

Chapter 4: Description of Concept Master Plan

The information gleaned during the Analysis Phase was subsequently studied in the Concept Proposal Phase. Numerous planning options and development opportunities were studied, presented and discussed. The most promising of these options were further developed to full plan documents which showed a wide range of planning options. Optimal use of all facilities, man made and natural, was thoroughly studied and documented. At every level of this study potential options to increase space efficiency and the overall organization of the campus were fully addressed. Each of the studied design options was evaluated in terms of institutional disruption, potential for efficient phasing, cost and ultimate benefit for the future of East Stroudsburg University. These recommendations are further addressed later in this section when they are discussed as phased projects.

In response to the University's vision of anticipated enrollment growth to 8500 Student Headcount and the need to resolve current space shortages, the Plan calls for additional academic, residential, student life, and athletic spaces. Recognizing that these changes and improvements will by necessity occur over a period of time, the proposals are anticipated in a logical, phased sequence that allows the University to undertake projects as needs and resources allow. The plan reflects a consensus-building methodology for working with the entire Campus environment, complementing and strengthening the existing fabric.

The Campus

Campus is a Latin term meaning "open field, possibly with scattered trees", in a very real sense a landscape. The term has evolved historically to now include both the landscape and buildings. The precedent for the current usage was

established in England during the medieval period and reflected the development of a community of specialized structures appropriate for learning, living and worshiping.

The physical campus ultimately represents the manner in which a University wishes to be seen within the restrictions of time, space and resources. The campus can evoke pride, loyalty, inspire memory, continuity and a sense of place and community as a framework for the educational mission of the University. The physical campus is a potent image and symbol not only for the students, faculty and staff who use it daily, but also for the occasional visitor and host community. The campus is of vital concern to the administration and trustees who are ultimately responsible for the image, reputation, and fiscal well being of the institution.

The modern campus is a family of designed spaces which reflect how the University wishes to be perceived and is the ultimate physical manifestation of the traditions, mission and philosophies of the University. New construction and improvements should be approached strategically, new buildings and additions should be planned to define a new exterior space or quadrangle, establish a pedestrian corridor or create a vista or new student gathering space. A campus should be a place where students aspire to live and study, a place of beauty, and a place to provide students with pleasant memories. The environment should possess attractive spaces for teaching, spaces for informal gatherings and places for celebration and performance. The recommendations made here are intended to encourage the construction of well-conceived buildings, coherent road and pedestrian circulation systems, and the highest and best use of the land. This is critical to strengthening the future of the University environment and is the very reason for undertaking this plan.

Design objectives

The design objectives of this Campus Facilities Master Plan are to define and satisfy the space needs, adjacency issues and campus environment needs within a unified framework. This Plan will guide the incremental response of the University as it works to meet its goal. The plan is not a statement of an idealized or preconceived future. Rather, it reflects a consensus-building methodology for working with the entire Campus, complementing and strengthening the existing fabric.

The purpose of this chapter is to identify the issues, rationale and criteria for evaluating future proposals and alternatives. The recommendations made here are intended to encourage the construction of well-conceived buildings, coherent road and pedestrian circulation systems, and the highest and best use of land. The descriptive information will support the following design objectives:

Buildings and Facilities

- a. Improve Campus Adjacencies
- b. Accommodate Space Needs
- c. Identify Building Upgrades

Campus Environment

- a. Improve Pedestrian Circulation
- b. Improve the Roadway System
- c. Improve Parking
- d. Increase Athletics / Recreation opportunities

As buildings are added to the campus there will be opportunities to create attractive human scaled spaces. The proposed new residential quadrangles as well as those spaces between new and existing buildings should be designed to create a variety of spaces appropriate for students to gather in large organized groups or in small, informal ones or as individuals. There should be places for eating, outdoor classrooms, throwing a Frisbee or kicking a ball and lounging.

These places should be made purposefully and at the same time as the buildings with which they are associated. These outdoor spaces should be seen as part of the architecture of the campus and given thoughtful consideration to the kind of activity they are meant to support, their location, aspect, sun and shade patterns, furnishings, paving and lighting.

Overall Project Description and Proposed Campus Site Plan Showing New Projects

An outgrowth of the Campus Facilities Master Plan process was the identification of a number of new Campus building projects in response to identified space needs. As shown on the following Conceptual Master Plan Map, these new projects are as follows:

New Buildings and Additions:

1. Academic Building (to replace Rosenkrans Hall)
2. Fine and Performing Arts Addition to Abeloff Center
3. Information Commons
4. Recreation Center Addition
5. Academic Building
6. Conference Facility and Food Venue
7. Athletics Field House
- 8a. Residence Hall
- 8b. Residence Hall
- 8c. Residence Hall
9. Health Center (to replace Flagler-Metzgar Center)
10. Alumni Center Addition
11. Dansbury Commons Addition / Renovation
12. Relocation of President's House
13. Private Mixed Use Development

Major Renovations

- R1. Renovate Monroe Hall
- R2. Renovate Koehler Field House and Natatorium
- R3. Renovate Kemp Library for Academic Use
- R4. Renovate Fine Arts for Facilities
- R5. Renovate Gessner Hall
- R6. Renovate Stroud Hall

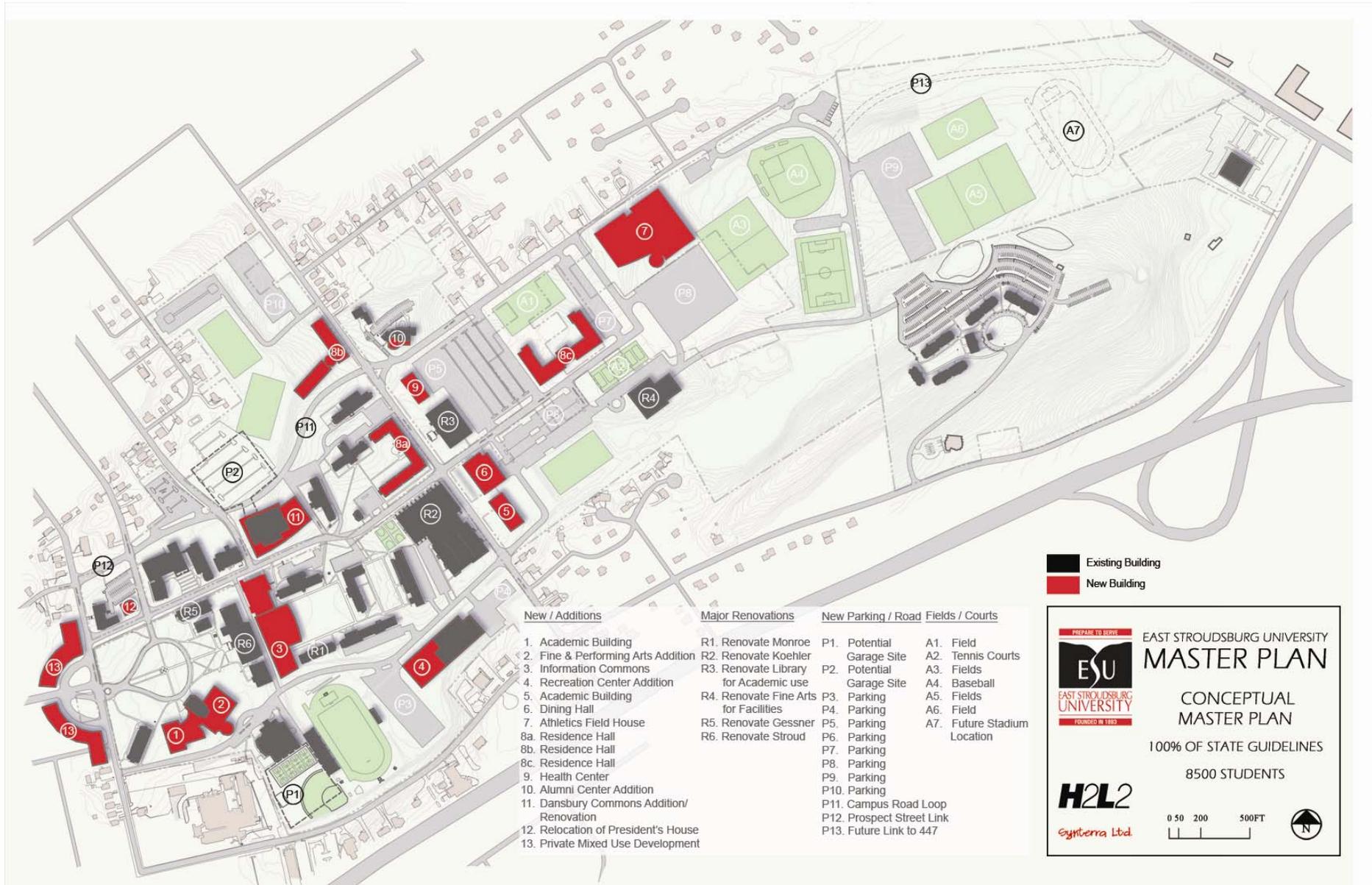
New Parking and Road Changes

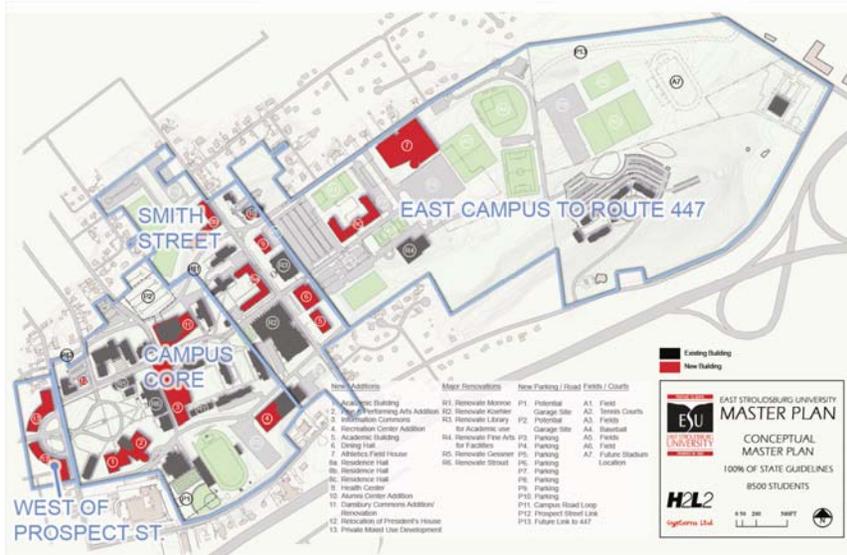
- P1. Potential Garage Site
- P2. Potential Garage Site
- P3. Parking
- P4. Parking
- P5. Parking
- P6. Parking
- P7. Parking
- P8. Parking
- P9. Parking
- P10. Parking
- P11. Campus Loop Road
- P12. Prospect Street Link
- P13. Future Link to Route 447

Fields and Courts

- A1. Field
- A2. Tennis Courts
- A3. Fields
- A4. Baseball Field
- A5. Fields
- A6. Field
- A7. Future Stadium Location

The diagram on the following page identifies the locations of the above projects, color-coded according to existing and proposed facilities. The proposed building locations correspond well to the University's existing functional zones as discussed in Chapter 2.



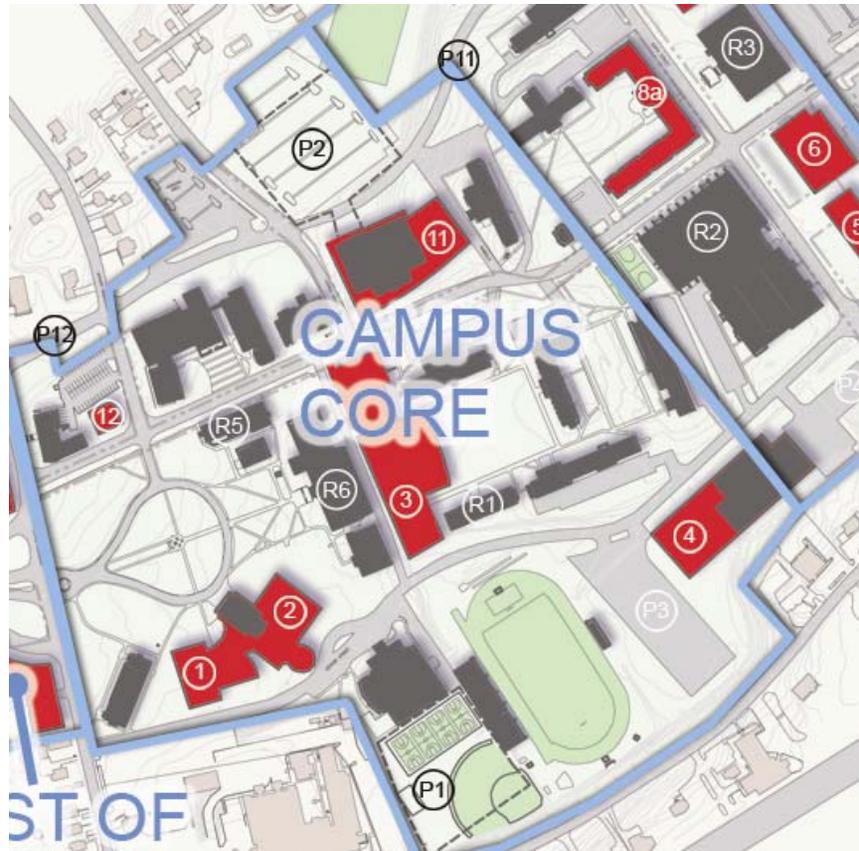


Proposed Plan

The Proposed Plan is an informed response to the in depth study of East Stroudsburg University’s existing conditions discussed in Chapters 2 and 3. Although several planning options were studied, the direction ultimately pursued in the planning process was one of “Campus as Town,” whereby new facilities fit into and augment the existing fabric of buildings and the sense of place is strengthened in existing quadrangles and along the campus roadways. This strategy results in a campus where facilities are closer together, encouraging more “dialogue” between both buildings and people. This is true for all functional zones, including Academic, Housing and Recreation Areas. Parking is reorganized into relatively convenient, yet peripheral, locations. Intended in the realization of the Plan is the desire to create an environment that fully supports the mission of ESU, provides a high quality of living and learning for students, and inspires excellence in teaching and professional service.

Descriptions of the Master Plan concepts follow in the text below. For ease of understanding, the proposed projects and their descriptions have been loosely organized into four geographic areas:

1. Campus Core
2. Smith Street
3. East Campus to Route 447
4. West of Prospect Street



Campus Core

Central to the Master Plan is the construction of a new Information Commons building, replacing the Center for Hospitality Management and the University Center, and fronting the residential quadrangle and adjacent to Stroud Hall. This proposed facility will provide a new location for the University's Library in the campus core and will also accommodate expansion space for the University Center. The location was selected because it is the cross-roads for the entire campus community; students pass through this site from Koehler and the residential quad to arrive at either Stroud or the Student Center. The Information Commons is envisioned to become a destination unto itself, combining the symbiotic functions of library, computer lab, and student commons to create a dynamic learning-based collaborative facility for the campus. By relocating library functions out of their present location on Campus and placing them into the very center of activity within the Campus Core, the library generates new synergy for learning-based activity. The pairing of the library functions with student center functions, immediately adjacent to the largest classroom facility on campus, creates exciting new informational opportunities for extended-day and out-of-the-classroom learning for students and faculty, hence the coined name: Information Commons. To further strengthen the connection of this building to Stroud Hall, bridge connector(s) could be included in the construction, functionally replicating the existing Bridge between Stroud Hall and the University Center plaza.

Changes for the campus core also include proposals on University Circle. In follow-up to the recent completion of the Hoeffner Science and Technology Building, a backfill plan was prepared for vacated spaces in Gessner Science and Stroud Halls as part of a parallel study to the Campus Facilities Master Plan. Renovations are proposed in the vacated space in these two facilities to accommodate additional classrooms, instructional and research laboratories, and many additional faculty offices.

A new Academic Building is proposed on University Circle to replace Rosenkrans Hall and also to house additional instructional and office spaces. The new Academic Building will be sited just east of the DeNike Center for Human Services, partially on the site of LaRue Hall, and connecting to the west side of the Abeloff Performing Arts Center. Also included Phase 2 of the Academic Building project is an addition on the west side of Abeloff. This Abeloff addition is envisioned to improve the functionality of Abeloff by adding much needed lobby and patron support space and back-of-house facilities. Ultimately this project will also incorporate the Art, Music and Theater Departments relocated to the campus core from the rather remote Fine and Performing Arts Center. The addition to support the relocation could occur independently.

As a potential very long-term option, the President's House could be relocated to the site of the current 96 Normal Street building, providing hospitality and event space immediately adjacent to the Admissions Office and other University administrative functions in Reibman Hall. At that point, the President's residence is envisioned to be off-campus, following the model of many other universities nationwide, either through an outright purchase of an appropriate property or an annual housing allowance.

Monroe Hall is near the University Circle and adjacent to the proposed Information Commons. Identified as an early project associated with the Master Plan, Monroe Hall will be renovated for academic functions.

Two popular student venues are the Dansbury Commons and the Student Recreation Center. An addition is proposed for each of them to accommodate additional space in their respective buildings. The Dansbury Commons is in need of additional support and lobby space. The proposed layout illustrated in the Master Plan includes an architectural

wrapping of the existing structure and the construction of an addition on the site of the existing Health Center. The functions presently located in Flagler-Metzgar Center are envisioned to be relocated to a new facility along Smith Street as part of the Dansbury Commons project. The Student Recreation Center is enjoying tremendous popularity and success since its construction in 2003. An addition is proposed to further increase the amount of student recreation space available on Campus.

As discussed in Chapter 2, many Facilities Management operations are presently within the Campus core, adjacent to the existing Utility Plant. The Master Plan proposes relocating as many of these functions as possible to the periphery of the Campus. The power plant and its staff would remain at this location, however many of the existing administrative offices, trade shops and receiving/ storage functions would be relocated from this area.

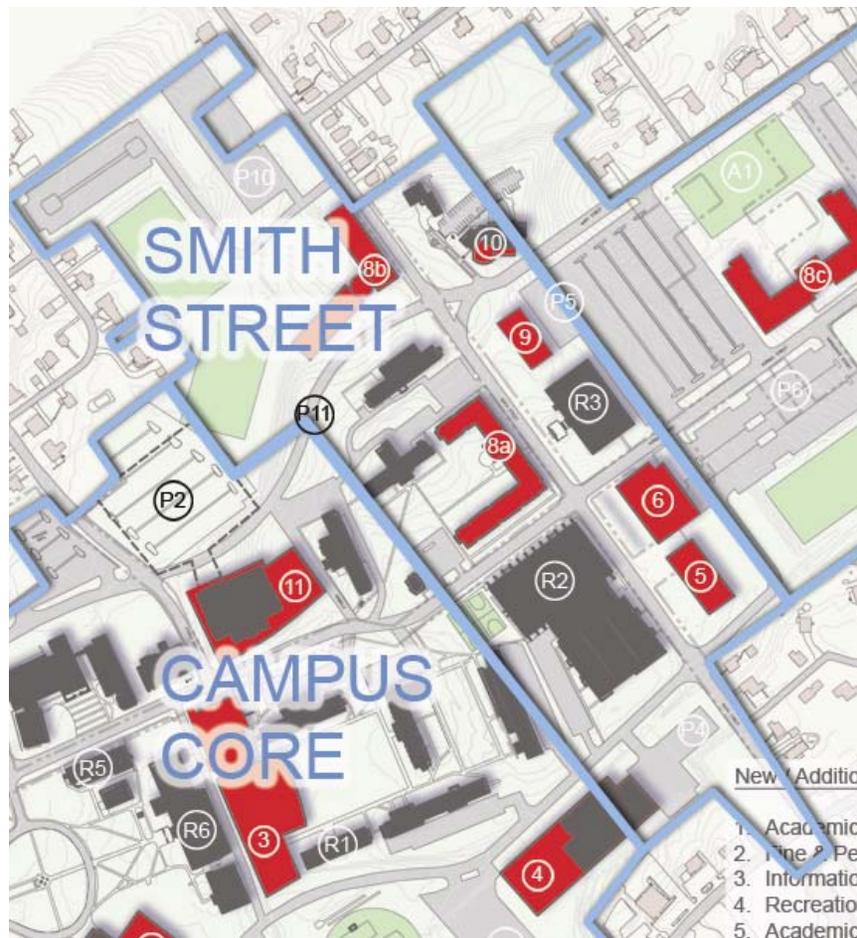
A number of changes with respect to athletic fields and parking layouts are envisioned in the vicinity of the existing Eiler-Martin Stadium. As also discussed in Chapter 2, the existing baseball field has a “short” right field. To correct this, the baseball field will be relocated to the East Campus and the site will be reconfigured for additional parking.

Two parking garages are proposed as part of a long-term future vision at ESU. The first garage is envisioned on the site of the existing softball field behind Zimbar-Liljenstein Hall and near the Pocono Medical Center. While the site requires the softball field be relocated, it offers a convenient, yet unobtrusive location near the Campus Core. The second garage is proposed on Parking Lot ‘A’ north of Dansbury Commons, also convenient to the Campus Core. This garage will require temporarily displacing much of the existing parking while the garage is under construction. Although raising the required funding for these facilities is a challenging prospect, the benefits of having the garages on-line include increasing

the number of parking spaces in closer proximity to the campus core and reducing the amount of impervious pavement on Campus. Adequate land exists to accommodate the required parking for the proposed student enrollment as surface lots, however, convenience, aesthetics and sustainability issues could be improved.

A proposed new roadway link at the perimeter of the Campus core is also planned as part of a long-term future vision at ESU. Prospect Street is envisioned to link to Smith Street via a new connector road through Parking Lots A and B, otherwise known as the Pit. Although it adds to the complexity of the garage project, it is possible to tie this roadway directly into the proposed parking garage within this zone. For this link to be fully realized, one property, or perhaps just a portion of the property, would need to be acquired along Prospect Street. In addition, it is recommended that the existing traffic light at Prospect and Normal Streets be relocated to this new intersection. Depending upon the timing for the property acquisition, this connector road could be constructed in two phases. The first phase is suggested between Ransberry Avenue and Smith Street. The final connector between Ransberry Avenue and Prospect Street (and the relocation of the traffic light) could be made at a later time.

To accommodate and reinforce the Campus momentum surrounding “green” issues and sustainability, the Master Plan includes the suggestion for a proposed bike way through campus, to be described in greater detail later in this chapter. The bike way, in combination with additional bicycle racks throughout campus, will increase connectivity to the Borough of East Stroudsburg as well as the natural areas such as the Delaware Water Gap located just a few miles from Campus.



Smith Street

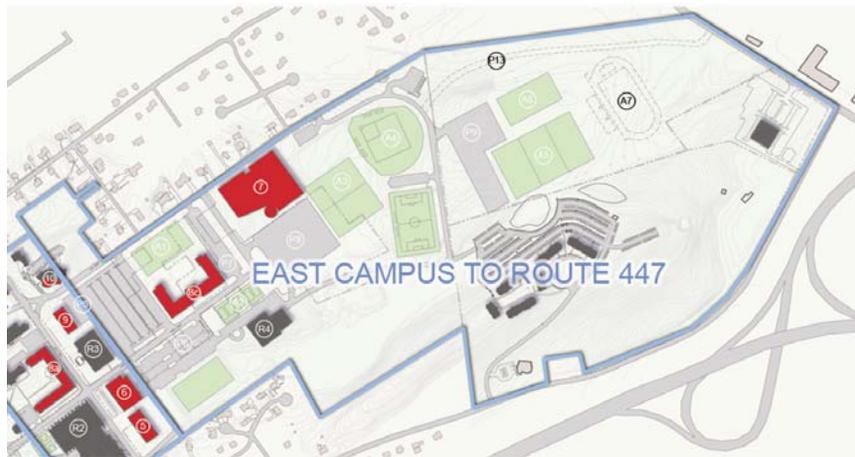
A number of new buildings are envisioned along Smith Street, including two residence halls, a relocated Health Center, an addition to the Alumni Center, a dining/conference center, and an academic building. The proposed residence halls will be located in the vicinity of Lenape and Hemlock Halls. They will replace the student beds currently housed in the University Apartments and will increase the number of student beds on campus overall. This is in keeping with the University's desire to increase the number of total students housed on Campus from 2,640 to 4500 (including the University Ridge student housing). The University Apartments building will be removed subsequent to the construction of the new housing. The new Health Center is a replacement for the existing facility adjacent to the Dansbury Commons. The proposed addition to the Alumni Center will accommodate much needed office, conference and special event space.

A new dining/conference facility is proposed at the southeast corner of Smith and Normal Streets. Construction of this facility relatively early in the Master Plan implementation process will provide surge space for dining. It is envisioned that this surge space will enable Dansbury Commons to be taken off line for its proposed renovations. The Conference Center functions proposed for this facility will enjoy easy access to parking in this area of Campus. The conferencing functions will be easily served by the kitchen/ service areas of the dining venue, allowing for convenient catered events.

The new Academic Building proposed on Smith Street is part of the long-term vision for this Master Plan. It is envisioned to be sequenced as the last new academic building planned as part of this plan.

The Kemp Library and the Koehler Fieldhouse and Natatorium are envisioned for major renovations as part of the Master Plan. With the completion of the Information Commons, the existing library building is planned to be renovated for

classrooms, instructional laboratories and offices. Koehler is intended to be completely renovated to support academic PE functions, including classrooms, offices and instructional laboratories. The athletic functions will be relocated to a new Field House and field complex located on the East Campus.



East Campus to Route 447

The proposed master plan changes envisioned for this area primarily include the expansion of athletic and recreation facilities and parking. A new Field House is proposed in the area east of Smith Street, along with additional sports fields to better support the University's athletic and recreational needs. Relocating the athletic functions from Koehler will allow that facility to be renovated solely for academic PE functions. Parking will be expanded as available land permits and will support Smith Street functions as well as changes on the East Campus. In addition, a net increase of five additional playing fields and corresponding supporting parking are envisioned for this area as part of the Athletic Complex. The proposed fields include four new rectangular fields and one baseball field relocated from near the Eiler-Martin Stadium. In addition, one of the fields presently located on Normal Street east of Smith Street is proposed to be relocated near Mary and Marguerite Streets, behind the proposed residence hall. As part of a long-term Master Plan vision, a site has been "reserved" for a future stadium. When this Master Plan is fully realized, limited sites for future academic buildings will be available within the campus core and Smith Street corridor. Relocating the Eiler-Martin Stadium to the East Campus will yield expansion opportunities for academic functions within the campus core. A future parking garage could be sited below the football field to provide convenient parking while taking advantage of the existing slopes on the East Campus.

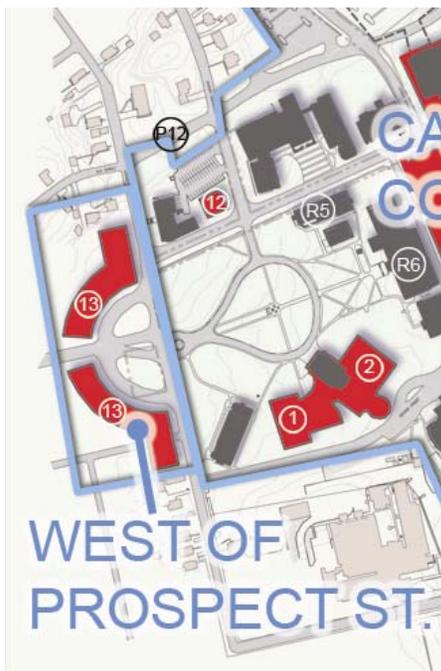
The long-term vision for this area also includes an additional residence hall and the renovation of the existing Fine Arts Buildings to serve facilities and physical plant functions.

Although the Field House is proposed on land owned by the University, many of the desired changes on the East Campus require the eventual acquisition of additional parcels, including a number of single family homes and the existing housing development located at the east terminus of Normal Street. The proposed acquisitions are located within the Borough's IU zoning district (Institutional University).

A future link to Route 447 is envisioned as a long term Master Plan project. A new connector road between the access road near the existing Mary Street Fields is planned to be extended to Route 447 along the northern edge of University property.

West of Prospect Street

The area west of Prospect Street, across from University Circle, is included in the East Stroudsburg Master Plan vision and discussion. This area is not owned by the University, with the exception of one parcel at the southwest corner of Prospect and Ridgeway Streets. The area is presently occupied by very modest commercial/food establishments and housing. The Master Plan graphic illustrates two very preliminary placeholder ideas for potential private mixed-use development in this area. Envisioned proposals could possibly include retail, café/dining establishments, bookstore, and other university-related privatized development. Since this development is not envisioned as future University property, such development would likely increase commercial activities and the tax base within the Borough. Proposals for this area are envisioned to be independent from the other proposals identified in this report and would occur on their own timetable.



Rosenkrans Replacement		
Rosenkrans Replacement - per ESU submission to PA:		
Classrooms		9,300
Teaching Labs		7,000
Research Labs		2,500
Office/Conference		26,000
Lounge/Merchandising/Service		800
Support		4,600
Central Computers		3,500
Net SF		53,700
Net:Gross multiplier		1.56
Gross SF		83,772
Abeloff Lobby/Support Addition:		
Abeloff Lobby		3000
Toilets		1500
Storage		1500
		6000
Net:Gross multiplier		1.56
Gross SF		9,360
Project Grand Total		93,132

Relocation of Fine and Performing Arts to Abeloff - Draft Program		
Classrooms		3,985
Laboratories		13,890
Offices		5,173
Assembly/Exhibition		21,008
Storage		3,554
Net SF		47,610
Net:Gross multiplier		1.54
Gross SF		73,319

Proposed Major Building Projects

Rosenkrans Replacement Academic Building

The proposed program for this facility has been approved, but not funded by the State of Pennsylvania. The building is to be located east of DeNike Hall.

Abeloff Lobby/Support Addition

Abeloff Center for Performing Arts is in need of improved lobby and support space. This modest project could be included with the Rosenkrans replacement Academic Building.

Relocation of Fine and Performing Arts to Abeloff Center for Performing Arts

After Rosenkrans Hall is demolished, its site is proposed for accommodating the Fine and Performing Arts programs to the Campus Core. This project is envisioned as an addition to the Abeloff Center for Performing Arts and will include classrooms, laboratories, faculty offices and theater facilities to augment the main theater in Abeloff. This design of this building should accommodate an entrance off of University Circle as well as an entrance off of Centre Street. A vehicle drop-off should also be provided.

Dining Hall / Conference Facility Program - Draft Program			
	# Needed	Unit SF for Planning Purposes	Total SF
Dining Area (Capacity for 500)	1	12,000	12,000
Kitchen	1	2,300	2,300
Serving	1	3,500	3,500
Just in Time Salad Station			
Pizza Station			
Chef made to order area			
Grill/Griddle Area			
Made to Order Deli Sandwich Area			
Dessert Area			
Beverages/Coffee			
Grab and Go Retail Zone	1	500	500
Storage/Dry Goods	1	1,500	1,500
Staff Restrooms/Lockers	2	300	600
Study Lounge	1	5,000	5,000
Lobby / Fireplace Lounge/Internet Lounge	1	1,800	1,800
Replacement Room for Keystone Hall	1	8,000	8,000
Conference Rooms (75 person capacity)	3	1,500	4,500
Conference Rooms (30 person capacity)	4	600	2,400
Conference Rooms (20 person capacity)	7	440	3,080
Conference Rooms (10 person capacity)	7	220	1,540
Conference Management Office/Copy Center	1	600	600
Conference Support/Storage (10% of total)			2,132
Net SF			49,452
Net:Gross multiplier		x	1.56
Gross SF			77,145

Information Commons - Draft Program		NSF
Replace Center for Hospitality Management		
Classroom		3,000
Teaching Labs		4,400
Office / Conference		1,200
Meeting Rooms		7,500
Replace Computing Center (incl. Academic Computing)		
Office / Conference		4,600
Central Computer		3,000
Replace Kemp Library		
Office / Conference		4,500
Study		70,000
Replace University Center		
Office / Conference		2,000
Student Union		45,000
Growth in Student Union & Library		20,000
New SF		165,200
Net:Gross multiplier		1.45
Gross SF		239,540

Conference Facility and Food Venue

The Conference Facility and Food Venue will be sited at the southeast corner of the intersection of Normal and Smith Streets. The new food venue would provide a second kitchen for dining services on Campus, allowing the Dansbury Commons to be taken off-line for a life cycle renovation and upgrade. A variety of serving options are suggested for the food venue including a combination restaurant/faculty/dining/ "late night" area and/or pizza station, grill, deli and dessert/beverage area. A proposed ground floor lobby/fireplace lounge is envisioned to be an active spot on Campus with significant views onto an outdoor café plaza along Smith Street.

Information Commons

The Information Commons will be constructed in two phases on the site of the Center for Hospitality Management and the University Center, adjacent to Stroud Hall. The proposed program includes relocating the library functions from Kemp Library, University Center expansion, the Computing Center and the Center for Hospitality Management. To make an analogy utilizing popular retail establishments, this exciting cross-roads facility will have some of the characteristics of Borders or Barnes and Noble, Starbucks, an internet cafe and an Apple Store combined. Technology-rich collaborative spaces will pervade this facility, transforming the Campus core.

ESU Athletic Fieldhouse Facility - Draft Program		# Needed	Unit SF for Planning Purposes	Total SF
Building-wide				
610/520	3 practice courts (converting into Varsity Basketball court and 1 practice court) (SF area includes 200m indoor track)	1	64,000	64,000
520	Additional Practice Court elsewhere in the building (allows a second practice court to be retained when varsity court is set up)	1	6,240	6,240
525	Tickets and Promotions Area	1	500	500
630	Concession Stand	1	2,000	2,000
615	VIP Mezzanine Lounge (dividable into two areas)(can also serve as interview room)	1	1,800	1,800
620	Lobby (Display and Exhibition)	1	3,000	3,000
310	Security Office / Building Management Office	1	400	400
525	Men's Home Locker Room	1	1,500	1,500
525	Women's Home Locker Room	1	1,500	1,500
525	Men's Visiting Team Locker Room	2	750	1,500
525	Women's Visiting Team Locker Room	2	750	1,500
	Batting Cages (have 3 now - 2 ok) (can be hung from ceiling and lowered - no sf required)			
525	Equipment Storage (near locker rooms)	4	1,000	4,000
310	Athletics Men's Equipment Manager	1	130	130
310	Athletics Women's Equipment Manager	1	130	130
525	Storage for Wrestling Match Mat if Wrestling Practice Room is not on same floor (45' x 10')	1	450	450
525	Team Rooms (shared among teams)	3	1,500	4,500
Football				
525	Football Team Room with Lockers/Showers/Toilets	1	2,500	2,500
310	Football Head Coach	1	130	130
310	Football Offensive Coordinator	1	130	130
310	Football Offensive Line Coach	1	130	130
310	Football Defensive Backs Coach	1	130	130
310	Football Wide Receiver	1	130	130
310	Football Defensive Line Coach	1	130	130
310	Football Linebackers Coach	1	130	130
310	Football Defensive Coordinator	1	130	130
310	Football Running Backs Coach	1	130	130
Wrestling				
520	Wrestling Practice Room (accommodate two 40'x40' mats)(80'x40' room size with no bare floor)	1	3,200	3,200
525	Wrestling Team Room with Lockers/Showers/Toilets	1	1,500	1,500
310	Wrestling Head Coach	1	130	130
310	Assistant Wrestling Coach	1	130	130
Swimming				
310	Women's Swimming Head Coach	1	130	130
310	Women's Swimming Assistant Coach	1	130	130
520	Indoor Swimming Pool	1	12,000	12,000
525	M Swimming Lockers/Showers/ Toilets	1	1,000	1,000
525	W Swimming Lockers/Showers/ Toilets with Women's Varsity Swimming Team Room	1	1,000	1,000
620	Separate entry lobby for public access to pool (?)	1	800	800
Baseball				
310	Baseball Head Coach	1	130	130
310	Baseball Assistant Coach	1	130	130
Basketball				
310	Men's Basketball Head Coach	1	130	130
310	Men's Basketball Assistant Coach	1	130	130
310	Women's Basketball Head Coach	1	130	130
310	Women's Basketball Assistant Coach	1	130	130
Cheerleading				
310	Cheerleading Head Coach	1	130	130

Proposed Athletics Field House
The field house will relocate all athletic functions from Koehler Fieldhouse, reserving a renovated Koehler exclusively for academic PE programs. Below is a preliminary program associated with the relocation and includes four practice courts, a 220 meter indoor track, weight rooms, wrestling room, swimming pool, training and locker rooms, coaches and administrative offices, concession stand, student study lounge and more.

Field House Program (cont.)

ESU Athletic Fieldhouse Facility - Draft Program		# Needed	Unit SF for Planning Purposes	Total SF
Track/Cross Country				
310	Cross Country Head Coach	1	130	130
310	Cross Country Head Assistant Coach	1	130	130
310	Men's Track and Field Head Coach	1	130	130
310	Women's Track and Field Head Coach	1	130	130
Field Hockey				
310	Field Hockey Head Coach	1	130	130
310	Field Hockey Assistant Coach	1	130	130
Golf				
310	Women's Golf Head Coach	1	130	130
Lacrosse				
310	Women's Lacrosse Head Coach	1	130	130
310	Women's Lacrosse Assistant Coach	1	130	130
Soccer				
310	Men's Soccer Head Coach	1	130	130
310	Men's Soccer Assistant Coach	1	130	130
310	Women's Soccer Head Coach	1	130	130
310	Women's Soccer Assistant Coach	1	130	130
Softball				
310	Softball Head Coach	1	130	130
310	Softball Assistant Coach	1	130	130
Volleyball				
310	Women's Volleyball Head Coach	1	130	130
310	Women's Volleyball Assistant Coach	1	130	130
Tennis				
310	Men's and Women's Tennis Head Coach	1	130	130
Trainers Area				
310	Athletic Trainer	2	130	260
310	Athletic Trainer Services Coordinator	1	130	130
525	Athletic Trainer / Taping Rooms	1	1,800	1,800
525	Athletic Rehabilitation Room	1	600	600
525	Dr. Office/Exam Room	1	350	350
Official's Area				
	Officials Locker/Changing Room with Toilet/Shower	6	250	1,500
Administrative Offices for Athletics				
310	Director of Athletics	1	130	130
310	Assoc Director of Athletics	1	130	130
310	Admin Assist	1	130	130
310	Academic Coordinator for Athletics	1	130	130
310	Sports Information Director	1	130	130
310	Sports Information Graduate Assistant	1	130	130
310	Athletic Operations Coordinator	1	130	130
310	Athletics Secretary	1	130	130
310	Work/Copy Room	3	200	600
315	Mail Room	1	200	200
315	Conference Rooms	1	500	500
520	Viewing Rooms/Classrooms	2	800	1,600
400	Study Lounge (Computer Room)	1	1,000	1,000
520	Weight Rooms	1	4,000	4,000
	Net SF			133,670
	Net:Gross multiplier		x	1.55
	Gross SF			207,189

Buildings Slated for Removal / Replacement

The University's collection of buildings currently represent various architectural styles that reflect the long history of the institution as well as various levels of commitment to quality, depending upon the vision of the time and the resources available. As such, there are several buildings on the campus which deserve the commitment of time and financial resources to insure their continued viability as symbols of the University's past as well as its strong commitment to the future. They are proposed for major renovation projects identified in the text above. There are also, however, several structures on the Campus that have been identified as buildings that will simply not benefit from further expenditures of effort or money, some of which were not purpose built for their current function and whose functional and symbolic value to the campus is less than positive. The Plan calls for the demolition of several academic, residential and administrative buildings that are viewed as not well-suited for continued long term use.

Many of these structures were constructed at a time of limited resources and are architecturally and physically challenged. Other buildings were originally conceived of as being temporary, yet have managed to be a part of the physical plant for far longer than originally envisioned. Still others were renovated multiple times over the years for a variety of functions and were constructed at a time when regulations such as ADA were not yet in place. Not only are the majority of these buildings functionally and aesthetically unpleasant, but they also possess HVAC, plumbing and window systems which are antiquated. While the Campus Master Plan calls for upgrading and improving several existing campus structures as well as the construction of several new structures, the following existing structures and facilities are slated for removal and/or replacement.

Proposed Demolition

1. *La Rue Hall and Annexes*

(a) Reason for demolition: The instructional and office space is under sized for the current occupants of this purpose-built, one-story building. Outside clients also visit this facility/department on a clinic basis.

(b) Current Use: Offices and Instructional space for Speech Pathology and Audiology department.

(c) Proposed Location of Occupants: The Speech Pathology and Audiology functions presently in La Rue Hall are being relocated to Monroe Hall after Monroe is renovated.

2. *Rosenkrans Hall*

(a) Reason for demolition: This building was originally constructed as the University Library in 1960, prior to accessibility regulations. This mostly one-story building occupies valuable real estate on University Circle in the core of the Campus. It is not economical to renovate this facility and is recommended for demolition.

(b) Current Use: Rosenkrans houses academic and administrative functions as well as the Tutoring Center.

(c) Proposed Location of Occupants: The programs currently housed in Rosenkrans Hall are planned to be relocated to the new/replacement academic building on the west side of the Abeloff Center for the Performing Arts.

3. *Center for Hospitality Management*

(a) Reason for demolition: The Center for Hospitality Management is a one-story building (with a basement) in a prime location in the center of Campus. This site is ideally suited for the proposed Information Commons building.

(b) Current Use: The Center for Hospitality Management houses the faculty offices, classrooms, kitchen laboratory spaces and a small café used by the Hotel, Restaurant and Tourism Management Department, The building also houses the Keystone Room, the University's largest multi-purpose space.

(c) Proposed Location of Occupants: It is envisioned that all these functions will be moved into the new Information Commons. Some of the functions currently held in the Keystone Room could end up in the proposed Conference Center / Dining Venue facility on Smith Street. While the Information Commons building is being constructed, temporary locations will have to be found to house these functions.

4. *Flagler-Metzger Center*

(a) Reason for demolition: This building occupies the site for proposed expansion of the Dansbury Commons.

(b) Current Use: The building is primarily occupied by the University Health Services and University Counseling functions and contains exam rooms, reception space and offices.

(c) Proposed Location of Occupants: The Master Plan identifies a new Health Center building on Smith Street.

5. *Computing Center*

(a) Reason for demolition: The Computer Center was originally constructed in 1952 as the campus laundry and was converted to its present use in 1968. The facilities are obsolete. The site is proposed to be improved as an outdoor plaza along Normal Street and University Lane.

(b) Current Use: This building houses the University's administrative computing staff, servers and network equipment.

(c) Proposed Location of Occupants: The Master Plan proposes the occupants be relocated into the proposed Information Commons building.

6. *Facilities Management Complex*

(a) Reason for demolition: The site and the area surrounding it are the focus of a reorganization effort for this area. It is envisioned that the building site will become an attractive open space along Normal Street, opposite the University Center.

(b) Current Use: The Facilities Management Complex is used for offices and shop space for the part of the Facilities Management staff and the Electric, Plumbing and HVAC shops.

(c) Proposed Location of Occupants: The occupants will be relocated to the current Fine and Performing Arts Center building. This relocation is dependent upon completion of the proposed Fine and Performing Arts Addition to Abeloff Center for Performing Arts on University Circle.

7. *Institutional Storeroom and Garage*

(a) Reason for demolition: The industrial functions housed in this building site do not need to be in the center of the Campus. It is envisioned that the building site will become attractive open space across South Green Street from the lower level of Dansbury Commons. This valuable real estate in the core of the Campus may provide a building site for a future academic building if needed.

(b) Current Use: This building houses the Facilities Management Grounds Maintenance Shop, the University Mailroom, the University shipping, receiving and storeroom functions, and some Facilities Management staff offices.

(c) Proposed Location of Occupants: The occupants will be relocated to the current Fine and Performing Arts Center building. This relocation is dependent upon completion of the proposed Fine and Performing Arts Addition to the Abeloff Center for the Performing Arts on University Circle.

8. *285 Normal Street*

(a) Reason for demolition: This unattractive, World War I temporary facility has been utilized by the University for decades. After new buildings are constructed as part of the Master Plan, it is envisioned that this facility will no longer be needed.

(b) Current Use: Office space for Upward Bound program and APSCUF and AFSCME unions.

(c) Proposed Location of Occupants: The occupants of this building are scheduled to be relocated to the new academic building that will replace Rosenkrans Hall once that new building is constructed.

9. *Facilities Management Annex (Carpenter Shop)*

(a) Reason for Demolition: The industrial functions housed in this building do not need to be in the center of the Campus. This building occupies part of the site for the proposed expansion of Dansbury Commons.

(b) Current Use: This building houses the Facilities Management Carpenter and Paint Shops.

(c) Proposed Location of Occupants: The occupants will be relocated to the current Fine and Performing Arts Center building. This relocation is dependent upon completion of the proposed Fine and Performing Arts Addition to the Abeloff Center for the Performing Arts on University Circle.

10. *DGS Field Office*

(a) Reason for demolition: The DGS Field Office is a temporary wooden facility that is unsightly.

(b) Current Use: Temporary office and storage space.

(c) Proposed Location of Occupants: The occupants would be relocated to the current Fine and Performing Arts building with the other Facilities Management functions.

11. *University Apartments*

(a) Reason for demolition: The University Apartments were originally constructed very cheaply by a developer in 1970. They were purchased by the University in 1987 when the owner could no longer manage the facility. The age and quality of the construction make the Apartments a candidate for demolition.

(b) Current Use: Student apartment style housing

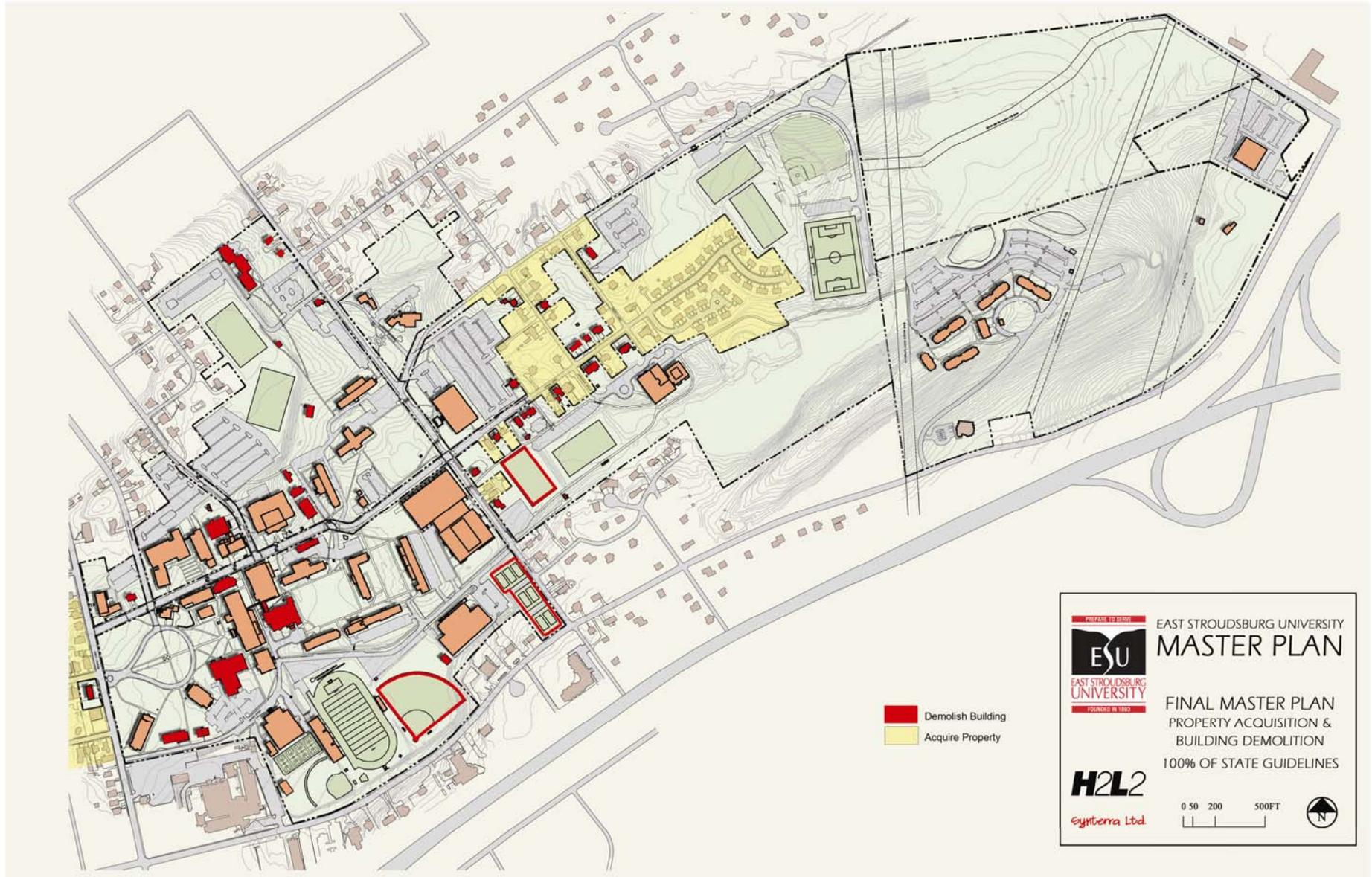
(c) Proposed Location of Occupants: These beds will be replaced with new residence halls proposed along Smith Street.

12. Various Houses

(a) Reason for demolition: In its efforts to ultimately control all the land in the Institutional University (IU) zoning district, the University has, over time, purchased nearby residences as they became available so the land could be controlled for future building sites. Although the intention was to demolish the buildings as they were purchased, the University is so short of office space that many of these buildings are being used as temporary office space. This has been costly from an on-going maintenance perspective. Ideally, the University will pursue a strategy to remove this type of non-purpose-built space from its inventory as the generally inefficient square footage is counted in the University's overall space inventory reported to the State of Pennsylvania.

(b) Current Use: Predominantly office space.

(c) Proposed Location of Occupants: The occupants of these buildings will be relocated to new or renovated spaces as they become available.



Proposed Property Acquisition

In planning for future campus improvement, several areas are suggested for property acquisition adjacent to campus. Purchase of these properties would better define campus edges and offer additional development and recreational opportunities.

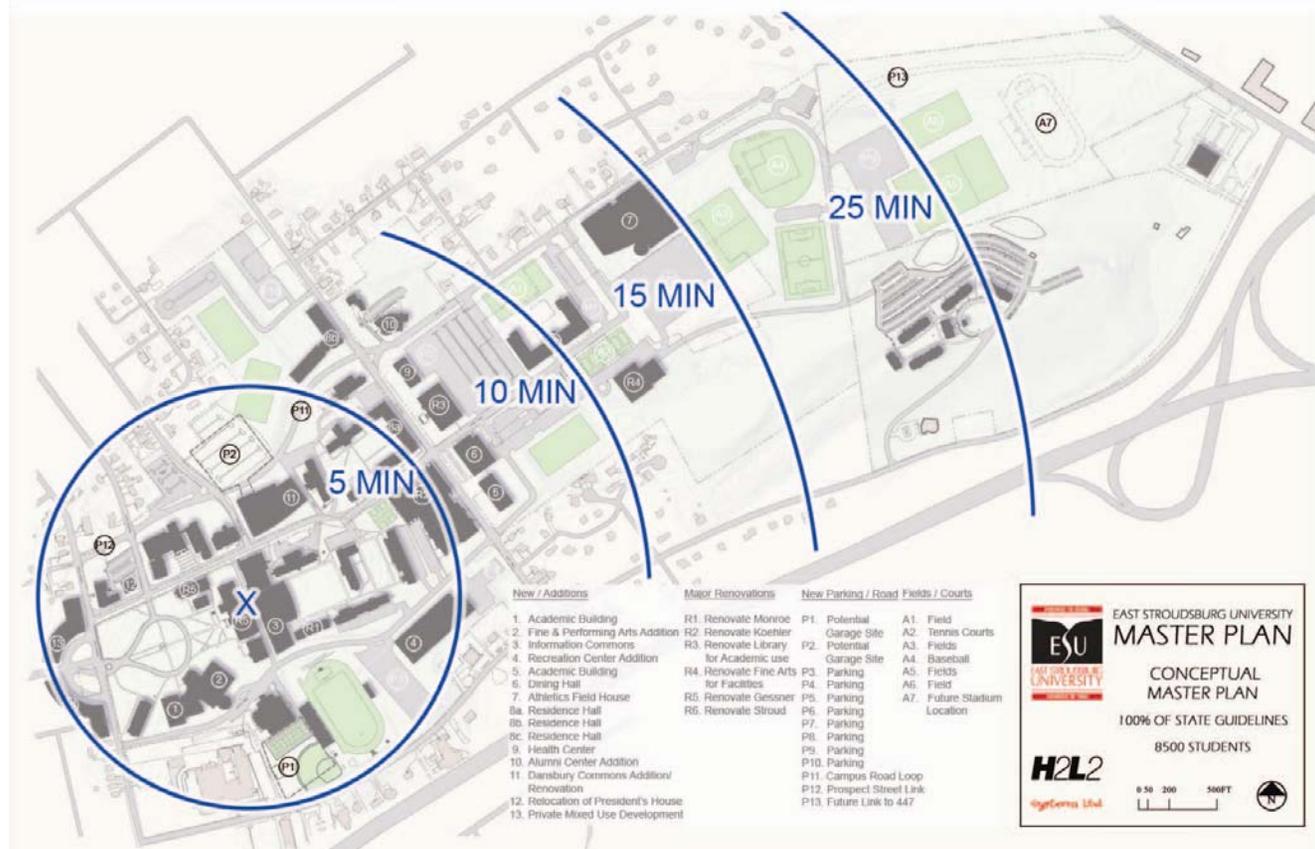
As the campus improves and grows, it is likely that the acquisition and use of the Housing Authority property on the east side of Campus will be an important issue affecting the University. The property offers expansion opportunities for athletic facilities, fields and parking which are not available on current land holdings. In order for this acquisition to move forward, replacement housing will need to be identified.

The University may wish to purchase a number of scattered properties contiguous to the University in the area of Smith, Normal, Mary, Gwendolyn and Marguerite Streets. This area currently consists of single family houses that could be assembled into larger parcels potentially suitable for additional residence halls, parking and recreation fields. These individual properties are within the Borough's IU zoning district (Institutional University).

Ultimately the University may wish to pursue implementation of a new main entrance road off of Prospect Street, connecting to Smith Street, parallel to Normal Street. Implementation of this concept would require acquisition of a parcel along Prospect Street and relocation of the traffic light currently at Prospect and Normal Street. The construction of this new entrance and additional roadway is viewed as a long-term project.

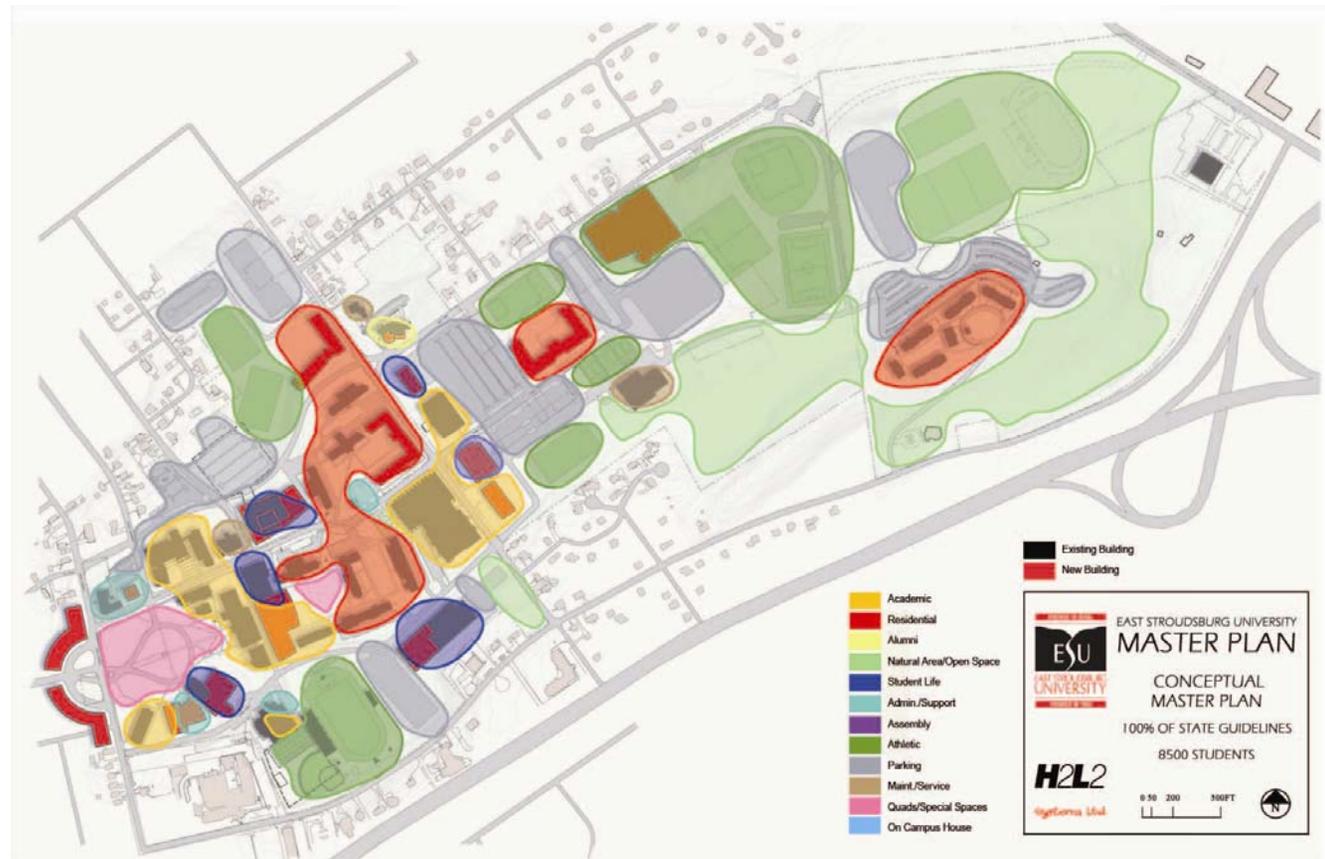
Proposed Figure Ground

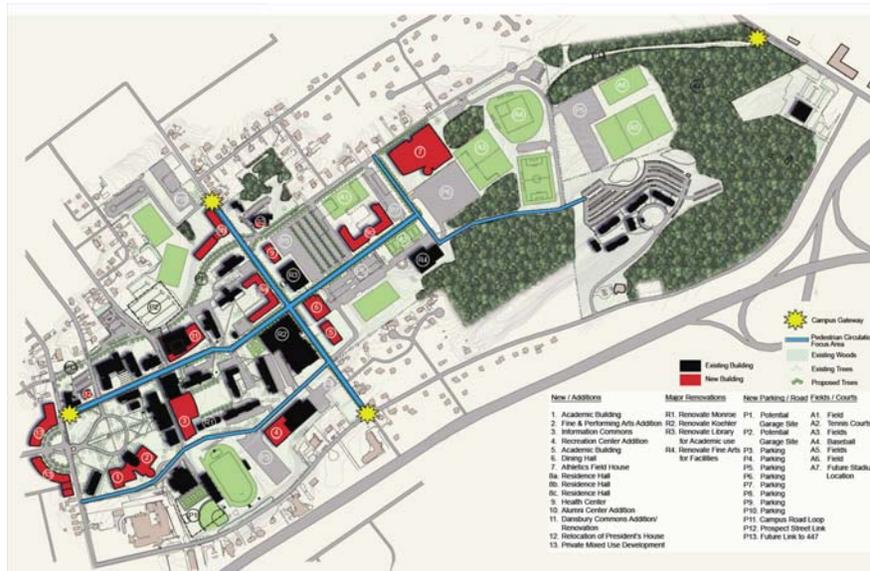
The Proposed Figure/Ground diagram shows the Plan developing numerous exterior spaces which are defined by two or more buildings. This will transform the campus into a series of related yet separate outdoor rooms which will share a vocabulary of sequence, scale and symbol. Compared to the campus plan as it exists today, the Figure/Ground drawing clearly shows the increased density of the campus at the academic core of campus. The majority of campus facilities are within a 5 minute walk of Stroud Hall. Several others are within a 10 minute walk.



Proposed Functional Zones

As illustrated in the diagram below, the Proposed Functional Zones diagram represents, to a large degree, a consolidation and augmentation of existing Functional Zones within the Campus Core and along Smith Street. Expansion for athletics is proposed for the East Campus.





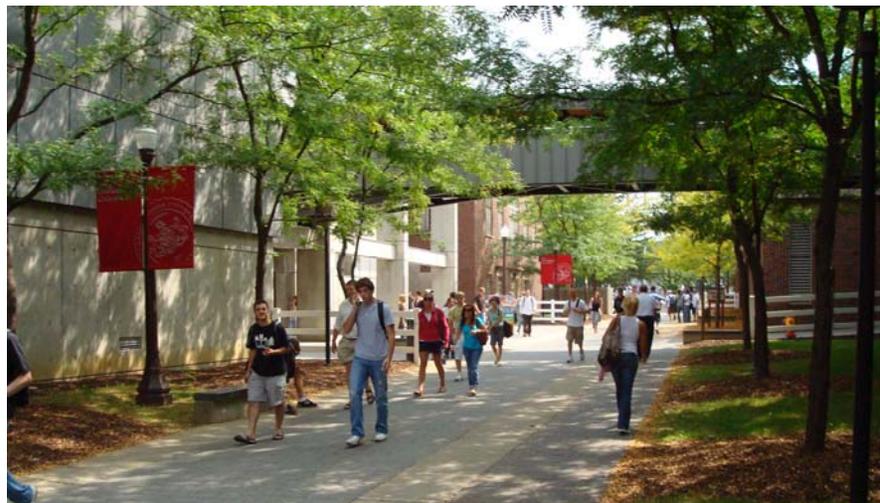
Proposed Primary Pedestrian Circulation

Proposed Pedestrian Circulation

The goals of the Proposed Pedestrian Circulation are to provide strong organization, ease of movement, foster safety and provide an engaging sequence of experiences as one moves through the campus. Well placed pedestrian corridors serve as primary paths which are to be provided with appropriate shade, lighting and paving. The primary areas of pedestrian circulation are Normal Street and Smith Street. These two streets can link a pedestrian with virtually the entire campus, and as a result should be treated as high value pedestrian corridors. Understanding the importance of these pedestrian corridors will assure their success. All buildings, parking lots and open spaces planned along these two streets should place high priority on the pedestrian experience, fit with cafes, street trees, site furniture amongst other streetscape standards that can be seen in the guidelines section of this chapter.

As can be seen in the streetscape standards, sidewalks should be 8' in width with a 5' porous bonded aggregate paving strip between the curb and sidewalk. The 8' widths allow for comfortable passing distance between pedestrians yet are to scale with the University thus not becoming overwhelmingly empty spaces at times of low pedestrian usage.

One of the most successful pedestrian spaces on campus is University Lane. This space succeeds because of its comfortable human scale, the presence of mature shade trees and the use of high quality paving materials. The pedestrian experience is greatly enhanced by these streetscape elements, many of which can be used throughout campus to enliven the streets and sidewalks of East Stroudsburg University with foot traffic.



University Lane – A successful pedestrian corridor

Proposed Campus Gateways, Edges and Streetscapes

GATEWAYS

Gateways announce the arrival to the campus and present the first impression of the University to visitors. Gateways should have a strong visual impact and be infused with the distinctive characteristics of the campus. Common elements should be carried on through all the gateways to create a unified sense of identity.

Working in concert with a campus-wide signage plan, the gateways should have identity signage in a scale fitting the prominence of the specific gateways and the speed of traffic. The common color and design theme in the signage should be repeated in all gateways to provide consistent branding. In addition to signage, other landscape elements could be used to reinforce the coherence of the overall design. These landscape elements include features such as seat walls, decorative paving, banners and seasonal plantings. Multiple banners of the same color and design are a very effective way to mark an entrance. Bollards of distinct color and design could also serve as traffic calming and control. Unique paving and wall designs that occur at each gateway will provide a linkage to all campus entrances.

One of the most effective ways of highlighting a gateway area is to use colorful plant material which will add splashes of color thereby catching the attention of passersby. Understory native flowering trees with brilliant fall color will interest in spring and fall while annuals flowers maintain dashing colors for most of the growing season. The following pages illustrate gateway ideas for East Stroudsburg University.



Proposed Campus Gateways

Proposed Campus Gateways, Edges and Streetscapes

Gateways: Dual-sided Gateway



Normal Street and Prospect Street - Existing

This image illustrates a gateway where the university owns both sides of the street. This can be applied to other campus gateways; however this image uses the intersection of Prospect Street and Normal Street as an example.

The addition of entry signage, seating areas, ornamental plantings, colorful seasonal plantings and crosswalks signify entry into the campus and will serve as a hub for all visitors. The use of native ornamental plantings around the seat walls indicates the significance of the local Pocono flora to East Stroudsburg University. These elements combined will offer visitors a welcome and clearly identifiable entrance to campus.



Normal Street and Prospect Street –Proposed Gateway

Gateways: Single-sided gateway



Smith Street and East Brown Street – Existing Conditions

The Smith Street and East Brown Street gateway illustrates a condition where the University does not retain ownership on both sides of the street. These conditions are prime locations for identity signage as the neighboring properties can sometimes obscure these campus entry points.

Smith Street is poised for considerable changes in the near future. As traffic increases on Smith Street this entrance to campus will become more important. Currently visitors have little indication that they are entering the East Stroudsburg University campus, by adding dense native planting along with signage, seating walls, and decorative crosswalks this campus entrance will be transformed into a gateway.



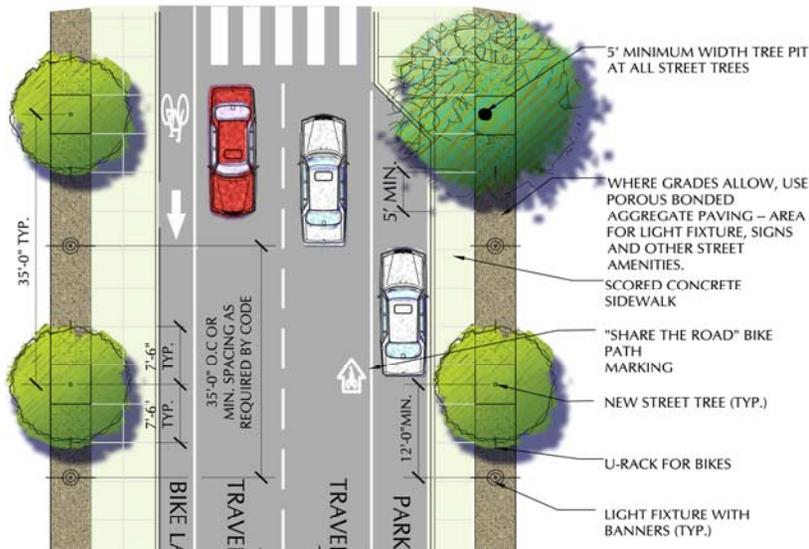
Smith Street and East Brown Street – Proposed Gateway

Proposed Campus Gateways, Edges and Streetscapes

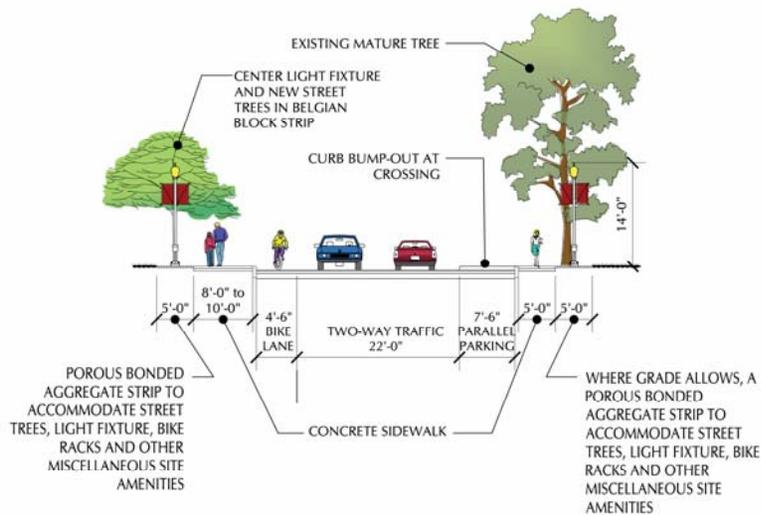
Streetscapes: Normal Street

Normal Street is the heart of the campus, a characteristic which the streetscape should reflect. The newly installed sidewalks, raised table crosswalks and curbs are steps in the right direction. The North side of Normal Street should have 8' wide sidewalks along the curbs with a 5' Belgian block strip between the sidewalk and any buildings, parking lots or open space, the south side of the street, due to space constraints, may not be able to achieve the recommended widths. Where grades allow, install 5' wide walks with a 5' wide amenities strip where possible. This strip will hold streetscape amenities such as light poles, street trees, road signs and bike racks. It should be surfaced with a porous bonded aggregate paving similar to ADDASET or ADDAPAVE as manufactured by Chameleon Ways.

Normal Street is the main East/West artery through campus as such it should be a multi-modal street fit for automobiles, buses, bicycles and pedestrians. Adding a dedicated bike lane on the "downhill" or west bound side of Normal Street will provide safe passage for cyclists while not compromising vehicular circulation. On the "uphill" or East bound side of Normal Street a "share the road" graphic should be installed (both decals on the roadway and pole mounted signage) to remind automobile drivers of the shared road condition. A similar streetscape treatment can be installed on Centre Street with a "share the road" graphic on the "uphill" side of the street to return cyclists to Smith Street. Street trees, pedestrian lights and banners will aid in giving Normal Street that "small town" feeling. They will unify the street with a green overhead canopy that remains consistent in tree size and spacing during the day, allowing the pedestrian lights to comfortably illuminate the roadway at night. Street trees make for a pleasant pedestrian experience; they provide a visual separation from the roadway allowing pedestrians to feel safer and more comfortable while using the sidewalks.



Normal Street – Typical Plan View



Normal Street – Typical Section

Proposed Campus Gateways, Edges and Streetscapes

Streetscapes: Normal Street Photo Simulation

This image shows a perspective view of Normal Street after the Dansbury Commons improvements and expansion. Standing on Normal Street looking towards Hawthorn Residence Hall this photo simulation illustrates the proposed Normal Street streetscape improvements. An outdoor café from Dansbury would open up to the revamped streetscape. A dedicated bike lane will feature prominently in this, the most active street on campus. This image shows how streets on campus can become multi-modal assets for all types of transportation.

Streets should connect the campus not segregate it. By adding consistent streetscape designs for the length of Normal and Centre Streets these roads will become lively multi-modal corridors that enhance the campus experience for all.



Normal Street – Existing conditions looking north



Normal Street – Photo Simulation

Proposed Campus Gateways, Edges and Streetscapes

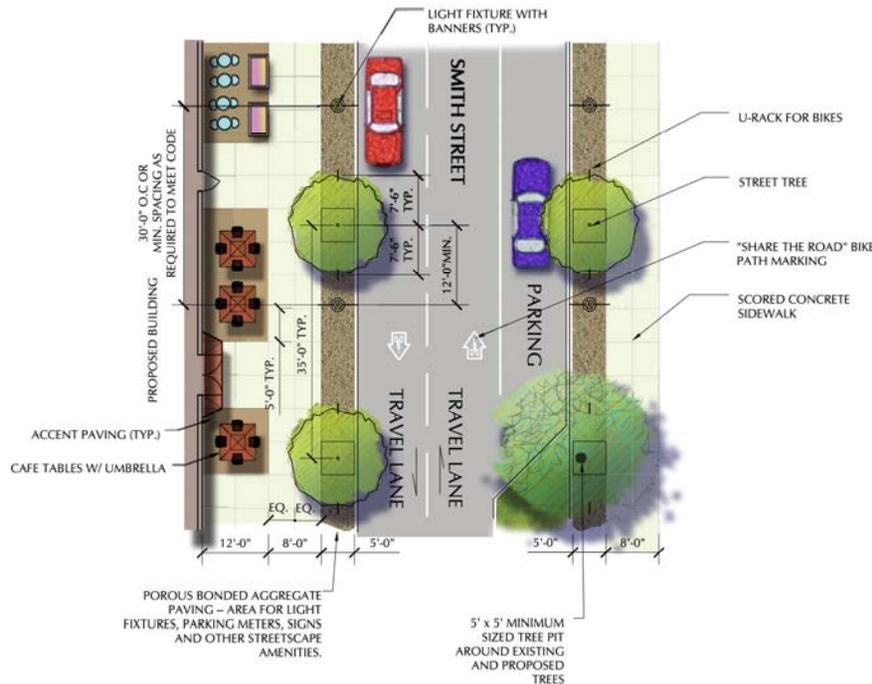
Streetscapes: Smith Street North of Normal Street

Smith Street is a mixture of building types and setbacks, and as such this report includes two separate streetscape standards for the street. The condition North of Normal Street near Kemp Library is illustrated on this page. The streetscape and setback standard should be the guideline for all future development along Smith Street, North of Normal Street.

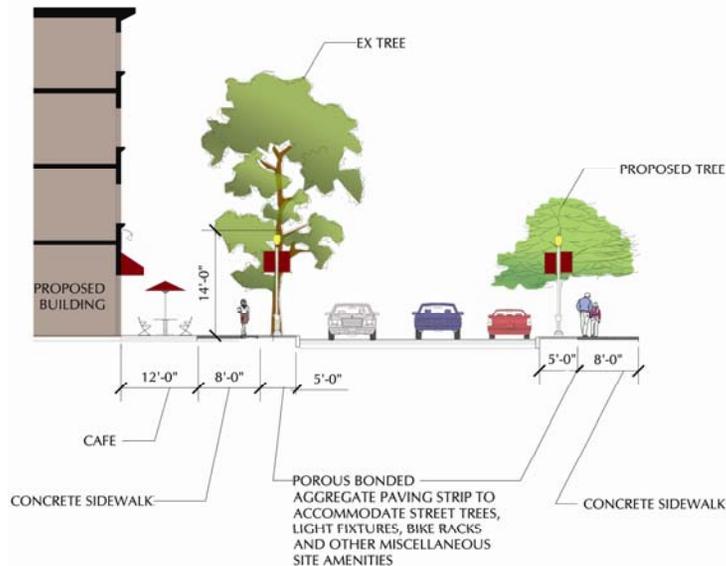
Buildings on the West side of the street should have a setback of 25 feet to allow for the streetscape standard, an 8' sidewalk and space for outdoor café/tables/seating areas depending on the first floor uses of the proposed buildings.

As more students move to on campus housing there will be an exponential need for more spaces for them to spend their free time. First floor cafés could open the buildings up to the street and give students the chance to unwind during the day and also on nights and weekends.

The streetscape standard for Smith Street differs from Normal Street in that the porous bonded aggregate paving amenities strip is located between the curb and sidewalk. This is the ideal condition, presenting the safest available option for pedestrians and should be replicated across campus where possible.



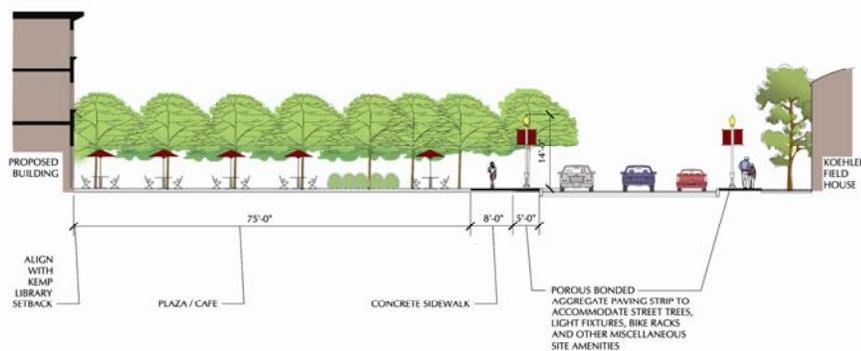
Smith Street, North of Normal Street – Typical Plan View



Smith Street, North of Normal Street – Typical Section View



Smith Street, South of Normal Street – Plan View



Smith Street, South of Normal Street – Section View

Proposed Campus Gateways, Edges and Streetscapes

Streetscapes: Smith Street South of Normal Street

Smith Street South of Normal Street holds a similar streetscape standard to Smith Street, North of Normal Street. There is however an opportunity for a signature outdoor space on campus across the street from Koehler Fieldhouse. The proposed Dining Hall/Conference Center at the Southeast corner of Smith Street and Normal Streets should be set back to align with the West façade of Kemp Library. This generous setback allows for a large outdoor plaza / café space that would enable the proposed dining hall to include a prominent outdoor seating and eating area at a future hub of campus activity.

A bosque of trees along with lushly vegetated planters will give this space a sense of enclosure without obscuring the plaza from street views. The trees will also serve to regulate temperatures in the proposed building, shading the building from heat in warmer months and letting welcome sunrays in during the colder months once the trees have dropped their leaves.

Smith Street does not have the space needed for a dedicated bike lane and as such the road should be marked, and signs erected stating that this is a multi-modal shared road. To improve safety, it is important to cyclists, drivers and pedestrians that the University works with the Borough to adequately identify such corridors. The safer it is to cycle and walk on campus the more likely individuals are to choose alternate modes of transportation.



Smith Street – Existing conditions looking south

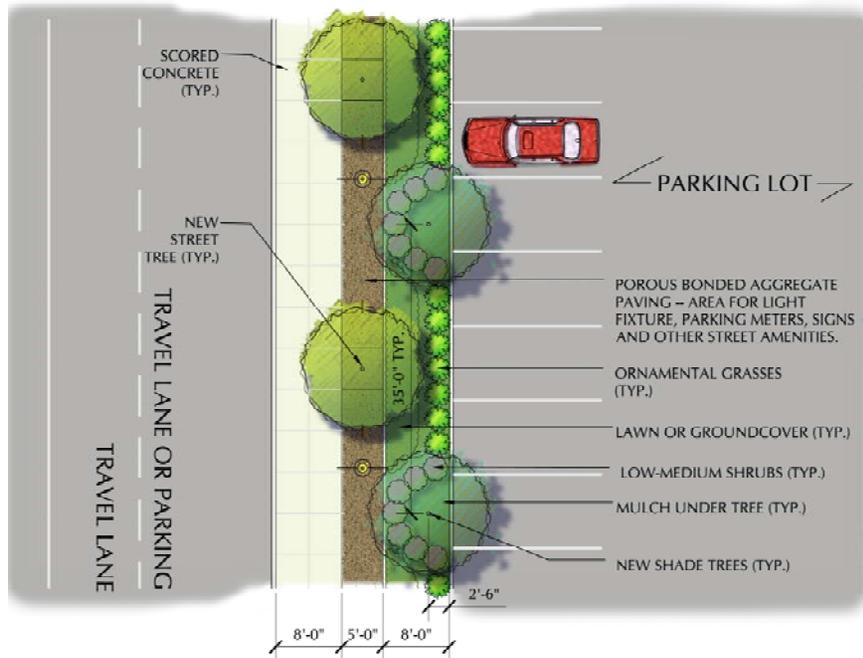
Proposed Campus Gateways, Edges and Streetscapes

Streetscapes: Smith Street South of Normal Street Photo Simulation

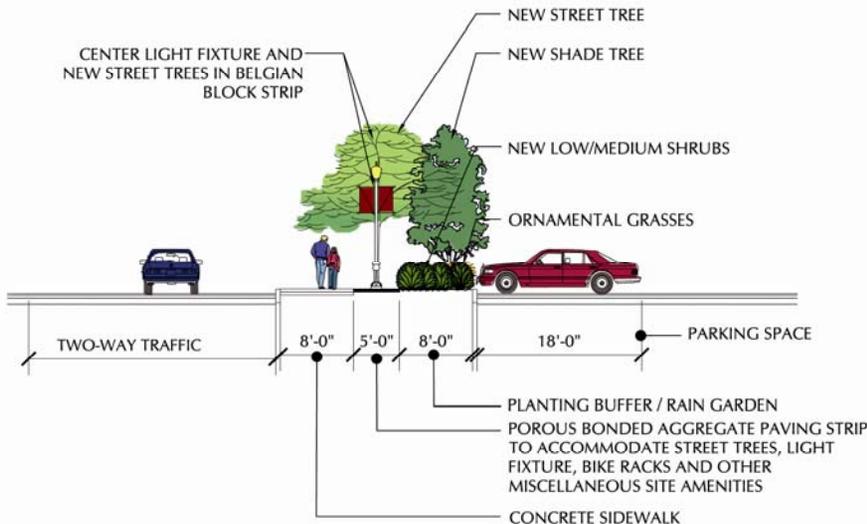
This proposed view looking South on Smith Street from Normal Street illustrates both the implementation of the streetscape standards and the plaza / café that could be located in the setback of the proposed dining hall. In years to come the intersection of Smith and Normal will be radically transformed into a bustling hub of activity. This outdoor plaza will become the anchor for the intersection and will serve as a destination that could become a signature space on campus.



Smith Street – Photo Simulation



Typical Parking Lot - Plan View



Typical Parking Lot - Section View

Proposed Campus Gateways, Edges and Streetscapes

Streetscapes: Parking Lot Typical Streetscape

Parking lots are a necessary evil at East Stroudsburg University, since they are needed it makes sense to help them blend into the campus environment and minimize their impact on the stormwater systems on campus. The streetscape elements remain the same as the Normal Street and Smith Street standards however a densely planted vegetated buffer should be placed between the sidewalk and the parked cars.

The use of native plants such as ornamental grasses and/or perennial wildflowers allows parking lots to have working landscapes. A working landscape is one that processes stormwater and reduces the impact on the local storm sewer system, yet presents an appealing visual aesthetic. One type of working landscape we recommend for use at ESU that is practical for use in the vegetated strips between streetscape and parked cars is the Rain Garden. *Rain gardens are further explained later on in this chapter under the planting sections including recommended plant species.* The parking surface will drain to the rain gardens and the plants in that garden will slow down the rate that the stormwater enters the sewer system.

Deep rooted plants will do well in both wet and drought conditions. Porous parking lot paving surfaces have been widely used for over 30 years now with resounding success. Due to the challenging percolation rates for much of the soils across campus (see Chapter 2 soils and wetlands diagram), porous pavements are not always practical for East Stroudsburg University. We recommend that a percolation test be performed for all future parking surfaces to determine if porous pavements can be used.

By introducing native woody and herbaceous plants to campus parking lots the University will greatly enhance the biodiversity of these otherwise ecologically empty expanses of asphalt.

Proposed Development Guidelines

Building Guidelines

The following Architectural Guidelines were developed to address the requirements of East Stroudsburg University. The list is by no means exhaustive, but is intended as a common point of reference for the discussion of appropriate design solutions. This outline of fundamental issues/concerns may be used as a convenient “checklist.”

Selection of Materials (Context)

Consider the context of the project both locally and universally. Due to the wide variety of campus “neighborhoods” it is vital to initially study the existing conditions to ascertain potentials in compatible material selection.

Where a predominant building material is used and that use has created an established continuity and character, the design team should consider the incorporation of these materials into their project.

Materials exposed to weather, heavy traffic, winter salt splash, UV exposure, acid rain, contraction/expansion and staining from runoff must be carefully considered and detailed accordingly.

Selection of Materials (Color/Texture)

The selection of materials will affect perception, maintenance and energy efficiency.

Materials should be chosen for their relative permanence and durability. Integral coloring is preferable to applied coloring and, where not feasible, applied coatings must be time tested and factory applied. Where there is to be interaction between people and the building, materials are traditionally chosen for their visual and tactile warmth.

Lighter reflective materials can reduce the cooling load on a building and direct reflected light into the interior. Conversely, darker materials, properly employed, can absorb solar energy and reduce the heat load. It should be remembered that light colors advance visually while dark colors recede.

Selection of Materials (Historic Context)

New projects adjacent to historic structures on the campus should, while satisfying their own programmatic requirements, employ materials, colors and proportions complimentary to those used on adjacent projects. Typically, traditional brick, light stone trim and light colored window and door trim. Roofs are typically sloped and dark in color. It is not necessary that new buildings adjacent to historical ones mimic their specific stylistic tendencies, but they should be respectful of materials, massing and proportion.

Planning

New buildings should be sited in a manner such that they define exterior spaces and reinforce and enhance existing and proposed circulation patterns.

Ground level building functions should be compatible to and reinforce adjacent exterior activities.

Building entrances should be clearly articulated and should address and enhance pedestrian activity areas.

Design Character

New buildings should build upon and contribute to the existing campus fabric and character.

Site, program, and budget issues should be addressed concurrently as integrated items.

New building design should balance individual expression with an appropriate contextual response to pre-existing conditions.

Massing/Scale

In all cases, projects should be scaled and proportioned to the fundamental unit of a human being, thereby establishing a sense of comfort and well-being.

Massing should typically be simple. Simple massing allows restricted budgets to be directed towards materials and details of higher quality.

Sloped roof forms contribute greatly to proper massing and image.

Bays, porches, cupolas (none of these need be necessarily historical in style) or other appropriate architectural features contribute to interesting massing.

Buildings must be tall enough to define adjacent exterior spaces. Three floors (or as local conditions dictate) or approximately 40-45 feet are appropriate for building height. Structures with more than three occupied floors above grade should be carefully considered.

Facades

Facades should be simple and well ordered.

Simple rhythms of windows and a general division of the façade into base, body and attic are encouraged.

Sills and heads require appropriate detailing to shed water and avoid unattractive weathering patterns.

Special material events, detailing and simple ornament are encouraged.

Brick and limestone are acceptable and contextual wall materials throughout much of the Campus.

Masonry design must thoroughly consider color, texture, unit size, mortar and striking.

Roofs

Sloped roofs are preferable, although flat roofs in small areas are acceptable.

Sloped roofs should be considered as an additional “façade” and should be designed accordingly.

Visible flat roofs should be considered as an additional façade and should be covered with an appropriate aggregate or roof pavers.

Penetrations, roof-top equipment, downspouts and gutters are design elements which must be considered concurrently with façade design.

Architectural Details

Review neighboring buildings for their level of detailing. Detailing may include hand-worked stone/metal/terra cotta reliefs, brick patterning, concrete textures, stucco treatments, trim and glazing and window and entry rhythms.

Projects should include appropriate levels of detailing with consideration for current materials, methods and technologies. Proper detailing adds another scale of visual/tactile interest and character to a project.

Pilasters, coping, water tables, cupolas and other traditional details are encouraged.

Sealant joints should be carefully considered, detailed and placed in order to subdue their visual impact.

The joining of dissimilar materials is an opportunity for significant detailing and requires rigorous study.

Details that cast shadows add life to building facades and are encouraged.

Proposed Development Guidelines

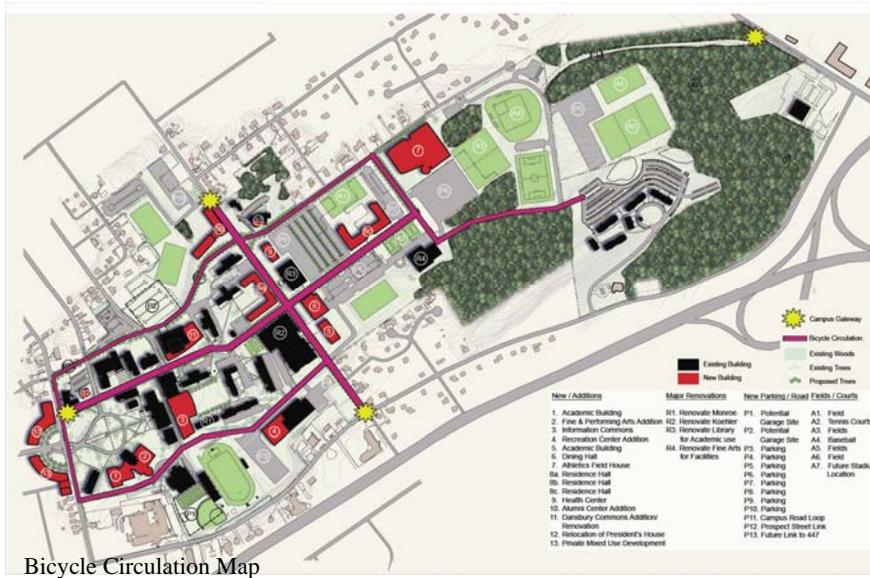
Site Guidelines:

ESU as a Green Campus

Due consideration must be given to general issues of Green Design which include but are not limited to replenishable resources, recycling (waste, water, materials), concepts of low energy/high performance use, total life style costing and an accountability for the concept of embodied energy. The long-term goal is to move toward ecologically and humanly sensitive design that becomes a synthesis design that becomes a synthesis of technology, poetics and place.

East Stroudsburg University is fortunate to be located in such beautiful surroundings. The beauty of these surroundings is in large part from the native plants of the Pocono region. These native plants can be used to increase the sustainability of the ESU campus. Rain gardens can help reduce stormwater runoff and increase biodiversity, turning underused swaths of lawn into meadows will add beauty, reduce maintenance and provide the university with excellent educational opportunities and increasing the street tree canopy will not only provide needed shade to exposed streetscapes but will reduce the impact of the campus on the community at large.

Transportation is another factor that can focus a university community towards a more sustainable future. By increasing the facilities for cyclists and pedestrians, the University will be making an investment in their future. The less dependent individuals are on automobiles, the more likely they are to experience the beautiful open spaces and proposed plazas and cafes may some day soon grace the campus of East Stroudsburg University.



Bicycle Circulation Map

Bikes on Campus

The image on this page shows the bicycle circulation based on the full build out of the campus master plan. The primary circulation routes will be West on Normal, and returning East via Centre Street or the proposed road North of Normal Street. Smith will be the primary North / South bicycle circulation on campus. An agreement would need to be made with the township to add bike lanes, or share the road striping and signage onto Prospect Street between Normal and Centre. The benefit to the township would be a connection for bicycles through campus. The primary immediate focus of the University should be to add bicycle facilities per the guidelines on Normal Street and Smith Street. Centre Street and Prospect Streets should be the secondary focus with additional roads to follow when practical.

The streetscape standards laid out the bike lanes for Normal Street and Smith Street specifically. The standard for Normal Street can apply to any East / West streets on campus (with slight modifications for Centre Street) and the standard for Smith Street can apply to any North / South streets on and off campus.

The following section of Chapter 4 will discuss site furniture standards with regards to bike racks. Combining these improvements will significantly enhance the cycling experience at East Stroudsburg University thereby greatly increasing the opportunities for students, faculty, staff and the community to navigate the campus by bike, further reducing dependency on automobiles. Cycling seems like a perfect match for a school so focused on the benefits of sound physical activity and education.



With planning, this could be a scene on campus in the near future

Campus Landscape



The treatment of the campus landscape is critical in creating beauty and enhancing the campus image. Care must be exercised concerning soil conditions, maintenance, security, circulation, microclimate and aesthetics. The use of native plantings is strongly encouraged. Native, regional species increase habitat, reduce the need for pesticides and conserve water. Regional plantings also foster a sense of place and connection with the natural world of the surrounding landscape.



The existing campus landscape is impeccably maintained to make the best of the current situation. The quality of the athletic fields on campus is a testament to the hard work of the maintenance staff. Many of the fields are on poor soils and many function without the benefit of in ground irrigation. The fields are essential to the success of the campus environment, we are however concerned about the many lawn areas whose sole purpose appears to be to take up space.



Many of the underused lawn areas can be easily transformed into wildflower meadows or even demonstration wetlands to benefit the campus ecology and serve as educational tools. Meadows once established (typically 3 growing seasons) require minimal maintenance, no fertilizer or pesticides are needed and once or twice yearly mowing is the usual maintenance schedule.



Proposed Campus Landscape Treatment

General Planting Concepts

Situated in the Pocono Mountain region, the campus has its appeal of a leafy mountain town. To create a coherent and distinctive character for the campus, the landscape design should highlight the alluring flair of its regional vegetation.

The Northern Hardwood Forest of this area, with its main tree species of Maples, Beeches and Birches, is known throughout the region for its magnificent fall colors. It is recommended that these native species be used widely on campus to provide a plant pallet in concert with the surrounding Pocono Mountain context. While the plant species carry the theme of the mountains, the configurations and arrangements of the planting vary and create different types of spaces that are distinct to their roles and functions in the overall campus plan. The images to the left show native plants that perform well at ESU.

In order for the planting to be effective, all planting should be done en mass in groups of at least three to five of the same species. This allows for ease of maintenance, as weeds are easily spotted in groupings of similar plants. Groupings have a larger visual impact as they tend to catch the eye more so than individual plants.

All landscape design should be self-sustainable and low-maintenance. This does not mean blanketing the campus with overused exotic plants simply because they are hardy and low maintenance. Sustainable planting practices such as rain gardens and meadows could be designed as showcase elements instead of the traditional perception of “unkempt” landscape.



Highlighting the attractive regional vegetation by use of plants indigenous of the area



Mass planting amplifies visual impact and streamlines maintenance



Sugar Maple



Black Gum



Red Oak



Yellow Birch



Red Maple



Tulip Tree

Existing Trees



Mature stand of Sugar Maples in fall, offering unmatched beauty.



A Certified Arborist is a valuable asset for ESU

The beauty of the Pocono landscape is greatly enhanced by the presence of large native mature trees. The same applies to the ESU campus, large mature trees are a priceless asset to this campus. One of the most striking examples of large mature native trees on campus can be found at College Circle. The size and beauty of the majestic sugar maple allée give College Circle a sense of place rarely duplicated across campus. Mature trees bring unsurpassed beauty to the campus and lend a feeling of establishment and permanency. With the exception of invasive plants and trees in built areas that are prone to breakage and/or littering, healthy existing trees are assets to be cherished.

Existing trees should be preserved whenever possible. Often times it is the tree canopy that creates the positive aspects of outdoor spaces, if these trees are removed the character of a space can be greatly altered. Not all trees are assets to a campus, those that are diseased or in a state of rapid decline should be removed to prevent damage to university property or visitors.

A licensed arborist will be able to conduct an assessment on the health of existing trees. The assessment should include recommendations on which trees to retain as well as pruning, injections, tree surgeries, root pruning or other necessary measures to restore or maintain the health of the trees to be retained.

Note: The University currently hires an arborist every year or two to inspect campus trees and recommend needed maintenance and repair actions. We strongly recommend that the University maintain this policy.

College Circle



The existing mature allée of Sugar Maples is the backbone of this space and should be evaluated as to how these trees can be retained. If it is determined by the assessment of a certified arborist that the Sugar Maples are near their life expectancy, a reforestation plan of Sugar Maples should be implemented to recreate the allée in the future. If the arborist finds that the trees have many years to live we strongly recommend doing whatever it takes to keep them healthy and living as long as possible. The removal of these majestic trees would radically alter College Circle leaving the space open and over exposed.

Note: The University contracts with an arborist every year or two to inspect these trees and implements all necessary actions to preserve the trees. In addition, the University has planted a second line of trees adjacent to the Sugar Maples anticipating the inevitable time when they will lose these mature trees.

The existing understory planting of low shrubs allows views into the campus and portrays perfectly the native hardwood forest representation of a large overhead canopy with shade loving understory plants covering the ground plane. The mature canopy creates pleasant and more intimate spaces for seating. This concept of large native shade trees along with appropriate understory plantings can and should be replicated across campus, in fact we advocate that it become the standard by which all other planting areas are judged.

This “forest lens” is perfect for the first glimpse of the campus and should be retained. More native plant species could be used to create the understory planting below the sugar maples. To rein in the potential perception of “wilderness”, the axis of the maple allée should be distinctive and clearly defined to establish the structure of the space. The understory planting should be in clear groupings, thus retaining the naturalistic planting in a dignified and orderly manner.



Successful examples of “Quads” flanked by shade trees.

The Quad

The simplistic beauty of a Quad is something that all colleges and universities should strive for. ESU has an ideal setting for a traditional campus quad that we feel has not reached its full potential. The quad situated between Monroe, Laurel, Shawnee and the Center for Hospitality Management is well placed. The surrounding buildings feed activity into this space and as more students move to campus these types of spaces will become more valuable as students will need spaces for both active and passive recreation.

The open lawn area should be further defined with rows of large shade trees flanking the North and South walkways. To continue the theme, as mentioned in the general landscape concept, it is recommended that rows of Sugar Maples or Red Maples be used on the North and South sides of the Quad, while maintaining the transparency of the east-west orientation.

Take notice of the location of existing and proposed building entrances. Flowering trees flanking the entrance should be planted to open up the buildings to the Quad. The rows of shade trees will form semi-intimate spaces where students and faculty could sit and observe the activities taking place in the open central green space. A variety of informal seating areas for different sized groups should be created to bring life to the space.

We recommend re-grading the quad to make it an even plane, and to replant the quad with turf grass to reinvigorate this space.

Rain Gardens

The essential element of a rain garden is to have a depressed planting area for means of collecting stormwater. The subbase material for these areas should be coarse gravel that allows for good percolation, covered with geotextile fabric to prevent silt buildup, above the fabric the plants are installed as they would be in any garden, the difference in a rain garden is the gravel base.

Rain gardens receive stormwater by directing downspouts from roof drains into the garden area, creating opening or slots in curbs, or eliminating curbs entirely and pitching the runoff towards the gardens. A stormwater plan complete with adequate grading is essential to ensure that the garden will be receiving runoff. A rain garden need not be a “meadow”, “wild flower” or “naturalistic” planting scheme. As long as the proper plant species are selected, the planting design could be as formal or informal as the setting area calls for. The plant material is also not limited to herbaceous plants. Trees, shrubs, grasses, and groundcovers are all acceptable plants for the rain garden plant palette. Turf grass is acceptable as well, though not as desirable as its friction rate and bio filtration capacity is lower than that of ornamental grasses and perennial flowers. Where it is appropriate (such as in parking lot planting strips), it is recommended that a mixture of plant types be used and a more “naturalistic” design approach be implemented so that the rain gardens can begin to showcase the campus efforts towards sustainability and eco-responsibility. This design approach will reduce maintenance and create an environment for the plants that is similar to their native habitat which typically results in increased habitats for wildlife (particularly birds and pollen spreading insects).



Proposed Site Furniture Materials Palette

Benches

Critical Factors to Success

What are the critical factors for success? Listed below are elements that assure the selected bench is a successful selection. By breaking down the elements of success into 3 simple categories, Style, Material, and Construction we have distilled the elements of success for benches at East Stroudsburg University. When selecting a bench it is crucial that the following factors are considered:

Style:

- Responds to the surrounding context
- Reinforces campus continuity
- Reflects user and placement needs

Material:

- Ease of maintenance
- Comfort
- Sustainable

Construction:

- Durability
- Replaceable parts
- Simplified base



Manufacturer: RecycleDesign
Model: Victoria Series Seat, Recycled plastic bench with backrest



Manufacturer: RecycleDesign
Model: Victoria Series Bench, Recycled plastic bench without backrest

Proposed Site Furniture Materials Palette

Benches

Recommendations:

The bench material of choice for East Stroudsburg University is the Recycled Plastic bench manufactured by RecycleDesign, many of which can be seen across campus today. We recommend the Victoria Series bench (without back) and chair (with back). It is important to note that all aspects listed below need to be considered when selecting a bench.

STYLE

The selection of a bench manufacturer and model should be considered holistically across campus. The recommended bench is made of recycled plastic with aluminum supports. These benches compliment the campus architecture and greatly enhance the sustainability of the campus site furniture

MATERIALS

Recycled plastic slats with aluminum supports.
Slats: 2"x3" nom. Recycled plastic
Supports: Powder coated Aluminum
Finish: Recycled plastic seat with integral color. Supports to be powder coated aluminum.

CONSTRUCTION

Bench must be durable and also have replaceable components. Due to the nature of plastic lumber additional supports will be necessary for spans greater than 6'.

Proposed Site Furniture Materials Palette

Trash / Recycling Receptacles

Critical Factors to Success

What are the critical factors for success? Listed below are elements that assure the selected Trash and Recycling receptacles are a successful selection. By breaking down the elements of success into 3 simple categories, Style, Material, and Construction we have distilled the fundamentals of success for benches at East Stroudsburg University. When selecting a trash or recycling receptacle it is crucial that the following factors are considered:

Style:

- Responds to the surrounding context
- Reinforces campus continuity
- Reflects user and placement needs

Material:

- Ease of maintenance
- Is neutral, yet visually attractive

Construction:

- Durability
- Replaceable parts
- Available removable liner

Proposed Site Furniture Materials Palette

Trash / Recycling Receptacles

Recommendations:

The trash receptacle of choice for ESU is the RecycleDesign Victoria Series recycled plastic and aluminum trash receptacle many of which can be seen across campus today. This trash receptacle is available in numerous colors and is currently the de facto standard across campus. It is important to note that all aspects listed below need to be considered when selecting a trash receptacle.

STYLE

The color is important to site furnishings. All trash receptacles should be black or dark green with matching lid, therefore complimenting the color of other site furnishings on campus creating a coordinated appearance.

An appropriate liner will need to be selected for each receptacle, this liner should not project from the trash or recycling receptacle and should be a dark, unassuming color.

MATERIAL

The recycled plastic slats with aluminum frame make this an effective and appropriate material for use at ESU. This is the material found on many of the trash receptacles on campus and shall remain as the standard trash receptacle material.

CONSTRUCTION

The construction of trash receptacles can have a large impact on their longevity.

Trash receptacles should have a covered top with a spring loaded door to prevent water accumulation and minimize foul smells and pests.

Trash receptacles shall be surface mounted not pedestal mounted.



Manufacturer: RecycleDesign
Model: Victoria Series Trash Receptacle or Victoria Series Recycling Bin,
Recycled plastic receptacle with liner and lid.

Proposed Site Furniture Materials Palette

Bicycle Racks

Critical Factors to Success

What are the critical factors for success? Listed below are elements that assure the selected Bicycle Rack is a successful choice. By breaking down the elements of success into 3 simple categories, Style, Material, and Construction we have distilled the fundamentals of success for bicycle racks at East Stroudsburg University. When selecting a bicycle rack it is crucial that the following factors are considered:

Style:

- Is both attractive and secure
- Reinforces campus continuity
- Reflects user and placement needs

Material:

- Ease of maintenance
- Is neutral, yet visually attractive

Construction:

- Durability
- Prevents theft
- Multiple locking points

Proposed Site Furniture Materials Palette

Bicycle Racks

Recommendations:

Bike Racks are valuable elements in a university landscape. With the increased number of students living on or near campus, bicycle usage will no doubt rise proportionally to the increase in student body.

Currently several impromptu bike racks are being used across campus. The absence of a bike rack, insufficient locking points, or a lack of trust in existing bike racks' security are the primary reasons that people choose to use impromptu bike racks. It is recommended that ESU dramatically increase their total number of bike racks across the main campus. The bike racks of choice for ESU are the Double Loop Rack manufactured by Barco Products and the "U" style rack manufactured by MADRAX. For areas with limited space a simple "U" style rack manufactured by MADRAX model U190-IG-P is recommended. MADRAX U rack is also available with a lean bar for additional locking points model UX238-LBC-IG-P. For multiple bike parking we recommend the Double Loop Bike Rack. This is a higher value rack for use in high value areas of campus. Both of these racks provide multiple locking points and there is little confusion as to how to properly use the racks. Placement of bike racks is critical to their success. Bike racks should be located in areas that do not inhibit pedestrian thoroughfares, and will not be a safety hazard to pedestrian or vehicular traffic. Bike racks also need to be placed in areas where they can be easily detected.

If bike racks are standardized across campus, individuals will become more aware of their presence and more comfortable with the security of their bikes therefore becoming more likely to use the racks.



Manufacturer: MADRAX
Model: "U" Style rack



Manufacturer: BARCO products
Model: Double Loop Rack #05JA1404

Proposed Site Furniture Materials Palette

Bicycle Racks

Recommendations:

It is important to note that all aspects listed below need to be considered when selecting a bicycle rack.

STYLE

The style of bicycle racks must never sacrifice the security of the bikes which will be locked to it. Another important feature of a bicycle rack is its ease of use. It is important that a bicycle rack provides enough space for individuals to lock both tires and the frame to the bike rack.

MATERIAL

Powder coated 2" O/D Steel Pipe should be used for all bike racks.

CONSTRUCTION

Durability, ease of maintenance and security are the most important aspects relating to construction of bike racks. Bike racks must be constructed to achieve a high level of bike security. The material should be difficult to vandalize or tamper with. Currently one of the most secure and popular methods for locking ones bike to a rack is to use a "U-type" lock. The construction must accommodate to the use of a "U-type" lock and still be appropriate for conventional bike locks such as cables and chains.

Proposed Site Furniture Materials Palette

Outdoor Table

Critical Factors to Success

What are the critical factors for success? Listed below are elements that assure the selected Outdoor Table is a successful choice. By breaking down the elements of success into 3 simple categories, Style, Material, and Construction we have distilled the fundamentals of success for outdoor tables at East Stroudsburg University. When selecting an outdoor table it is crucial that the following factors are considered:

Style:

- Responds to the surrounding context
- Reinforces campus continuity
- Adequate space for eating and studying

Material:

- Ease of maintenance
- Comfort
- ADA Accessible

Construction:

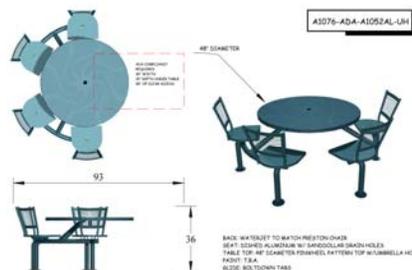
- Durability
- Vandal resistant
- Replaceable components



Manufacturer: Benchmark Design Group
Model: 6 Seat Cluster, Table top: 48" Pinwheel Round, Seat: Preston



Manufacturer: Benchmark Design Group
Model: 2 Seat Cluster, Table top: 30" Pinwheel Square, Seat: Preston



Manufacturer: Benchmark Design Group
Model: 4 Seat ADA Cluster, Table top: 48" Pinwheel Round, Seat: Preston

Proposed Site Furniture Materials Palette

Outdoor Tables

Recommendations:

The table material of choice for East Stroudsburg University is the aluminum table, model *Pinwheel* and seat, Model *Preston* cluster combination as manufactured by Benchmark Design Group. All tables can be fit with an aluminum canopy/pole umbrella.

Tables should be selected from the following options:

- 6 seat, 48" diameter round table top model for larger locations.
- 4 seat, 48" diameter round table top model for ADA accessibility
- 2 seat, 30" diameter round or 30" square table top for tighter locations.

STYLE

The selection of table styles should be considered holistically across the campus. These tables are available in square or circular shapes. The seats should always be powder coated color: Silver, with the table top and umbrellas powder coated color to be: Silver, Black or Red.

Different shapes and sizes are appropriate for specific situations. The intended use should be considered when selecting a table style. Square tables offer larger spaces for study, whereas circular tables are better for group seating and eating spaces. Placement of tables is critical to their success. Tables in hardscape areas should be surface mounted (to a footing in unit paver areas). Tables in softscape areas should be secured by using a post and footing system. To simplify maintenance there should be no planting directly below the table and chair surfaces.

MATERIAL

100% Aluminum construction

Proposed Site Furniture Materials Palette

Light Fixtures

Critical Factors to Success

What are the critical factors for success? Listed below are elements that assure the selected Pedestrian Light is a successful choice. By breaking down the elements of success into 3 simple categories, Style, Material, and Construction we have distilled the fundamentals of success for pedestrian lights at East Stroudsburg University. When selecting a pedestrian light it is crucial that the following factors are considered:

Style:

- Responds to the surrounding context
- Reinforces campus continuity
- Reflects user and placement needs

Material:

- Ease of maintenance
- Corrosion free
- Ability to accommodate banners

Construction:

- Durability
- Enhances safety
- Replaceable components

Proposed Site Furniture Materials Palette

Light Fixtures

Recommendations:

Campus pedestrian lighting at East Stroudsburg University is in need of standardization. The diversity of fixtures currently existing on the ESU campus complicates maintenance, and works against the fundamental goal of unifying the spatial structure. Our recommendations are geared toward improving continuity and sense of place, not lighting safety and security.

The light fixture selected for all campus use areas is manufactured by Halophane model GranVille Classic series Fluted housing with a North Yorkshire Series cast aluminum post, also manufactured by Halophane. Color for all campus pedestrian lights: Bronze.

Intended Purpose:

The intended purpose of pedestrian lighting across campus is to visually soften spaces and to bring a human scale to large outdoor spaces as well as to provide for security.

Location / Function:

Courtyards & Gardens, Pedestrian Malls, Walkways:

The recommended light manufactured by Halophane model GranVille Classic with Fluted Housing Lamp 175W metal halide. Pole height of 15' shall be used in all Courtyards, Gardens and Walkways. The poles should be mounted directly to the ground plane. The concrete footing should not be exposed unless in a vehicular oriented area. Color: Bronze



Manufacturer: Halophane
Fixture Model: GranVille Classic with fluted housing.
Pole Model: Halophane North Yorkshire cast aluminum