

CAMPUS FACILITIES MASTER PLAN

Millersville Community Workshop



Millersville University



KIMMEL BOGRETTE
Architecture + Site

MasterConcept Planning: ***A Proven Process That Is Your First Step to Success***

A Reminder of our Process...

***The MasterConcept Planning Process is
completed in Five Distinct Parts:***

Phase I – The Mission

Phase II & III – Constraints, Variables & Needs

Phase IV – Solutions

Phase V - Cost Estimate



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A r c h i t e c t u r e + S i t e

EPPIIC Values



Mission Statement: A Campus Facilities Master Plan that guides the university to realize its full potential as a place for learning, exploration and community by recommending targeted and economically feasible opportunities that enhance the overall experience of Millersville University, its Learners and its Professionals.



Core Values:

The Possible Imagined

This Master Plan is all about making it happen and for this reason, we will remain focused on opportunities that are feasible within our means.

Connected and Complete

Through the history of time and change on campus, along with the location of roads, there is a sense of the campus being broken in to 2 or 3 distinct areas. To be the best Millersville we can be, we must create a single campus that is connected more and separated less.

Beacon and Brand

This Master Plan must help the campus be more distinct, more engaging and a better representation of the Millersville University Brand of Excellence.

Student Centered and Communally Engaged

To be a success, this Master Plan must improve create and exploit opportunities to engage and be relative to today's student while the same time maximizing the sense of community.

Collaborative and Accommodating

With an ever-increasing focus on experiential learning, the campus must adapt and be adaptable by creating opportunities for collaboration and interpretation that can accommodate the changing vision of the students and faculty.



Core Values:

Fiscally Responsible and Environmentally Sustainable

This is a core of the Millersville “can-do” spirit, and we will focus on excellence that is not lavish, that can be executed well, maintained easily and uses resources wisely.

Attract and Retain

This is a key reality for the University as a whole, and cannot be forgotten. We will ask ourselves, for each idea: Will it help attract and retain the students and professionals that we desire for long term success?

Win-Win

We seek first those changes that improve one thing without hurting another. Whether it be our neighbors or our fellow departments, we will find situations that are a win for both!

Truly Multi-Purpose

To achieve many of the goals above, our recommendations, by necessity will need to be ones that can address more than one issue with a single opportunity. We will not be able to afford a separate solution for every challenge!



Campus Facilities Master Plan Assumptions:

- *Science buildings or components will be primary focus for next 10 years*
- *Campus population will remain relatively static (no major growth or reduction)*
- *Resident life structures will not be addresses other than the potential repurposing of Bard and Lehigh Halls*



Campus Facilities Master Plan Concepts:

STEM Building Site Focus

- Potential building sites:
 - Old Gaige Hall site
 - Boyer building addition as Data Center
 - South of East Frederick St

Brooks Gym Redevelopment

- Potential home for College of Business

Campus Grounds Improvements

- Campus Arrival and Wayfinding Signage
- Landscaping and Maintenance Standards
- Campus Lighting
- Parking
- Water distribution system and IT loop system



Campus Facilities Master Plan Concepts:

Pedestrian Circulation Improvements

- South George Street Pedestrian Mall
- Southeast Campus / Northeast Campus Greenway Connection
- Shenks Lane Crosswalk

Athletics

- Renovate Pucillo Gym
- Relocate Athletic and Wellness departments to renovated Caputo Hall
- New tennis courts at Roddy Hall location
- Stadium improvements

Academic

- Potential building sites:
 - McComsey parking lot
 - North of East Frederick St
 - Caputo Hall Renovation



Campus Facilities Master Plan Concepts:

Administration

- Bard and Lehigh Renovation
- Caputo Hall Renovation
- Chryst Hall Renovation

Accessibility and Inclusion

- *Accessibility improvements to houses used for University departments and organizations*
- *Accessible access to Pucillo Gym*

Energy and Sustainability

- Implementation of all improvements to be consistent with Sustainability goals



Campus Facilities Master Plan Timeline:

Projects 1-5 years

- *Landscape / Grounds Maintenance Standards*
- *Wayfinding and Exterior Signage*
- *Residential House Assessment*

Projects 5-15 years

- *New SCTE Facilities at Former Gaige Hall Site and Beyond*
- *Brooks Gym Renovation*
- *Caputo Hall Renovation and Roddy Hall Demolition*
- *Pucillo Gym Renovation*
- *Stadium Projects*
- *University Research Park / Maker Space (Initiated)*

Projects 15-25 years

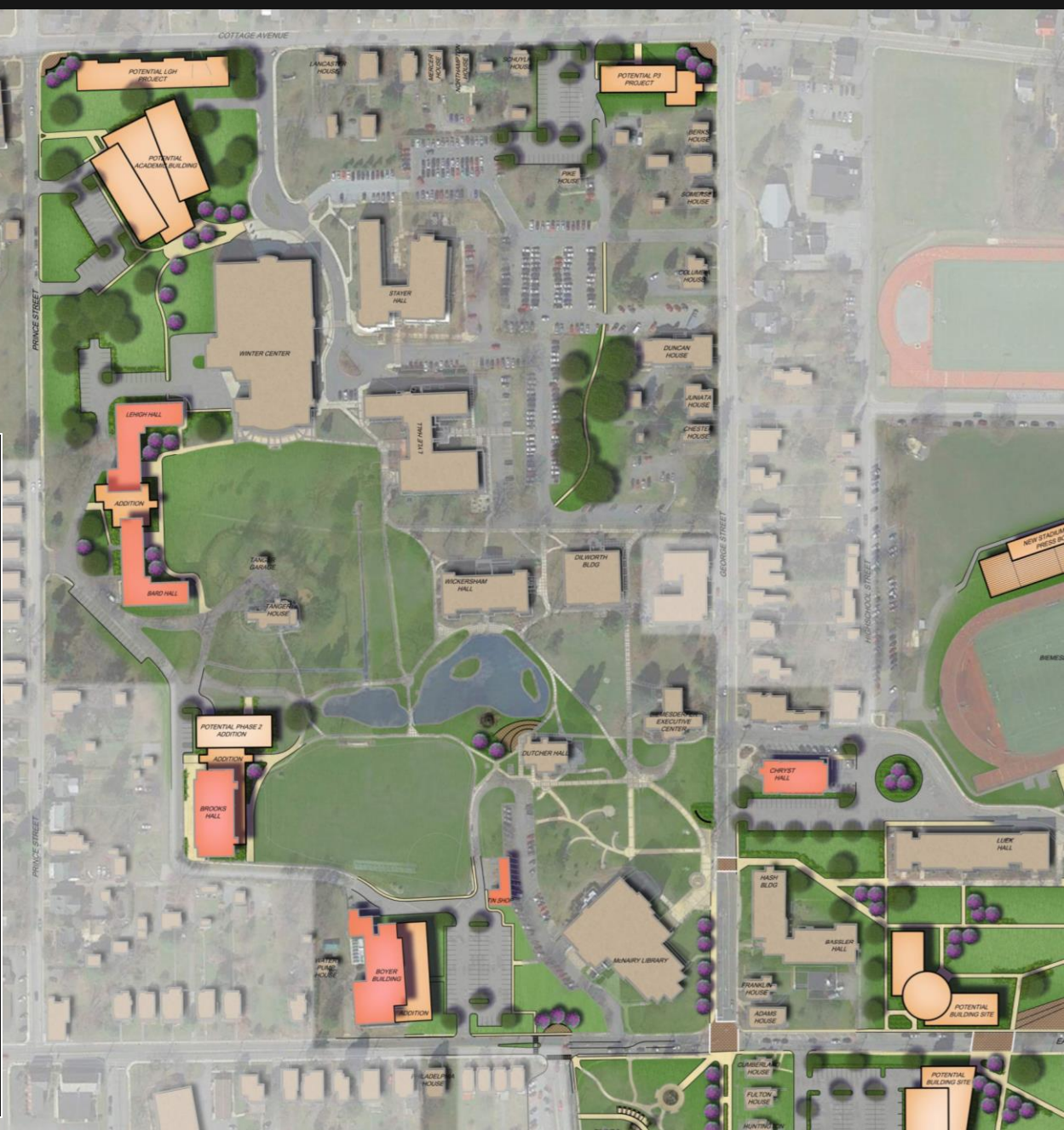
- *Develop Former Roddy Hall Site for Tennis Courts and/or Parking*
- *Construct new academic building(s) in southeast section of campus*
- *Pedestrian mall at South George Street and reconfigure McComsey Hall parking lot*



EXISTING CAMPUS AERIAL



- *Removal of Jefferson Hall*
- *Development of Gaige Hall site*
- *Addition and Renovation of Bard and Lehigh*
- *Addition and Renovation Brooks Gym*
- *Outdoor gathering space at Pond*
- *Addition and renovation of Boyer Building*
- *Renovation of Tin Shop for Maker Space*
- *Potential P3 development at George St. at and Cottage Ave.*



Gaige Building Site



RECOMMENDED USES

One of the key SCTE components. Ideally one that is in need now and could be funded as one of the top (if not the top) priorities.

LGH Partnership

BENEFITS

- Redevelop with almost no disruption to the campus or individual programs
- Increase use of the Parking Garage which in turn relieves parking in other parts of campus
- Help reinvigorate the northwest part of campus
 - Negative impacts from relocating student housing and the virtual “moth balling” of Lehigh, Bard and Brooks Gym
- Location was previously developed, has great access to utilities, relatively flat and easy to build on
- Opportunity to positively mark and brand the northwest corner of campus

CONCERNS

- “Relative distance” from the current hubs of activity and potential remoteness or isolation
- Implementation consistent with Sustainability goals
- Accurately “right sizing” the needs for SCTE and Health Sciences components
- Possible Borough or resident opposition
- Lacking dining service option in this area
- Potential impact on “historic” houses in the Borough
- Siting the building with an LGH annex



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Gaige Building Site

LGH: 1 story - 15,000 sf

2 Story: 45,000 - 55,000sf

3 Story: 60,000 - 75,000sf

Lehigh / Bard Site



RECOMMENDED USES

*LGH partnership,
administration,
music/sound, existing
program relocation,
existing uses etc.*

BENEFITS

- Current relatively low occupancy contributes to decline of this area. Positive investment or removal would both improve that.
- Can be redeveloped with very little disruption to the campus and all but a few individual programs
- Increase use of the Parking Garage which in turn relieves parking in other parts of campus
- Reinvigorate northwest part of campus
- Buildings are in relatively good condition. Connecting the two buildings would accommodate a variety of potential programs
 - cost less than building completely new
 - address handicap accessibility and modern systems
- Keeping and renovating this building is consistent with the University's Sustainability goals

CONCERNS

- "Relative distance" from the current hubs of activity
- Implementation consistent with Sustainability goals
- Maintaining current program(s) housed here or finding suitable location(s)
 - Overflow housing and summer camp housing
- If converted from auxiliary to E&G use, outstanding bonds would need to be paid
- Floor to floor ceiling heights, floor loading, load bearing walls



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Lehigh / Bard Site

***3 Story: 5,000 - 15,000sf
E&G area add - 48,000 sf***

Brooks Gym Site



RECOMMENDED USES

*New College of Business,
Music – Theater programs,
practice rooms, Costume
Shop, Wellness, Intramurals,
or Maker Space*

BENEFITS

- Redeveloped with almost no disruption to the campus or individual programs
- Site is prominent overlooking the northwest core
- Current condition has a negative impact on the field, pond and west campus area
- Reinvigorate the northwest part of campus
- Building has character and is in structurally sound (renovation cost would be less than building new)
- Good access to utilities - addition located at the unused tennis courts is flat and easy to build on
- Project could be attractive to a donor(s) who is interested in preserving and reusing one of the campus's more iconic historic structures
- Increase use of the Parking Garage which in turn relieves parking in other parts of campus
- Opportunity to develop public outdoor space at Dutcher Hall overlooking the pond

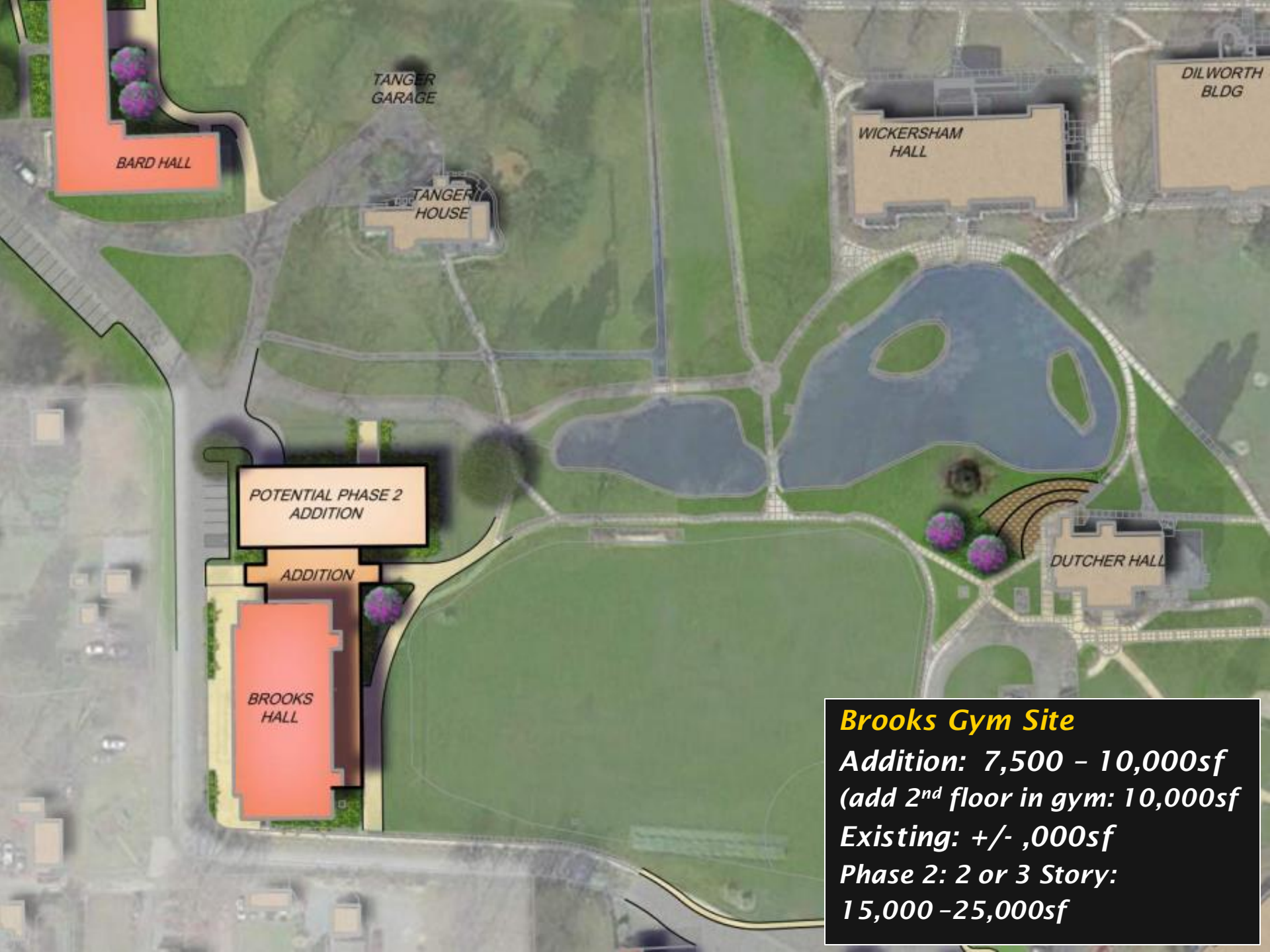
CONCERNS

- Finding the right use to best take advantage of the current space afforded by the building
- Implementation consistent with Sustainability goals
- Accurately “right sizing” the needs for STEM and Health Sciences Components
- Drainage, flood plain and accessibility issues



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BARD HALL

TANGER
GARAGE

TANGER
HOUSE

WICKERSHAM
HALL

DILWORTH
BLDG

POTENTIAL PHASE 2
ADDITION

ADDITION

BROOKS
HALL

DUTCHER HALL

Brooks Gym Site

Addition: 7,500 – 10,000sf
(add 2nd floor in gym: 10,000sf)

Existing: +/- ,000sf

Phase 2: 2 or 3 Story:

15,000 – 25,000sf

Boyer Building Site



RECOMMENDED USES

*Relocated Police
SCTE “Data Center” for
Emergency Management
program, CDRE, Computer
Science and information
Technology,*

BENEFITS

- Consolidation of University Technology, with academic programs that are compatible can create unique synergy for the University and its students
- An addition to Boyer could greatly enhance the look and feel of this corner of campus
- If a SCTE HUB is considered for the West side of campus, this would complete the concept
- Housing some programs here would reduce the size of other new or expanded facilities, possibly making each more financially feasible
- Improve pedestrian and vehicular traffic patterns
- Reduction in the total amount of paving and configuration of paving could lend a greener feel and meet stormwater and sustainability goals
- Renovation and addition is consistent with the University’s Sustainability goals

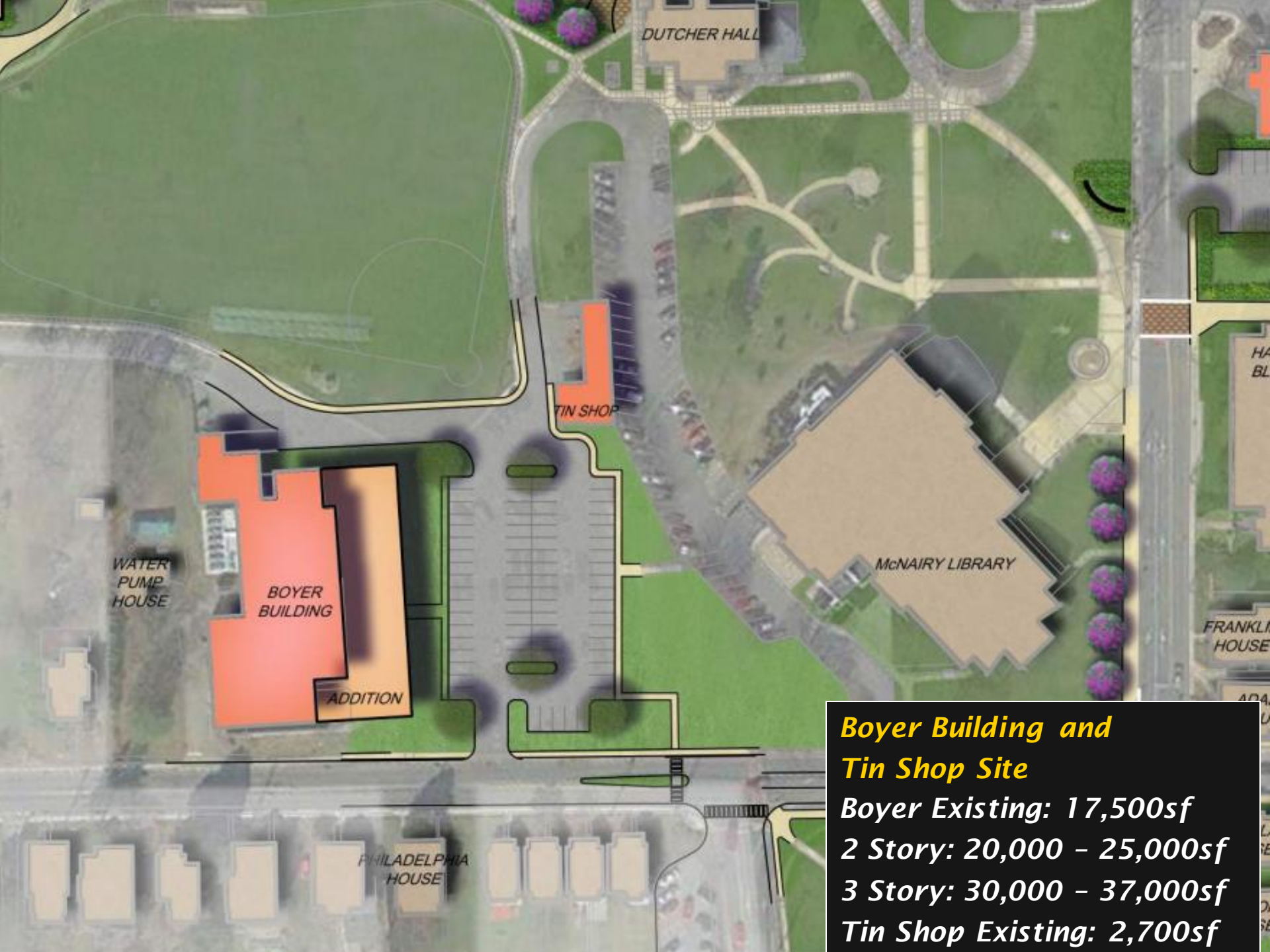
CONCERNS

- Possible impact on existing operations during construction
- Possible reduction in total parking in this area
- Perceived impact on neighbors
- Implementation consistent with Sustainability goals



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***Boyer Building and
Tin Shop Site***

***Boyer Existing: 17,500sf
2 Story: 20,000 - 25,000sf
3 Story: 30,000 - 37,000sf
Tin Shop Existing: 2,700sf***

Business School / Future Site



RECOMMENDED USE

*Public Private Partnership or
Green park site*

BENEFITS

- Opportunity for a signature building that marks the primary entrance to Campus and sets the tone
- Creates a true sense of arrival
- Relocate Police to better facilities and consider repurposing or removing existing building

CONCERNS

- Scale for structure relative to neighbors
- Implementation that is consistent with the University's Sustainability goals
- Securing approval to remove existing structures if required.
- Proper location of police facilities



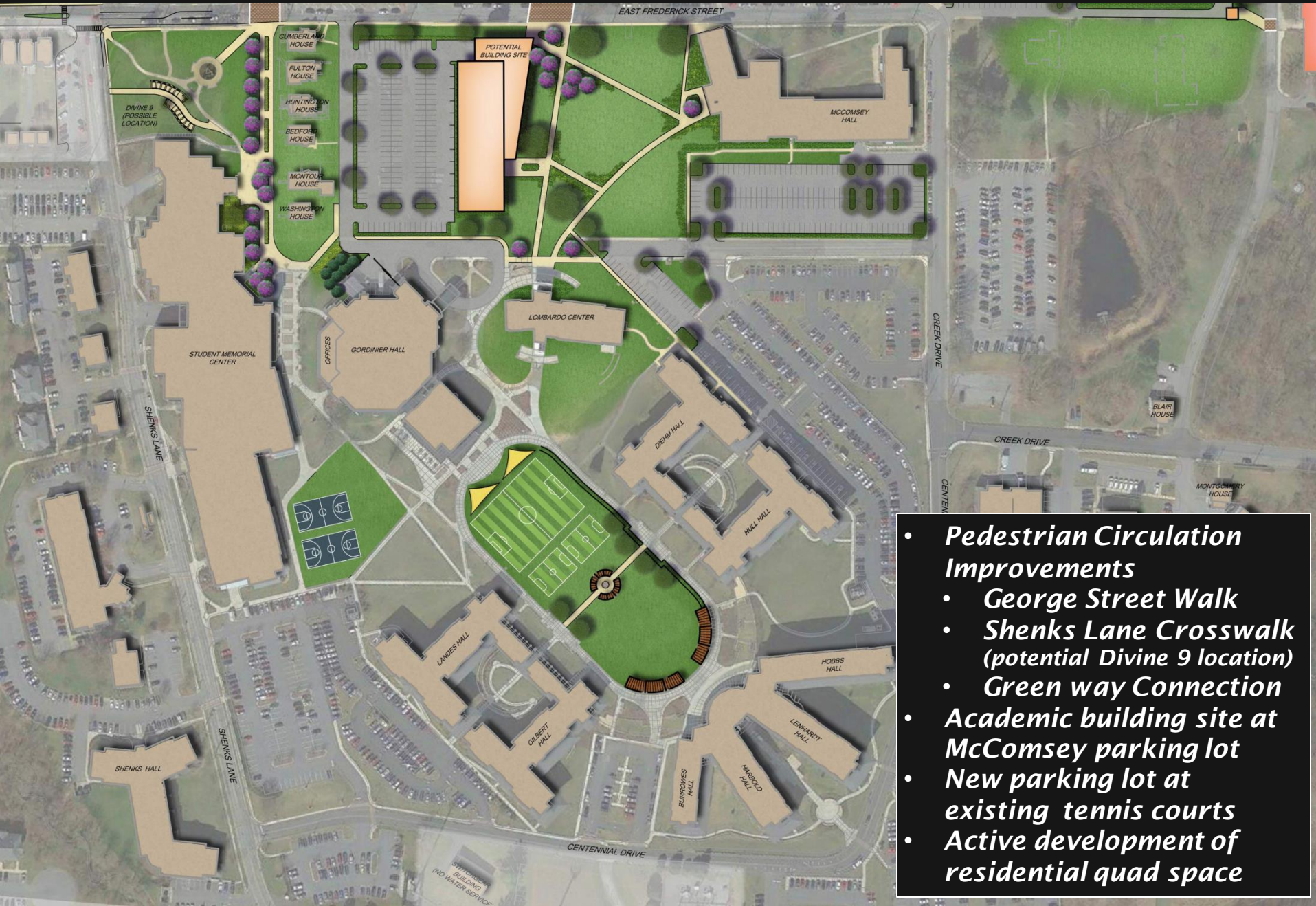
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**Potential Private / Public
Partnership (P3) Site
(or green park site)
2 Story: 17,000 – 20,000sf**

SOUTHEAST CAMPUS CONCEPTS



- ***Pedestrian Circulation Improvements***
 - ***George Street Walk***
 - ***Shenks Lane Crosswalk (potential Divine 9 location)***
 - ***Green way Connection***
- ***Academic building site at McComsey parking lot***
- ***New parking lot at existing tennis courts***
- ***Active development of residential quad space***

George Street Pedestrian Walk



KEY FEATURES

- Convert South George Street from the intersection with Frederick to the south in favor of a pedestrian walk and plaza
- North George Street would “T” at Frederick and all vehicular traffic would either turn on East or West Frederick
- Remove portions of James Street between South George Street and Creek Drive (see next slide)
- Reinstate East Frederick as a two-way street with no parking, but with traffic calming tables or other means of giving it a more pedestrian feel
- Create a new service drive and parking lot running north and south between East Frederick and James that also provides screened service access to Gordinier

BENEFITS

- Creates a more colligate feel for the campus
- Removal of portions of James street, along with the relocation of the James St. Lot (see below) allows creation a new quad in the relatively flat area south of East Frederick better linking the campus from south to north
- Creating a pedestrian walk in front of the SMC in lieu of a busy drive will have many benefits including reducing the visually negative impact of service and service vehicles
 - Pedestrian walk to be rated for emergency vehicles
- “T” intersection created at the terminus of George St. is great opportunity to make traffic safety and pedestrian crossings better
 - Will create an opportunity for a major Monument Sign and clear way finding
- Provides solution to the problem of the loading/service area of Gordinier
- Provides a consistent promenade that centers campus

CONCERNS

- Securing approvals for the traffic changes
- General disruption and change to a new normal
- Property ownership and subdivision technicalities
- Possible high costs associated with utility relocation and/or adjustments (overhead lines, drainage patterns and crossings - this is solvable)
- Ensuring adequate and approved fire access to existing buildings (this is solvable)



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ADDITIONAL FEATURES

- Create a new campus monument sign at 3 locations:
 - Corner of N George Street and W Cottage Ave
 - North of new McCollough Street pedestrian crosswalk (see slide for Chryst and Witmer)
 - At Shenks Lane crosswalk
- Unify the length of George with a combination of improved accessible sidewalks, lighting and branding banners
- Unify the length of George with consistent landscaping to tie it as one experience and better associate it with the University rather than the Borough
- Create a consistent and clear system for signage including both buildings and wayfinding
- Relocate Police to better facilities and consider repurposing or removing existing building

CONCERNS

- *Borough approvals.*

***George Street Pedestrian Walk
And Shenks Lane Crosswalk
Enhanced Student safety
and Connection to
Northwest Campus***

New Quad at McComsey Parking Site



RECOMMENDED USES

One of the key SCTE components, Maker Space or another campus need that might be impacted by other campus changes. Ideally one(s) that is in need now and could be funded as one of the top priorities.

KEY FEATURES

- Connecting South Campus to the academic core
- Consider a major building site on the east side of the new quad that would face McComsey and screen the new lot
- Create a second parking lot at the location of the current tennis courts and basketball court
- Create a major crossing and pedestrian gathering areas in this quad

BENEFITS

- This move creates a green belt connecting the residential south campus to the north
- This move creates a new collegiate space that will benefit the campus in lieu of the parking lot that dominates the area along James St.
- This move consolidates traffic to a single route (East Frederick) while maintaining convenience
 - Provides convenient parking for conferences, special events, camps and Lombardo Welcome Center visitors
- Better prominence to McComsey, its entrance and the quad to the north of East Frederick

CONCERNS

- Disruption during construction
- Possible costs associated with utilities
- Implementation that is consistent with the University's Sustainability goals
- Accurately "right sizing" the needs for STEM and Health Sciences Components
- Property ownership and subdivision technicalities



Improve North Quad



RECOMMENDED USE

Future Academic Building or for other Academic departments that are currently housed in facilities to be removed such as English department .

KEY FEATURES

- Remove Gerhart Hall and consider removing Perry House
- Create a major outdoor space utilizing the hill/change in grade. Consider perhaps an amphitheater
- Consider a major building site in the south west corner of the quad to align with the newly proposed building site to the south
- Terminate Highschool Ave at Normal Ave to eliminate through traffic

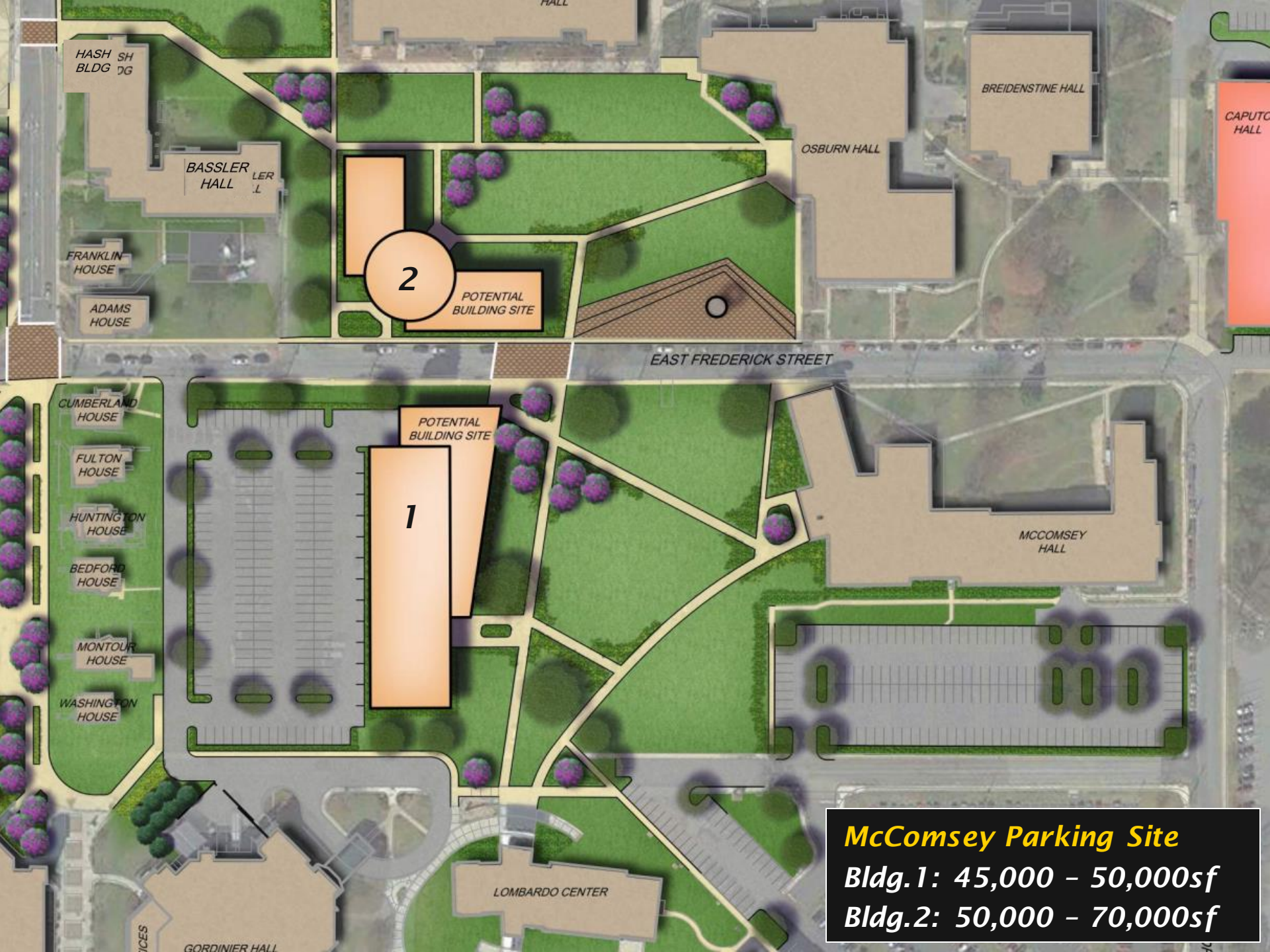
BENEFITS

- Elimination of Gerhart Hall is a benefit to the campus as a whole
- Removal of the through traffic makes a more collegiate feel possible
- Area is currently underutilized and could become a major campus feature and hub

CONCERNS

- Disruption during construction
- Property ownership and subdivision technicalities
- Implementation that is consistent with the University's Sustainability goals
- Accurately "right sizing" the needs for STEM and Health Sciences Components
- Divine 9 location





HASH SH
BLDG DG

BASSLER
HALL

FRANKLIN
HOUSE

ADAMS
HOUSE

CUMBERLAND
HOUSE

FULTON
HOUSE

HUNTINGTON
HOUSE

BEDFORD
HOUSE

MONTOUR
HOUSE

WASHINGTON
HOUSE

2

POTENTIAL
BUILDING SITE

EAST FREDERICK STREET

1

POTENTIAL
BUILDING SITE

BREIDENSTINE HALL

OSBURN HALL

CAPUTO
HALL

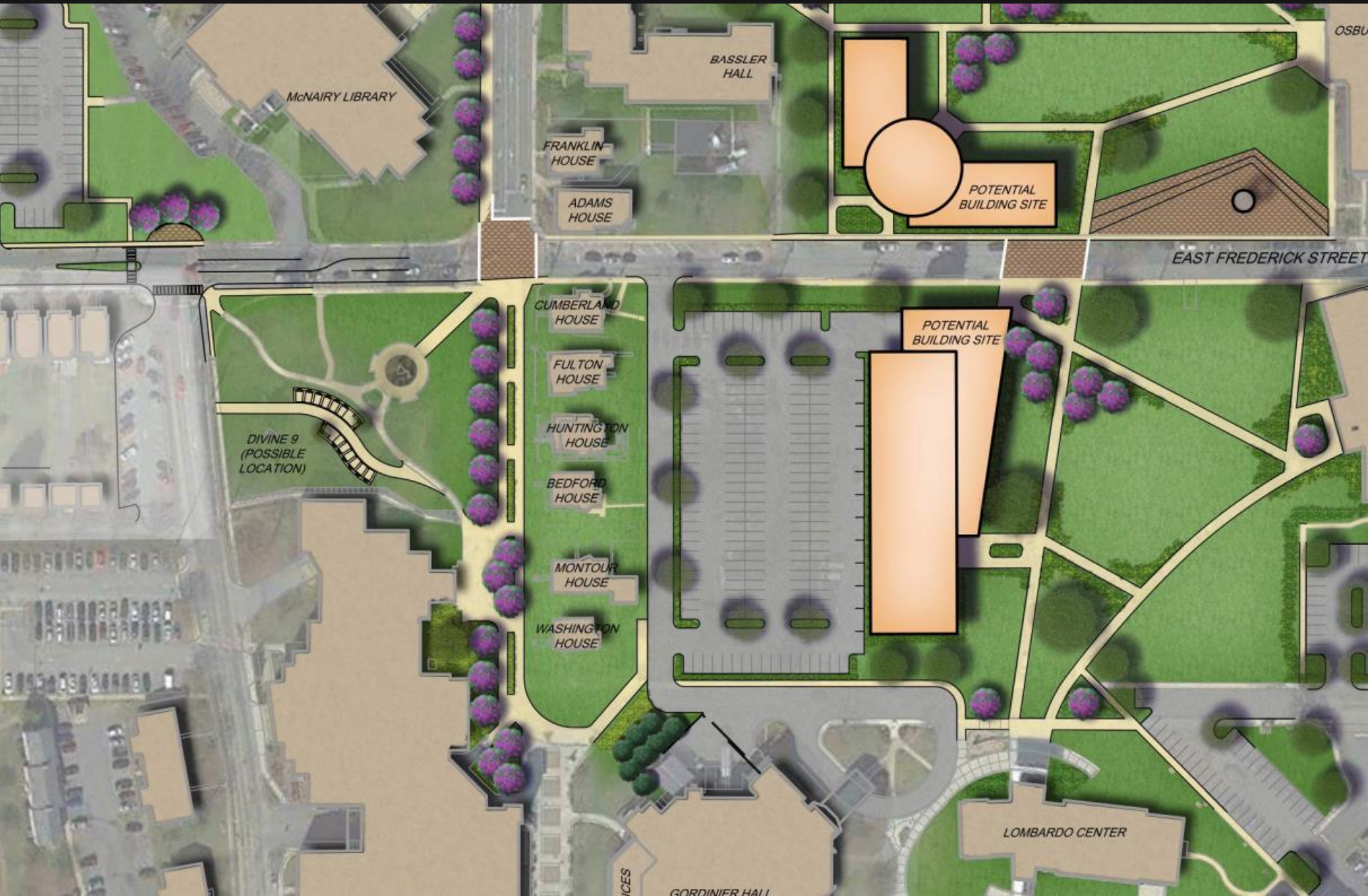
MCCOMSEY
HALL

LOMBARDO CENTER

GORDINIER HALL

McComsey Parking Site
Bldg.1: 45,000 - 50,000sf
Bldg.2: 50,000 - 70,000sf

George Street Pedestrian Walk, Shenks Lane and McComsey Greenway Concept



Quad Development



KEY FEATURES

- Active engagement elements to existing residential quad
 - Amphitheater / gazebo, event area
 - Intramural fields
 - Basketball courts
 - Outdoor “living room” elements: benches, tables and chairs, shade structures

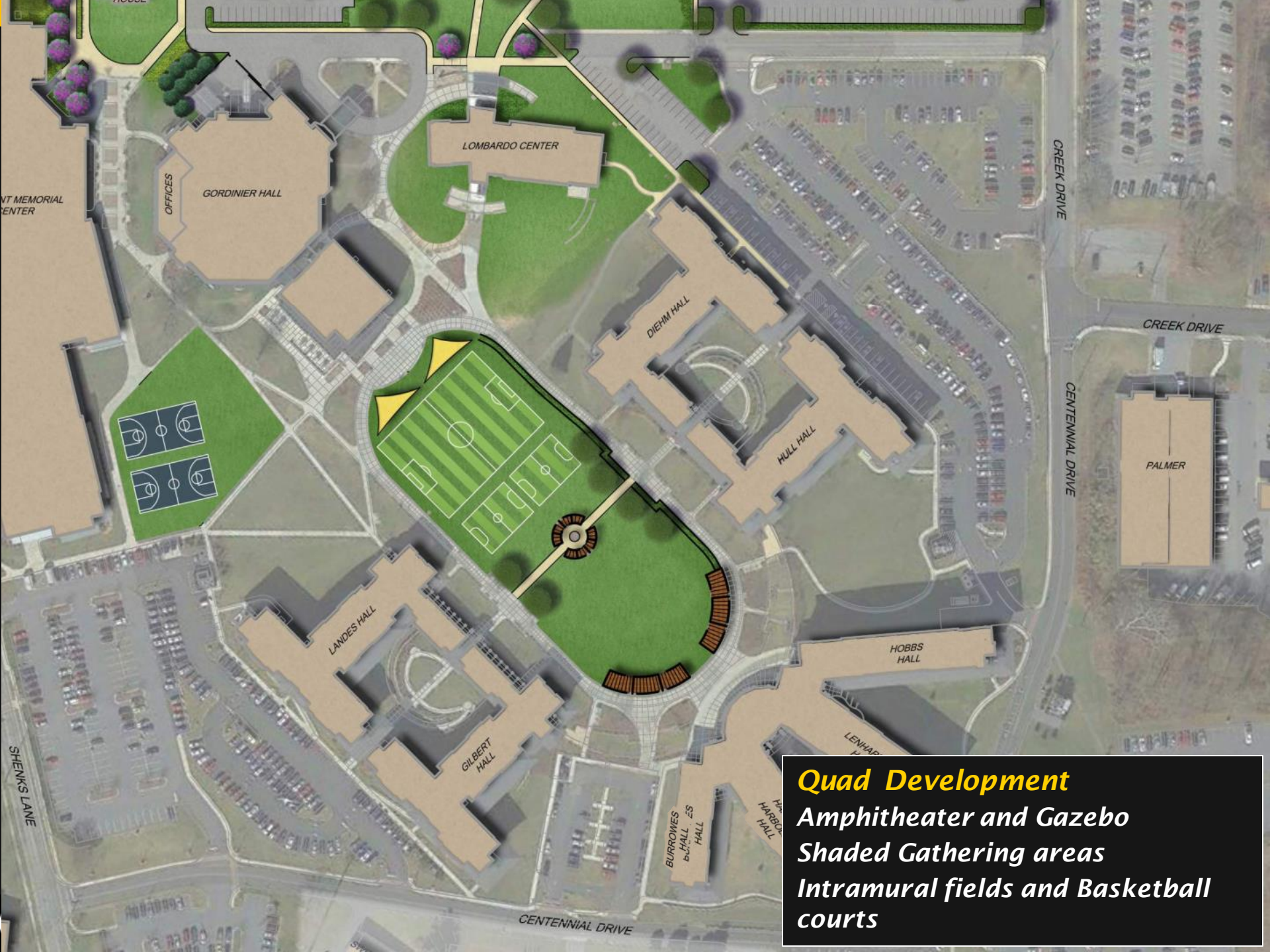
BENEFITS

- Increased use of open Quad area
- Energized student activity and intramural programs
- Increased feeling of community and engagement

CONCERNS

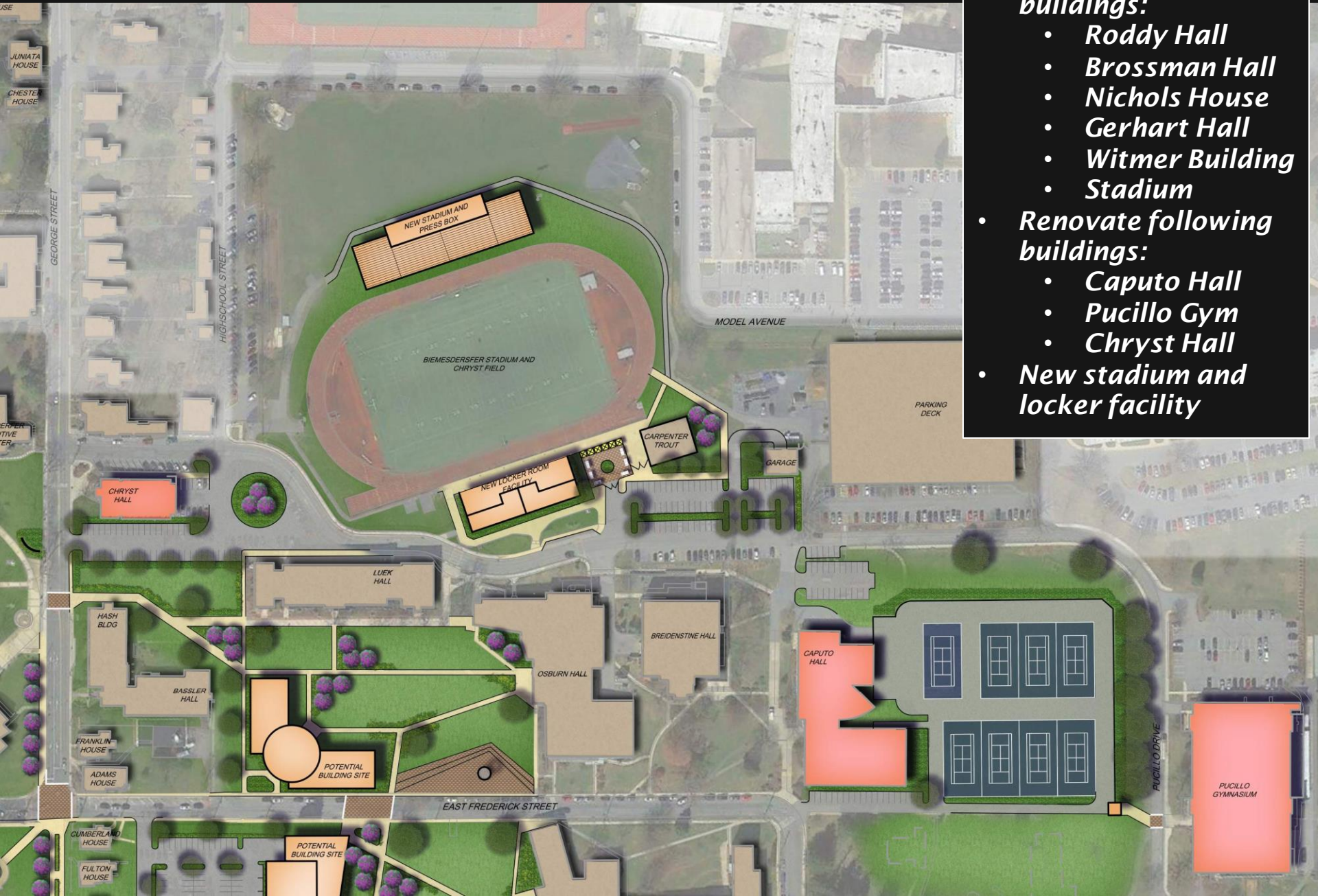
- Lighting and Noise impact on residence halls
- Implementation that is consistent with the University’s Sustainability goals





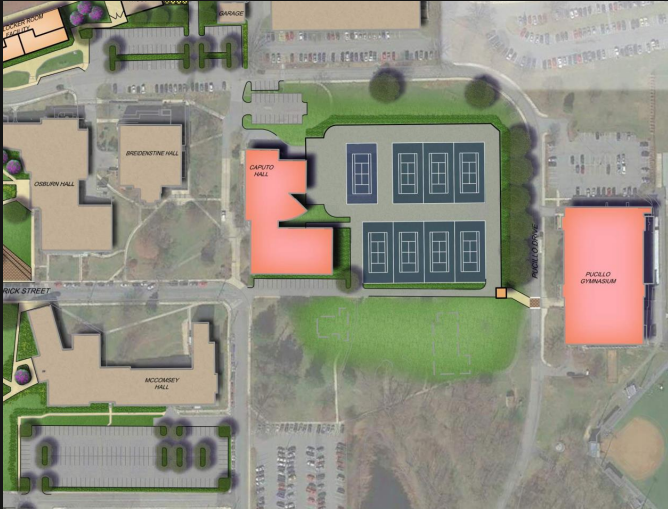
Quad Development
Amphitheater and Gazebo
Shaded Gathering areas
Intramural fields and Basketball courts

NORTHEAST CAMPUS CONCEPTS



- **Remove following buildings:**
 - Roddy Hall
 - Brossman Hall
 - Nichols House
 - Gerhart Hall
 - Witmer Building
 - Stadium
- **Renovate following buildings:**
 - Caputo Hall
 - Pucillo Gym
 - Chryst Hall
- **New stadium and locker facility**

Caputo Hall Renovations



RECOMMENDED USE

*Athletics Operations,
Wellness, other existing
underserved or displaced
program or new programs,
Athletics recruiting, training
and film study rooms*

KEY FEATURES

- Roddy Hall is well past its useful life and is a detriment to the campus and its programs. Removal will eliminate this while creating a usable area (Roddy Hall = 36,500 asf)
- Caputo Hall is in many ways “brought down” by Roddy. With Roddy gone, Caputo becomes a viable and economical choice to relocate programs from other structures or to house new programs.
- Roddy site is a good location for improved athletics facilities, and for the creation of a better and more accessible route to Pucillo Gym.
- Remove Athletics operation from Jefferson and relocate to a renovated Caputo

BENEFITS

- Removal of Roddy
- Caputo is a great home for other programs
- This part of the campus could have a much better feel

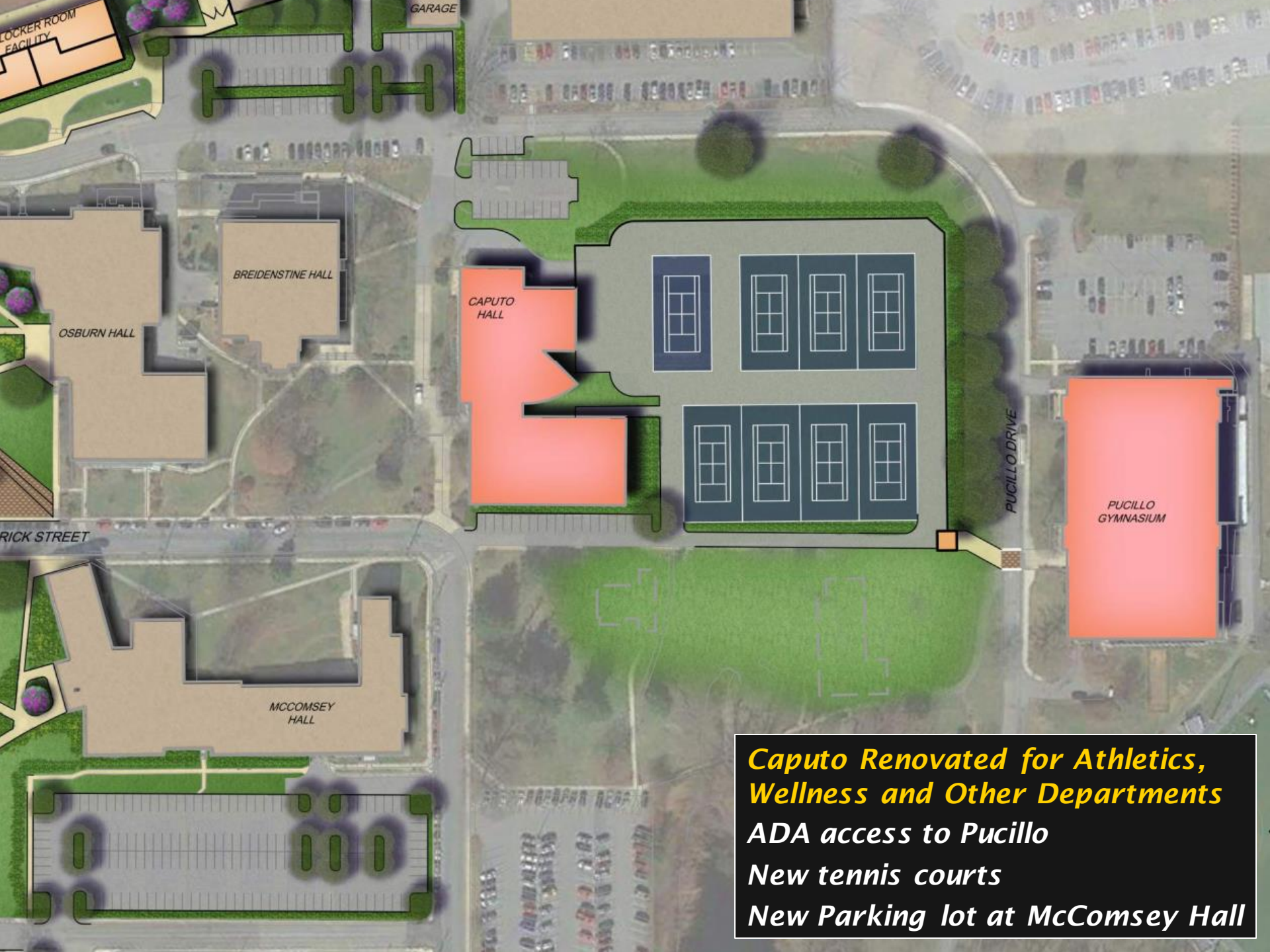
CONCERNS

- Creation of new home for current programs housed in Roddy and Caputo prior to implementing this change.
- Implementation that is consistent with the University's Sustainability goals
- Right sizing the needs of the tennis program



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***Caputo Renovated for Athletics,
Wellness and Other Departments
ADA access to Pucillo
New tennis courts
New Parking lot at McComsey Hall***

Chryst Hall & Witmer Infirmary Buildings



RECOMMENDED USE

Greatly improved Chryst Hall could house relocated Police Department or departments needing relocation by other building removals.

KEY FEATURES

- Improve a very difficult view of campus as these two facilities are in a prominent location and do not “show well”
- Allow area around to be more green and less paved
- Current users can fill out some of the other facilities recommended above
- Opportunity to improve traffic circulation and parking in this area

BENEFITS

- Removal
- Physical and visual connection across George Street

CONCERNS

- Finding great homes for impacted programs
- Property ownership and subdivision technicalities
- Relocating Student Health Center Services





Renovated Chryst Hall and new stadium access

Improved view of Campus

Improved traffic at stadium

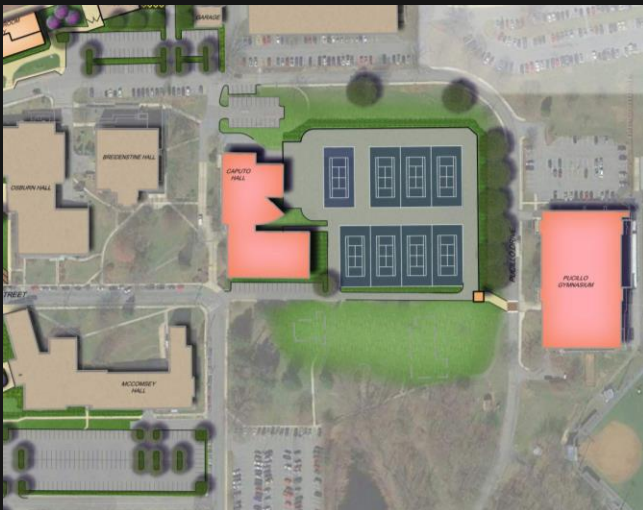
Improved cross walk access to Northwest Campus



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Athletics Improvements



KEY FEATURES

- Make Stadium Improvements for both athletes and guests including new locker facilities, toilet facilities, and Press box. Provide area for game day sales of swag, food truck, and student group concessions
- Improve Pucillo Gym including locker facilities, training facilities, wrestling room, concourse and spectator experience and adding air conditioning
- Relocate Wellness operations to Caputo Hall
- Replace and relocate Tennis facilities
- Replace and relocate varsity training facilities

BENEFITS

- Recruitment and retention
- Physical evidence (to campus and visitors) of confidence in athletic programs

CONCERNS

- Making sure the Athletics branding in the various facilities including Caputo is implemented well and consistently
- Reallocation of existing funding



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Stadium Site

New Home side Press Box and Toilet facilities

New Team Locker Room building

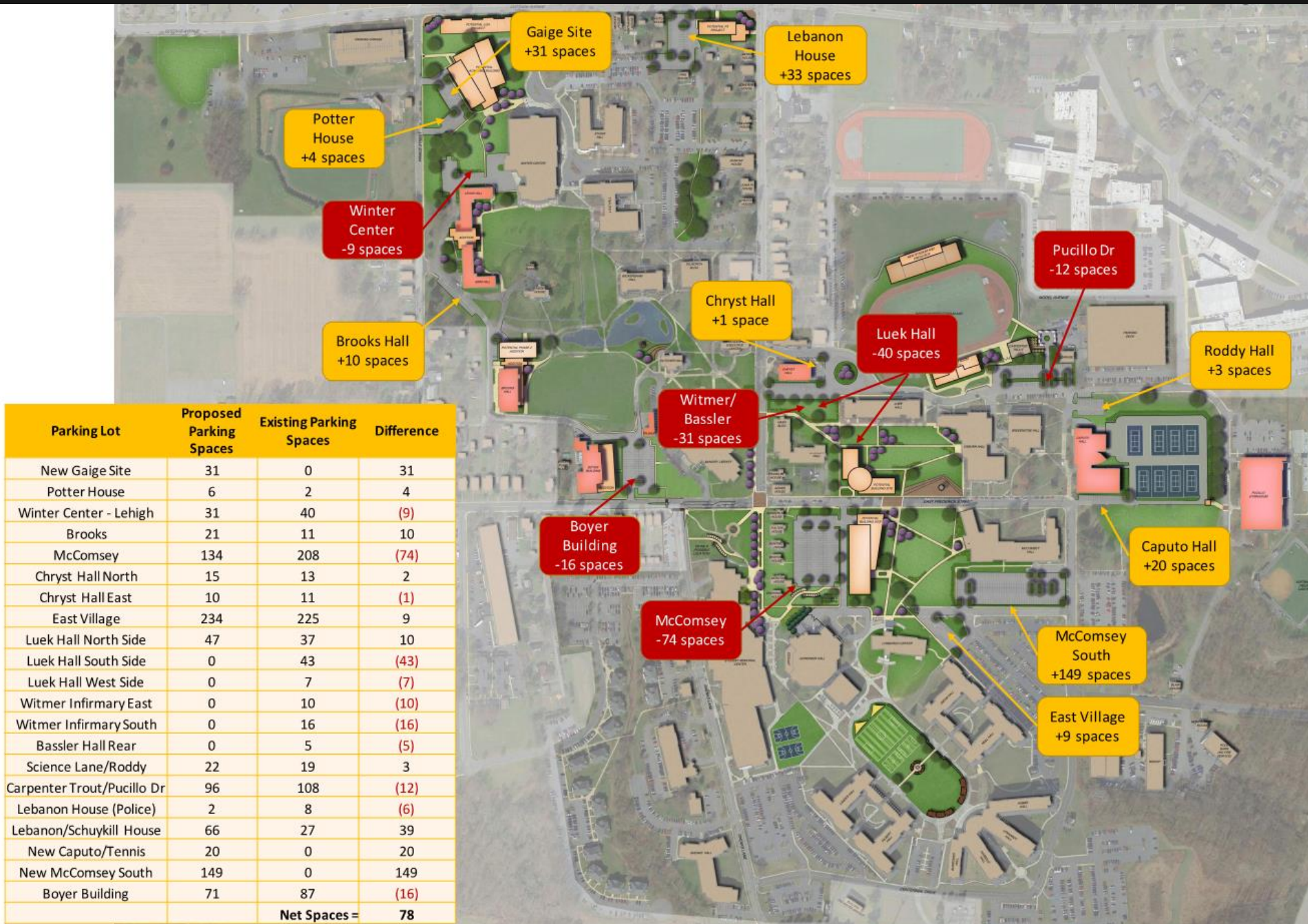
Game Day Pedestrian mall for concessions

Buildings To Be Removed:

| | |
|--|------------------|
| • Jefferson Hall: | 32,000asf |
| • Gerhart Hall | 2,800asf |
| • Witmer Building: | 7,500asf |
| • Roddy Hall: | 36,500asf |
| • Brossman Hall: | 6,900asf |
| • Nichols House: | 2,000asf |
| • Lebanon House: | 2,400asf |
| • <u>Frederick & Prince Street Houses:</u> | <u>18,000asf</u> |

Gross decrease ASF (before new construction): 108,100 asf





| Parking Lot | Proposed Parking Spaces | Existing Parking Spaces | Difference | Total Difference |
|----------------------------|-------------------------|-------------------------|------------|------------------|
| New Gaige Site | 31 | 0 | 31 | |
| Potter House | 6 | 2 | 4 | |
| Winter Center - Lehigh | 31 | 40 | (9) | |
| Brooks | 21 | 11 | 10 | |
| McComsey | 134 | 208 | (74) | |
| Chryst Hall North | 15 | 13 | 2 | |
| Chryst Hall East | 10 | 11 | (1) | |
| East Village | 234 | 225 | 9 | |
| Luek Hall North Side | 47 | 37 | 10 | |
| Luek Hall South Side | 0 | 43 | (43) | |
| Luek Hall West Side | 0 | 7 | (7) | |
| Witmer Infirmary East | 0 | 10 | (10) | |
| Witmer Infirmary South | 0 | 16 | (16) | |
| Bassler Hall Rear | 0 | 5 | (5) | |
| Science Lane/Roddy | 22 | 19 | 3 | |
| Carpenter Trout/Pucillo Dr | 96 | 108 | (12) | |
| Lebanon House (Police) | 2 | 8 | (6) | |
| Lebanon/Schuykill House | 66 | 27 | 39 | |
| New Caputo/Tennis | 20 | 0 | 20 | |
| New McComsey South | 149 | 0 | 149 | |
| Boyer Building | 71 | 87 | (16) | |
| | | Net Spaces = | 78 | |

Overall Campus Landscape Improvements



- Make overall Campus Landscape improvements and lighting as a set of standards that are landscape guidelines
 - Campus Landscape needs coordinated/formalized program for development of a resilient landscape
 - Provide a uniform landscape pattern in front of houses along George Street for visual continuity
 - Replace cherry trees around the pond. Develop a low-key area for the Presidents House (such as for President's Supper Event)
 - Using inventory performed previously by student, update the study and develop a canopy tree and understory replacement plan.
-
- Develop a prioritized program for soil amendment based on soil testing that will, over time - reduce use of herbicides
 - Prioritize use of funds expended on annuals to around gateways and prominent buildings (Engagement, Alumni, President's, SMC)
 - Base landscape improvements on CPTED guidance and coordinate with lighting.
 - Remedy issues with building overhangs influencing planting beds



Overall Campus Landscape Improvements



- Provide the “right plant in the right place” For example provide plants that grow to a desired height and don’t need pruning for maintenance - MOST IMPORTANTLY - provide plants such as perennials and shrubs that bloom during the academic year - not during the summer when there are few students present. Time blooming periods with eras such as move-in dates, academic calendar dates (this could be really cool!)
- Review campus standard lights for solving the “bug” issue (clearly a manufacturer issue)
- Roddy Pond could be made a valuable campus resource - but will take significant investment to the accommodate the faculty proposed improvements. This is a great opportunity for grant research-based funding in coordination with the CIP

ADA

- Need to reconfirm campus accessibility plan in coordination with the President’s Epic Values of inclusion.

Parking

- Invest in MS4 program to reduce runoff pollutant loads by incorporating Low Impact Development Techniques into renovations, alterations and new construction projects.

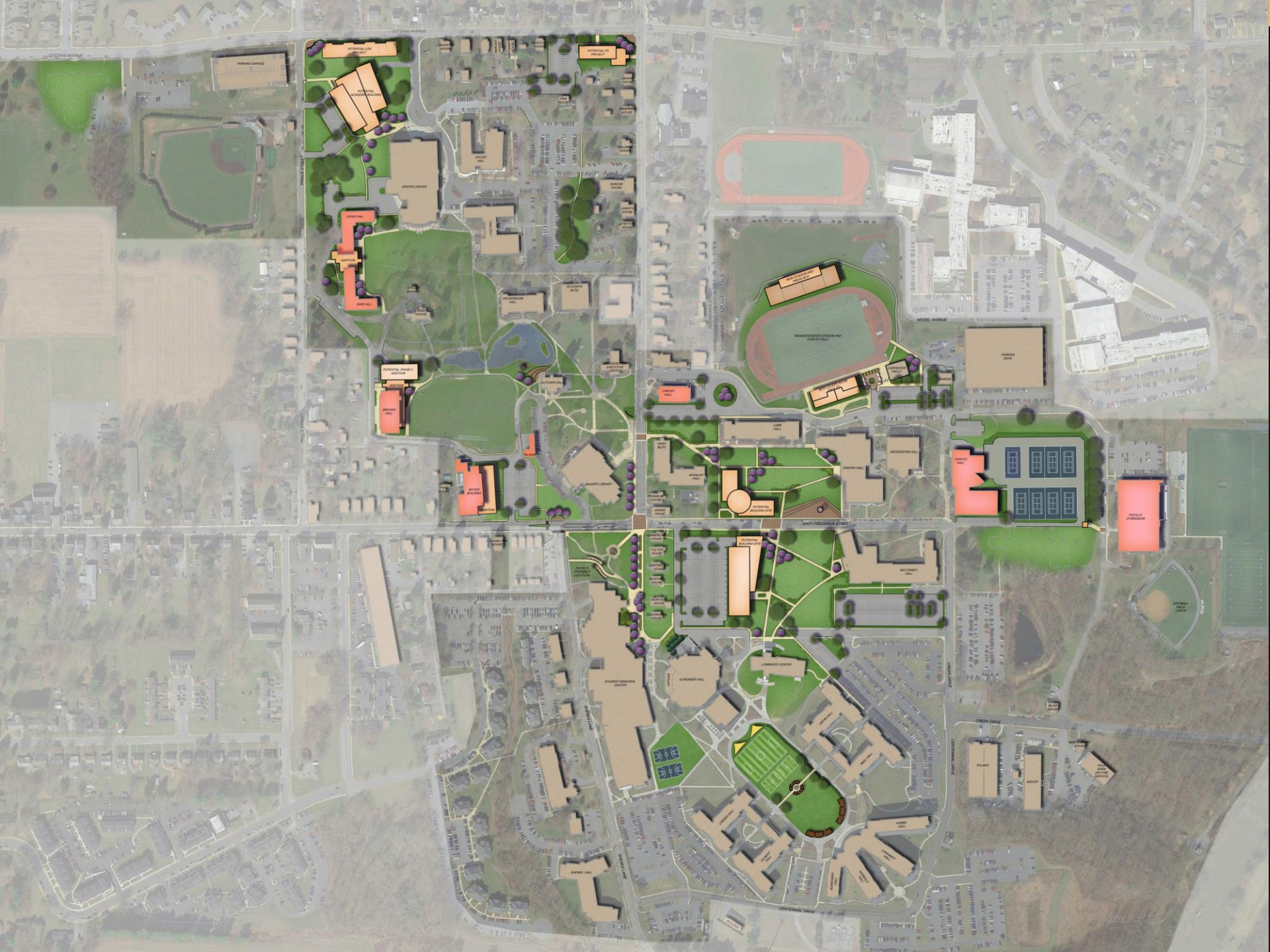


General Recommendations & Improvements



- Divest of Jefferson Hall Consider Public Private Partnership
- Public Private Partnership Opportunity at the Siler Farm Property. (May create opportunity to get another approach road built)
- Make a plan to eliminate all “houses” that are not in key campus view sheds such as George Street.
- Invest in the houses to remain such that they are usable and a feature of the campus and “town scape”
- Revision the “Upper Deck” as a major event space for the Campus, Community and County





Core Values:

The Possible Imagined

Connected and Complete

Beacon and Brand

Student Centered and Communally Engaged

Collaborative and Accommodating

Fiscally Responsible and Practically Sustainable

Attract and Retain

Win-Win

Truly Multi-Purpose





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