



STATE UNIVERSITY
CONSTRUCTION FUND



SUNY New Paltz Site & Landscape Master Plan

EHRENKRANTZ ECKSTUT & KUHN ARCHITECTS

WALLACE ROBERTS + TODD

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THE ARRIVAL



1

Executive Summary

EXECUTIVE SUMMARY

The State University of New York at New Paltz is a campus whose origins established a cohesive and beautiful environment for learning. Integrated into a cohesive woodland that extends from the Mohonk Ridge, across the village of New Paltz and beyond, the campus features mature trees, green quadrangles and spectacular views to the ridge and adjacent woodland.

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 liberal arts colleges in the country.

The landscape and open space plan described within this report strives to reinforce the connection of the campus to this magnificent landscape, clarify the campus' boundaries and relationship to both its urban and rural edges, restore and reconnect the existing open spaces on campus, develop the campus' landscape to its full potential and enhance the sustainable attributes of the campus landscape.

Reinforcing the Urban & Romantic Areas of Campus

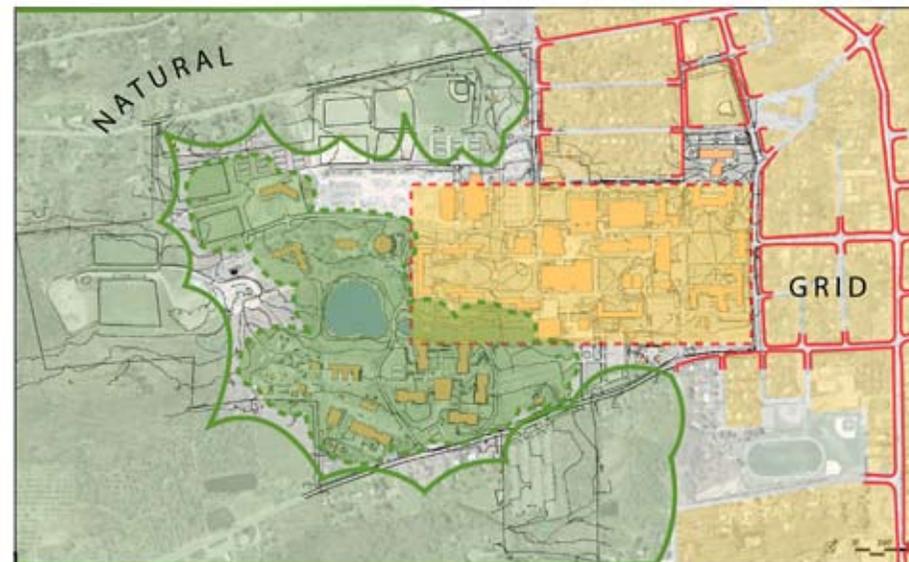
Begun in the early 20th century with the construction of Old Main, the campus has developed over time to create several active and memorable places - most notably the Academic Quad - and others with great potential to create a variety of experience across the campus. This variety stems in part from the campus' location at the edge of the village of New Paltz on the north and adjacent to active farm land on the south. The existing campus has grown to respond to these two contexts in its most fundamental organization. On the north, adjacent to the urban

street grid of the village the campus is more orderly and defined by traditional collegiate quadrangles and walks. On the south, the meandering water of the "Gunk" has begun to define a more "romantic" and pastoral campus experience. This plan proposes to strengthen and better relate these two very powerful organizing ideas.

It should be pointed out that while the campus is well organized and its underlying plan is quite good, some decisions have been made that have incrementally diminished the overall potential of campus and context. This plan has been developed to ensure that the campus continues to take advantage of its natural assets and historic form and repair, to the extent possible, the interventions that have worked against this heritage to create a cohesive network of open spaces. The next sections and the remainder of this report discuss how this will be achieved.



The campus is embedded in woodland.



The campus has both Urban/grided and Romantic/natural areas.

THE "CORNER"



Asserting a New First Impression

Approaching from the north, the first impression of the campus is established by the intersection of Route 32 and Plattekill Avenue. This urban edge of the campus is currently undefined and is dominated by parking lots, missing the chance to publicly assert the qualities of the college, campus and landscape. The visitor then travels further down Route 32 to enter a confusing parking lot in front of the Visitor's Center. Accordingly, the current first impression arriving at the campus is not a positive one.

This plan proposes the relocation and reconfiguration of parking within the campus to create an opportunity for a new gateway building and plaza that define the urban edge of campus at the intersection of Route 32 and Plattekill Avenue. This building and its plaza will announce visitors' arrival at a great place of learning.

As visitors progress toward the Visitor's Center they will be greeted by a new landscaped arrival that unites the more urban portions of the campus with the more pastoral and organic. The extension of the "Gunk" – a connected series of small ponds – into this landscape will help link the more organic to the more urban portions of the campus and feature the water as an integral part of the campus.

Restoring the Quadrangles

The northern section of campus is largely defined spatially by quadrangles. However, over time vehicular circulation and parking have encroached into these spaces, diminishing their presence visually and affecting their use by pedestrians on campus. A parking lot intrudes into one of the oldest and most significant places on campus – the Academic Quad -- used as the site of the spring commencement ceremony. Similarly, a significant portion of the adjacent "Arts & Sciences Quad" has become the location of a temporary faculty office building and its as-

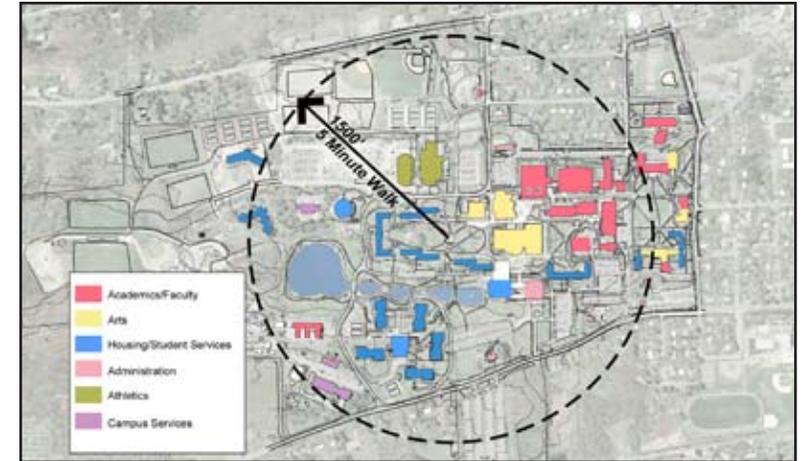
sociated parking lot. Vehicular access into these parking lots has resulted in pedestrian-vehicular conflicts in the very heart of the campus. Since New Paltz is such a compact and walkable campus, this parking can be redistributed to less obtrusive locations and still be convenient.

Accordingly, this plan proposes removing parking and temporary structures from these quadrangles and restoring amenable pedestrian pathways with seating and landscape designed to foster casual interaction. The plan also proposes reinforcing the edges of these renewed places with building additions to the Smiley Arts Center and the Wooster Science Building. By taking advantage of the opportunities for views across these quadrangles, the open facades of these new additions will also enhance the edges of the adjacent quadrangles.

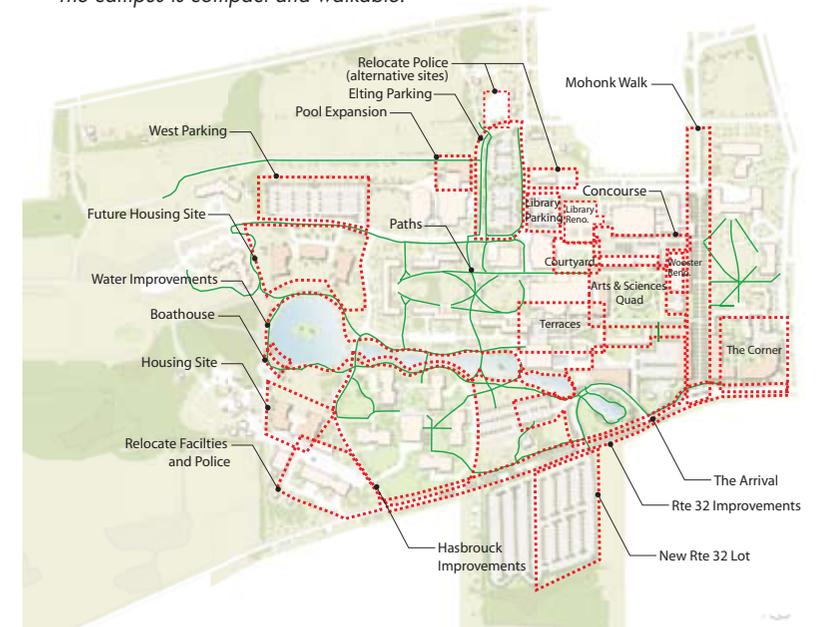
Strengthening Connections

As the open spaces on campus are enhanced or restored, the connections between them will also be strengthened and clarified. For example, the Concourse, which is already a successful place for all of the campus community, will be enhanced with new seating opportunities and better connections to the three adjacent quadrangles. A new elevator tower will create a notable landmark at the southern end of the Concourse and become the accessible route between the adjacent Courtyard and the Concourse. The Concourse's drainage will be channeled into a bio-swale that will further manifest the campus' commitment to creating a sustainable environment.

Likewise, with the removal of parking in the Academic and Arts & Sciences Quads, the new Mohonk Walk will create a new pedestrian thoroughfare in the alignment of the former Mohonk Avenue. This new walk will become a primary East-West pedestrian route across campus linking Route 32 on the east with Vandenburg Hall on the west. New



The campus is compact and walkable.



The plan renews existing and creates new places.

MOHONK WALK



pathways will better connect the residence halls to the dining area in Hasbrouck Commons and improve access from the parking lots to the academic core.

Finally, the interstitial area between the new SUB addition and the Smiley Art Center will become the “Terraces,” transforming a confusing and mostly inaccessible system of pathways into simplified, clear and accessible pathways facilitating use of this important campus node by students and visitors alike.

Integrating the “Gunk”

The southern end of campus is more romantic and pastoral in character than the urban, northern end of campus adjacent to the village. This pastoral character is defined in large part by connected ponds that comprise the “Gunk.” However, much of the campus is oriented away from this visual amenity and the presence of a significant number of geese is a serious problem.

The plan proposes to build upon the presence of the “Gunk” by locating new building opportunities along its southern end (including a new “boathouse” for special events), enhancing pedestrian access to the water by removing vehicular circulation between Hasbrouck Quad and the Gunk and by extending the water into the new arrival along Route 32. Each of these changes will make the water a more central element of the campus. With a new more naturalistic planting strategy that will discourage the geese, the water’s edge and the surrounding area will become more attractive to pedestrians.

Improving the Details

At a smaller scale the plan has established a palette of plantings, site furniture and paving that will help create a more cohesive image across the campus. Currently, many different pavement and site furniture standards are in evidence, confusing way-finding and reducing the overall visual coherence of the campus.

A new hierarchy of pathways will define the qualities of every path on the campus based upon the prominence of its location and the amount of pedestrian traffic it will carry each day. These pathways have been designed to be both attractive and easy to maintain and will be complemented by a consistent palette of benches, trash cans, bike racks and light fixtures.

A “vocabulary” of indigenous plantings has been defined to better integrate the campus into the surrounding woodland landscape visually and environmentally.

Enhancing Environmental Stewardship

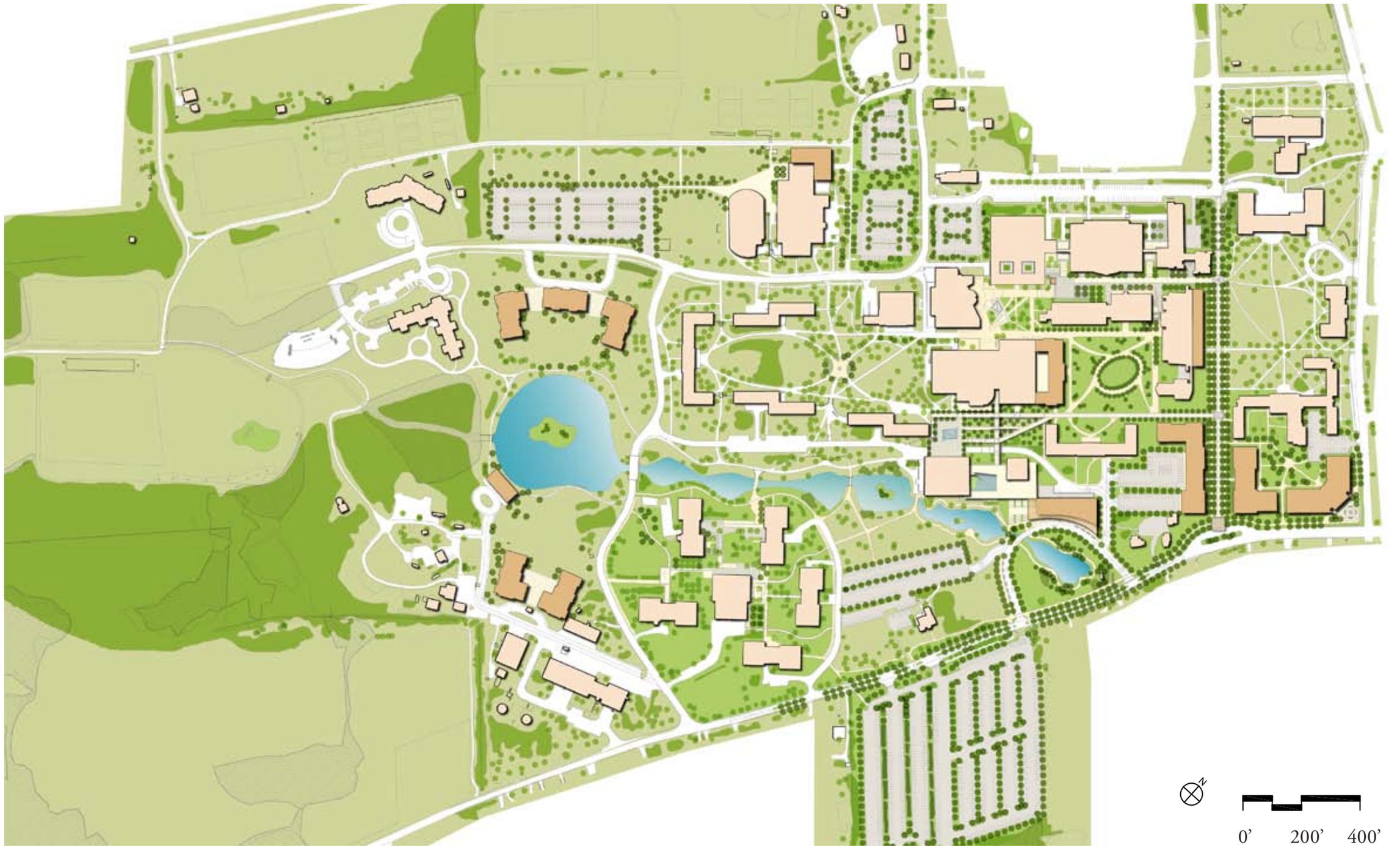
By implementing this plan, the college will enhance its unique connection to its region and sense of place and become an even stronger steward of the environment. For example, indigenous plant species will visually link the campus to the surrounding woodland, help reduce the amount of maintenance required and conserve water. By reducing the amount of impervious area within the campus less run-off will be created. Where there are large amounts of pavement, in parking lots and along the Concourse for example, visually-appealing bio-swales will retain storm water on campus and recharge the local ground water.

Similarly, bike racks and an opportunity for a bus stop along Route 32 will encourage the use of alternative modes of transportation, reducing the generation of carbon dioxide and other harmful gases and reducing the consumption of non-renewable resources. Site lighting will be “dark sky” compliant, ensuring that everyone on campus and off can enjoy views of the night sky and mitigating any impact on nocturnal animal life, while providing a safe night-time environment for everyone on campus.

Enhancing Accessibility

One of the major themes of the plan is to create a campus that is inviting and accessible to all. The proposed modifications to the site will ensure that all students, faculty, staff and visitors will be able to access and utilize the resources of the campus equitably. To achieve this goal, the plan proposes several changes to create new and better accessible routes through the landscape and places of the campus.

These changes include a new elevator that will connect the Courtyard to the Concourse. This elevator will be housed in a glassy, new tower that will become a distinguished new landmark terminating the southern axis of Concourse. The plan also proposes to revise the pathways between the SUB and the Smiley Art Center (an area nicknamed the “Terraces”) improving the connection between the SUB and the Art Center, increasing the accessible routes through this place and removing all unnecessary paving. While the plan in general proposes to remove parking from the center of campus, it retains existing or provides locations for new accessible parking convenient to the many destinations on campus.



0' 200' 400'

Fostering the Safety of the Campus Community

The plan will enhance the safety of the students, faculty, staff and visitors in several ways. One of which is by the relocation of the campus police to the College Terrace building providing a central, convenient but unobtrusive location for this department. From this central location, emergency personnel and their vehicles will be able to quickly respond to any location on and off campus. This plan provides for the relocation of the functions currently housed in the College Terrace to the “boathouse” to be constructed on the shore of the “Gunk.”

The plan also provides new guidelines that will enhance the users’ perception of daytime and nighttime safety on campus. For example, the current pathway light fixtures are often mounted too high. This frequently results in the adjacent tree canopy obstructing the light, creating dark areas for pedestrians to navigate. New lighting standards will lower the typical lighting fixtures to a more pedestrian scale, twelve feet above campus pathways and below the typical tree canopy. Better illumination of the pedestrian pathways will be complemented by planting guidelines that discourage dense, low plantings that would obstruct open sightlines across the landscape. Instead, the guidelines provide a rich palette of trees and ground covers.

Implementing the Plan

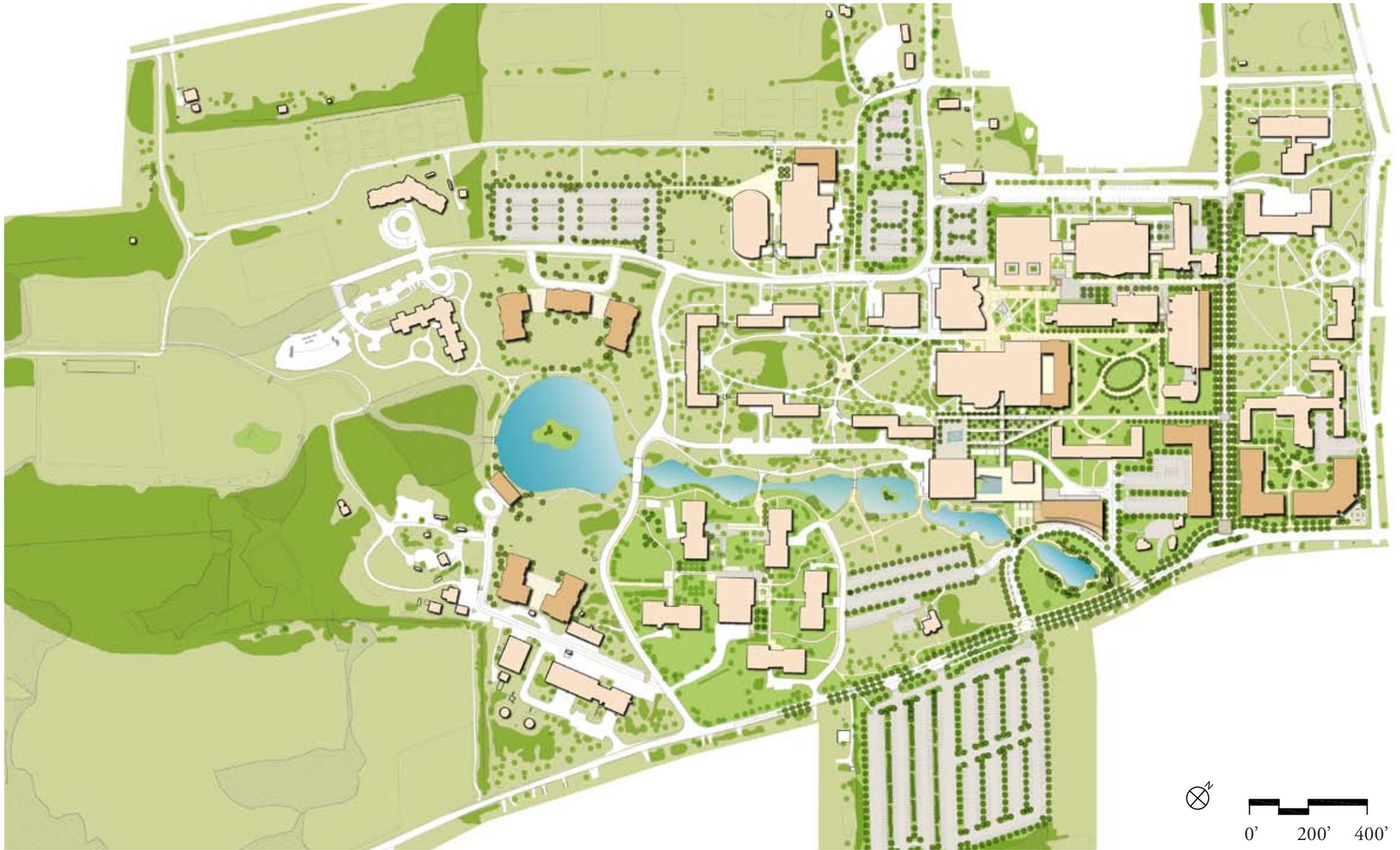
Implementation of the plan will occur over the next five-year capital plan and the two following five-year plans. The Campus Facilities Planning Task Force has prioritized projects by place for the first five-year plan as:

- Concourse (part of the High Temperature Hot Water line replacement underway)
- The Corner (with a new science building)
- Mohonk Walk
- Arts & Sciences Quad
- Police Department relocation
- Replanting the eroded second pond of the Gunk

These initial projects will have a significant impact in creating an appropriate first impression and restoring the core of campus. To advance these projects, design contracts will be let to further develop the concepts for use in preparing construction documents that can be bid.

Design Principles

DESIGN PRINCIPLES
Build on the great “DNA” of the Campus
Provide a notable and distinct “first impression”
Define campus edge, minimize views to parking, and provide safer pedestrian and vehicular crossings along Route 32
Create a gracious arrival experience through a discernable main entrance
Improve parking efficiency, access, and location; maintain adequate accessible close-in parking; re-examine parking policies
Minimize pedestrian, vehicular, and service conflicts
Strengthen and beautify key N-S and E-W pedestrian circulation routes
Better define and improve linkages to quads and open space; improve accessibility throughout the campus
Strengthen and enhance qualities of the “Grid” Campus and the “Romantic” Campus; Identify new building sites
Enhance opportunities for long distance views
Increase opportunities for informal interaction; create small scale places
Reduce excess impervious pavement; rationalize system of paths
Increase opportunities for human enjoyment of the water
Improve building entrances and interactions with open spaces



2

Places

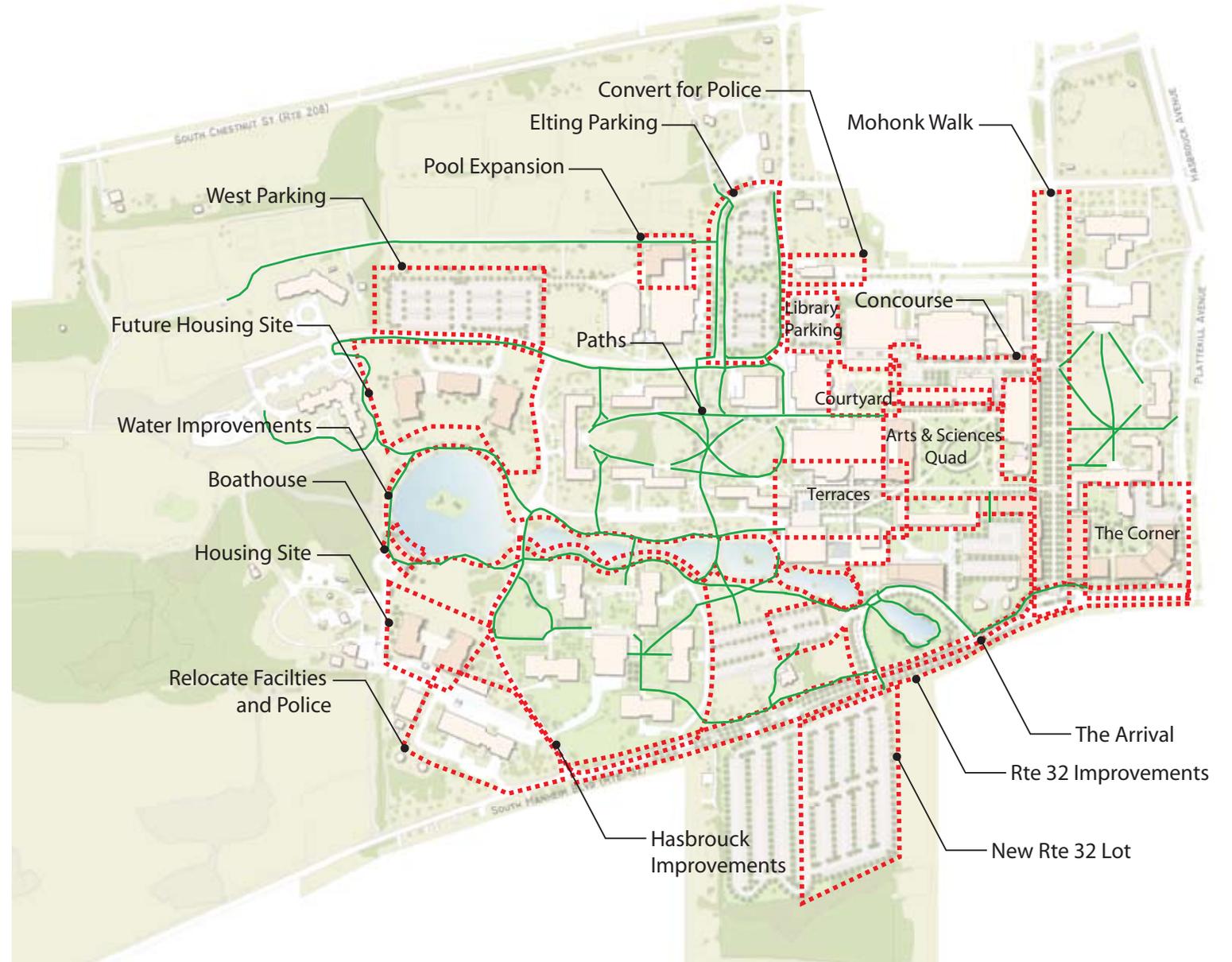
PLACES

Introduction

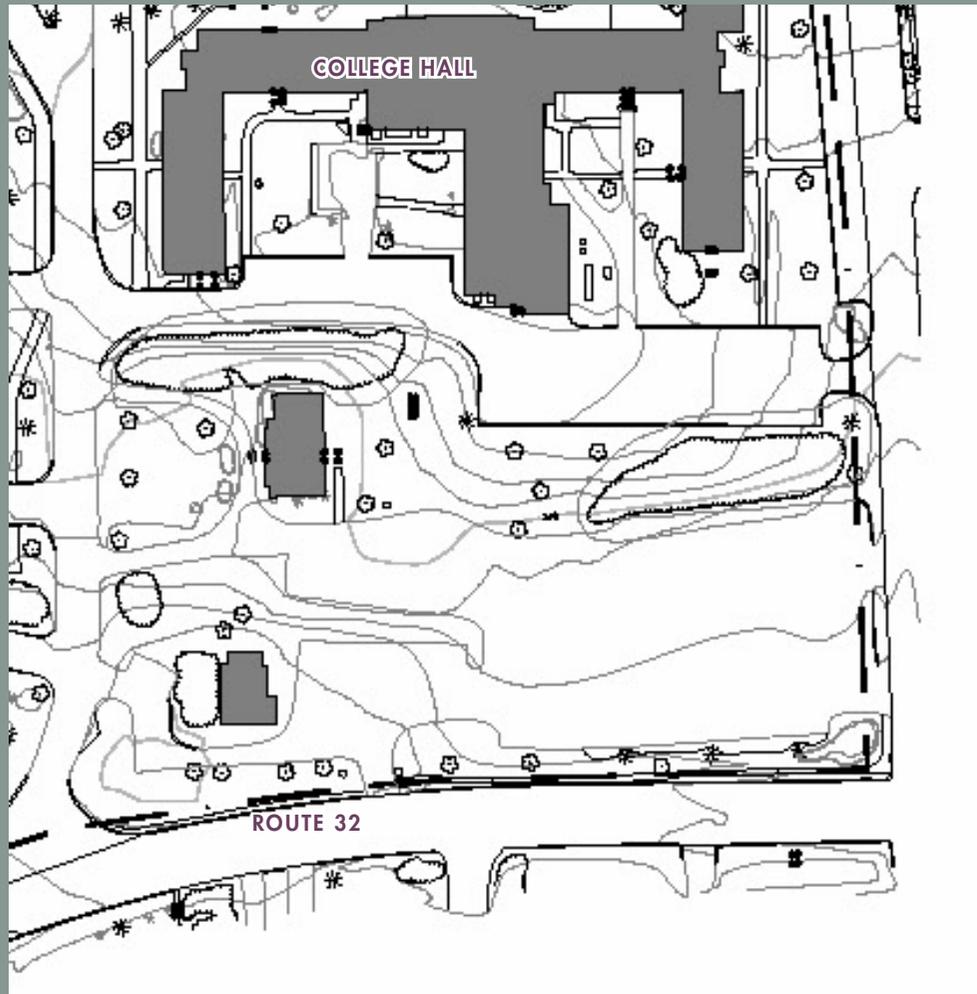
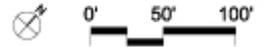
This section describes each of the campus places that will be created, restored or modified as part of this site and landscape master plan. Each of the concepts detailed in this section builds upon the established qualities and opportunities of the New Paltz campus, its context and the indigenous landscape to enhance the campus and ensure the creation of a sense of place that is unique to SUNY New Paltz.

The places described in this section are:

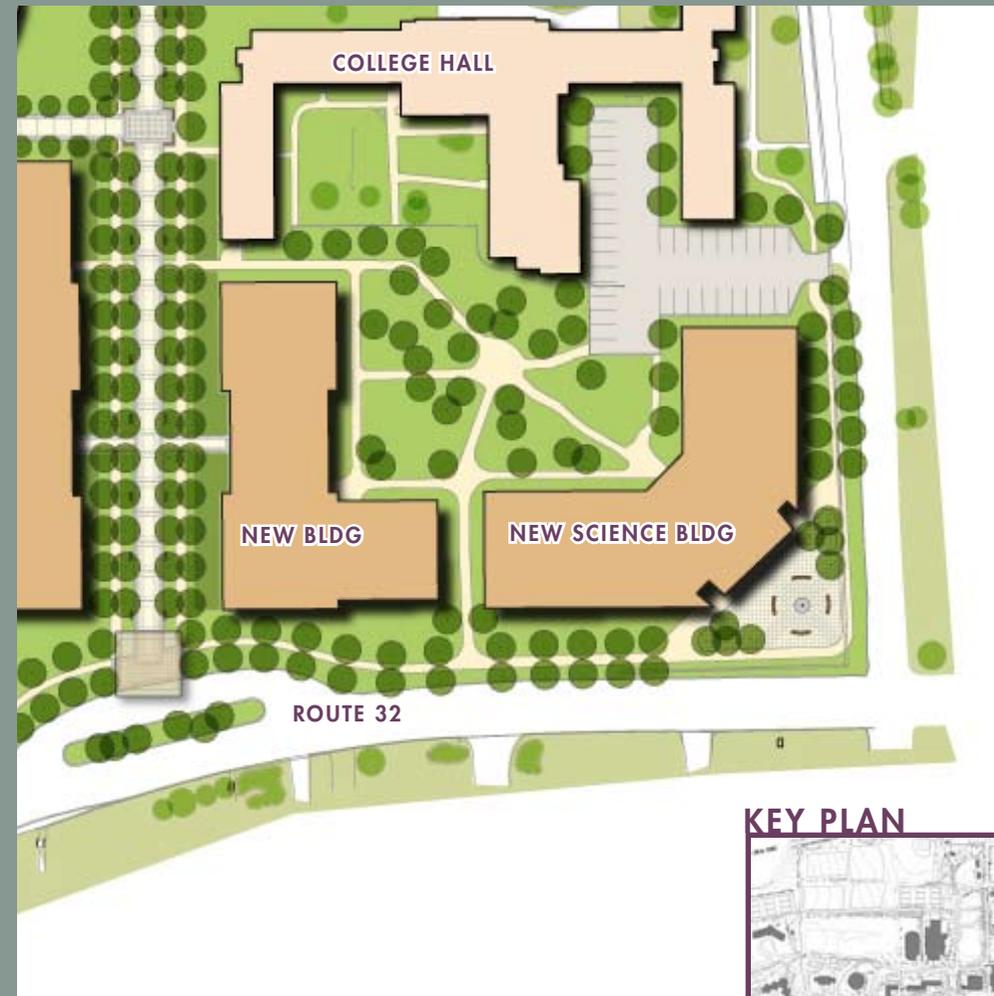
- The Corner
- Mohonk Walk
- The Concourse
- The Arrival
- The Arts & Sciences Quad
- The “Gunk”
- The Terraces
- Hasbrouck Quad
- Parking Greening & Expansion
- Route 32 Traffic Calming
- Housing & New Building Siting



CORNER

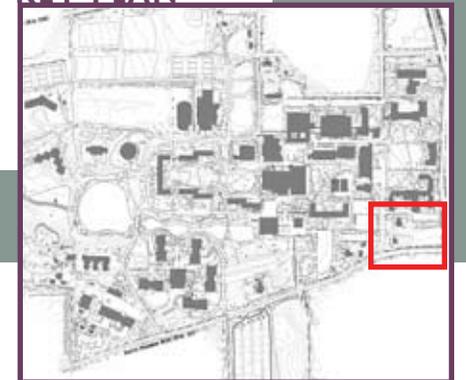


BEFORE



AFTER

KEY PLAN



CORNER

The concept for The Corner meets the need to provide a notable and distinct first impression for visitors to the campus arriving via Route 32, the main vehicular arrival. Currently, this area is dominated by a surface parking lot. As such, the campus edge is not well defined.

This extremely important, yet underused, site potentially meets several needs. A new academic building and civic-scaled plaza located at this site offer a strong first impression, announcing that you've arrived at the campus. This building can meet the college's immediate need for a new science building of approximately 87,000 gross square feet. Campus committee members favored the concept of an open pass-through element to the building that would provide visual and physical access into the campus. Housing the sciences, this new building presents a wonderful opportunity to incorporate emerging technologies to meet sustainable needs such as photovoltaic panels, rain water collection, and green roofs. Parking will be reduced, reoriented, greened and screened by the new building sites; while retaining necessary access for the disabled.

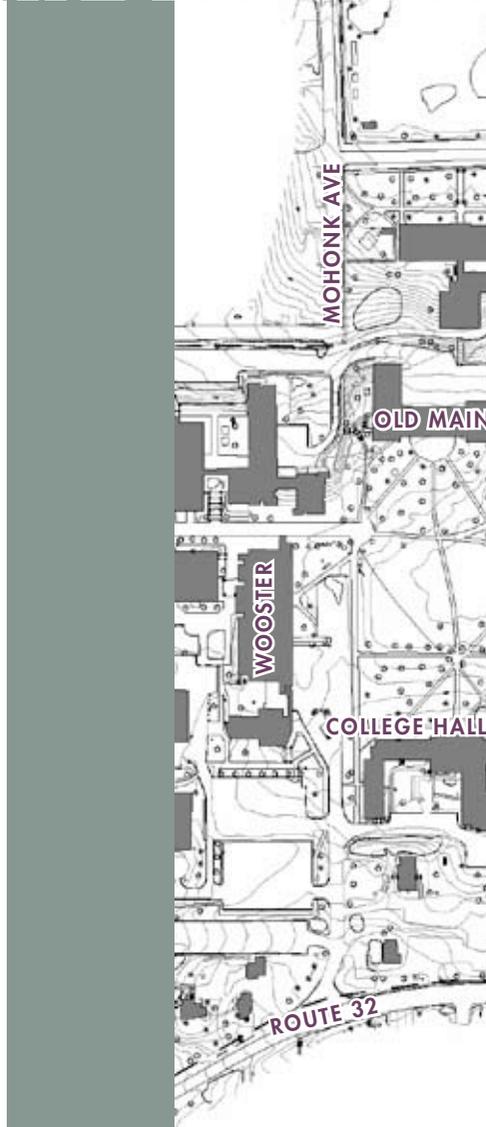
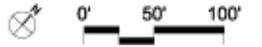


Existing conditions at The Corner.



The Corner featuring a new sustainable, gateway building and plaza.

MOHONK WALK



BEFORE



AFTER



1. West



3. East



KEY PLAN

MOHONK WALK

Defined at its eastern edge by new building sites, the Mohonk Walk responds to the need to strengthen and beautify key pedestrian circulation routes. Running East-West across campus from the new building sites along Route 32, adjacent to the historic Academic Quad, terminating at van den Berg Hall and intersecting with the Concourse and a new Campus Walk, the Mohonk Walk also helps to better define and improve linkages to the quads and open spaces. Interestingly, the Walk reinstates the route of an old village street – Mohonk Avenue.

The Mohonk Walk is modeled on the classical campus walk, such as the Locust Walk at the University of Pennsylvania. It is a long linear space featuring opportunities to pause and sit, alone or with others. It features a twenty foot wide central surface of decoratively scored concrete with a tumbled concrete paver edge and two, less formal, eight foot wide secondary side paths of asphalt, both edged with permeable pavers. The paths are flanked by a double row of trees framing long distance views to the Shawangunk Mountains.

Much of the area the walk will traverse is currently occupied by the dangerous and unsightly Wooster Parking Lot. This lot, which brings cars deep into the heart of campus in conflict with pedestrian movement in the area, is an ugly and undistinguished edge to the picturesque and historic Academic Quad.

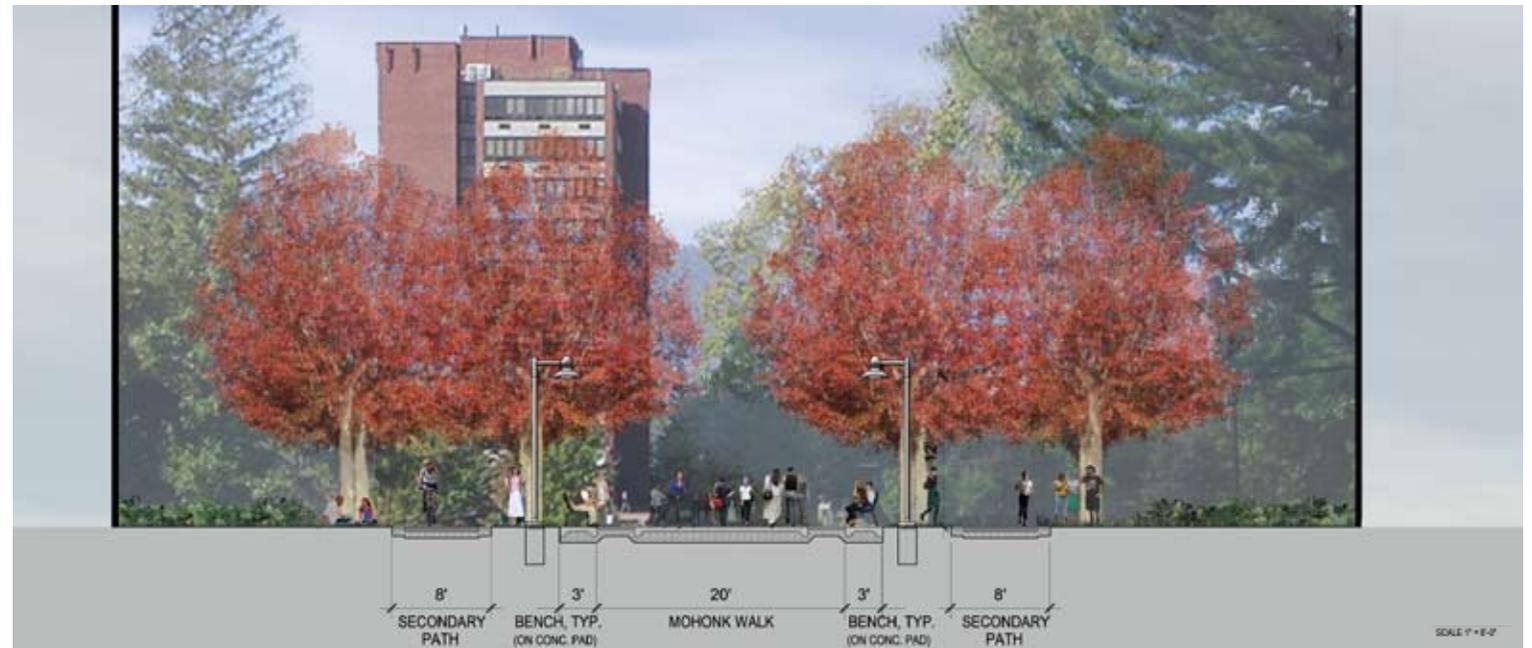
An addition to the Wooster Science Building, with the potential to house new faculty offices, would better define the quadrangle's edge and would provide wonderful views from the offices.



The new Mohonk Walk terminates with a view to the Ridge.

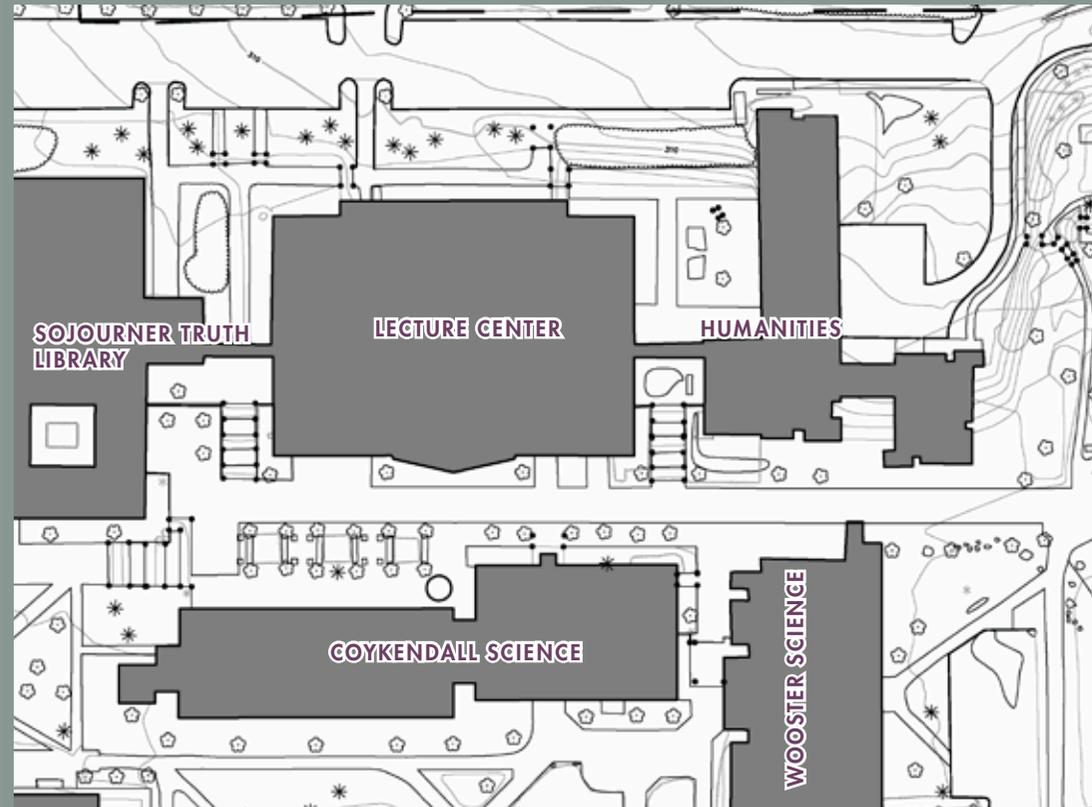


Precedent: Locust Walk, University of Pennsylvania.

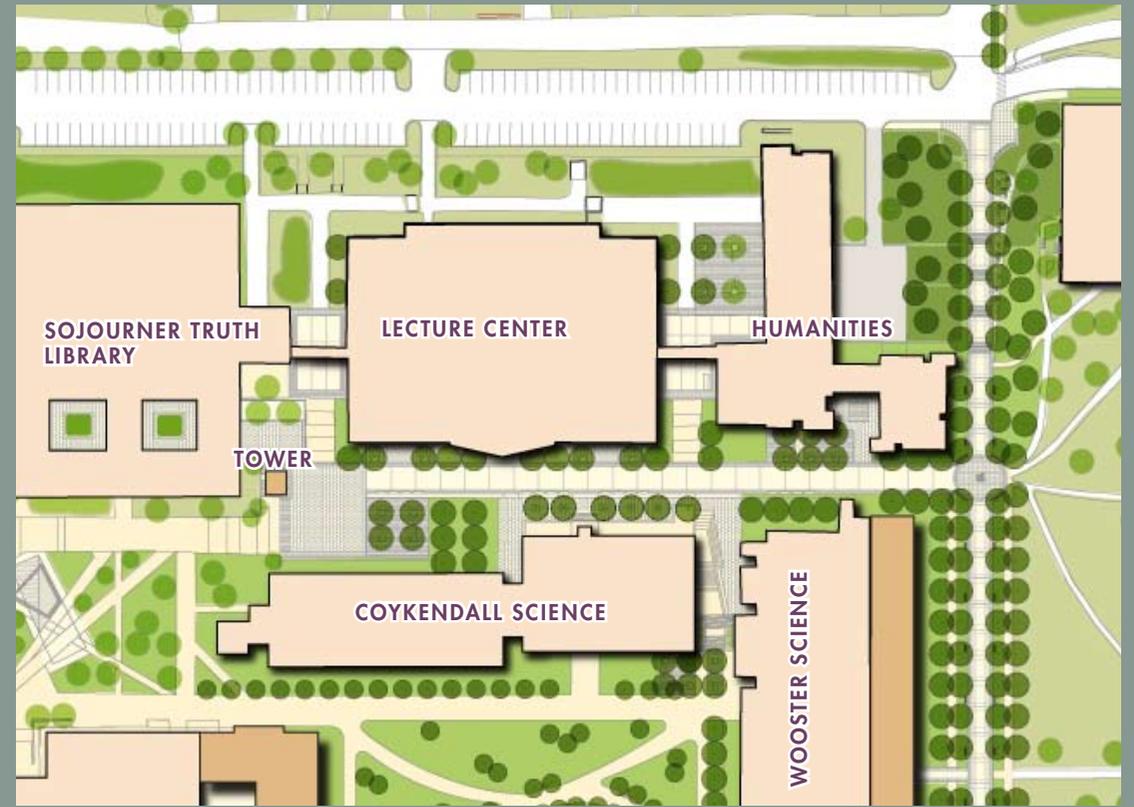


Mohonk Walk Section

CONCOURSE



BEFORE



AFTER

KEY PLAN



CONCOURSE

The Concourse, a key circulation and social space, is one of the most important and successful places on campus. It handles the great volume of students traveling from dormitories to classes in the Humanities Building and the Lecture Center. It is the functional heart of campus. However, from an aesthetic standpoint, the Concourse could use some improvement. The quality of the space does not adequately reflect its importance.

The Concourse suffers from an over-abundance of paving and a lack of gathering spaces. The Concourse concept softens the space with plantings and an allée of trees, delineating the central circulation axis. The re-design will enhance movement along the Concourse by simplifying and unifying its paving; although the central paved path will be decoratively scored concrete for easy maintenance, permeable paving will be used wherever practical, such as within the seating areas and along the edges of the Concourse. Gathering areas have been differentiated – a shady bosk of canopy trees with benches and tables will accommodate meetings, while benches lining the Concourse will enable chance encounters.

Additional plantings and seating provide places for quiet contemplation and informal gathering on the periphery of the central axis and near building entrances. Additionally, by replacing many small, unhealthy trees with canopy trees, and by replacing the existing trench drain with a bioswale, significantly more green will be added to this necessarily wide expanse of paving.

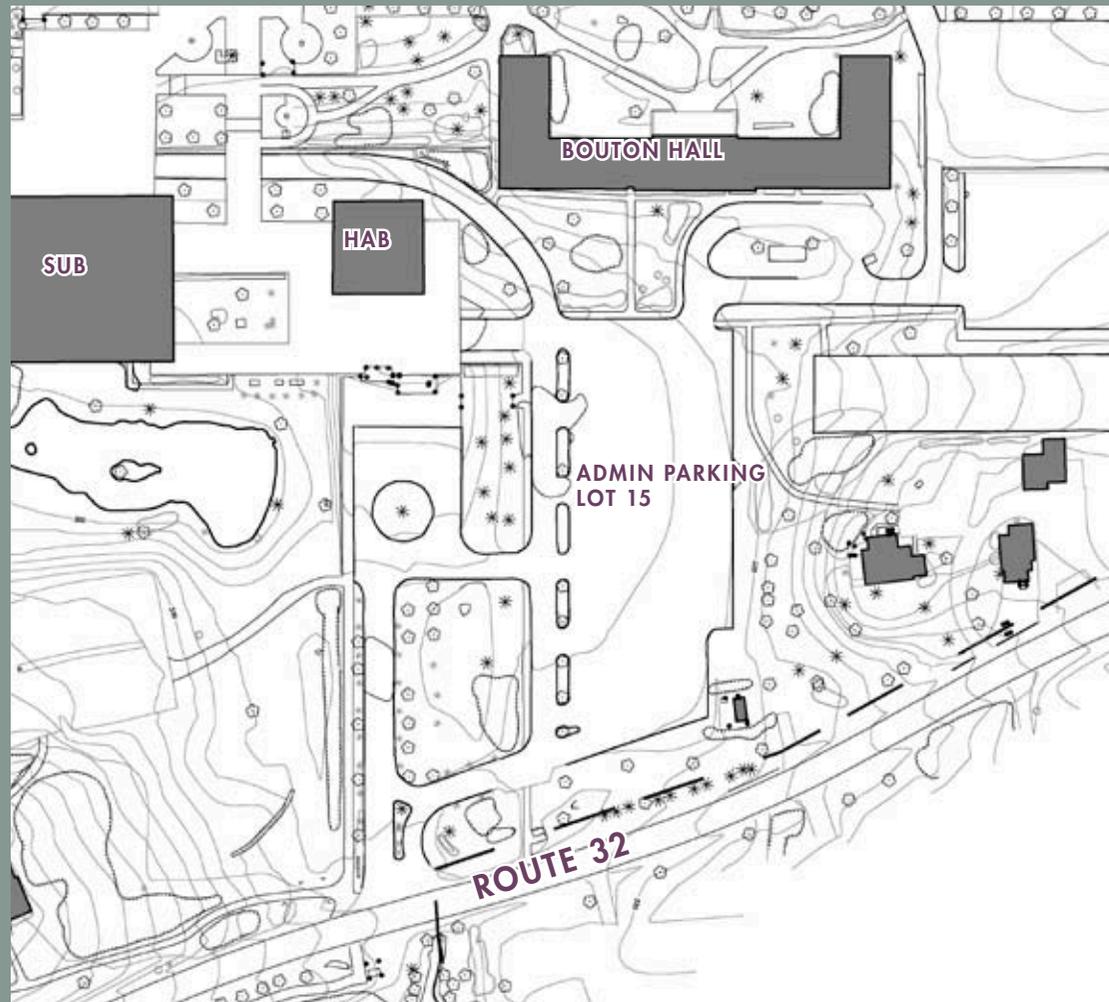
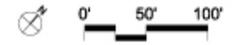
Renovation of the Concourse also provides an opportunity to fix the unattractive stairs running between the Coykendall Science and Wooster Science buildings. It will be replaced with a new system of stairs providing aspects of utility with aspects of beauty, capturing long distance view to the Shwangunks. The open stairs will incorporate broad terraced seating along a more narrow series of steps.

A key functional constraint with the existing Concourse is that it does not provide equal accessibility for all of those who use it. There is no easy way to get from the lower level of the Concourse up to the level of the Courtyard. To meet these needs, an elevator tower has been located at the southern termination of the central axis. This tower can function as an observation point for all users, echoing the landmark Mohonk Tower on the ridge visible from campus. A dramatic focal point for one traversing the Concourse, or across campus, this glass tower will become a campus icon, and in the evenings, a modern beacon attesting to the presence of SUNY New Paltz.



Section through the Concourse showing the new tower.

ARRIVAL

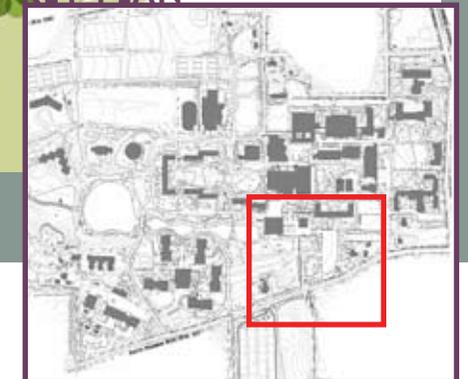


BEFORE



AFTER

KEY PLAN



ARRIVAL

The current main arrival to the campus off of Route 32 lacks an appropriate sense of place and is a less than ideal experience for visitors. A sea of parking is the first thing one sees as they approach the main arrival. Once on campus, automobile circulation is circuitous and awkward.

The redesigned Arrival seeks to provide a gracious arrival experience through a discernable main entrance. Working with the existing topography of this area, parking and circulation for visitors and service vehicles has been streamlined and made intuitive. A grand entrance drive pulls together the visitor requirements of Graduate Admissions, Welcome Center, and Hopfer Admissions and Alumni Center, delivering visitors to dedicated short term visitor parking in the Crispell Lot. A potential new building site overlooks a charming campus lawn with a new water feature, bringing the campus' iconic "Gunk" to the arrival experience. Located at the intersection of the romantic, less-formal portions of the campus and the orthogonal, more urban parts of campus, the arrival incorporates elements of both. Parking and service access are maintained, improved, and shielded. A signalized intersection will improve pedestrian crossing and vehicular access, while also slowing traffic along Route 32.

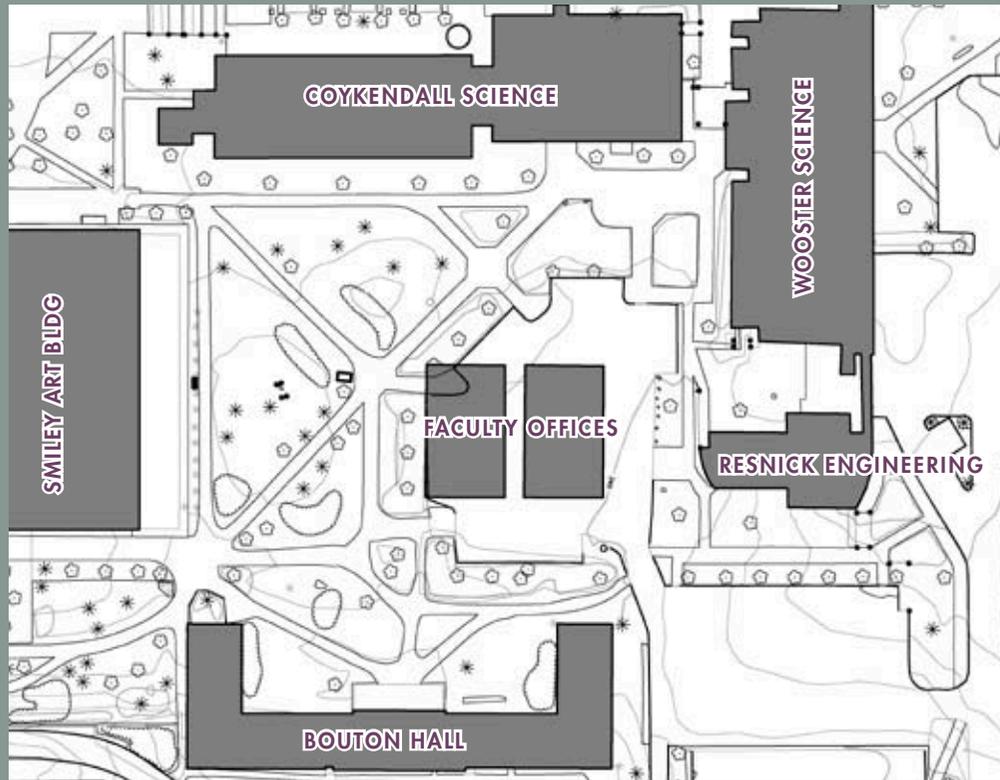
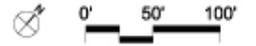


The existing arrival is dominated by cars.

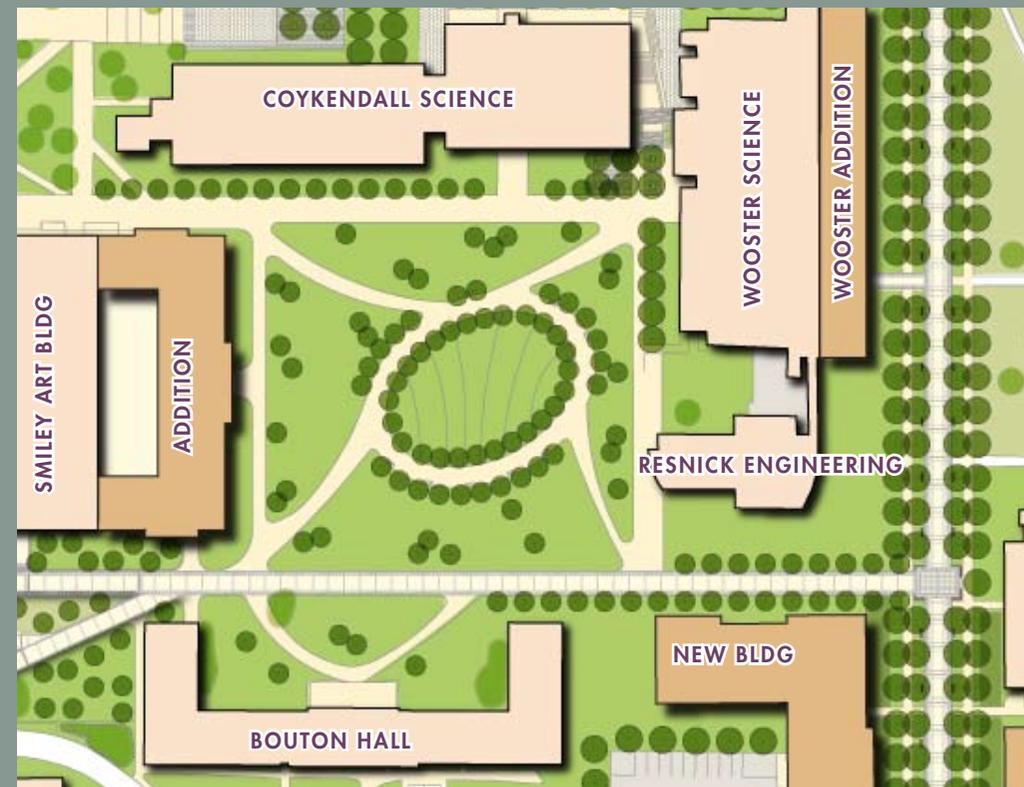


The new arrival integrates the landscape into the first impression.

ARTS & SCIENCES QUAD



BEFORE



AFTER

KEY PLAN



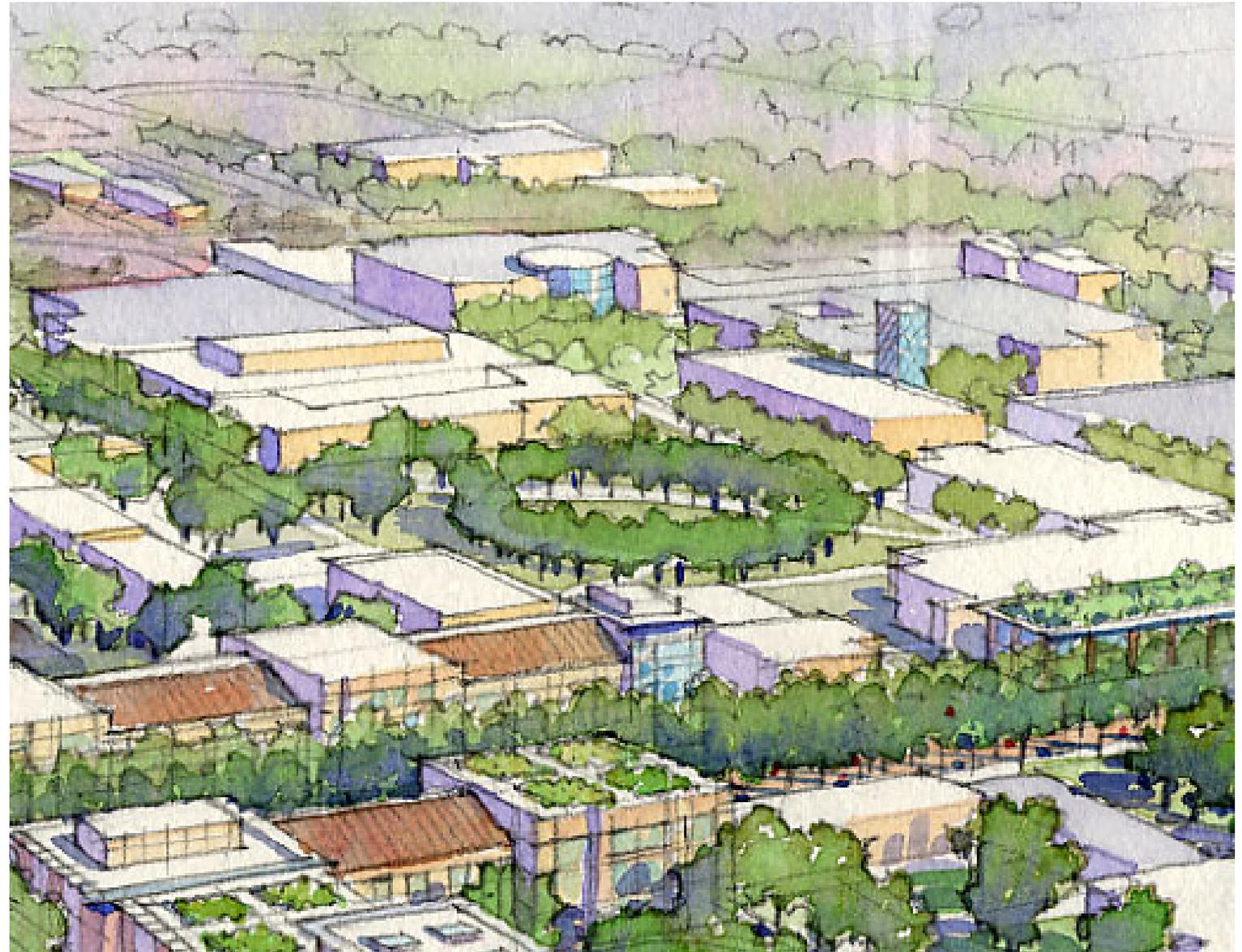
ARTS & SCIENCES QUAD

Temporary faculty office buildings and the Coykendall Parking Lot have turned a centrally located open space and major pedestrian circulation area into an unsafe and unattractive place. Relocating and removing the parking and temporary buildings from this space could have an immediate and important effect on campus. The “Campus Walk,” a major north-south circulation route, will be added to the eastern edge of the quad, connecting the residential and academic quads. The Arts and Sciences Quad will be designed as a celebratory garden with opportunities to incorporate sculpture and environmental art, its path aligned to allow for a crucial diagonal link between the Concourse and the Main Arrival. A new addition to the Smiley Arts Building, potentially housing faculty offices or Arts-related programs, will improve its relationship to the quad.

A reinvigorated Arts and Sciences Quad will restore the balance of the campus’ three main quads.

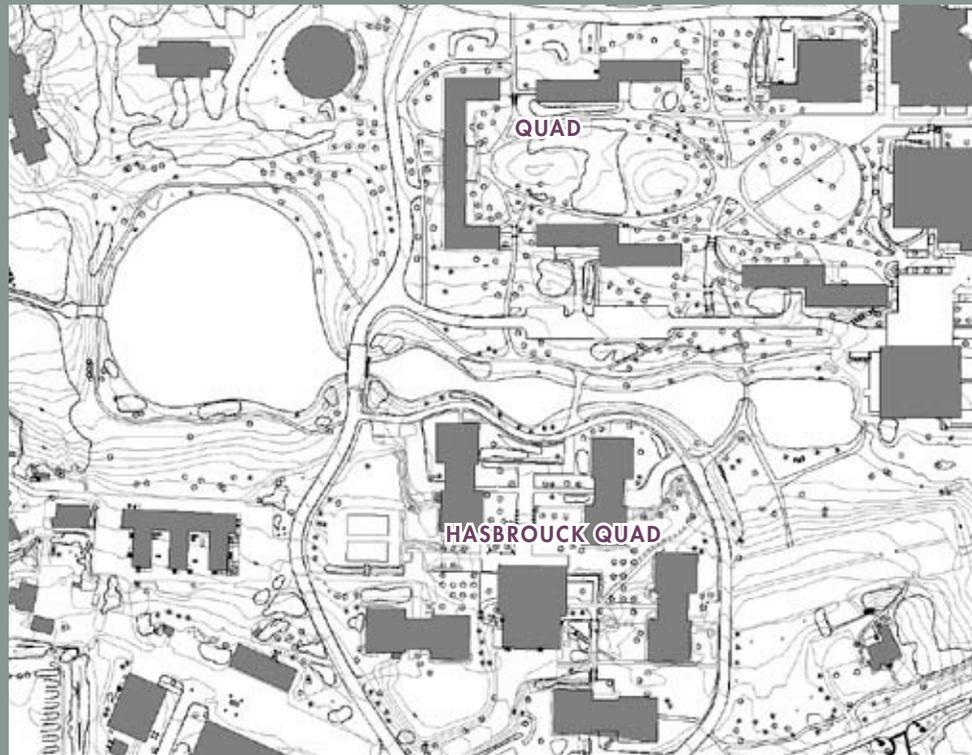


The existing Quad is dominated by temporary buildings and cars.

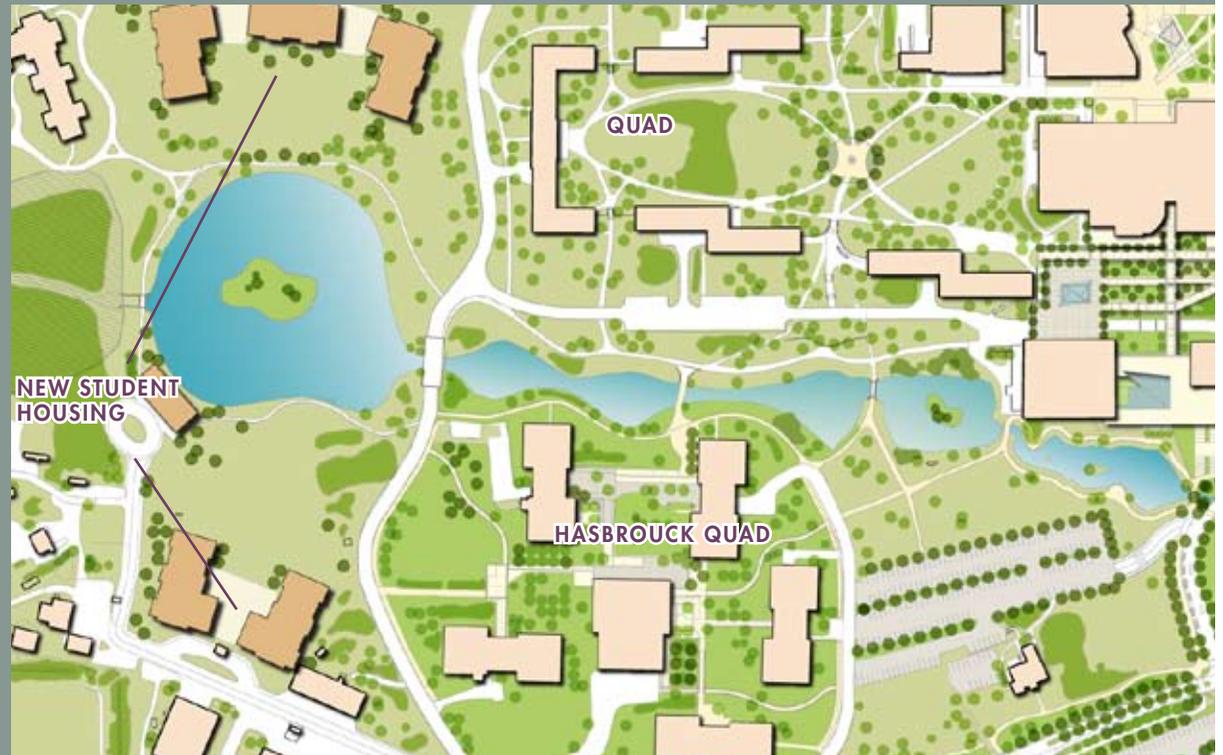


The Arts & Sciences Quad is restored as a central place on campus.

THE "GUNK"

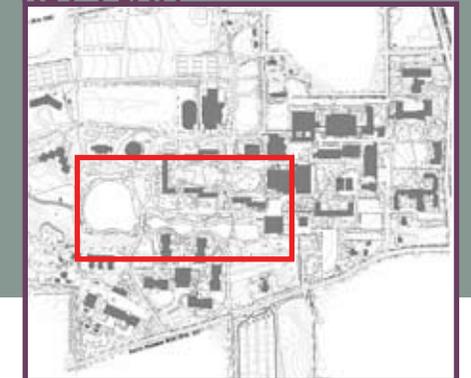


BEFORE



AFTER

KEY PLAN



THE "GUNK"

The design for the Gunk ponds will make the land surrounding the ponds more inviting for people and less inviting for geese, as well as more sustainable, by reducing the amount of lawn grass (although not entirely eliminating lawn). Planting trees, shrubs and water plants native to this area will discourage geese, reduce erosion and limit fertilizer and other run-off into the water, all of which will help clear the water and make the landscape more conducive to human activity, whether passive or active. The plan proposes the following:

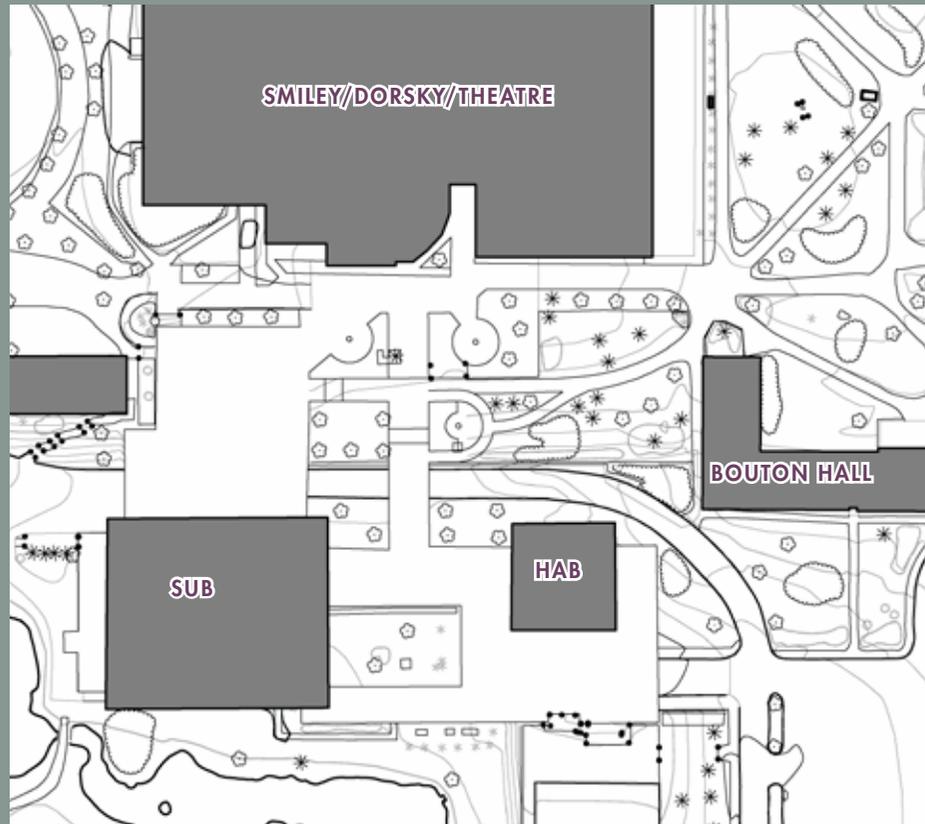
- Preserve some strategically located sections of lawn abutting the water's edge. For example, keep the lawn at the large pond where the boathouse/patio is proposed, where benches are situated near the water and should have uninterrupted views, and at the narrowest parts of all the ponds where we do not want to restrict water flow with plantings.
- Plant additional shrubs to help screen the large electrical box near the bridge of the large pond.
- Plant emergent wetlands (pg. 41) to span the mouth of the large pond as it goes under the footbridge. These will prevent floating debris from being blown into the other ponds and replace the intrusive fence that currently serves the same purpose.
- Plant American Lotus (*Nelumbo lutea*) in the largest ponds to help contain this floating debris. Plant the Lotus in containers elevated on cinderblocks or similar concrete structures to prevent them from spreading throughout the entire pond.
- Replace lawn with Mesic Forest (pg. 40) on either side of the large pond's drainage outfall, to biologically connect the pond with the existing wetland forest below.



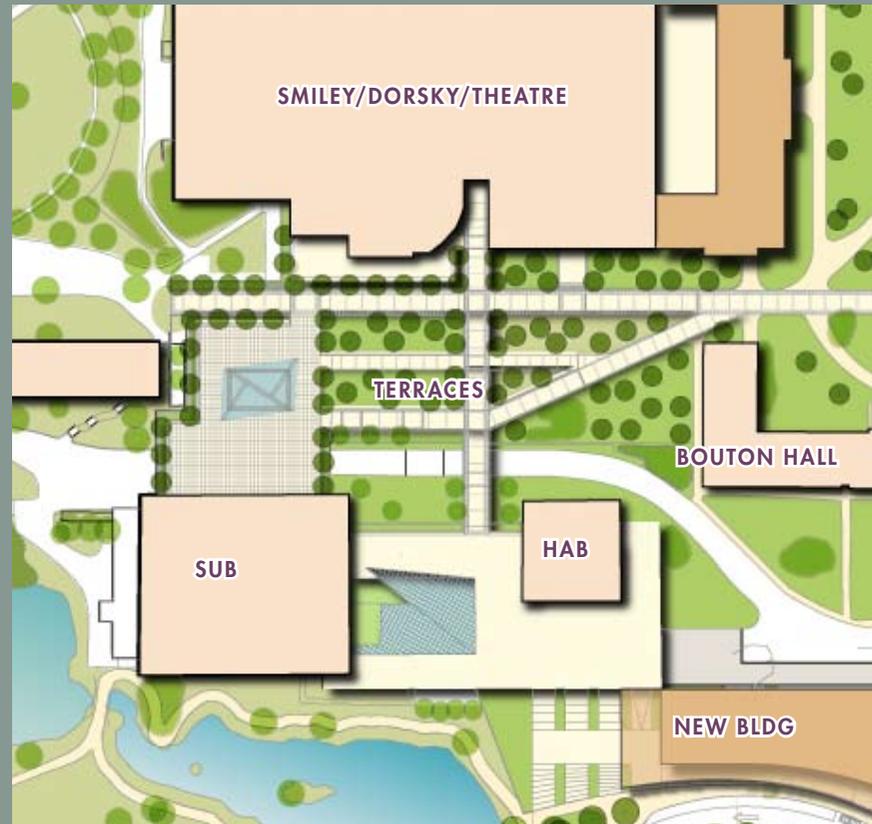
Conceptual planting strategy for the "Gunk."

- Replace some of the lawn where it is too expansive, such as on the slopes of the large pond and around the proposed created wetland, with native meadow plants (pg. 39). This will reduce maintenance and increase habitat quality, yet maintain views of the large pond from the buildings on the hills above it.
- Plant a large section of Mesic Forest around the first and second ponds to reduce the vast expanses of lawn there; this will prevent geese from feeding in these areas. The planting could be as simple as a group of amelanchiers, with their light, airy, open canopy, and some understory shrubs and ferns, or all the species specified for Mesic Forest could be included.
- Stabilize the eroding banks of the second existing pond. Regrade the water's edge; use coir logs of coconut fiber (or other biodegradable materials) to stabilize the bank until the plantings become established. Consider removing the fountain to decrease the erosive forces.
- Preserve all trees along the water's edge, except where regrading is necessary.
- Plant wetland species along the existing bioswale that drains the parking lot around the second pond.

TERRACES



BEFORE



AFTER

KEY PLAN



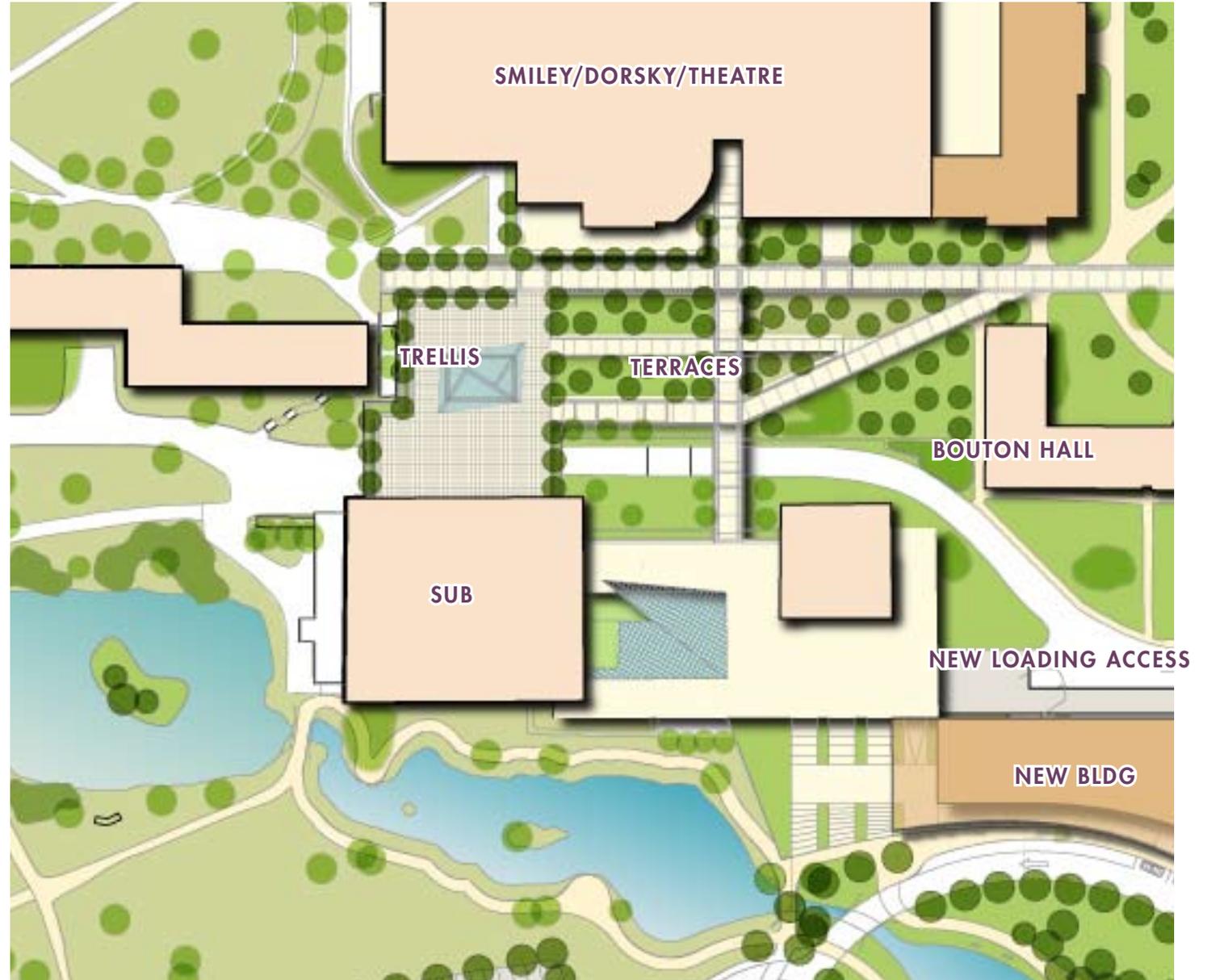
TERRACES

The concept for the Terraces responds to a need to improve accessibility and to improve service access. This area is an important gateway, leading from the main arrival into the heart of campus. Currently, a jarring series of steps and ramps makes what should be an elegant axial pathway into a confusing and over paved jumble of materials and concepts.

The terraces solution enables everyone to travel together along a system of graceful and accessible ramps, with opportunities to gather and linger amongst more plantings and less paving. The Terraces concept seizes the opportunity to re-orient this significant route to the main axis of the entrance to the Smiley Art Building, taking into account how pedestrian traffic and sightlines will change with the completion of the Student Union Building (SUB) expansion. The Terraces also presents an opportunity to improve the large barren plaza on the west side of the SUB with more plantings and places to gather along its edges, while retaining a significant undisrupted programmable central space accented by a trellis element that will enable three-season use. Redesigning and relocating the bridge that crosses over the SUB service road allows for the possibility of increasing clearance to allow service access via the main arrival rather than Pond Road.

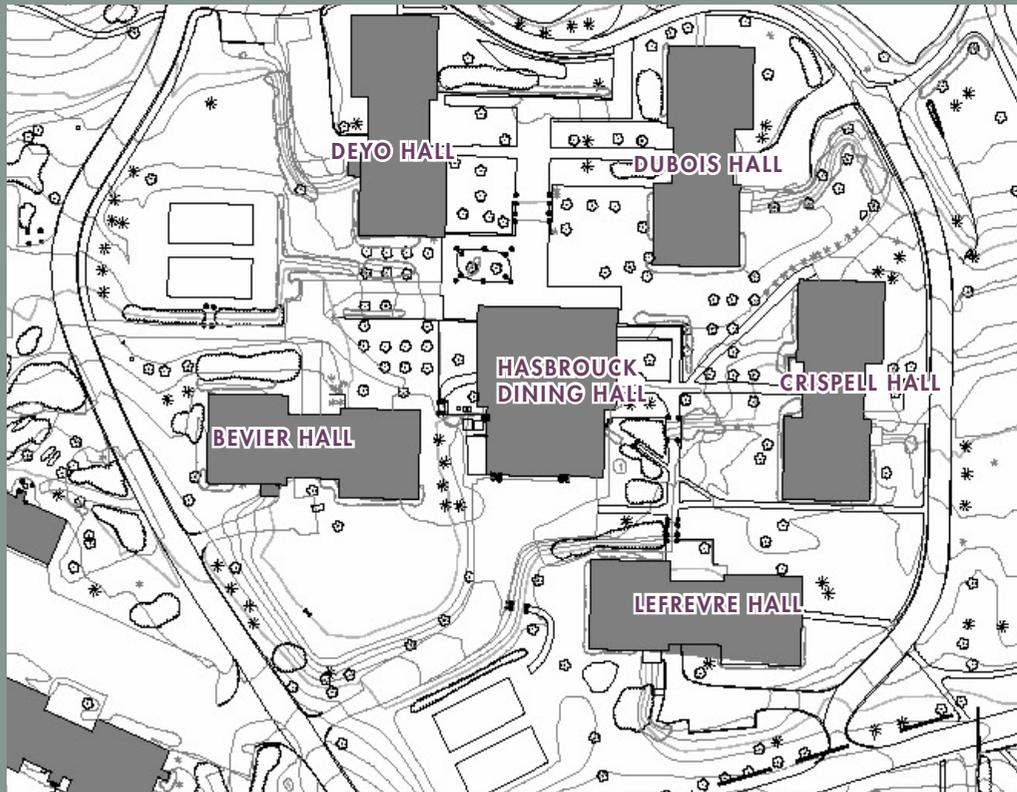


Existing conditions of the terrace.

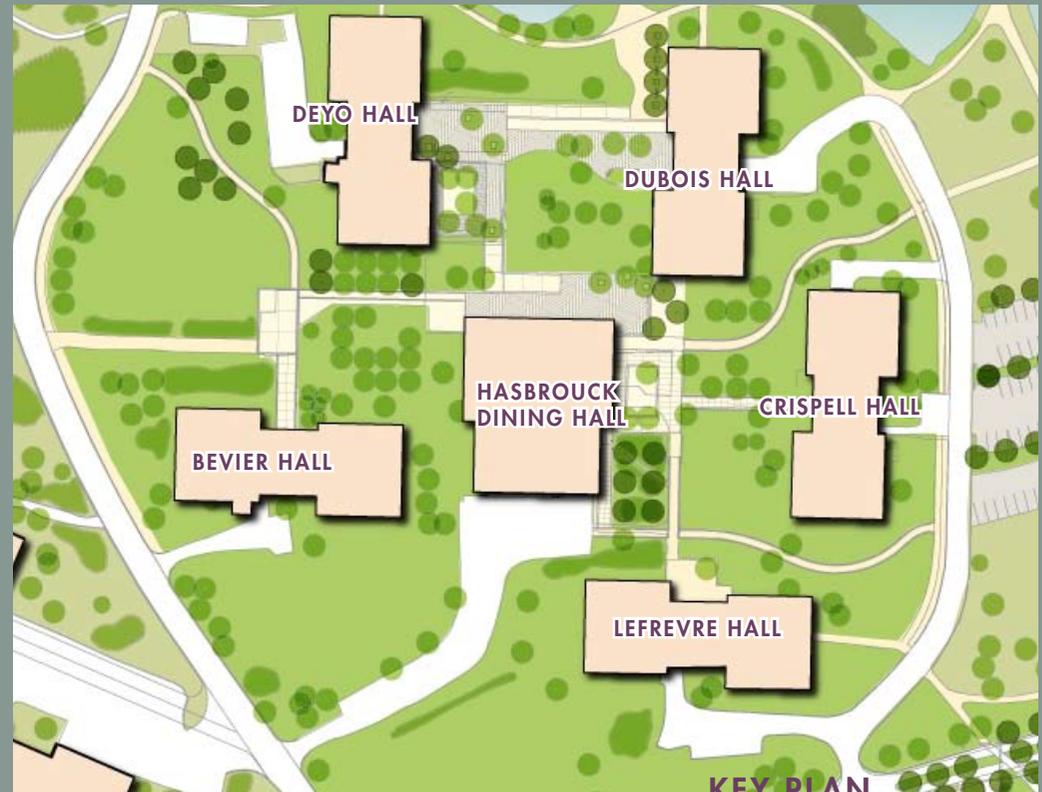


Terraces concept creates a universally accessible route from the Visitor's Center.

HASBROUCK QUAD



BEFORE



AFTER

KEY PLAN



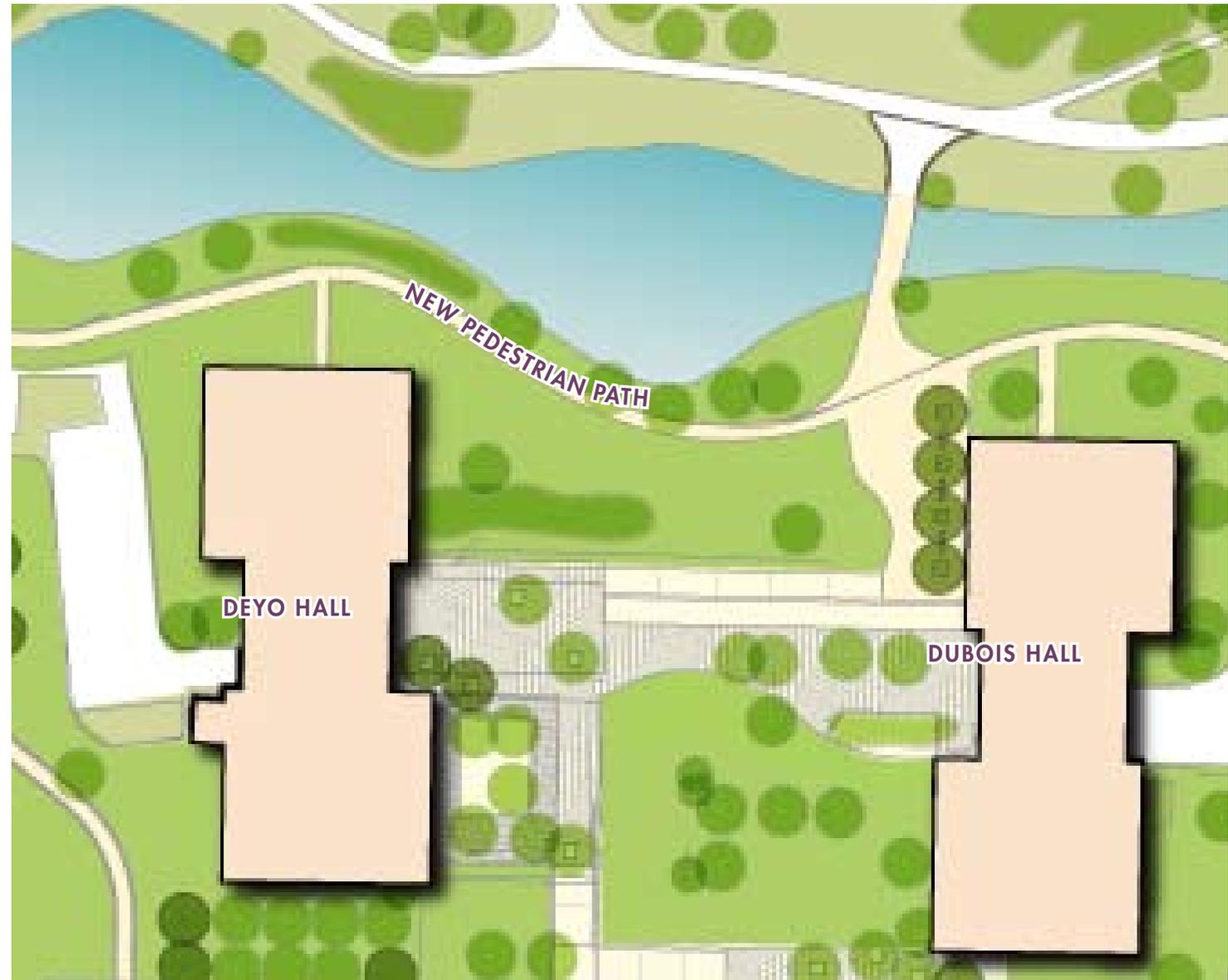
HASBROUCK QUAD

There are a number of challenges with the landscape surrounding the Hasbrouck Dining Area. The second floor dining level is inaccessible from most approaches; the plan makes the one possible approach more inviting for all pedestrians, to avoid isolating individuals using wheelchairs. A building-oriented study should be performed to determine where an elevator can be accommodated within Hasbrouck to further enhance the quad's accessibility.

Separating the pedestrian and vehicular traffic in the Hasbrouck area is a priority. To meet this need the road along the Gunk has been replaced with a pedestrian path that can be used for emergency vehicular access. The heavy concrete walls should be removed wherever possible, using gradually sloped paths to change grades, rather than steep ramps and steps. The result is a greener, more cohesive open space that keeps many of the existing pin oaks but opens the view down to the water.



The existing roadway creates a barrier between the Quad and the "Gunk."



The pedestrian experience along the "Gunk" is enhanced by closing the road between the Quad and the water.

PARKING

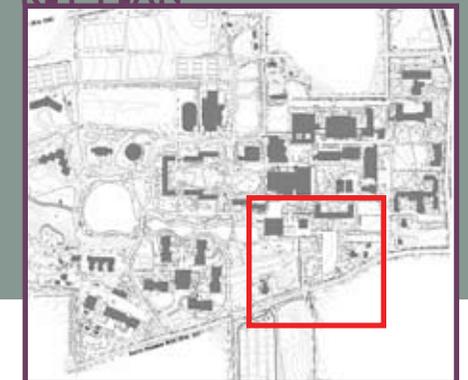


BEFORE



AFTER

KEY PLAN



PARKING

Parking Lot Greening & Sustainability

Permeable paving will be used wherever practical, such as within the seating areas throughout the campus, and in varying widths as edging of all the primary and secondary paths.

Trees and shrubs will be planted in bioswales in new parking lots, and will be incorporated in the existing parking lots wherever possible.

Bioswales improve water quality by removing silt and pollution (organic and inorganic chemicals and pathogens) from surface runoff via physical, chemical, and biological processes. Bioswales reduce peak flow rates and runoff volume, and recharge groundwater by facilitating infiltration.

Physically, bioswales are gently sloping conveyance structures, with gravel or permeable paving below the channel bottom; an inlet or overflow weir provides bypass flow. Typically they are enhanced with native wetland plantings.

Maintenance is confined to routine inspections (targeted at hydraulic efficiency), to clear debris and blockages, remove sediment and ensure a dense, healthy vegetative cover.

Bioswales are used most frequently in parking lots and other areas where extensive impervious surfaces exist. In addition to their use in SUNY New Paltz parking lots, a bioswale will replace the existing trench drain in the Concourse, and native planting is proposed for the existing bioswale that drains the parking lot around the second pond of the Gunk.

New Route 32 Parking Lot

As dangerous, unsightly, and inefficient parking lots are removed from the campus core, the existing large parking lots on the perimeter of the campus will be used more. As parking needs exceed what is currently

provided, the project team suggests that a new lot be constructed adjacent to the northern edge of the existing Route 32 Parking Lot on land owned by the campus. This location is convenient to the welcome center and arrival, as well as the core academic area. As with all other lots, it is suggested that bioswales and plantings be integrated into the design to aid drainage, sustainability, and to better transition from the surrounding landscape. This lot can be built in stages as demand dictates.

Parking Improvements (Elting & Library)

An analysis of the overall parking situation on campus revealed an overabundance of parking in aesthetically and functionally problematic locations in the campus core. This analysis also revealed that several of the large peripheral parking lots were being underused.

The project team has suggested re-opening the recently closed entrance to campus along the Southside Loop from Route 208 in order to ease access to the underused Elting Lots. This will also ease congested vehicular circulation routes through Mohonk Avenue and Sojourner Way. In coordination with providing more access, several improvements to the Elting and Library Lots will make them more usable, pedestrian friendly, sustainable, attractive and connected to the campus.



Landscape, bioswales and pedestrian pathways will improve access and sustainability in the western parking lots.

As part of an overall strategy towards campus parking lots the plan recommends introducing plantings and bioswales to better manage storm run-off and better integrate with the surrounding natural landscape.

In this area, the College Terrace is proposed as the new home for the Campus Police Department.

Parking Improvements (West) & pool site

In this portion of campus we desire to create a more pedestrian friendly environment. A large number of students traverse South Road on their way to and from Lenape and Esopus Hall to their classes. The West Parking Lots should be renovated along the same principles as other large parking lots on campus, introducing plantings and bioswales. The plan also locates a site for a new swimming pool addition to Elting Gymnasium.

BIOSWALE BASICS

Landscape Elements designed to

- Improve Water Quality
- Remove silt and pollution (organic and inorganic chemicals and pathogens) from surface runoff via physical, chemical, and biological processes
- Reduce peak flow rates and runoff volume
- Recharge groundwater by facilitating infiltration

Features

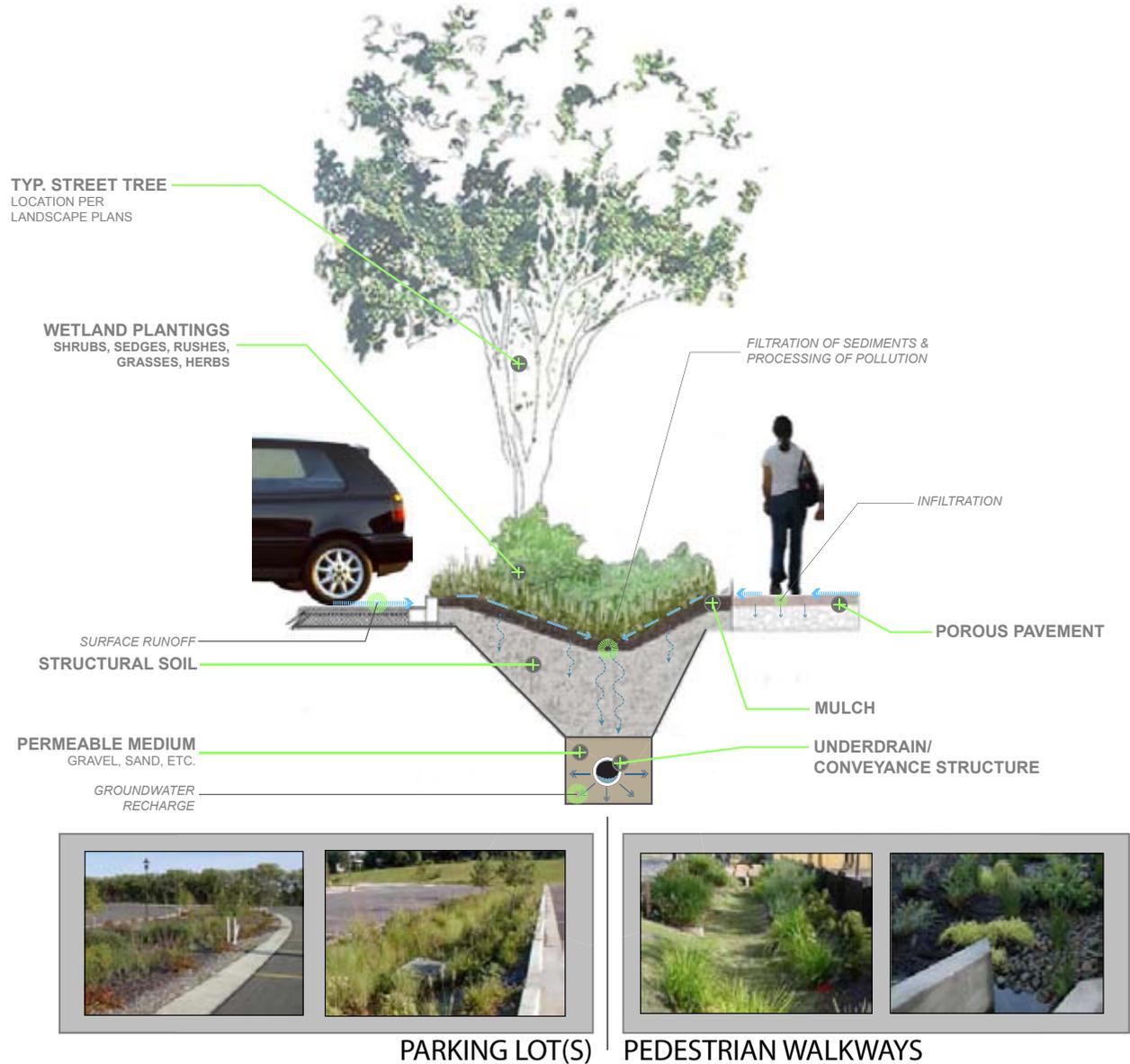
- Gently sloping
- Gravel or permeable paving below channel bottom
- Underdrain or conveyance structure
- Inlet or overflow weir to provide for bypass flow
- Native wetland plantings

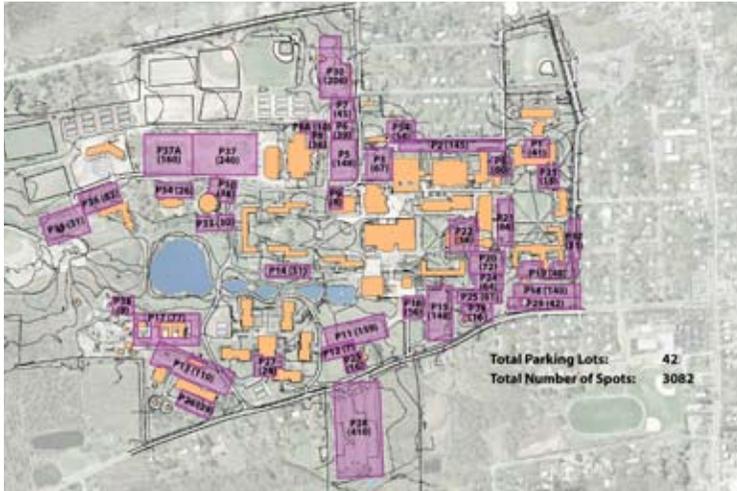
Maintenance

- Routine inspections targeted at hydraulic efficiency of the channel by clearing debris and blockages, and sediment removal
- Ensure a dense, healthy vegetative cover

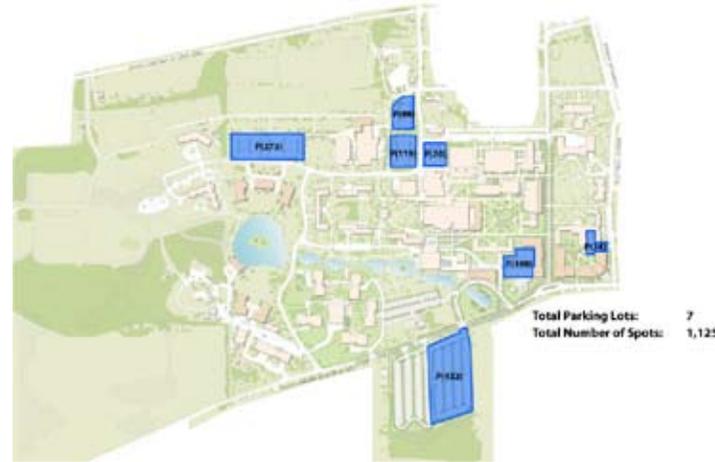
Common Applications

- Around parking lots
- Other areas where extensive impervious surfaces exist





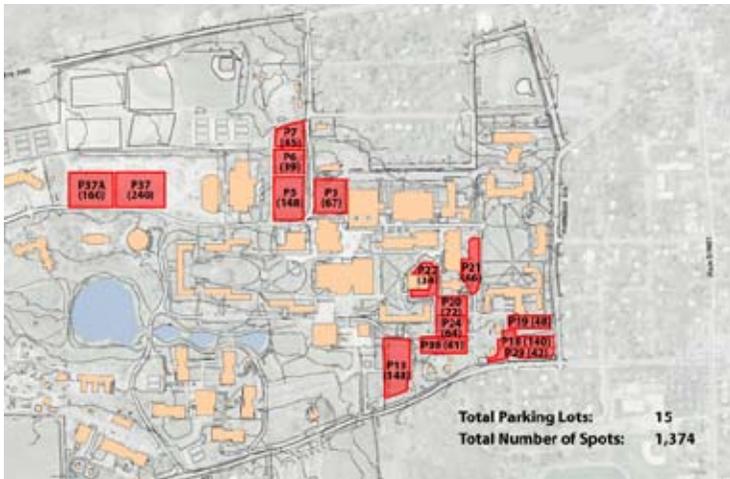
Existing lots and parking space counts.



New lots to be created.

Parking Modifications

Over time, parking has intruded upon some of the most important spaces on campus while many other existing campus lots remain under utilized even at peak periods. As well, many of the offending lots are small, inefficient and circulating among them is confusing. In order to create a more pedestrian-oriented campus where cars do not dominate the view or endanger pedestrians, the plan removes many of these parking spaces from the core of the campus and in turn, identifies opportunities to expand capacity as necessary at the perimeter of campus. To ensure accessibility, some parking will remain centrally located, but it is visually screened and situated to avoid pedestrian conflict. As discussed in other sections of this report, some existings lots will also be modified to integrate trees and bioswales, enhancing aesthetics and sustainability.



Lots to be significantly reduced or altered.

Accessible Parking

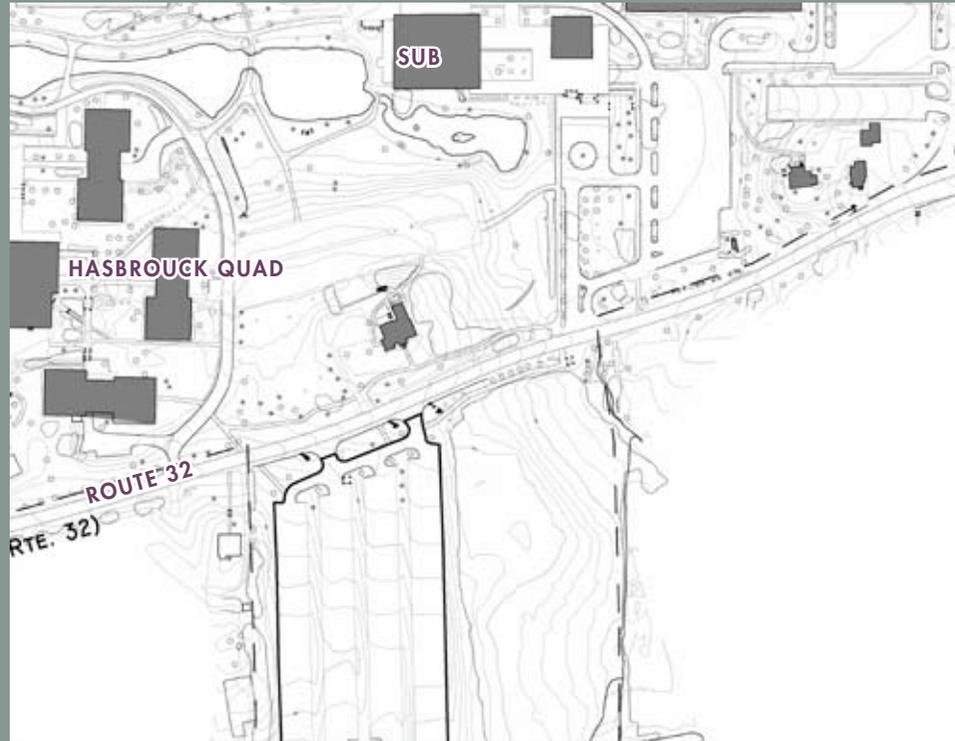
While parking is being removed from the major open spaces within the campus, the plan retains many if not all of the existing accessible parking spaces and the plan provides opportunities for additional accessible spaces within the campus core. In many instances, additional accessible spaces can be provided adjacent to existing and/or proposed buildings as the plan is implemented. In other instances where parking is not directly adjacent to a building, the nearest existing or new parking spots, with the most direct accessible route, that are closest to the building, should be designated as accessible parking.

As the plan is implemented in subsequent design projects and the site plan for each new building is finalized, new accessible parking spaces will be further defined to ensure appropriate access. As new parking lots are designed, one accessible parking space will be provided for every 60 parking spaces.

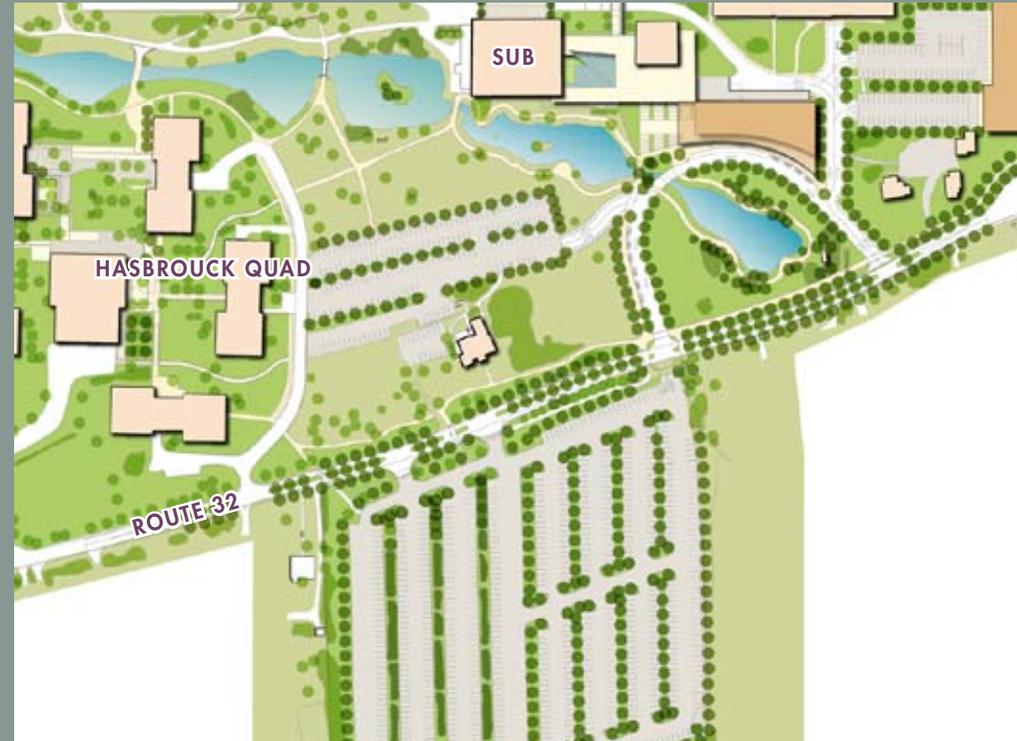
Shuttle Bus Service

The campus is currently reviewing the potential to create a shuttle bus service. The plan would readily accommodate such a service in addition to other transit connections. For example, shuttle and regional buses could stop on Route 32 at the end of the Mohonk Walk as well as within the Arrival and other locations across the campus.

ROUTE 32 TRAFFIC CALMING

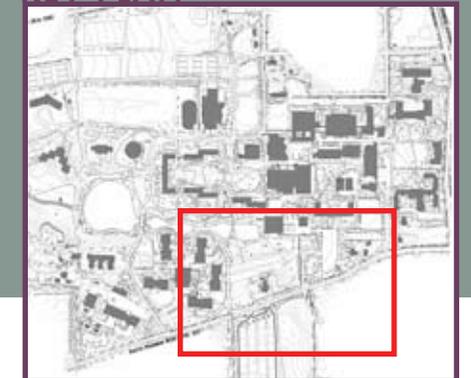


BEFORE



AFTER

KEY PLAN



ROUTE 32 TRAFFIC CALMING

Through project team observation and Steering Committee comments, it was noted that excessive speeds of vehicular traffic along the campus edge on Route 32 created a dangerous hazard for the large numbers of students, staff and visitors crossing onto campus from the large Route 32 Parking Lot. The elimination of some of the most intrusive and inefficient parking lots in the center of campus will direct more users to the existing Route 32 Lot and a large new lot to be built just north of it. With more pedestrian traffic crossing Route 32, the importance of managing speeds and providing safe places to cross will be of even greater importance.

A new signalized intersection at the new main arrival will help to lower vehicle speeds. Creating and planting a median, as well as plantings along the sides of the road, will also reduce speeding. These plantings can also help to define this edge more distinctly as part of the campus.



Route 32 existing conditions



Route 32 existing conditions

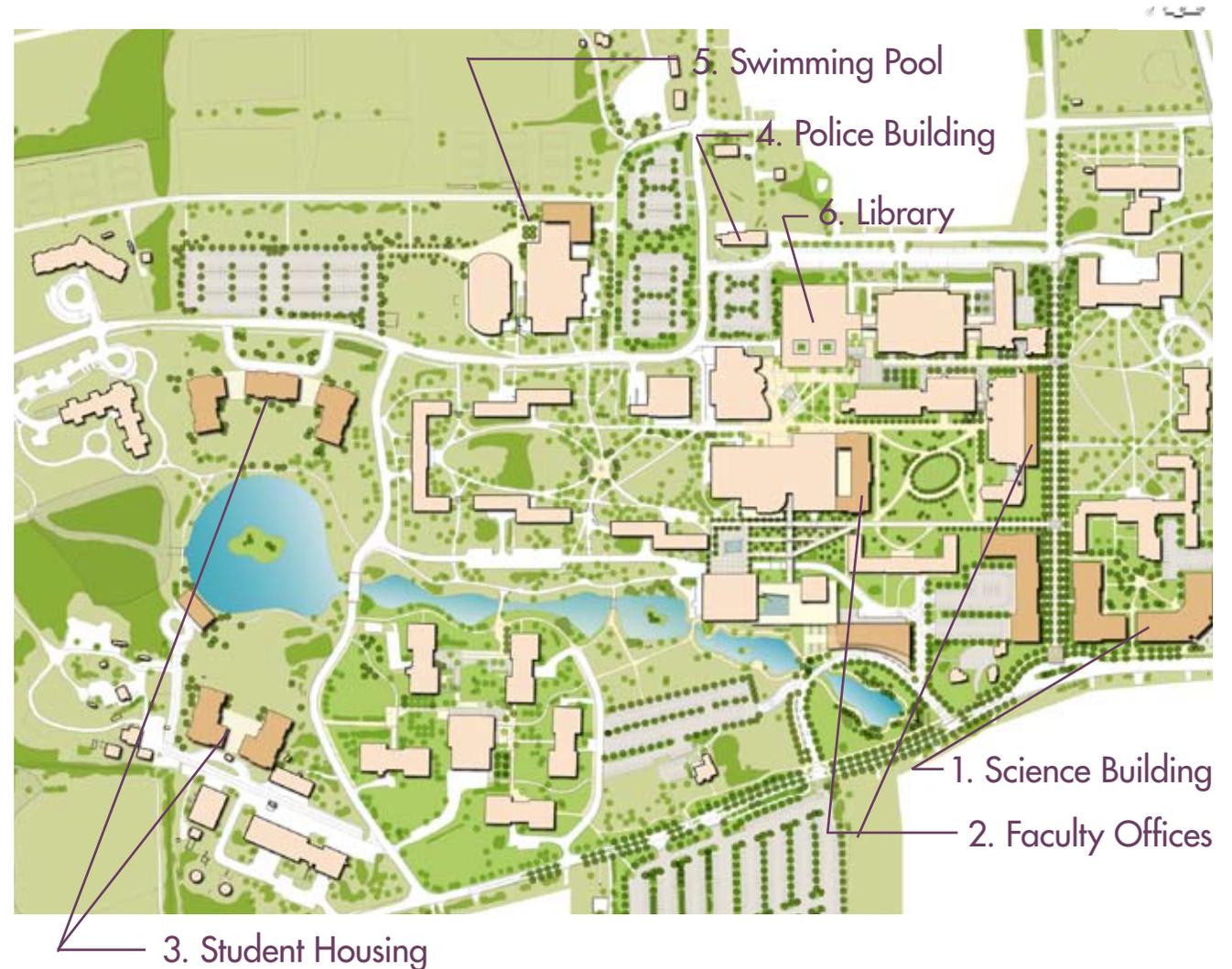
HOUSING SITES & NEW BUILDING SITING SUMMARY

The project team was asked to site apartment style housing for juniors, seniors, international students, and faculty. The potential future housing sites shown around the large pond are intended to meet these needs and take advantage of some of the campus's greatest assets, its beautiful waterfront and long-distance views. These building sites help tie Esopus and Lenape Hall back into the campus core, while creating new places oriented to the water. Existing program in this area such as the Children's Center and Student Health and Counseling Center can be incorporated in new buildings built on these sites. In addition, the potential relocation of the Facilities program could create another future development site and an opportunity to improve the South Entrance.

The Site and Landscape Master Plan for SUNY New Paltz meets the needs for siting new buildings in the following locations:

1. Science Building – The Corner
2. Faculty Offices – Potential additions to the Smiley Art Building and Wooster Science Building
3. Student Housing – Sites around the Gunk Pond
4. Police – Relocated to a renovated College Terrace
5. Swimming Pool – Adjacent to the Elting Gymnasium
6. Renovated Library – Improvements to the Courtyard take advantage of a new relationship between this space and a renovated library facade.

Additional potential building sites have been identified at the Arrival and flanking the eastern terminus of the Mohonk Walk.



3

Design Standards

STANDARDS

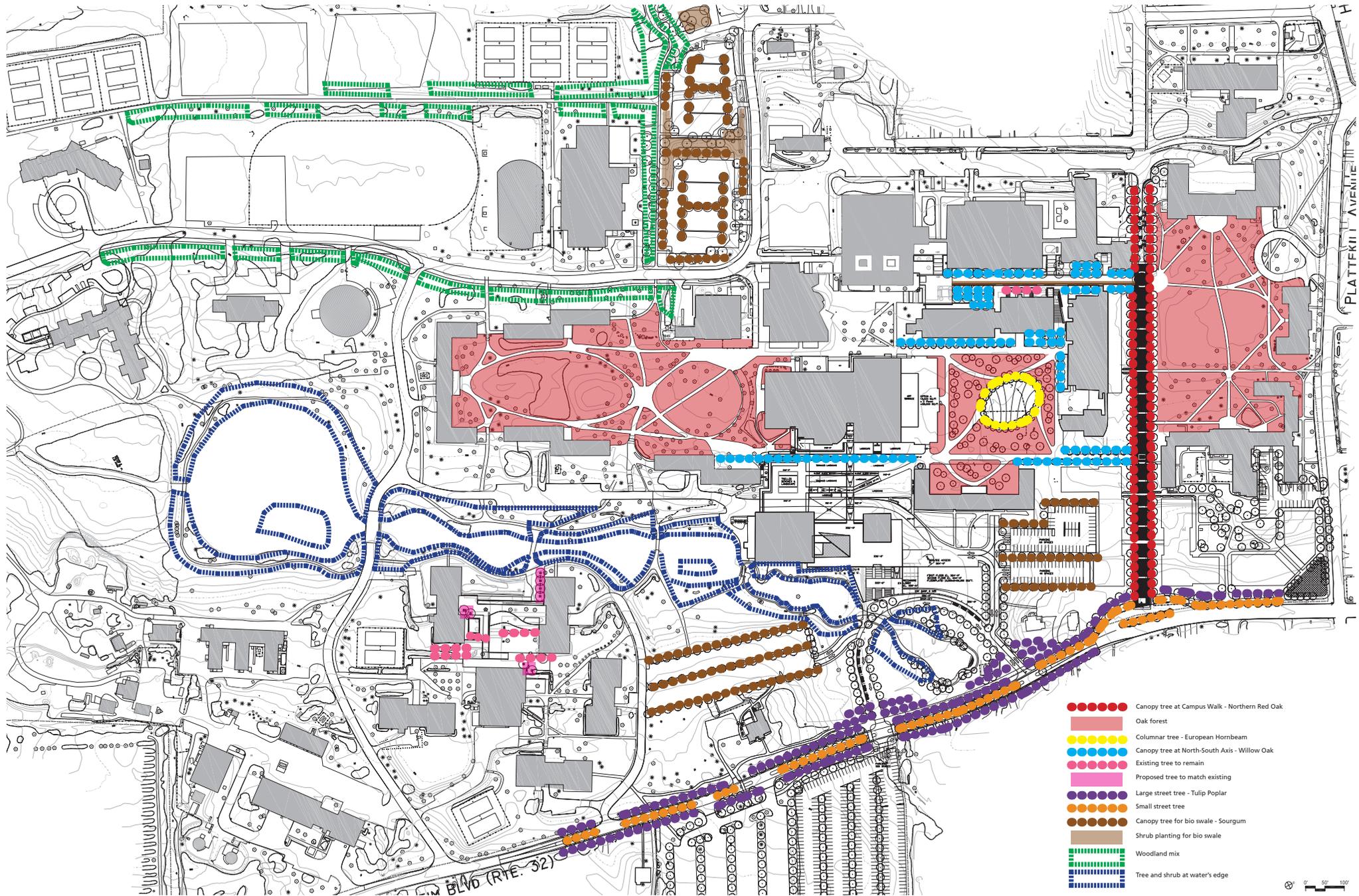
In order to create a more consistent landscape across the campus, the following sections define vocabularies for:

- Plantings
- Paving

The plantings section provides numerous alternatives of indigenous species of trees, shrubs and ground covers for use in specific locations across the campus. To create a consistent sustainable landscape throughout the campus these plants are also intended to provide guidelines for plantings in any location.

Paving standards are integrated by a hierarchy of pathways established for the campus. This hierarchy will help ensure that a consistent and logical pathway system is created across the campus as new paths are constructed and older paths reconstructed. The materials have been selected to facilitate maintenance while creating an appealing material complement to the setting.





Planting palette site diagram

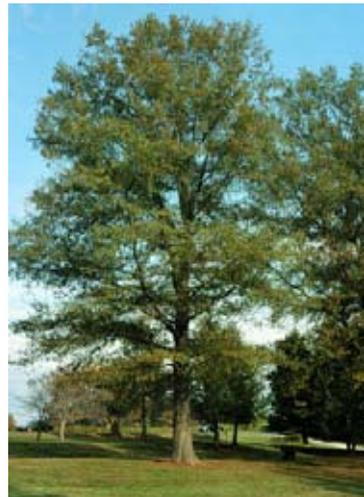
Plant Communities

Our landscape plan works with the existing plantings wherever practical. There will be no net loss of trees on the campus at any time. An equal number of trees will be planted elsewhere on the campus any time trees are removed from an area because of design changes. Any proposed changes should be well-publicized before they are phased in; the publicity must include details of new plantings to balance any loss of trees at any site. We strongly recommend removing all invasive trees, shrubs, perennials, including ground covers and vines throughout the campus. This can be accomplished gradually, as the plan is put into effect. Native trees from the suggested palette will be used to replace invasive species.

The tree we recommend using in many instances is the oak, which has many species native to the Northeast. (At this time, oaks are less threatened by disease and insects in the Northeast than other trees of their stature.) Generally, the other trees and shrubs selected for planting on campus are part of oak communities in nature, growing under similar conditions.



Northern Red Oak



Willow Oak [canopy tree]



Tuliptree



Shadblow Serviceberry



European Hornbeam (*Carpinus Betulus Fastigiata*) for the Arts Quad is not invasive.

Native canopy trees were chosen for:

	Botanical Name	Common Name
Campus Walk : Main East-West Axis	<i>Quercus rubra</i>	Northern Red Oak
Concourse : Main North-South Axis	<i>Quercus phellos</i>	Willow Oak [canopy tree]
Boulevard (Route 32)	<i>Liriodendron tulipifera</i> <i>Amelanchier canadensis</i> for median	Tuliptree Shadblow Serviceberry
Quadrangles		Appalachian Oak-Hickory Forest palette

QUADRANGLES TREES

1-5



6-10



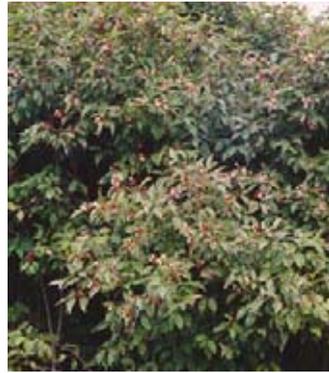
11-14



	Botanical Name	Common Name
1	<i>Amelanchier arborea</i>	Serviceberry
2	<i>Carpinus betulus fastigiata</i>	Upright European Hornbeam
3	<i>Carya ovata</i>	Shagbark Hickory
4	<i>Cornus florida hybrid</i>	Flowering Dogwood Hybrid
5	<i>Hamamelis virginiana</i>	Witchhazel
6	<i>Liriodendron tulipifera</i>	Tuliptree
7	<i>Ostrya virginiana</i>	American Hornbeam
8	<i>Pinus strobus</i>	Eastern White Pine
9	<i>Prunus serotina</i>	Black Cherry
10	<i>Quercus alba</i>	White Oak
11	<i>Quercus prinus</i>	Chestnut Oak
12	<i>Quercus rubra</i>	Northern Red Oak
13	<i>Quercus velutina</i>	Black Oak
14	<i>Sassafras albidum</i>	Common Sassafras

QUADRANGLES SHRUBS

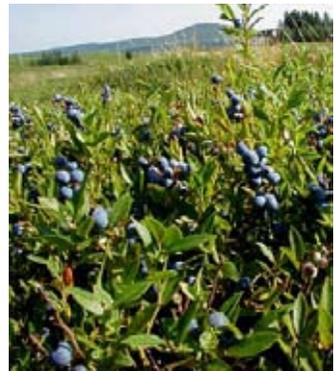
1-4



5-8



9-11



Botanical Name

Common Name

	Botanical Name	Common Name
1	<i>Amelanchier canadensis</i>	Shadblow
2	<i>Ceanothus americanus</i>	New Jersey Tea
3	<i>Cornus racemosa</i>	Gray Dogwood
4	<i>Diervilla lonicera</i>	Bush Honeysuckle
5	<i>Kalmia latifolia</i>	Mountain Laurel
6	<i>Rhododendron periclymenoides</i>	Pinxter Azalea
7	<i>Rosa carolina</i>	Pasture Rose
8	<i>Rubus allegheniensis</i>	Northern Blackberry
9	<i>Vaccinium angustifolium</i>	Lowbush Blueberry
10	<i>Viburnum acerifolium</i>	Mapleleaf Viburnum
11	<i>Viburnum prunifolium</i>	Blackhaw Viburnum
12	<i>Dennstaedtia punctilobula</i>	Hay-scented Fern
13	<i>Polystichum acrostichoides</i>	Christmas Fern

12-13

FERNS



BOULEVARD TREES

	Botanical Name	Common Name
1	<i>Amelanchier arborea</i>	Serviceberry
2	<i>Liriodendron tulipifera</i>	Tuliptree

1-2



BIOSWALE TREES

	Botanical Name	Common Name
1	<i>Liquidambar styraciflua</i>	Sweet Gum
2	<i>Nyssa sylvatica</i>	Sour Gum
3	<i>Taxodium distichum</i>	Baldcypress

1-3



BIOSWALE SHRUBS

	Botanical Name	Common Name
1	<i>Aronia melanocarpa</i>	Black Chokeberry
2	<i>Clethra alnifolia</i>	Sweet pepperbush
3	<i>Cornus sericea</i>	Red-osier dogwood
4	<i>Ilex glabra</i>	Inkberry
5	<i>Lindera benzoin</i>	Spicebush
6	<i>Rhododendron viscosum</i>	Swamp azalea
7	<i>Cornus amomum</i>	Silky dogwood
8	<i>Vaccinium corymbosum</i>	Highbush blueberry

1-4



5-8



WOODLAND MIX



1-4

NATIVE MEADOW



1-6

7-12

13-17

	Botanical Name	Common Name
1	<i>Cladrastis lutea</i>	Yellowwood
2	<i>Cornus x 'Rutcan'</i>	"Constellation" Dogwood
3	<i>Liriodendron tulipifera</i>	Tuliptree
4	<i>Quercus prinus</i>	Chestnut Oak

	Botanical Name	Common Name
1	<i>Achillea millefolium</i>	Common Yarrow
2	<i>Asclepias tuberosa</i>	Milkweed
3	<i>Echinacea purpurea</i>	Purple coneflower
4	<i>Leucanthemum vulgare</i>	Oxeye Daisy
5	<i>Monarda fistulosa</i>	Wild Bermagot
6	<i>Rudbeckia hirta</i>	Black-eyed Susan
7	<i>Solidago sp.</i>	Goldenrod
8	<i>Symphotrichum novi-belgii</i>	New York Aster
9	<i>Vernonia noveboracensis</i>	New York Ironweed
10	<i>Andropogon glomeratus</i>	Bushy Bluestem
11	<i>Carex pensylvanica</i>	Pennsylvania Sedge
12	<i>Elymus canadensis</i>	Wild Rye
13	<i>Elymus virginicus</i>	Virginia Wild Rye
14	<i>Eragrostis spectabilis</i>	Purple Love Grass
15	<i>Panicum virgatum</i>	Switchgrass
16	<i>Schizachyrium scoparium</i>	Little Bluestem
17	<i>Sorghastrum nutans</i>	Indiagrass

Forbs

Graminoids

WATER'S EDGE MESIC FOREST

Trees
Shrubs
Fern/
Forbs

	Botanical Name	Common Name
1	<i>Amelanchier canadensis</i>	Shadblow
2	<i>Cercis canadensis</i>	Eastern Redbud
3	<i>Fagus grandifolia</i>	Beech
4	<i>Juniperus virginiana</i>	Eastern Red Cedar
5	<i>Liriodendron tulipifera</i>	Tuliptree
6	<i>Liquidambar styraciflua</i>	Sweetgum
7	<i>Magnolia virginiana</i>	Sweetbay
8	<i>Hamamelis virginiana</i>	Witchhazel
9	<i>Ilex glabra</i>	Inkberry
10	<i>Lindera benzoin</i>	Northern Spicebush
11	<i>Viburnum opulus var. americanum</i>	American Cranberry
12	<i>Vaccinium corymbosum</i>	Highbush Blueberry
13	<i>Rhus aromatica</i>	Fragrant Sumac
14	<i>Rhus copallinum</i>	Winged Sumac
15	<i>Rhus typhina</i>	Staghorn Sumac
16	<i>Osmunda cinnamomea</i>	Cinnamon Fern
17	<i>Spiranthes cernua</i>	Nodding Lady's Tresses

1-6



7-12



13-17

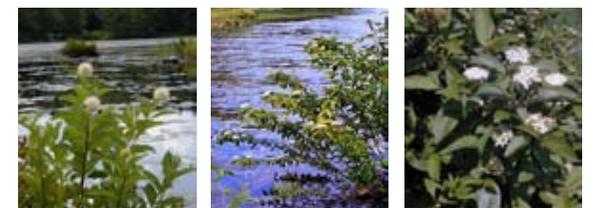


SHRUB WETLAND

Shrubs

1	<i>Cephalanthus occidentalis</i>	Common Buttonbush
2	<i>Cornus amomum</i>	Silky Dogwood
3	<i>Cornus sericea</i>	Red-osier Dogwood
4	<i>Hibiscus moscheutos</i>	Crimson-eyed Rosemallow
5	<i>Rhododendron canadense</i>	Rhodora
6	<i>Rhododendron viscosum</i>	Swamp Azalea

1-3



4-6



WET MEADOW

Forbs

1	<i>Asclepias incarnate</i>	Swamp Milkweed
2	<i>Bidens laevis</i>	Bur marigold
3	<i>Caltha palustris</i>	Marsh Marigold
4	<i>Eupatorium maculatum</i>	Joe-Pye Weed
5	<i>Gentiana clausa</i>	Bottle Gentian
6	<i>Liatris spicata</i>	Dense Blazing Star
7	<i>Lobelia cardinalis</i>	Cardinalflower
8	<i>Verbena hastata</i>	Swamp Verbena/Vervain
9	<i>Acorus americanus</i>	Sweetflag
10	<i>Equisetum fluviatile</i>	Water Horsetail
11	<i>Glyceria grandis</i>	American Mannagrass
12	<i>Leersia oryzoides</i>	Rice Cutgrass
13	<i>Scirpus cyperinus</i>	Woolgrass
14	<i>Calamagrostis canadensis</i>	Bluejoint Grass

1-7



8-14



Graminoids

SUBMERGED AQUATIC VEGETATION

1	<i>Nelumbo lutea</i>	American Lotus/Yellow Pond Lily
2	<i>Nymphaea odorata</i> [shallower water]	White Pond Lily

1-2



1-3



4-6



7-9



10-12

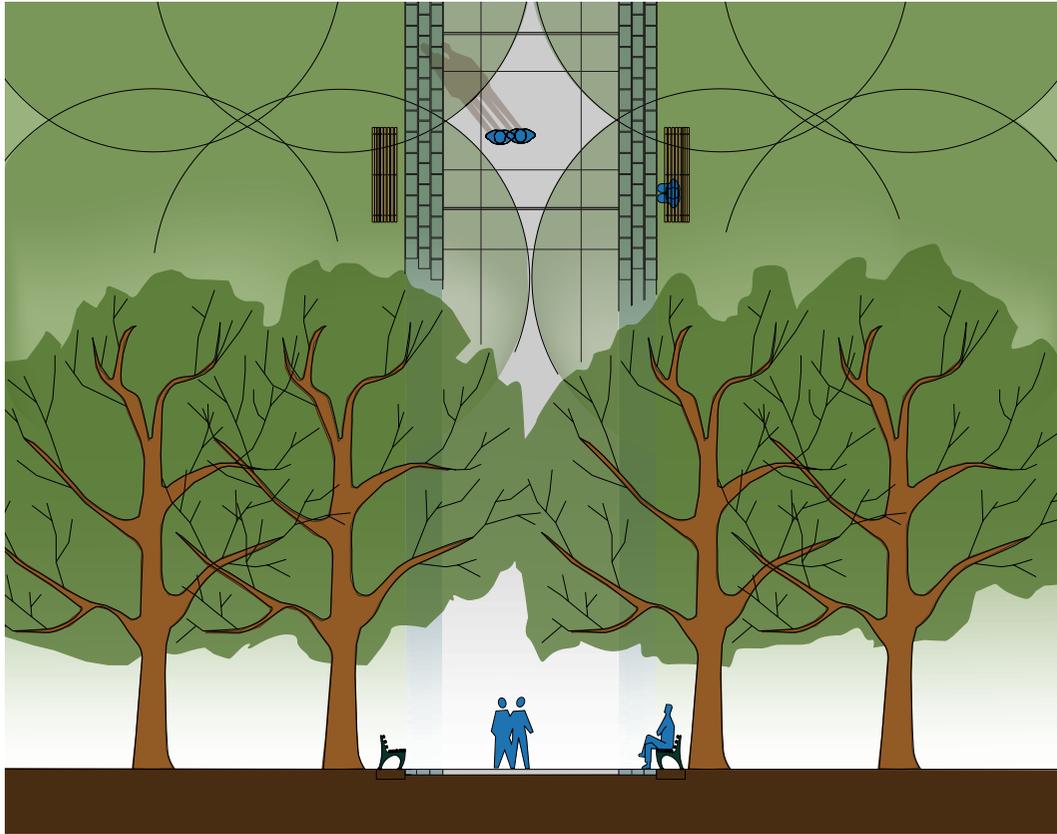


EMERGENT WETLAND

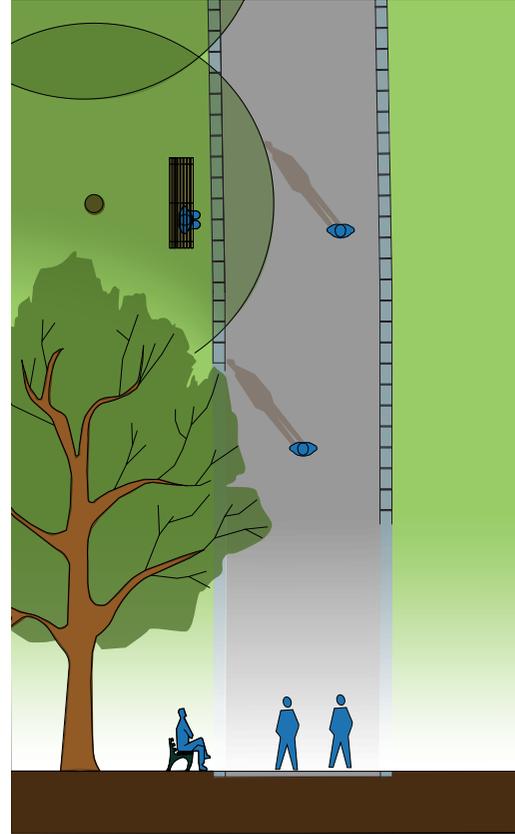
Forbs

	Botanical Name	Common Name
1	<i>Iris versicolor</i>	Blue Flag/Virginia Iris
2	<i>Tradescantia virginiana</i>	Virginia Spiderwort
3	<i>Peltandra virginica</i>	Green Arrow Arum
4	<i>Polygonum punctatum</i>	Dotted smartweed
5	<i>Pontederia cordata</i>	Pickernelweed
6	<i>Carex aquatilis</i>	Water sedge
7	<i>Carex atherodes</i>	Wheat Awned Sedge
8	<i>Carex lurida</i>	Shallow Sedge
9	<i>Eleocharis obtusa</i>	Blunt spikerush
10	<i>Jucus acuminatus</i>	Tapertip Rush
11	<i>Juncus effusus</i>	Common Rush
12	<i>Schoenoplectus pungens</i> var. <i>pungens</i>	Common Threesquare

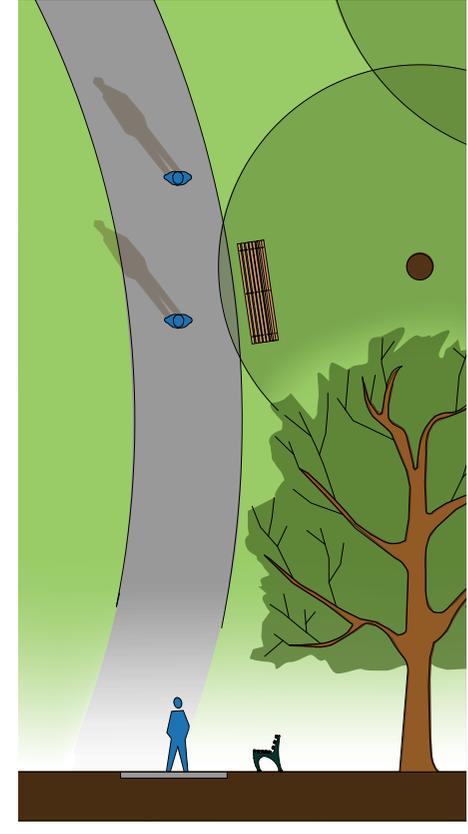
Graminoids



Diagrammatic primary path
(Plan and Section)



Diagrammatic Secondary path

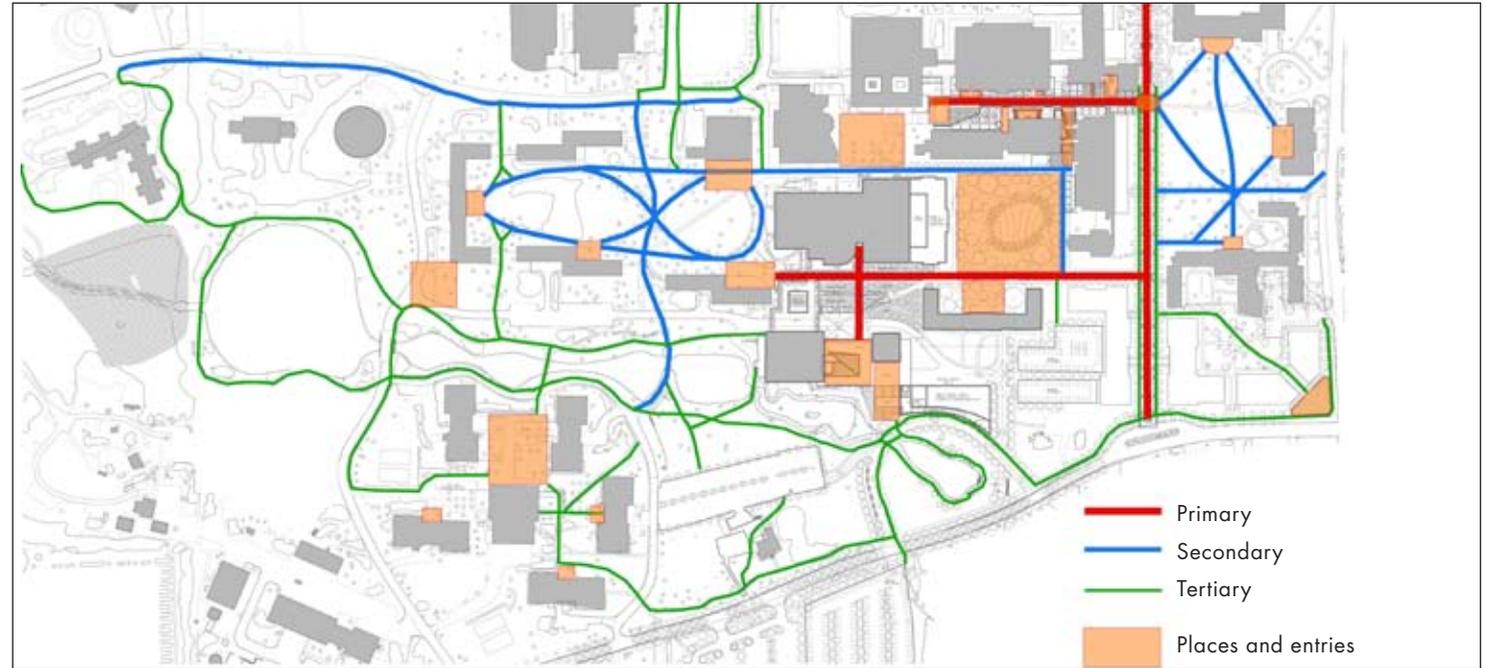


Diagrammatic Tertiary path

Paths

We propose a unified path system, using congruent materials in similar, but not identical ways, throughout the campus.

Primary paths (shown in red) are those most traveled and significant. They will be 15' to 25' wide decoratively scored concrete, which will be easily maintained. The 3' edge of tumbled concrete pavers will be set in sand, enabling easy maintenance of electric, etc, lines run underneath. Generally, trees will flank the primary paths, but their spacing will differ by individual path, and in harmony with the proximate buildings. Secondary paths (shown in blue) are regularly well-traveled, but at lower pedestrian concentration than the primary paths. They will be 8' to 15' wide paths made of 4½" deep asphalt, with a 1' wide tumbled concrete paver edge. Trees will be part of these paths, but again, reflecting their nature and place in the campus, which is generally less formal than that of the primary paths. Tertiary paths (shown in green) will be used where the concentration of pedestrians is lowest. They will be 6 to 8' wide, 4½" deep asphalt, with steel edges. Trees along tertiary paths will be planted in the least formal manner.



Path Hierarchy Diagram



Primary path precedent



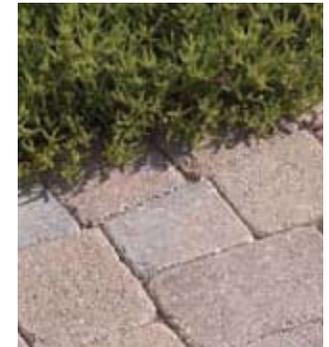
Primary path precedent



Secondary path precedent



Tertiary path precedent



Concrete paver precedent

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Implementation

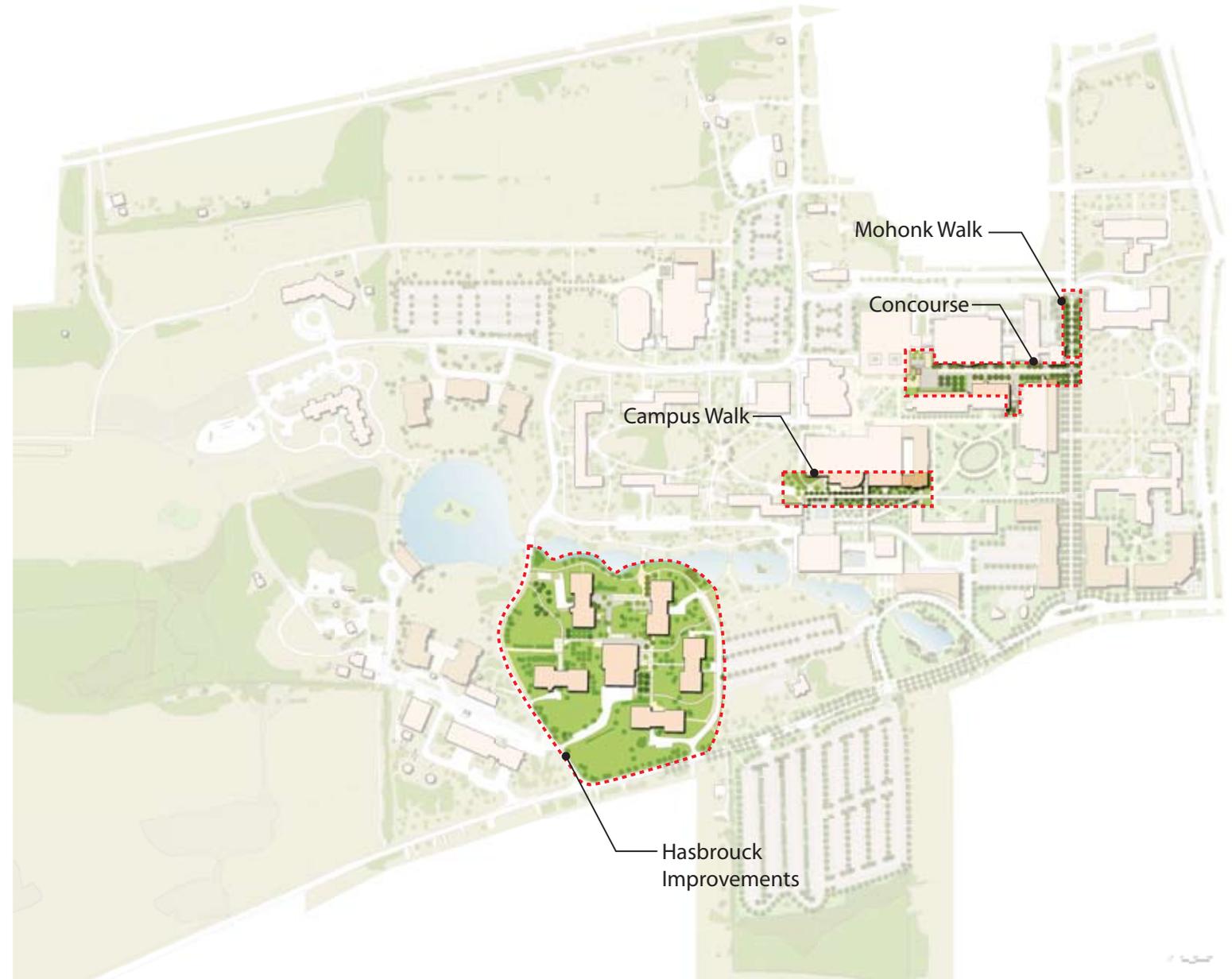
IMPLEMENTATION

Implementation of the proposed Site and Landscape Master Plan for SUNY New Paltz has been phased to meet the most pressing needs and to maximize impact and feasibility. Three major phases of work have been developed in coordination with the Steering Committee. Each phase includes approximately 5 years of construction and design work and has been developed according to the standard SUCF 5-year campus capital planning cycle. Summary cost estimates for each phase follow later in this section.

High Temperature Hot Water Replacement Projects

SUNY New Paltz is currently undergoing a major infrastructure project to provide High Temperature Hot Water (HTHW) access campus-wide. As this phased sub-surface construction project involves completely disturbing large areas of paved and planted landscape, it presents unique and immediate opportunities to complete extensive site improvements as work is completed. This immediate need for rebuilt hard and soft-scape provides an opportunity to implement the standards set out in this report and begin momentum towards these standards campus-wide. Ongoing HTHW work provides opportunities to implement portions of these projects:

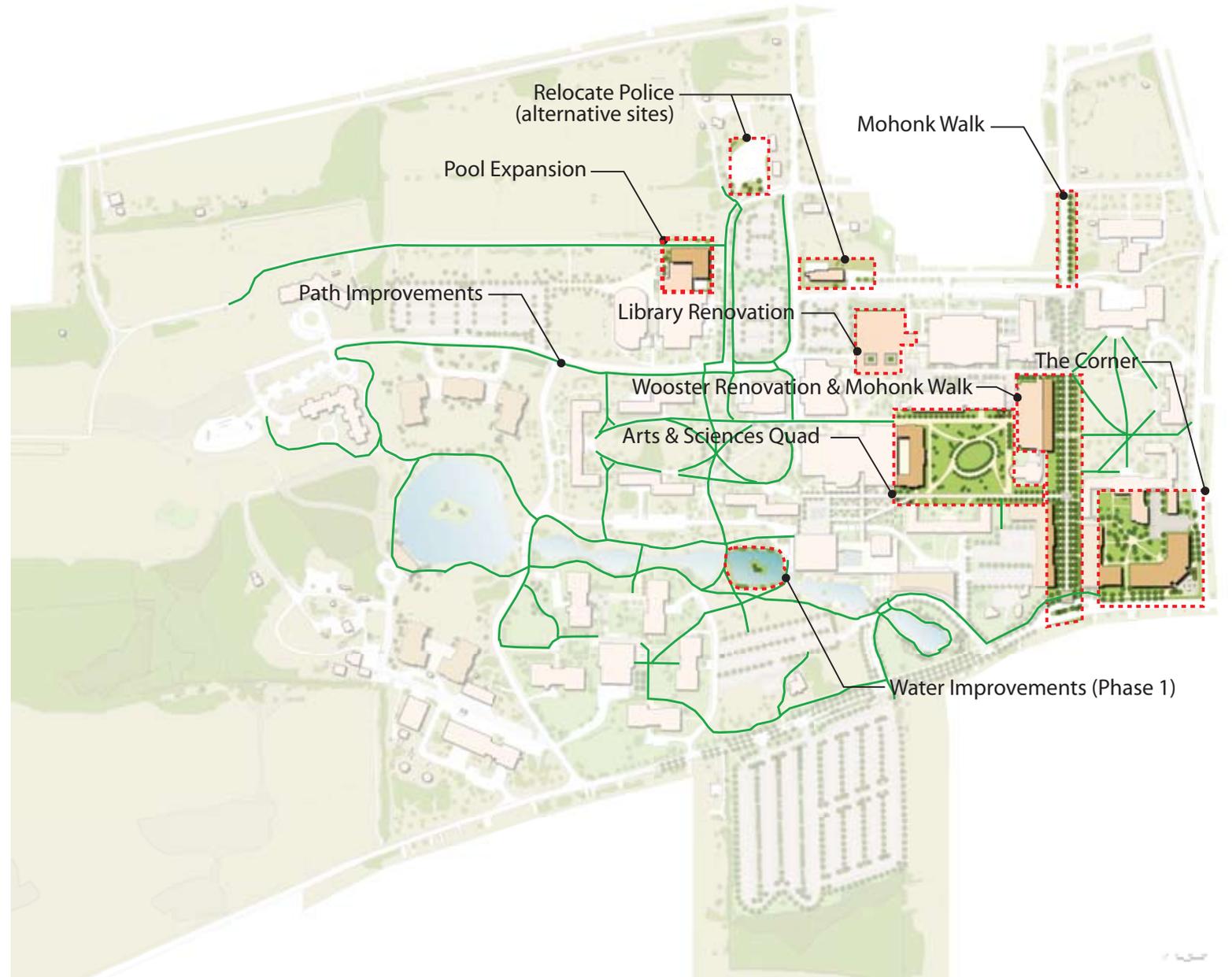
- Mohonk Walk
- Concourse
- Hasbrouck Improvements
- Campus Walk



Phase 1 Implementation

The First Phase of work, to take place in years 1-5, incorporates the projects that can be implemented as the HTHW work moves forward and adds recommended projects to be completed in the areas of in most need of improvement. The first phase of work is estimated to cost \$16 million, including the work above, associated with the HTHW projects. The projects to be completed in this phase include:

- Mohonk Walk
- The Corner
- Arts & Sciences Quad
- Water Improvements (phase 1)
- Relocate Police
- Path Improvements (not included in estimate)
- Library Renovation
- Pool Expansion (not included in estimate)
- Wooster Renovation (not included in estimate)
- Library Renovation (not included in estimate)



Phase 2 Implementation

The Second Phase of work, to take place in years 6-10, endeavors to build on the work completed in the first phase. This work will drastically improve the arrival experience and more clearly define the Route 32 edge of the campus. This phase of work is estimated to cost \$15 million. The projects to be completed in this phase include:

- Arrival
- The Terraces
- New Route 32 lot (first phase)
- Remaining Water Improvements
- Housing Site east of the Pond (not included in estimate)



Phase 3 Implementation

The Third, and final, Phase of work will take place in years 11-15. These projects have been identified as desired by the project team and the Steering Committee but are not deemed as solving needs that are as immediate as the previous phases. This scope of work is estimated to cost \$15 million. The projects to be completed in this phase include:

- New Route 32 lot (second phase)
- Elting Parking
- Route 32 Improvements
- Boathouse
- Relocate Facilities (not included in estimate)
- Future Housing Site (not included in estimate)
- West Parking Improvements (not included in estimate)
- Library Parking Improvements (not included in estimate)
- Courtyard (not included in estimate)



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Budget

BUDGET ESTIMATES

To assist in the implementation of the plan, conceptual estimates were prepared for the hard cost construction budget for each of the major place concepts. This section summarizes these hard cost estimates. The full cost estimates have been submitted under separate cover.

In order to reflect the implementation of the plan over time, escalation has been estimated relative to the phase of implementation projected for the construction of each place. Escalation has been projected at five percent per year. Phase One includes two and a half years of escalation. Phase Two includes seven years of escalation and Phase Three includes twelve years of escalation.

These estimates do not include new buildings, building additions or major utility relocation.

NO	ITEMS	SUBTOTAL	ESCALATION	TOTAL COST
Phase 1 (1-5 Years)			12.5%	
1	The Corner	1,964,753	245,594	2,210,348
2	The College Walk	4,218,371	527,296	4,745,667
7	The Arrival	2,476,628	309,578	2,786,206
8	Concourse, South Overlook, The Courtyard	1,917,396	239,674	2,157,070
10	Water Quality and Water Fowl Improvements	246,166	30,771	276,937
11	Hasbrouck	2,352,275	294,034	2,646,309
14	Terrace Conversion to Police Headquarters	200,000	25,000	225,000
15	Concourse Tower	738,989	92,374	831,362
Phase 2 (6-10 Years)			35.0%	
3	The Arrival	5,591,140	1,956,899	7,548,039
4	New Route 32 Parking Lot	2,543,165	890,108	3,433,272
6	The Terraces	2,095,480	733,418	2,828,899
10	Water Quality and Water Fowl Improvements	738,498	258,474	996,973
Phase 3 (11-15 Years)			60.0%	
4	New Route 32 Parking Lot	2,543,165	1,525,899	4,069,064
5	Route 32 Traffic Calming	1,339,306	803,584	2,142,890
9	Elting Lots	3,456,069	2,073,641	5,529,710
13	Boathouse Site Improvements	2,164,149	1,298,490	3,462,639

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Appendices

APPENDICES

Appendix A: Campus Facilities Planning Task Force Charge

New Paltz's physical campus environment is meant to serve the college's academic mission, including its residential character. In the past, the college's physical growth or changes in the campus environment have often been the consequence of independent decisions, made without sufficient consideration of their long-term aesthetic and operational impact, and without reference to (or guidance from) an overall campus master plan. As we make decisions about future changes to the college's physical plant, we would benefit from having a clearer framework in which to evaluate our choices and ensure that the physical elements of our campus best support institutional values and goals.

Furthermore, the State University Construction Fund (the "Fund") is beginning to develop a request for a new multi-year, multi-billion dollar capital plan for all of SUNY (the current five-year plan expires of FY09). As critical background for this effort, the Fund is asking all campuses to engage in master facilities planning, focusing on the campus's physical plant needs over the next 10 years.

Given this confluence of local needs and System expectations, we should create a Campus Facilities Planning Task Force. Working with the assistance of an external architectural/planning consultant(s), this broadly representative group will be charged with offering recommendations to the College President and Vice Presidents on the elements of a new campus facilities master plan, including the following:

- Overall campus appearance, including but not limited to: landscaping, definition of campus entrance/boundaries, and the aesthetic features of thoroughfares and grounds;
- Campus circulation (including the desired pedestrian environment, bicycle and automotive traffic flow, and parking);
- Accessibility to campus buildings; and
- The desired future location of building projects we would like to undertake in the next decade (e.g., renovations to the library, new science facilities, additional faculty office space, apartment-style housing for students, a new police station, a new swimming pool).

In developing its recommendations, the Task Force should be particularly mindful of and sensitive to best practices in environmental sustainability, in addition to operational efficiency and cost.

The Task Force should consult widely across the campus community in its work, which it should aim to complete by November 2007.



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