

Penn State Brandywine

Campus Master Plan



The Pennsylvania State University

- 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



- 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
<u>Faculty Offices</u>	<u>11,000</u>	<u>gsf</u>
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



- 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.



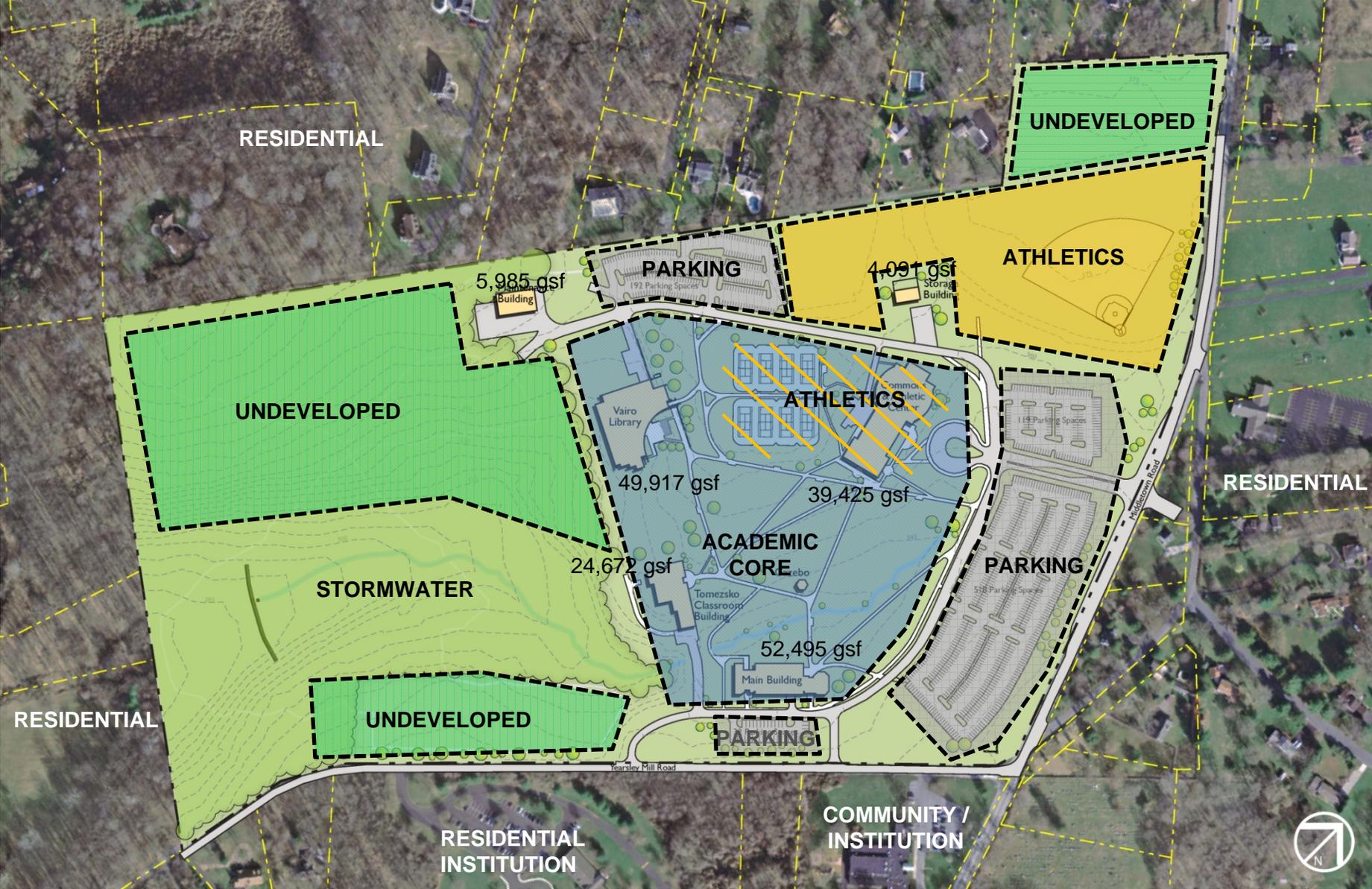
- If the campus population were to remain stable (1,600 students), no new square footage is needed.
 - Existing space would need to be reorganized in order to accommodate new academic programs and more efficiently utilize space. (right-size classrooms, lab efficiencies / co-location, etc.)
-
- In order 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*



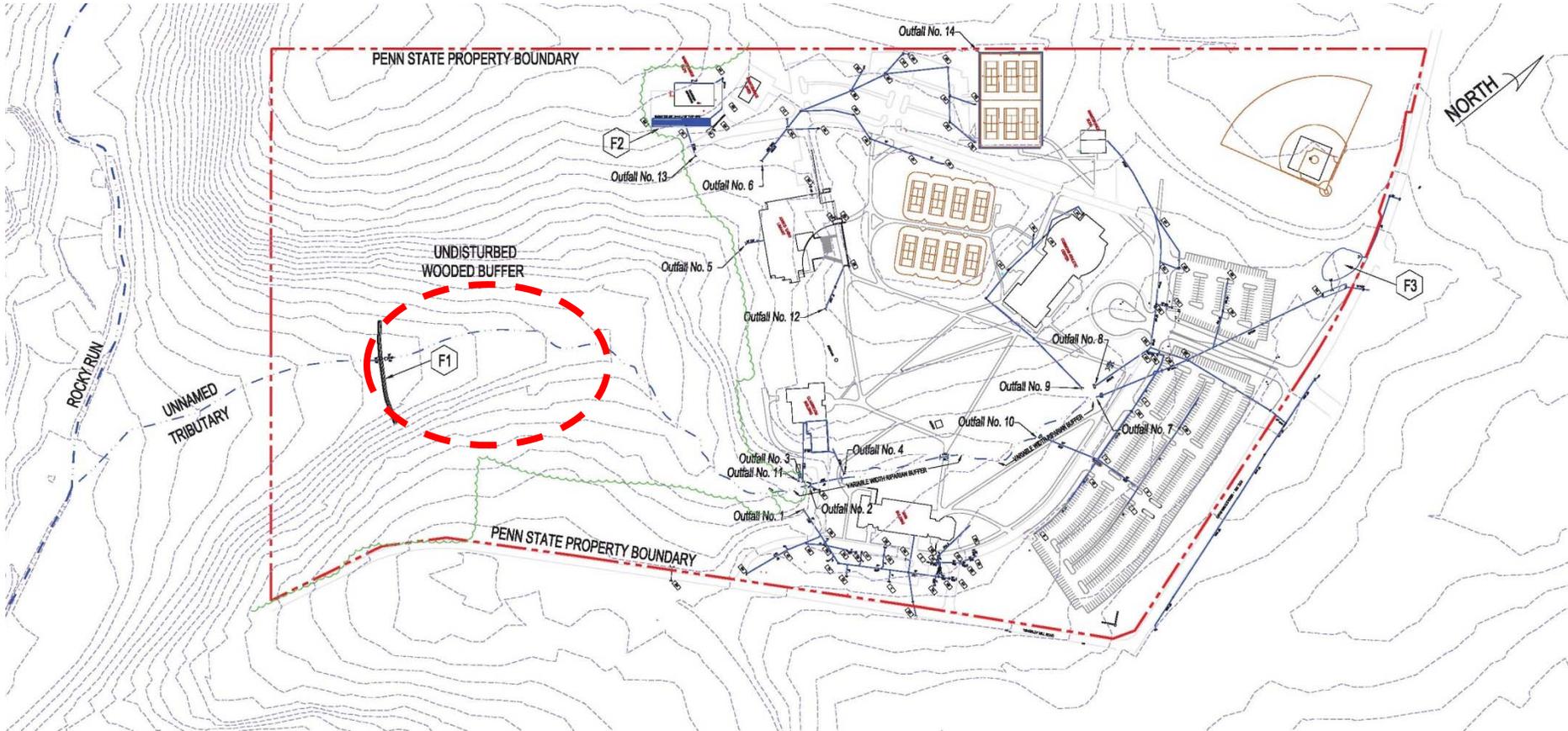
Existing Land Use Patterns



Topographic / Environmental Conditions



Stormwater Management



SITE CHARACTERISTICS

University property = 83.6 acres (approximate as shown)
 MS4 permit area = 83.6 acres (approximate as shown)

Entire campus area drains to an unnamed tributary to Rocky Run, which is a tributary of Chester Creek/Deleware River

Imperviousness:
 Total Building Area = 3.6 acres
 Roads and sidewalks = 16.6 acres
 Total Imperviousness = 20.2 acres
 Total Percent Imperviousness = 24.2%

Total watershed area of Rocky Run = 2.5 sq mi
 1,596 acres approximate

Total watershed area of Chester Creek = 61.1 sq mi
 39,100 acres approximate

STORMWATER FACILITIES

Facility No. 1 - Gabion Abutment Pond
 Constructed 1986 for Existing Campus
 Engineer - Mornenee-King Associates

Facility No. 2 - Subsurface Detention/Recharge Facility
 Constructed 2007 for new Maintenance Building
 Consists of:
 5 144 LF 36" Perforated HDPE pipes at 0% slope

Facility No. 3 - Stormwater Basin
 Constructed 2005/2006 for State Route 352
 Engineer - McComick Taylor Associates for PennDOT

SITE MAP for MS4 OUTFALLS PENN STATE BRANDYWINE

PENNSTATE



Office of Physical Plant
 ENERGY AND ENGINEERING DIVISION
 University Park, PA



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

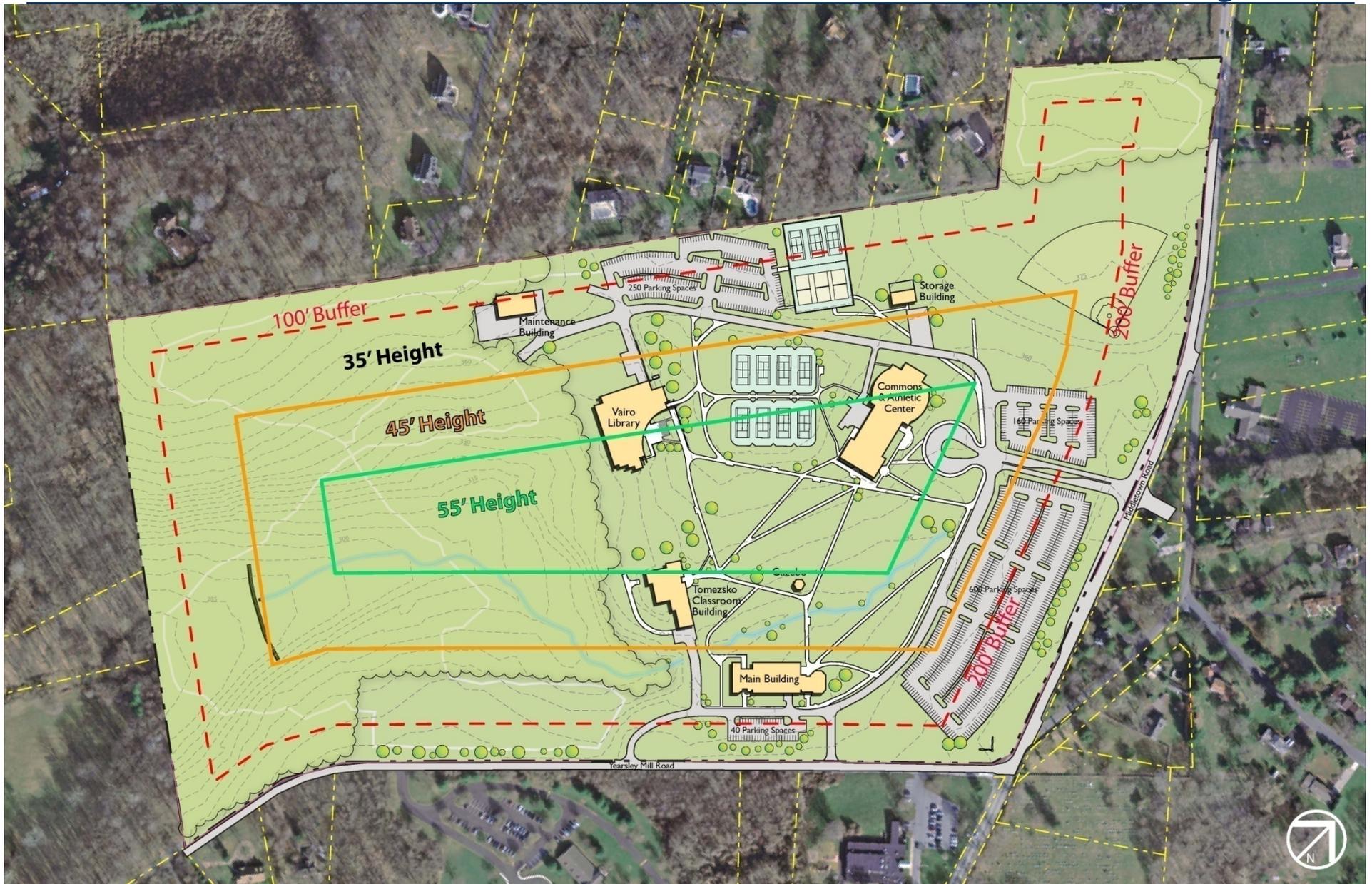
- Maximum Density = 3,875 gsf floor area / acre
 - 87.24 acre campus = 338,039 gsf permitted
 - Existing gsf = 176,585 gsf
 - Remaining campus building capacity = 161,454 gsf
 - Space Assessment needs for growth = 200,000+ gsf

- 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



Master Plan Organization / Prioritization

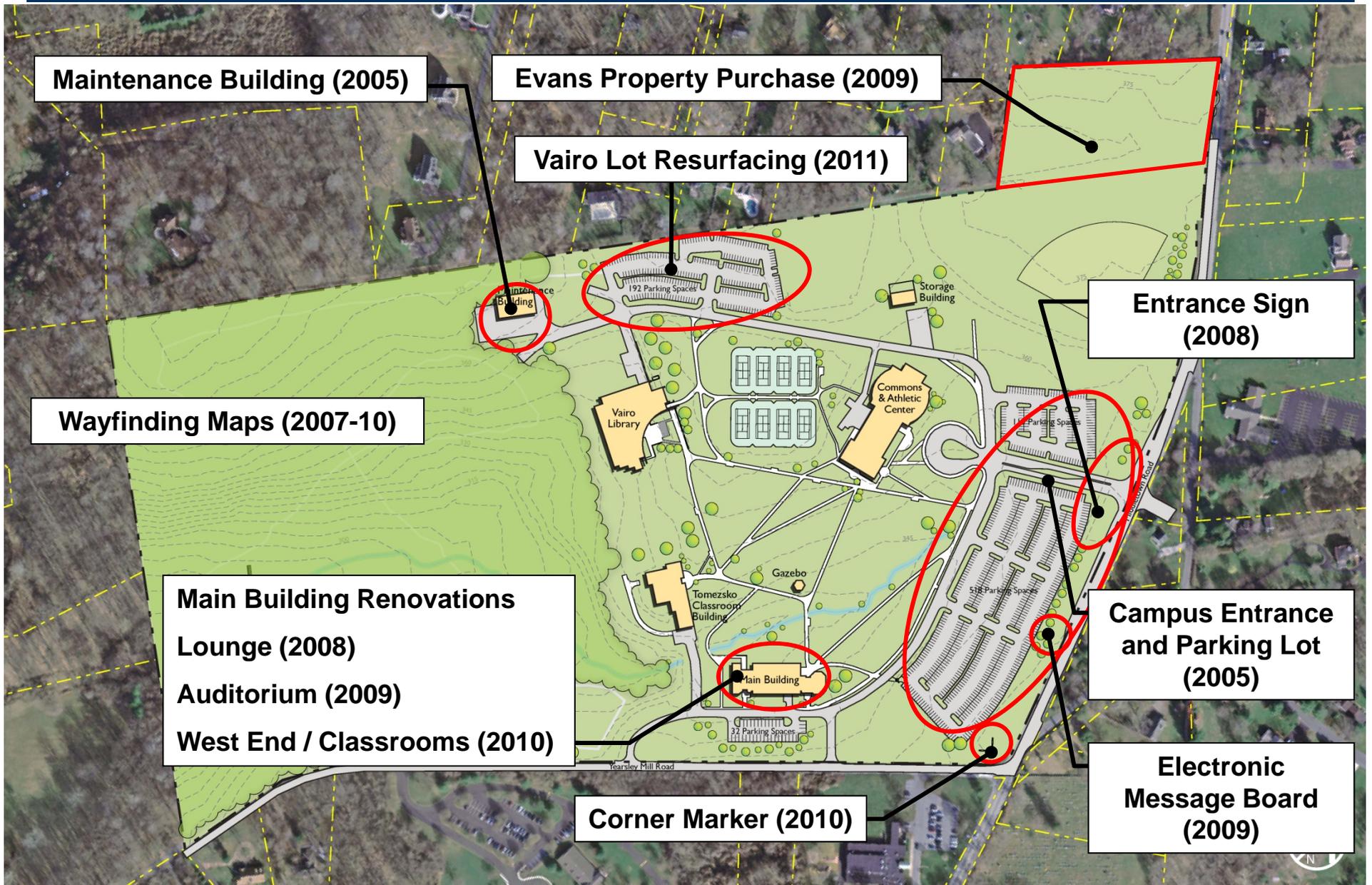
Current Priorities: Funds available from Capital Plan, campus, or donor

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

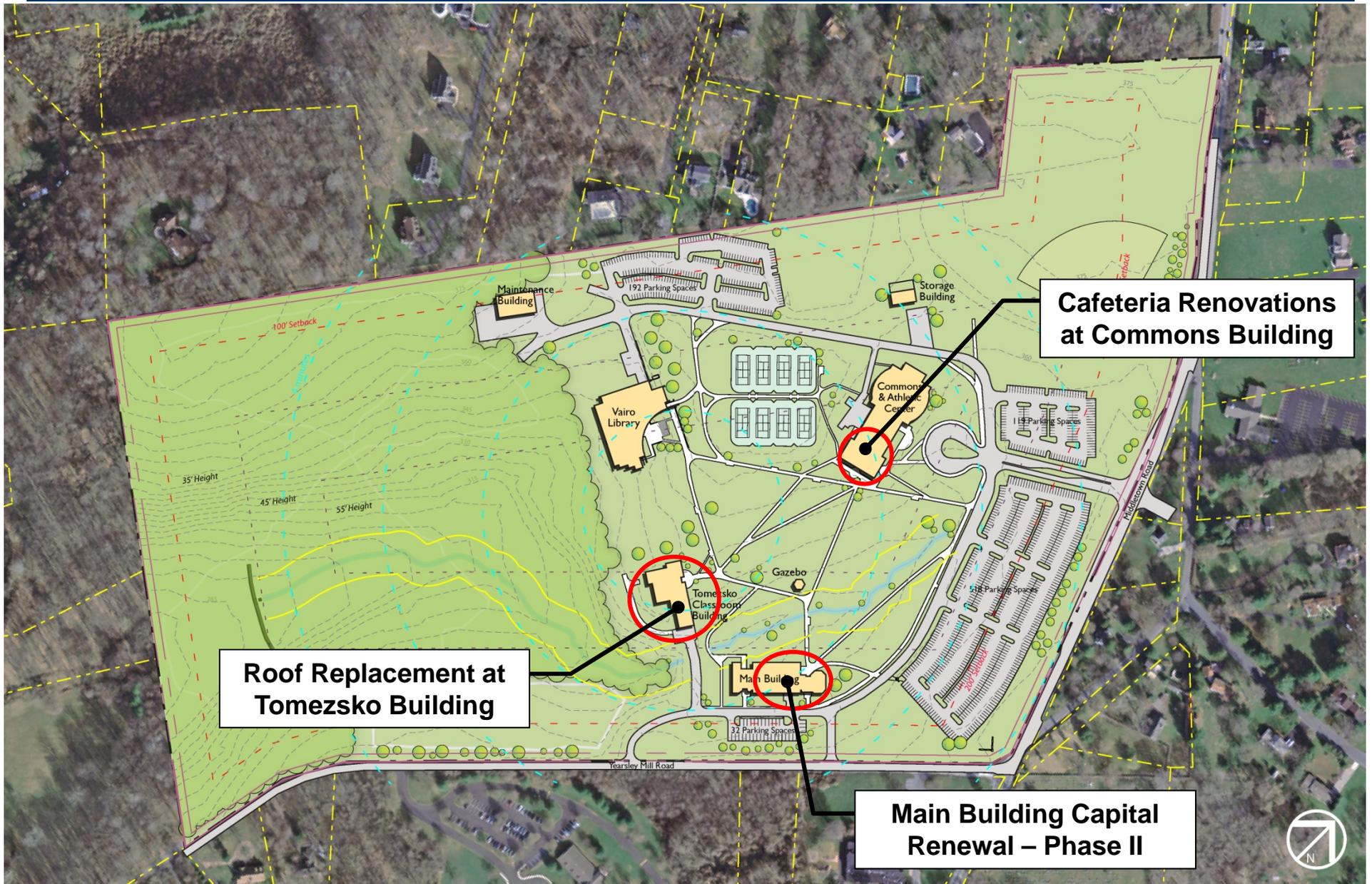
Long Term Possibilities: Decades in the future, yet informs decision-making



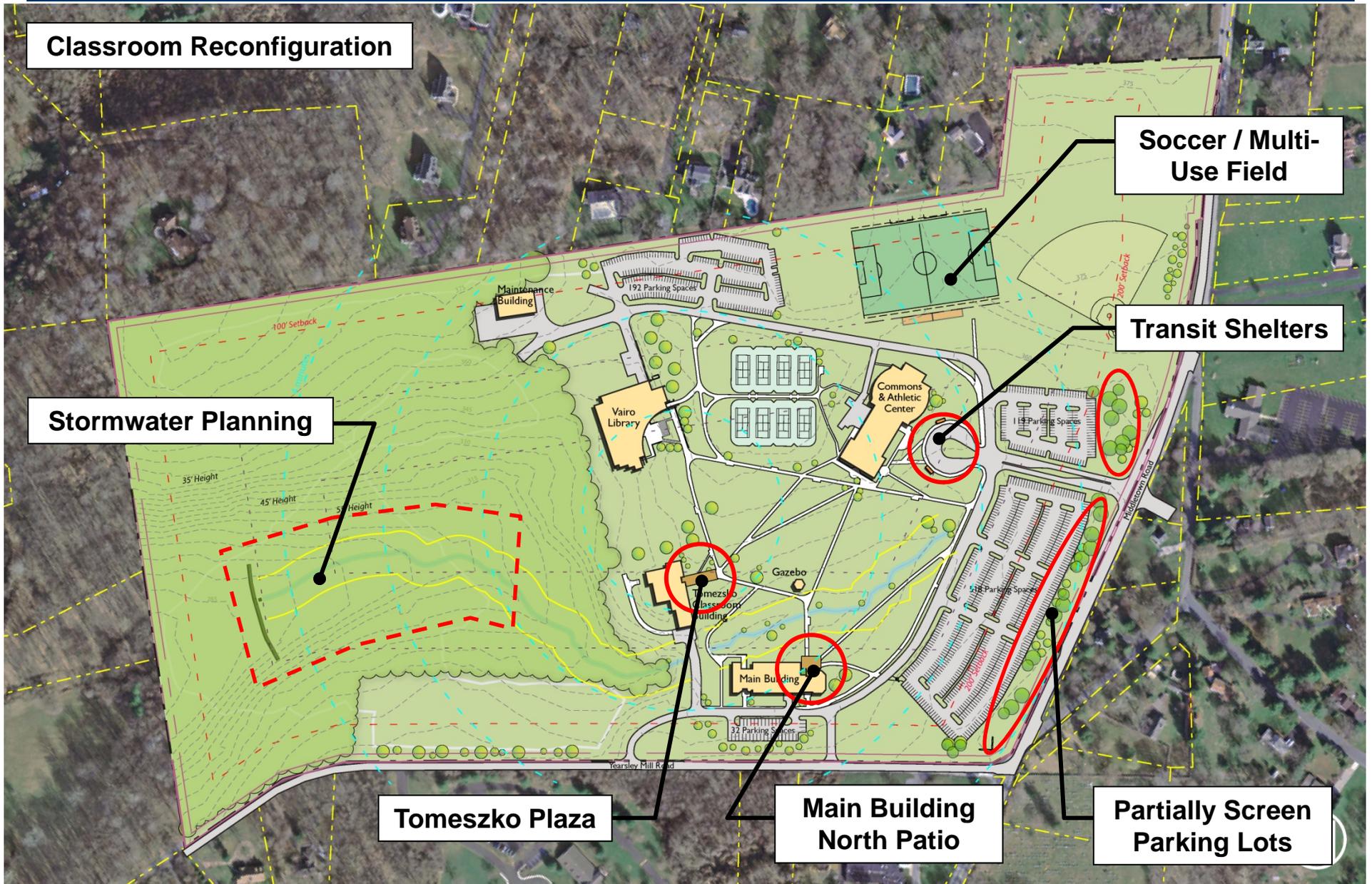
Recent Accomplishments



Current Priorities



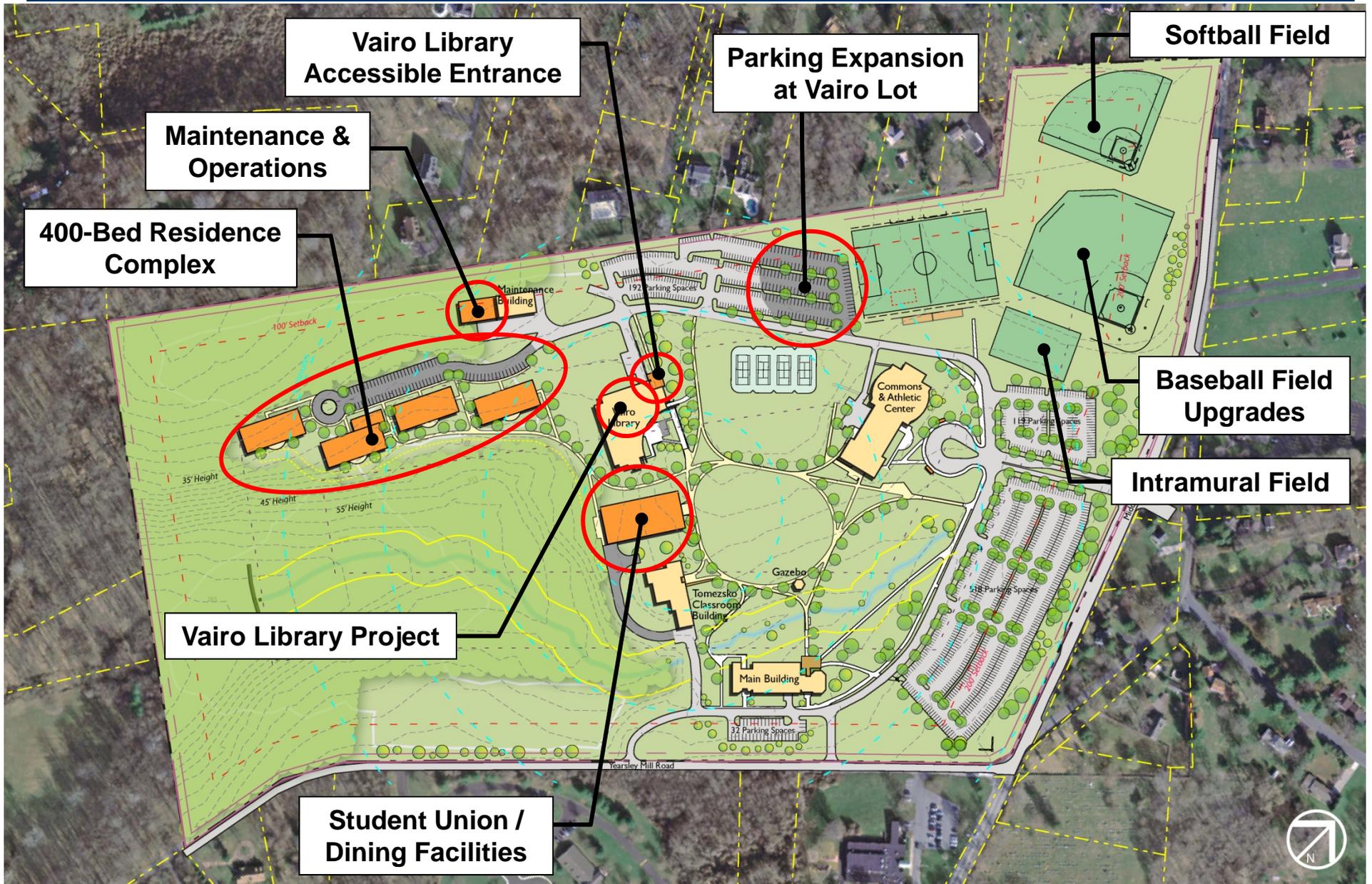
Future Opportunities (Phase I)



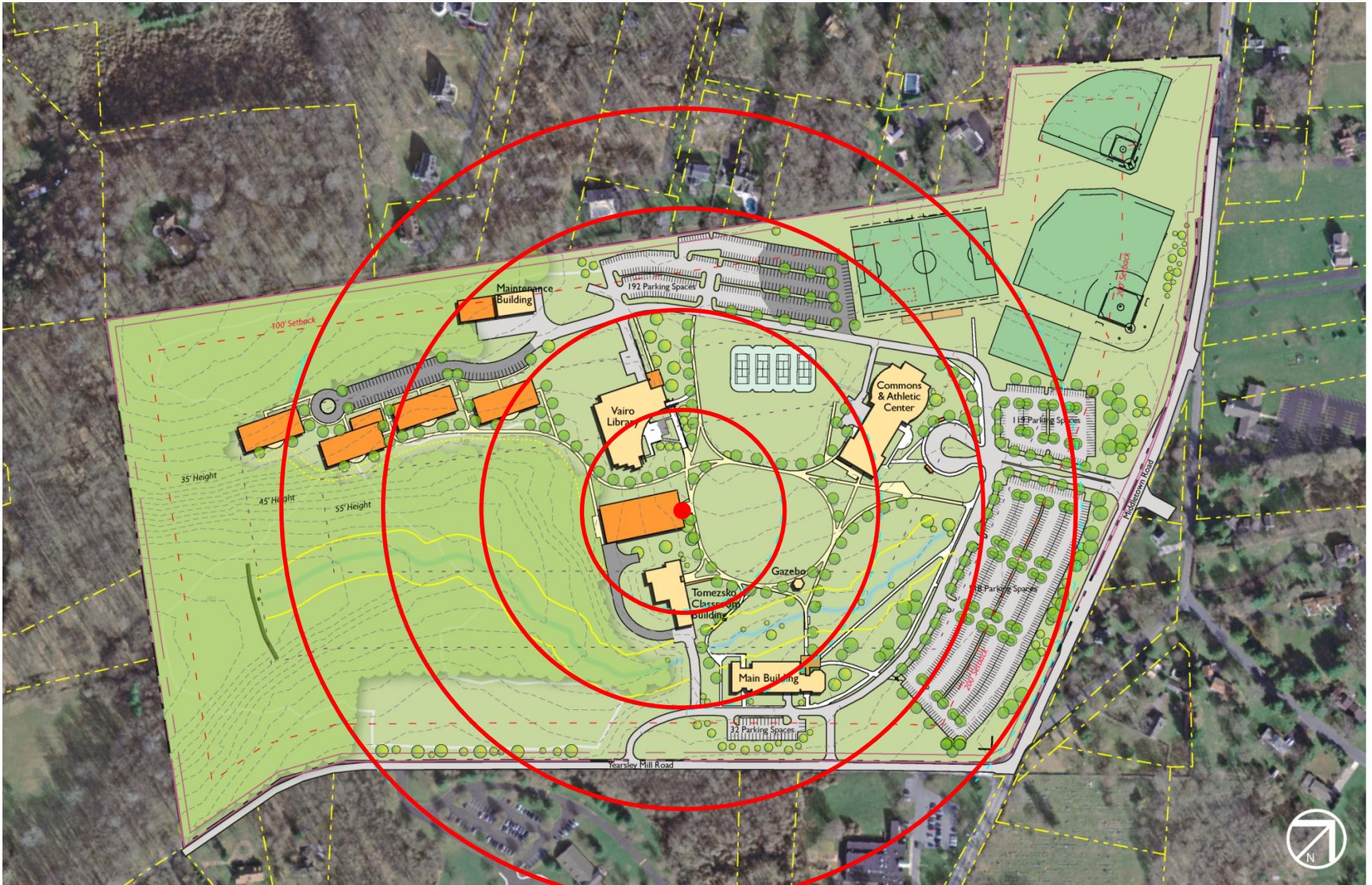
Future Opportunities (Phase II)



Future Opportunities (Phase II)



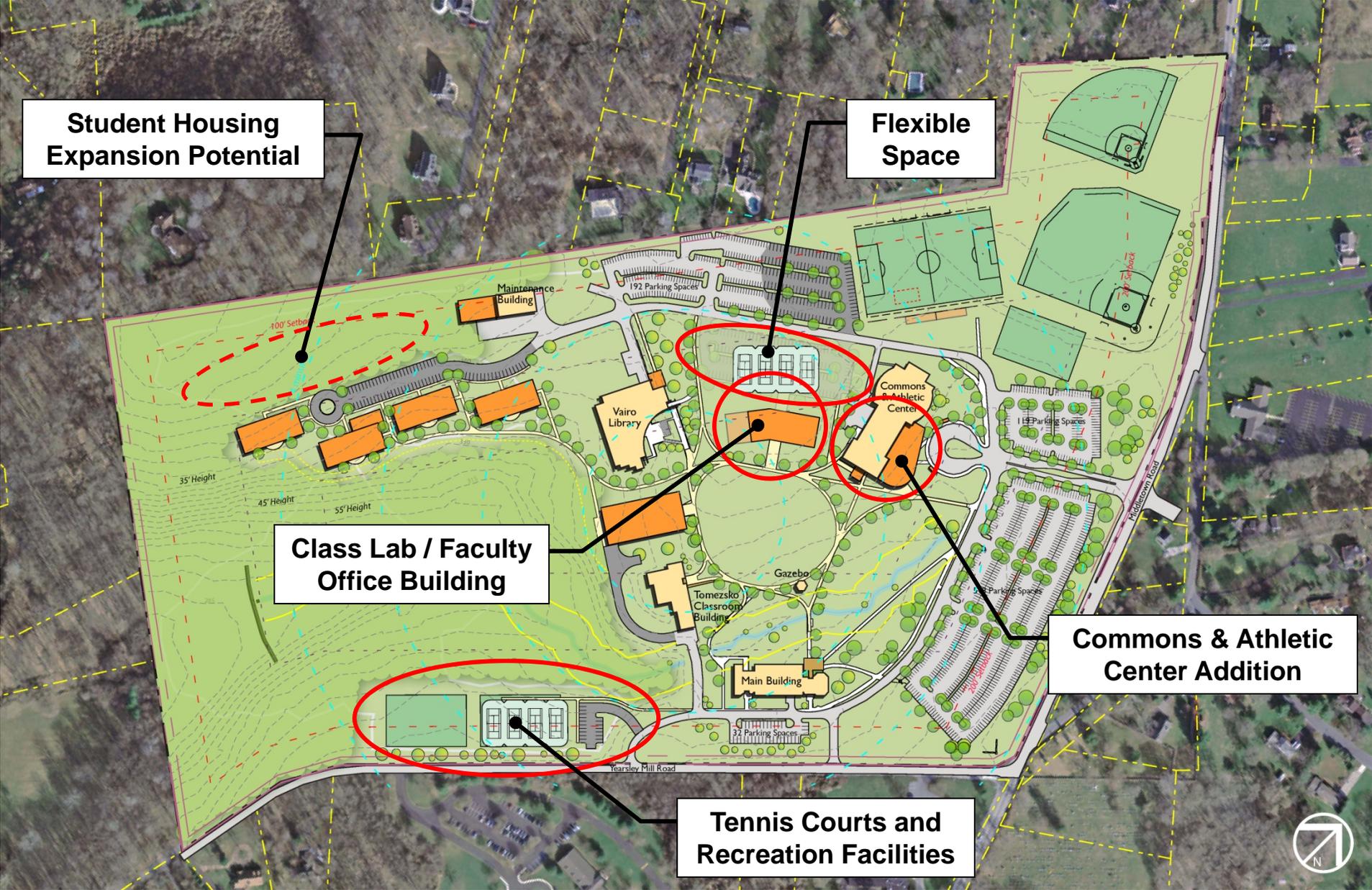
One Minute Intervals: Walking Distance from Student Union Entrance



Long-Term Possibilities



Long-Term Possibilities



Penn State Brandywine Campus Master Plan

