ADA compliant pedestrian circulation is and will always be a challenge on this campus due to the topographic condition. Suitable walkway connections are absent in some locations. Expansive unused asphalt surfaces exist. Handrail design is inconsistent across campus.



Unique Features

Existing Conditions Inventory

Distant city views from a variety of vantage points across campus are a distinguishing characteristic of the York Campus.



Improvement Recommendations

The following figures describe and illustrate possible solutions to specific aesthetic and functional shortcomings on campus, most of which are addressable through the CEAP program. In addition to the recommendations that follow, there are routine maintenance tasks that will enhance the aesthetic appeal of campus without added capital cost. Suggestions include:

- ▶ Mulch landscape beds annually
- ▶ Eradicate weeds
- ▶ Fertilize lawn areas
- ▶ Limit use of annual and perennial flowers to areas that can be maintained

An implementation priority matrix follows that lists improvement projects and recommends the order in which the projects could be executed. The implementation ranking is intended as a guideline for realizing the most significant impacts early in the plan implementation.

Location specific projects are keyed to the map with numbers corresponding to the listing on the matrix at the end of this report.

1a

Parge & Paint

Improvement Recommendation

Parged finished panels on Main Building are in need of repair or replacement. Inspect, repair, replace and repaint.



Before



After



After

1b

Air Conditioners

Improvement Recommendation

Air conditioning units protruding from windows are unsightly. The marketplace offers new, efficient window units that are housed primarily on the interior of the room with a more integrated exhaust grill. Installation of this type of unit will improve the aesthetics of the building.



Before



After

1c

Door Painting

Improvement Recommendation

Color of painted exterior doors should be consistent with other trim elements on the building.



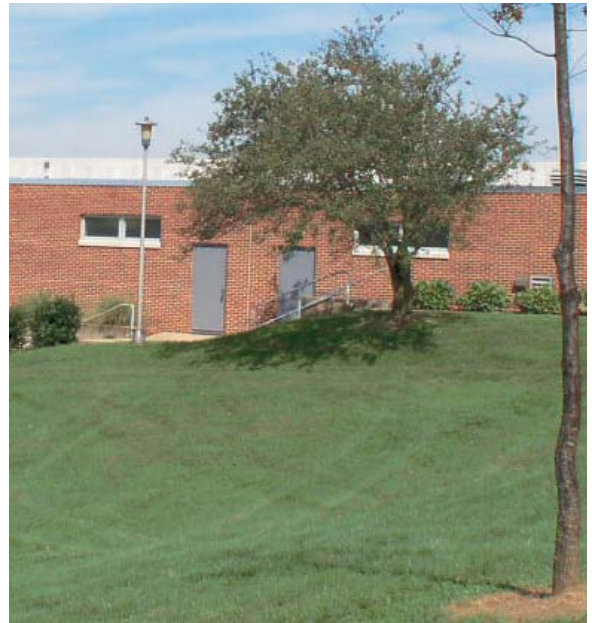
After



Before



After



Before

1d Pressure Wash

Improvement Recommendation

Inspect exterior masonry surfaces for dirt, mildew and other discolorations. Power wash to remove. The foundation perimeter of the Multi-Purpose Building (shown) as well as cast concrete window sills on the Main Building have been noted in particular.



2a Site Furnishings

Improvement Recommendation



Site furnishings designed in a style “family” provide a unifying aesthetic theme. The examples shown here will compliment the contemporary architectural style present on the campus. Powder coated metal is attractive, comfortable and durable.

Planters should be appropriately sized for the space they occupy and be constructed of durable, quality material. The examples shown here are cast stone in a simple yet appealing style.



2b Handrails

Improvement Recommendation

Visual continuity across the campus can be strengthened by the installation of one standard handrail design. Color/finish is also important to achieving this objective.

ADA guidelines stipulate criteria for acceptable railing designs.

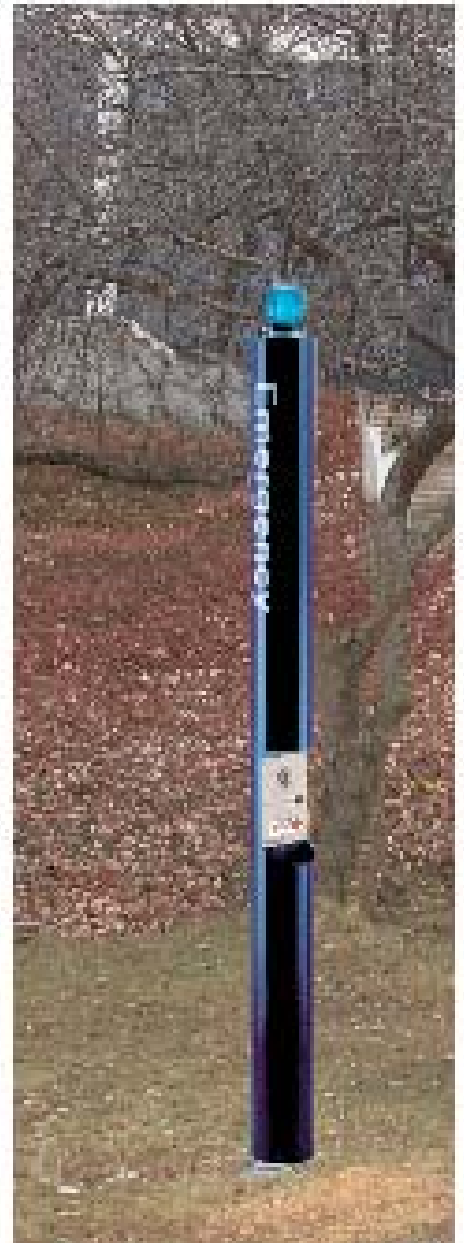
ADA Accessibility Guidelines can be found on the internet at <http://www.access-board.gov/ada-aba/comparison/index.htm>



2c Emergency Phones

Improvement Recommendation

Install call box emergency phones with state of the art pole style.

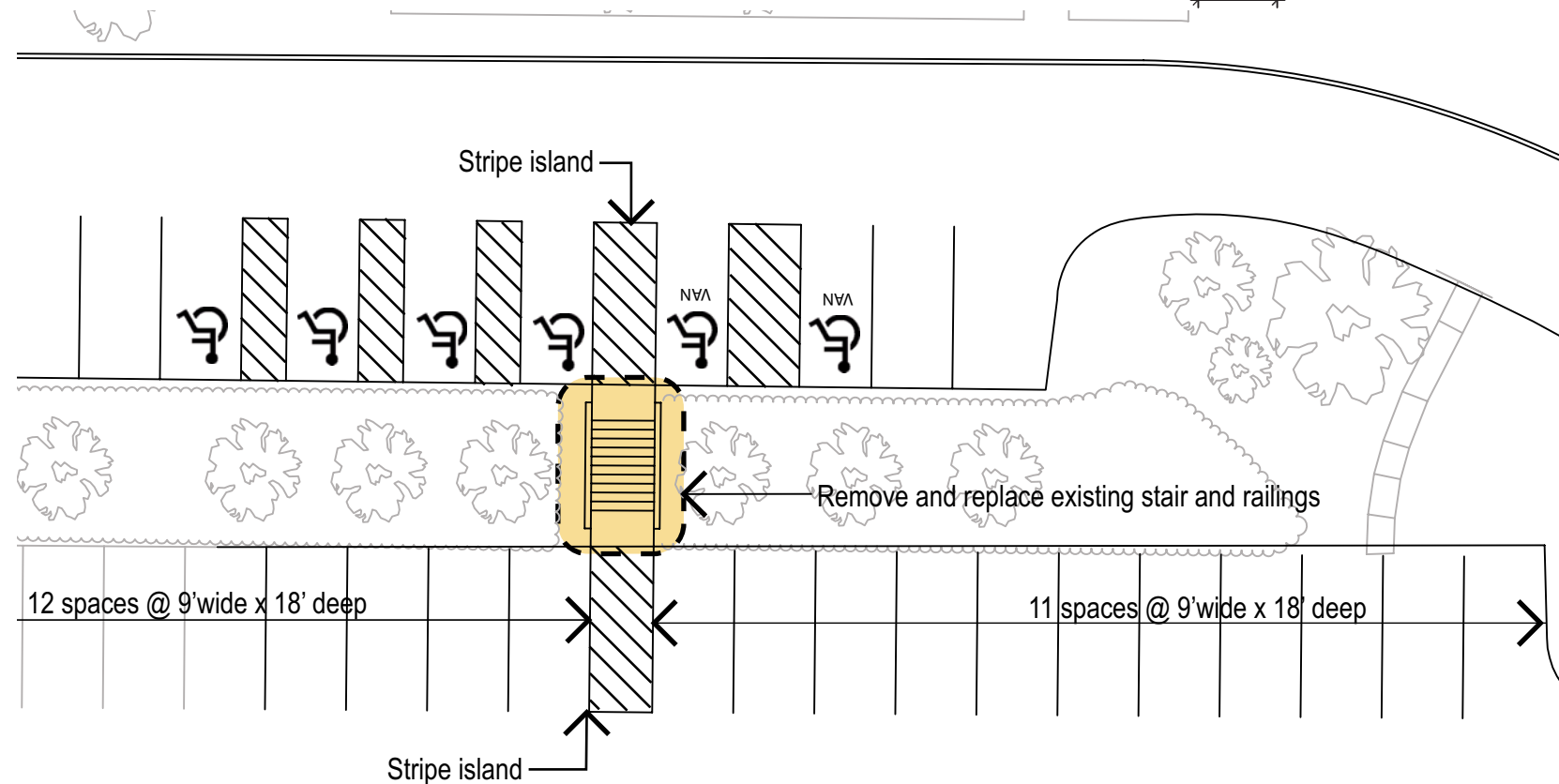
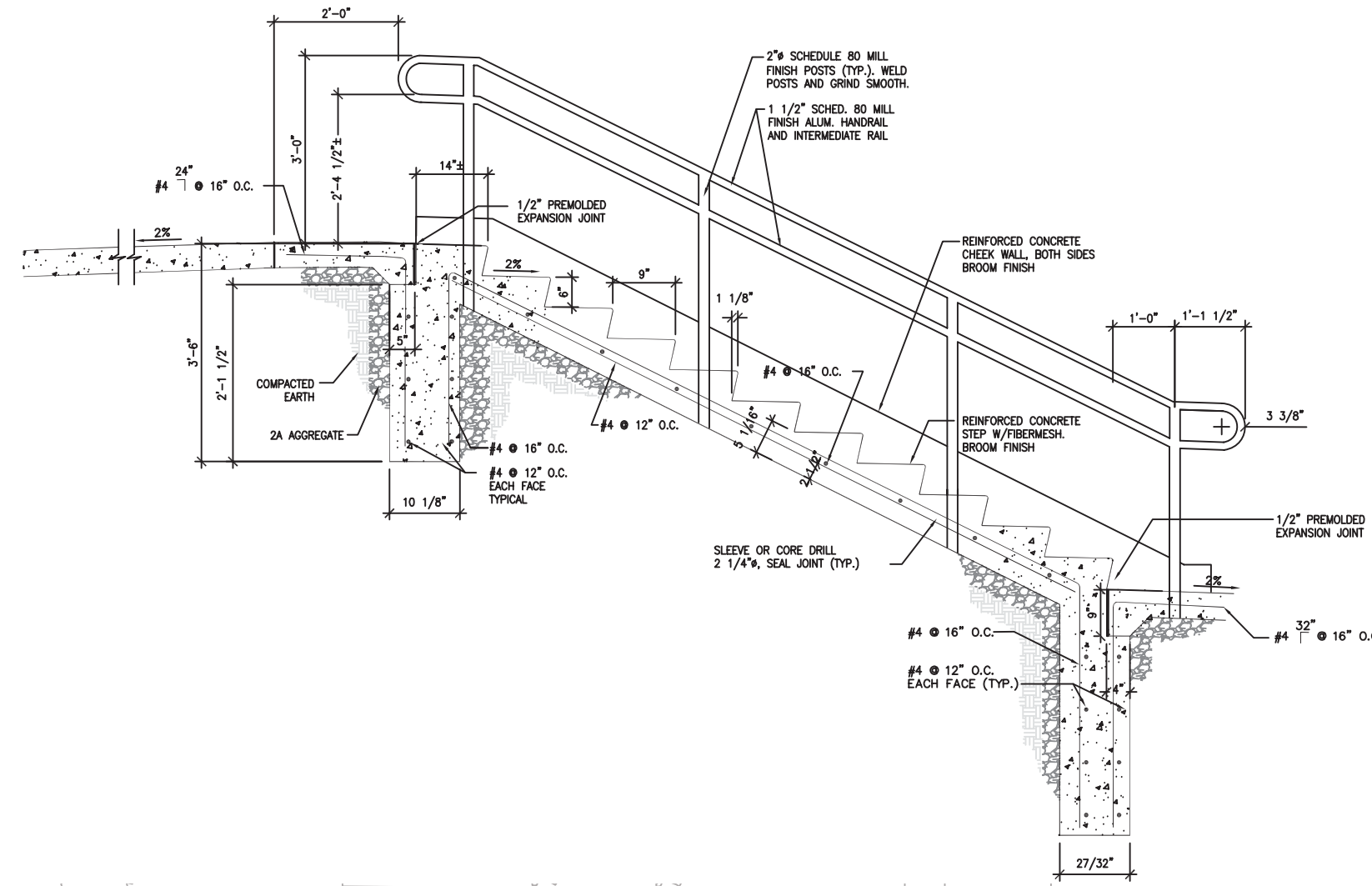


2d

Stair Replacement

Improvement Recommendation

The existing stairs and railings between the faculty/staff and visitor parking lots to the south of Main Building are in disrepair and require replacement. Parking stall striping should be reapplied and pedestrian islands created.



Signage Information

These Vehicular Directional Signs, located along interior campus roads, are smaller, leaner in construction, and less expensive than the perimeter masonry base signs.

These non-illuminated painted aluminum signs use removable and changeable individual panels with a non-reflective background and reflective vinyl copy and graphics. The sign face measures 3'-6" wide by 2'-8" tall.

The typeface is Univers 67 Condensed Bold.



PULLO FAMILY PERFORMING ARTS CENTER

Wall-mounted Building Identifier Sign

- Aluminum cutout letters mounted to non-illuminated painted aluminum backer pan.
- 6" high 1 1/2" deep satin finish letters
- Font style: Gill Sans Light

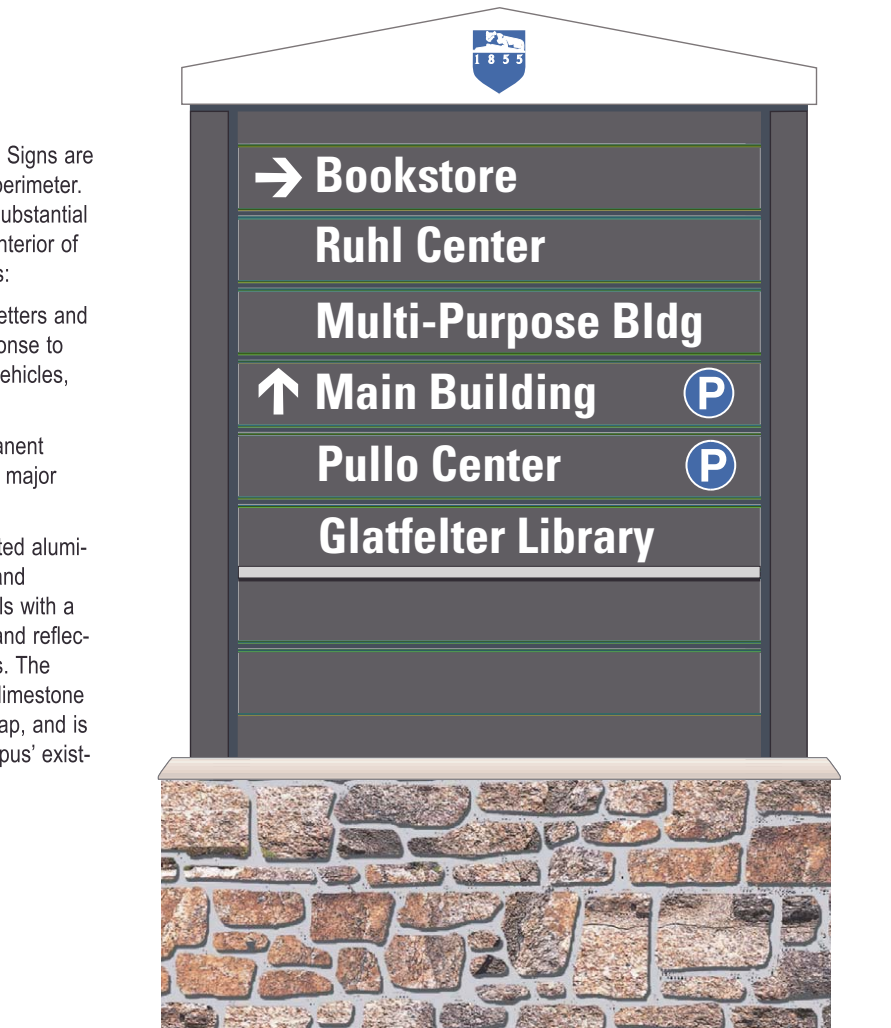
Signage Information

These Vehicular Directional Signs are located along the campus perimeter. They are larger and more substantial than those throughout the interior of the campus for two reasons:

- 1) to accommodate larger letters and increase readability in response to the speed of approaching vehicles, and
- 2) to achieve a more permanent appearance consistent with major entrance signage.

These non-illuminated painted aluminum signs use removable and changeable individual panels with a non-reflective background and reflective vinyl copy and graphics. The masonry base uses ashlar limestone and an Indiana limestone cap, and is designed to match the campus' existing wall patterns.

The typeface is Univers 67 Condensed Bold.

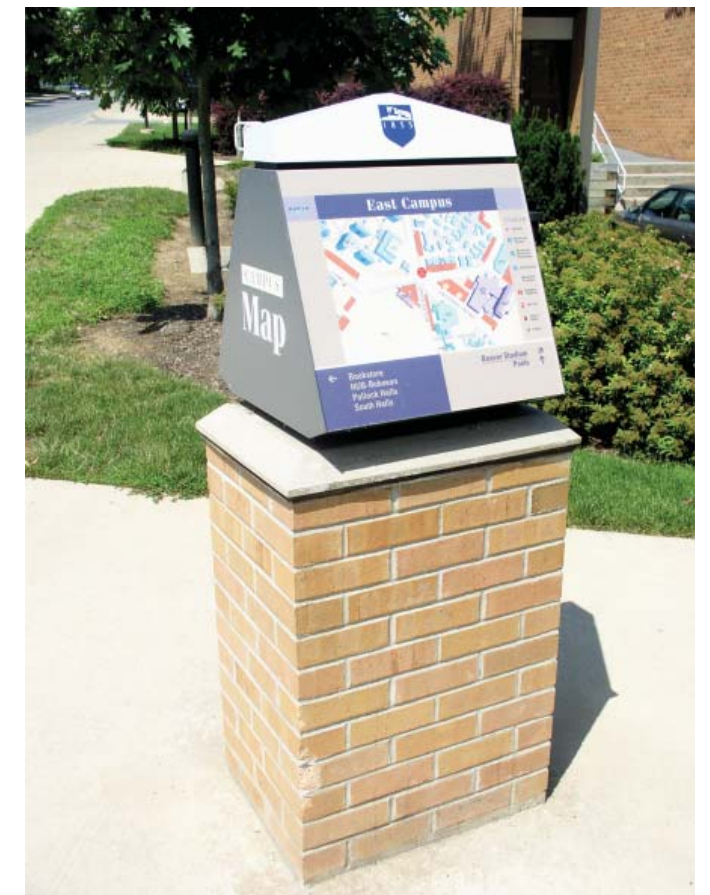
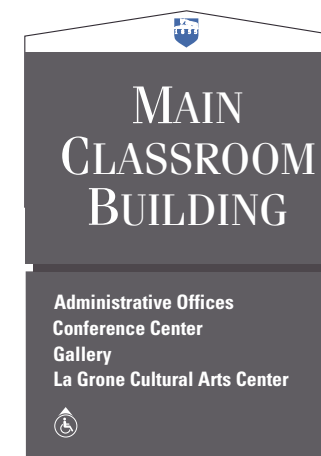
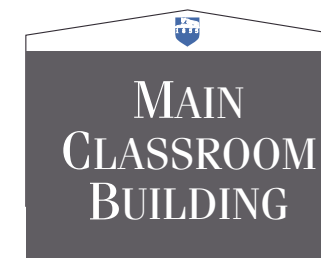


Signage Information

These wall-mounted Building Identifier Signs are located on the building next to the primary public entrance(s). They feature the building name and can also list the various departments or functions housed inside.

These non-illuminated painted aluminum signs use removable and changeable individual panels with a non-reflective background and reflective vinyl copy and graphics.

The typefaces are ITC Fenice Regular and Univers 67 Condensed Bold.



4 Lighting

Improvement Recommendation



Plan for phased replacement of any antiquated, inefficient pedestrian walkway lighting. Propose the use of metal halide lamps in cut-off luminaires mounted to poles. It has been noted that at the time of this assessment the campus has recently installed a significant quantity of the non-cutoff fixture shown at the far left. An inquiry with the fixture manufacturer indicates that retrofitting the design to a cutoff standard is not presently possible. Prior to replacement of existing lights with a different style it is recommended that an attempt be made to modify the existing fixture to achieve cutoff compliance.

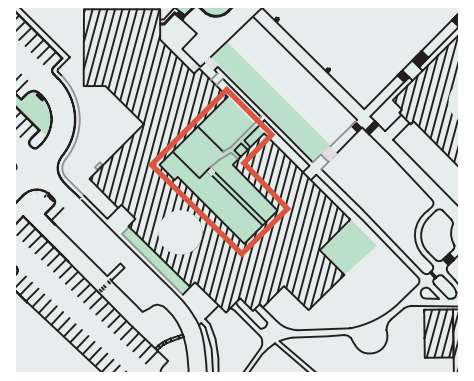
Avoid the use of bollards due to vulnerability to snow removal operations and vandalism.

5a

Main Building Courtyard Improvements

Improvement Recommendation

The predominant landscape element in the Main Building courtyard is turf. By enhancing the landscape plantings and updating site furnishings this space will attract users and be more pleasing visually from surrounding interior spaces.



5b Landscape Improvement

Improvement Recommendation



View of maintenance building along Springdale Street

The streetscape along Albemarle Street is often the first impression perspective students and visitors have of the campus. Landscape upgrades to this area are needed to enhance the aesthetics of this important campus open space.

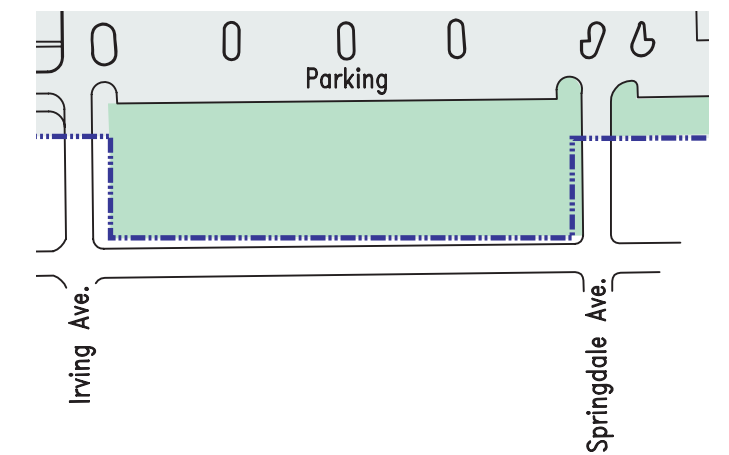


View looking west along Springdale Avenue

Remove gravel, replace topsoil and re-seed temporary parking area. Install a shrub buffer screen along the parking lot perimeter. Supplement the landscape planting around the entrance sign. Supplementing the planting along Springdale Avenue will also aid in screening the view of the newly constructed maintenance building.



View looking north along Albemarle Street



5c Landscape Improvement

Improvement Recommendation

Opportunities exist across the campus, to screen utilitarian functions from view. Supplemental landscape plantings will not only obscure views but will add interest and beauty to the campus.



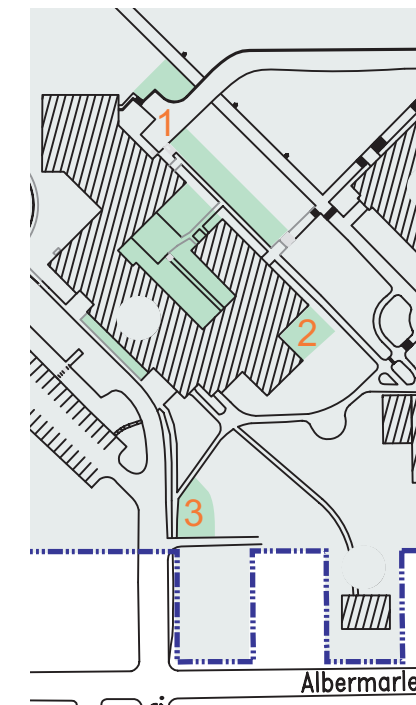
1 -Screen service area



2 -Screen mechanical equipment



3 -Screen utility meters



5d Landscape Improvement

Improvement Recommendation



West Elevation



South Elevation



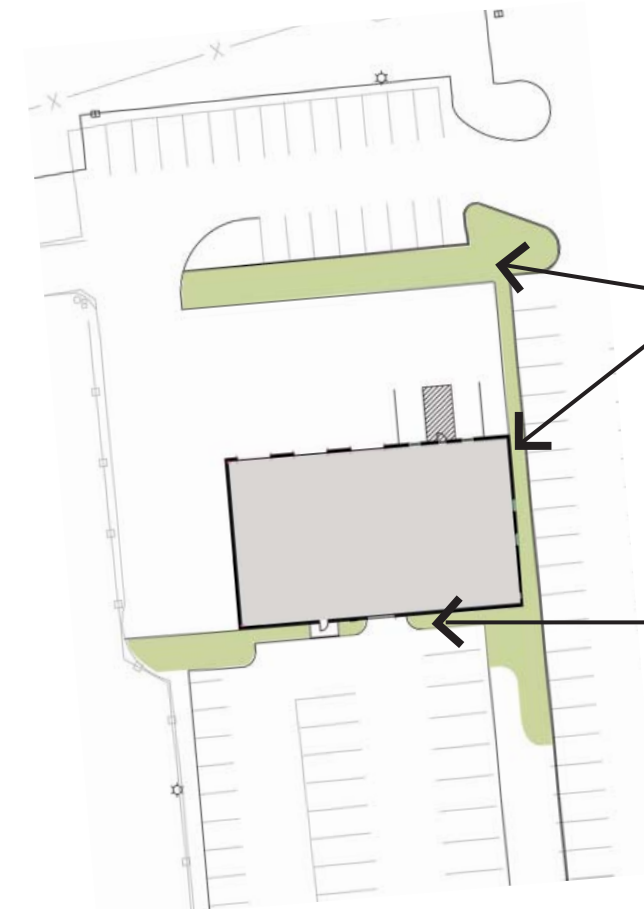
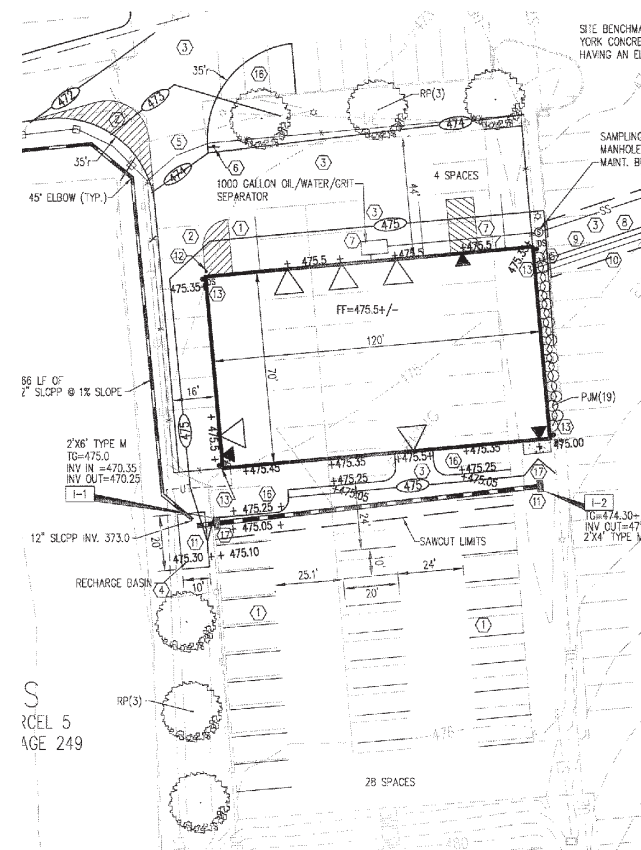
Arborvitae - hedge



Red Oak - Island tree

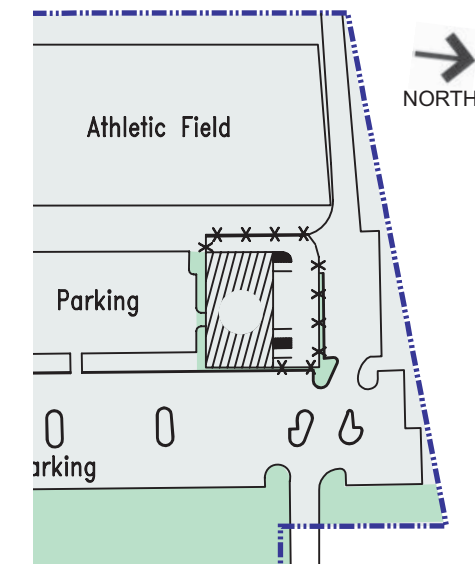
Comprehensive standardized signage across campus conveys a unified image. These examples illustrate the standard adopted at University Park.

The manual specifying the standards can be found at www.opp.psu.edu/std/signage/index.html



Evergreen screen along building and fence

Foundation planting at building entrance



5e Landscape Improvement

Improvement Recommendation

The service area/loading dock area of the Pullo Center and Glatfelter Library Building is prominently visible upon entering the campus along the new entry drive. Landscape plantings needed to soften and diminish the scale of the building are absent or underplanted. Graded slopes currently planted with high maintenance turf should be replaced with trees, shrubs and groundcovers. The lower level pedestrian entrance from the parking lot is ill-defined and unremarkable.



1 - Pullo Center / Library from entrance drive



2 - Slope at service area / loading dock



3 - Parking lot south of Pullo Center



4 - Library approach from parking lot



Library Entry

Improvement Recommendation

The pedestrian entry experience from the Library/Auditorium parking lot is inadequate with respect to walkways and aesthetic quality. Propose the development of a drop-off/turn around and supplemental sidewalks. The new patio area should be furnished with bench seating and waste receptacles. The "soapbox derby" track is excessively wide. Propose the narrowing of the asphalt road while maintaining the required fire access to the building.



1 - Existing View From Library Entrance



2 - Existing View of Library Entrance



3 - Existing View From Pullo Center Lobby

Project Key Map

Penn State York
 Campus Exterior Architectural Plan
 Project Prioritization Matrix
 January 2006

Proposed exterior improvement projects have been assessed with respect to the following criteria and assigned an implementation priority value. Criteria include:

Visual Impact - degree to which the project improves the visual quality of the campus

Cost - level of capital investment required to implement the project (assumes no volunteer or donor contribution)

The projects with the highest numeric score should be given the highest priority for implementation

VISUAL IMPACT
 1 - Little or no impact
 2 - Minor Impact
 3 - Moderate Impact
 4 - Major Impact

COST
 1 - Greater than \$25,000
 2 - \$15,001 to \$25,000
 3 - \$5,001 to \$15,000

#	PROJECT	IMPACT				COST			SCORE
		1	2	3	4	1	2	3	
1a	Parge and Paint				X				
1b	Window air conditioners			X					
1c	Door Paint			X					
1d	Pressure wash (campus wide)			X					
2a	Site Furnishings (campus wide)				X				
2b	Handrails (campus wide)			X					
2c	Emergency (Codeblue) Phones	X							
2d	Stair replacement	X							
3	Signage (campus wide)				X				
4	Lighting (campus wide)				X				
5a	Courtyard improvements				X				
5b	Lawn restoration (Albermarle Street)				X				
5c	Service/utility screening (various locations)				X				
5d	Screen Maintenance Compound				X				
5e	Pullo Center/Glatfelter Library				X				
5f	Library Entrance				X				

Note:

Cost ranges identified in this matrix are for planning purposes only. Actual costs will be dependent upon fully developed plans for the respective project. Some of the projects listed above can be broken down into smaller pieces and implemented in phases.

①c①d②a②b②c③④⑤c Campus wide

