



CLARION UNIVERSITY

2013-2033 Facilities Master Plan Clarion Campus



Perkins Eastman

ACKNOWLEDGEMENTS

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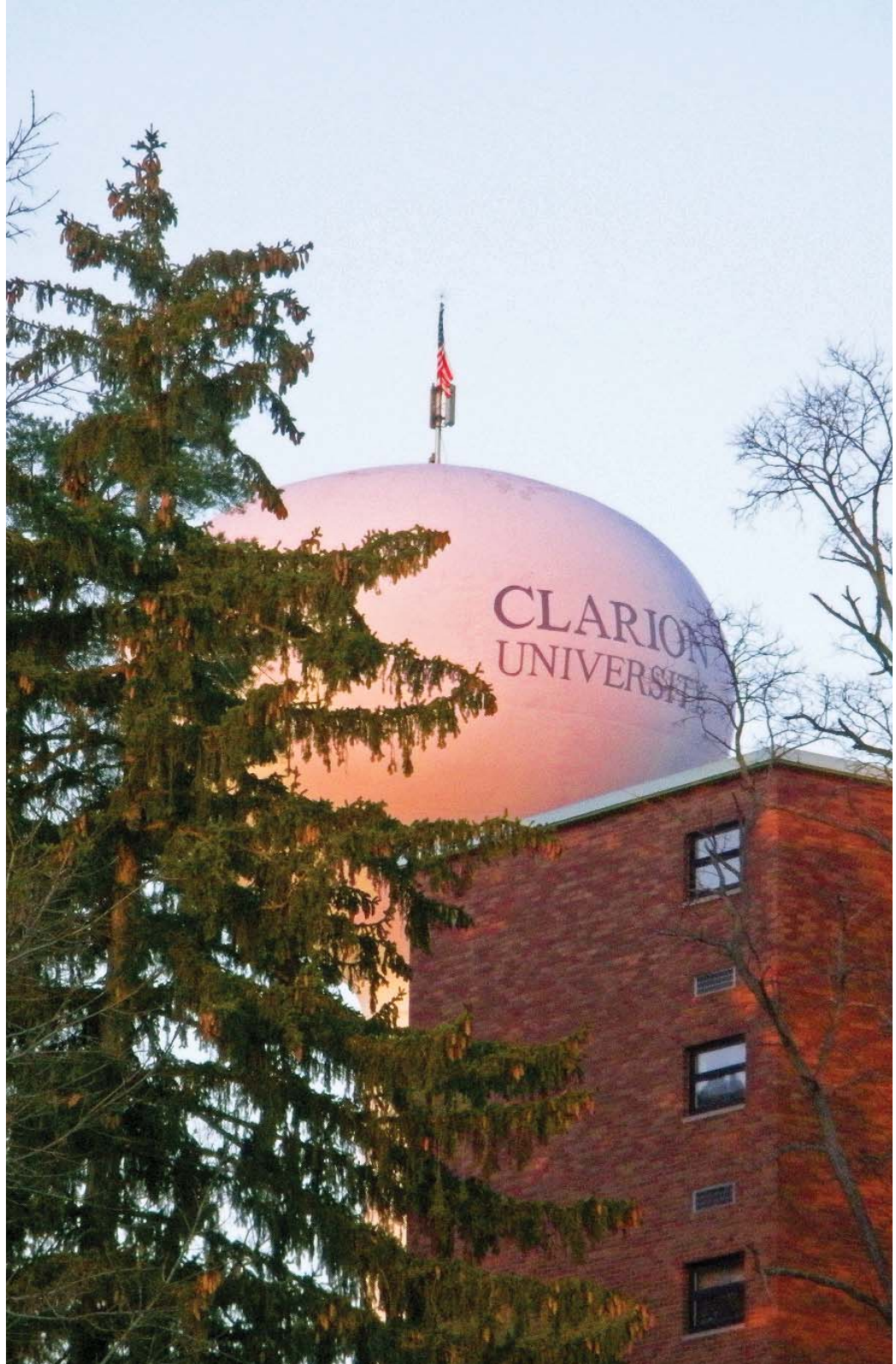
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CLARION CAMPUS
INTRODUCTION & APPROACH

1

Graphic 1.01
Clarion University's Water Tower



1.1 FMP INTRODUCTION

Clarion University is a public institution of higher education located in rural northwest Pennsylvania, and is a constituent member of the Pennsylvania State System of Higher Education [PASSHE]. The University has two campus locations, both set within the beautiful, rolling landscape of rural Northwest Pennsylvania:

- **Clarion Campus**
Located within the modest Borough of Clarion, PA, the Clarion Campus is attended by over 4,200 students.
- **Venango Campus**
The Venango Campus is much smaller and located on the periphery of Oil City. Venango services approximately 1,000 students, including many part-time and online students.

As a public institution, Clarion University is not only dedicated to the educational advancement of its students, but to the advancement of its regional context, economy and environment.

In 2012, Clarion University engaged Perkins Eastman to conduct a Facilities Master Plan [FMP] of the University's two campuses and respective facilities. This process was initiated in the Fall of 2012 and concluded in the Spring of 2014. The FMP establishes a thorough understanding of the University's existing and projected academic, facility, community and cultural needs, and provides a flexible structure for improvements that align capital capacities with Clarion University's goals and needs.

The FMP process produced two plans, one for each of the University's physical locations. This report specifically addresses the needs and long-term vision for the University's Clarion campus in the Borough of Clarion.

1 INTRODUCTION & APPROACH

1.2 FMP APPROACH

The FMP report is organized into nine sections, each of which corresponds to specific phases in the overall facilities master plan process, as follows:

1. Introduction & Approach
2. Campus Profile
3. Existing Conditions Assessment
4. Trends in Higher Education
5. Space Needs Assessment
6. Campus Planning Guidelines
7. Master Plan
8. Master Plan Initiatives
9. Implementation & Costing

The following summary outlines the scope of each section, the process used to gather and generate information, and the relevance of each chapter's findings to the overall Facilities Master Plan.

1. Introduction & Approach

This portion of the document defines the purpose and scope of the Facilities Master Plan and describes the role of the FMP in guiding the University's future strategic and physical planning.

2. Campus Profile

In order to establish a comprehensive institutional profile, the FMP's initial discovery phases examine the institution's history, existing enrollment and demographics, as well as institutional goals and objectives. This collection of data, and the discussions that result from it, create a portrait of the University's ambitions and identify areas of opportunity.

3. Existing Conditions Assessment

This part of the FMP's initial discovery process includes the assessment and cataloging of the University's existing physical inventory and infrastructure.

4. Trends in Higher Education

This section defines the various elements of "disruptive change" occurring across the higher education landscape and describes the increasingly competitive marketplace in which the University must compete. This includes topics of pedagogy and delivery, technology, socialization and workflow.

5. Space Needs Assessment

This portion of the FMP process considers the University's existing physical space inventory along with existing and projected enrollment and personnel figures. This data is combined with the FMP design team's knowledge of appropriate space standards that best match the University's mission. This analysis provides realistic space targets that correspond to the University's projected enrollment, staffing and pedagogy.

6. Campus Planning Policies

The FMP's guidelines pull together all of the previous discovery sections into a comprehensive policy brief that set the objectives for the University's physical assets including buildings and grounds.

7. Master Plan

This is the summary of the FMP's comprehensive and campus-wide moves, irrespective of the particulars of implementation. This allows for a complete view of major projects and of the landscape master plan, which is implemented over the course of multiple initiatives. The last portions of this section define how the overall plan is organized into three phases—2018, 2023 and 2033, representing five, ten and twenty year horizons.

8. Master Plan Initiatives

The initiatives section is organized by phase and details all of the FMP's specific building, landscape and infrastructure initiatives, including basic programming goals, conceptual design and massing, architectural goals, and construction considerations. Each initiative description can serve as a project "cut sheet" for inclusion in the University's RFP process.

9. Implementation & Costing

This final material covers the logistics, schedules and costs associated with implementing the FMP.

CLARION CAMPUS
CAMPUS PROFILE **2**

2.1 MISSION

2.11 Academic Mission

It is the mission of Clarion University to provide “transformative, lifelong learning opportunities through innovative, nationally recognized programs delivered in inclusive, student-centered environments.” Central to this mission is the University’s commitment to deliver an exceptional educational experience that looks toward the future while remaining affordable to all students.

2.12 University Profile

In today’s urbanized world, Clarion University’s rural setting defines the institution demographically, strategically and physically. As such, the University is inextricably linked to its regional context and how northwest Pennsylvania tackles issues as diverse as improving rural healthcare, retaining local human capital and responding to the effects of renewed regional energy exploration. As one of the largest employers in its area, the University is also directly tied to the success of the two communities in which it is situated—Clarion and Oil City. Both communities have stabilized and are looking for new paths to renewal after decades of demographic decline. While the University’s annual economic activity certainly impacts regional success, its primary role in addressing regional development is producing and educating workforce and citizenry.

To accomplish this task, the University seeks “diverse, motivated undergraduate and graduate students who want to learn and grow in a safe, small and supportive environment that promotes exploration and discovery.” The University sets itself apart through strong faculty, a commitment to individual attention, undergraduate research opportunities, hands-on learning experiences, and a focus on career preparedness. Additionally, the University seeks a campus atmosphere that feels more like home and less like a large and anonymous state institution. For an institution of its size, Clarion offers more accredited degrees than any of its peers in the Pennsylvania State System of Higher Education [PASSHE]. The University also offers multiple distance learning options that are convenient for its rural population and those beyond.

2.13 Academic Vision

If a university's mission represents its core beliefs, then a university's vision represents the institution's highest goals and aspirations. At Clarion University, that vision is centered on leading "high-impact educational practices that benefit students, employers, and community partners." This means charting academic and institutional strategy based on measured results that directly tie in with local business partner and regional employment market needs. The University also highlights educational practices such as active learning, clinical experiences, collaborative assignments, undergraduate research and capstone projects. Clarion University offers associate, bachelor's, and master's degree programs across three academic colleges:

- College of Arts, Education & Sciences
- College of Business
- Venango College

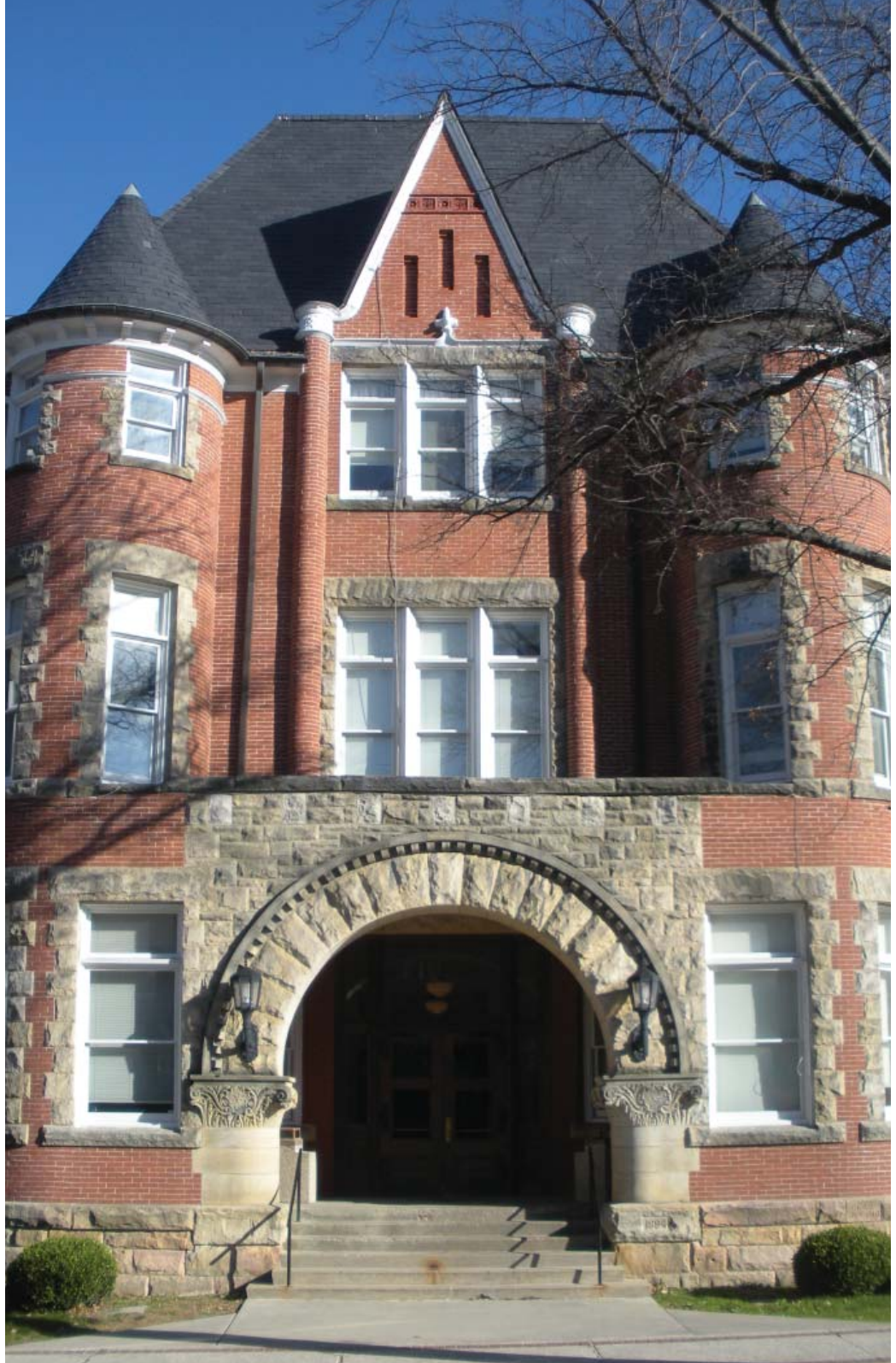
2.14 Academic Programs

Each of the University's nationally accredited degrees conforms to strict academic standards and undergoes regular examination by both local and external entities. The University's academic programs place particular emphasis on hands-on academic training that prepares students for real-life employment situations and careers. In 2013, the University's top five areas of bachelor degrees, representing almost 70% of all degrees, were:

- | | |
|---|-----|
| ▪ Business and Marketing | 19% |
| ▪ Education | 16% |
| ▪ Health Professions (and related programs) | 15% |
| ▪ Liberal Arts / General Studies | 10% |
| ▪ Communication / Journalism | 8% |

2 CAMPUS PROFILE

Graphic 2.01
Founders Hall



2.2 HISTORY AND DEVELOPMENT

Founded nearly 150 years ago, Clarion University began as Methodist seminary, and later became a normal school prior to the creation of PASSHE. The institution also holds the distinction of being Pennsylvania's first community college. Understanding the University's evolution over time provides perspective for the FMP process and may inform future decision-making.

2.21 Academic History

Clarion University was founded in 1867 as the Carrier Seminary of Western Pennsylvania. A Methodist institution, the regional congregation celebrated its centennial in America by creating a new seminary in the small Borough of Clarion. The seminary's first years were difficult and, in an effort to remain financially viable, it expanded its mission to include teacher training. After two decades of difficulty and a protracted effort, the seminary was sold to the Clarion Normal School Association. In 1887, the Clarion State Normal School officially opened its two-year training program.

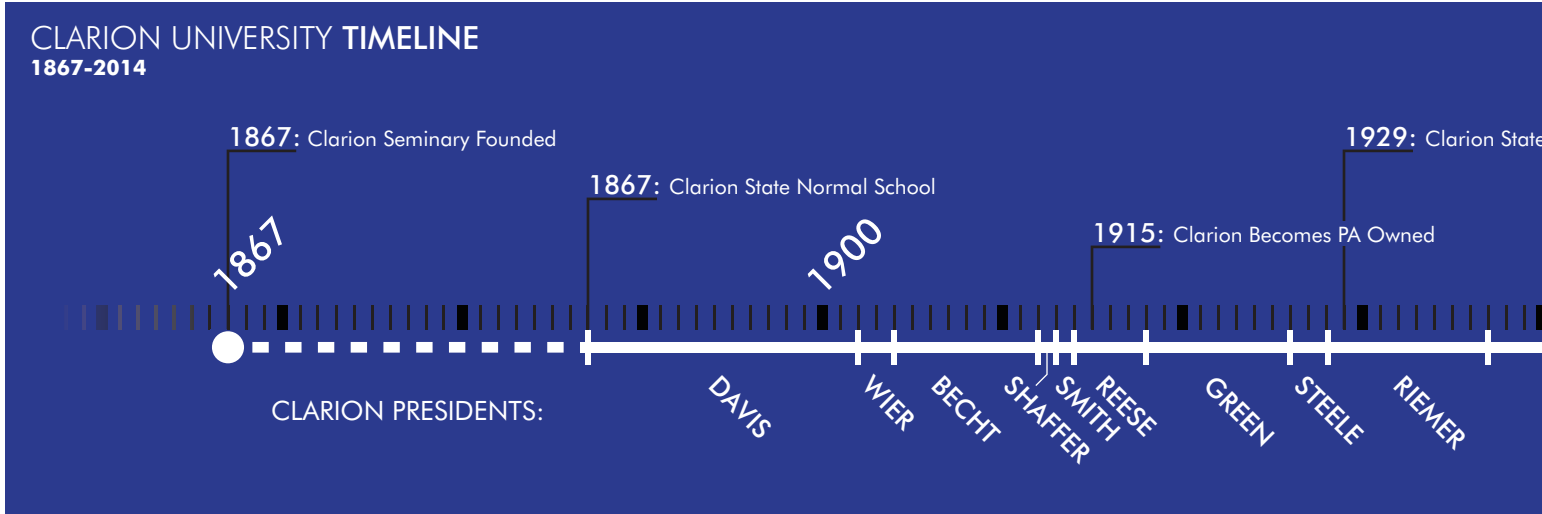
Clarion's first president, A.J. Davis (1887-1902), initiated the school's first academic and facilities expansion beyond the original Seminary Hall, adding dormitories, a music hall, science hall, boiler house, athletic programs, and even electricity to the growing campus. Gaining momentum, the school had transitioned to a four-year curriculum by 1913. Two years later, the Commonwealth of Pennsylvania claimed sole ownership of the school. In 1926, Clarion gained accreditation from the American Association of Teachers Colleges.

By the early 1930s, economic challenges precipitated by the Great Depression threatened the college. Mounting pressure from struggling taxpayers and competing private institutions led to a state funding cut, which resulted in a withdrawal of the school's accreditation in 1932. Despite these challenges, the College survived. In 1934, the institution successfully fought to regain its accreditation; in the following decades, liberal arts education and a library science program were added to increase student enrollment and provide a more comprehensive education.



Graphic 2.02
Aerial View of Clarion Campus

2 CAMPUS PROFILE



Graphic 2.03
"Middle Year Girls,
Physical Training,
Clarion State Normal School"

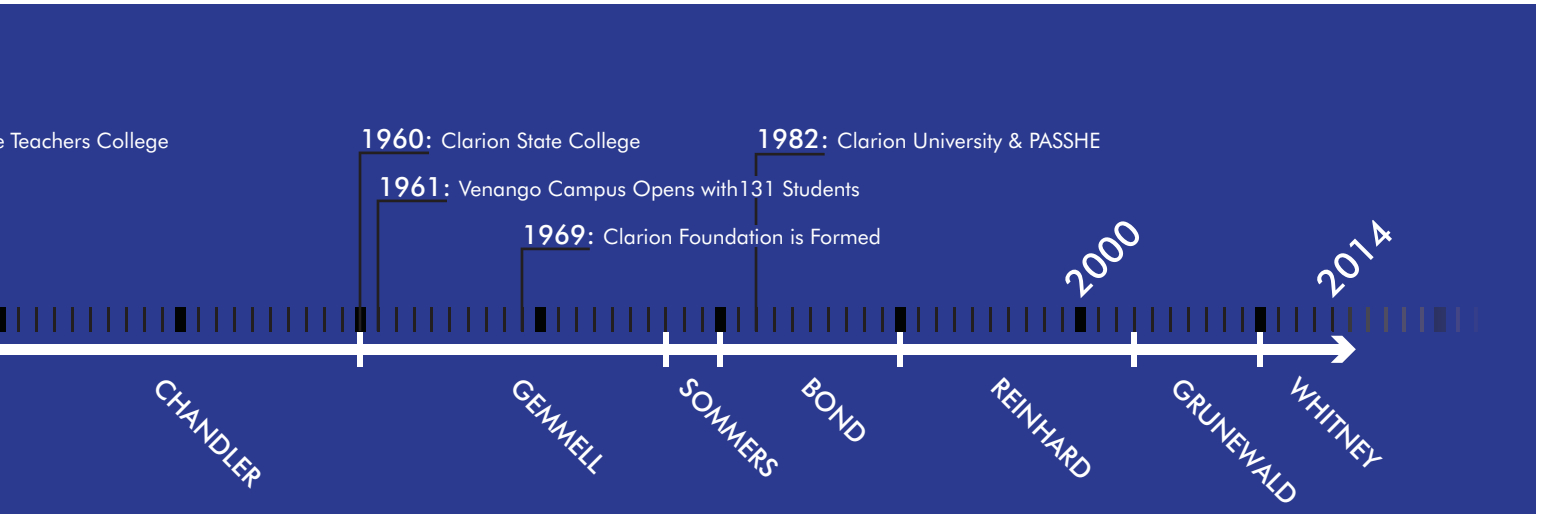


Graphic 2.04
Carrier Seminary



Graphic 2.05
Clarion Normal School





By 1940, the struggles of the Great Depression had dissipated, but WWII posed more significant challenges. The Selective Service Act resulted in an even larger downturn in the school's enrollment, which had reached 307 students. In another effort to keep the college in operation, federally funded wartime training programs were added to the school's programs. Between 1942 and 1943, Air Force cadets arrived on campus for four-month sessions of airplane and glider pilot training; such programs allowed the college to remain solvent during WWII.

Graphic 2.06
Clarion University Timeline

Finally, having endured the Great Depression and WWII, Clarion was accredited by the Middle States Association of Colleges and Secondary Schools. Enrollment continued to grow through the 1950s, and by 1960 the institution was renamed Clarion State College (from Clarion State Teachers College) to reflect its broader mission.

During the 1950s, the college also partnered with private-sector interests that were pushing for the creation of an institution of higher education in Oil City. This successful partnership resulted in the privately financed Venango campus, Pennsylvania's first community college, which opened in the fall of 1961 with a class of 131 students.

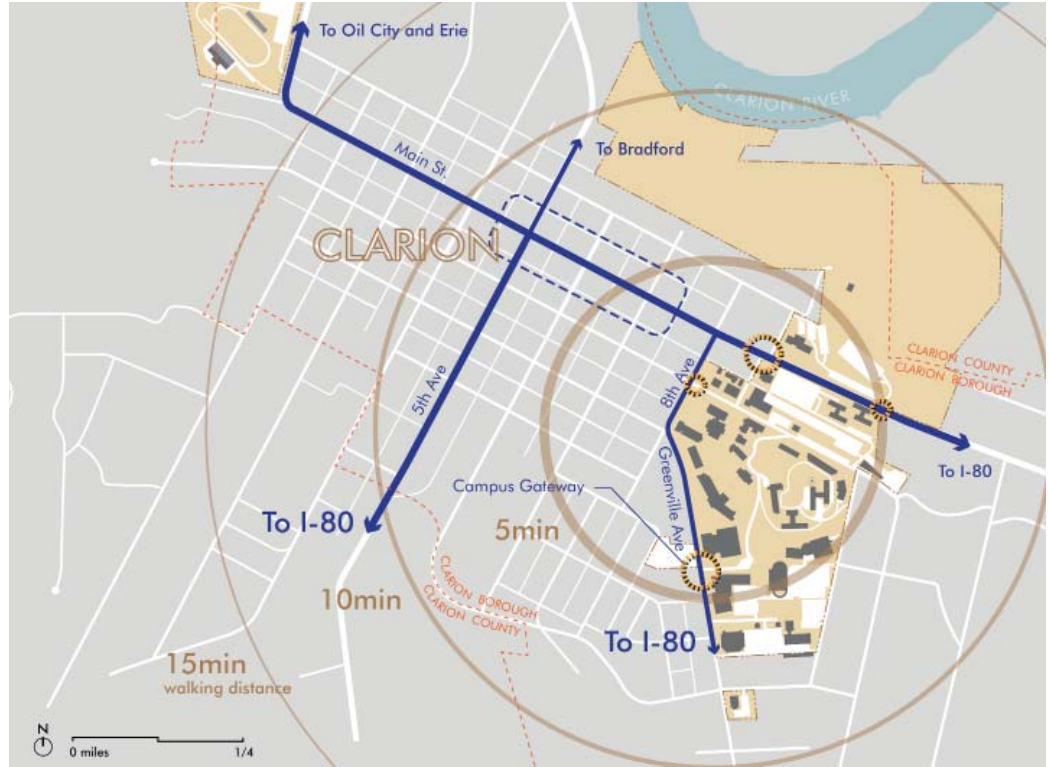
By 1976, Clarion was no longer a small rural college, but an institution of over 5,000 students. This significant growth demanded a major expansion of the Clarion campus, which had grown to 25 buildings. Teacher preparation continued to be a core focus of Clarion's academic mission, but new academic areas were added such as social sciences, humanities, natural sciences, mathematics and even graduate-level studies.

In 1982, the college renamed itself a "university" and became part of the newly created PASSHE system.

In 2010, Dr. Karen M. Whitney became Clarion University's 16th president. A 90 day listening tour informed President Whitney's five major priorities for the University: Academic Advancement, Campus Climate, Civic Engagement, Financial Stewardship, and Institutional Leadership.

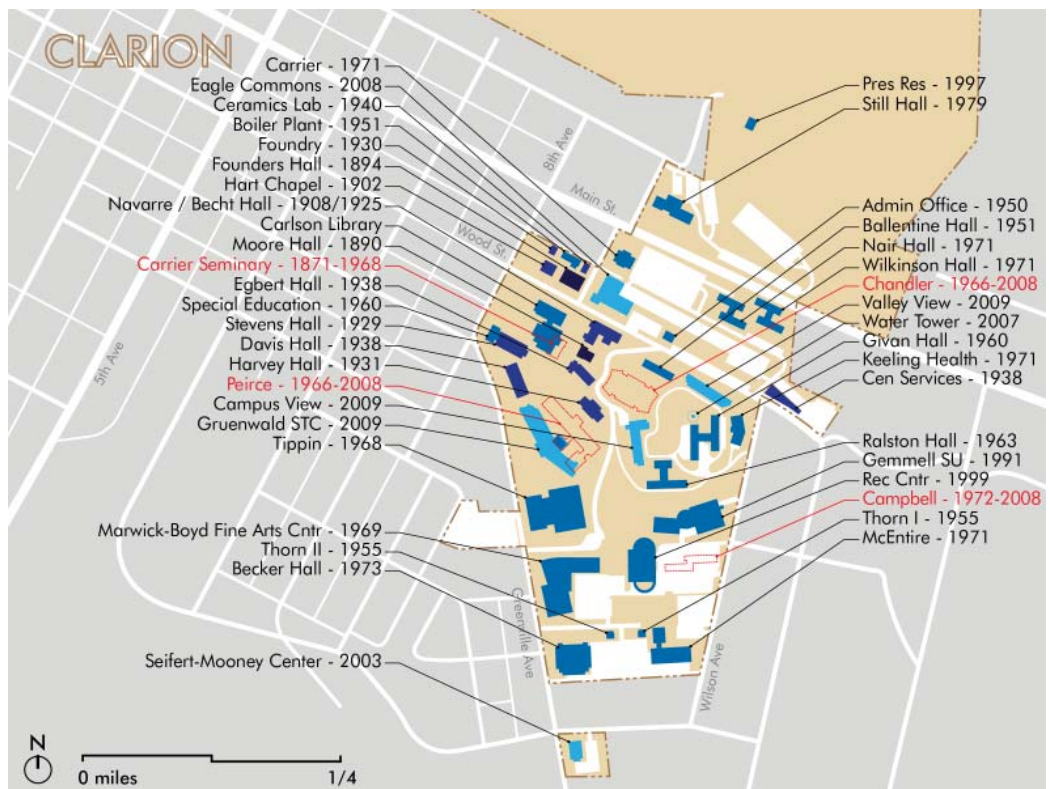
2 CAMPUS PROFILE

Graphic 2.07
Clarion Campus



Graphic 2.08
Construction / Renovation Dates
Clarion Campus

- Demolished ○
- Pre-1900 ●
- 1900-1950 ●
- 1950-2000 ●
- 2000 and Beyond ●



2.22 CAMPUS DEVELOPMENT

The Clarion campus was originally centered on Carrier Seminary Hall, which was located on open land at the eastern edge of the Borough and close to the train depot. The Seminary, not completed until 1871, was a brick building over three stories tall. It held commanding views over the valley, and provided Clarion with an academic home in an iconic building for nearly 100 years. The seminary remained the primary fixture on campus through the mid-century.

Like many public colleges and universities in the United States, Clarion significantly expanded between 1960 and 1975, adding 4,000 students in less than two decades. To accommodate this growth, the campus purchased 30 additional acres in 1967 to be used for academic facilities, housing, recreation and parking. Though the master plan for this expansion appears lost to time, it yielded 15 new buildings that pushed the campus out from the Seminary, over the hilltop crest and downward in almost every direction. This expansion did not follow a formal spatial pattern such as a quad, but instead was dictated by terrain and pre-existing circulation patterns. As a result, 70 buildings were demolished, 50 families were displaced, and the Borough's tax base was significantly reduced. It also resulted in the Borough's first zoning laws.

During this same period, in a move that still reverberates today, the treasured Seminary was demolished in 1968 to make room for the present Carlson Library.

New development slowed through the 1980s and 90s, but did not stop. Carlson Library was renovated and expanded. Renovations to other buildings added handicap accessibility, and student activities were expanded with the additions of Gemmell and the Student Recreation Center. Construction was in full swing once more after the millennium, with three major demolitions and six new buildings that altered the character of the Clarion campus.

Recently, Clarion University's most striking transformations have been the construction projects of the 2000s. A focus on improved student life and housing, the sciences, and energy efficiency resulted in the demolition of three buildings and the construction of eleven new buildings—five of which earned LEED sustainability certificates.

Today, three of the campus's original buildings remain and continue to anchor the historic campus core: Moore Hall (1890), originally the campus's music hall; Founder's Hall (1894), first known as Science Hall; and Hart Chapel (1904), a combination gymnasium and assembly building known simply as the Chapel, and the current campus covers 128 acres.

2.23 Architectural Styles

Clarion's buildings range from four years to well over 100 years of age. Given such a span, it is not surprising to find a broad array of architectural styles. Although the Clarion campus is dominated by red brick buildings, there is a tremendous diversity in building shape, size, and materiality.

2 CAMPUS PROFILE

Graphic 2.09
Founder's Hall



Rusticated Stone

Clarion University's oldest campus buildings are adorned with rustication (stonework detailing of contrasting texture to the overall façade). The arched entrance of Founder's Hall (1894), the heavy base of Moore Hall (1890), and the crenelated corners of Hart Chapel (1902) are relics of Clarion's past.

Examples: Founder's, Moore, Hart

Graphic 2.10
Becht Hall



Spanish Mission Style

Becht Hall is the only building on campus built in the Spanish Mission style, as evidenced by its red clay tile gabled roof, dormer windows, and white walls. Becht Hall (1925) is actually a replacement of the wood-framed Navarre Hall (1908) which served as a women's dormitory. Today, Becht Hall is a stylistic outlier on the red brick-dominated campus.

Examples: Becht

Graphic 2.11
Harvey Hall



Georgian Style

Georgian style buildings are commonly associated with academia. Characterized by red brick, grey gabled roofs and bright white trim, these formal buildings emanate a sense of elegance and permanence.

Examples: Egbert, Harvey, Seifert-Mooney

Graphic 2.12
Stevens Hall



Industrial School House

The campus's industrial style buildings are characterized by steel structures, flat concrete roofs, exterior brick cladding and aluminum-framed windows. Built during the population boom of the mid-century, the use of industrial materials and prefabricated components allowed for the quick construction of repetitively organized classrooms. The buildings' brick cladding offers a nod to the older structures on campus, while larger windows and a deliberate lack of ornamentation foreshadow Modernism.

Examples: Davis, Frame, Special Education, Stevens

Graphic 2.13
Admissions Building



Vernacular Residential

Due to the nature of its expansion, the Clarion campus features (through acquisition) several examples of vernacular residential design. Given their anonymous nature, exterior signage offers the only visual indication that these buildings belong to the campus.

Examples: Thorn I, Thorn II, Admissions

Modernist Dormitories

Most of Clarion University's older dormitories exhibit a modernist style, with a boxy shape and sparing fenestration. The buildings' repetitive interiors are expressed in punched windows stretched across broad surfaces of brick on the exterior. Although they are efficient in terms of student capacity, buildings such as Nair and Wilkinson do not necessarily demonstrate sensitivity to human scale or their surrounding landscapes. Examples: Ballentine, Nair, Givan, Ralston, Wilkinson



Graphic 2.14
Nair Hall

Modernist Brick Academic Centers

At a larger scale, Clarion's academic centers echo the modernist style of the University's dormitory buildings. These massive, solid buildings tend to focus the occupant's attention inward, allowing relatively few views to the campus. In addition, the buildings' disproportionate scale and lack of visual transparency create an uninviting feel from the outside. This has a particularly strong impact along Greenville Avenue. Examples: Carrier, Marwick-Boyd, Becker, Tippin



Graphic 2.15
Tippin Gymnasium

New Construction / Old Motifs

Although constructed in the 2000s, both the addition to Carlson Library and the new Eagle Commons borrow stylistic references from the past. Classic entry columns, "eyebrow" masonry arches, and traditional roof dormers combine with contemporary glass curtain walls, structural steel, and modern double-height spaces. Carlson and Eagle Commons attempt to provide contemporary spaces that meld with the University's older built context.

Examples: Carlson, Eagle Commons



Graphic 2.16
Carlson Library

Suite-Style Housing

Similar to Carlson Library and Eagle Commons, Clarion University's new suite-style student housing provides new buildings wrapped in historically and vernacularly familiar exteriors. Clarion's most recently constructed housing is a roomier and less aesthetically severe alternative to the older dormitories.

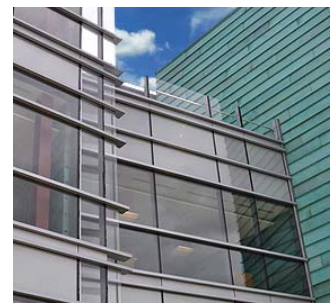
Examples: Campus View, Valley View, Venango Housing



Graphic 2.17
Valley View Suites

Contemporary

Clarion's newest building, the Gruenwald Science and Technology Center (2010), is the University's sole example of contemporary architecture. Like most of Clarion's buildings, the STC is clad primarily in red brick, but without historic embellishments. Unlike its modernist neighbor, Tippin, the STC utilizes large expanses of glass curtain wall to connect interior activities with campus life on the outside. The STC also features copper shingle cladding around the volume of its otherwise unpunctured lecture planetarium hall, a successful design detail that creates a warmer aesthetic. Examples: Science & Technology Center



Graphic 2.18
Science and
Technology Center

2 CAMPUS PROFILE

Graphic 2.19
Open Space
Clarion Campus



Graphic 2.20
Clarion Campus Landscape



Open Space Development

Although the Clarion campus can be walked from end-to-end in about 10 minutes, the hilly topography and disjointed pedestrian framework exaggerate the sense of separation between campus zones. Large areas of asphalt parking define the northern and southern ends of the campus, which are relatively flat. The campus midsection is loosely defined by a winding open greensward as a result of the relocation of the science center, and to the west of the greensward is a traditional college green. North of the greensward, a hilltop grove with a stand of evergreens sits at the campus peak.

The campus landscape is assessed in more detail within Section 3.1 of this report.

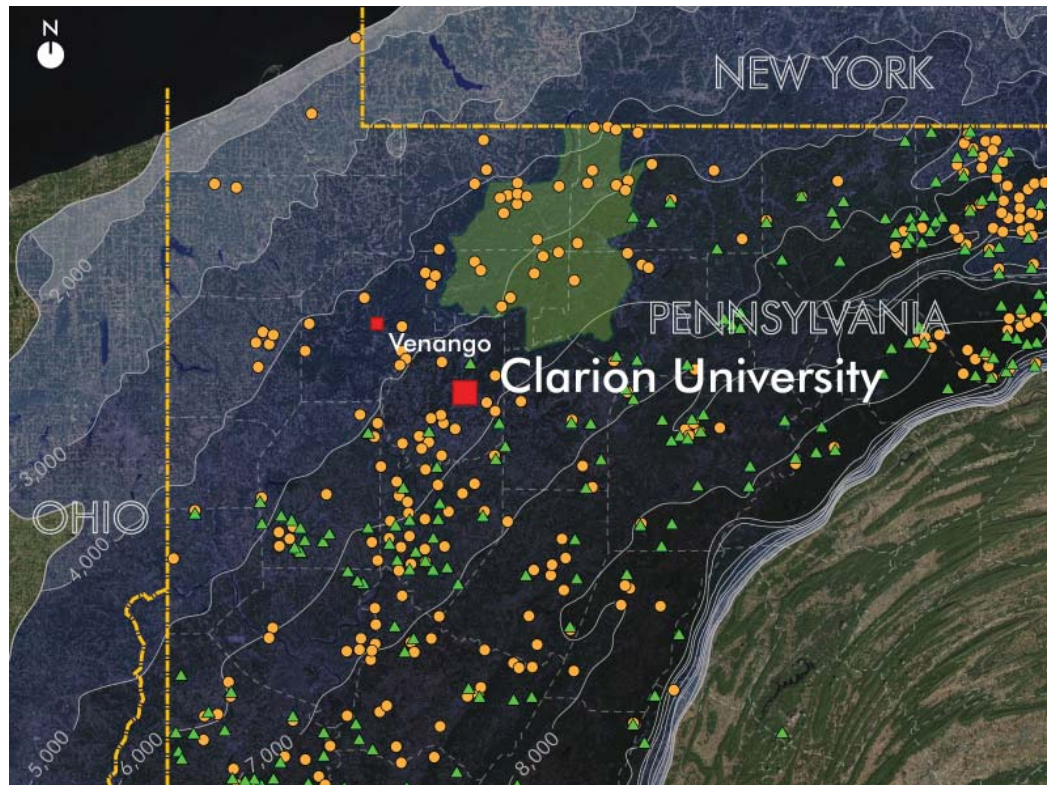
2 CAMPUS PROFILE

Graphic 2.21
Clarion River Valley



Graphic 2.22
Marcellus Shale Field

- New Drilling Site (2011) ●
- New Drilling Permit (2011) ▲



2.3 REGIONAL RELATIONSHIPS

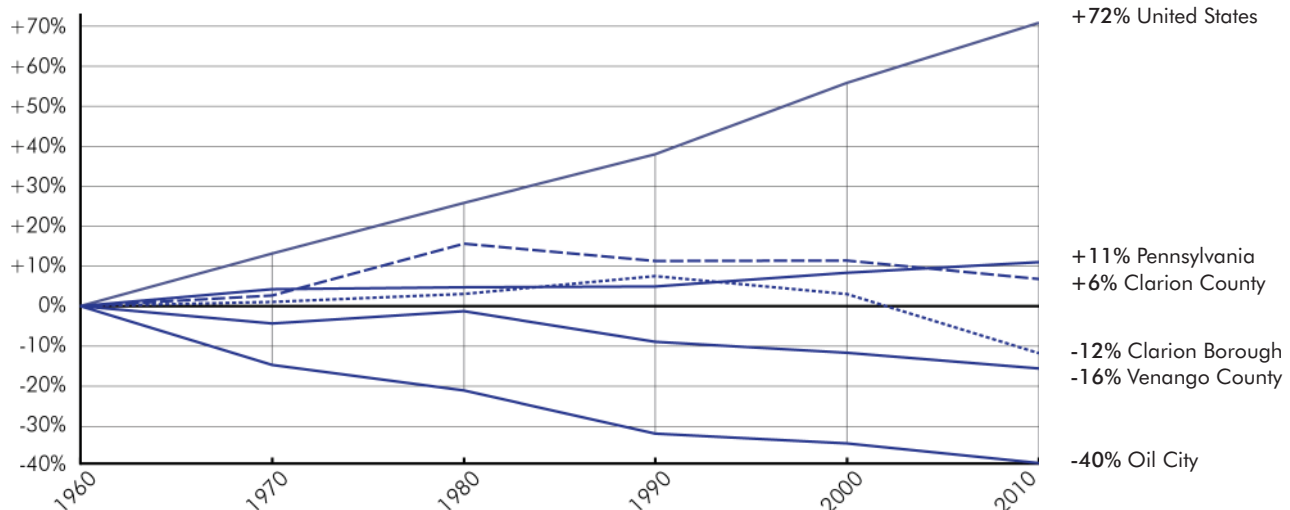
The University has the important role of creating an educated workforce—as well as being a large provider of employment itself—for the surrounding area. Therefore, the institution is inextricably tied to its regional context, including initiatives towards its overall improvement.

2.31 Northwest Pennsylvania

With a population of about 1 million residents, northwest Pennsylvania is dotted with small rural towns and villages; the largest city in the area, Erie, has a population of 100,000. While the region has a rich past, including a history of original Native American settlements, Underground Railroad activity, and the nation’s first oil boom, the stagnant population and economic growth continue to present challenges to future planning and job creation.

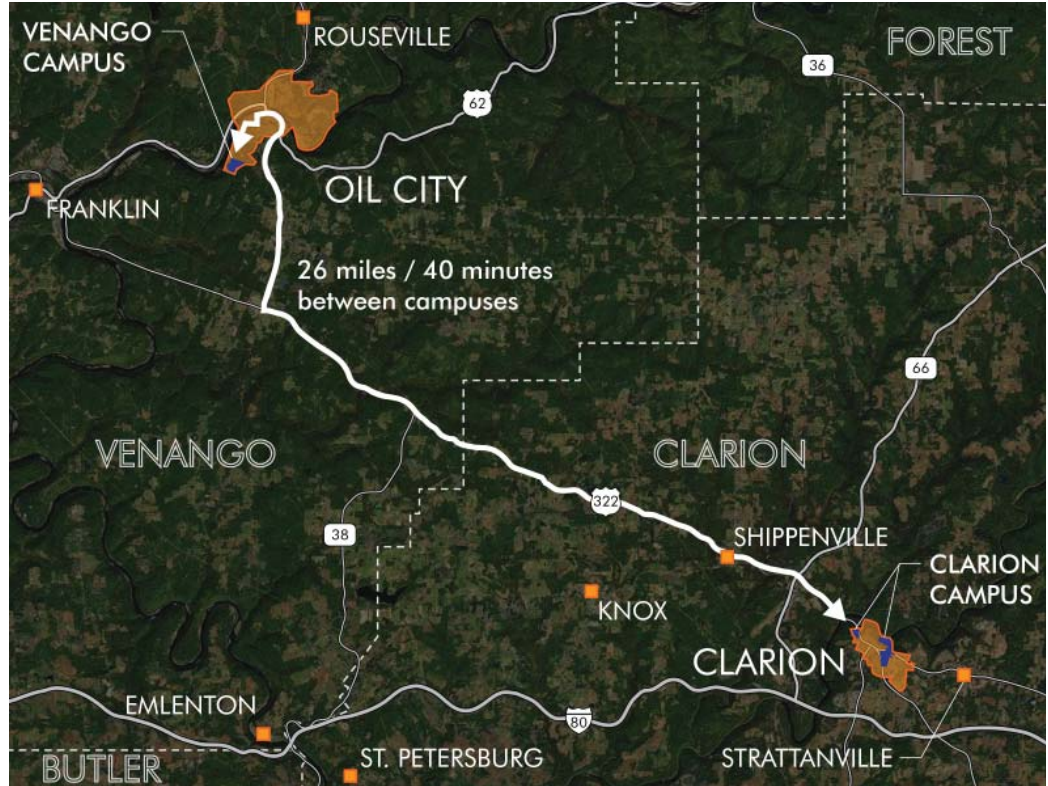
Forests, hills and the Marcellus Shale Field define the landscape of northwest Pennsylvania. The Allegheny National Forest covers over 500,000 acres of land, offers year-round outdoor recreation opportunities, and includes the largest area of old-growth trees in Pennsylvania. The Marcellus Shale Field stretches along the western side of the Appalachian Mountains. The recent expansion of natural gas drilling (hydraulic-fracturing or “fracking”) across the U.S. has renewed interest in the energy resources of northwest Pennsylvania, although the economic and environmental opportunities and consequences are uncertain.

Graphic 2.23
 Population Change since 1960



2 CAMPUS PROFILE

Graphic 2.24
Campus Locations



Graphic 2.25
Clarion Borough, 1960

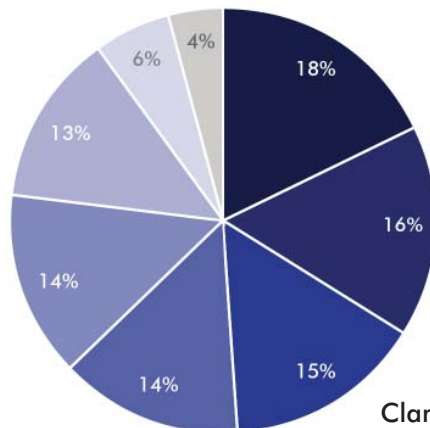


Graphic 2.26
Clarion Borough, 2012



Graphic 2.27
Clarion County Employment Sectors
2011

- Education / Sci. & Tech Services ●
- Wholesale / Retail ●
- Manufacturing ●
- Mining, Construction, Transport ●
- Health Care & Soc. Assistance ●
- Public Admin & Other ●
- Tourism and Food Services ●
- Info., Finance, Real Estate ●



Clarion County Employment Sectors

2.32 Clarion Borough and Clarion County

Clarion's main campus sits in the heart of Clarion Borough (approx. 6,000 residents), the largest urbanized area of Clarion County (40,000). Named after the Clarion River, the region originally provided a hunting ground for the Seneca and Delaware Indian nations. First settled in 1801, a population of 15,000 Scotch-Irish and German settlers established Clarion County in 1839. Iron, lumber, oil and steel attracted new settlers to Clarion. The oil industry is responsible for most of Clarion's historic growth, but as the industry began to diminish in the early 1900s, Clarion's population reached a plateau and has been declining since 1990. Today, Clarion county's economic strengths include education, manufacturing and tourism, as well as coal and timber. Clarion Borough's Main Street exudes small-town charm; its cultural highlight is the nine-day Autumn Leaf Festival, which draws over 500,000 visitors to the area every year.

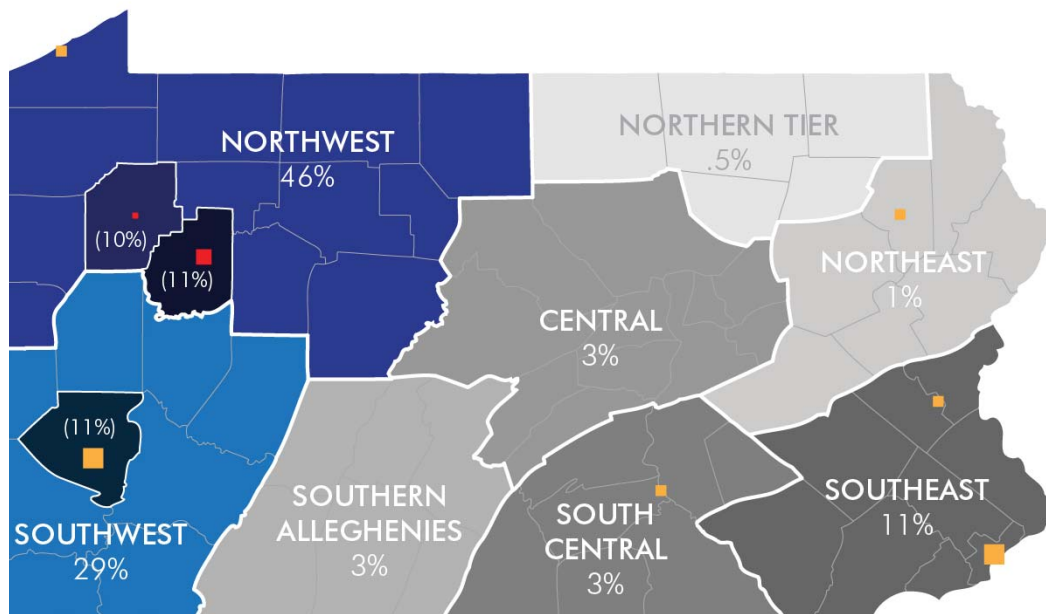
2 CAMPUS PROFILE

Graphic 2.28
PASSHE Universities



Graphic 2.29
Regions of Student Origin, 2011

- Northwest ●
- Clarion County ●
- Venango County ●
- Southwest ●
- Allegheny County ●
- Southeast ●
- Southcentral ●
- Central ●
- Southern Alleghenies ●
- Northeast ●
- Northern Tier ●



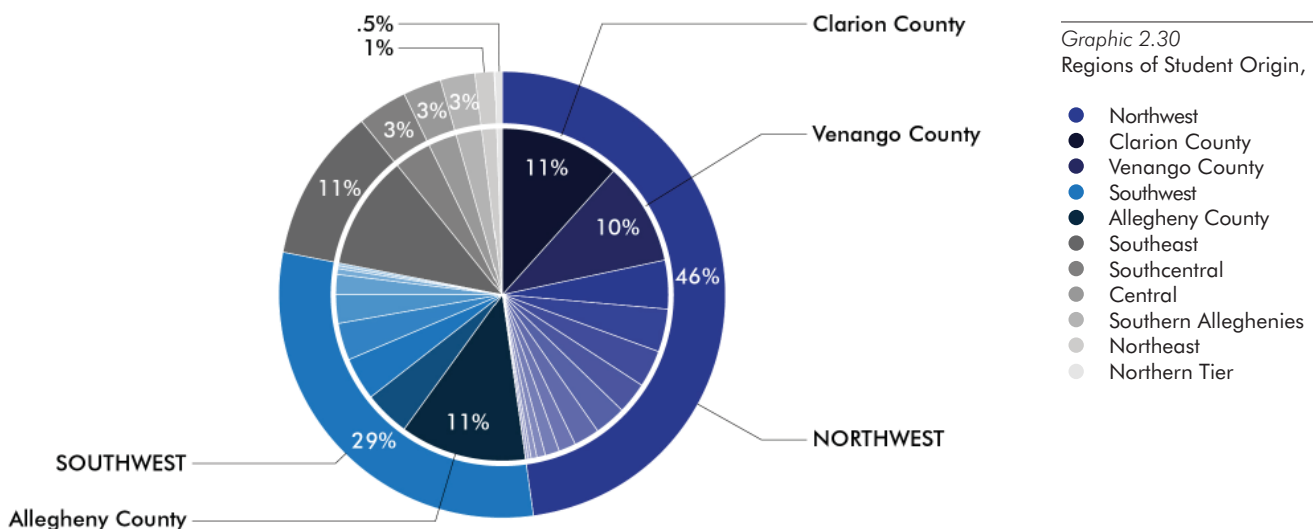
2.33 PASSHE System

The Pennsylvania State System of Higher Education [PASSHE] is a network of 14 state-owned public universities and is the tenth-largest university system in the United States. PASSHE schools are separate from state-related institutions, which receive public funds but are not under the control of the State system (this latter group includes the University of Pittsburgh, as well as Lincoln University, Penn State University and Temple University in Philadelphia).

In 1857, the Commonwealth of Pennsylvania created 12 normal school districts across the state, and the Clarion State Normal School was recognized as one of these schools in 1887. Subsequent acts required the State to purchase its normal schools, transform them into teacher’s colleges, and eventually into state colleges. Act 182 of 1982 established the PASSHE system and converted its member colleges into universities. Today, each PASSHE school competes in NCAA Division II athletics and is a member of the Pennsylvania State Athletic Conference. Members include:

- Bloomsburg University
- California University
- Cheyney University
- Clarion University
- East Stroudsburg University
- Edinboro University
- Indiana University
- Kutztown University
- Lock Haven University
- Mansfield University
- Millersville University
- Shippensburg University
- West Chester University

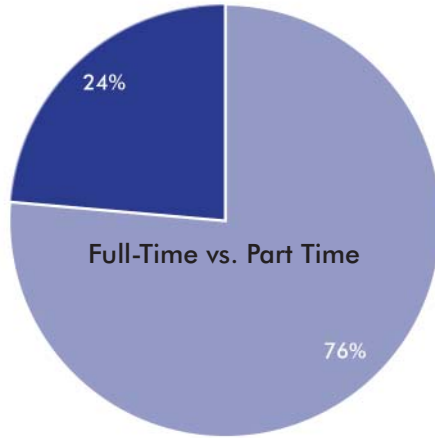
Regions of Student Origin



2 CAMPUS PROFILE

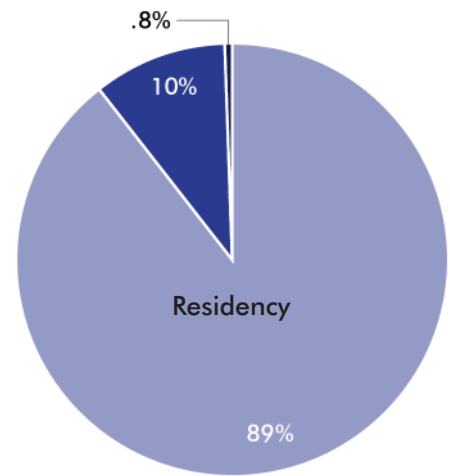
Graphic 2.31
Full-Time vs. Part Time, 2011

- Part-Time ●
- Full-Time ●



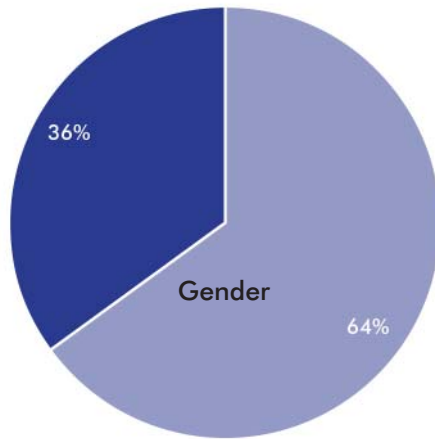
Graphic 2.32
Residency, 2011

- International ●
- Out-of-State ●
- In-State ●



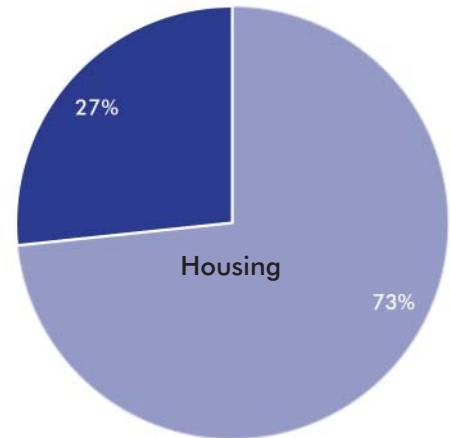
Graphic 2.33
Gender, 2011

- Male ●
- Female ●



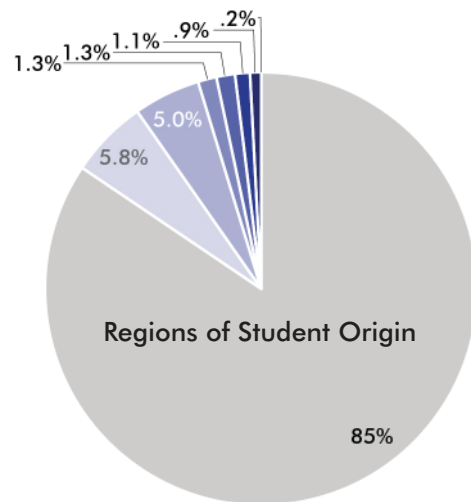
Graphic 2.34
Housing, 2011

- On Campus ●
- Off Campus ●



Graphic 2.35
Student Diversity, 2011

- Amer. Indian / Pacific Islander ●
- Non-Resident Alien ●
- Asian ●
- Hispanic ●
- Two of More Ethnicities ●
- Unknown ●
- Black ●
- White ●



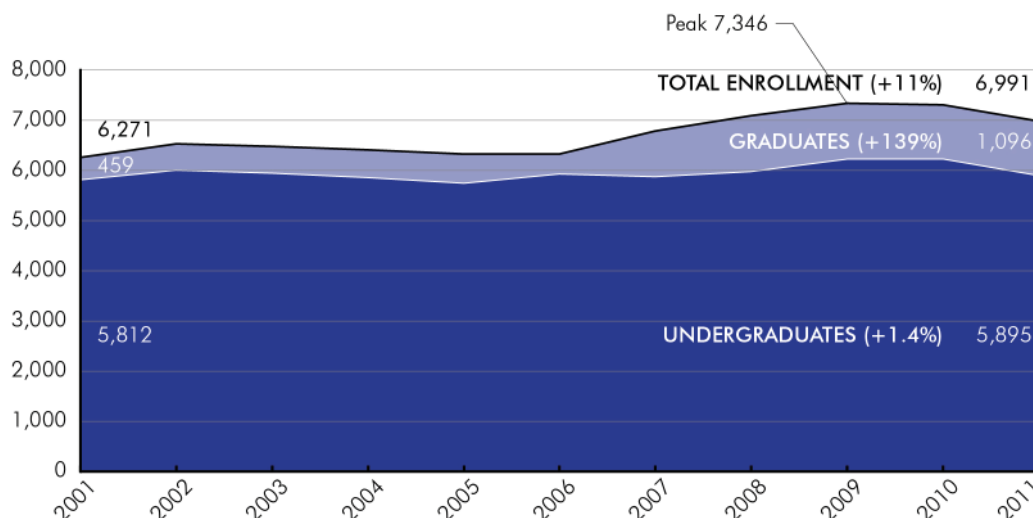
2.4 CHARACTERISTICS

With a total enrollment of 6,991 students in 2011, Clarion University’s student body had increased by 11% from 2001; however, enrollment has since dropped by 17% from its 2010 peak and is now at a similar level to the early 2000s, prior to the 2007-08 financial crisis. The majority of growth was among graduate students, which accounted for 16% of the student body in 2011.

Clarion University’s student body is a combination of on-campus residents, nearby off-campus residents, commuters, and distance learners. Three paths—associate, bachelor’s, and master’s degrees—add to the mixture of students. Among the University’s student body, significant demographic trends exist that are important for near- and long-term planning. Clarion University remains primarily a full-time undergraduate institution; 84% of students are undergraduate degree candidates and 76% of students attend classes full-time. Three-quarters of those who attend Clarion University part-time are graduate students. The overwhelming majority (80%) of Clarion students receive financial aid in some form, and nearly two out of every three students (64%) are female. Although most universities have slightly higher percentages of female students than male students, Clarion University’s female representation is larger than most.

While Clarion University serves many types of students, its student body is less racially diverse than most universities across the country. The vast majority (85%) of the student body is described as white, followed by black students (5.8%) and Hispanic students (5%). Although Clarion University’s diversity figures are comparable to its peers of Edinboro and Slippery Rock, Indiana University of Pennsylvania has over twice the minority student representation (32%). Indiana University’s proximity and regularly scheduled bus service to Pittsburgh contribute to its diverse demographics.

Although Clarion University draws its students from each of Pennsylvania’s 67 counties, 46% of students come from Northwest Pennsylvania and 78% come from the western half of the state. Not surprisingly, Clarion and Venango Counties are particularly well represented among all students, contributing 11% and 10% respectively. More surprising is Pittsburgh’s Allegheny County, which contributes 11% as well.



Graphic 2.36
 Total University Enrolment,
 2011-2011

CLARION CAMPUS
CONDITIONS ASSESSMENT 3

Graphic 3.01
Clarion Campus open space
between Stevens, Davis and
Harvey Halls and the Science and
Technology Center



Graphic 3.02
Mature trees on Clarion Campus



3.1 LANDSCAPE ASSESSMENT SUMMARY

Outdoor space is a critical component of the campus environment. While landscaping is often viewed as an afterthought or “luxury,” a successful landscape works with buildings, topography and circulation to create memorable places and knit together disparate campus elements into a cohesive and curated experience.

The University’s Clarion campus comprises the following two primary landscape zones, each covering approximately 50% of the campus land area:

- A cultivated landscape, which is more diverse and includes a variety of spaces that have been influenced over time by campus growth, topography and function
- A natural woodlands landscape, which is characterized primarily by forested slopes

The existing campus has a solid landscape foundation upon which to build, including traditional campus landscapes such broad lawns lined with canopy trees. Many smaller landscape zones, however, are fragmented and detract from a positive campus image. The campus’s various landscape zones are described below; these typologies provide a basis for analyzing the campus landscape and targeting opportunities for improvement.

3 CONDITIONS ASSESSMENT

Graphic 3.03
 Clarion Campus
 Landscape Typology

- Urban ●
- Undefined ●
- Pastoral ●
- Traditional Open Lawn ●
- Traditional Treed Lawn ●
- Natural Landscape ●
- Utilitarian ●



Graphic 3.04
 Natural Landscape



Graphic 3.05
 Traditional Green



Graphic 3.06
 Open Lawn



Graphic 3.07
 Urban Streetscape



3.11 Cultivated Landscape Typologies

Traditional Campus – Open Lawns

This landscape type is characterized by broad lawns that are primarily open and have little tree cover. The most significant of these is the space bordered by the new Science and Technology Center [STC] and Harvey Hall, and the space defined by the STC and Greenville Avenue. It also includes the open lawn on the north side of Harvey Hall.

- **Analysis:** Open lawns can serve as large gathering areas as well as places where students can go when they are seeking sunshine. They provide visual relief to treed areas of campus and, when combined with other types of landscape zones, add variety to the overall campus. The two particular lawns that are the subject of this analysis, however, lack sufficient plantings to reinforce their edges, define circulation patterns and mitigate their expansive scale. In the case of the STC open space, plantings were to be addressed as part of this master plan; the other open space simply resulted from the demolition of Chandler Dining Hall.
- **Opportunities:** There is an opportunity to use landscape, particularly tree masses, in both of these spaces to connect them with the rest of the campus and provide context for the STC. It will be important to maintain significant open spaces in each of these areas, using trees to define, rather than fill, the spaces.

Traditional Campus – Treed Lawns

This landscape type includes lawn areas with a significant overhead tree canopy. The most significant of these is the historic campus landscape of the lawn near Carlson Library at the corner of Wood Street and Eighth Avenue, extending along Greenville Avenue in front of Davis Hall. It can also be found in front of Still Hall; in the space defined by Carlson Library, Stevens Hall, Davis Hall and Egbert Hall; and along the Payne Street entrance and the lower part of the space linking Gemmell Student Center with Ralston Hall and Tippin Gymnasium. Remnants of this landscape can also be found behind Moore Hall and near the intersection of Wilson Avenue and Wood Street.

- **Analysis:** This is one of the most successful landscape types on campus. Tall canopy trees allow for views in and out of the spaces while providing shade and a sense of scale. The mature trees reinforce a traditional campus image, providing context for the buildings and helping to link disparate campus spaces. In the space defined by Carlson Library, Stevens Hall, Davis Hall and Egbert Hall, the treed lawn in combination with the topography provides a successful transition from the Library Plaza to the larger lawn in front of the science center. For the grove near the Library, most of the trees within the space are appropriate; however, the weeping cherries and lone evergreen tree in the middle of the lawn do not support the overall canopy theme of the landscape. While the University has done an exemplary job of keeping the limbs trimmed, these low-canopied trees will eventually grow to obstruct views in and out of the space.

In the vicinity of Still Hall, the formal landscape begins to transition to natural woodlands, showcasing an attractive view of the campus from Main Street. In the vicinity of Gemmell Student Center, the landscape provides a transition to the more naturalized pine slopes of Clarion Hill. In other areas, such as along Payne Street, this landscape typology is partially present, but not fully realized.

3 CONDITIONS ASSESSMENT

- *Opportunities:* There are opportunities to enhance and expand this landscape typology throughout the campus to connect certain spaces and distinguish others. For the grove near the library, inappropriate tree types should be removed and canopy trees should be planted to replace some of the mature trees in decline. For the area between the library and Davis Hall, additional trees would help to distinguish it from the Library Plaza and lawn in front of the science building and reinforce the distinction among these spaces; the trees recently planted adjacent to the Book Center will eventually mature to provide a pleasing overhead canopy. There are opportunities throughout the campus to use treed lawns as transitions between open areas and other treed areas, as well as to provide stronger linkages to the natural forested areas.

Urban Landscape

The urban landscape is limited to the historic gateway area along Wood Street, extending from Eighth Avenue to Arnold Avenue and along Arnold Avenue between Wood and Main Streets. This landscape is characterized by a strong building relationship to the street, broad sidewalks and extended plaza areas, and street trees planted in tree wells.

- *Analysis:* Overall, this is a very attractive landscape that conveys a positive campus image and reinforces the campus's context within the town street grid. The section along Wood Street is well defined, while the section along Arnold Avenue is less defined.
- *Opportunities:* There are opportunities to further reinforce this landscape along the Eighth Avenue frontage between Wood Street and Merle Road, as well as Arnold Avenue between Wood and Main Streets. There is an opportunity for the landscape to reinforce the significant pedestrian activity along these streets and create a ceremonial connection to Main Street. The organization of this urban landscape could further be distinguished from other campus landscapes, reinforcing this as a unique place on campus.

Pastoral Landscape

This landscape is limited to the open grassy area/recreation field adjacent to Lot 3 and extends along the slope between Lots 3 and 4.

- *Analysis:* This open, grassy area provides an attractive transition to the woodlands. In addition, the planted slope is one of the few slopes featuring native grasses. The plantings provide visual interest, require minimal maintenance and act as a suitable transition to the forest.
- *Opportunities:* There are opportunities to apply similar native plantings on other steep slopes, and to use the pastoral landscape to further reinforce connections between the forest and the cultivated landscapes of the campus.

Streetscape

This landscape type refers to the formal tree-lined roads extending beyond the urban landscape described above. Primarily, it includes the Main Street streetscape east of Arnold Avenue and the Wood Street streetscape between Arnold and Wilson Avenues. The landscape is comprised of a consistent street tree species planted with formal regularity in the lawn.

- *Analysis:* This landscape typology is visually powerful and demonstrates how a simple tree planting can reinforce circulation, separate one campus area from another, and create a pleasing rhythm.
- *Opportunities:* Most other streets that define the campus edge lack formal plantings and the order exhibited by tree-lined roads, such as Main Street. The University has already improved upon Wood Street by adding trees along its edge, and there is potential to create a strong campus image along the entire perimeter using this same landscape treatment.

Utilitarian

This landscape type covers a significant portion of the campus, primarily north of Wood Street and south of Payne Street, and includes parking and service areas. The landscape is primarily located along the edges of the parking and service areas.

- *Analysis:* The tree cover in this landscape is minimal and not significant enough to distinguish the parking areas or screen all of the service areas. The three large shade trees between Lot H and Lot 5 are effective in breaking up the expanse of parking, providing scale and distinguishing the two parking areas from one another. Most of the parking lots, however, lack internal planting islands, which can be helpful in delineating circulation routes and helping with storm water runoff.
- *Opportunities:* There are significant opportunities to improve the pedestrian experience through landscape improvements to the parking and service areas, such as the introduction of canopy trees to provide shade and beauty. Recognizing the need to clear parking areas of snow on a regular basis, it is not necessary to provide a great number of small planting islands, but a few well-placed larger islands and plantings along the perimeter could make a significant impact. It will be important to focus on trees or low shrub massing to maintain sightlines through the parking areas.

Undefined

This typology refers to those areas where a predominant landscape quality is not evident; such zones are often perceived as “leftover” space. This landscape primarily exists between many of the residential buildings and adjacent to larger buildings such as the Marwick-Boyd Fine Arts Center and Becker Hall.

- *Analysis:* These landscapes are commonly characterized by tree or shrub plantings that are out of scale with the space or randomly located. Although they are typically neglected, the spaces between buildings are the portals through which connecting pathways are often located.

3 CONDITIONS ASSESSMENT

- *Opportunities:* There are opportunities to enhance the landscape character of these spaces and use the landscape to reinforce transitions. The most appropriate landscape type for a particular space is dependent upon its adjacent uses and landscape characteristics. For example, additional high-limbed evergreens might be planted in the vicinity of Ralston Hall and Campus View Suites to better connect the open hilltop landscape with the wooded slope and provide a natural progression from one space to the next.

3.12 Natural Woodlands Landscape

The natural landscape is fairly uniform and comprises the northern half of the campus. It is characterized primarily by steep wooded slopes leading down to the Clarion River. The woodlands are mostly characteristic of the Appalachian oak/hickory forest but also include significant areas of hemlock. Elsewhere on campus, remnants of the natural landscape are found on some of the steeper slopes of Clarion Hill and are mostly comprised of slash pine.

- *Analysis:* The forested hillside leading to the river is a spectacular mix of deciduous and evergreen trees. The natural drainage channels are vegetated primarily by hemlocks, which provide a cathedral-like quality with their towering branches. There is little understory and the ground is carpeted with multiple layers of leaves and needles, providing for a unique tactile and visual experience. While relatively small in area, the naturalized slope along Clarion Hill is one of the most distinctive landscape characteristics on the campus. Being predominantly evergreen, it creates a sense of liveliness during the winter months. It also softens the unremarkable architecture of Ralston Hall and accentuates the verticality of Clarion Hill.

With approximately half of the campus covered in forest, the cultivated portion of the campus surprisingly includes little reference to this landscape. This makes the views to the surrounding woodlands and mountains more important.

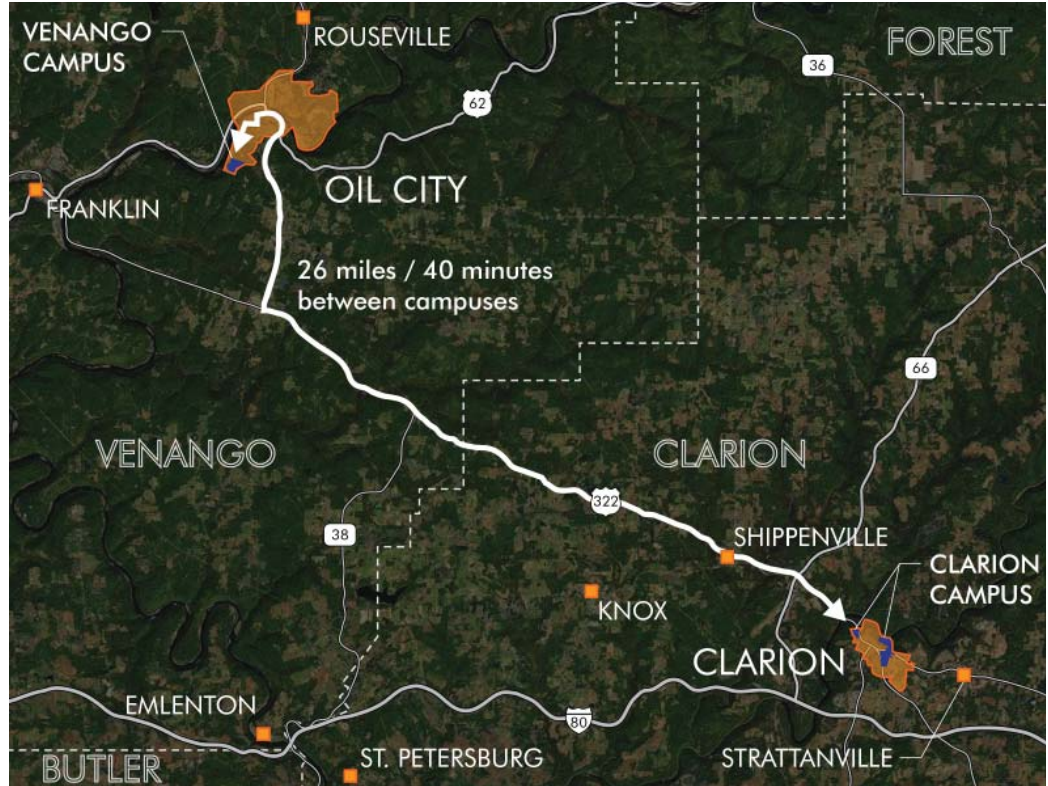
- *Opportunities:* There is a tremendous opportunity to bring the natural landscape into the campus, both literally and symbolically. Additionally, reinforcing views to the forested lands (campus-owned or not) and distant mountains is a way to further connect the campus to its natural environs.



Graphic 3.08
Natural Woodlands Landscape

3 CONDITIONS ASSESSMENT

Graphic 3.09
Campus Locations



Graphic 3.10
Clarion Campus Access



3.2 CIRCULATION AND PARKING ASSESSMENT

Interstates 79 and 80, as well as a network of rural highways, keep the region and the University connected to other communities via car, but few other modes of transit connect Oil City or Clarion Borough with surrounding cities. Without a personal motor vehicle, even travel beyond campus boundaries can be challenging; although a bus line connects Clarion Campus to the Borough's Main Street and nearby Clarion shopping center, there is no bus or shuttle to connect Clarion University's two campuses. Students attending classes at both Clarion and Venango are required to drive approximately 26 miles—about 40 minutes in one direction—between campuses; once they have arrived, students can use the University's bus service or navigate the campus by foot. However, the steep terrain, loosely defined paths and large parking lots can impede pedestrian circulation.

Balancing the need for convenient commuter access and the desire for a pedestrian-friendly environment is a constant challenge for most universities. Assessing Clarion campus's existing circulation patterns will help inform a comprehensive and successful strategy that benefits all parties.

3.21 Campus Pedestrian Circulation

As it exists today, Clarion campus offers a mixed pedestrian experience. The top of the hill between Carlson Library and Moore Hall is a natural pedestrian hub, benefitting from a concentration of buildings and program types. Pedestrian activity spills downhill, across an awkward stair and intersection combination, towards Eagle Commons. Beyond Carrier, activity towards Main Street dissipates; the gap in commercial activity between Eighth and Arnold Avenues blocks a connection to Still Hall and the business students. South of Carlson Library, a new meandering path travels through an open lawn between Harvey Hall and the new Gruenwald Science and Technology Center. A second, less concentrated pedestrian hub exists between Gemmell, Tippin, Marwick-Boyd and the Recreation Center. Although this area is surrounded by academic, food and recreation programs, an unclear path/street relationship exists around the Payne Street traffic circle; a line of parked cars interrupts the pedestrian path, dividing the campus activity south of Marwick-Boyd and the Recreation Center. Four large parking lots define the "pedestrian" landscape south of Payne Street; like Still Hall to the north, the lack of pedestrian activity isolates Becker Hall from the rest of campus.

Another pedestrian zone surrounds the water tower at the campus's highest point. Although disconnected by terrain, student apartments and dormitories are clustered on this hilltop to form a residential "quad." For students willing to pedal uphill, covered bicycle storage is available outside most housing entrances.

3 CONDITIONS ASSESSMENT

Graphic 3.11
Experience Along Greenville Ave.



Graphic 3.12
A Clarion Bus Stopping
Along Main Street



3.22 Campus Vehicular Circulation

Interstate 80, an approximate five-minute drive south of campus, is Clarion County's largest circulation artery and the route by which most visitors first arrive. Immediately northwest of campus is Clarion Borough's historic Main Street; from here, a five-minute walk connects students, faculty, and staff to shops, convenience stores, restaurants and cafes.

The University's athletic facilities and fields are located at the opposite end of the Borough and are only accessible via a 20 minute walk from campus or by private vehicle.

Operated by the Area Transportation Authority of North Central Pennsylvania, Clarion's small network of orange busses transport riders around Clarion along two routes:

- Campus Loop
- Mall Loop

Campus Loop travels through campus along Payne Street, circling around Main Street and 5th Avenue to the north and Reinhard Village to the south. Mall Loop extends further, reaching east along Main Street to Hillside Apartments, and stretching south along South 5th Avenue to the mall and commercial area surrounding the I-80 interchange (including Clarion Hospital, Wal-Mart, and the Barnes Center). Campus Loop runs every 30 minutes, from 7am to 10pm weekdays. Mall Loop runs every hour from 8am to 10 pm, Monday through Saturday.

A vehicle sharing service provided by Zipcar is now available on the Clarion campus. The cars are located in Lot 12 in specially designated spaces.

Except for its northern wooded area, two-lane roads and five foot-wide sidewalks border the campus on all sides. Although none of the surrounding streets and avenues receives heavy traffic, Greenville Avenue and East Main Street regularly experience high-speed traffic. The design of East Main Street, in particular, with its straight wide lanes and absence of curbside parking, encourages vehicular speeds well above the signed speed limits. Across from Tippin Gymnasium, students cross Greenville Avenue to access university parking without a stop sign or traffic light. Users of Still Hall and the northern residence parking lots are confronted with drivers speeding to and from the Borough's center. Other issues compound the dangers between pedestrian and automobile traffic; changes in slope limit visibility, while multiple types of pedestrian crossings have the potential to confuse both drivers and walkers.

3 CONDITIONS ASSESSMENT

Graphic 3.13
 Clarion Campus Parking

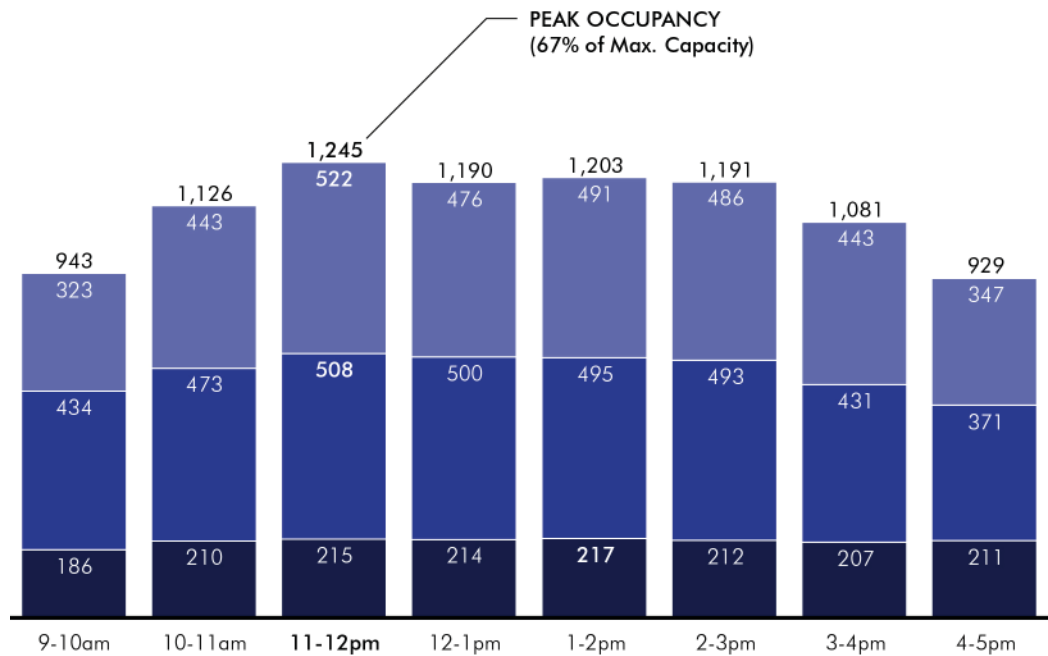
- Commuter Lot ●
- Residential Lot ●
- Employee Lot ●
- Automobile Access —



Graphic 3.14
 Clarion Campus
 Peak Parking Usage
 (Wednesday, February 20, 2013)

- Commuter Parking Space ●
- Employee Parking Space ●
- Resident Parking Space ●

Maximum Capacity = 1,866



3.23 Parking

The FMP planning team gathered information on parking supply by location and user / type of space and parking permit costs. An on-campus parking demand study was performed on an hourly basis for a typical peak day. Additionally, an inventory of adjacent off-campus parking spaces and restrictions was performed. This study also compares Clarion campus's available parking and the requirements of the Borough's Zoning Ordinance.

On Campus Parking Supply

Clarion's on-campus parking consists of surface lots restricted for specific users such as employees, commuter students and residents. Employee and commuter lots are generally located throughout campus, while the resident lots are located near the residence halls. Each of the 33 designated numbered or lettered lots, plus eight areas reserved for handicap parking are identified through color-coded signs as follows:

- Red – Commuter Students
- Grey – Employee Parking
- Blue – Upperclass Resident Lots
- Yellow – Freshman Resident Lot

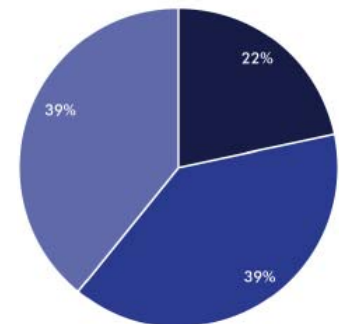
Clarion's Director of Facilities Management provided an inventory of on campus parking spaces as of 4/28/11, broken down by user and location including the number of handicap spaces and was updated to account for recent changes and to quantify metered and pay station spaces in employee and commuter lots. Graphic 3.15 provides the updated inventory. To summarize, the following number of spaces are assigned by user:

▪ Commuter Students	729 spaces
▪ Employee Parking	732 spaces
▪ Resident Lots	405 spaces
▪ Total	<u>1,866 spaces</u>

The recently acquired Rhea Lumber Lot was not designated by signage at the time of this inventory, but is included in the resident category as it appears as such on the campus map. Also, 44 spaces in commuter Lot 6 were occupied by a hockey rink at the time of this inventory and not included here.

The following provides the campus-wide breakdown by type of space:

▪ Permit Parking	1,691 spaces
▪ Pay Station	60 spaces
▪ Metered Spaces	40 spaces
▪ Handicap Spaces	75 spaces
▪ Total	<u>1,866 spaces</u>



Graphic 3.15
 Clarion Campus
 Parking Spaces by Lot Type, 2013

- Commuter Parking Space
- Employee Parking Space
- Resident Parking Space

3 CONDITIONS ASSESSMENT

Graphic 3.16
New Pay Station



Graphic 3.17
Wilson Avenue Parking,
50 Metered Spaces



Graphic 3.18
Parking Meter - Difficult to Read



Graphic 3.19
The Campus Entrance at 8th
Avenue and Wood Street



Public Parking Used By Students

Opportunities exist along Borough streets adjacent to campus for short-term metered parking. There are 50 two-hour metered spaces along Wilson Avenue on the eastern edge of campus, with a rate of \$0.25 per hour. There are also eight 30-minute meters along Arnold Avenue (Ninth Avenue) between Wood Street and Main Street, with a rate of \$0.25 for 30 minutes. Significant use and turnover of the Arnold Avenue spaces was observed along with lower usage of the spaces along Wilson Avenue.

The Clarion Borough Police enforce a snow removal ordinance on these streets between December 1 and April 1, from 1 AM to 7 AM. A vehicle parked in violation of this ordinance is subject to a \$50 fine.

In an interview with the Borough Police Chief and Acting Manager, the primary concerns about parking on Borough streets involve the fraternity and sorority houses, rental properties and commuter students parking off-campus. The Borough diligently tags and tows violators, and currently enforces a parking fine of \$12.

Campus Parking Permit and Hourly Charges and Enforcement

For the 2012-13 school year, the University charges \$150 annually for student parking permits issued as hang tags. Commuter students who live within the radius of 4th Avenue (four blocks from campus) are not eligible for a parking permit. Students may also obtain a free permit to park at Memorial Stadium on North 1st Avenue, where approximately 430 spaces are available. Stadium permit holders are instructed to move their vehicles to campus when there are stadium events. Permits are not required for meter or pay station parking on campus, however, students with permits must still pay at these spaces. Daily visitor permits as well as permits for overnight guests are available at the Public Safety office.

All users may park at the short term meter or pay station spaces. The rates vary depending on location as follows:

- Lots 11, 12, F & V \$0.25/hour, 2 hour maximum
- Lots 5, 16A & H \$1.00/hour, 2 hour maximum

Lot V behind the Rec Center also has one hour and 10 hour meters at \$0.25/hour. At this time, all on-campus meters accept only coins, but are scheduled to be replaced with multi-space pay stations that also accept credit cards.

Permit violators at the resident lots are enforced 24 hours per day, Monday through Friday. Students and visitors are permitted to park free of charge on campus from 4:00 PM Friday until 2:00 AM Monday morning. Parking fines are \$15.00 if paid within 10 days of issuance, and double thereafter. The University also utilizes immobilizer devices for vehicles with three or more outstanding violations.

Conformance With Borough Zoning Ordinance

Clarion Borough's Zoning Ordinance specifies the following number of required parking spaces for colleges and universities:

- One space for each two faculty and staff
- One space for each four resident students
- One space for each seven commuter students

3 CONDITIONS ASSESSMENT

Based on information obtained from the University, the following chart compares zoning requirements versus the actual number of parking spaces on campus:

Graphic 3.20
 Clarion Campus
 Parking Space Count, 2013

Category	Population	Required ¹	Actual
Faculty and Staff	797	399 spaces	732 spaces
Residents	1,515	379 spaces	405 spaces ²
Commuters	2,923	418 spaces	729 spaces
Total	5,235	1,196 spaces	1,866 spaces

¹ As per Clarion Zoning Ordinance
² Includes 80 spaces in the Rhea Lot

As shown in the table, the current number of spaces on campus conforms to the Borough zoning ordinance for each user category, as well as the overall total. Moreover, the campus has 670 additional spaces, in total, than required by the zoning ordinance.

Parking Demand Study

Data was collected on a typical peak day to determine the usage of spaces by category, type and location for the entire campus. Parking accumulation counts were conducted on Wednesday, February 20, 2013 from 9 AM to 5 PM. In addition, parking turnover and duration was observed at the pay spaces in Lots 12 and 16A. The maximum occupancy of all spaces occurred between 11 AM and Noon, when 1,245 parked cars—67% of all spaces—were counted. Maximum usage by category (commuter, employee, etc.) was fairly consistent, with 54% of the resident spaces occupied, 69% of the employee spaces occupied and 72% of the commuter spaces occupied. Several lots were observed at or near capacity during the day, including commuter Lots 11 and 16A, resident Lot 8 and employee Lots 7, 10, E, F, L and R. Regarding usage by type of space, the metered spaces encountered the highest occupancy at 90%, followed by permit parking spaces at 68%, pay station spaces at 60% and handicap spaces at only 32%.

The duration and turnover of parked vehicles in the 37 pay spaces in Lot 12 and the 19 pay spaces in Lot 16A were monitored during the same period as the accumulation counts. All pay spaces monitored had a two-hour maximum limit. It was observed that the metered spaces along Thorn Street in Lot 12 were heavily used, with a turnover rate of more than four vehicles per day with an average duration of more than one hour. The 25 pay station spaces in Lot 12 were less utilized, with a turnover rate half of the metered spaces. The pay spaces in Lot 16A were used the least of those monitored, with the majority of cars parked between 11 AM and 1 PM and light usage the rest of the day. These spaces had a turnover rate of less than two vehicles per day. Several vehicles in both lots were observed parking for more than the two-hour limit.

Parking FMP Recommendation

While the campus has significant surplus spaces beyond the Borough zoning ordinance’s requirement, and only 67% of overall spaces were occupied at the observed peak time, to maintain flexibility and a range of parking options a reduction of spaces is not recommended in the early phases of the FMP. However, increasing the level of parking is not required and levels should remain similar to existing during the lifespan of the FMP.

3.3 INFRASTRUCTURE ASSESSMENT SUMMARY

3.31 Central Utility Systems

Most buildings on the Clarion campus are fed with campus steam. The central plant arrangement with redundant boilers and loop-fed campus piping arrangement offers excellent redundancy for building heating. The central boiler plant has ample capacity, and recent improvements have been made to the boilers, condensate return system, and associated controls.

The majority of campus is serviced via a steam tunnel system which originates at the power plant and boiler house located along Merle Street on the northwest side of the campus. The steam tunnel system consists of various sizes of tunnels, with the main tunnel being approximately 6'-6" in height and width. Some of the main tunnels on campus were renovated in 1996, and additional tunnels were reconstructed and relocated in 2003. The remainder of the campus piping distribution system is in relatively good condition (aside from a small direct buried portion that is in need of replacement), and there are no known capacity issues. Future buildings should utilize campus steam heat whenever possible.

Building cooling is provided through a variety of chiller types and direct expansion equipment. Although a central cooling plant would be useful to help minimize maintenance costs and improve redundancy, it is unlikely that this would be a feasible option. The existing campus steam tunnel network is not large enough to house chilled water lines to support the entire campus. However, creating several smaller "mini" chilled water plants to serve groups of buildings is recommended when possible. When a new building is being designed (or a cooling system replacement is needed for an existing building), consideration should be given to extending the service to a group of nearby buildings from a common chilled water plant. Doing so would help reduce the quantity of equipment to be maintained. It is also likely that the existing steam distribution tunnels could house the smaller chilled water pipe sizes needed for only a small group of buildings.

There are several steam-fired absorption chillers on campus. These can provide a cost-efficient method to cool buildings when steam generation costs are very low (typically from waste steam), but they often have a higher first cost and maintenance cost than electric chillers. Since Clarion does not have waste steam, electric chillers are recommended for new and replacement chillers unless calculations based on current energy costs can justify the use of steam absorption chillers.

Many of the buildings have central Johnson DDC controls that can communicate back to a central workstation. Several of the older buildings, however, do not have this capability. To improve remote monitoring and alarming capability in the buildings, the controls should continue to be upgraded to central DDC.

The section of the direct buried steam and condensate piping in the campus steam loop should be replaced immediately. The condensate line is leaking and unusable, and all condensate return must currently be pumped through one side of the loop, thus limiting capacity and redundancy. Consideration should be given to converting this section to a tunnel which would put the entire campus loop in a walkable tunnel.

3 CONDITIONS ASSESSMENT

Graphic 3.21
 Communications And Water Tower



Graphic 3.22
 Utility Plant

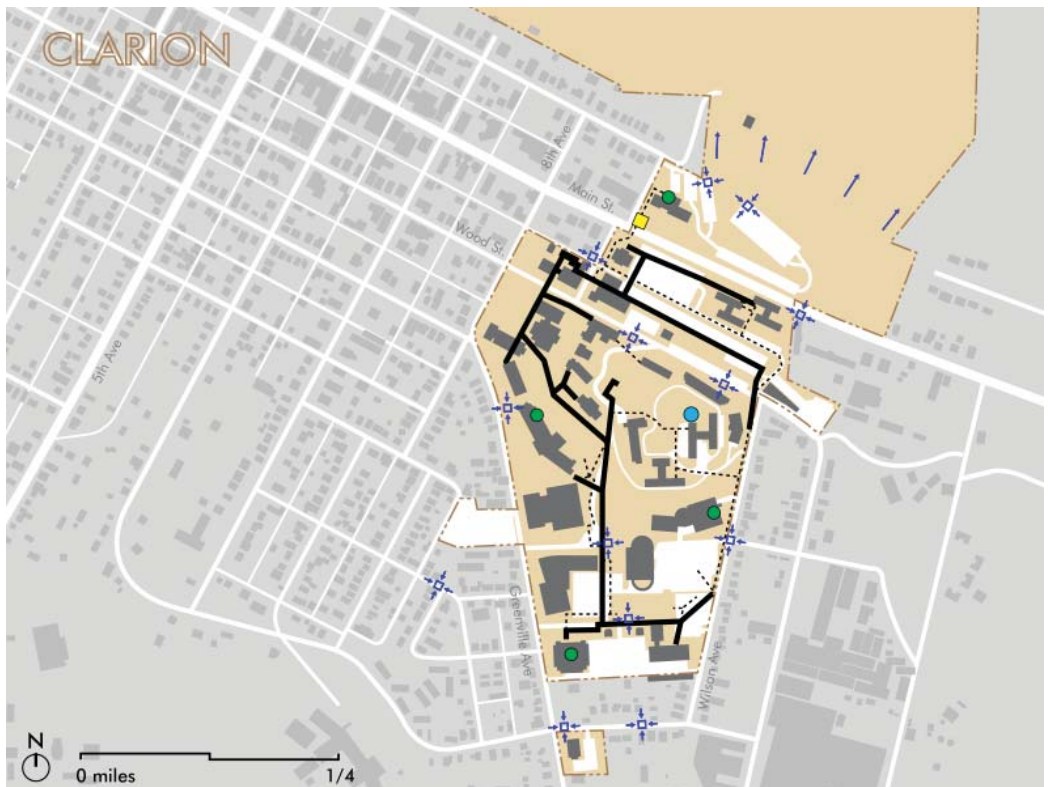


Graphic 3.23
 Utility Plant Steam Boilers



Graphic 3.24
 Clarion Campus Infrastructure

- Steam - Tunnel
- Steam - Direct Buried
- Wattertower
- Electrical Source
- Fiber Optic Node
- Stormwater Drain
- Stormwater Runoff



3.32 Water System

The campus is served via an above-ground water tower located within the inner loop near Givan Hall. Several main lines truncate to smaller lines throughout campus from this water tower. In addition to these service lines, there are 19 University-owned fire hydrants throughout the campus and several Clarion Borough-owned hydrants in the immediate vicinity of campus.

3.33 Sanitary System

The sanitary lines around the Clarion campus are divided into three areas:

- Sanitary Area 1 includes Admissions, Ballentine Hall, Givan Hall, Keeling Health Center, and Receiving which has the University sewers in this area run into a sewer authority manhole at the triangular area between the entrances into Rhea Lumber Company.
- Sanitary Area 2 includes the portion of campus south of Peirce Science Center and Ralston Hall, which runs into the sewer authority lines in the Corbett Street area.
- Sanitary Area 3 includes the building east of Chandler Dining Hall along with the area north and east of Wilkinson Hall. This area runs into the sewer authority lines in the Eighth Avenue area.

3.34 Storm Sewer System

The area of and around the Clarion campus has four stormwater drainage areas:

- Drainage Area 1 includes the area between Greenville Avenue, Wilson Avenue, Corbett Street, and a drainage divide that runs approximately from the intersection of Eighth Avenue and Wood Street to the intersection of Wilson Avenue and Payne Street. Drainage Area 1 drains to a 54" pipe along Corbett Street. It is noted that in Drainage Area 1, a 6" corrugated relief drain is routed to a curb along Wilson Avenue.
- Drainage Area 2 consists of Lot 11 which drains into an 18" RCP pipe along Frampton Street.
- Drainage Area 3 consists of the area south of Wood Street, East of Ninth Avenue, and north of a drainage divide that runs approximately from the intersection of Eighth Avenue and Wood Street to the intersection of Wilson Avenue and Payne Street.
- Drainage Area 3 flows to an 18" pipe along Main Street/US Route 322.
- Drainage Area 4 consists of the part of campus north and east of the intersection of Ninth Avenue and Wood Street and drains into tributaries of the Clarion River.

For any current or proposed construction activity to take place, Clarion University must also consider the amount of stormwater runoff that will be associated with the activity. Clarion Borough has a stormwater management ordinance that is also in line with the current regulations set forth in the Pennsylvania Stormwater Best Management Practices [BMP] Manual. These regulations are utilized in stormwater design for construction activities associated with the National Pollutant Discharge Elimination System [NPDES] permits. An NPDES permit is an environmental permit issued by the County Conservation District which regulates stormwater runoff associated with construction activities; this permit also

3 CONDITIONS ASSESSMENT

incorporates the use of Post-Construction Stormwater BMPs. An NPDES permit is required for all construction activities which would disturb an area greater than one acre in size.

In the event an NPDES permit is not required, stormwater management runoff, both rate and volume, would be regulated by the Borough ordinances. The Borough Ordinance requires that for rate control the rates leaving the site in post-development conditions shall not exceed the pre-development conditions for the 1-year, 2-year, 10-year, 25-year, 50-year, and 100-year storm events. This is standard practice in Municipalities in this area, and is typically managed via a stormwater management facility with a staged orifice outlet control structure to regulate the rate of discharge from the post-developed conditions. Control for the volume of stormwater runoff is first determined by the size of the area of disturbance, and for re-development activities, 20% of the existing impervious area in pre-development calculations shall be considered as meadow cover. Additionally, all non-forested pervious areas must be considered as meadow in cover. Both of these stipulations allow for an overcompensation of the project area to accommodate a management system that accounts for impervious areas that were previously not controlled for volume runoff. This is a new standard that was introduced by the issuance of the PA BMP Manual in 2010, as well as to meet the requirements of the Clarion Borough's Act 167 plan.

In order to accommodate the potential increase in both stormwater rate and volume of runoff as a result of new construction activities on campus, the University would have to implement several BMPs. These BMPs could include one or a combination of any of the following: infiltration basin, rain garden, vegetated bio-swales, dry wells, cisterns, porous pavement installation, etc.

Graphic 3.25
Underground Steam Tunnel
Clarion Campus



3.35 Natural Gas System

Natural gas is provided throughout portions of the campus and is supplied by National Fuel Gas Company. Distribution main lines are located around the entire campus via Greenville Avenue, Corbett Street, Wilson Avenue and East Main Street, and several lines run through the campus along Payne, Page and Thorn Streets, as well as along East Wood Street.

3.36 Electric/Telephone/Data System

The campus electrical distribution system is currently served by two separate 12,470V electrical services from West Penn Power Company and is in good condition. This setup allows the University to save the expense of having to pay individual meter charges for each building, so if the campus expands, it would be beneficial to the University to maintain this type of distribution. The system will need to be modified in order for the power company to meet increased power demands in the future. Of the two separate services, one supplies the North Switchgear and the other serves the South Switchgear.

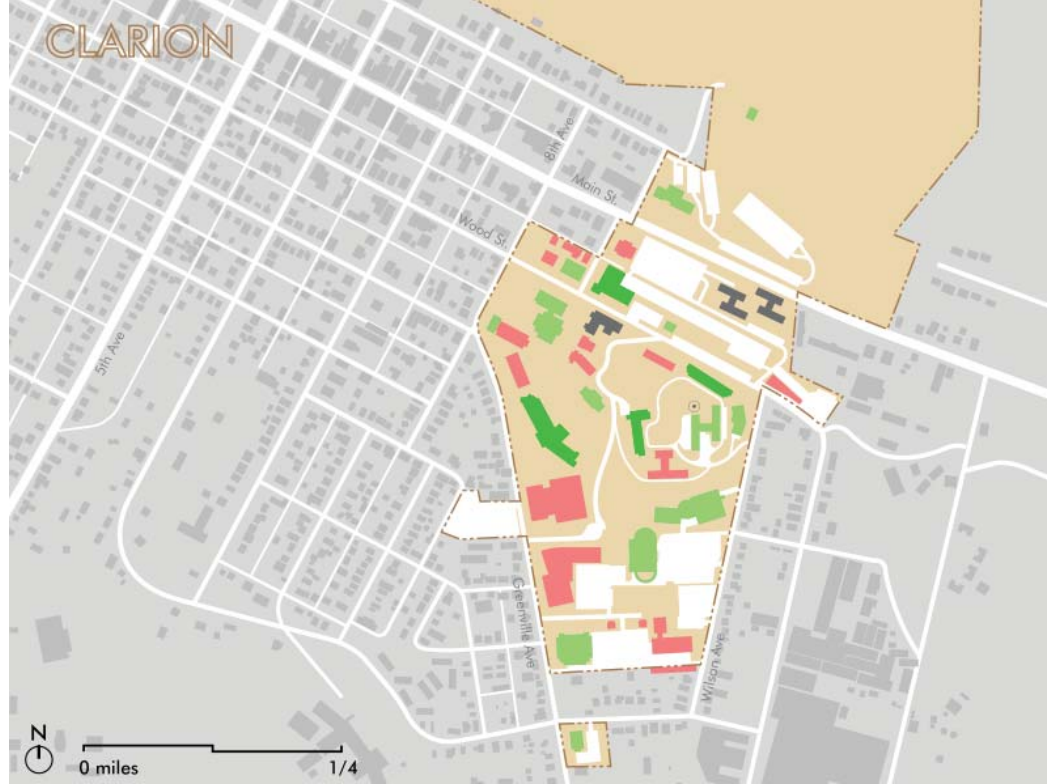
Each of these services, through the campus switching arrangement, is capable of serving the majority of the total campus load. The two services are broken down and distributed throughout the campus via four feeder circuits, three of which are further separated into north and south sections through the use of sectionalizing switches. The north and south feeders can either be fed from the respective North or South Switchgear, or switched so the entire circuit is fed from one piece of switchgear or the other. Circuit 4, which serves Still Hall, can only be served from the North Switchgear. The power company plans to discontinue the service that currently feeds the North Switchgear, and increase the capacity to the South Switchgear. Under the current arrangement, the power company does not have the capacity to serve the campus entirely from one service or the other during periods of heavy air-conditioning use. This is one of the reasons that they are requiring the consolidation of services—to enable other commercial customers to move off one of the services and onto the other, and then provide a larger capacity, dedicated circuit to the University. The other reason is that the University currently has the ability to transfer its load—in part or whole—over to either service at any time via their sectionalizing switches. This is a primary concern for the power company, as the transferring of a major block of load onto a different circuit without them being able to plan for it. This could cause them to overload a circuit and trip circuits upstream of the campus, detrimentally affecting other customers on that circuit.

The highest simultaneous demand load between the two services the campus has seen is 4.1 MW. All of the feeder conductors are 15KV rated, 133% Insulation Level, copper, 2/0 in size. The distribution across campus is via underground ductbanks. The system was upgraded approximately 10 years ago. Each feeder circuit can handle approximately 5.2 MVA of load and are served by 1,200A GE Powervac circuit breakers in outdoor walk-in enclosures.

3 CONDITIONS ASSESSMENT

Graphic 3.26
Building Condition Assessment
Clarion Campus

- Excellent: 4 ●
- Good: 3 ●
- Fair: 2 ●
- Poor: 1 ●
- Not Assessed: ●



Clarion - Single-Family Houses							
	206 Wilson Avenue	915 Corbett Street	957 Corbett Street	959 Corbett Street	961 Corbett Street	965 Corbett Street	965 Corbett Street
Building Site	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Building Structure	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Building Exterior: Enclosure	2.0	2.0	2.5	2.5	2.5	2.0	2.5
Building Exterior: Roof	2.0	2.0	2.5	2.5	2.5	2.5	2.5
Building Exterior: Windows	2.0	2.0	2.0	2.0	2.0	2.0	2.0
BUILDING SUPERSTRUCTURE	2.0	2.0	2.2	2.2	2.2	2.1	2.2
Plumbing Systems	-	-	-	-	-	-	-
Heating, Cooling and Ventilation Systems	3.0	-	-	-	-	-	-
Fire Protection System	-	-	-	-	-	-	-
Fire Alarm System	-	-	-	-	-	-	-
Telecommunications and Security	-	-	-	-	-	-	-
Electrical System: Lighting	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Electrical System: Power	2.0	2.0	2.0	2.0	2.0	2.0	2.0
BUILDING MEP	3.0	-	-	-	-	-	-
Building Enclosure: Doors/Door Hardware	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Interior Finishes: Partitions	1.0	-	-	-	-	-	-
Interior Finishes: Ceilings	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Interior Finishes: Floors	2.5	3.0	3.0	2.0	2.0	2.0	2.0
Interior Finishes: Door and Door Hardware	3.0	2.5	2.0	1.0	1.0	2.0	1.9
Interior Finishes: Toilet Rooms	2.5	2.0	-	-	-	1.5	1.8
Interior Finishes: Built-In Furniture	3.0	3.0	-	-	-	1.0	3.0
Interior Finishes: Accessibility (2010 ADA Standards)	1.0	1.0	-	-	-	1.0	1.0
BUILDING INTERIOR AND FINISHES	2.0	2.0	2.0	2.0	2.0	1.9	2.0
OVERALL SCORE	2.3	2.0	2.1	2.1	2.1	1.7	2.1

Clarion - Service Buildings							
	Central Serv. / Receiving Build.	McEntire Building	McEntire Warehouse	Pole Barn	Strohman Building	Utility Plant	
Building Site	2.0	2.5	2.0	2.0	1.0	2.0	1.9
Building Structure	3.0	3.0	3.0	2.0	2.0	3.0	2.7
Building Exterior: Enclosure	2.0	2.5	2.0	2.0	1.0	1.0	1.8
Building Exterior: Roof	2.0	2.5	2.0	2.0	3.0	1.5	1.8
Building Exterior: Windows	3.0	3.0	-	-	1.0	1.0	2.0
BUILDING SUPERSTRUCTURE	2.4	2.7	2.3	2.0	1.2	1.7	2.0
Plumbing Systems	2.5	1.5	3.0	-	1.5	2.1	2.1
Heating, Cooling and Ventilation Systems	2.0	2.0	3.0	-	2.5	2.3	2.3
Fire Protection System	1.0	-	-	-	-	1.0	1.0
Fire Alarm System	2.0	-	-	-	-	2.0	2.0
Telecommunications and Security	3.0	3.0	-	-	3.0	3.0	3.0
Electrical System: Lighting	3.0	2.0	1.0	1.0	2.0	1.8	1.8
Electrical System: Power	2.0	1.0	2.0	1.0	2.0	1.4	1.4
BUILDING MEP	2.4	1.8	2.0	2.3	1.0	2.2	1.9
Building Enclosure: Doors/Door Hardware	2.0	3.0	2.0	2.0	1.0	2.0	2.0
Interior Finishes: Partitions	2.5	3.0	2.0	-	1.0	2.0	2.1
Interior Finishes: Ceilings	3.0	3.0	2.0	-	1.0	2.0	2.2
Interior Finishes: Floors	2.5	3.0	2.0	2.5	2.0	2.0	2.3
Interior Finishes: Door and Door Hardware	3.0	2.5	2.0	1.0	1.0	2.0	1.9
Interior Finishes: Toilet Rooms	2.5	2.0	-	-	1.0	1.5	1.8
Interior Finishes: Built-In Furniture	3.0	3.0	-	-	-	3.0	3.0
Interior Finishes: Accessibility (2010 ADA Standards)	1.0	1.0	-	-	1.0	1.0	1.0
BUILDING INTERIOR AND FINISHES	2.4	2.6	2.0	1.8	1.1	1.8	2.0
OVERALL SCORE	2.4	2.3	2.1	2.0	1.1	1.9	2.0

Clarion - Educational and General Buildings																	
	Admissions Building	Becker Hall	Carrier Administration Building	Center for Advancement and Dev.	Ceramics Laboratory	Denis Hall	Egbert Hall	Founders Hall	Harvey Hall	Keating Health Center	Marwick Boyd Fine Arts Center	Railton Hall	Science and Technology Center*	Sculpture Studio	Special Education Center	Streets Hall	Still Hall
Building Site	3.0	3.0	2.5	3.0	2.0	3.0	3.0	2.5	3.0	3.0	3.0	3.0	4.0	2.0	2.5	2.5	3.0
Building Structure	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	2.0	2.0	3.0	3.0
Building Exterior: Enclosure	3.0	1.5	2.5	3.0	1.0	2.5	3.0	2.5	2.5	2.5	2.0	1.5	4.0	1.0	3.0	3.0	2.5
Building Exterior: Roof	3.0	2.5	2.0	2.5	1.5	2.5	2.5	3.0	2.5	3.0	2.0	1.5	4.0	1.5	2.5	3.0	2.0
Building Exterior: Windows	3.0	2.5	3.0	3.0	1.0	2.5	3.0	3.0	3.0	3.0	2.0	2.5	4.0	1.0	3.0	2.5	3.0
BUILDING SUPERSTRUCTURE	3.0	2.5	2.6	2.9	1.5	2.7	2.9	2.8	2.8	2.9	2.4	2.3	4.0	1.5	2.8	2.8	2.7
Plumbing Systems	2.0	2.5	2.5	3.0	1.5	1.0	1.0	3.0	4.0	1.5	2.0	2.0	4.0	1.0	1.5	1.5	2.1
Heating, Cooling and Ventilation Systems	3.0	1.5	1.5	3.5	1.5	1.0	1.0	3.0	3.0	2.5	2.0	1.0	4.0	1.5	2.0	2.5	2.2
Fire Protection System	1.5	4.0	2.0	2.0	1.5	3.0	3.0	4.0	2.0	4.0	1.5	4.0	1.0	1.0	1.0	1.0	4.0
Fire Alarm System	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	2.0	2.0	3.0	2.9
Telecommunications and Security	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	2.0	2.5	2.5	3.0
Electrical System: Lighting	2.0	3.5	1.5	3.0	1.0	1.5	1.0	3.0	4.0	2.0	2.5	1.5	4.0	1.0	1.0	1.5	2.1
Electrical System: Power	1.5	1.0	1.0	3.0	2.0	1.0	1.0	3.0	3.0	1.0	1.0	4.0	2.0	1.0	3.0	2.0	1.8
BUILDING MEP	2.0	2.6	1.9	2.9	1.8	1.5	1.7	3.1	3.6	2.0	2.6	1.7	4.0	1.5	1.4	2.1	2.3
Building Enclosure: Doors/Door Hardware	3.0	3.0	2.5	3.0	2.0	2.5	3.0	3.0	3.0	2.5	2.0	2.0	4.0	2.0	3.0	2.5	3.0
Interior Finishes: Partitions	3.0	3.0	3.0	3.0	2.0	2.5	2.5	3.0	3.0	2.5	2.5	4.0	2.0	3.0	2.5	3.0	2.8
Interior Finishes: Ceilings	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	2.5	4.0	2.5	2.5	3.0	2.9
Interior Finishes: Floors	3.0	3.0	3.0	3.0	2.0	3.0	2.0	2.5	3.0	3.0	2.5	2.0	4.0	2.0	2.5	2.5	3.0
Interior Finishes: Door and Door Hardware	2.5	3.0	3.0	3.0	2.0	2.5	2.0	3.0	3.0	3.0	3.0	2.0	4.0	2.0	2.5	2.5	3.0
Interior Finishes: Toilet Rooms	3.0	2.5	3.0	3.0	1.5	2.0	2.0	3.0	3.0	3.0	2.5	2.0	4.0	2.0	2.5	2.5	2.7
Interior Finishes: Built-In Furniture	3.0	3.0	3.0	3.0	1.5	2.0	2.0	3.0	3.0	3.0	2.5	2.0	4.0	3.0	3.0	2.5	3.0
Interior Finishes: Accessibility (2010 ADA Standards)	1.0	1.5	1.5	2.0	1.0	1.0	1.0	4.0	2.0	1.0	1.0	4.0	1.0	1.0	1.0	1.0	1.5
BUILDING INTERIOR AND FINISHES	2.7	2.7	2.7	2.9	1.8	2.4	2.2	3.1	2.9	2.6	2.4	2.0	4.0	1.9	2.5	2.4	2.6
OVERALL SCORE	2.6	2.6	2.4	2.9	1.7	2.2	2.3	3.0	3.1	2.5	2.5	2.0	4.0	1.6	2.7	2.2	2.5

3.4 BUILDING ASSESSMENT SUMMARY

Physical condition assessments were performed for 45 buildings on the Clarion campus. Buildings constructed or renovated within the past five years, as well as those scheduled for renovation or demolition, were not included in the condition assessment.

“Protected Building” Determination

At the outset of conditions assessments, buildings were evaluated for their landmark/heritage status and/or value of their cultural contribution. Clarion’s FMP planning process endeavors to preserve and restore buildings deemed “protected” because they are either:

- Legally bound to protect and preserve the building
- Though not legally protected, the building provides a significant and positive cultural and aesthetic contribution regarding:
 - History of campus development, or
 - A seminal moment in campus and/or community history, or
 - Is of significant importance to alumni

Buildings deemed “protected” are not to be removed from the campus’s inventory regardless of condition, adaptability or utilization assessment unless they pose a significant and serious threat to life safety that cannot be mitigated.

Buildings deemed “protected” on the Clarion campus:

- Hart Chapel – Protected due to its historic and aesthetic value
- Founders Hall – Protected due to its historic and aesthetic value
- Moore Hall – Protected due to its historic and aesthetic value

Clarion - Auxiliary Buildings												Clarion - Student Housing				V - Service		V - E & G		V - Auxiliary		Venango - Student Housing											
Carlson Library	Eagle Commons*	Gemmill Student Union	Hart Chapel	Moore Hall	President's House	Stadium and Locker Rooms	Student Recreation Center	Thom I	Thom II	Tippin Gymnasium	OVERALL SCORE	Ballentine Hall	Campus View Suites*	Green Hall	Valley View Suites*	OVERALL SCORE	Pole Barn (Venango)	OVERALL SCORE	Frame Hall	Montgomery Hall	OVERALL SCORE	Rhodes Center	Suhr Library	OVERALL SCORE	Barnes Hall (Housing)*	Block Hall (Housing)*	Hughes Hall (Housing)*	Leadership Hall (Housing)*	Peters Hall (Housing)*	OVERALL SCORE			
3.0	4.0	3.0	2.0	2.5	3.0	2.5	3.0	2.0	2.0	3.0	2.7	2.5	4.0	2.0	4.0	3.1	2.0	2.0	2.5	3.0	2.8	3.0	2.5	2.8	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.5	2.5	3.0	3.0	3.0	2.0	2.0	3.0	2.8	3.0	4.0	3.0	4.0	3.5	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0
3.0	4.0	3.0	2.0	2.5	3.0	3.0	3.0	2.0	2.0	2.0	2.7	2.5	4.0	2.0	4.0	3.1	2.5	2.5	2.5	3.0	2.8	3.0	2.0	2.5	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.5	3.0	2.5	3.0	2.0	2.0	1.5	2.6	3.0	4.0	3.0	4.0	3.5	2.5	2.5	2.5	2.0	2.3	2.5	2.5	2.5	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.0	3.0	2.5	3.0	1.0	1.0	1.5	2.4	2.5	4.0	3.0	4.0	3.4	-	-	3.0	2.5	2.8	3.0	2.5	2.8	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.1	2.4	3.0	2.7	3.0	1.8	1.8	2.2	2.6	2.7	4.0	2.6	4.0	3.3	2.5	2.5	2.7	2.7	2.7	2.9	2.5	2.7	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	2.5	2.5	1.5	4.0	2.0	1.0	2.0	1.5	1.0	2.3	2.0	4.0	1.5	4.0	2.9	2.5	2.5	3.0	3.0	3.0	2.5	1.5	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	2.5	2.0	2.5	3.0	1.5	1.0	2.0	2.0	1.0	2.2	1.5	4.0	1.5	4.0	2.8	2.5	2.5	2.0	2.0	2.0	3.0	1.5	2.3	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.0	3.0	2.0	2.0	2.0	2.0	2.0	2.7	2.0	4.0	3.0	4.0	3.3	-	-	-	-	-	-	-	-	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.0	3.0	1.5	1.5	3.0	2.0	2.0	2.7	3.0	4.0	3.0	4.0	3.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.5	3.0	2.5	3.0	2.0	1.5	2.5	2.6	2.5	4.0	3.0	4.0	3.4	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.0	3.0	2.0	2.0	2.0	2.0	2.0	2.7	2.0	4.0	2.0	4.0	3.0	2.0	2.0	3.0	3.0	3.0	3.0	2.5	2.8	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.0	3.0	2.5	3.0	1.5	1.5	1.0	2.3	2.5	4.0	2.0	4.0	3.1	2.5	2.5	3.0	2.0	2.5	3.0	1.0	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.1	4.0	2.8	2.4	1.4	3.8	2.1	1.5	1.9	1.4	1.5	2.4	2.2	4.0	2.3	4.0	3.1	2.1	2.1	2.7	2.5	2.6	2.8	1.9	2.3	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
2.5	4.0	3.0	2.0	2.5	3.0	2.0	3.0	3.0	2.0	2.0	2.6	2.5	4.0	2.5	4.0	3.3	2.5	2.5	3.0	2.0	2.5	3.0	2.5	2.8	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.5	3.0	2.5	3.0	2.0	2.0	3.0	2.7	2.5	4.0	3.0	4.0	3.4	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.5	3.0	3.0	3.0	2.5	1.5	3.0	2.8	3.0	4.0	3.0	4.0	3.5	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.5	3.0	2.5	3.0	2.0	1.5	2.5	2.6	2.5	4.0	2.5	4.0	3.3	2.0	2.0	2.5	3.0	2.8	2.5	3.0	2.8	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.5	3.0	3.0	3.0	2.5	2.0	2.5	2.8	2.5	4.0	3.0	4.0	3.4	2.0	2.0	3.0	2.5	2.8	3.0	2.5	2.8	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.0	3.0	2.0	2.0	2.0	2.0	2.0	2.6	2.0	4.0	2.5	4.0	3.1	2.0	2.0	3.0	2.5	2.8	2.5	3.0	2.8	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	3.0	2.0	2.0	3.0	2.5	3.0	1.0	1.0	1.5	2.3	2.0	4.0	3.0	4.0	3.7	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.5	4.0	1.5	1.0	1.0	1.5	1.0	2.5	1.0	1.0	1.0	1.7	1.0	4.0	1.0	4.0	2.5	2.5	2.5	2.5	2.5	2.5	2.5	1.5	2.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	2.8	2.0	2.2	2.8	2.4	2.9	2.0	1.7	2.3	2.5	2.3	4.0	2.6	4.0	3.2	2.1	2.1	2.9	2.7	2.8	2.9	2.6	2.8	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
3.0	4.0	2.9	2.2	2.0	3.2	2.4	2.5	1.9	1.6	2.0	2.5	2.4	4.0	2.5	4.0	3.2	2.2	2.2	2.7	2.6	2.7	2.8	2.4	2.6	4.0	4.0	4.0	4.0	4.0	4.0	4.0		

Graphic 3.27
 Building Assessment
 Table

3 CONDITIONS ASSESSMENT

Conditions Assessment Approach

The conditions assessment was conducted in November and December of 2012. The assessment methodology consisted of the visual inspection of each building and discussions with facilities personnel regarding building maintenance and operation. Twenty individual building attributes were analyzed and graded on a four-point scale:

- 1.0-1.4 = Poor
- 1.5-2.4 = Fair
- 2.5-3.4 = Good
- 3.5-4.0 = Excellent

The principal assessment finding is that most of the University building inventory is currently in good condition. However, it is projected that significant capital improvements will be required within the next five to 10 years to replace major building components in as many as one half of the buildings surveyed. These components include heating, ventilating, cooling, electrical and plumbing systems. Window and roof replacement within some of the University buildings should also be anticipated. The underlying reason for building systems to be replaced is age; many of these building systems have reached, or are nearing, the end of their useful service life. Increasingly, these systems will become less reliable, more inefficient, and more costly to operate and maintain.

Cost of Deferred Maintenance

As part of the assessment, repair and replacement needs were estimated for systems that are currently in fair condition. These needs are grouped into three categories:

- 2013-2014 Immediate (1-2 years)
- 2015-2022 Intermediate (3-7 years)
- 2023+ Long-term (8+ years)

Systems and major pieces of equipment that are in good and excellent condition and would not need significant repair or replacement over the next 20 years are not included in the above categories. The cost of deferred maintenance at the Clarion campus is (in unescalated, 2013 hard costs):

- 2013-2014 \$18.6M
 - 2015-2022 \$112.2M
 - 2023+ \$21.5M
-] —over \$130M in the next 7 years

Repair v Replacement

In the case of some buildings, the cost to repair an existing building approaches or exceeds the cost of replacement. When a building's repair costs near or exceed 70% of replacement costs, a building must seriously be considered for removal from the University's inventory. Additionally, due to operational considerations, it is not recommended that the existing domestic structures remain in the University's facilities portfolio. Buildings where the repair value approaches or exceeds replacement value include:

Building	Repair	Replacement	Repair as % Replace
Tippin	\$17.2M	\$14.9M	116%
Ralston Hall	\$13.6M	\$12.6M	108%
Egbert Hall	\$3.4M	\$3.2M	106%
Hart Chapel	\$2.2M	\$2.1M	101%
Carrier Hall	\$3.6M	\$3.7M	98%
Becker Hall	\$11.9M	\$12.4M	96%
McEntire	\$3.8M	\$4.0M	94%
Ballentine Hall	\$5.0M	\$5.4M	92%
Marwick-Boyd Hall	\$16.1M	\$17.4M	92%
Givan Hall	\$12.0M	\$13.2M	91%
Stadium and Lockers	\$3.0M	\$3.4M	90%
Davis Hall	\$5.7M	\$6.4M	89%
Keeling Health Center	\$2.4M	\$2.7M	87%
Stevens Hall	\$3.4M	\$4.4M	84%
Recreation Center	\$8.2M	\$9.8M	84%
Thorn I	\$0.3M	\$0.4M	82%
Admissions	\$0.8M	\$1.0M	82%
Still Hall	\$8.6M	\$11.0M	78%
Ceramics Laboratory	\$0.3M	\$0.4M	77%

Graphic 3.28
 Comparison of repair and replacement costs

Buildings Recommended for Removal

In addition to repair versus replacement value, buildings were also examined for:

- Adaptability – The ability for a facility to be easily repurposed for a new use/function
- Utilization – Amount of building occupied and regularly used

Buildings are to be removed from the campus facilities inventory when they are found to have all of the following:

- High repair v replacement costs and
- To be inflexible and
- To have low utilization

Based on these criteria, these buildings on the Clarion campus are recommended for removal/demolition:

- McEntire
- Ballentine Hall
- Givan Hall
- Keeling Health Center
- Ralston Hall
- Thorn I

3.41 Building Exteriors

Though only one building's exteriors are in "poor" condition, most of the smaller service buildings on campus, as well as buildings that began as domestic residences, are in poor condition. Building exteriors with the greatest level of need are:

▪ Strohman	Poor	1.2
▪ Ceramics Laboratory	Fair	1.5
▪ Sculpture Studio	Fair	1.5
▪ Thorn I	Fair	1.8
▪ Thorn II	Fair	1.8

3.42 Building Interiors

Building interiors on campus vary considerably, though the interiors of most academic and administration buildings are in good condition. Auxiliary and housing building conditions reflect recent investment in these facilities and are generally in good to excellent condition. Some of the older academic buildings on campus, such as Davis and Stevens Halls, however, have interior masonry load bearing walls that are cost-prohibitive to modify to contemporary room-size dimensions. Building interiors with the greatest level of need are:

▪ Strohman	Poor	1.1
▪ 962 Corbett Street	Poor	1.3
▪ Thorn II	Fair	1.7
▪ Pole Barn	Fair	1.8
▪ Utility Plant	Fair	1.8
▪ Ceramics Laboratory	Fair	1.8

3.43 Climate Control Systems

Climate control systems on the Clarion campus vary greatly, with many of the older academic buildings serviced by a combination of steam radiators and window cooling units. Building mechanical systems with the greatest level of need are:

▪ Davis Hall	Poor	1.0
▪ Egbert Hall	Poor	1.0
▪ Ralston Hall	Poor	1.0
▪ Tippin	Poor	1.0
▪ Recreation Center	Poor	1.0

3.44 Plumbing Systems

The condition of the plumbing systems on campus varies greatly. The majority of the piping has been installed with copper distribution piping and cast iron drain, waste and vent piping. The lavatories, water closets and urinals for the most part are vitreous china; the condition of these fixtures typically matches the overall condition of each building. In some instances, the faucets and restrooms have been upgraded with sensor flush valves and faucets. The campus maintains its own water distribution system, which saves the University individual meter charges and is a concept that should be maintained and expanded as the campus grows. The buildings that do not have backflow prevention on them should

have them installed as early as possible. Building plumbing systems with the greatest level of need are:

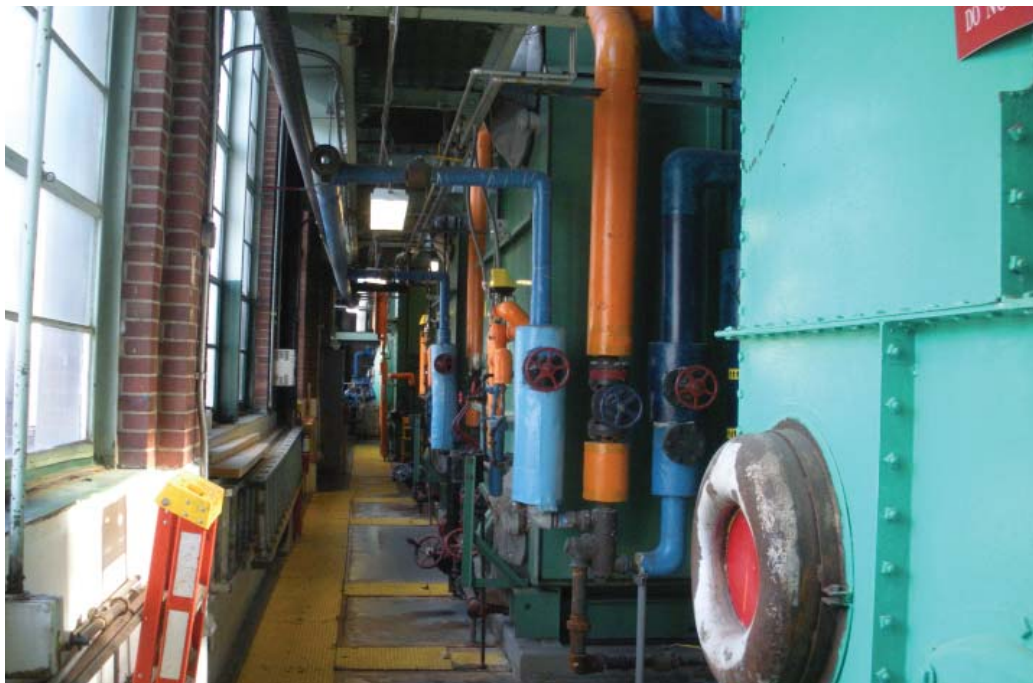
- Davis Hall Poor 1.0
- Egbert Hall Poor 1.0
- Sculpture Studio Poor 1.0
- Tippin Hall Poor 1.0
- Recreation Center Poor 1.0

3.45 Electrical Distribution, Lighting and Technology Systems

The electrical systems within the buildings vary greatly, from old and obsolete to new distribution equipment and updated emergency generators. The lighting fixtures have been retrofitted to energy-saving T-8 lamped fixtures throughout the campus, an update that will pay for itself in energy cost savings. In general, the condition of electrical systems matches the overall condition of each building. With the exception of the electrical systems that have received recent updates, the electrical system for each building should generally be upgraded when the building is renovated. Building electrical systems with the greatest level of need are:

- Moore Hall Poor 1.0 (distribution, lighting and technology)
- Strohman Poor 1.0 (distribution and lighting)
- Egbert Hall Poor 1.0 (distribution and lighting)
- Stevens Hall Poor 1.0 (distribution and lighting)
- Tippin Hall Poor 1.0 (distribution and lighting)

Technology systems are generally in good to excellent condition across the entire campus.



Graphic 3.29
Campus Utility Plant Room

3 CONDITIONS ASSESSMENT

Graphic 3.30
Ramped Entrance
Admissions Building



Graphic 3.31
Stepped Entrance
Founders Hall



3.46 Life Safety and Fire Protection Systems

The fire alarm systems in the majority of the buildings have been updated with Johnson Controls Metasys systems. This standardization makes it convenient when gathering data from the remote buildings and reporting to the police station. Only one or two buildings have no fire alarm or sprinkler system installed, but when the buildings are renovated the code will dictate if a manual or automatic fire alarm system is required. In either case, it is preferable to have a central fire alarm system installed in each building.

Another item that should be considered for the future is the installation of a campus-wide warning system that can alert students and employees of a threat on the campus, either weather-related or terroristic in nature. This could be achieved through the installation of a voice system, or as simple as a unique siren. The University already utilizes an Eagle Alert mass notification system which messages registered cell phones of life-threatening situations on campus.

The majority of the buildings are provided with emergency lighting systems either through battery pack fixtures or the emergency generator. There does appear to have been periodic maintenance performed on the generators, but based on the age of some of the battery packs, it is unlikely that they would be able to provide the 90 minutes of operation that is required.

3.47 Accessibility

Many of the buildings on the Clarion campus scored low on assessment of handicapped accessibility, as evaluated according to the Americans with Disabilities Act [2010 ADA]. Many of these buildings predate current accessibility standards, so their non-compliance is largely legal, if no significant changes are made to the building. The purpose of incorporating accessibility into the building assessment is to measure the capacity of the building to provide access for users with disabilities and adapt over time.

Adapting Existing Buildings for ADA Compliance

While all new public buildings and additions must meet ADA requirements, correct at the time of permit, the rules are more flexible for existing construction. Generally, existing non-compliant buildings are exempt from newer regulations unless they are significantly "altered." Alteration is defined by the 2010 ADA as "remodeling, renovation, structural changes, wall changes, reconstruction, [and] historic restoration" with compliance required to the "maximum extent feasible." Additionally, if accessibility alterations to meet compliance exceed 20% percent of the cost to alter a "primary function area," the alteration is deemed "disproportionate" and not required.

As noted above in the "Interior Conditions" section, buildings such as Davis and Stevens Halls have interior masonry load bearing walls that are cost-prohibitive to modify. Not only does this impact the ability to adjust walls to meet contemporary space requirements, the entries to many spaces pass through these bearing walls. It is not feasible to adapt these doorways to meet contemporary code requirements. Small scale alterations to these and other buildings with similar conditions are recommended, we also suggest avoiding full-building renovations.

CLARION CAMPUS
TRENDS IN HIGHER EDUCATION 4

Graphic 4.01
Informal and group study
areas in the Science and
Technology Center



Graphic 4.02
Group study room with digital
media in the Science and
Technology Center



As highlighted by Clarion's senior leadership, higher education in the United States and globally is experiencing a period of disruptive change that offers significant opportunities for both of Clarion University's campuses. This section identifies the drivers of "disruptive change," including new technologies, economics, evolving student demographics, and new instructional delivery methods.

4.01 Disruptive Change

The impact of technology on many industries is well documented, but higher education has yet to undergo the changes seen in industries such as music, journalism, telecommunications, travel, and publishing. In each of these industries, technology (particularly when combined with mobility) has dramatically altered consumer patterns and their relationships with service and content providers. In some markets, for-profit online institutions have displaced their not-for-profit brick and mortar counterparts (in the same way Amazon.com and iTunes have displaced book and music stores, respectively). In the last few years, the quality of their higher education counterparts have come under increased scrutiny and enrollment has suffered as a consequence. However, this is likely a temporary situation that will resolve itself as institutions retool and consolidate gains. Higher education has thus far avoided such cataclysmic shifts, but that is likely to change in the future.

4.02 New Forms of Digital Delivery

Yet another front of competition comes from educational publishing companies, such as Pearson, as they become more digital and replace lost textbook income with consulting and digital application services (apps). In the future, it is likely that such applications will serve as surrogate instructors, and firms like Pearson will receive volumes of performance data from the apps. These firms have a long tradition of—or are acquiring—exciting and effective graphic interface capabilities, and are also able to apply (video) gaming approaches to the design of their interfaces. Once these programs receive the necessary credentials (some already are licensed), they will become formidable partners or challengers to traditional institutions of higher education. In 2012 alone, according to the Economist Magazine, over \$1.1 billion was invested by venture capitalists into educational technologies, a figure that was almost as high in nominal terms as the dot-com peak.

At the same time, the quality of exclusively online course offerings, both synchronous and asynchronous, has vastly improved over the past few years. This is partially market-driven, but it is also a result of new technologies being continuously developed by a greater variety of firms, such as Amplify, to assist universities in developing and running online programs. The public's wariness of online education is gradually being overturned as this method of course delivery becomes more commonplace and less stigmatized. According to the US News & World Report, the number of colleges offering degree programs that are administered solely online has almost doubled in the past decade. As of 2012, approximately 62% of postsecondary education institutions offered fully online programs. It is likely that institutions leading this sector will increasingly resemble technology companies in terms of their business model, branding and digital sophistication.

4 TRENDS IN HIGHER EDUCATION

With respect to facilities planning, the impact of online delivery is most directly felt on the need for traditional face-to-face instructional environments. Increasingly, classrooms and lecture halls will not be used as frequently for traditional face-to-face instruction. In some cases, the demand for class labs will also be reduced, especially for fixed, computer-based rooms. The need for experiential class lab environments, particularly those related to “hand memory” (learning through kinetic action) is anticipated to remain stable.

4.03 Increased Tuition Cost Sensitivity

From the consumer’s side, the recent recession has left many students and their families less able and less willing to pay for college. Many families no longer view a university education as a rite of passage into adulthood, but rather as a strategic investment that must be approached with prudence. Like much of American consumer spending over the past two decades, higher education has been increasingly financed by debt. This is exacerbated by cost escalation that exceed inflation. With national student debt now exceeding national credit card debt, the financial relationship between universities and students must change. The return-on-investment of a college degree is now one of the top considerations for many students, and it is of vital importance that the experience translates into a well-paying job in a desired field of work. With the consumer market moving in a downward pricing direction, institutions that fail to respond may risk their continued viability.

4.04 Demographic Change

Another transformation in the landscape of higher education is evident in the demographics of today’s student population, which is not only more diverse ethnically and economically, but also in terms of life experience and age. The international student population in the U.S. continues to rise, as does the percentage of non-white students enrolled in post-secondary degree-granting institutions. But perhaps the most notable shift in the demographics of higher education is in the average age of students pursuing post-secondary studies. A large part of the increase in adult learners can be attributed to the economic recession, which spurred many people to seek new skills or pursue a higher degree. According to the National Center for Education Statistics, approximately 23% of college students in the U.S. were between the ages of 25 and 34—and nearly 18% were 35+ years of age—as of 2010. The enrollment of students 35+ years of age increased 32% between 1996 and 2010 and is projected to increase 25% between 2010 and 2021.

In order to remain competitive in today’s market, institutions of higher education must adjust to meet the needs of a more mature student demographic. Non-traditional students often work full- or part-time and may have family or other obligations to attend to in addition to their coursework. Unlike traditional students who are younger and attend school full-time, adult students may require more flexibility in class location (such as online learning options) and schedule (evening and weekend courses).

4.05 Asynchronous Learning

Asynchronous learning, which allows students to work at their own speed, has helped meet the growing demand for instructional flexibility. This type of learning may be especially appealing to non-traditional students who have the advantage of practical, real-world experience and the maturity to self-manage. As opposed to a traditional lecture environment in which the instructor delivers information at a set pace, online instruction supports self-paced learning and often allows students to skip or move quickly through content that they have already mastered. With course materials available at any time online, students may select particular areas on which to focus their energies.

Another variation of asynchronous learning is the “flipped” course. Flipping courses involves lecture materials, whether textbook-based, online, or both, to be read outside of class, and “homework” completed during class time with the guidance of an instructor or through small group assignments. This instructional strategy changes not only the role of the faculty member but also the type of facilities needed.

Asynchronous learning also calls on the institution to make learning resources such as specialized labs, simulation environments and librarian services widely available.

One asynchronous method that has received a great deal of attention in the past several years is the massive online open course [MOOC]. Since 2008, MOOCs have exploded in popularity, gaining traction and legitimacy from a number of top-ranking universities. In the United States, esteemed institutions such as Harvard, Stanford, MIT, Yale, UC Berkeley, and UCLA have launched a variety of free online course offerings available to students around the globe. While the benefits of MOOCs are debatable, it is undeniable that they have and will continue to change the way that higher education is delivered and consumed. Just as importantly, MOOCs have also become powerful marketing tools, helping to publicize super-star faculty and promote an institution as a center of excellence for a specific field of study.

4.06 Synchronous Learning

The approach to synchronous teaching and learning (face-to-face and online) has also undergone a paradigm shift, moving away from traditional methods of “passive” instruction to more effective and student-focused “active learning” tactics. Following this trend, student expectations for their higher education experience are changing. Today’s student demands a more personalized, face-to-face [F2F] educational experience, including frequent interaction with instructors and a high level of engagement within a collaborative environment. This is generally met through the concept of student-centered learning, which emphasizes the active participation of the student as a key component of effectively learning and processing course material. Active learning methods can be applied to online or distance-learning classes as well as in-person instructional settings. A wide variety of virtual tools exist to support long-distance collaboration, allowing students in multiple locations to interact with each other and the instructor through web-conferencing, document sharing, instant messaging and more.

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Graphic 4.03
Carlson Library, Clarion Campus



Graphic 4.04
Carlson Library, Clarion Campus



Because active learning is a newer form of instructional delivery, traditional classroom environments may need to be adapted for optimal support. For example, flexible seating (movable tables and chairs) allows students to work individually or in groups of various sizes; in a tiered lecture hall, the depth of the tiers may be extended to accommodate two desks per tier, allowing students to turn their seats and work in pairs. Another instructional strategy is the use of breakout spaces where large group sessions are complemented with small group work in breakout rooms or informal study areas. Best practices for campus-based programs in disciplines such as English writing and reading, mathematics, and accounting now favor more specialized learning environments such as SCALE-UP (student centered active learning environments with upside down pedagogies) rooms. These rooms typically feature clusters of student computer stations to allow collaborative work, and are sometimes supported by small recitation studios for targeted instruction.

Along with active learning environments, there is a high demand for experientially-based learning environments. These learning environments simulate actual workplaces—a pre-K classroom, a business boardroom, a hospital room, a speech clinic—and allow students to learn and practice where they can be mentored by faculty and peers before entering an actual work site. Importantly, such facilities are not necessarily scheduled for fixed times as traditional classrooms, but are made available for open use.

4.07 Library Collections and Study Environments

Libraries are being transformed from mere repositories for reading materials to places for study and assistance in knowledge wayfinding. Desired library study spaces are no longer furnished with individual carrels or open worktables, but are fitted with study rooms to accommodate groups of various sizes. Furnishings should support a variety of work/learn modes, with seating options such as rocking chairs, soft chairs, task chairs and ottomans. It is important to note that the demand for study environments extends beyond the library proper; formal and informal study spaces are incorporated throughout the campus, with electronic information services available to students and faculty at multiple convenient locations.

In terms of the library's operations, reserve materials are now often provided in electronic format, requiring different preparation activities on the part of library staff. Traditional distinctions of reference, circulation and periodicals are fading, with a greater emphasis on professional information services.

4.08 The Changing Workplace

In addition to changes in higher education's academic spaces, the workplace is undergoing a change of its own. Over the past few decades, office environments have become increasingly collaborative, with less time spent on "heads-down," solitary work. In situations where team members are located in different geographic locations, and even different time zones, workplace interaction may occur in person, via conference calls, through e-mail, instant messaging, or through voicemail and text.

Technology has given workers the ability to connect anywhere, anytime, using smaller and more portable devices. Often, employees could perform the majority of their work

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outside of a formal office setting, but they continue to commute to a physical office in order to interact with their colleagues. They want to remain “in the loop” and to be part of an environment where there is a social “buzz.” Of course, much work requires solitary focus, but workers typically do not want to be too isolated from their colleagues. Many workplace designers and managers have realized that the physical office setting must now be designed to attract and hold the attention of employees, who are increasingly Generation X and Y-ers.

The shift towards collaboration has impacted workstation and office sizes. Over the past few decades, there has been a gradual shift away from the “space by rank” method of assignment (where the size of the individual workspace is related to the organizational hierarchy) toward a new set of workplace standards, where there is one size office and one size workstation, or even one size workstation with no enclosed offices. Because the technology has gotten smaller (or has become obsolete, such as personal printers), the standard size of workstations has also decreased.

When workers have the freedom to choose where, when, and how they work, the work that is performed within an office setting is usually more collaborative. Since they spend more time on-site in meetings (formal or impromptu), assigned workstations are typically underutilized and the demand for variously sized meeting spaces is unmet. Some organizations have addressed this mismatch by asking employees to use space on an as-needed basis, as opposed to “owning” a dedicated workspace (workers with dedicated workspaces are called “resident workers”). Often, these arrangements involve the assignment of employees to an office “neighborhood,” where a team owns a set of workspaces (fully enclosed and more open) that accommodate different types of work. The underlying principle is that most workers—not only those who would traditionally be assigned to a private office—perform some tasks that require an enclosed room, and most would also benefit from the knowledge sharing that occurs in a more open setting.

4.09 The Role of Greater Mobility

One change that affects most workers is the increasing prevalence of distance collaboration. It has become commonplace for managers to oversee teams that are geographically dispersed; workplaces can support such distance collaboration through better and more widely distributed video and audio conferencing technology.

The transition to greater workplace mobility has not only been motivated by improved technologies, but by an improved understanding in employee health and performance. There is growing focus on wellness and sustainability in the workplace, and an increasing recognition that long commutes are not the healthy choice either for people or for the planet. Offering employees the option of working from or close to home, rather than commuting to the office every day of the week, is becoming more common. Likewise, the realization that sitting for extended periods of time at a desk or in conference rooms is not a healthy choice has led more organizations to provide opportunities for standing during meetings or while working on a computer. It has also become popular to incorporate opportunities for short walks during the workday, usually between different workplace settings and on-site amenities. In general, there is more internal mobility (on-site) and external mobility (off-site).

4.10 Variations in Work/Learn Styles Mean Variations in Work/Learn Place Design

It has become clear over the last decade that variations in work style are not simply the result of job function. A person's work style is largely affected by individual personality. Many employees develop their optimal working habits while in college, when they have the freedom to study at the time and location of their choosing. However, when students enter the workforce, they often conform to a routine that does not necessarily align with their optimal work style.

Some workers are most productive when personal activities and work activities take place in distinctly different places—these would have been the students who used the library, a coffee shop, or other shared spaces to study. Others perform best when personal and work activities occur in the same location, exemplified by the students who chose to study in their dorm rooms or apartments. The students who preferred to blur the lines between work and life may become the employees who would be most productive when working from home, where they are able to work at odd hours and incorporate breaks into their schedule.

Remote-work, however, is not the best option for everyone. For people who prefer a separation between work and life activities, working from home for long stretches of time may be problematic; with a lack of boundaries and social interaction, these workers may tend to overwork and feel isolated. Because individual employees often thrive in different types of settings, it may be beneficial to provide multiple options to suit a variety of work styles and preferences.

One option that has been utilized with great success is the concept of co-working spaces. These shared spaces, originally used by freelancers and start-ups, have become more popular in corporate settings. As an alternative to working from home, co-working environments provide a comfortable workspace with the convenience and social interaction of a true office setting, while eliminating or diminishing lengthy commute times.

The trends discussed in this section offer Clarion University the opportunity to significantly rethink its workflow and workplace design. In many instances, responding to these trends requires little to no facilities change; in others, the need can be met with simple furniture solutions. Notably, Clarion has already responded to many of these trends. The FMP provides the University with an opportunity to closely coordinate future facilities investments with exciting work already underway.

CLARION CAMPUS
SPACE NEEDS ASSESSMENT 5

The facilities needs assessment for the Clarion campus provides significant perspectives on how well it is positioned to respond to the programmatic and pedagogical trends in higher education, including:

- Program enrollments
- Instructional delivery strategies
- Human resources
- Library resources
- Existing and planned space inventories

Using space planning guidelines from the Pennsylvania System of Higher Education [PASSHE] and a modified set of guidelines developed specifically for this facilities master plan [FMP], the existing and planned inventories were examined to identify gross needs for the campus. Importantly, while these two sets of guidelines indicate the same general issues, they differ significantly in the relative amounts of space needed. As such, only the FMP recommended guidelines are used as a planning baseline in this report (comparisons of the PASSHE v FMP Guideline recommendations can be found in the appendices). For the Clarion campus, specific strengths and issues include:

- Despite the addition of the Science and Technology Center, the learning space platform more broadly does not fully support an instructional culture that is technology-based and driven by active learning:
 - Classroom space is underutilized and not sized for active learning
 - Changes in pedagogy and increased online enrollments will significantly reduce needs for such space
- Specialized teaching labs are inadequately sized, lack sufficient technology, and do not meet the needs of various programs. In addition, the fragmentation of the visual arts program is especially pronounced, and the education labs are particularly dated. Also, the demand for entry-level science instruction is not sufficiently supported.
- Clinic space at Keeling is not well integrated with instructional space.
- Given the recent renovation of Carlson Library, the campus has sufficient aggregate space for study and collections. However, the following issues were observed:
 - The range of furnishings in Carlson does not meet contemporary needs for multimedia and group study
 - Informal study space could be more distributed into other buildings to completely support collaborative learning
- Designated workspaces are oversized, although they are functionally aligned with needs—particularly with the planned renovation for Becht Hall and the co-location of enrollment management and student and health services.
- Campus life will be enhanced with the planned facilities within the Tippin Hall expansion (natatorium and athletic facilities), the addition of a pool in the Recreation Center, and a new theatre, food facilities, and a bookstore in the replacement residence halls.
- More institutional support spaces for technology support, physical plant, and central services are needed.
- The planned renovation of Becht Hall will result in near-term opportunities to reduce the number of buildings and the amount of maintained space on campus and to align Clarion's space needs with its envisioned future as an institution of the 21st century.

5.1 ENROLLMENT TRENDS AND PROJECTIONS

The Clarion campus has been the home for Clarion University since its founding in 1867. Having evolved from a seminary to a normal school to a college to a university, it now specializes in preparing students for professional careers in fields such as education, business, and science. In its continued evolution, the Bachelor of Science in Nursing [BSN] program of Venango College is planned to be housed on the Clarion campus. With the advancement of instructional technology, programs offered in 2013 at the Clarion campus are either:

- Campus-based, delivered primarily face-to-face [F2F], although courses may be offered online [OL]
- Web-based, delivered primarily or exclusively OL

This instructional modality does not distinguish courses which blend face-to-face and online modalities; they are considered a variant of the face-to-face modality.

University-wide, total headcount fall term enrollments increased by 4% from 2003 to 2012 (Table 5.1), although this was primarily due to the following figures:

- 197% growth in web-based OL programs
- 46% growth in campus-based FTF programs at the Venango campus

Total enrollments at the Clarion campus declined by 2%, partly resulting from an 11% decline in campus-based enrollments; this downturn was somewhat offset by increases in web-based program enrollment. Campus-based enrollments in fall 2013 continued to decline, from 4,613 in 2012 to 4,080, while web-based program enrollment increased from 674 in 2012 to 1,085.

These enrollment trends have focused Clarion University on taking strategic action, increasing enrollments in business, science and technology, and health science professions, where it has had historic growth. Focus has also been placed on revitalizing teacher education professional programs and eliminating academic programs where student interest has declined. There are future opportunities in the development of new degree and certificate programs, delivered both online and face-to-face. Web-based program enrollments at both the Clarion and Venango campuses are projected to more than double, reaching 2,828 students by 2023 (Table 5.1). Campus-based programs appear to remain relatively stable, growing overall by only 7% in 2023 to 5,644 students. At the Venango campus, campus-based program enrollment, however, will grow by 30% to 844, while the Clarion campus will only grow by 4%. The result is that the Clarion campus will reduce its respective share of program enrollments at the University (Table 5.2).

In 2003, 91% of the University's headcount enrollment, regardless of delivery modality, was associated with the Clarion campus; by 2012 that had dropped to 86%. By 2023, the University expects enrollment at Clarion campus to decline to 81%. (All projections are done to 2023, although the FMP covers the planning period to 2033, since capital project funding requires a longer time frame.)

5 SPACE NEEDS ASSESSMENT

Instructional delivery modality will have a pronounced impact on program enrollments at the Clarion campus (Table 5.2). Campus-based program enrollments have decreased from 87% of total university enrollments to 75% in 2012, and this share is projected to decline even further by 2023, to 56%. Enrollments in web-based programs, in contrast, are expected to increase from 4% (2003) to 25% (2023). These projected changes for the Clarion campus are dramatic and have significant implications for future space needs.

Table 5.1
Headcount Enrollment and
Projections for Web-based and
Campus-based Programs

University	5929	6464	6368	6645	6865	6917	7078	7098	6587	6150	6102	6023	6298	6722	6996	7311	7559	7818	8116	8269	8472	38%
Venango	517	642	652	789	793	849	928	965	939	863	937	857	968	1135	1226	1311	1359	1418	1466	1519	1572	82%
Clarion	5412	5822	5716	5856	6072	60568	6150	6133	5648	5287	5165	5166	5350	5587	5770	6000	6200	6400	6650	6750	6900	31%
Web-based	299	456	505	555	676	859	803	853	966	887	1402	1402	1535	1735	1916	2110	2237	2368	2536	2657	2828	219%
Venango	72	83	96	124	127	130	168	204	232	213	317	271	370	475	546	610	637	668	686	707	728	242%
Clarion	227	373	409	431	549	729	635	649	734	674	1085	1131	1185	1260	1370	1500	1600	1700	1850	1950	2100	212%
Campus-based	5630	6008	5863	6090	6189	6058	6275	6245	5621	5263	4700	4621	4763	4987	5080	5201	5322	5450	5580	5612	5644	7%
Venango	445	559	556	665	666	719	760	761	707	650	620	586	598	660	680	701	722	750	780	812	844	30%
Clarion*	5185	5449	5307	5425	5523	5339	5515	5484	4914	4613	4080	4035	4165	4327	4400	4500	4600	4700	4800	4800	4800	4%
Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	change from 2012

*Clarion includes Venango College BSN program

Table 5.2
Changing Enrollment Share for
Web-based and Campus-Based
Programs

University	In 2003	In 2012	In 2023
Web-based	5%	14%	33%
Campus-based	95%	86%	67%
Clarion			
Web-based	4%	11%	25%
Campus-based	87%	75%	56%
Venango			
Web-based	1%	3%	9%
Campus-based	8%	11%	10%

5.2 INSTRUCTIONAL DELIVERY

As discussed in Section 4, the advent of online instructional delivery has changed the character of higher education, whether through the development of web-based programs, targeted online courses in a campus-based program, or blended/hybrid delivery of a specific course. These changes in instructional delivery have significant implications for facilities planning. Online delivery, whether the result of web-based programs or campus-based program courses delivered online, will result in a reduced need for traditional classrooms. But even online instruction requires the support of some physical resources, such as open class labs, library and study spaces, food services, lounges, and other services. Headcount enrollment alone is no longer a sufficient planning tool; additional enrollment data are required in the form of full-time equivalents [FTEs] by program delivery, both face-to-face [FTE F2F] and online [FTE OL].

At the Clarion campus, total FTE enrollment is expected to grow by 30%, to 6,341 by 2023 (Table 5.3), assuming that the average credit load per headcount remains at 13.5 credit hours and the 2012 mixes of undergraduate and graduate students and full-time and part-time students remain the same. Assuming that students enrolled in the campus-based programs will take 85% of their credit hours face-to-face and 15% of their credit hours online, and that students enrolled in web-based programs will take 100% of their credit hours online, FTE F2F is expected to grow to 3,758 (9%), while FTE OL will increase significantly to 2,584 (252%).

Full-time Equivalent (FTE)	Year	FTE
Includes all programs	2012	4,873
Assumes 13.5 course credit load	2023	6,341
Assumes 2012 mix of UG/GR and FT/PT		
	% change	30%

Full-time Equivalent Face to Face (FTE F2F)	Year	FTE
Assumes campus-based programs take	2012	4,138
85% courses F2F and 15% online	2023	3,758
	% change	9%

Full-time Equivalent Online (FTE OL)	Year	FTE
Assumes web-based programs take	2012	734
100% courses online	2023	2,584
	% change	252%

Table 5.3
 Full-time Equivalent Enrollment
 Projections by Delivery Modality

5 SPACE NEEDS ASSESSMENT

5.3 HUMAN AND LIBRARY RESOURCES

Projections of full-time equivalent faculty (Table 5.4) for the Clarion campus are based on the projected student/faculty ratio of 18:1, regardless of delivery mode. By 2023, based on the enrollment projections, 357 FTE faculty are expected.

The number of projected FTE staff is based on an increased staff to faculty ratio of 1.92:1, and includes contract staff in addition to employees. This ratio is better aligned with such ratios at similar institutions and recognizes that Clarion will be adding and developing a strong institutional advancement function, and that technology and more specialized learning environments will require additional support staff. The focus for facilities planning will be on FTE employees, which are expected to total 512 by 2023. Clarion will continue to have a constant number of student employees.

Table 5.4
 Human and Library
 Resource Projections

	2012	2018	2023
FTE Faculty	294	320	357
Stud./Fac. Ratio F2F	17:1	18:1	18:1
Stud./Fac. Ratio OL	17:1	18:1	18:1
FTE Staff*	523	617	625
Staff/Faculty Ratio	1.78	1.93	1.92
FTE Employees	362	456	512
FTE Administrators	146	188	210
FTE Secretarial/Clerical	96	123	138
FTE Technical/Paraprofessional	23	29	33
Student Workers	673	673	673
BVEs	439,533	439,533	439,533

*Includes contract employees

Carlson Library (Table 5.4) serves the Clarion campus as the major resource for library materials and services. It also supports Suhr Library at the Venango campus. This strategy is expected to continue, and the overall collection size of 439,533 bound volume equivalents [BVEs] is expected to remain at the current size or slightly diminish.

5.4 CAMPUS INVENTORY AND PLANNED CHANGES

The Clarion campus inventory (Table 5.5 and detailed in Appendices E.2, E.3, and E.5) reflects the definitional standards of the federal Facilities Inventory Classification Manual [FICM], promulgated by the US Department of Education’s National Center for Educational Statistics (Washington, 2006). FICM provides for eleven major categories of net assignable square foot [NASF] space, comprised of sub-categories, as well as non-assignable space such as circulation, building service, and mechanical space (in facilities master planning the focus is on NASF for the campus). For local space management purposes, other sub-categories can be added, and PASSHE has added sub-categories of office space to reflect specific types of faculty, staff, and student positions. In addition, PASSHE categories athletic space (FICM code Special Use, Athletic) used for recreation purposes as recreation space (General Use, Recreation). For Clarion University, specific sub-categories were added to distinguish these types of spaces. In addition, classroom sub-categories for distance learning classrooms and distance learning lecture halls were added to facilitate analysis and qualitative understanding of the learning resources available. Also added were codes to distinguish conference rooms from auxiliary meeting space to be more consistent with PASSHE space planning guidelines.

	Base NASF	Becht Renovation			Tippin/Natorium		Rec Pool	Residence Halls		NASF on Completion of Planned Projects	Change in NASF due to Planned Projects
		Adds	Vacates	Deletes	Adds	Deletes	Adds	Adds	Deletes		
Classroom	66,608	1,299	0	701	1,875	2,442	0	0	0	66,639	31
Laboratory	87,965	2,158	0	1,194	2,000	2,250	0	0	0	88,679	714
Office	144,309	23,968	0	20,536	9,180	6,787	245	0	0	150,379	6,070
Study	79,756	0	0	1,046	0	0	0	0	0	78,710	(1,046)
Special Use	88,378	215	0	0	79,025	56,863	0	0	0	110,755	22,377
General Use	149,710	476	0	0	3,800	234	8,334	13,635	0	175,721	26,011
Support	49,878	0	0	0	500	0	0	0	0	50,378	500
Health Care	1,004	1,692	0	1,004	0	0	0	0	0	1,692	688
Unclassified*	51,074	0	24,481	29,723	0	0	0	0	0	45,832	(5,242)
w/o Residential	718,682	29,808	24,481	54,204	96,380	68,576	8,579	13,635	0	768,785	50,103
Residential	316,984	0	0	0	0	0	0	189,078	169,930	336,132	19,148
TOTAL	1,035,668	29,808	24,481	54,204	96,380	68,576	8,579	202,713	169,930	1,104,917	69,251

Table 5.5
 Base 2012 and Projected 2023 Inventories Upon Realization of Current (Prior to FMP) Projects

* Unclassified includes space which is available for use but has not yet been assigned.

The Clarion campus currently has 718,682 NASF (Table 5.5) in 34 academic, student, and institutional support buildings and 316,984 NASF of residence space in 14 residence halls for a total of 1,035,666 NASF.

5 SPACE NEEDS ASSESSMENT

Becht Hall Renovation

Over the planning period, Clarion has initiated a number of facility projects. Becht Hall is to be renovated, providing the following programmatic elements:

- Three classrooms and a writing center
- A “One Stop Shop” for enrollment management functions
- Student facilities for Academic Enrichment Services and Career Services
- Office facilities for Graduate Studies, Student Affairs, and others
- A Health Center

This project will involve the relocation of offices from six campus buildings, leaving most buildings with significant amounts of unassigned space:

Admissions	Admissions	3,115 NASF vacated	100% unassigned
Carrier	Budget & Accounting Graduate Studies Registrar	6,607 NASF vacated	26% unassigned
Egbert	Career Services Counseling Services Financial Aid Student & University Affairs	7,241 NASF vacated	86% unassigned
Keeling	Health Center	3,148 NASF vacated	32% unassigned
Ralston	Academic Enrichment Educational Talent Search Student Support Services	21,123 NASF vacated	65% unassigned
Still	Learning Technology Center	862 NASF vacated	3% unassigned

This project will afford the University opportunities to re-think the use of vacated buildings and to re-purpose many of the spaces. In sum, the Becht renovation project will add 29,808 NASF from the current 29,723 NASF of Becht unassigned space, and it will eliminate 24,481 NASF from the University’s assigned inventory.

Tippin and Recreation Center Renovations/Expansions

A second major project for the Clarion campus will be the renovation of Tippin Gymnasium and the addition of a natatorium. This project will result in a building with 96,380 NASF. A new pool will also be built as an extension to the Recreation Center, adding 8,579 NASF and resulting in a building of 49,137 NASF.

Main Street Housing

Finally, two new Main Street Residence Halls will be constructed. In addition to residence hall facilities, the project will add a coffee house, restaurant, bookstore and theatre/lecture hall. A total of 202,713 NASF will be added to the campus inventory. The Wilkinson and Nair Residence Halls will also be demolished, eliminating 169,930 NASF. The following report sections consider a quantitative analysis of space needs and interpret this analysis in terms of a comprehensive needs assessment.

5.5 SPACE NEEDS SUMMARY

2013 Needs

In 2013 the Clarion campus has a surplus of 80,682 NASF, or 8.5% of its total. This surplus is driven by major excesses of:

- Vacant space (surplus of 51,074 NASF), attributable to significant obsolete building stock
- Office space (surplus of 48,184 NASF), attributable to oversized offices
- Classroom space (surplus of 15,400 NASF), attributable to too many general classrooms
- Class lab space (surplus of 11,728 NASF), attributable to too many class labs
- Study space (surplus of 11,065 NASF), attributable to an oversized library

These excesses are countered by significant deficiencies of:

- General use space (need of 21,110 NASF), which consists particularly of unmet food, lounge/merchandising and recreation space needs
- Special use space (need of 15,382 NASF), consisting primarily of athletic space needs
- Support space (need of 14,009 NASF)

2023 Needs

This surplus remains in 2023, at 79,595 NASF, or 7.7% of its total (refer to Graphic 5.6).

Surpluses include:

- Vacant space (surplus of 45,832 NASF), attributable to significant obsolete building stock
- Office space (surplus of 23,824 NASF), though still a surplus, it is significantly reduced from 2013
- Classroom space (surplus of 20,158 NASF), attributable and exacerbated by the changed and hybrid pedagogy of the Clarion campus which anticipates increased online course content and credit hour delivery. Any shift from this model will result in increased classroom space needs not anticipated in the FMP.
- Class lab space (surplus of 16,934 NASF), attributable to too many class labs and an increase over 2013
- Study space (surplus of 8,513 NASF), attributable to an oversized library but a reduction from 2013

5 SPACE NEEDS ASSESSMENT

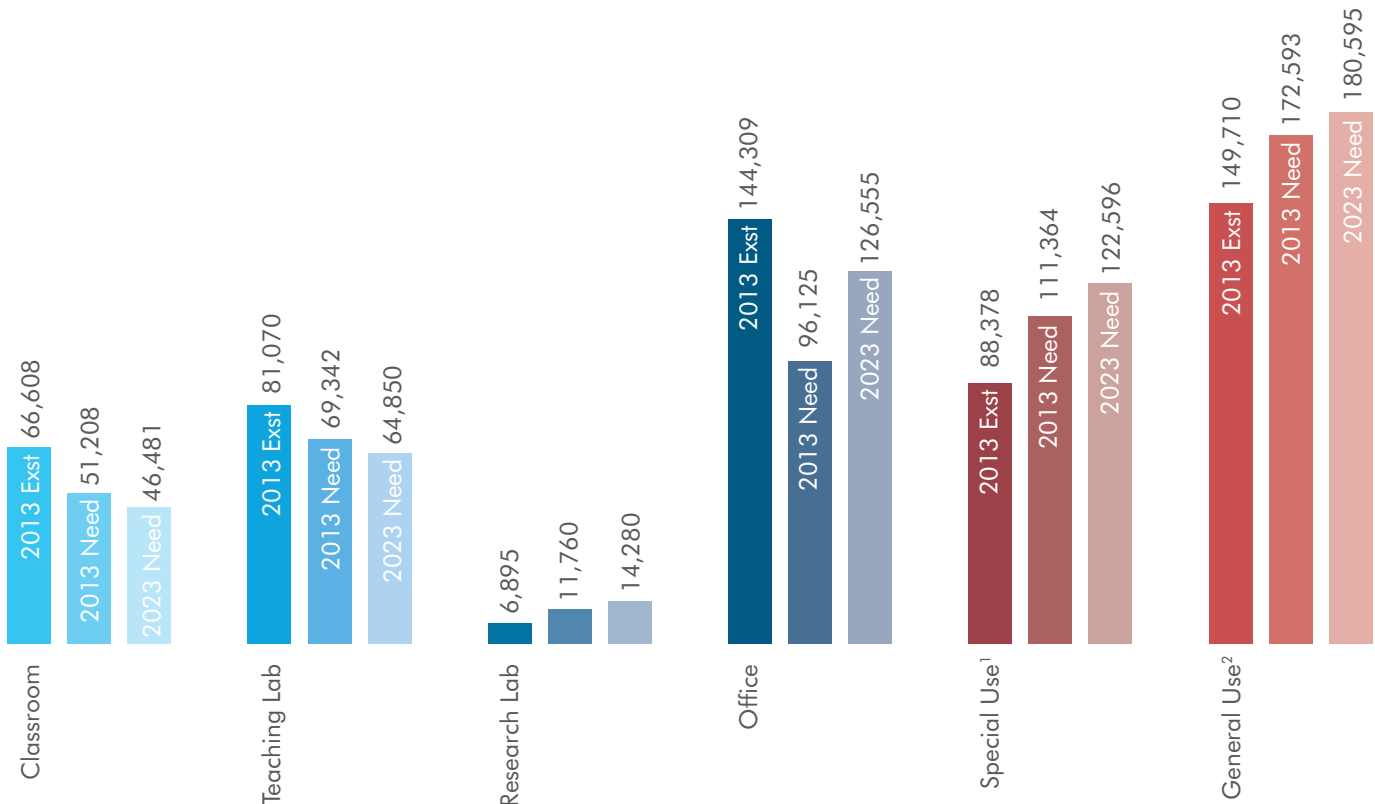
Areas of significant deficiencies include:

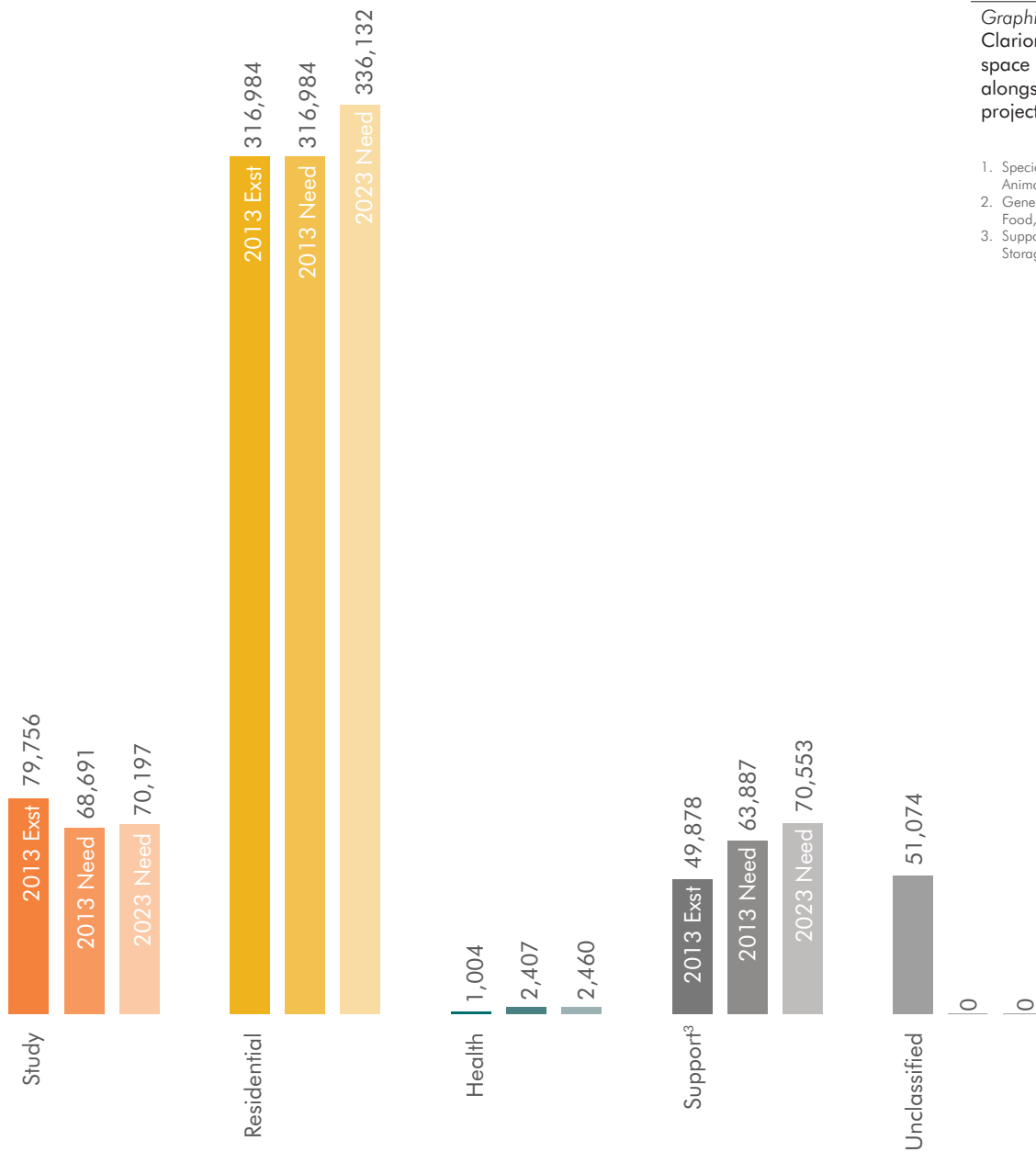
- Support space (need of 20,175 NASF), driven by increasing technology support needs
- Research space (need of 7,385 NASF)

Space Needs of a "Hybrid Campus"

Based upon the above sections, the Clarion campus will be developed as a hybrid campus that supports a broad array of programs, students and instructional delivery modalities. For Clarion, a "hybrid campus" is one where facilities programming is predicated on pedagogies that significantly utilize online delivery, thereby lessening their need for general classrooms but increasing the need for class labs and study space.

It is not yet known how these issues will impact housing needs on a residential campus.





Graphic 5.6
 Clarion campus 2013
 space inventory charted
 alongside 2013 need and
 projected 2023 requirement

1. Special Use includes: Athletics, Media, Animals and Greenhouse
2. General Use includes: Assembly, Exhibition, Food, Daycare and Merchandising
3. Support includes: Computer, Central Storage and Vehicular Storage

5 SPACE NEEDS ASSESSMENT

5.6 FACILITY STRENGTHS AND ISSUES

With the evolution of instructional delivery and higher education in general, the question to be addressed by this needs assessment is Clarion's current and future ability to serve its students with the facilities it has and plans to add.

Of critical importance is the learning environment:

- The recent addition of the Science and Technology Center has significantly enhanced instructional facilities on campus. The Clarion campus has too much classroom space, however, and the program enrollment and instructional delivery changes planned for this campus will reduce, not increase, demand for such space in the future. Furthermore, classrooms are not appropriately sized to promote active, collaborative learning, although right-sizing will result in a classroom curve more compatible with current section demand.
- Most Clarion classrooms have appropriate instructional technology; less than 9% of classroom space was indicated as having no technology.
- Most class labs at Clarion do not appear to have appropriate levels of instructional technology; over 63% of the lab space was indicated as having no technology.
- Discipline-based labs are limited in scope and are undersized, which can have a potential impact on Clarion's program development and its ability to compete for students. The clinic space associated with the Speech and Hearing Clinic could be better integrated with instructional types of spaces to optimize professional training.
- The campus has sufficient space for study and the collections, given the recent renovation of Carlson Library. The campus, however, would benefit from a greater number of informal study spaces in additional buildings to support collaborative learning.
- The workplace, while reasonably aligned functionally, is oversized. Individual offices for faculty and administrators tend to be large, and service and reception areas have been designed for handling larger face-to-face pools of students. As described in Section 4, the higher education workplace is smaller, more efficient, and more flexible. The planned renovation of Becht Hall will co-locate enrollment management functions and student and health services, creating a more student-centered functionality for the campus. It will also leave several buildings substantially vacated and hence provide opportunities for reducing the number of campus buildings and the amount of space to be maintained.
- Campus life will be enhanced with planned additional and/or renovated facilities supporting athletics and recreation, theatre, dining, and merchandising, and additional space is not needed.
- More institutional support spaces for technology support, physical plant, and central services, such as security, are needed.

These issues are detailed further in the appendices.



Graphic 5.7
Science & Technology Center,
Clarion Campus



Graphic 5.8
Carlson Library, Clarion Campus

CLARION CAMPUS
PLANNING GUIDELINES

6

Section 3 demonstrates that the University has significant facility deficiencies that range from obsolete and failing building systems, to a number of facilities that do not meet contemporary accessibility codes. The challenge of simply bringing these buildings to a state of good repair is costly and does not include the alignment of these facilities with contemporary programmatic needs.

Section 5 demonstrates just how misaligned the academic and administrative facilities are with the University's contemporary space needs. Unlike both residence and student life facilities, the available capital financing options have made it difficult to effectively invest in academic facilities, which has resulted in significant deferred maintenance.

The following sections describe how these challenges are addressed within a strategic framework that provides flexibility, financial prudence and a path towards a dramatically improved campus and facilities portfolio.

6.1 GENERAL OBJECTIVES

Objectives include:

- Create Financially and Environmentally Sustainable Facilities
- Create a Robust and Versatile Physical Plan
- Create a Unifying "University Walk" Circulation Spine
- Create a Daylong On-Campus Student Experience
- Create Weekend Programming to Encourage Residents to Stay On Campus

6.11 Create Financially and Environmentally Sustainable Facilities

- Strategic Rationale:
One of Clarion's strengths is that it is a financially affordable option, with one of the lowest accumulated bond debts of all 14 state-owned institutions. The University must find a way to improve its campus and facilities, pursue its mission, and still remain affordable.
- Planning Framework:
To maintain affordability, the University must balance investment in new facilities while preserving as much of the existing building portfolio as possible. The previous sections of this report have demonstrated that in most instances, existing facilities can be maintained and incrementally improved without jeopardizing the grandfathered state of their code-compliance requirements. These sections have also demonstrated that in the many of the same instances, repair cost does not equal or exceed replacement cost. Preserving these buildings and bringing them back to a state of good repair helps the University save money and pass that savings on to future students.

6.12 Create a Robust and Versatile Physical Plan

- **Strategic Rationale:**
The financial and physical planning framework should be flexible enough to allow the plan to achieve realistic milestones that are also natural “pause points.”
- **Planning framework:**
The plan should be organized into distinct phases that terminate in “pause points.” These points allow the University to gauge how conditions have changed since the initiation of the plan and:
 - Continue to move forward with the plan
 - Pause
 - Change direction to respond to new market and financial conditions

At each of these points the physical campus should be “complete.” This means that at the end of each phase, the physical plan does not leave large residual and unfinished open spaces.

6.13 Create a Unifying “University Walk” Circulation Spine

- **Strategic Rationale:**
Creating a strong campus organizing element leads to clearer campus impressions, easier wayfinding, more chance encounters, and an obvious way to organize capital investments.
- **Planning Framework:**
Pedestrian flow should reinforce a singular “University Walk” concept to minimize the impact of circulation on vegetated areas and to promote impromptu interaction. Where possible, buildings should open onto this “University Walk” in order to increase a sense of vibrancy and chance encounters. Additionally, building design should promote transparency to make interior activities visible to passers-by.

6.14 Create a Daylong On-Campus Student Experience

- **Strategic Rationale:**
Promoting the perception of the University campus as a vibrant, “daylong” campus will go a long way to combat some of the perceived drawbacks of Clarion’s rural setting.
- **Planning Framework:**
Activity in the morning starts in the residential areas, campus edges, and areas adjacent to parking lots. It then moves inward as students populate academic and student activity hubs. In the late afternoon this shifts back to the student activity hubs, the library and the housing areas. Evening activity is almost exclusively confined to these areas. The geography of the campus makes it possible to build a more vibrant “college street” campus edge neighborhood.

6.15 Create Weekend Programming to Encourage Residents to Stay On Campus

- **Strategic Rationale:**
Clarion's sizable residential population should be encouraged to stay on campus over the weekends by adding increased programming and employment opportunities on Friday evenings, Saturdays and Sundays.
- **Planning Framework:**
While Clarion is primarily a commuter campus, the University has a significant on-campus residential population. The Borough's Main Street and the campus remain somewhat lively on weeknights, but they experience a significant depopulation on the weekends. In many cases this may be unavoidable as students leave campus for their parents' homes and weekend jobs elsewhere in the region, but the perceived and actual lack of weekend programming does little to entice students to stay.

6.2 LANDSCAPE OBJECTIVES

Objectives include:

- Create a Compelling and Unique Campus Environment
- Create a Cohesive Campus Landscape
- Utilize and Highlight Native Species
- Emphasize Seasonal Interest

6.21 Create a Compelling, Unique and Progressive Campus Environment

- **Strategic Rationale:**
The campus's dramatic terrain, varied zones/neighborhoods and extensive woodlands make it one of the University's most compelling and competitive resources. Its natural beauty is unmatched by many of its regional peers; these positive characteristics should be protected and reinforced.
- **Planning Framework:**
Following the strength of the University's academic programs and faculty, the physical campus is one of the University's most important assets. Though not fully realized as such, much of the existing campus can be characterized as the interplay between cultivated and natural landscapes. Investment should reinforce this narrative with the strategic positioning of new buildings to organize open space and restore woodlands. This should be accompanied by significant investment in landscape features such as infill vegetation, public gathering spaces and clear circulation. The natural beauty of the campus is complemented by a progressive and contemporary approach to landscape and building design.



Graphic 6.1
The campus's topography,
landscaped areas and
mature trees are compelling
features of the university

6.22 Create a Cohesive Campus Environment

- **Strategic Rationale:**
The campus should have a consistent (though not restrictive) palette of materials and plantings to unify the landscape.
- **Planning Framework:**
The use of a unified palette of landscape materials and plant species can knit the different parts of the campus together and provide continuity among campus spaces. It can also help minimize operating/maintenance expenses, and create a backdrop for unique spaces to stand out. One approach is to create an arboretum, but contrast individual non-native plantings with large clusters of native species.

6.23 Utilize and Highlight Native Species and Stewardship

- **Strategic Rationale:**
Native species should be heavily used to highlight and inform ideas of regionalism and local environmental stewardship.
- **Planning Framework:**
The use of native plant species acknowledges the history of northwest Pennsylvania and the Appalachian Mountains. Sustainable practices, such as managing storm water runoff, using strategic vegetation (such as increasing tree canopy for shade), emphasizing a palette of native plant materials, utilizing recycled materials and replacing unusable lawn areas with lower maintenance and more habitat-friendly plantings can benefit the campus in many ways. The campus's "green" initiatives can be highlighted with educational signage and academic programming to build an awareness and appreciation of the natural environment.

6.24 Emphasize Seasonal Interest

- **Strategic Rationale:**
Campus activity generally occurs between the fall and spring seasons. Therefore, landscapes that offer seasonal interest—particularly during the winter months—are generally more successful.
- **Planning Framework:**
Seasonal interest can be achieved through the use of evergreens, trees with interesting bark or branch structure, early flowering plants and the use of plants that color late in the fall season. This approach complements existing regional second-home usage and fall foliage tourism. The establishment of a campus wide arboretum is recommended to celebrate and help manage existing and new trees at Clarion University.

6.3 BUILDING AND ARCHITECTURAL OBJECTIVES

Objectives include:

- Create a Facilities Portfolio That Supports an Active, Always-Learning Platform
- Visually Connect Open Spaces with Interior Activity Centers
- Curate the University's Material Palette
- Go Blue and (LEED) Gold

6.31 Create a Facilities Portfolio That Supports an Active, Always-Learning Platform

- **Strategic Rationale:**
The University's facilities portfolio should incorporate the principles of active learning platforms across all space types—not only classrooms—in order to foster a curious and engaged campus community that is “always learning.”
- **Planning Framework:**
The principles of active learning are detailed in Section 4. Applied beyond the classroom, these principles have the ability to transform purely functional circulation space into connective and collaborative space that serves as an essential complement to formal classrooms. Ideally, areas for informal gathering and conversation are liberally located across all building areas, particularly at nodes where chance encounters are likely to occur.

6.32 Visually Connect Open Spaces with Interior Activity Centers

- **Strategic Rationale:**
Visually accessible spaces bolster a shared awareness of campus activities, institutional vitality and security.
- **Planning Framework:**
Section 7 details where new buildings should be located and how they should be oriented to better define and activate open spaces on the campus. These buildings should be designed so that interior activity centers, such as meeting rooms, group study areas, major circulation routes and cafeterias, look out onto principal open spaces. The potential to activate open spaces by relocating internal activity centers to more visible locations should also be considered during any major renovation.

6 CAMPUS PLANNING GUIDELINES

Graphic 6.02
Ballentine Hall



Graphic 6.03
Eagle Commons



6.33 Curate the University's Material Palette

- **Strategic Rationale:**
Like the approach to landscape, it can be useful to have a consistent (though not restrictive) material palette across all campus facilities. This contextual approach, however, serves as a background for a select number of "landmark" focal points.
- **Planning Framework:**
The University's architectural palette should reinforce historic materials in their use, but not necessarily in their manner of treatment. For example, a new building design may echo the stone base of Founders Hall, but not attempt to replicate the rustication. It should be noted that the purpose of selecting from a palette of existing materials is not to create a homogenous campus image, but to create a background from which to celebrate the University's history and evolution.

6.34 Go Blue and (LEED) Gold

- **Strategic Rationale:**
Like the landscape, buildings are an invaluable tool for educating the campus community on the importance of environmental responsibility.
- **Planning Framework:**
All buildings should be designed to a baseline Leadership in Environmental and Energy Design [LEED] Gold designation, with consideration for LEED Platinum designation when possible and financially appropriate. Buildings designed to these standards are not only more environmentally responsible—they are also evidence of the University's commitment to progressive values, regional leadership and planning for the future.

CLARION CAMPUS
MASTER PLAN SUMMARY 7



7.1 MASTER PLAN SUMMARY

This section provides an overview of the FMP initiatives. The initiatives seek to:

- Prioritize change to the buildings with most need (Section 3)
- Adapt the campus to changing pedagogies (Section 4)
- Better align the campus with its identified space needs (Section 5)
- Realize the FMP campus planning objectives (Section 6)

The FMP is divided into three standalone phases of development:

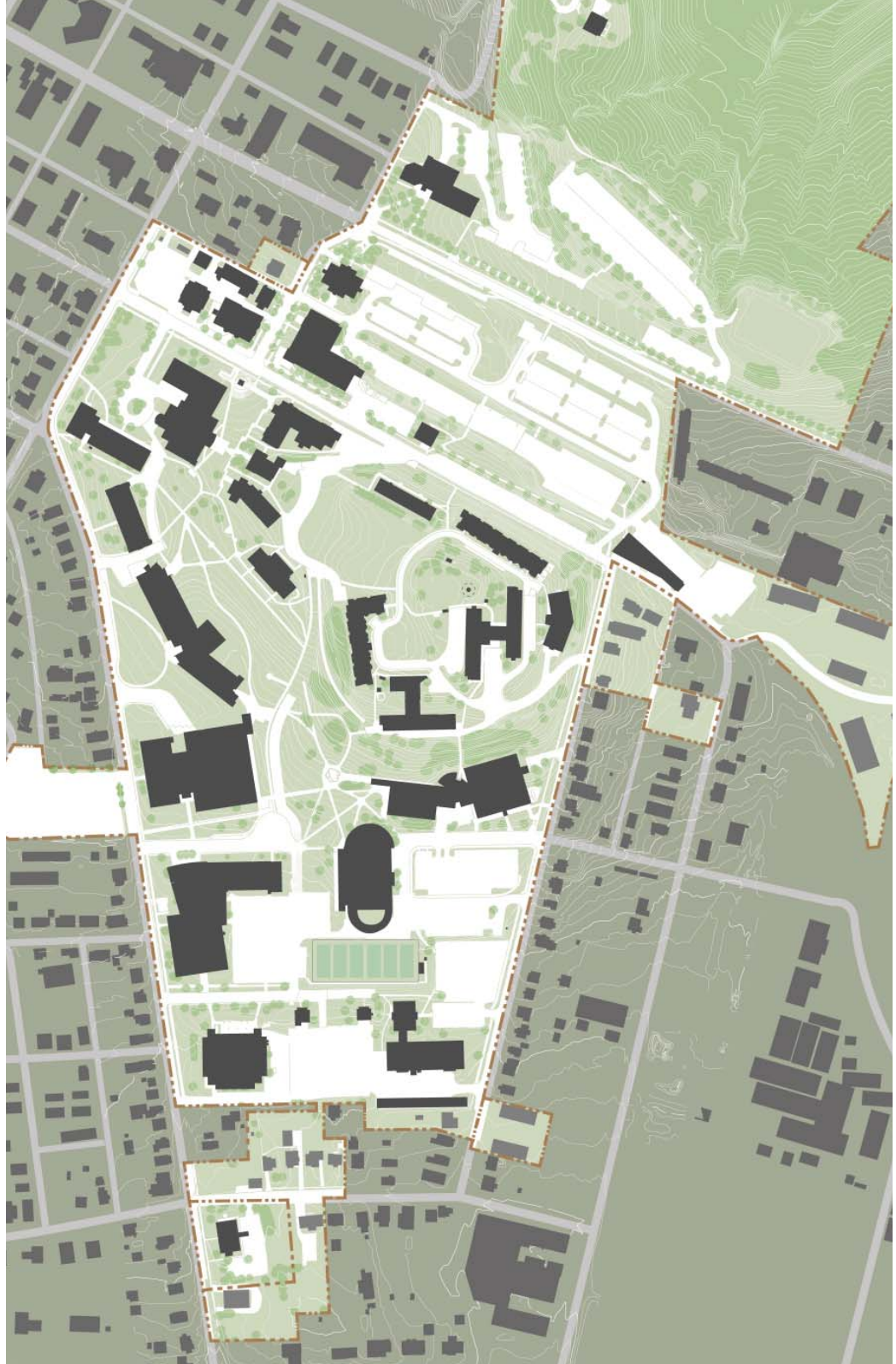
- 2013 to 2018
- 2018 to 2023
- 2023 to 2033

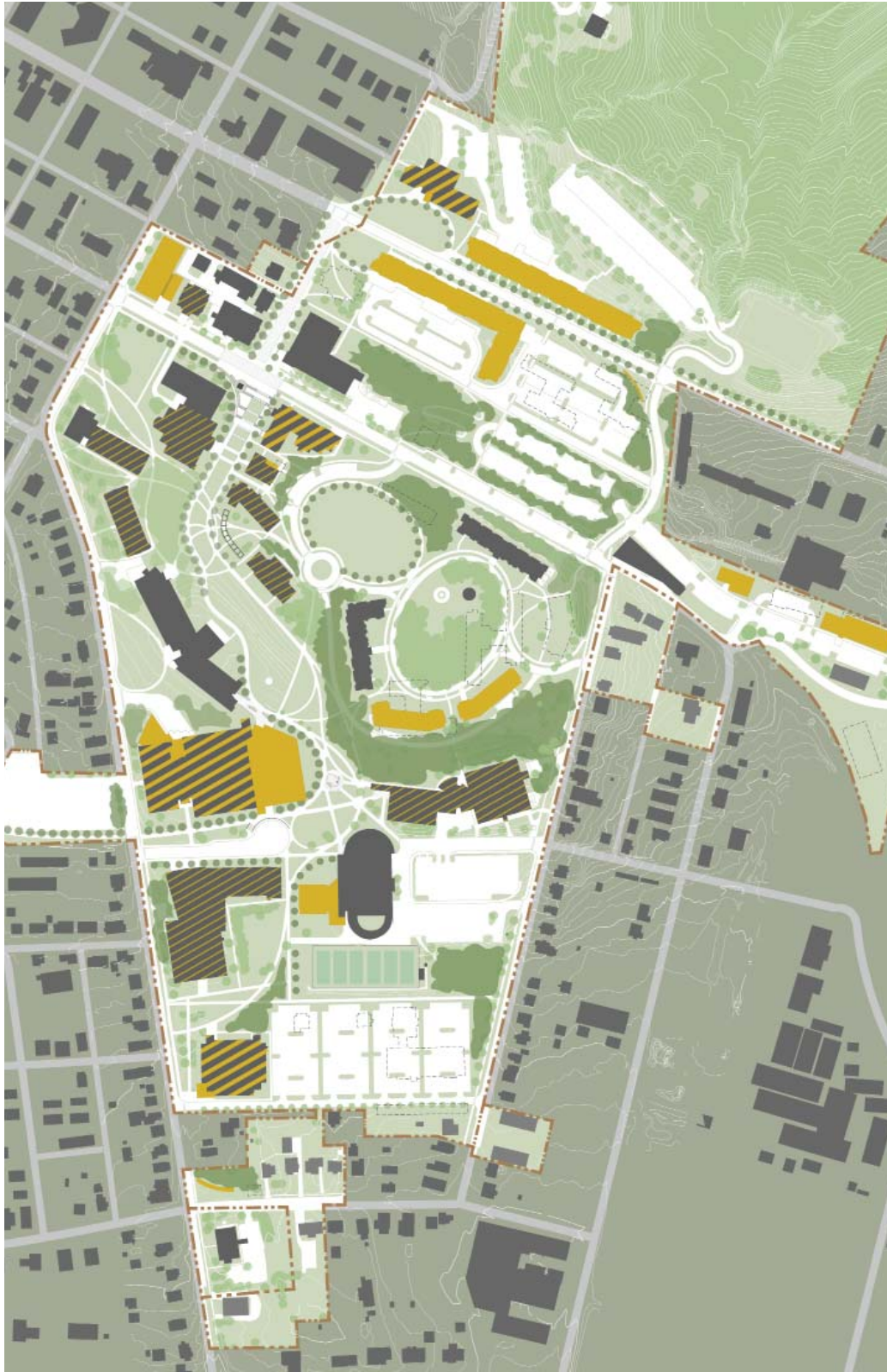
Graphic 7.01 (previous page) represents the campus on completion of the FMP.

Graphic 7.01 (overleaf)
Campus on completion of the FMP
(c.2033)

7 MASTER PLAN

Graphic 7.02
Existing Campus (2013)














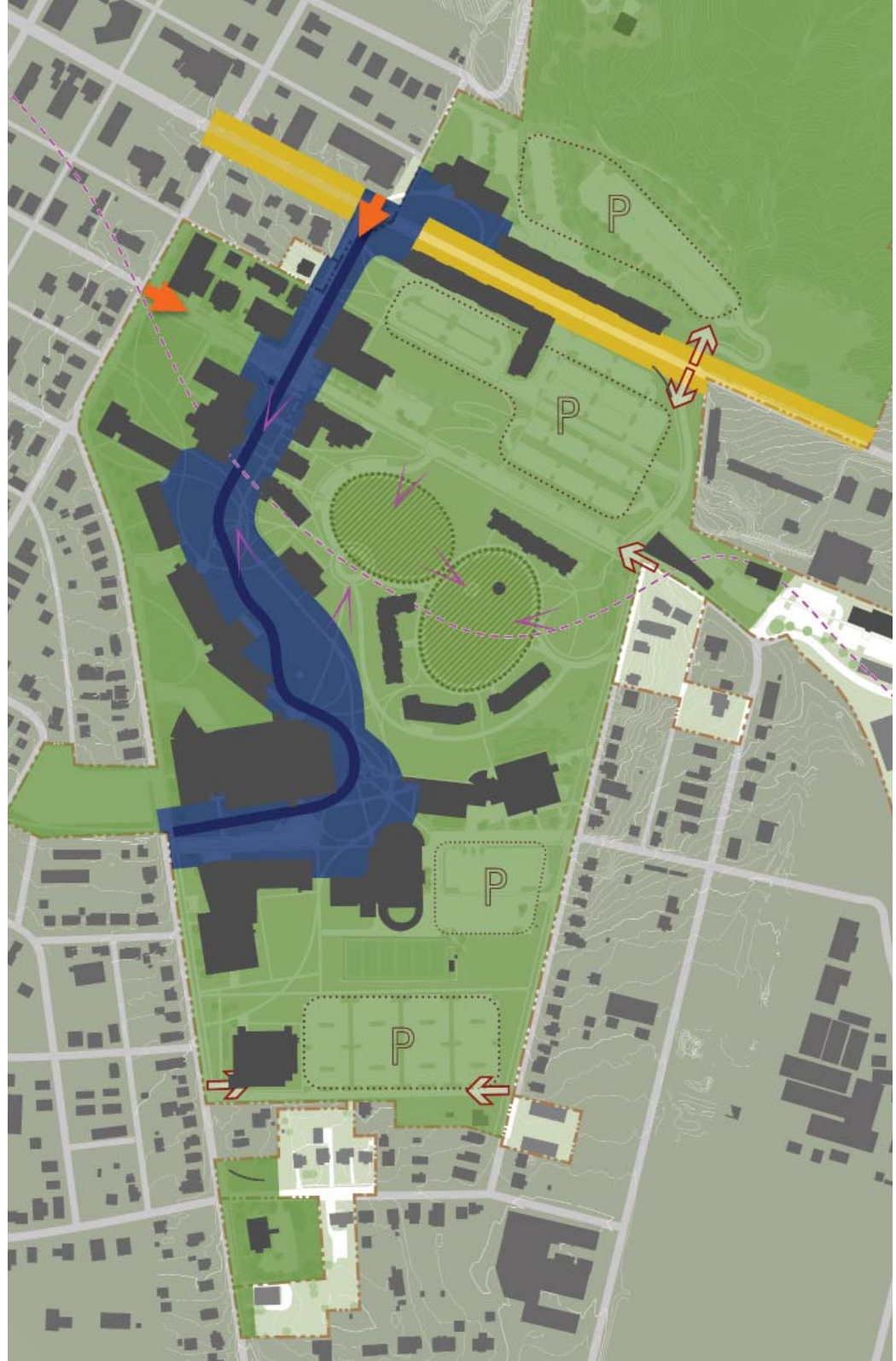
Graphic 7.03
Campus Envisaged by Facilities
Master Plan c.2033

-  New building
-  Renovation (Major)
-  Renovation (Minor)
-  Retained building
-  Demolished building

7 MASTER PLAN

Graphic 7.04
FMP Spatial Framework

- University Walk 
- Main Street 
- Campus Woodlands 
- Sloped Lawns 
- Main Parking Zones 
- Ridge Line 
- Views to Landscape 
- Vehicular Entry 
- Ceremonial Entry 



7.11 FMP Major Moves

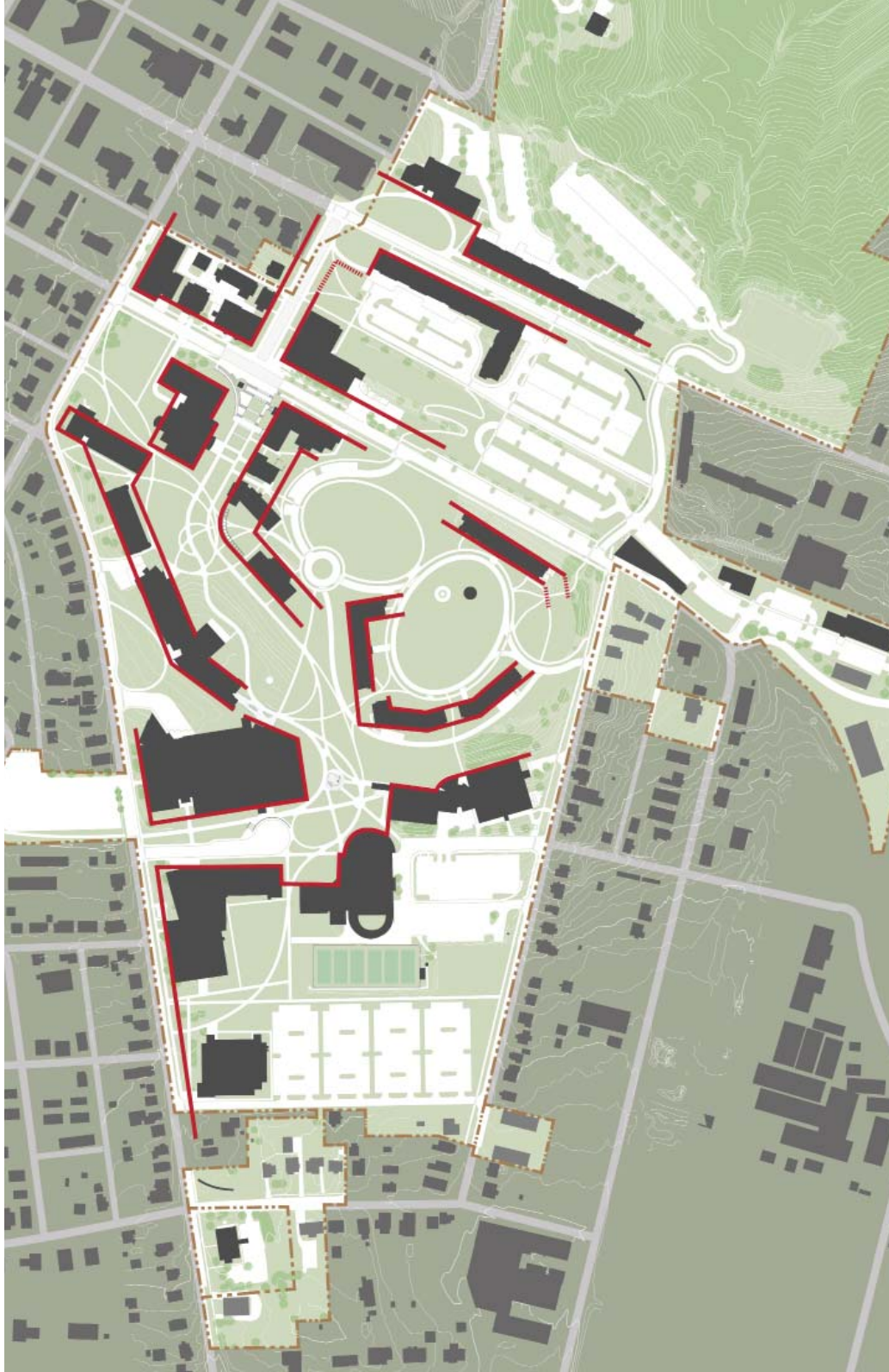
The initiatives within the FMP, while responding to individual building and landscape opportunities, are structured to achieve the following spatial objectives:

- *Establish Three Distinct Aesthetic Zones*
Three aesthetic zones have been identified in response to the existing characteristics of the Campus. These zones fulfill different functions and their identity will be strengthened through a combination of landscape treatment and new buildings. The zones are:
 - University Walk – This is the primary pedestrian route through the campus connecting the majority of its academic buildings. A wide, distinctive and continuous pathway will be created with landscape features that celebrate the route and distinguish it as the main spine of the campus. Modern design features and street furniture will help communicate Clarion as a forward thinking university.
 - Main Street – The primary connection between the University and downtown Clarion, Main Street is the most visible part of the campus and its main gateway. Interventions will be heritage-led, providing aesthetic connections to downtown Clarion and showing the University to be respectful of its neighbors.
 - Campus Woodlands – One of the greatest strengths of the University is its landscape setting. The treatment of this zone will be simple, sustainable and natural in respect of the existing woodlands.
- *Consolidate Parking*
Primary parking lots are kept to the edges of the campus where they are easily accessed, but largely hidden from, Main Street or Greenville Avenue.
- *Open Hill Top and Landscape Views*
A ridgeline runs across the campus resulting in several attractive long views of the surrounding countryside. The FMP seeks to protect these views and create a pair of sloped lawns as focal points from which to enjoy them.
- *Structure Open Space*
New buildings are positioned and oriented to front the key open spaces within the campus and Main Street.

Graphic 7.04 identifies the three aesthetic zones, consolidated parking areas and key views from the ridgeline, and Graphic 7.05 identifies the building force lines which structure the open spaces of the campus. In addition, the campus landscape strategy (Section 7.3) represents one of the FMP's most important major moves.

7.2 STRUCTURING OPEN SPACE

The renovation of existing buildings and the construction of new ones will seek to enhance the definition of the Clarion's open spaces. Force lines (sometimes referred to as streetwalls) are highlighted on Graphic 7.05 which show how buildings within the FMP should be oriented. The fronts of buildings should run along these lines with entrances in prominent positions, a relatively high level of fenestration, and, where possible, ground floor uses which are visible from outside.



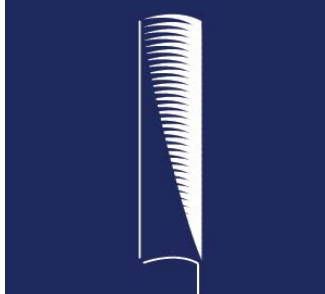
Graphic 7.05
Facilities Master Plan Force Lines

— Force Line / Streetwall

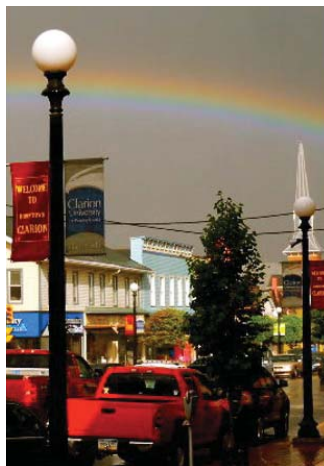
7.3 APPROACH TO LANDSCAPE

Improving Clarion's landscape quality will be an ongoing objective and, over the lifetime of the FMP, there will be many opportunities for enhancement projects. These will be implemented with regard to the following strategic themes:

- *Establish a Consistent Material Palette within and across Aesthetic Zones*
Hardscape features for individual landscape projects should be chosen from a defined, constant palette to provide a consistent positive identity throughout the campus. Consistent materials include signage, railings, lighting, paving and furnishings (benches, trash/recycling, tables, bike racks, etc.). The materials list/palette should be consistent for most items across the whole campus while providing lighting and limited paving and furnishing variations for the three aesthetic zones which contribute to their distinct visual identities. The locations of the aesthetic zones are shown on Graphic 7.01 and are University Walk, Main Street and Campus Woodlands.
- *Create a Network of Named Open Spaces*
Buildings and landscape treatment will be designed to provide a connected network of defined open spaces. These spaces will fit within a hierarchy of scale and function, ranging from significant gathering spaces which serve the entire campus to intimate courtyards for specific buildings. Each open space will be named to elevate their importance and make the campus more legible to users. Additionally, naming spaces will provide opportunities for donors to contribute to or sponsor specific landscape enhancements and will aid the programming of outdoor events and meetings.
- *Reinforce a Clear Hierarchy of Pedestrian Circulation Routes*
University Walk forms the main pedestrian spine of the campus and its landscape treatment will signify its primary status within the hierarchy of pedestrian routes. The primary pathway will have a consistent width, which is wider than adjoining routes, and use unique furnishings and materials. When the walk intersects other paths, the walk will be the primary, continuous and distinguished route. Consistent tree species should be used along the spine, marked by the use of a dominant, but not single, species.



Graphic 7.06
 Lighting and Furniture Strategy
 across Aesthetic Zones



University Walk

Lighting:

- Only column light
- Runs in even spacing from Main Street past Tippin - coordinated with "datum trees"
- All other lighting in zone is discreet/hidden
- Occasional up-lit trees
- Silver/aluminum finish
- No bollard lights
- LED

Furniture:

- Contemporary style
- Silver/aluminum finish (to match lighting)
- Wood planking
- Mounted/anchored legs

Main Street

Lighting:

- Identical to existing Clarion Borough standard
- Black paint finish
- Can hold banners
- No bollard lights
- LED

Furniture:

- Heritage style
- Black paint finish
- Wood planking
- Clean lines, balance between heritage and contemporary style
- Spread legs

Campus Woodlands

Lighting:

- Maintains existing light standard
- Grey concrete post
- Can hold banners along (campus edge only)
- No bollard lights
- LED

Furniture:

- Contemporary style
- Silver/aluminum finish
- No wood planking
- Spread legs

- *Adopt a Campus-Wide Planting Strategy*
Graphic 7.07 programmatically splits the campus into loosely defined landscape zones within a campus-wide planting strategy. These zones respond to the development pattern of the campus and its existing landscape character. Individual landscape enhancement projects will adhere to these landscape zones (the boundaries of which are not fixed).
- *Reinforce the Campus Edge*
A cohesive character along the campus perimeter is important for establishing a positive image from adjacent roadways and neighborhoods. The treatment of the campus edge will include:
 - Stone walls at significant gateways which follow a standard campus design
 - The addition of high canopy street trees where gaps exist, with the exception of locations such as Greenville Lawn, which will maintain a more visible street presence
 - The regular spacing of pedestrian lighting (of consistent design), with street banners used to advertise the University and extend its identity within the streetscape
 - The extension of the streetscape design established within Downtown Clarion along Main Street
- *Accommodate a Phased Approach to Implementation*
The landscape recommendations of this master plan will be implemented over many years as new buildings are developed, areas of the campus are reconfigured and as funding becomes available. The FMP outlines a number of significant landscape projects during the phasing milestones of 2018, 2023 and 2033. Additionally, alumni and donors will want to contribute their mark to this landscape plan. To the extent possible, the University will seek to match donors with FMP identified initiatives. Consideration will be given to planting some new trees early on to take advantage of their growth over time. Young trees are relatively inexpensive and a few planted in 2015 will make a significant positive impact to the campus in 2033. Consideration does need to be given, however, to only planting in areas likely not to be disturbed by future construction.



Graphic 7.07
Landscape planting strategy

- Hardscape
- Formal Lawn
- Informal Lawn
- Light Woodlands
- Woodlands
- Evergreen Stands
- Campus Edge

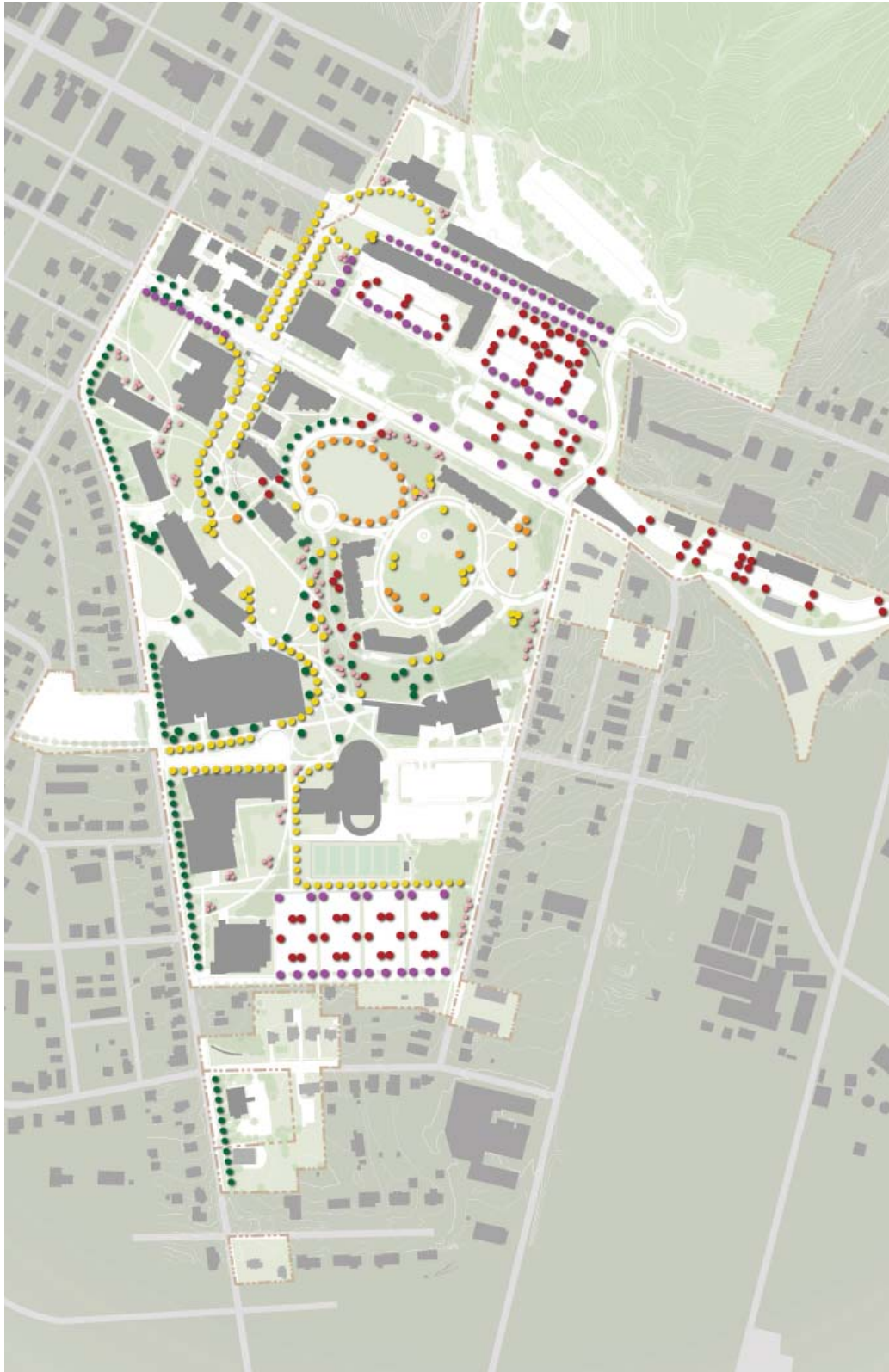
- *Extend and Celebrate the Forest and its Seasonal Color*

Rather than drawing a distinct boundary between the forested natural landscape and campus' cultivated landscape (as currently exists along the northern perimeter of the campus), the idea of the forest should extend into the campus. In most instances this will be more of a figurative expression rather than a literal one, but it will allow for a stronger connection between the campus and the surrounding natural environment. Seasonal interest will be intensified by fulfilling the following requirements for new tree planting:

- **Evergreen Foundation:** Evergreen trees will provide a green "constant" throughout the seasons and a backdrop to other plant materials during specific seasons. On the hilltop and northern part of the campus, evergreens will be dominant, accentuating the campus's landform and providing a green backdrop throughout the year.
- **Fall Color:** Deciduous trees with outstanding fall leaf color will provide visual interest along key sightlines and throughout the campus. In particular, tree species with yellow fall leaf color will delineate the key pedestrian spine of the campus (University Walk).
- **Spring Color:** Spring color in the form of flowering trees and shrubs will provide visual interest throughout the campus, particularly along woodland edges and adjacent to gathering areas and building entrances. Unlike fall color, used to distinguish different areas of the campus, spring color will be used to unify the campus.
- **Winter Interest:** Winter interest includes plant materials with interesting forms, bark textures and colors, leaves that persist late into the season, and colorful berries. For example, trees with light colored bark against a backdrop of evergreens can be visually powerful.

Graphic 7.08 indicates where tree species should be planted within the campus to enhance its seasonal color.

To celebrate and help curate Clarion's trees and woodlands, a campus-wide arboretum has been established as part of the FMP. This provides the opportunity to better utilize the campus's living collection of trees for scientific study, landscape donor opportunities and an attraction for visitors. A detailed arboretum plan and program need to be developed. Points to consider include the predominate use of native tree species, a consistent identification system with tree tags, interpretive signage and brochures, online links to the University's website and how built development projects can expand the arboretum.



Graphic 7.08
Seasonal interest tree planting plan

- Brilliant fall color along pedestrian spine - species to include: Thornless Honeylocust, Ginkgo, Tulip Tree, Littleleaf Linden
- Species on Hilltop Oval and Grove to serve as vibrant accents in fall when contrasted against a backdrop of evergreens - species to include: Shagbark Hickory, White Birch, Tulip Tree
- Sugar Maple
- Red Maple
- Red Oak
- Mixed deciduous shade trees - species to include: White Oak, Red Oak, Scarlet Oak, Pin Oak, Black Oak, London Plane Tree
- Mixed ornamental understory trees to provide spring and fall interest along pedestrian ways and at the termini of desirable sight lines - species to include: Eastern Redbud, River Birch, Flowering Dogwood; Crabapples and Cherries may be used sparingly in formal areas

7 MASTER PLAN

Graphic 7.09
Tree species within the seasonal
interest tree planting plan



Ginkgo



Tulip Tree



Honeylocust



Sugar Maple



Sugar Maple



Red Maple



Black Oak



Pin Oak



London Plane



Crabapple



Flowering Dogwood



Cherry



Littleleaf Linden



White Birch



Shagbark Hickory



Red Maple



Red Oak



Red Oak

Seasonal Color



White Oak



Red Oak



Scarlet Oak

Mixed Deciduous Shade



River Birch



Eastern Redbud



Cherry

Mixed Ornamental Understory

7.4 PARKING AND ACCESS

7.41 Parking

The FMP significantly alters parking within the campus, this includes:

- Expanding the size of Lots E, F, N, R, Rhea, 6 and 8
- Reducing the size of Lots P, 5, 7, 9 and 11
- Eliminating Lots H, K, S, U, Z, 12, 14 and 15
- Creating Lots Hilltop Circle, Residence East and Residence West

The cumulative impact of these alterations is a slight increase in parking:

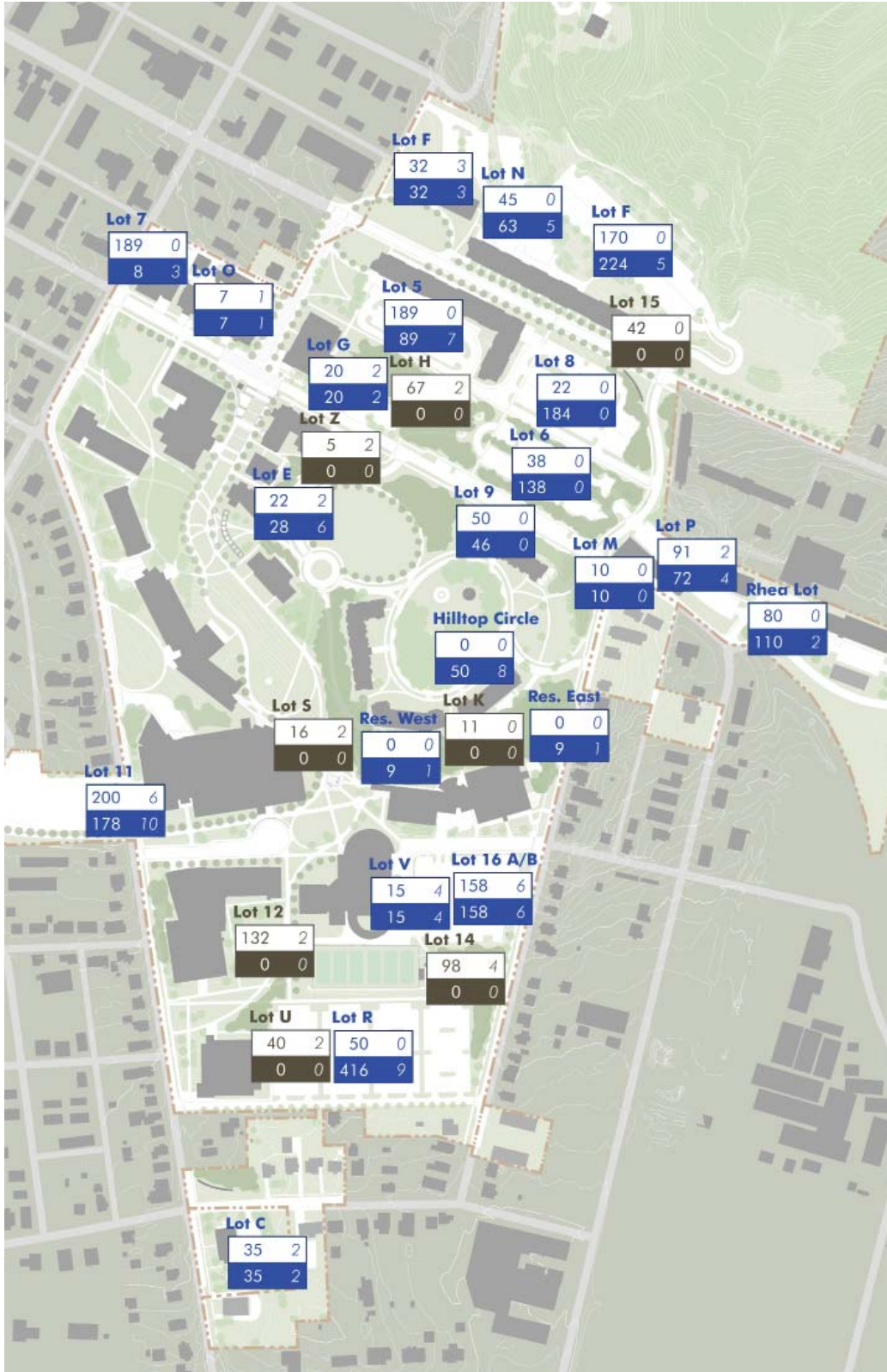
	2013	FMP / 2033
Permit Spaces:	1,691	1,626
Metered Spaces:	100	206
ADA Spaces:	77	80
Total Spaces:	1,868	1,912

The most significant change is the increase in size of Lot R to the south and Lots F, 6 and 8 to the northeast of the campus.

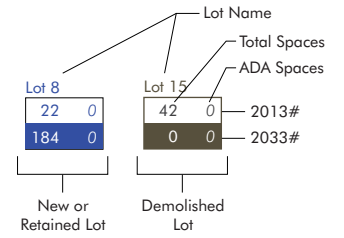
At the southern end, Lot R will increase in size from 50 to 416 spaces (C20). This facilitates the closure of neighboring lots for conversion to landscaped open space and provides a consolidated, high-capacity, parking area which is easily accessed from Greenville and Wilson Avenues.

At the northeastern edge of the campus, Lots F, 6 and 8 cumulatively expand from 230 to 546 spaces. These lots are easily accessed from Main Street and Wood Street via a new connecting road (C16).

The expansion of the south and northeast lots will keep the primary parking zones at the edge of the campus (where they are easily accessed), while limiting vehicular movements within the main collegiate areas.



Graphic 7.10
 Parking within the completed FMP



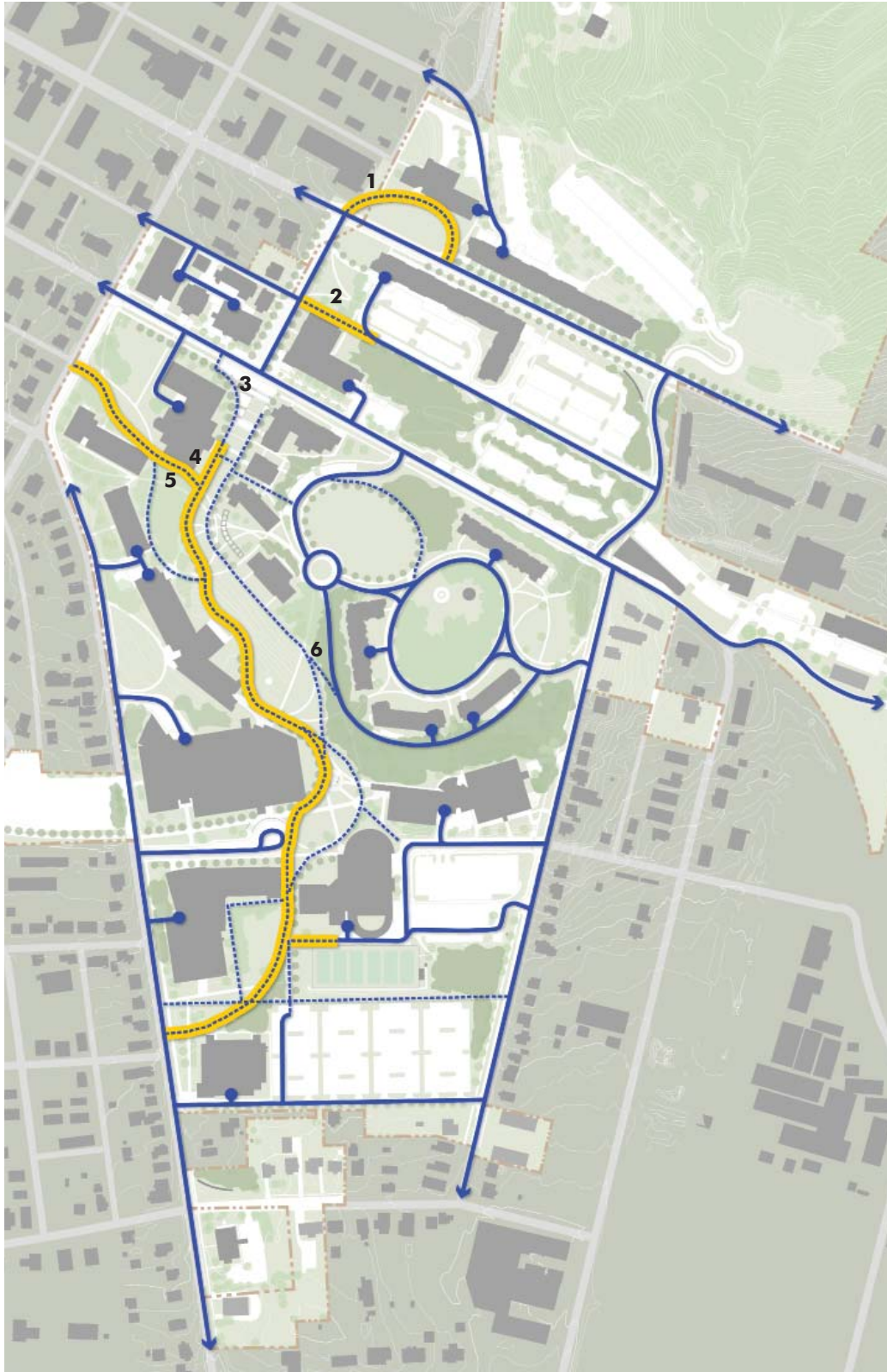
7.42 Vehicle Service Routes

Graphic 7.11 illustrates the vehicle access strategy for the campus. There are three classifications of route within the FMP:




- Full Access – can be used by all vehicles and are the primary routes to parking lots and building service zones
- Service/Emergency Access – only suitable for university service trucks and emergency vehicles; these are primarily pedestrian routes but will be reinforced and proportioned to handle vehicle movements; access for emergency vehicles will be required along University Walk and turning zones will need to be considered when placing trees and street furniture
- Light Service – university service vehicles only; these could be smaller vehicles providing assistance to those with reduced mobility as well as maintenance vehicles

Key points to consider when implementing the FMP initiatives (numerically referenced to Graphic 7.11) include:

1. The walkway through the lawn near Still (B4) to the front of Still Hall should accommodate emergency vehicles
2. A connecting route for emergency and service vehicles between Lot 5 and Merle Road is required
3. The new curved ramp at Seminary Plaza should be wide enough for light maintenance vehicles
4. Emergency vehicles will need to turn west from University Walk to the pathway through the grove near the library (C12); space will also need to be provided for them to perform a 3-point turn in front of Carlson Library
5. The existing steps to the south side of Carlson Library will need to be removed and the path made suitable for vehicles
6. Service vehicles will have access to University Walk; a spur connecting to Silar Road should be included
7. Service vehicles will have access to curbcuts and walkways directly from Greenville and Wilson Avenues; the design of these curbcuts will need to discourage use by the general public



Graphic 7.11
Vehicle service routes within the FMP

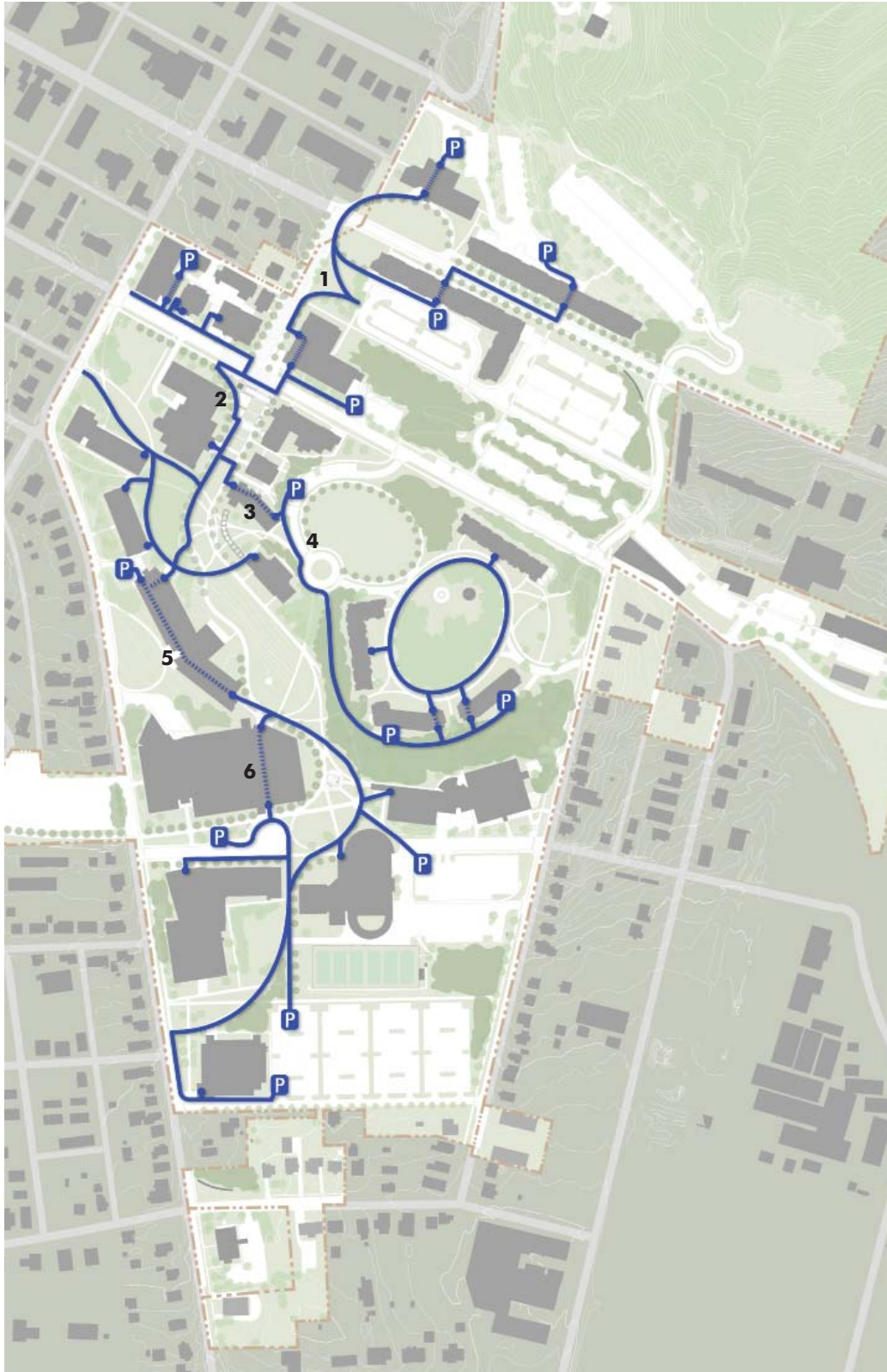
-  Full vehicular access
-  University service and emergency vehicles only
-  University service vehicles only

7.43 ADA Access

The steep topography of much of the Clarion campus poses a significant challenge to those with limited mobility. The FMP seeks to enhance accessibility by utilizing the internal circulation of buildings to navigate changes in level where possible and through the provision of routes with gradients which meet ADA standards. These routes are shown on Graphic 7.12 and must be considered when implementing landscape enhancements across the campus. Key points to consider (numerically referenced to Graphic 7.12) include:

1. The demolition of Carrier Hall and landscaping of the site (A17) should provide a more gently sloped alternative to Arnold Avenue
2. The new curved ramp as part of Seminary Plaza landscape initiative (A13) must be ADA compliant
3. The refurbishment of Egbert Hall (A8) provides an accessible route between University Walk and Recreation Slope (C9) and Hilltop Oval and Grove (C15)
4. The earth forming within the Chandler Drive (C8) and Recreation Slope (C9) initiatives must provide an ADA compliant route to Hilltop Oval and Grove (C15)
5. The Science and Technology Center provides an alternative route to the lawn in front of the building
6. The expansion to Tippin Hall (A4) provides an alternative route to University Walk from Payne Street

Accessible parking spaces will be located as near to building entrances and the ADA compliant routes through the campus as possible.



Graphic 7.12
ADA access within the FMP

- ADA route (external)
- - - ADA route (internal)
- P** ADA parking

7.5 MASTER PLAN PHASES

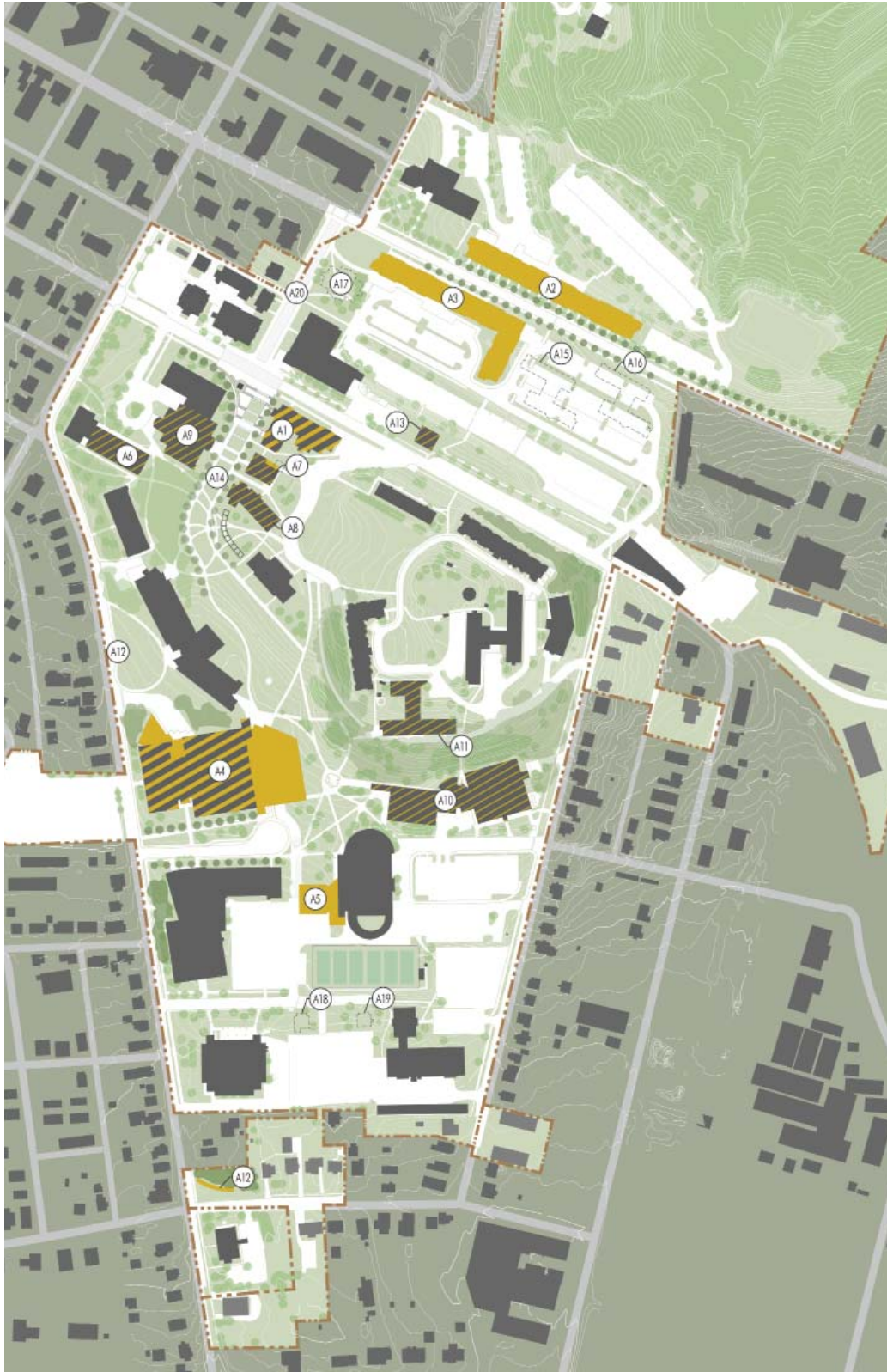
7.51 Master Plan at 2018 (Phase A)

This phase primarily incorporates on-going initiatives and lays the groundwork for more substantial initiatives found in the 2018-2023 phase of the FMP. This phase includes a number of projects soon to be under construction or already significantly into the planning and design process. Other projects identified within the FMP are those which meet urgent space or campus needs or are target buildings in the most need of renovation. Highlights include the:

- Reorganization of the northern portion of campus to include housing on Main Street
- Expansion and enhancement of the University’s athletic and recreation facilities
- The first two stages of the University Walk project - Seminary Plaza (A14) and Arnold Avenue (A20)
- Addressing of most pressing deferred maintenance
- Creation of prototype classrooms to help guide later renovations and experiment with new teaching pedagogies (Carlson Library, Level A)
- Removal of obsolete, domestic-scale building inventory

Graphic 7.10
 FMP Initiatives 2013 - 2018

Number	Name	Description
A1	Becht Hall	Renovation of existing building for student services (construction pending)
A2	Main Street Housing 1	New building (in design)
A3	Main Street Housing 2	New building (in design)
A4	Tippin Hall	Renovation and extension of existing building (construction pending)
A5	Rec Center Expansion	Renovation and extension of existing building (construction pending)
A6	Stevens Hall 1	Accessibility enhancements to the existing building
A7	Moore Hall 1	Minor addition to building to enhance its accessibility
A8	Egbert Hall	Renovation of existing building for administration
A9	Carlson Library	Creation of prototype classrooms on Level A
A10	Gemmell Center 1	Aesthetic enhancements to the interior of the building
A11	Ralston Hall	Minor renovation of the building for health sciences
A12	Greenville Ave Campus Edge	Landscape enhancement project
A13	Admissions Hall	Minor renovation of the building for public safety
A14	Seminary Plaza	Major landscape project to realize the first phase of University Walk
A15	Nair Hall	Demolition of the building
A16	Wilkinson Hall	Demolition of the building
A17	Carrier Hall	Demolition of the building
A18	Thorn I	Demolition of the building
A19	Thorn II	Demolition of the building
A20	Arnold Avenue	Landscape enhancement of 9th Av. (phase two of University Walk)



Graphic 7.13
Facilities Master Plan Phase One,
2013 - 2018

-  New building
-  Renovation (Major)
-  Renovation (Minor)
-  Retained building
-  Demolished building

7.52 Master Plan at 2023 (Phase B)

Beginning in 2018, Phase B includes projects of relatively high importance, with much of the planning and fund raising occurring during Phase A. Highlights include:

- Construction of a new health sciences building
- Major renovation of Still Hall
- Continuation of deferred maintenance
- Continuation of updating of the University's facilities inventory
- Removal of obsolete building inventory

Graphic 7.12
 FMP Initiatives 2019 - 2023

Number	Name	Description
B1	Lower Grove	Landscape enhancement tied to the renovations of Tippin Hall and the Rec Center (the third phase of the University Walk project)
B2	Moore Hall 2	Renovation of the building
B3	Still Hall	Major renovation of the building
B4	Lawn near Still	Landscape improvements either side of Main Street near Still Hall
B5	Gemmell Center 2	Renovation of the building
B6	Hilltop Pavilion and Firepit	Landscape enhancement project
B7	Health Sciences Building	Construction of the University's planned new health sciences building
B8	Stevens Hall 2	Minor renovation of the building teaching spaces
B9	Hart Chapel	Renovation as a large active-learning classroom and blackbox event space
B10	Davis Hall	Minor renovation of the building
B11	Ralston Hall	Demolition of the building
B12	Strohman	Demolition of the building
B13	Keeling	Demolition of the building



Graphic 7.14
Facilities Master Plan Phase Two,
2019 - 2023

-  New building
-  Renovation (Major)
-  Renovation (Minor)
-  Retained building
-  Demolished building

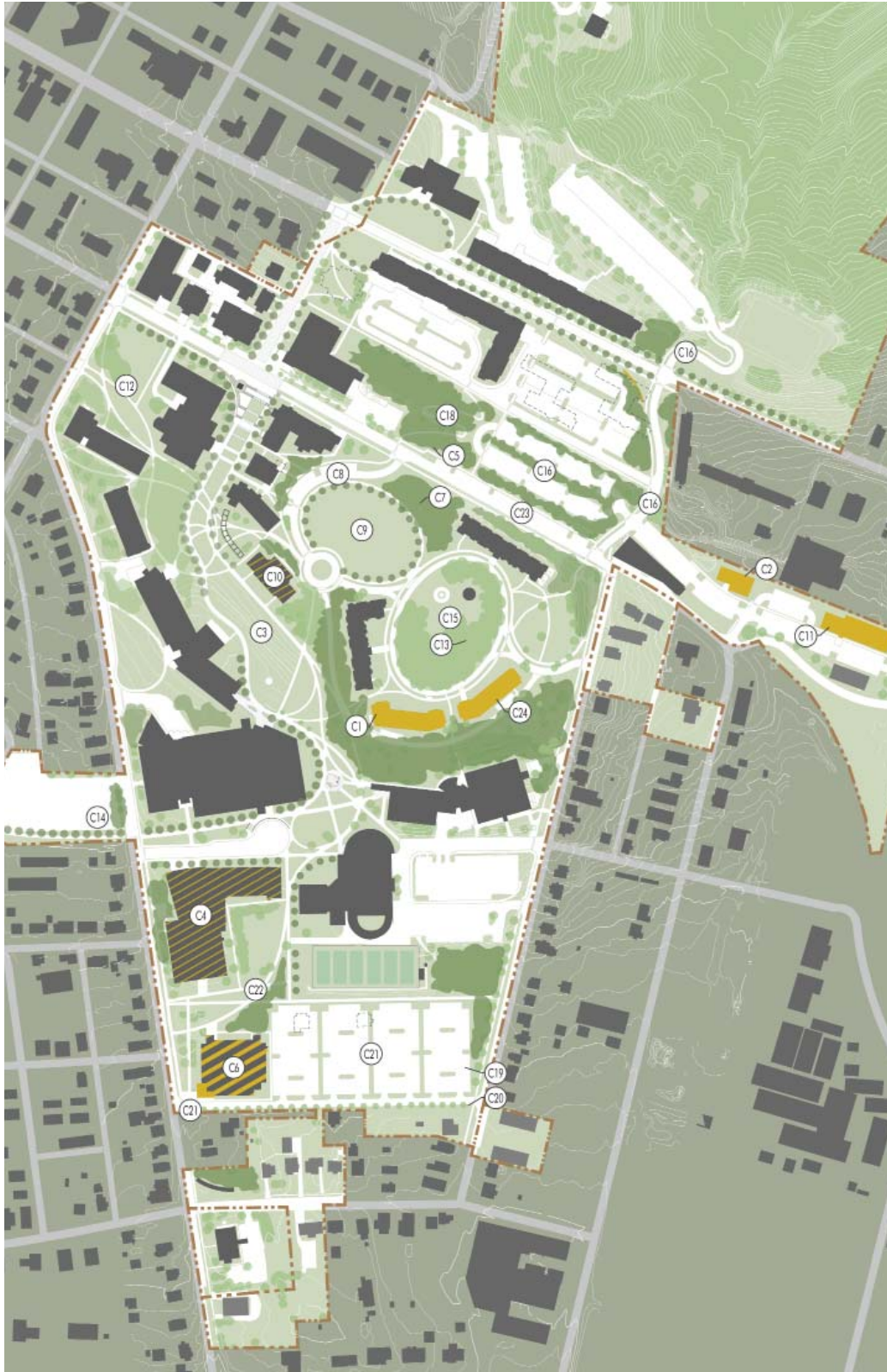
7.53 Master Plan at 2033 (Phase C)

Beginning in 2023, Phase C addresses longer term space needs including:

- Replacement of outdated housing with new buildings
- Major renovations of Marwick-Boyd and Becker Hall
- Establishment of a grove at the hilltop, which will include the campus’s water tower as a prominent feature, and Recreation Slope as a signature pair of connected open spaces (C8 and C15)
- Completion of the University Walk landscape project
- Re-organization of parking with new north and south vehicular entries and better defined ceremonial gateways

Graphic 7.14
 FMP Initiatives 2024 - 2033

Number	Name	Description
C1	Hilltop Residence (A)	New housing residence
C2	Public Safety Building	New purpose built public safety building
C3	Lawn near Grunewald	Landscape improvements connecting Lower Grove (B1) and Seminary Plaza (A13); phase four of University Walk
C4	Marwick-Boyd	Major renovation of the existing building
C5	Admissions Hall	Demolition of the building
C6	Becker Hall	Major renovation of the existing building
C7	Ballentine Hall	Demolition of the building
C8	Chandler Drive & Lot E	Landscape enhancement project
C9	Recreation Slope	Landscape enhancement project
C10	Harvey Hall	New classrooms in basement of building
C11	Facilities Building	New purpose built facilities building
C12	Grove near Library	Landscape enhancement project
C13	Givan Hall	Demolition of the building
C14	Lot 11	Landscape enhancement project
C15	Hilltop Oval & Grove	Landscape enhancement project
C16	North Access & Lot 6	Landscape and vehicular access enhancement project
C17	Hilltop Connector	Landscape enhancement project
C18	McEntire Building	Demolition of the building
C19	McEntire Warehouse	Demolition of the building
C20	South Access & Lot R	Landscape and vehicular access enhancement project
C21	Grove near Marwick	Landscape enhancement project
C22	Wood Street	Landscape enhancement project
C23	Hilltop Residence (B)	New housing residence



Graphic 7.15
Facilities Master Plan Phase Three,
2024 - 2033

- New building
- Renovation (Major)
- Renovation (Minor)
- Retained building
- Demolished building

CLARION CAMPUS
MASTER PLAN INITIATIVES 8

8.1 PHASE A INITIATIVES (2013-2018)

A1 – BECHT HALL

Recommended for Renovation

Proposed Programming:

Becht Hall is to be the consolidated home of most student services with programs relocated from:

- 21,123 NASF from Ralston Hall (which will be 65% vacant)
- 7,241 NASF from Egbert Hall (which will be 86% vacant)
- 5,178 NASF from Carrier Hall (which will be 41% vacant)
- 3,148 NASF from Keeling Hall (which will be 32% vacant)
- 3,115 NASF from Admissions (which will be 100% vacant)

These co-located programs will help to provide a more effective and efficient student service experience as well as to enliven the center of campus.

Massing, Heritage and Architectural Considerations:

As an interior renovation, this initiative respects the curious Spanish Mission-style architectural heritage of Becht Hall.

Landscape Considerations:

There are no significant landscape elements to this initiative.

Servicing Considerations:

Becht Hall will continue to be serviced from the east (or back side) of the building. Future work reconstructing the existing access road (C8, Chandler Drive and Lot E) should provide better definition of parking and service areas.

Scope and Sequencing Considerations:

This building was vacant at the initiation of the FMP in preparation for the planned renovation. It enables the:

- Renovation of Egbert Hall (A8)
- Partial renovation of Ralston Hall (A11)
- Eventual full demolition of Ralston Hall (B11)
- Partial renovation of Admissions (A13)
- Eventual demolition of Admissions (C5)

Graphic 8.01
Becht Hall location



	2013 NASF	Per FMP NASF
Classroom	0*	1,299
Class Laboratory	0*	2,158
Office	0*	24,043
General Use	0*	476
Healthcare	0*	1,831
Total NASF	0*	29,807
GSF	51,280	51,280

*Building vacant at initiation of the FMP



Graphic 8.02
 Becht Hall

A2 – MAIN STREET HOUSING 1

Recommended for New Construction

Proposed Programming:

In order to remain competitive in the student housing marketplace, the University realizes that it needs to replace most of its obsolete dormitory stock which still has gang toilets and showers, few or poorly integrated group study areas and no suites. The Campus View and Valley View housing facilities have made significant strides in regaining market competitiveness, but the large and out-of-date Nair and Wilkinson Halls remain moored in the past. Main Street Housing 1 [MSH1] serves to replace these halls and will bolster the campus’s attractiveness to prospective students, and improve recruitment and retention. Additionally, the ground floor programming will engage MSH1 and extend downtown towards campus. The on-campus coffee store (Starbucks) will be relocated to Main Street from Eagle Commons, and the building will feature conferencing space and an events center.

	2013 NASF	Per FMP NASF
Residential	n/a	98,458
Special Use	n/a	10,254
Total NASF	n/a	108,712
GSF	n/a	147,470

Massing and Architectural Considerations:

The Main Street Housing facilities are designed to establish and extend the streetwall as it exists to the west along Main Street through the Borough’s downtown. In order to avoid the oppressive monotony of an unmodulated four and five-story mass, the façades are to be articulated with modest bump-outs and recesses that mimic the changing storefronts and masses of the historic Main Street. Additionally, MSH1 stops short of Arnold Avenue on its western side in order to frame the open space in front of Carrier Hall (this is the future B4, Lawn near Still).

Landscape Considerations:

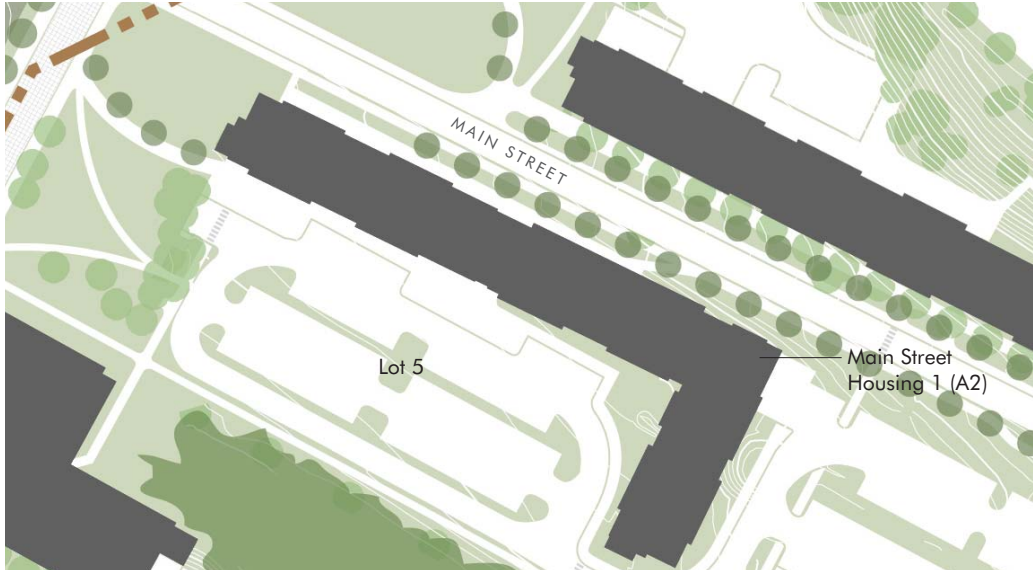
The Main Street Housing buildings will dramatically change the character of this portion of Main Street and the experience of traveling through campus by car. This portion of Main Street will transform from a bucolic “campus pastoral” setting to a largely urban one. The landscape approach of this portion of campus is to extend the Borough’s lighting standard found elsewhere along Main Street, and to select furniture standards that balance the Borough’s historicism with the University’s contemporary aesthetic.

Servicing Considerations:

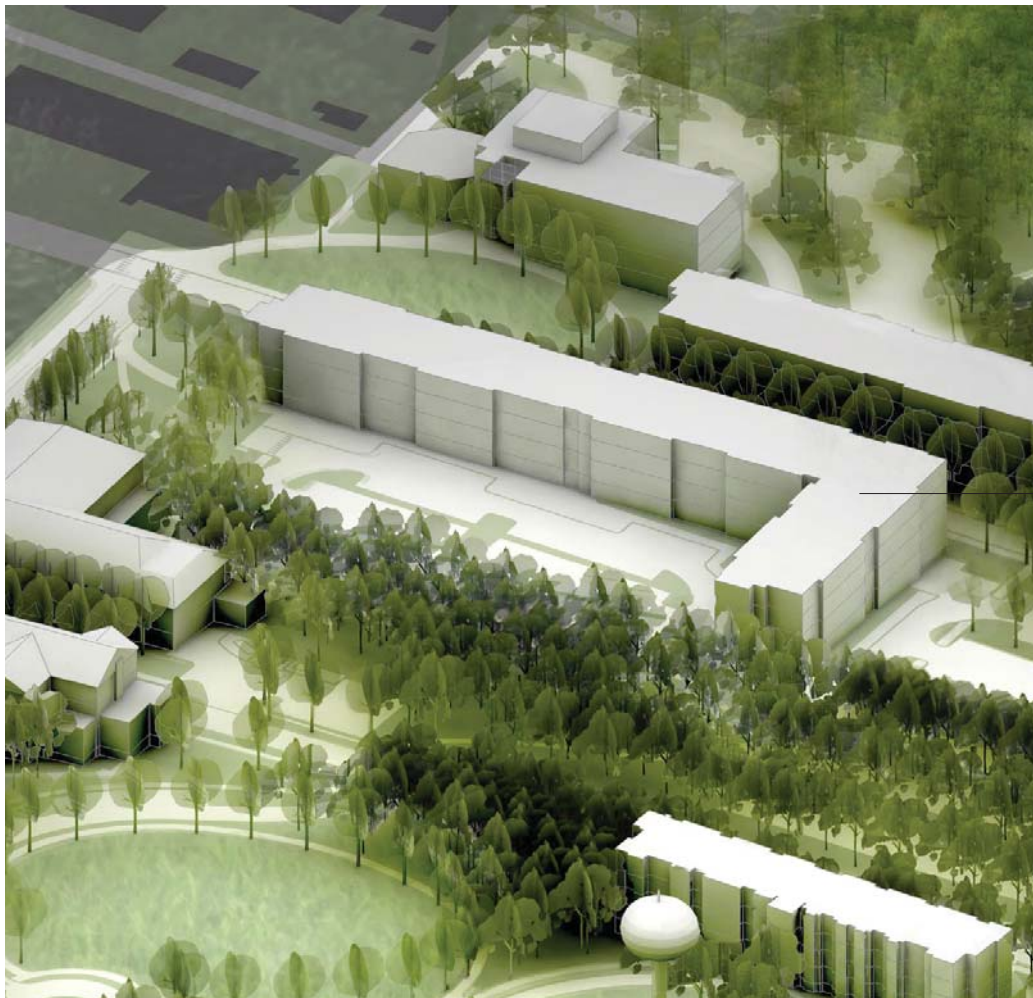
MSH1 is to be serviced on its southwest corner from Lot 5. Efforts should be taken to mitigate the appearance of this area from passersby who are moving between Lot 5 and Main Street.

Scope and Sequencing Considerations:

MSH1 and MSH2 are anticipated to be built concurrently. The construction of MSH1 will remove a significant number of parking spaces. Though the campus has a more than adequate functional parking capacity, this does not always align with the Borough’s expectations. Consideration needs to be given to the dislocation of parking while MSH1 is in construction. MSH1 and MSH2 enable the demolition of Nair (A15) and Wilkinson Halls (A16).



Graphic 8.03
Main Street Housing 1 location



Graphic 8.04
Main Street Housing 1

Main Street Housing 1 (A2)

A3 – MAIN STREET HOUSING 2

Recommended for New Construction

Proposed Programming:

In order to remain competitive in the student housing marketplace, the University realizes that it needs to replace most of its obsolete dormitory stock which still has gang toilets and showers, few or poorly integrated group study areas and no suites. The Campus View and Valley View housing facilities have made significant strides in regaining market competitiveness, but the large and out-of-date Nair and Wilkinson Halls remain moored in the past. Main Street Housing 2 [MSH2] serves to replace these halls and will bolster the campus’s attractiveness to prospective students, and improve recruitment and retention. Additionally, the ground floor programming will serve to engage Main Street and extend downtown towards campus.

	2013 NASF	Per FMP NASF
Residential	n/a	90,620
Special Use	n/a	3,381
Total NASF	n/a	94,001
GSF	n/a	114,932

Massing and Architectural Considerations:

The Main Street Housing facilities are designed to establish and extend the streetwall as it exists to the west along Main Street through the Borough’s downtown. In order to avoid the oppressive monotony of an unmodulated four and five-story mass, the façades are to be articulated with modest bump-outs and recesses that mimic the changing storefronts and masses of the historic Main Street. From Main Street, MSH2 appear one-story shorter than MSH1. Additionally, MSH2 stops short of Still Hall on its western side in order to frame the open space in front of Still Hall (this is the future B4, Lawn near Still).

Landscape Considerations:

The Main Street Housing buildings will dramatically change the character of this portion of Main Street and the experience of traveling through campus by car. This portion of Main Street will transform from a bucolic “campus pastoral” setting to a largely urban one. The landscape approach of this portion of campus is to extend the Borough’s lighting standard found elsewhere along Main Street, and to select furniture standards that balance the Borough’s historicism with the University’s contemporary aesthetic.

Servicing Considerations:

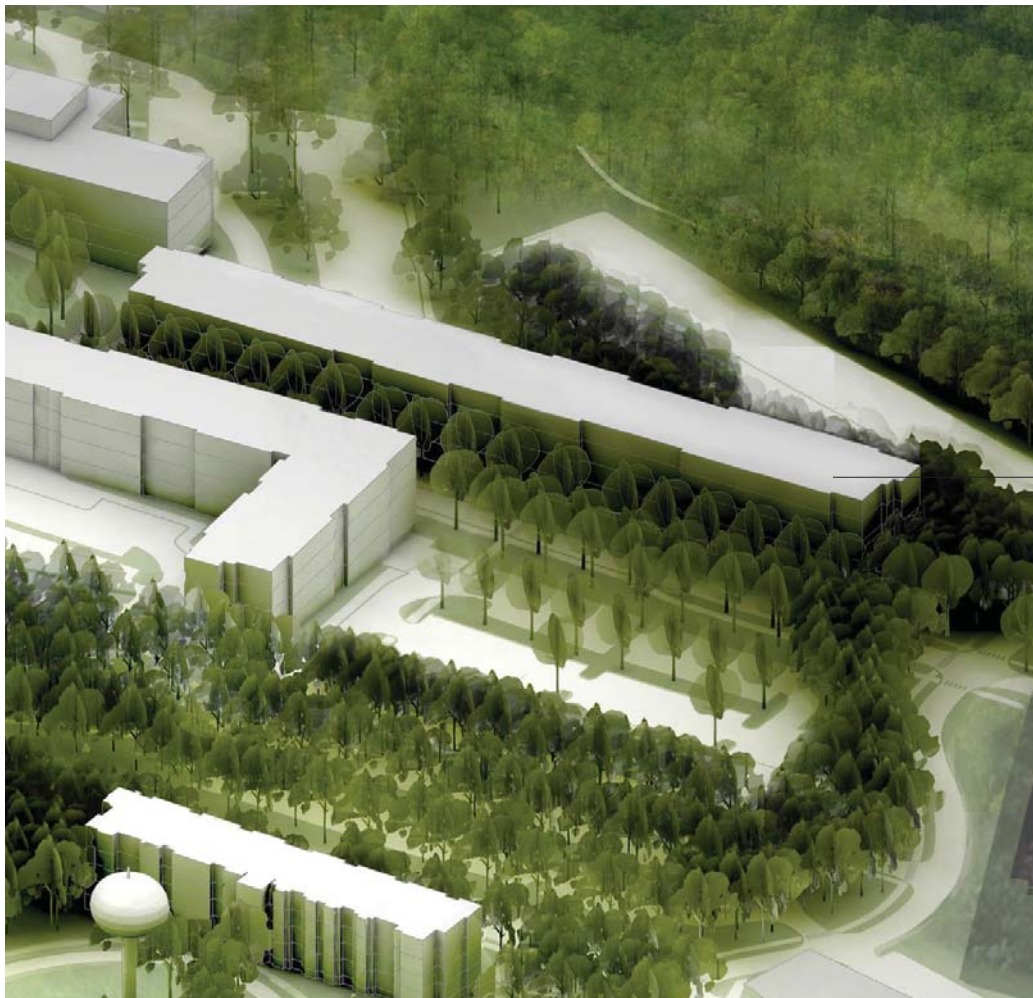
MSH2 is to be serviced from Lot N, which will be reconstructed as part of this initiative.

Scope and Sequencing Considerations:

MSH1 and MSH2 are anticipated to be built concurrently. The construction of MSH2 will temporarily remove Lot N from service during construction. Though the campus has a more than adequate functional parking capacity, this does not always align with the Borough’s expectations. Consideration needs to be given to the dislocation of parking while MSH2 is in construction. MSH1 and MSH2 enable the demolition of Nair (A15) and Wilkinson Halls (A16).



Graphic 8.05
Main Street Housing 2 location



Graphic 8.06
Main Street Housing 2

Main Street Housing 2 (A3)

A4 – TIPPIN HALL EXPANSION

Recommended for Renovation and Expansion

Proposed Programming:

The existing programming of Tippin Hall is to be expanded with a new athletic natatorium and a new practice gymnasium (which replaces the existing natatorium).

	2013 NASF	Per FMP NASF
Classroom	2,442	1,875
Class Laboratory	2,696	2,719
Office	6,514	8,907
Special Use	56,417	78,579
General Use	234	3,800
Support	0	500
Total NASF	68,303	96,380
GSF	101,990	134,130

Massing and Architectural Considerations:

Tippin Hall's exterior wall systems are to be largely replaced with new systems. Much of this will be of glass and a stark departure from the existing opaque brick walls. These new glass facades (echoed with the largely glass expansion to the Recreation Center, A5) will provide better visual connectivity between indoor and outdoor activity environments, and help portray the Clarion campus as a vibrant place.

Landscape Considerations:

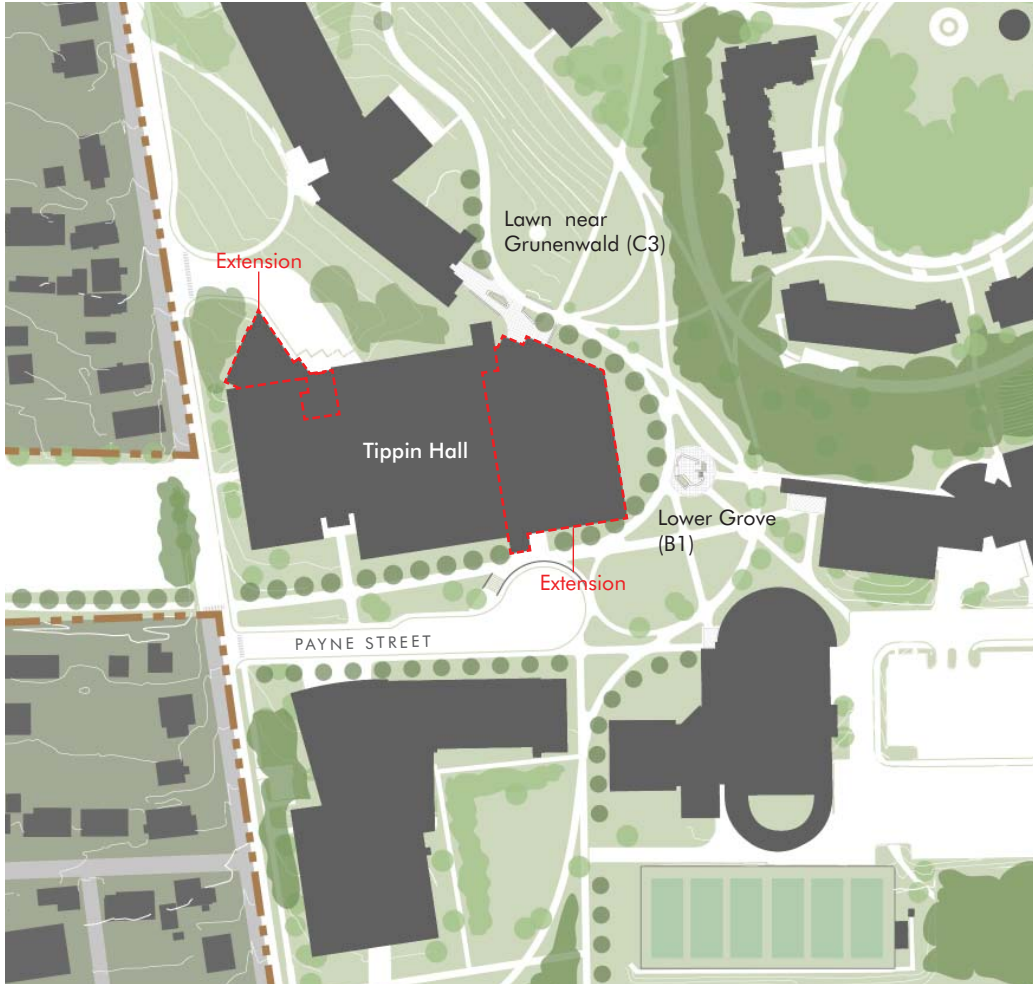
The additions encroach on existing open space and services routes, including severing the campus's primary north-south vehicular route (which is not to be replaced). Due to funding limitations, no significant landscaping is included in this initiative, but rather is included in initiative B1 (Lower Grove).

Servicing Considerations:

Servicing of the expanded Tippin Hall will be from an expanded service court off of Greenville Avenue.

Scope and Sequencing Considerations:

This project does not require any enabling initiatives and was in planning upon the initiation of the FMP. It does not enable any future initiatives as identified by the FMP.



Graphic 8.07
Expanded footprint of Tippin Hall
viewed in relation to final phase of
FMP, including adjacent landscape
projects Lower Grove (B1) and
Lawn near Grunewald (C3)



Graphic 8.08
Tippin Hall in 2013

A5 – RECREATION CENTER EXPANSION

Recommended for Renovation and Expansion

Proposed Programming:

The existing programming of the Recreation Center is to be expanded with a new recreational natatorium.

	2013 NASF	Per FMP NASF
Office	509	754
General Use	40,049	48,383
Total NASF	40,558	49,137
GSF	48,660	58,280

Massing and Architectural Considerations

The expansion will feature a significant amount of glazed facades, providing visual connectivity between indoor and outdoor activity environments and helping to portray the Clarion campus as a vibrant place. It will also relate to the Tippin Hall expansion (A4).

Landscape Considerations:

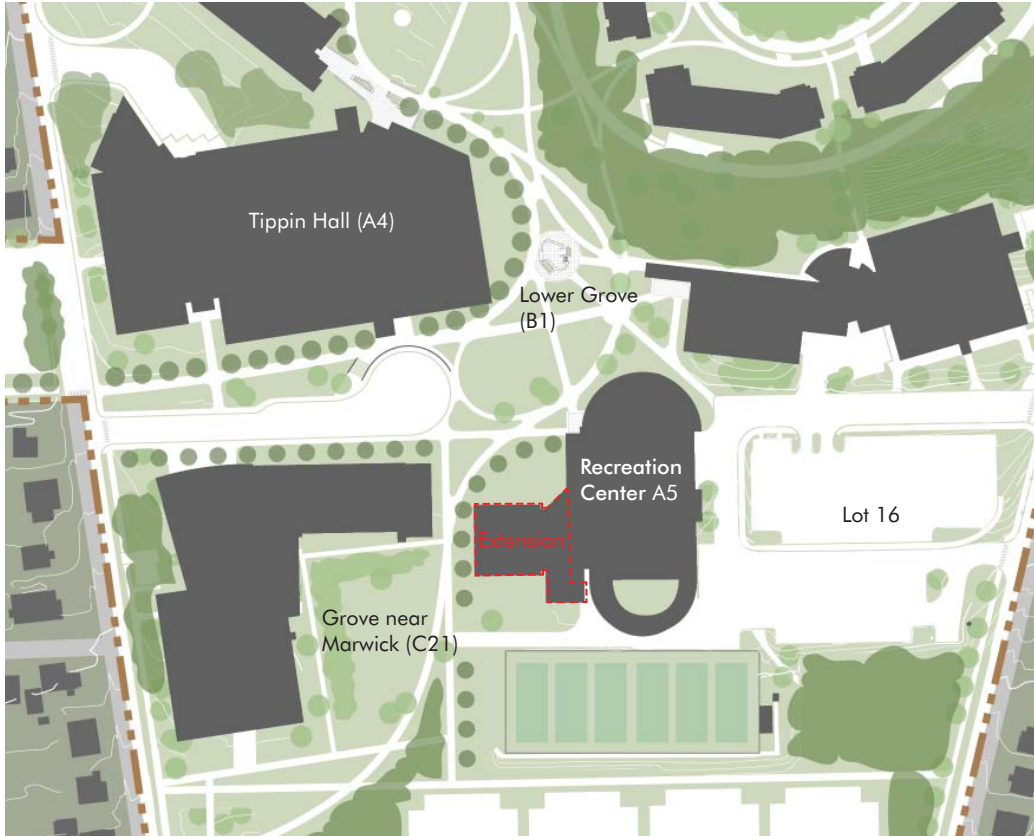
The extension encroaches onto an existing car lot and open space. Due to funding limitations, no significant landscaping is included in this initiative, but rather is included in initiative B1 (Lower Grove).

Servicing Considerations:

Service of the Recreation Center will remain largely as it exists from the south.

Scope and Sequencing Considerations:

This project does not require any enabling initiatives and was in planning upon the initiation of the FMP. It does not enable any future initiatives as identified by the FMP.



Graphic 8.09
Expanded footprint of the
Recreation Center viewed in
relation to final phase of FMP,
including Tippin Hall expansion
(A4) and Lower Grove (B1)



Graphic 8.10
Recreation Center

8 MASTER PLAN - INITIATIVES

A6 – STEVENS HALL 1

Recommended for Renovation

Proposed Programming:

In 2014, Clarion University successfully applied for \$5 million in state funds to implement accessibility enhancements to key buildings across the campus, including Stevens Hall. This project will not alter the programming of the building, but instead focus on improving the building's compliance with the American Disabilities Act.

Massing and Architectural Considerations:

No alterations to the existing massing are proposed. However, care should be given to the detailing of accessibility improvements to avoid purely utilitarian upgrades which could create a sterile aesthetic rather than a collegiate one. Due to the building having internal load-bearing masonry walls, increasing door widths will be costly and funds will need to be spent judiciously. Improvements to vertical circulation (stairs and elevators) should remain within the existing envelop to the extent possible.

Scope and Sequencing Considerations:

The renovation and reconfiguration of nearly 9,000 SF of Stevens Hall's classrooms is proposed as initiative B8 of the FMP. The accessibility enhancements as part of initiative A6 should exclude any areas which will be impacted by the later classroom renovations.

Graphic 8.11
Stevens Hall location and
photographs



A7 – MOORE HALL 1

Recommended for Renovation

Proposed Programming:

In 2014, Clarion University successfully applied for \$5 million in state funds to implement accessibility enhancements to key buildings across the campus, including Moore Hall. This project will very minimally impact the programming of the building, as the focus is on improving the building's compliance with the American Disabilities Act. Initiative B2 is for a more comprehensive internal renovation of Moore Hall which will alter the program.

Massing and Architectural Considerations:

The existing garage will be demolished and a small extension to the building added. The extension will contain an elevator and stairwell, and be located on the northern side of the building adjacent to Becht Hall. The extension should not protrude past the edge of the front of the building facing Carlson Library and must be sympathetic to the historic character of Moore Hall. Existing toilet facilities will be renovated/expanded and made ADA compliant.

Landscaping Considerations:

The landscape to the north of Moore Hall will need to be reconfigured in response to the small extension, including an ADA compliant ramp.

Scope and Sequencing Considerations:

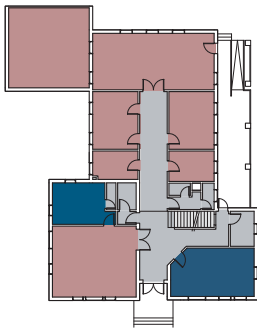
The new stairwell and elevator will enable the further proposed renovations to Moore Hall in initiative B2 by providing wheelchair access to the second floor and an additional fire escape route from the building.



Graphic 8.12
Moore Hall location and
photographs

8 MASTER PLAN - INITIATIVES

Graphic 8.13
Moore Hall 1 - Level 1



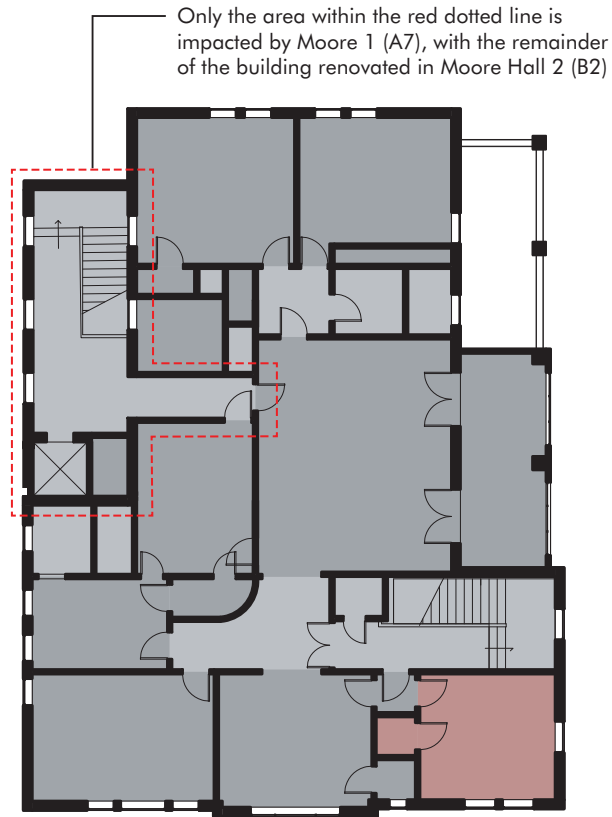
EXISTING - LEVEL 1

- Office ●
- General Use ●
- Non-Assignable ●
- Circulation ●



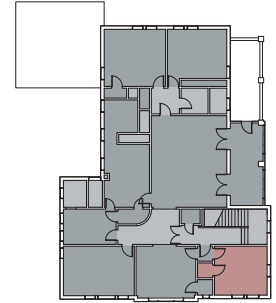
FMP (A7) - LEVEL 1





FMP (A7) - LEVEL 2

Graphic 8.14
Moore Hall 1- Level 2



EXISTING - LEVEL 2

- Office
- General Use
- Non-Assignable
- Circulation

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A8 – EGBERT HALL

Recommended for Renovation

Proposed Programming:

Egbert Hall will be renovated to provide updated office space for the University’s academic staff, most of which will be relocated from Carrier Hall.

	2013 NASF	Per FMP NASF
Office	7,613	6,973
Special Use	471	0
Support	182	0
General Use	0	833
Total NASF	8,266	7,806
GSF	17,890	17,540

Massing and Architectural Considerations:

The existing massing is to be retained and the primary architectural consideration will be making the building ADA compliant. This will require the installation of a ‘LULA’ elevator at the intersection of the single and double height sections of the building which are at different floor levels. The existing elevator will also need to be replaced with a larger model which meets minimum ADA dimensions. Public access through the building should be included to provide a safe way of navigating the change in elevation across the site during inclement weather.

In addition, the front entrance will be enhanced by restoring the original open porch to provide a more generous transitional space into the building. The single story section at the front of Egbert Hall will be converted to an open lounge to facilitate collaboration between the users of the building.

Landscape Considerations:

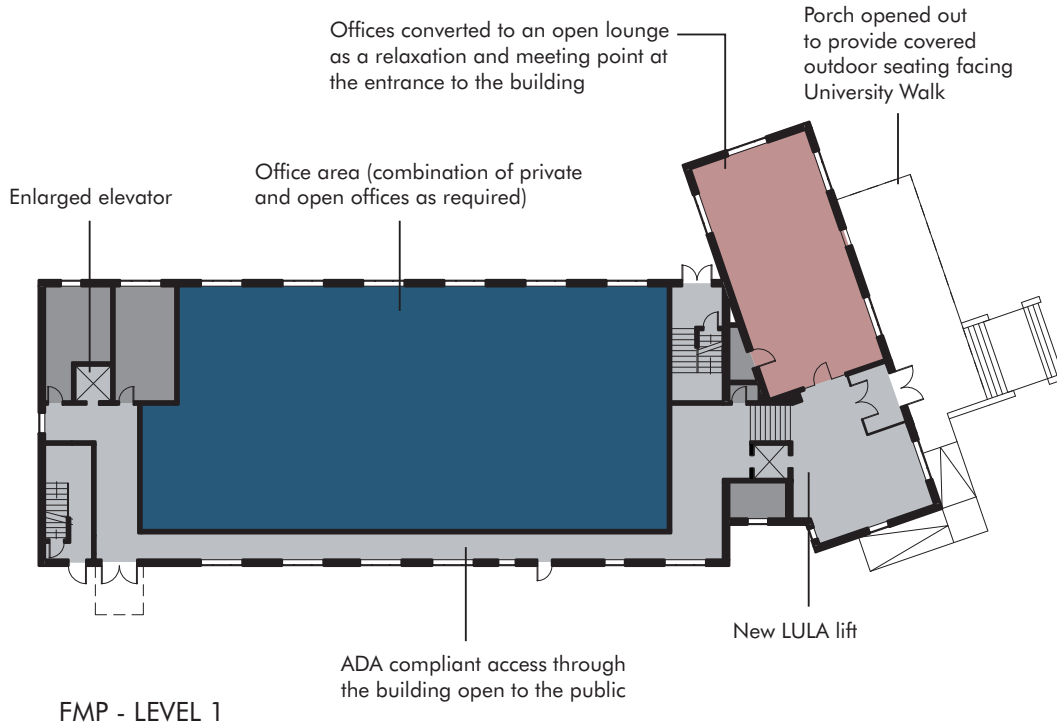
The landscape to the rear of the building will be updated as part of initiative C8 (Chandler Drive & Lot E).

Servicing Considerations:

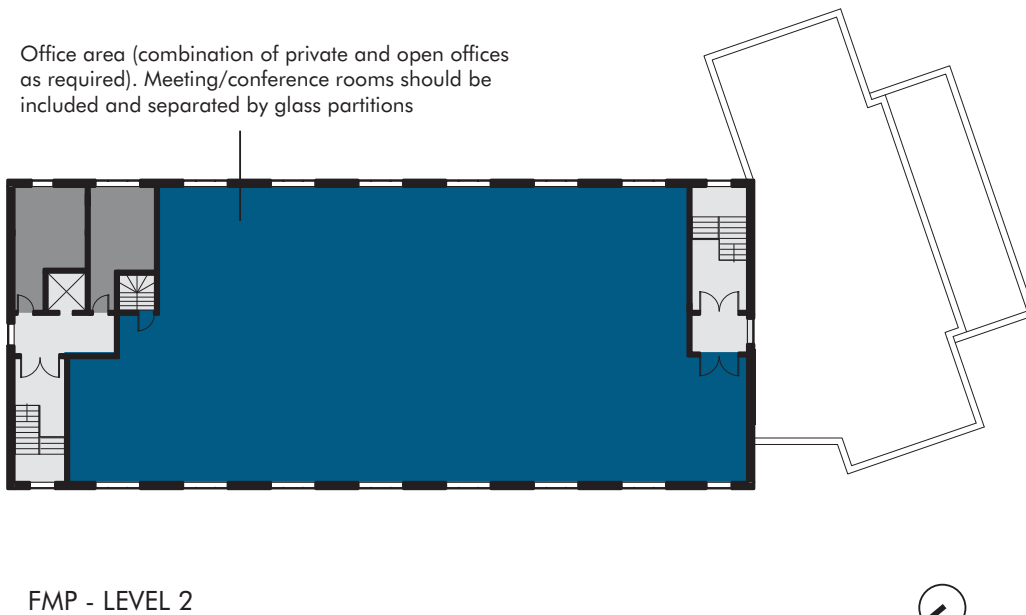
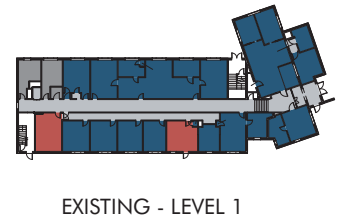
The service arrangements to the building are not anticipated to be altered as part of this initiative.

Scope and Sequencing Considerations:

This project is enabled by the relocation of Student Services to the renovated Becht Hall (A1). It also allows for the demolition of Carrier Hall (A17).



Graphic 8.15
 Egbert Hall - Level 1



Graphic 8.16
 Egbert Hall - Level 2



- Office
- Special Use
- General Use
- Support
- Circulation

A9 – CARLSON LIBRARY

Recommended for Partial Renovation

Proposed Programming:

Half of the A-level of Carlson Library will house a prototype active-learning classroom and attendant group study and collaboration spaces. This prototype will repurpose existing underutilized space, and provide a new classroom addition to Clarion’s classroom inventory. This complement of spaces will be used to experiment with various pedagogies and to train faculty in active-learning techniques. Lessons learned from this space will inform the contemporization of classrooms across the University, but specifically in Still, Davis and Stevens Halls.

The former exhibition space to the rear of the building (facing Greenville Avenue) is to be opened out to level A of the library, bringing in light and providing a lounge. Wide steps and a LULA lift will be included due to the change in level.

	2013 NASF	Per FMP NASF
Classroom	1,121	6,174
Class Lab	2,279	2,279
Office	9,340	9,340
Study	74,025	68,972
General Use	2,458	2,651
Total NASF	89,223	89,416
GSF	115,000	115,000

Massing and Architectural Considerations:

New interior partitions associated with this project should have expanses of interior glazing that allow for borrowed light into classroom and group study space. Finishes should promote group work and include writable wall surfaces and multimedia support.

The former exhibition space at the entrance to the building is to be expanded to provide a generous lounge with wide steps leading directly to the library study area, and a LULA elevator installed.

Landscape Considerations:

n/a

Servicing Considerations:

There will be no general access to the A-level from outside (presently the gallery space can be accessed from outside). Internal access to Carlson’s existing service/loading dock will be maintained.

Scope and Sequencing Considerations:

The southern portion of the A-level, where the prototype space is to be located, does not have much furnishing and can be easily repurposed with modest interior partitions and furniture selections.

Graphic 8.17
 Carlson Library - Level A



8 MASTER PLAN - INITIATIVES

A10 – GEMMELL CENTER 1

Recommended for Partial Renovation

Proposed Programming:

This renovation of the Gemmell Center will not alter the current programming of the building.

Massing and Architectural Considerations:

This renovation will focus on cosmetic enhancements to the interior of building, refreshing wall finishes and introducing new furniture.

Landscape Considerations:

n/a

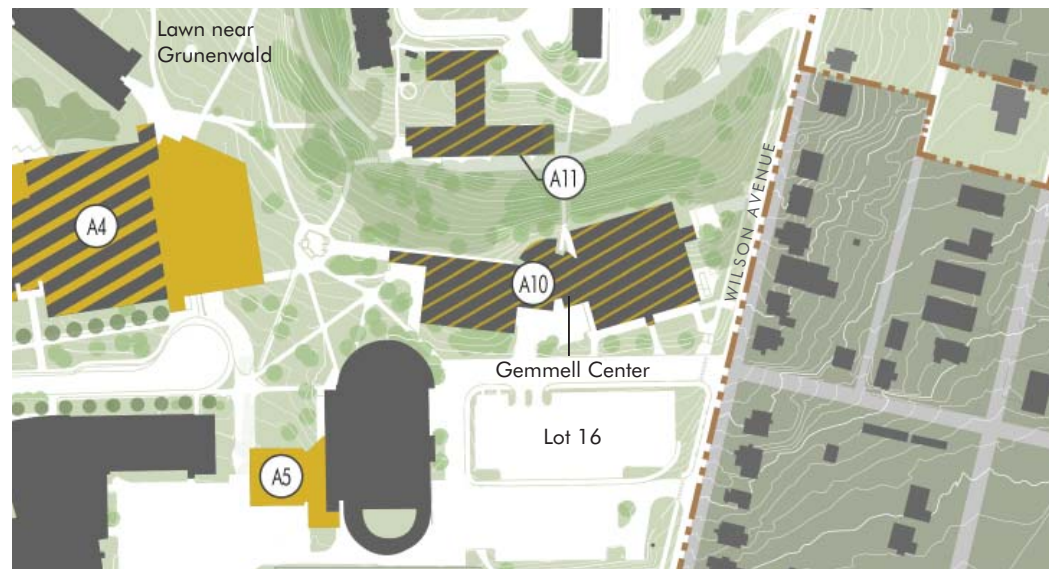
Servicing Considerations:

The servicing of Gemmell Center, as well as its food service functions, are not expected to be impacted by this renovation.

Scope and Sequencing Considerations:

A further interior renovation of the Gemmell Center is proposed for initiative B5. The scope of renovations to be undertaken in B5 should be clearly defined before work is undertaken in A10 to ensure minimal overlap in areas impacted by the initiatives.

Graphic 8.18
Gemmell Center within campus
context at the end of phase A of
the FMP



A11 – RALSTON HALL

Recommended for Partial Renovation

Proposed Programming:

The lower two floors of Ralston Hall are to be renovated and repurposed in temporary support of Venango College's expanded health sciences programs at the Clarion campus. These facilities will serve to incubate the health sciences programs until the new health sciences building (B7) is complete. These two lower floors will hold a selection of class lab and faculty office space, with the upper portions of Ralston Hall remaining largely unoccupied. Ralston is to be vacated and demolished upon the completion of the health sciences building.

The FMP does not include a program chart for this initiative given the planned demolition of the building (B11).

Massing and Architectural Considerations:

Design and finishes should be simple, durable and specified for an anticipated five to seven year life span. As much as possible, equipment should be demountable and transferrable to the anticipated health sciences building.

Landscape Considerations:

n/a

Servicing Considerations:

n/a

Scope and Sequencing Considerations:

No enabling projects are required for this initiative.



Graphic 8.19
Ralston Hall within campus
context at the end of phase A of
the FMP

A12 – GREENVILLE GATEWAY AND CAMPUS EDGE

Recommended for New Landscaping

Landscape Considerations:

A major new gateway sign is to be located on the northeast corner of Greenville Avenue and Corbett Street. This sign should be:

- Significant
- Well designed with stone and brick as appropriate
- Announce entry to the University precinct
- Scaled for legibility at vehicular-speeds
- Coordinated with campus-wide facilities branding (reflecting the University's design sensibilities, and progressive brand)

The sign should be fronted with lawn and coordinated with the rest of Greenville Avenue's landscaping. Plantings behind the sign should be primarily of evergreen trees and understory.

In addition, the campus edge along Greenville Avenue will be assessed and enhanced where possible. A cohesive character will be established, including planting of high canopy street trees where gaps exist, views to lawns where possible and regular spacing of pedestrian lighting of consistent design (per the woodlands aesthetic) with street banners extending the University's presence within the streetscape.

Servicing Considerations:

Existing servicing arrangements will be unaffected.

Scope and Sequencing Considerations:

No enabling projects are required for this initiative. However, the construction of the gateway sign at the corner of Corbett Street will require the demolition of one of the University's domestic scale buildings.



Graphic 8.20
Greenville Gateway and the section of campus edge included within the costing of initiative A12. Potential landscape enhancements along the campus edge for the entire length of Greenville Avenue should be investigated as part of A12.



Graphic 8.21
University of Cincinnati gateway sign - a precedent for initiatives A12 and C16

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A13 – ADMISSIONS HALL

Recommended for Partial Renovation

Proposed Programming:

Admissions Hall is to be renovated to provide a temporary home for Public Safety until they can be transferred to the new purpose-built building delivered by initiative C2. Admissions Hall will be vacated and demolished once initiative C2 is completed.

The FMP does not include a program chart for this initiative given the planned demolition of the building (C5).

Massing and Architectural Considerations:

Design and finishes should be simple, durable and specified for an anticipated ten year life span. As much as possible, equipment should be demountable and transferrable to the anticipated new Public Safety building.

Landscape Considerations:

N/A

Servicing Considerations:

As a temporary home for public safety, the building will need to be ADA compliant to the minimum extent possible. Proximate parking for public safety vehicles is required.

Scope and Sequencing Considerations:

The relocation of admissions services to the renovated Becht Hall (A1) enables initiative A12.

Graphic 8.22
Admissions Hall within campus
context at the end of phase
A of the FMP



A14 – SEMINARY PLAZA (UNIVERSITY WALK, PHASE 1)

Recommended for New Landscaping

Landscape Considerations:

Seminary Plaza is the first stage in realizing 'University Walk' as the key pedestrian spine of the campus and the organizing element of the landscape design. The area for landscape improvements stretches from Wood Street to Harvey Hall between Carlson Library, Stevens Hall, Davis Hall, Egbert Hall, Moore Hall and Becht Hall. This area represents a key concentration of campus activity with a high volume of pedestrian movement; it is essential that the design of the space is of the highest quality. Seminary Plaza consists of three landscape areas: Wood Street Steps, Seminary Grove and Egbert Garden.

Wood Street Steps forms part of the main pedestrian spine and responds to the high volumes of pedestrian activity at Wood Street and Arnold Avenue. The space at the junction will be an attractive gathering area and prominent pedestrian gateway to the core of the campus. The overall landscape typology is a maintained urban plaza with areas of turf and a ceremonial route. Specific enhancements include:

- Terraced hillside that extends the existing steep grade change from Wood Street over a longer distance to provide a more gradual transition. The terraced hillside features flanking walkways with several sets of stone risers. Seat walls extend between the walkways and define a series of terraced lawns, providing multiple options for students to gather in this very active area.
- A walkway on the west side of the space that splays to create a generous transition to the west along Wood Street, while accommodating an accessible ramp. The ramp and stairs on this side frame the reconstructed bell tower base (the surrounding low walls and pergola are to be removed).
- A broad paved area at the base of the steps adjacent to Wood Street and crosswalk treatment at the intersection of Wood Street and Arnold Avenue.
- A broad walkway with a distinct design treatment which delineates University Walk as the principal route.
- Regularly spaced ginkgo "datum trees" on the building side of both east and west walkways to reinforce the open space and frame distant views.
- Regularly spaced columnar lighting poles and signage of the standard design adopted for University Walk.
- Street furniture as per the University Walk aesthetic zone standard, with a high number of benches which encourage pedestrians to dwell in the space and are oriented to help initiate conversation.
- Flowering and ornamental trees as accents near building entrances and building facades. These trees are not proposed within the space (between the walkways) where they would obscure distant views.
- Retaining walls and seat walls that utilize stone as part of the campus standards.
- Plant tagging and interpretive signage for new and existing plantings within this area as part of the campus arboretum.
- Placeholders for public art, integrated into the overall design of the space.

Seminary Grove is a lightly wooded area between Carlson Library and Davis Hall which borders the spine of University Walk. Its pathways are to be realigned to form sweeping connections to, and across, University Walk with the wooded lawns providing attractive areas for student use on pleasant days. If requirements for vehicular access to Stevens Hall allow, the length of Carlson Drive could be reduced to increase the size of the landscaped

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area of Seminary Grove and make the space asphalt free. Mixed ornamental understory trees are to be planted along the edges of Davis and Stevens Halls to provide spring and fall interest at the edge of the Grove.

Egbert Garden is the area between Egbert and Harvey Halls. Its pathways will be realigned, existing planting will be supplemented with a campus garden, and red Maple trees will be planted to contrast with the yellow Ginkgo planted along University Walk. An open wooden loggia will follow the curve of University Walk at the edge of Egbert Garden, visually promoting the primacy of University Walk while providing a point of transition between the landscape areas.

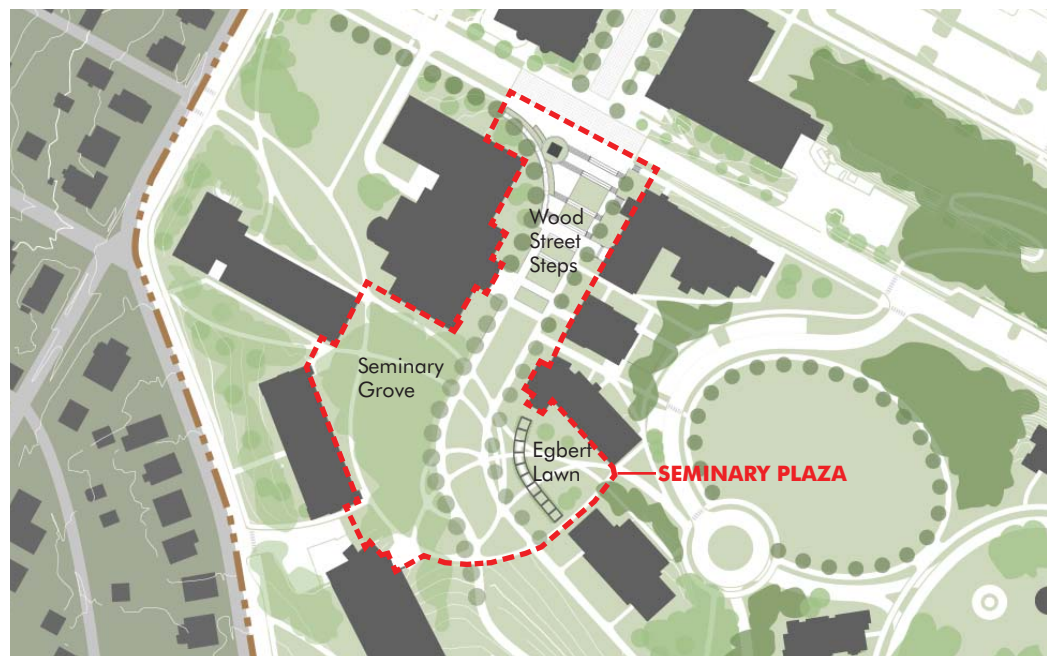
Servicing Considerations:

ADA parking and access must be incorporated into the redesign of the south curbside of Wood Street along Carlson Library. It may be desirable to design the ADA ramp to allow for small cart / light vehicle access between Wood Street and the entrance to Carlson Library. A reduction in length of Carlson Drive will only be possible if the loss of handicapped parking spaces adjacent to Davis Hall is viewed as acceptable. This loss could potentially be offset through the provision of additional spaces to the west of Carlson Library. University Walk needs to provide emergency and service vehicle access to the core of the campus.

Scope and Sequencing Considerations:

With the completion of the renovation of Becht Hall (A1), the steam tunnel that runs parallel and just south of Wood Street is no longer needed. While some electrical utilities will need to be retrenched deeper, the hillside just south of Wood Street is steep primarily because it is covering the steam tunnel. Removing the steam tunnel allows this hillside to be re-graded. Additionally, the low-walls and pergola surrounding the bell tower are in poor condition and need to be removed. The area where these features exist will be lowered closer to street-level and the foundation of the bell tower will need to be reinforced.

Graphic 8.23
Seminary Plaza shown within
the final phase of the FMP





Graphic 8.24
Seminary Plaza shown within
the final phase of the FMP

1. Reconfigured plaza encompassing Wood Street and bell tower
2. Terraced hillside with series of lawns and stone risers (Wood Street Steps)
3. Gingko datum trees with yellow fall color along edge of University Walk
4. Seminary Grove
5. Egbert Lawn
6. Open loggia marking edge of University Walk and transition to Egbert Lawn
7. Lawn near Grunenwald (initiative C3)

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A15 – NAIR HALL

Recommended for Demolition

Scope and Sequencing Considerations:

Nair Hall (along with its sister facility Wilkinson Hall) is no longer competitive in the student housing marketplace, rendering it obsolete. It also has significant deferred maintenance. The beds it currently holds are to be replaced by the new suite-style Main Street Housing buildings (A2 and A3). Nair Hall should be demolished and replaced with new parking.

A16 – WILKINSON HALL

Recommended for Demolition

Scope and Sequencing Considerations:

Wilkinson Hall (along with its sister facility Nair Hall) is no longer competitive in the student housing marketplace, rendering it obsolete. It also has significant deferred maintenance. The beds it currently holds are to be replaced by the new suite-style Main Street Housing buildings (A2 and A3). Wilkinson Hall should be demolished and replaced with new parking.

A17 – CARRIER HALL

Recommended for Demolition

Scope and Sequencing Considerations:

Carrier Hall is to be vacated with functions relocating to the renovated Becht Hall (A1) and Egbert Hall (A8). The building has notable deferred maintenance needs and the modernist brick character of Carrier Hall fails to contribute positively to the campus. The building will be demolished once it is vacated.

The building will be replaced by an open lawn with dense tree planting at its eastern edge to enclose the open space and screen parking Lot 5 from Arnold Avenue. Arnold Avenue is a principal connection between the core of the university campus and Main Street and it is important that the landscaping of the space avoids the perception of the empty site being a 'missing tooth' when walking along the Avenue. However, the potential of the site to accommodate longer term development, beyond the timeframe of this master plan, should be retained.

A18 – THORN 1

Recommended for Demolition

Scope and Sequencing Considerations:

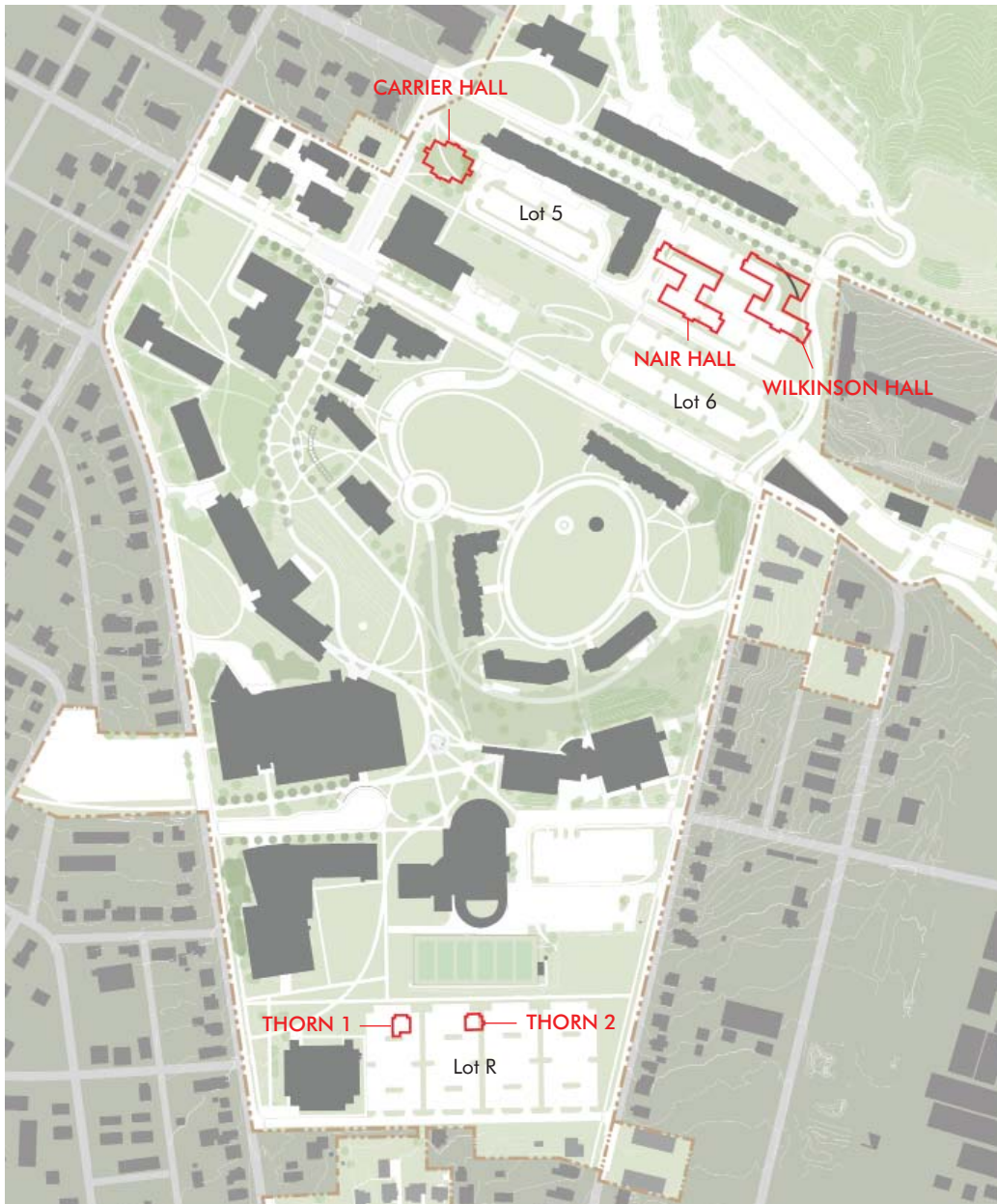
Thorn 1 has a significant amount of deferred maintenance and is in poor condition; it is not appropriate for the University to continue to hold on to obsolete domestic building stock and it will be demolished. The demolition of these domestic structures reduces the University's operating/maintenance outlays and allows for the eventual reconstruction of Lot R (C20).

A19 – THORN 2

Recommended for Demolition

Scope and Sequencing Considerations:

Thorn 2 has a significant amount of deferred maintenance and is in poor condition; it is not appropriate for the University to continue to hold on to obsolete domestic building stock and it will be demolished. The demolition of these domestic structures reduces the University's operating/maintenance outlays and allows for the eventual reconstruction of Lot R (C20).



Graphic 8.25
Location of Phase A demolitions
shown upon the completion of the
FMP

A20 – ARNOLD AVENUE (UNIVERSITY WALK, PHASE 2)

Recommended for New Landscaping

Landscape Considerations:

Arnold (9th) Avenue plays an important role within Clarion campus as the principal connection between Main Street, Wood Street and the campus core. The avenue is a gateway to the campus and initiative A20 is the second phase of University Walk.

Arnold Avenue will be converted to a pedestrian priority 'shared surface' with:

- Asphalt replaced by stone or unit paving
- Boundaries with the sidewalk blurred
- Road markings and signage removed

The intention is for the avenue to feel like a public space, distinguished by its special landscape treatment. The palette of street furnishings and signage established within the prior sections of University Walk will be extended along the avenue to Lawn near Still (B4).

The landscape upgrade to Arnold Avenue will help address the perceived separation of the buildings to the north of Main Street and the rest of the campus.

Servicing Considerations:

The closure of the right turn lane of Arnold Avenue at the junction with Main Street is a landscape objective of the FMP. This would be replaced by a conventional T junction. Access to Arnold Avenue north of Main Street was previously eliminated by the creation of Lawn near Still (B4). Removing the right turn lane will increase the landscaped open space at this entrance to the campus and reduce the visual dominance of the roadways. A20 also sets up the closure of access from Arnold Avenue to Lot 5. This closure is fully implemented in initiative C16.

Scope and Sequencing Considerations:

This initiative could be brought forward at any time. It neighbors and potentially overlaps the Lawn near Still landscape initiative (B4). The intersection alteration could be delivered as part of the Lawn near Still initiative (B4) or Arnold Avenue (A20).



Graphic 8.26
Arnold Avenue shown within
the final phase of the FMP



Graphic 8.27
Arnold Avenue shown within
the final phase of the FMP

8.2 PHASE B INITIATIVES (2018-2023)

B1 – LOWER GROVE (UNIVERSITY WALK, PHASE 3)

Recommended for New Landscaping

Landscape Considerations:

The Lower Grove will include existing, reorganized and new pathways, the third portion of University Walk (the campus pedestrian spine), lighting, accent plantings and opportunities for public art. The grove will continue to be an important passive recreation and gathering area for students and will create an attractive entrance to the campus core from Greenville Avenue and from the parking areas to the south. The overall landscape typology is one of loose trees and informal lawns. Specific enhancements include:

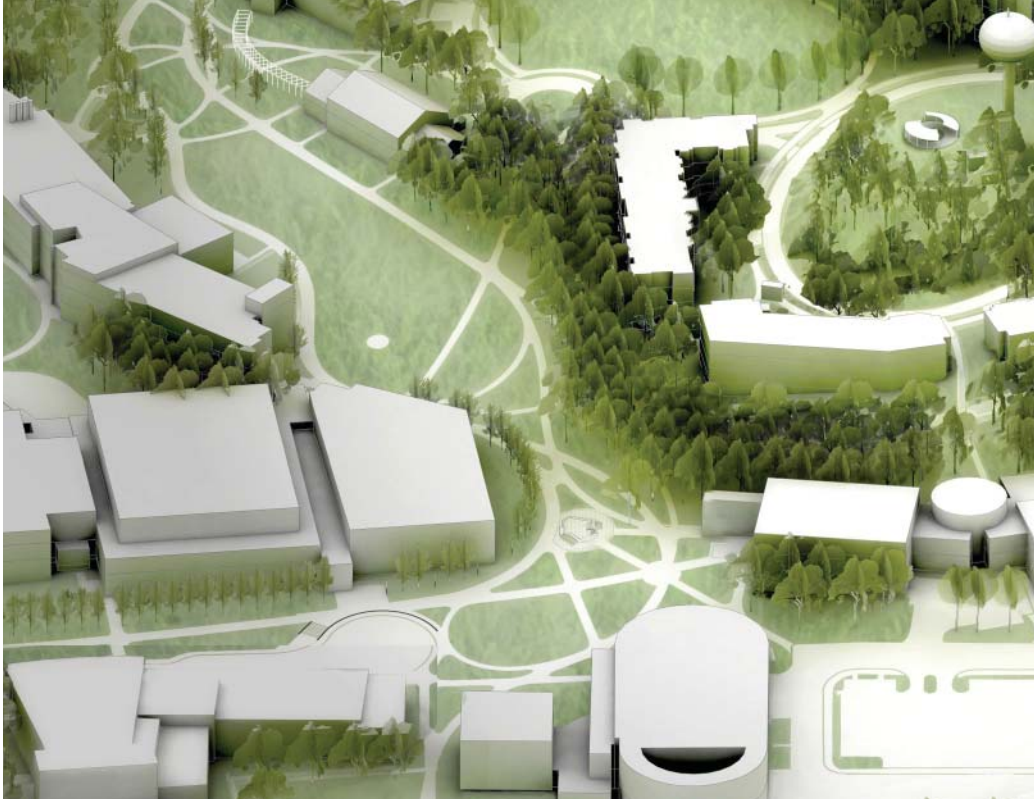
- University Walk from Greenville Avenue to the lawn near Grunenwald, aligned in a graceful sweep along the south and east facades of Tippin Hall.
- The northern portion of the sidewalk that connects to the southern parking fields (future Lot R, C20), providing a clear gateway to the Lower Grove from the southern part of campus.
- Regularly spaced ginkgo “datum trees” on the building side of University Walk, and occasional canopy shade trees and tree groupings on the opposite side of the University Walk.
- Light spacing of canopy shade trees throughout the space to reinforce the “grove” quality, while leaving some areas more open than others to allow patches of sunlight into the space. Deciduous species are to be predominant.
- Low canopy and flowering trees used as accents near building perimeters and hillside edges, however, they should not be planted within the space so views throughout (and beneath canopies) can be maintained.
- Plant tagging and interpretive signage for new and existing plantings within this area as part of the campus arboretum.

Servicing Considerations:

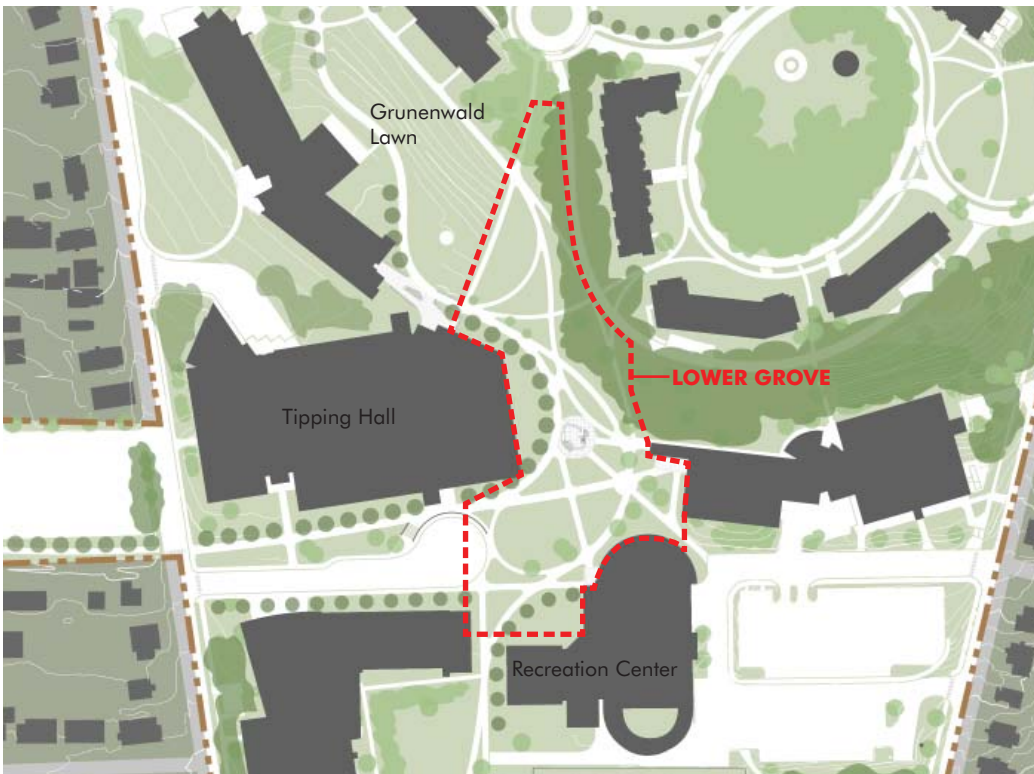
University Walk needs to provide emergency and service vehicle access to the core of the campus.

Scope and Sequencing Considerations:

This initiative provides an enhanced landscape setting in conjunction with the expansions of Tippin Gymnasium and the Recreation Center.



Graphic 8.28
Lower Grove shown within the
final phase of the FMP



Graphic 8.29
Lower Grove shown within the
final phase of the FMP

B2 – MOORE HALL 2

Recommended for Renovation

Proposed Programming:

Both levels of Moore Hall are to be fully renovated in a way that combines the historic character of the facility with interventions that improve the utility and appeal of the facility. The main level of Moore will become a club-like space for student/faculty meetings, including a lounge for Honors Students. The upper level of the building will be reprogrammed to serve as swing faculty office space.

	2013 NASF	Per FMP NASF
Office	514	2,533
Study	0	1,115
General Use	2,733	1,722
Total NASF	3,247	5,370
GSF	10,280	11,180

Massing and Architectural Considerations:

Moore’s renovated interiors should respect the historic physicality of the building, but contemporize interior finishes and furnishings to create an artistic counterpoint with modern furniture, lighting and art. The gathering and lounge rooms on the first level should be spaces that support conversation, meetings, salons, small speaking and cocktail events. Moore should be a very special place on campus where the 19th and the 21st centuries meet.

Along with general window replacements, the closed-in section of the second floor balcony on the southern elevation will be opened out to increase the effective size of the balcony and restore the building to its original appearance.

Landscape Considerations:

The east side of Moore, presently a small garden space, will be improved with better seating walls, a gas fire pit, and it will become another type of space that complements the special nature of Moore Hall’s programming. This outdoor space should be seamlessly connected to the ‘Salon Room’ at the east end of the first floor.

Servicing Considerations:

Moore will be serviced from Page Street (future Chandler Drive), as existing, with the new stairwell and elevator provided through initiative A7 providing an additional access point.

Scope and Sequencing Considerations:

The accessibility enhancements to Moore Hall in A7 enable the buildings renovation within this initiative. Design of the surrounding landscape should be mindful of the future reconstruction of Chandler Drive and Lot E (C8).



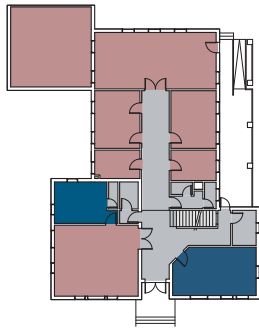
Graphic 8.30
Moore Hall location and context
upon completion of the FMP



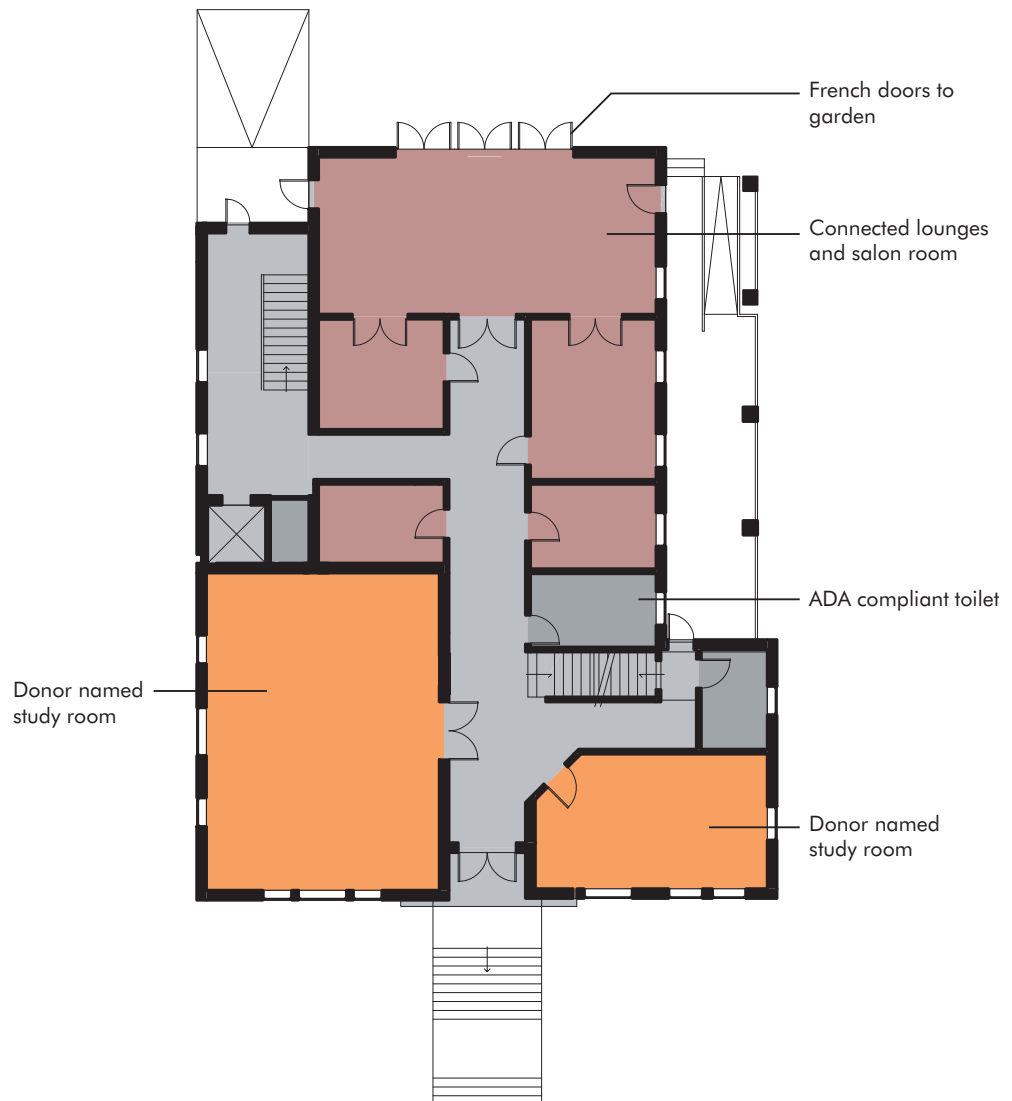
Graphic 8.31
Moore Hall viewed from University
Walk

8 MASTER PLAN - INITIATIVES

Graphic 8.32
 Moore Hall 2 - Level 1



EXISTING - LEVEL 1



Donor named study room

French doors to garden

Connected lounges and salon room

ADA compliant toilet

Donor named study room

- Office ●
- Study ●
- General Use ●
- Non-Assignable ●
- Circulation ●

FMP (B2) - LEVEL 1



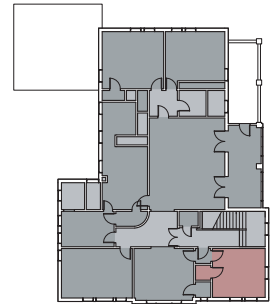
Graphic 8.33
 The Norwood Club in New York will provide a precedent for the interior design of Moore Hall





FMP (B2) - LEVEL 2

Graphic 8.34
 Moore Hall 2 - Level 2



EXISTING - LEVEL 2

- Office
- Study
- General Use
- Non-Assignable
- Circulation



Graphic 8.35
 The Norwood Club in New York will provide a precedent for the interior design of Moore Hall

B3 – STILL HALL

Recommended for Renovation

Proposed Programming:

Still Hall is to be renovated to provide contemporized general classroom space and accommodate Clarion’s business school space needs. This is achieved by contemporizing existing classrooms, better utilizing existing office space and the introduction of learning commons spaces on each floor.

Food service is not to be included in the renovated Still Hall to encourage occupants to leave the facility. Further effort should be taken to identify programming opportunities that will breakdown intellectual and departmental silos; so that Main Street is not a physical and cultural divide.

	2013 NASF	Per FMP NASF
Classroom	14,936	6,477
Class Lab	1,238	5,251
Office	11,581	10,804
General Use	700	6,937
Support	3,407	3,407
Total NASF	31,862	32,876
GSF	53,170	54,370

Massing and Architectural Considerations:

Still Hall’s 1980s architecture does not allow much penetration of natural light into the depths of the building, despite extensive perimeter glazing and some of the best views over the Clarion River Valley. The learning commons, located adjacent to the circulation core on each floor, will span the width of the building, bringing light into its interior and providing visual connections to Main Street and the Clarion River Valley. These will be key spaces in encouraging interaction between all users of the building. They will generally be open to neighboring circulation routes, but will also include smaller meeting rooms for group or quiet study.

Additionally, a new lobby/atrium should be added to the existing Main Street entry. This space will provide a contemporized face for the Business School and the University, and signify the enhanced status of the building following its renovation. The entrance expansion will primarily be glazed and include bold splashes of color and/or material to contrast with the monotone beige brick of the existing building. The atrium will be three stories in height with no internal vertical division. This allows for a more generous first floor lobby, as well as visual connections to the second and third floor learning commons which will have floor to ceiling internal glazing.

Landscape Considerations:

There are no significant landscape elements to this initiative, though its phasing is linked to the Lawn near Still landscape initiative (B4).

Servicing Considerations:

This project should not significantly impact building servicing.

Scope and Sequencing Considerations:

Still Hall represents one of the FMP's larger scale renovations and the building could be offline for up to 24 months. Teaching spaces will need to be found across the campus to facilitate taking the building out of service for this period of time. The search for suitable spaces will be aided by the new active learning prototype classrooms in Carlson Library's A-level (A9), the accessibility enhancements to Stevens Hall (A6), as well as scheduling efficiencies.

It may be possible to renovate Still Hall over the course of three summers, but this is not deemed desirable due to increased costs, logistical hardships and the length of time required to replace many of the building mechanical systems.



Graphic 8.36
Still Hall context upon completion
of the FMP and photographs of
the building

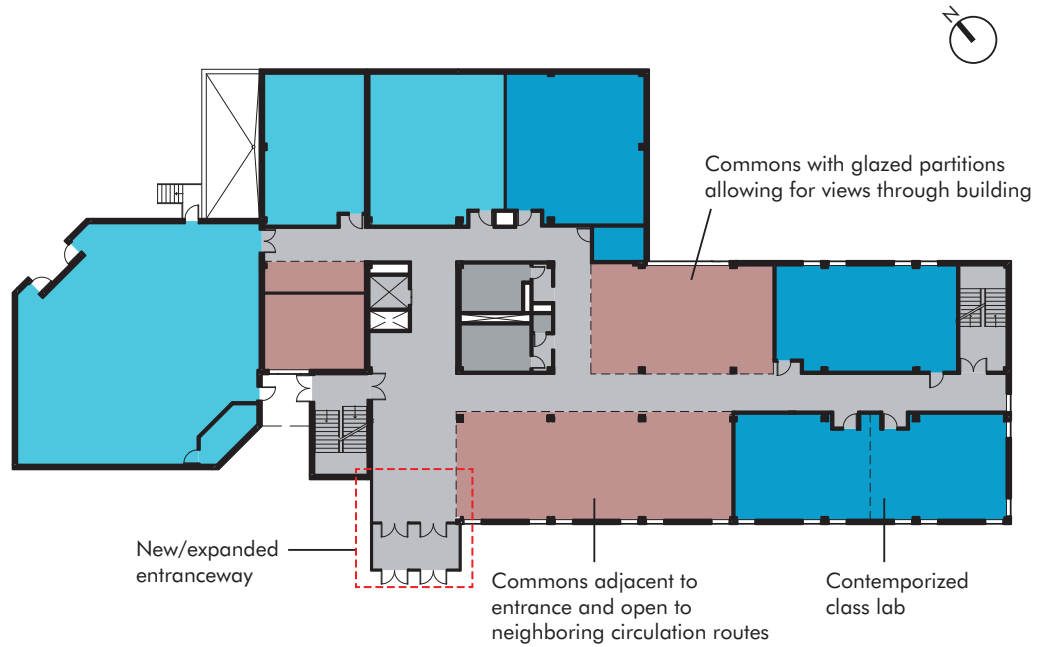


8 MASTER PLAN - INITIATIVES

Graphic 8.37
 Still Hall - Level 1

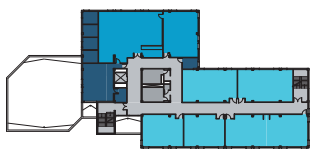


EXISTING - LEVEL 1

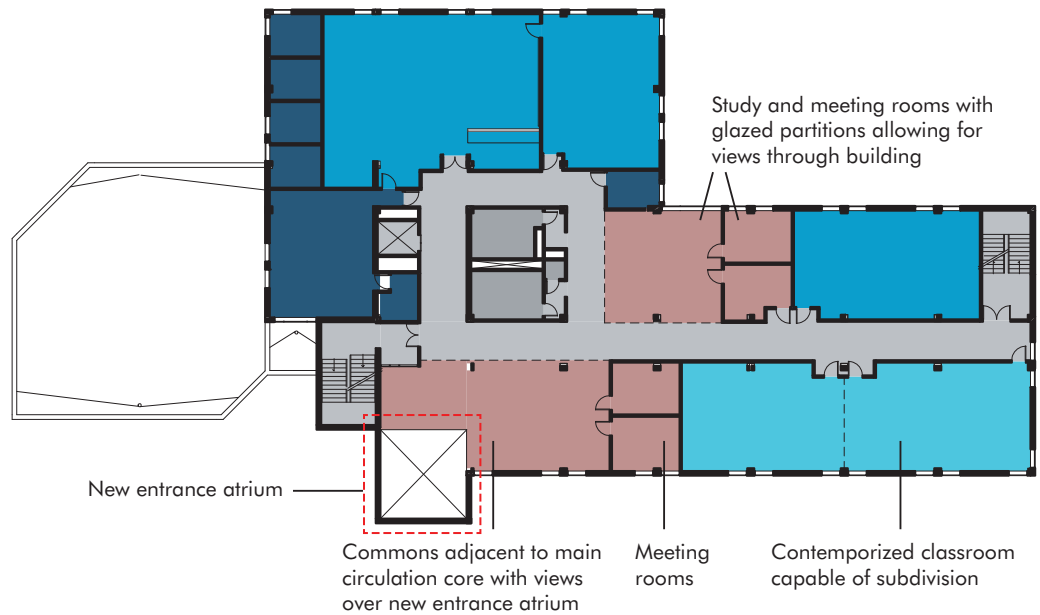


FMP - LEVEL 1

Graphic 8.38
 Still Hall - Level 2



EXISTING - LEVEL 2



FMP - LEVEL 2

- Classroom ●
- Class Lab ●
- Office ●
- Study ●
- General Use ●
- Non-Assignable ●
- Circulation ●



- Classroom
- Class Lab
- Office
- Study
- General Use
- Non-Assignable
- Circulation

B4 – LAWN NEAR STILL

Recommended for New Landscaping

Landscape Considerations:

This project responds to the renovation of Still Hall and the western edges of Main Street Housing buildings 1 and 2. The landscape area for enhancement within this project is to the north and south of Main Street at the western edge of the campus. This is a highly prominent location, is the first part of the University seen when traveling from Clarion town center, and will constitute the campus' primary ceremonial gateway. The landscape design needs to consider and respond to the following:

- The gateway status of the site – a high quality landscape is important to help form a good first impression of Clarion University and a formal collegiate lawn incorporating artwork and large scale Clarion University signage is proposed. (This signage should coordinate with the initiatives at the main vehicular gateways at the north and south parking fields C16 and C20, as well as the stone facing used at Seminary Plaza A14.)
- Main Street Housing developments – the new housing which is planned to the north and south of Main Street will dramatically alter the campus's relationship to the road. The landscape treatment of the lawn must respond to the footprints and access points of the new housing.
- Main Street material palette – the extension of downtown Clarion's aesthetic street treatment is a key component of the FMP's landscape strategy and the lawn near Still Hall provides another opportunity to deliver this.
- University Walk – The lawn near Still Hall is strategically positioned at the intersection of Main Street and the north terminus of University Walk. Both aesthetic zone landscape treatments must be incorporated, but University Walk must signal the entrance to a special landscape environment.

Servicing Considerations:

There is potential for 9th Avenue north of Main Street to be closed to allow for the expansion of the lawn in front of Still Hall. This would require servicing vehicles for Still Hall and access to the rear parking lot to be diverted along neighboring streets which might not be possible. This would also need to be done in coordination with adjacent land owners. Alternatively, this section of 9th Avenue could remain open to vehicles but be treated as a shared surface as part of the Arnold Avenue improvements (A20).

South of Main Street, the eastern spur of 9th Avenue could be removed with the remaining road converted to two way and forming a conventional T junction. This would increase the landscaped open space and reduce the dominance of roadways at this key gateway to the campus.

Scope and Sequencing Considerations:

The landscape enhancements should be delivered alongside the renovation of Still Hall (B3) and after the new Main Street Housing developments (A2 & A3). Proposals which seek to alter access arrangements from Main Street could be deferred to a later phase of the FMP, most appropriately as part of A20 Arnold Avenue, if too problematic to be delivered at this stage. However, any designs should maintain the potential to alter vehicular access in the future.



Graphic 8.40
Lawn near Still shown within
the final phase of the FMP



Graphic 8.41
Lawn near Still shown within
the final phase of the FMP

8 MASTER PLAN - INITIATIVES



Graphic 8.42
Gemmell Center location and
context upon completion of the
FMP

B5 – GEMMELL CENTER 2

Recommended for Partial Renovation

Proposed Programming:

The renovation of the Gemmell Center will not significantly change how the facility is used.

Massing and Architectural Considerations:

Gemmell Center will undergo a general renovation that seeks to refresh interior fit furnishings and MEP systems, with some areas and systems receiving more investment than others. This renovation will specifically seek to:

- Contemporize lounge, commons and meeting areas with more flexible and durable furnishings, and new carpeting
- Update lighting fixtures across the facility
- Update multimedia technology in meeting spaces
- Refresh finishes and lighting in the ballroom
- Replace systems as required

Landscape Considerations:

n/a

Servicing Considerations:

The servicing of Gemmell Center, as well as its food service delivery/loading functions, are not expected to be impacted by this renovation.

Scope and Sequencing Considerations:

This initiative provides for a wider scale renovation of the Gemmell Center than A10 which focuses on cosmetic quick-win projects to address the immediate need for enhancements to the building. The scope of the two renovation initiatives to the Gemmell Center (A10 and B5) should be planned concurrently to ensure the most efficient allocation of funds.

Graphic 8.43
Gemmell Center entrance



B6 – HILLTOP PAVILION AND FIREPIT

Recommended for New Landscaping

Landscape Considerations:

The pavilion and firepit will be located at the highest point of the hilltop to take advantage of views to the west and downtown, particularly to the courthouse tower, and across the site of Keeling once the building is demolished (B13).

The pavilion is intended to provide a focal point for outdoor recreation. It will be a bespoke designed, simple structure which is open to the elements and without electricity or plumbing.

Servicing Considerations:

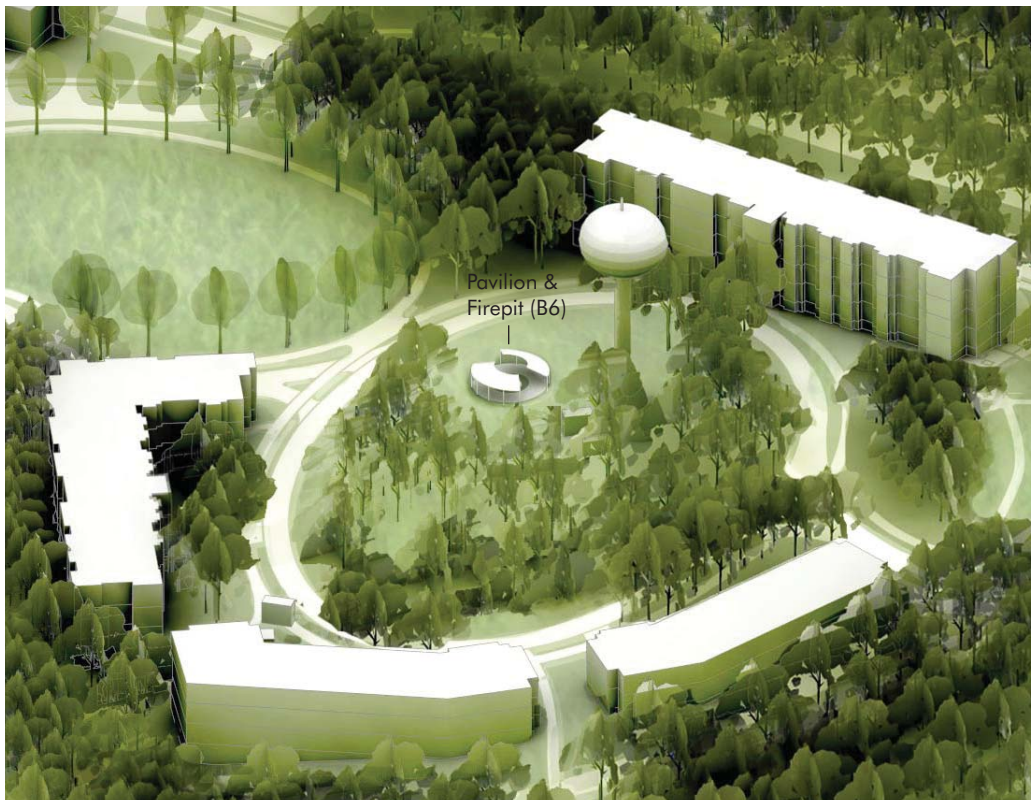
As a basic and open structure the pavilion will have minimal servicing requirements. However, a clear line of sight should be maintained from Hilltop Road to allow easy inspection by campus safety patrols. A gas supply to the firepit is not anticipated, but the pavilion will have electricity outlets and covered storage for firewood.

Scope and Sequencing Considerations:

The pavilion and fire pit can be installed at any time. However, the Hilltop Oval and Grove initiative (C15) will significantly reconfigure the surrounding landscape and how the pavilion is accessed.



Graphic 8.44
Location of pavilion and firepit shown within the final phase of the FMP



Graphic 8.45
The pavilion will be of a bespoke design and located at the hilltop close to the water tower

B7 – HEALTH SCIENCES BUILDING

Recommended for New Construction

Proposed Programming:

The Health Sciences Building is to provide new and improved facilities for the Allied Health department to be located in Ralston Hall in FMP Phase A, alongside new labs and office space to facilitate an expansion of the University’s Health Sciences program. The building will also include a clinic, which will serve the wider public.

	2013 NASF	Per FMP NASF
Class Lab	0	14,113
Office	0	2,535
General Use	0	1,764
Study	0	3,480
Healthcare (Clinic)	0	3,563
Support (Basement)	0	3,487
Total NASF	0	28,942
GSF	0	45,000

Massing and Architectural Considerations:

The building is to be located at the corner of 8th Avenue and Wood Street at the edge of campus. One of Clarion’s main public arteries, 8th Avenue has a mix of commercial, institutional and residential development. The prominence of the site means that the new building will play an important role in shaping the built identity of the University within the town. It will also be one of the first University buildings visible when entering the campus from Wood Street, so a high quality design is essential to help form a good first impression of the University. A four story building is proposed with the potential to have a strong built presence on 8th Avenue without being over-scaled for the road. The building also includes a two-story glass entry lobby that faces (and should be scaled to match) Hart Chapel.

Landscape Considerations:

Given the campus edge and gateway location of the site, the landscape should be in keeping with the treatment along the remainder of 8th Avenue and along Greenville Avenue. This will keep a green strip along 8th Avenue which, whilst relatively narrow, will be of sufficient width for the planting of street trees. The existing historic stone piers at the entranceway to the campus on Wood Street are to be retained.

Servicing Considerations:

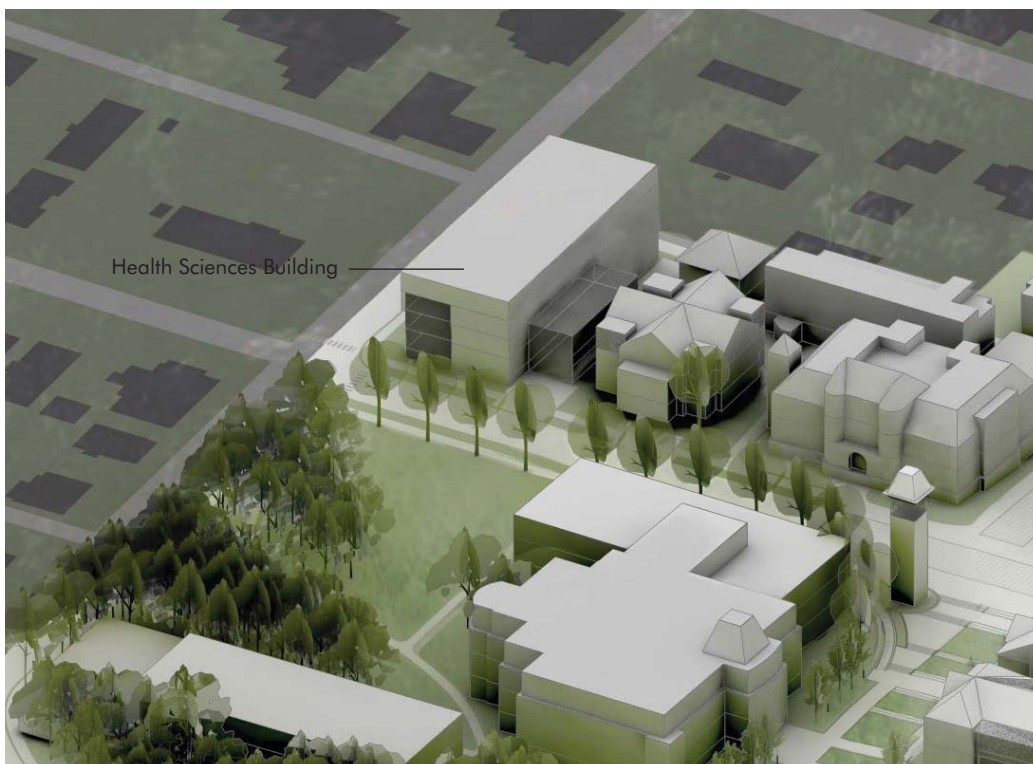
There is potential for service access to the rear of the building along Merle Road. This would be the preferred servicing access point, however, the existing utilities building and ATM would need to be removed.

Scope and Sequencing Considerations:

The site is currently a parking lot and no enabling development is required before construction can begin. Ralston Hall cannot be demolished until the new Health Sciences building is operational.



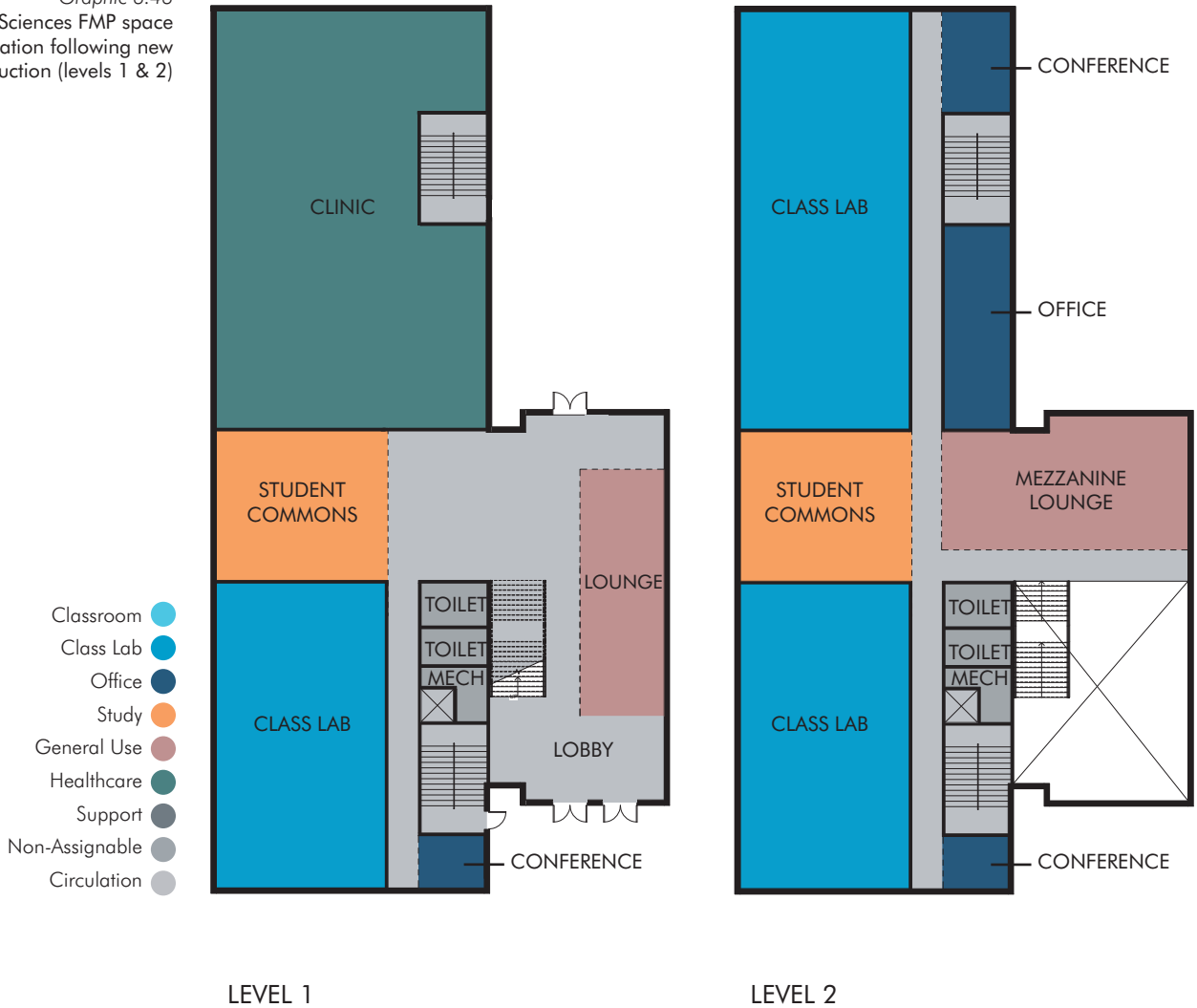
Graphic 8.46
Health Sciences location

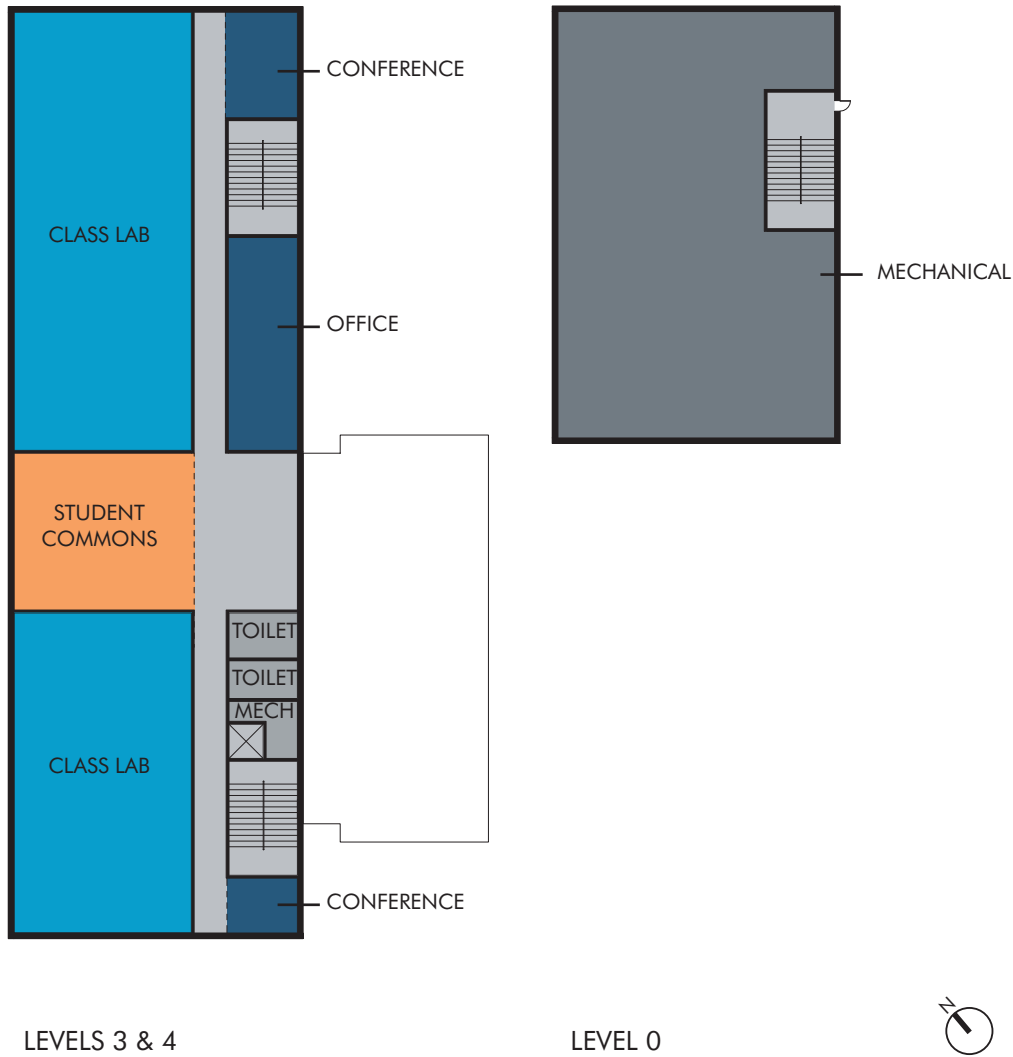


Graphic 8.47
Health Sciences massing

8 MASTER PLAN - INITIATIVES

Graphic 8.48
 Health Sciences FMP space
 allocation following new
 construction (levels 1 & 2)





Graphic 8.49
 Health Sciences FMP space
 allocation following new
 construction (levels 3 & 0)

- Classroom
- Class Lab
- Office
- Study
- General Use
- Healthcare
- Support
- Non-Assignable
- Circulation

8 MASTER PLAN - INITIATIVES

Proposed Programming (Additional):

The program for the Health Sciences Building will be determined during the planning and design services stage of the initiative (2017-2018). However, in preparing the FMP, the adjacent break-down of spaces was prepared as an indication of the range of uses which could be accommodated within a 45,000 GSF building.

CLASS LABS

FICM	Type of Facility	Capacity	NASF	Quantity	Total
<u>Health Assessment Labs</u>					
210	Basic Health Assessment Lab	12	840	2	1,680
210	Advanced Health Assessment Lab	12	1,020	2	2,040
215	Health Assessment Lab Clean/Dirty Storage	n/a	30	2	60
215	Health Assessment Lab Storage	n/a	120	1	120
	Class Lab Sub-total Health Assessment				3,900
<u>Simulation Lab</u>					
210	Simulation Lab	12	840	3	2,520
210	Unisex Simulation Regular Toilet	3	120	1	120
210	Unisex Simulation ADA Toilet	3	180	1	180
215	Simulation Lab Monitoring Room	1	200	1	200
215	Simulation Lab Clean/Dirty Storage	n/a	30	2	60
215	Simulation Lab Storage	n/a	150	2	300
	Class Lab Sub-total Simulation				3,380
<u>Advanced Care</u>					
210	Advanced Care Lab	12	600	3	1,800
210	Patient Monitoring Station	12	420	3	1,260
210	Debriefing Room	12	240	3	720
215	Advanced Care Clean/Dirty Storage	n/a	30	2	60
215	Advanced Care Lab Specialty Storage	n/a	150	2	300
	Class Lab Sub-total Advanced Care				4,140
215	Nursing Lab Laundry	n/a	100	1	100
	Class Lab Sub-total Nursing Labs				11,520
<u>Basic Sciences Labs</u>					
210	Anatomy/Physiology Lab	24	1,680	1	1,680
215	Anatomy/Physiology Lab Storage	n/a	100	1	100
215	Anatomy/Physiology Lab Preparation	2	320	1	320
210	Lower Level Biology Lab	24	1,680	1	1,680
215	Biology Lab Storage	n/a	100	1	100

215	Biology Lab Preparation	2	320	1	320
210	Lower Level Chemistry Lab	24	1,680	0	0
215	Chemistry Lab Storage	n/a	100	0	0
215	Chemistry Lab Preparation	2	320	0	0
	Class Lab Sub-total Basic Sciences				4,200
	Total Class Labs				15,720

OPEN LABS

Use	Type of Facility	Capacity	NASF	Quantity	Total
220	Open Computer Lab	30	1,200	1	1,200
225	Open Computer Lab Storage	n/a	120	1	120
220	Open Simulation Lab	8	560	1	560
	Total Open Labs				1,880

OFFICES

Use	Type of Facility	Capacity	NASF	Quantity	Total
300	Faculty landing space	varies	45	6	270
	Total				270

STUDY

Use	Type of Facility	Capacity	NASF	Quantity	Total
410	Nursing Learning Center	1	35	20	700
410	Technology Center	10	300	1	300
410	Small Group Tutorial	4	120	2	240
410	Large Group Tutorial	8	240	1	240
410	Testing/Review Room	1	80	2	160
420	Resource Materials (Closed)	1,200 PBVE	120	1	120
440	Catalog Kiosks	1	30	1	30
440	Copy Room	2	100	1	100
440	Service Desk	1	70	1	70
455	Receiving/Equipment Room	1	120	1	120
	Total Study				2,080

GENERAL

Use	Type of Facility	Capacity	NASF	Quantity	Total
650	Lounge	20	400	8	3,200
655	Lactation Room	2	100	1	100
655	Lounge Vending/Storage	n/a	125	3	375
	Total Lounge				3,675

SUPPORT

Use	Type of Facility	Capacity	NASF	Quantity	Total
710	CHP Computer Server	n/a	140	1	140
720	IT Staging and Repair	n/a	300	1	300
730	Building Receiving/Holding	n/a	200	1	200
750	Housekeeping Storage	n/a	120	1	120
750	Trash/Recycling	n/a	100	1	100
760	Hazardous Material Storage	n/a	75	1	75
	Total Support				935

HEALTHCARE

Health Clinic

Use	Type of Facility	Capacity	NASF	Quantity	Total
830	Nursing Clinic Reception/Patient Records	2	220	1	220
830	Nursing Clinic Waiting Area	20	300	1	300
850	Nursing Clinic Examination Room	3	120	7	840
850	Nursing Clinic Patient Education Room	6	150	1	150
855	Nursing Clinic Changing/Locker Room	1	80	1	80
855	Medical Imaging	2	120	1	120
855	Imaging Development	n/a	80	1	80
855	Nursing Clinic Clean/Dirty Storage	n/a	125	2	250
855	Nursing Clinic Equipment Storage	n/a	215	1	215
855	Medical Reference Room	2	100	1	100
860	Medical Lab	1	140	1	140
885	Nursing Clinic Lab Storage	n/a	180	1	180
	Total Health Clinic				2,675

Building Total NASF

GSF @ 1.65

27,235

44,938

8 MASTER PLAN - INITIATIVES



Graphic 8.50
 Stevens Hall location

B8 – STEVENS HALL 2, CLASSROOMS

Recommended for Renovation

Proposed Programming:

The renovation will expand two classrooms on level 1 and four classrooms on level 2 to create spaces more appropriately sized for active learning. This will result in a slight reduction in the number of classrooms as well as the loss of some office space.

Existing offices at the entrance of the building will be converted to meeting rooms and a lounge will be created on level 2. The lounge will be adjacent to the elevator and benefit from views over the grove near the Library (C12). These reconfigurations will increase opportunities for collaboration within the building.

	2013 NASF	Per FMP NASF
Classroom	5,140	3,668
Class Lab	2,168	5,219
Office	5,132	2,445
General Use	0	1,108
Support	1,705	1,705
Total NASF	14,145	14,145
GSF	21,050	21,050

Massing and Architectural Considerations:

This initiative will not impact the massing of the building, requiring only the removal of internal partition walls and the contemporizing of classrooms.

Landscape Considerations:

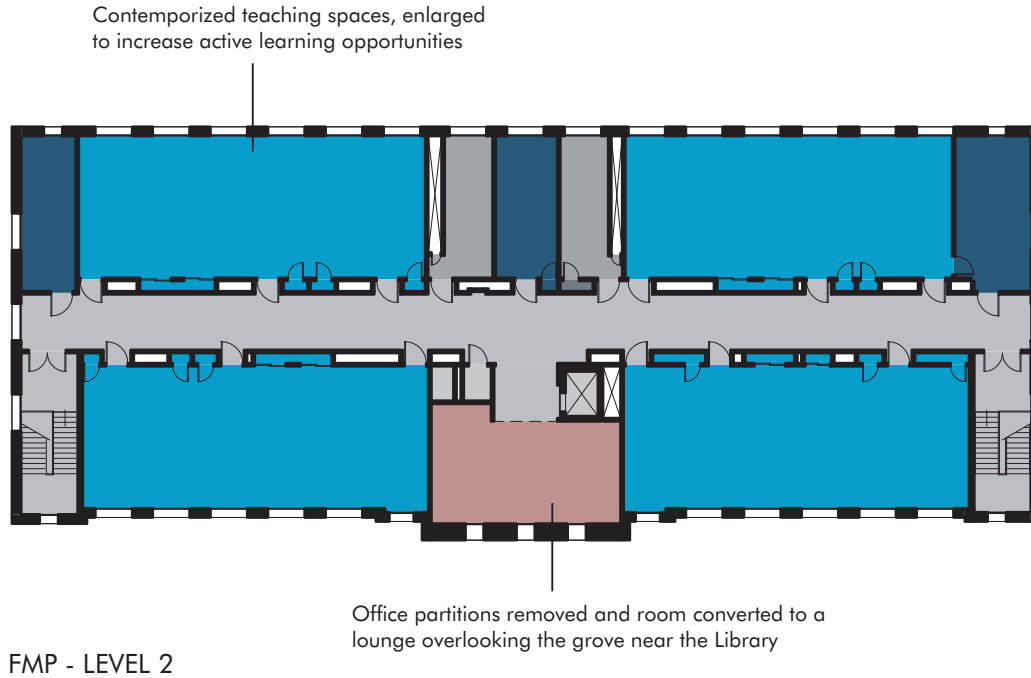
n/a

Servicing Considerations:

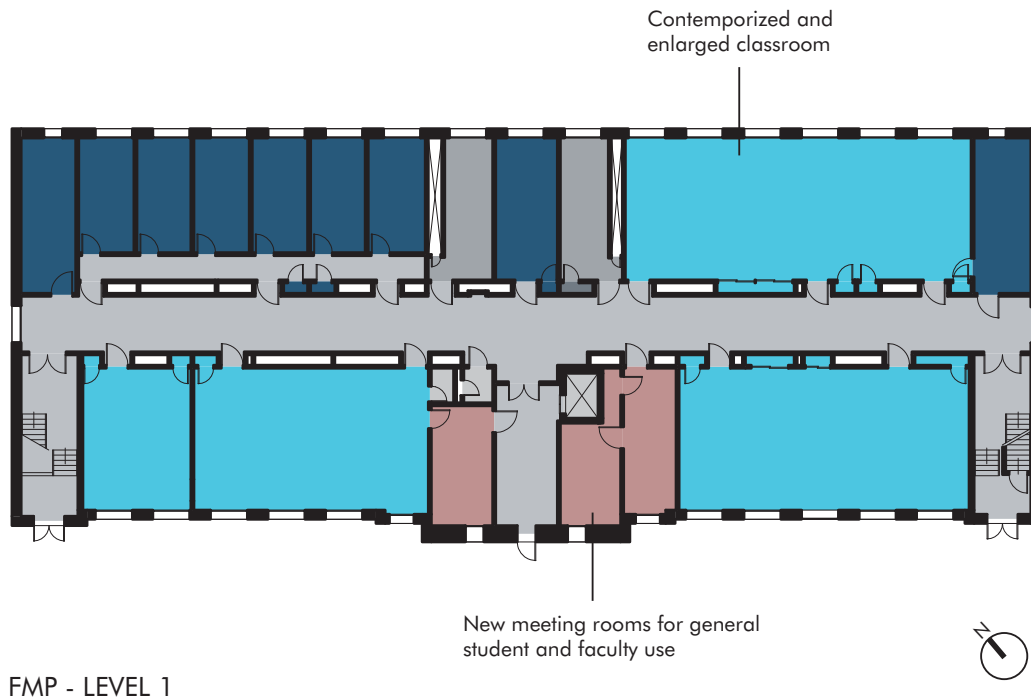
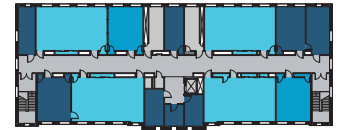
Servicing arrangements will remain as existing.

Scope and Sequencing Considerations:

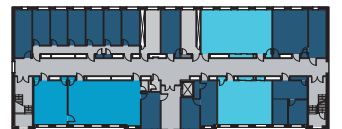
The earlier Stevens Hall 1 Accessibility initiative will have introduced ADA enhancements to the building. The classroom alterations proposed within this initiative (B8) should be considered when the earlier accessibility enhancements are made. In particular, any internal doorway improvements should include access to the expanded active learning classrooms.



Graphic 8.51
 Stevens Hall - level 2



Graphic 8.52
 Stevens Hall - level 1



- Classroom
- Class Lab
- Office
- General Use
- Non-Assignable
- Circulation

B9 – HART CHAPEL

Recommended for Renovation

Proposed Programming:

Hart Chapel is to provide a single large classroom on the first floor with all other uses relocated out of the building. This will be a versatile and unique space, benefitting from the ecclesiastical heritage of the building and remaining capable of holding University and/or public events.

	2013 NASF	Per FMP NASF
Classroom	2,202	2,438
Office	1,283	0
General Use	2,547	2,395
Total NASF	6,032	4,833
GSF	12,890	10,670

Massing and Architectural Considerations:

Externally, the building is to remain as existing in recognition of its heritage value. This is with the exception of providing an ADA compliant access ramp to the main entrance, which will be installed between Hart Chapel and the new Health Sciences building. The front steps to the main entrance and western secondary entrance will be brought towards Wood Street to provide a wide landing at the top for wheelchair access. The reconfiguration will require the removal of one of the main entrance steps flanking walls, and a similarly detailed wall (large rusticated stone blocks and coping) should mark the edge of the accessible terrace linking to the ramp, with the main steps extended west along this wall to provide south facing seating. The new stairs should be of the same stone as the existing. Any handrail running along the top of this wall must be designed to have minimal visual impact.

Internally, the fixed seating will be removed, as will the mezzanines to provide an open hall benefitting from the existing large windows. The removal of the mezzanines will negate the need to provide elevator access to a second floor and allow the removal of the upward stairs at the corners of the building. A downward stairway will be punched through at the southwestern corner of the building to provide more direct access to renovated bathrooms at the basement level. The existing service elevator in the southeastern corner will also be upgraded to provide access to the basement toilets.

Landscape Considerations:

The key landscape consideration will be the installation of an ADA compliant ramp and the reconfiguration of the front steps to provide access to the main entrance. Significant care will need to be taken to minimize the visual impact of this addition and to ensure that its design respects the historic character of the building.

Servicing Considerations:

Servicing of the building will not be altered by this initiative.

Scope and Sequencing Considerations:

No enabling development is required and the Hart Chapel initiative could be delivered at any stage of the FMP.



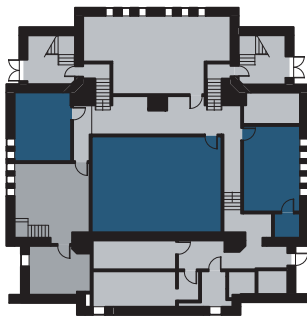
Graphic 8.53
Hart Chapel location



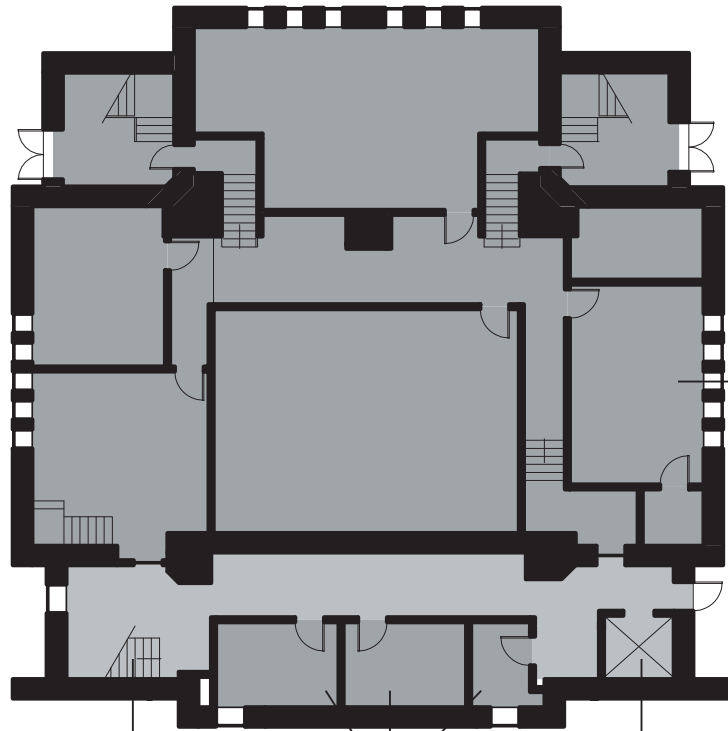
Graphic 8.54
Hart Chapel viewed from Wood Street

8 MASTER PLAN - INITIATIVES

Graphic 8.55
Hart Chapel - Level 0



EXISTING - LEVEL 0



Offices removed and level 0 used for general storage

New stairs between level 0 and 1

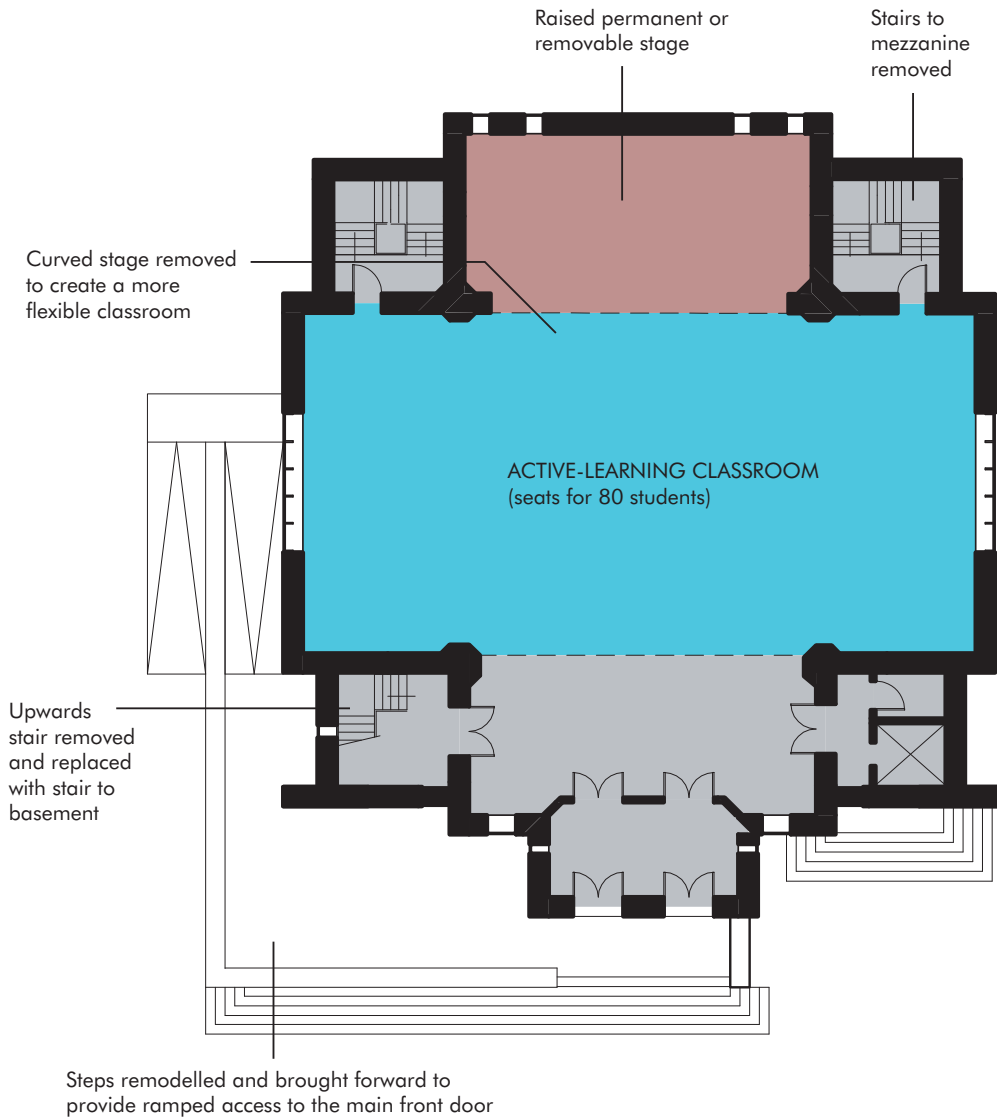
Toilets

Renovated elevator

- Classroom ●
- Office ●
- General Use ●
- Non-Assignable ●
- Circulation ●

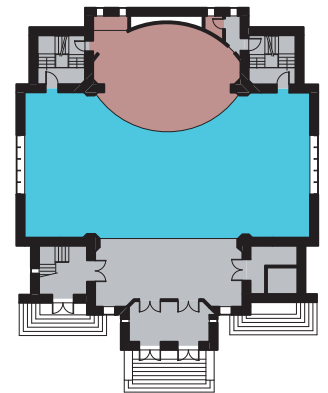
FMP - LEVEL 0





FMP - LEVEL 1

Graphic 8.56
 Hart Chapel - Level 1



EXISTING - LEVEL 1

- Classroom
- Office
- General Use
- Non-Assignable
- Circulation

8 MASTER PLAN - INITIATIVES



Graphic 8.57
 Davis Hall location

B10 – DAVIS HALL

Recommended for Minor Renovation

Proposed Programming:

The existing classrooms and labs will be renovated and resized to create spaces more appropriate for active learning. This will result in a slight reduction in the number of teaching spaces.

The classroom on Level 2, which overlooks the lawn near Grunenwald, will be converted to a lounge.

	2013 NASF	Per FMP NASF
Classroom	3,279	1,940
Class Lab	885	1,764
Office	8,986	8,986
General Use	195	655
Support	3,830	3,830
Study	1,294	1,294
Total NASF	18,469	18,469
GSF	32,300	32,300

Massing and Architectural Considerations:

This initiative will not impact the massing of the building, requiring only the removal of internal partition walls and the contemporizing of classrooms.

Landscape Considerations:

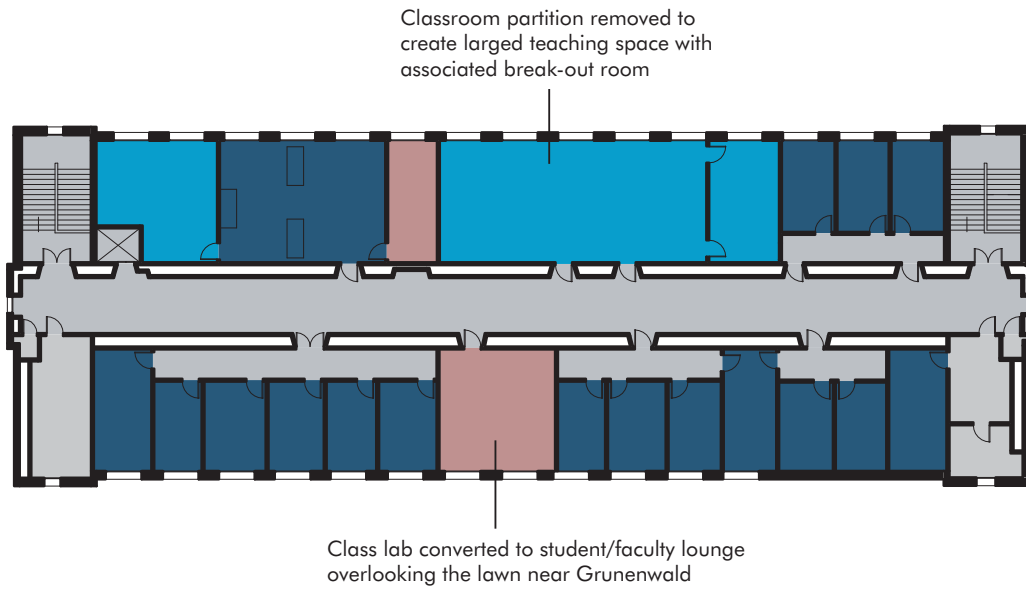
n/a

Servicing Considerations:

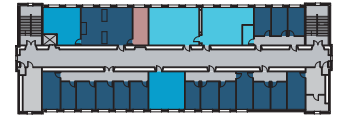
The servicing arrangements of the building will not alter as a result of this initiative.

Scope and Sequencing Considerations:

No enabling development is required for this initiative.

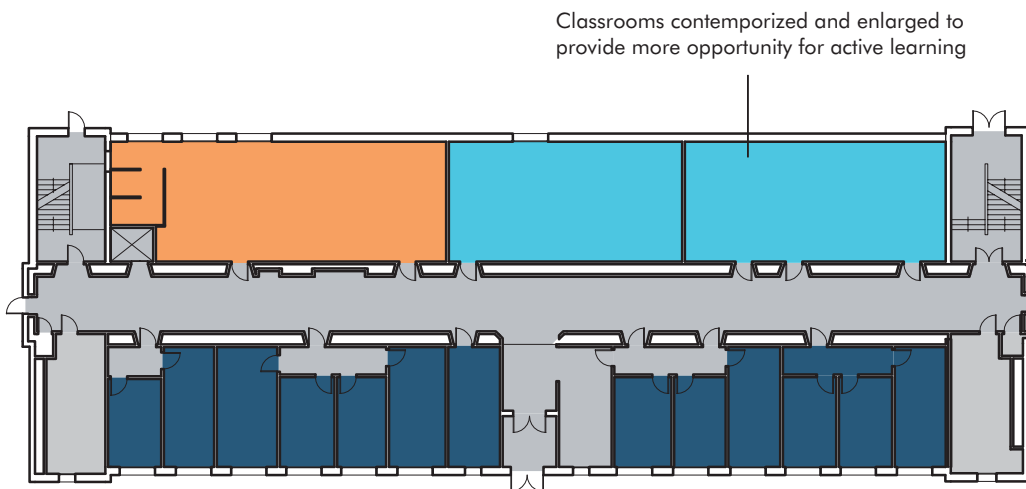


Graphic 8.58
 Davis Hall - level 2



EXISTING - LEVEL 2

FMP - LEVEL 2



Graphic 8.59
 Davis Hall - level 1



EXISTING - LEVEL 1

- Classroom
- Class Lab
- Office
- Study
- Non-Assignable
- Circulation



FMP - LEVEL 1

8 MASTER PLAN - INITIATIVES

B11 – RALSTON DEMOLITION

Recommended for Demolition

Scope and Sequencing Considerations:

Ralston Hall has a significant amount of deferred maintenance and is in poor condition; while the building is due to be partially renovated to house health sciences functions (A11), it should be demolished once the new Health Sciences building (B7) is completed.

The demolition of the building will allow for the building of the new Hilltop Residence A (initiative C1) and the creation of the Hilltop Oval and Grove open space (C15).

B12 – STROHMAN

Recommended for Demolition

Scope and Sequencing Considerations:

The Strohman Building has a significant amount of deferred maintenance and is in poor condition; it should be demolished. Storage efficiencies should be found elsewhere on campus so that it does not need to be replaced by a new structure.

B13 – KEELING

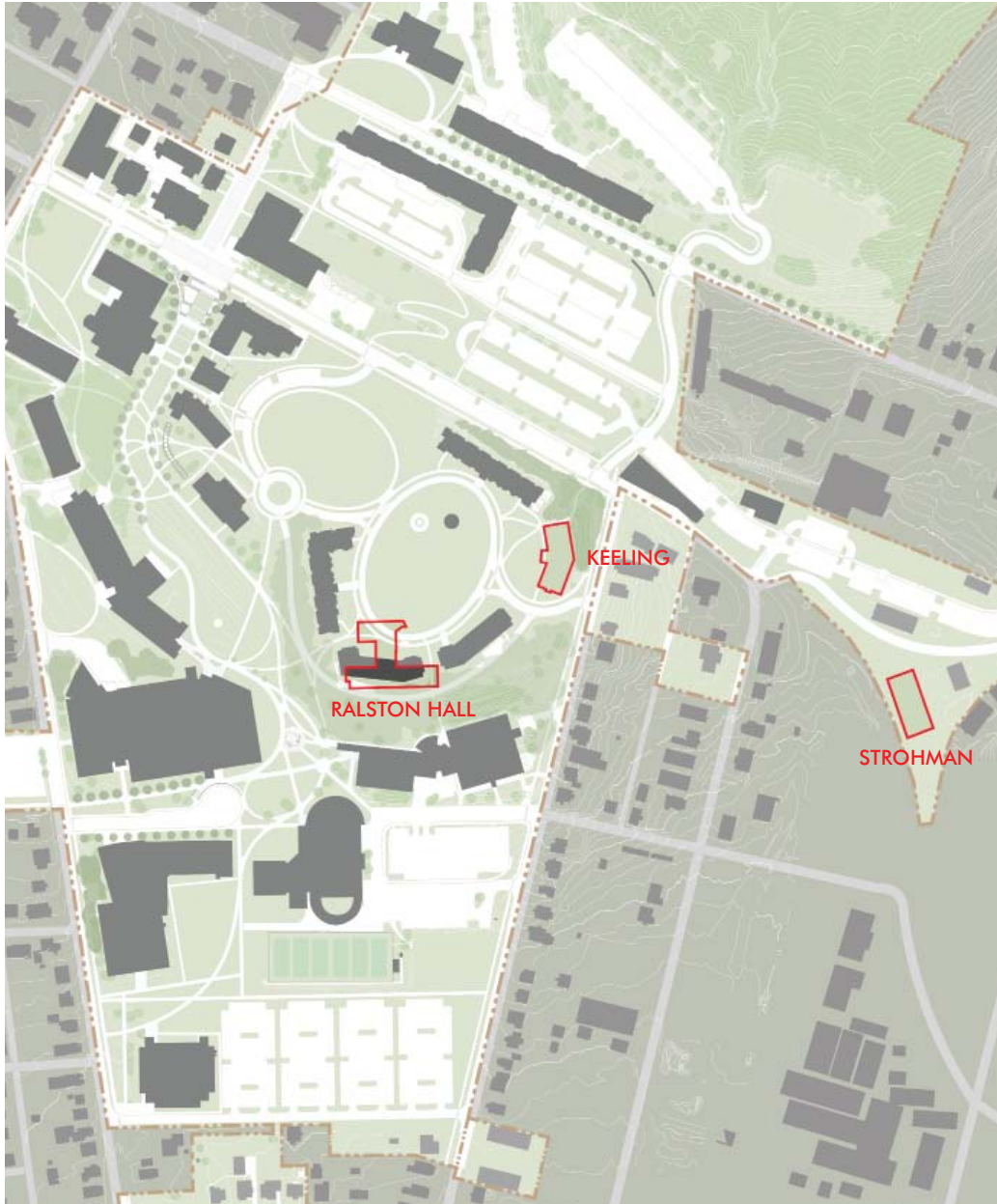
Recommended for Demolition

Scope and Sequencing Considerations:

Keeling is the current location of the student health center, which will be relocated to the new Health Sciences Building (B7). Keeling has significant mechanical, electrical and plumbing deficiencies and should be demolished once vacated to avoid ongoing maintenance costs.

Before demolition, the temporary space requirements during the renovations of Marwick-Boyd (C4) and Becker Hall (C6) should be assessed, with Keeling providing potential swing office and classroom space if required.

Following the demolition of Keeling, the site will be landscaped as a treed lawn. This will retain the longer-term potential for a new building on the site beyond the 2033 timespan of the FMP.



Graphic 8.60
Location of Phase B demolitions
shown upon the completion of the
FMP

8.3 PHASE C INITIATIVES (2023-2033)

C1 – HILLTOP RESIDENCE (A)

Recommended for New Construction

Proposed Programming:

The new Hilltop Residence (A) will provide modern, up-to-date housing based on a review of best practices and market desirability at the time of its construction, with design work anticipated to begin in 2021 and completion of the building in 2025.

Hilltop Residence (A) will replace Ballentine Hall, which even in 2013 is not very competitive in the student housing market. This initiative is not intended to add significant bed capacity.

	2013 NASF	Per FMP NASF
Residential	0	28,800
General Use	0	3,200
Total NASF	0	32,000
GSF	0	40,000

The program of the building is based on a 40,000 GSF building (four levels given the FMP building footprint), with an 80% gross-to-net floor area ratio. The program has then been split 90% residential to 10% general use to allow for lounges and other common areas.

Massing and Architectural Considerations:

A more detailed feasibility study should be undertaken nearer the time of construction to determine current best practices in University residential design. However, it is anticipated that the new residence will have four stories and be a single building. The massing will need to respond to the site’s hilltop location and views over the Clarion Valley should be maximized. This building’s footprint seeks to create a ring that surrounds Hilltop Oval.

Landscape Considerations:

The siting of Hilltop Residence (A) enables the Hilltop Oval & Grove landscape initiative (C15) with the building playing a key role in enclosing the reconfigured open space. Silar Road, which connects Chandler Drive to Wilson Avenue, will need to be reconstructed.

Servicing Considerations:

Service access will be possible from the front and/or the rear of the building. However, car parking should be accessed from Silar Road on the southern side of the building so that it is shielded from view from the Hilltop Oval & Grove (C15).

Scope and Sequencing Considerations:

The demolition of Ralston Hall (B11) is required for the construction of Hilltop Residence (A). Once the new residence is completed, Ballentine Hall can be demolished (C7).



Graphic 8.61
Hilltop Residence (A) shown within the final phase of the FMP

Hilltop Residence (A)



Graphic 8.62
Hilltop Residence (A) shown within the final phase of the FMP

Hilltop Residence (A)

8 MASTER PLAN - INITIATIVES



Graphic 8.63
 Public Safety location

C2 – PUBLIC SAFETY BUILDING

Recommended for New Construction

Proposed Programming:

The new University Police Department [UPD] building will address remaining deficiencies in the existing Admissions building and bring Clarion’s UPD facilities in-line with contemporary campus safety, security and law enforcement practices.

	2013 NASF	Per FMP NASF
Office	0	2,000
Support	0	1,500
Total NASF	0	3,500
GSF	0	4,650

Massing and Architectural Considerations:

This new facility is to be a simple, utilitarian structure on the eastern edge of campus near the Rhea’s Lumber site.

Landscape Considerations:

While the landscape design surrounding the new UPD is to be relatively simple and focused on vehicular access and improved delineation between pedestrian and vehicular space, plantings will include trees to restore the tree canopy and should be a mixture of deciduous and evergreen species.

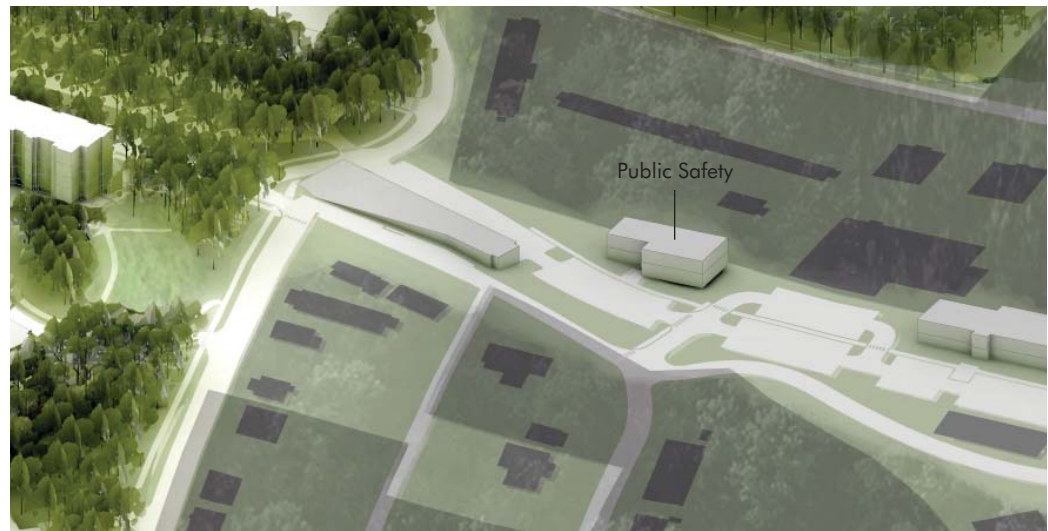
Servicing Considerations:

Attendant parking and drive design needs to permit easy emergency vehicle access.

Scope and Sequencing Considerations:

This initiative will be implemented in conjunction with the reconstruction of Lot P. Though no enabling initiatives are required, the University views student-focused buildings and open spaces to be a higher priority for capital investment.

Graphic 8.64
 New Public Safety building
 massing



C3 – LAWN NEAR GRUNENWALD (UNIVERSITY WALK, PHASE 4)

Recommended for New Landscaping

Landscape Considerations:

Lawn near Grunenwald comprises the area between the Seminary Plaza (A14) and Lower Grove (B1) stages of University Walk. The existing lawn is to be maintained with the established University Walk landscape treatment—datum ginkgo trees, wide distinct paths and regular spaced lighting columnar poles and signage—applied to the pathways at its edge.

In addition, an outdoor performance stage will be introduced as a focal point for the lawn and to provide an additional performance arts opportunity on the campus.

Servicing Considerations:

University Walk needs to provide emergency and service vehicle access to the core of the campus.

Scope and Sequencing Considerations:

This initiative does not require any enabling development but forms part of the phased implementation of improvements to University Walk. It is desirable to combine this initiative with Lower Grove (B1) if possible.



Graphic 8.65
Lawn near Grunenwald shown within the final phase of the FMP



Graphic 8.66
Lawn near Grunenwald shown within the final phase of the FMP

8 MASTER PLAN - INITIATIVES



Graphic 8.67
 Marwick-Boyd location

C4 – MARWICK-BOYD HALL

Recommended for Renovation

Proposed Programming:

The overall purpose of the building is to remain similar to existing with the main and blockbox theaters retained and renovated. However, the offices and teaching spaces are to be reconfigured and a more generous lobby created at the southern entrance.

	2013 NASF	Per FMP NASF
Classroom	3,257	746
Class Lab	17,764	10,559
Office	7,695	8,894
Special Use	0	1,790
General Use	21,172	23,284
Support	1,504	1,749
Total NASF	51,392	47,022
GSF	87,520	87,520

Massing and Architectural Considerations:

This is an interior renovation with the exterior envelope largely unaffected. However, a high level of critical maintenance investment is proposed for existing building systems to be comprehensively replaced and updated. The existing theaters will be renovated with new furnishings, modern lighting, and theatrical systems installed. The second floor offices and classrooms are to be comprehensively redesigned along a single corridor with larger, more flexible rooms. The southern entrance lobby to the black box theater is to be significantly enlarged, increasing the potential for the building to support events and opening up views of the interior from Greenville Avenue.

Landscape Considerations:

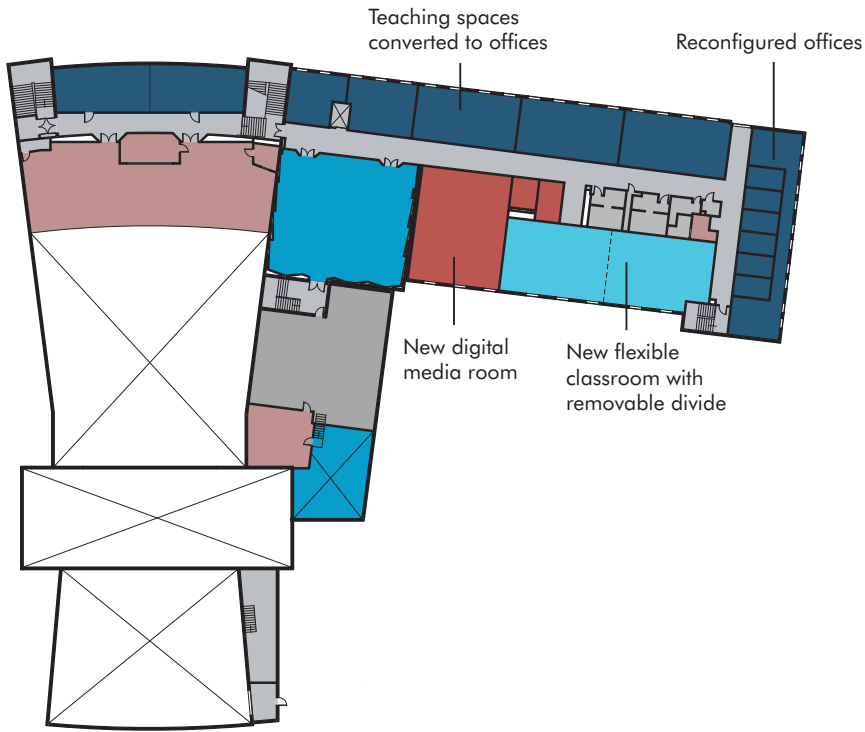
The initiative only includes landscaping provision for any construction impacts during the renovation. However, the later initiative Grove near Marwick (C21) will see the replacement of Lot 12 (adjacent to Marwick-Boyd Hall) with a landscaped open space.

Servicing Considerations:

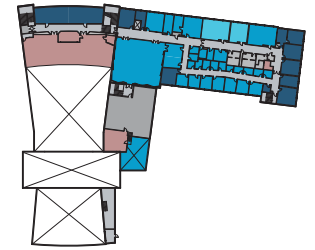
Servicing arrangements are not proposed to be altered by this initiative.

Scope and Sequencing Considerations:

No enabling projects are required for this initiative. However, it is anticipated that the building will be closed for at least 18 months and alternative classrooms, offices and performance space will need to be found on campus. The renovation of Hart Chapel (B9) will provide space suitable for the performing arts, as well as a flexible classroom, and the FMP is phased so that the renovation of Marwick-Boyd does not start until after Hart has been completed. If sufficient swing office or teaching space is not available to facilitate the renovation of Marwick-Boyd, the demolition of Keeling (B13) could be delayed or the renovation of Harvey Hall (C10) brought forward.

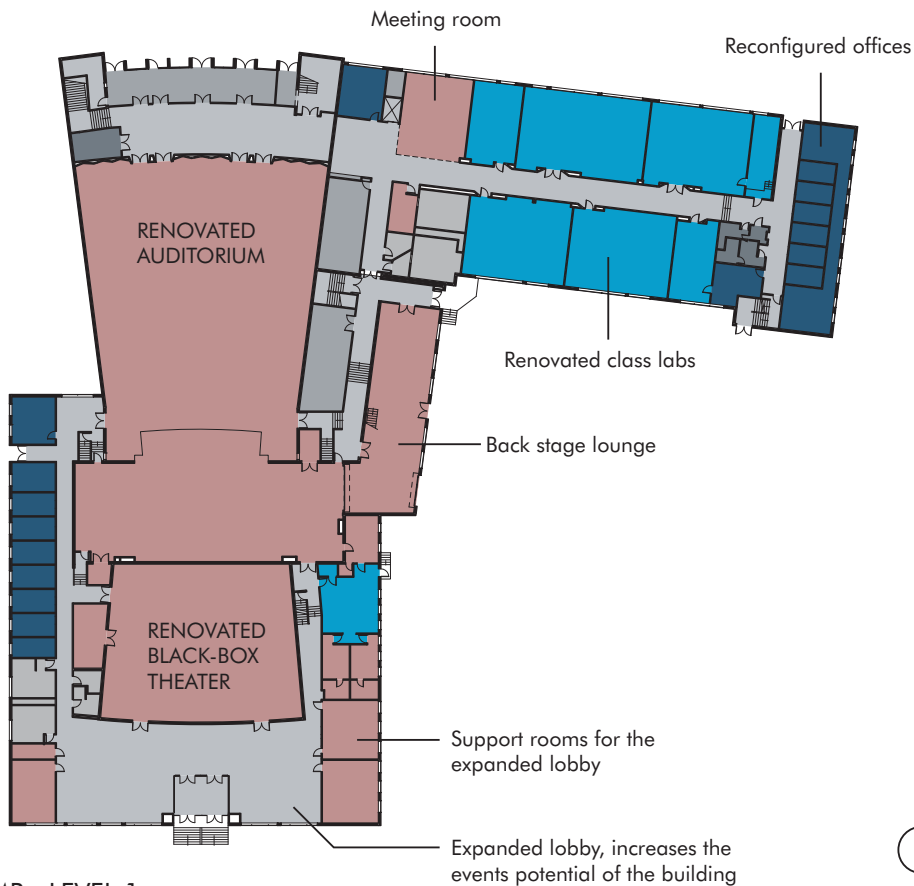


Graphic 8.68
 Marwick-Boyd - level 2

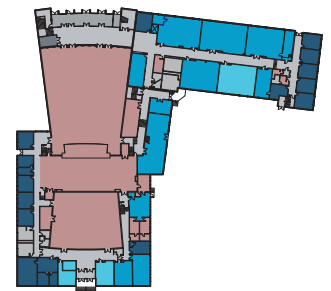


EXISTING - LEVEL 2

FMP - LEVEL 2



Graphic 8.69
 Marwick-Boyd - level 1



EXISTING - LEVEL 1

FMP - LEVEL 1

- Classroom
- Class Lab
- Office
- Special Use
- General Use
- Support
- Non-Assignable
- Circulation



8 MASTER PLAN - INITIATIVES



C5 – ADMISSIONS

Recommended for Demolition

Scope and Sequencing Considerations:

The Admissions House has a significant amount of deferred maintenance and is in poor condition; it is not appropriate for the University to continue to hold on to obsolete domestic building stock and it will be demolished. The demolition of these domestic structures reduces the University's operating/maintenance outlays and allows for the eventual construction of the Hilltop Connector path (C17) and the associated reforestation.

This initiative is enabled by the construction of the new Public Safety building (C2).

Graphic 8.70
Admissions House following
demolition

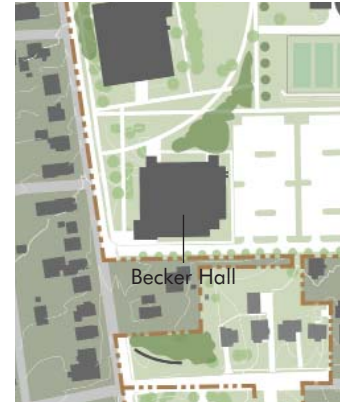
C6 – BECKER HALL

Recommended for Major Renovation and Expansion

Proposed Programming:

The program of Becker Hall is anticipated to remain broadly similar following initiative C6, which will see a major overhaul of the building's interior including the reconfiguration of teaching spaces, study areas and offices.

	2013 NASF	Per FMP NASF
Classroom	11,286	9,899
Class Lab	14,615	10,684
Office	6,934	6,740
Study	3,530	3,569
Special Use	0	670
General Use	228	2,801
Support	554	0
Total NASF	37,147	34,193
GSF	53,120	54,320



Graphic 8.71
 Location of Becker Hall

Massing and Architectural Considerations:

Both levels of the building are to undergo a major renovation. On level 1, the three wings on the outer side of the circulation route will all be reconfigured to provide contemporized office, study and general use space. The group of teaching spaces and offices at the southwestern corner on the inner side of the circulation route will be combined to form a single large classroom with four associated break-out rooms. This room will be able to be divided along its center and will be a well-proportioned space for active learning.

On level 2, the diagonal partition walls will be removed to provide rooms proportioned for active learning. The corridors on the east and west sides of the building will be widened and include seating to encourage impromptu collaboration. The western wing of the building outside of the circulation route will be opened out to provide a large learning commons area adjacent to the classrooms. This will be a light-filled space benefitting from the exterior cladding refit described below.

Externally, the envelope of the building will be transformed on the north and west elevations through the removal of the existing, non-loadbearing, brickwork and the installation of a glass curtain wall. This will dramatically improve visibility into the building from Greenville Avenue and along the main pedestrian spine within the campus. Large doors will be included within the northern curtain wall, enhancing the entranceway from the level 2 patio.

A new entranceway to the building will be created at the southeastern corner of the building. This will expand slightly out from the building and will be a gateway structure for the University when accessing the campus from Greenville Avenue.

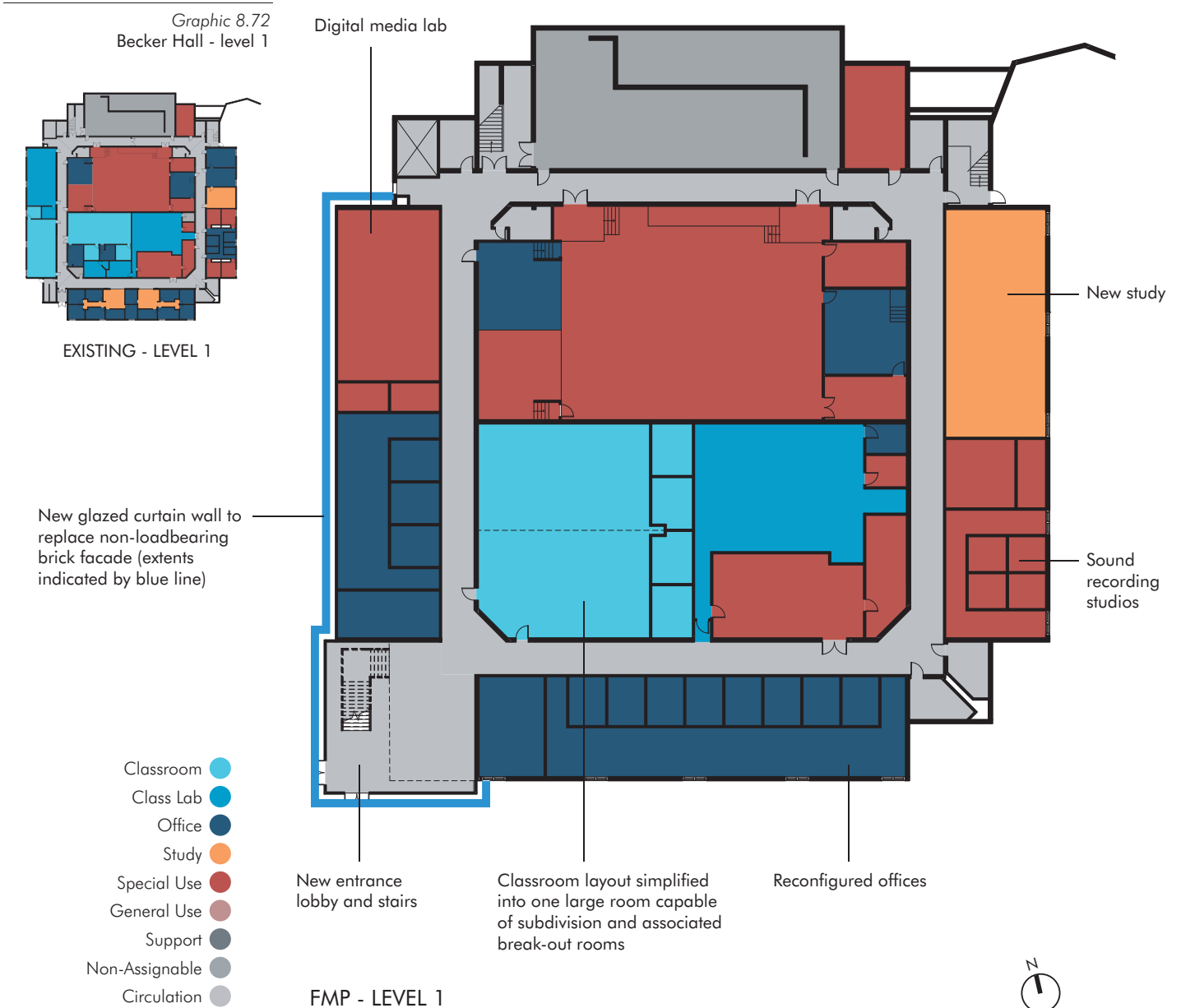
8 MASTER PLAN - INITIATIVES

Landscape Considerations:

The external terrace at the northern side of the building should be updated as part of the renovation, especially given the conversion of the cladding at this location to a glass curtain wall. Consideration should also be given to the South Access & Lot R (C20) and Grove near Marwick (C21) landscape initiatives which envision a significant redesign of the building's surroundings.

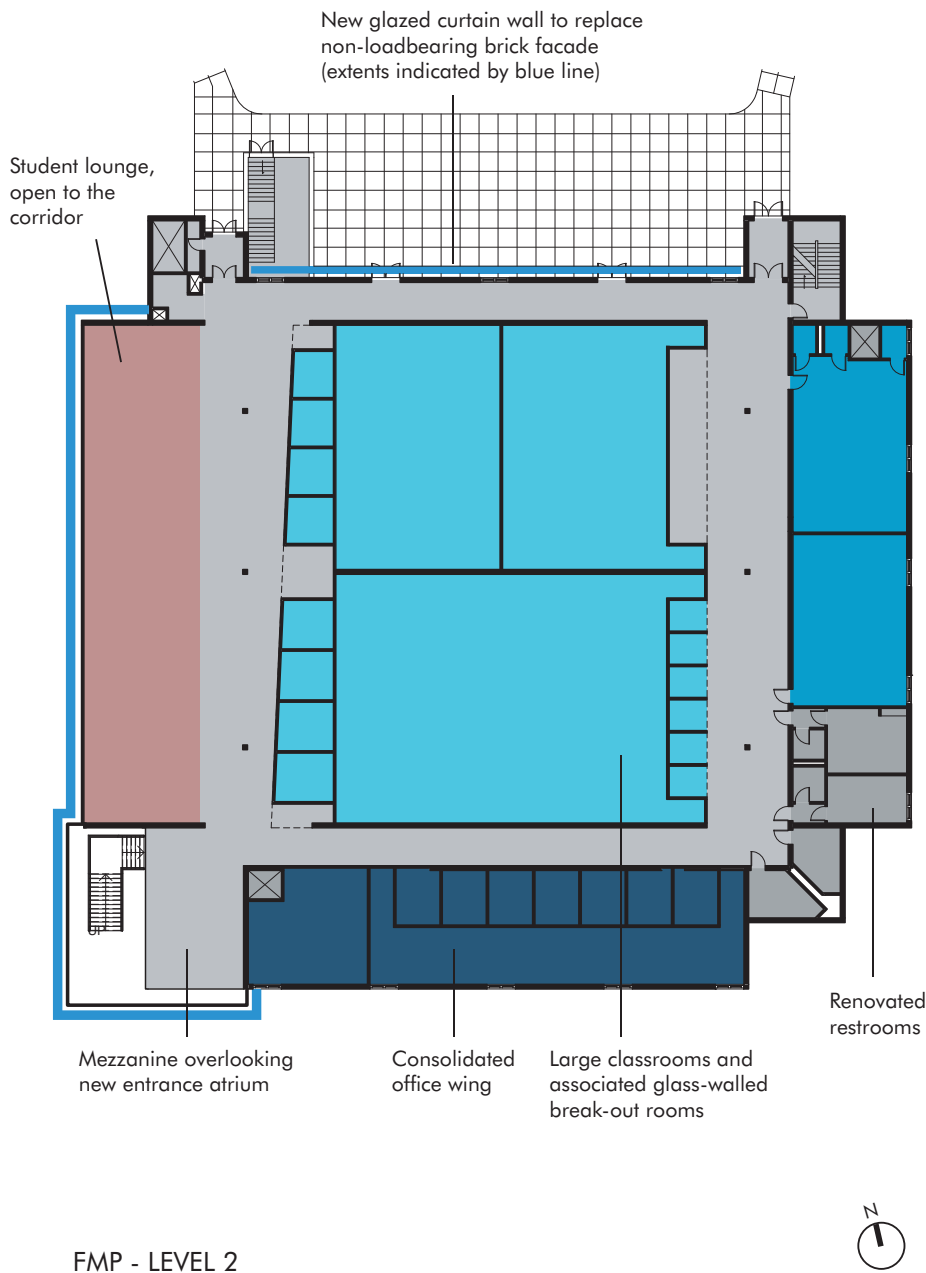
Servicing Considerations:

The renovation will not alter the building's existing servicing arrangements.

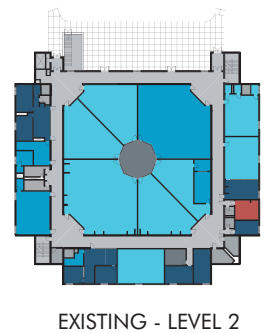


Scope and Sequencing Considerations:

No enabling projects are required for this project, although it is anticipated that the building will be out of service for 18 months and swing office and teaching space will need to be found on the campus. This requirement could delay the demolition of Keeling (B13) or bring forward the renovation of Harvey Hall (C10) if sufficient space cannot be found in other buildings.



Graphic 8.73
 Becker Hall - level 2



- Classroom
- Class Lab
- Office
- Study
- Special Use
- General Use
- Support
- Non-Assignable
- Circulation

8 MASTER PLAN - INITIATIVES



Graphic 8.74
Ballentine Hall following
demolition

C7 – BALLENTINE HALL

Recommended for Demolition

Scope and Sequencing Considerations:

Ballentine Hall will be surplus to Clarion University's requirements once Hilltop Residence A (C1) is completed. The demolition of Ballentine Hall will enable the Hilltop Oval & Grove landscape initiative (C15).

C8 – CHANDLER DRIVE AND LOT E

Recommended for Reconstructed Access and Parking

Landscape Considerations:

The existing section of Page Street which connects Wood Street to the rear of Harvey Hall will be reconfigured to provide a more attractive, sweeping route and rationalized car parking layout. This initiative is integral to the creation of Recreation Slope (C9).

The road surface should be minimal, with footpaths and green spaces to either side. Trees will be planted at regular intervals along the reconfigured drive, on the eastern (Recreation Slope) side these should be Sugar Maple to add seasonal color in the fall.

The connection through the campus along Page Street will have been severed by the time of this initiative by the extension of Tippin Hall (A4), and the Lower Grove (B1) and Lawn near Grunenwald (C3) landscape projects. The remaining section of road, realigned during this initiative (C8), will be renamed Chandler Drive.

Servicing Considerations:

Chandler Drive provides the only vehicular access to Moore, Egbert and Harvey Halls and these buildings' service requirements will need to be carefully considered.

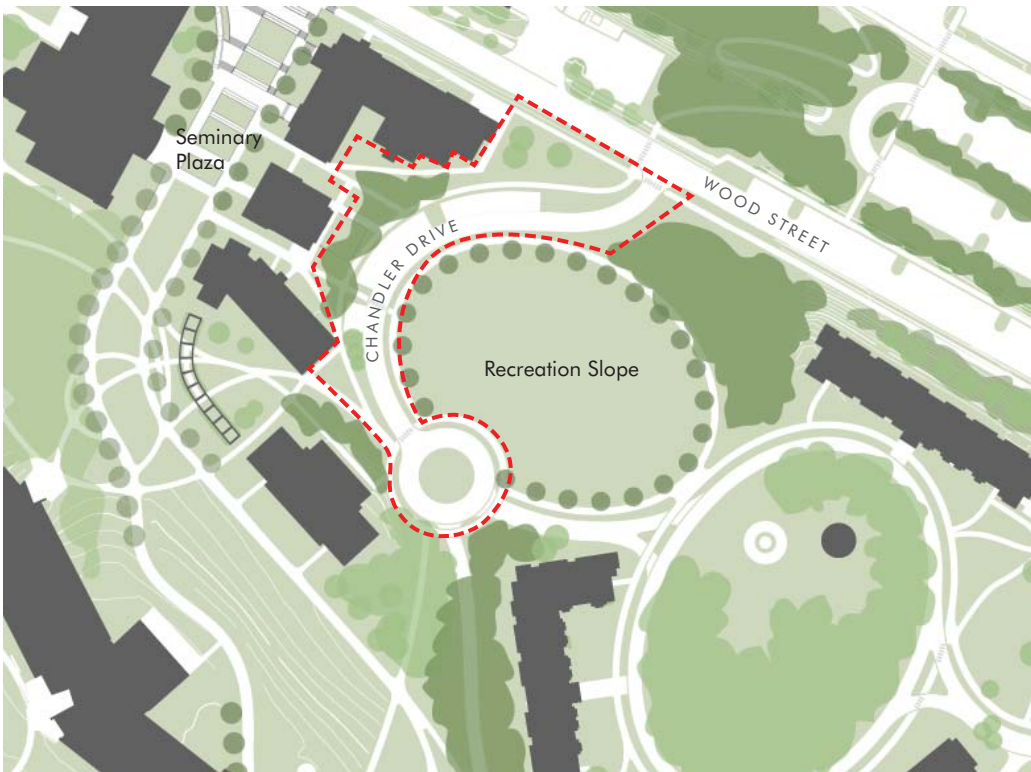
Chandler Drive will connect to Silar Road and, upon the completion of the Hilltop Oval & Grove landscape initiative (C15), it will also connect to Hilltop Road providing a service route between Wood Street and Wilson Avenue.

Scope and Sequencing Considerations:

The initiative will form the western edge of Recreation Slope (C9) and the two projects should be delivered concurrently, if possible. Construction should seek to minimize the impact on vehicular access to Moore, Egbert and Harvey Halls with the road alignment undertaken during the summer months.



Graphic 8.75
Chandler Drive and Lot E
shown within the final phase of
the FMP



Graphic 8.76
Chandler Drive and Lot E
shown within the final phase of
the FMP

8 MASTER PLAN - INITIATIVES

C9 – RECREATION SLOPE

Recommended for New Landscaping

Landscape Considerations:

Recreation Slope will be an oval-shaped lawn with Sugar Maple trees regularly placed at its edge. The reconfiguration will enhance the status of Recreation Slope and establish it as one of the campus's signature open spaces.

There is a steep gradient across the lawn which contributes positively towards its character. However, targeted earth forming to provide more gently sloping areas suitable for informal recreation could form part of the project.

Servicing Considerations:

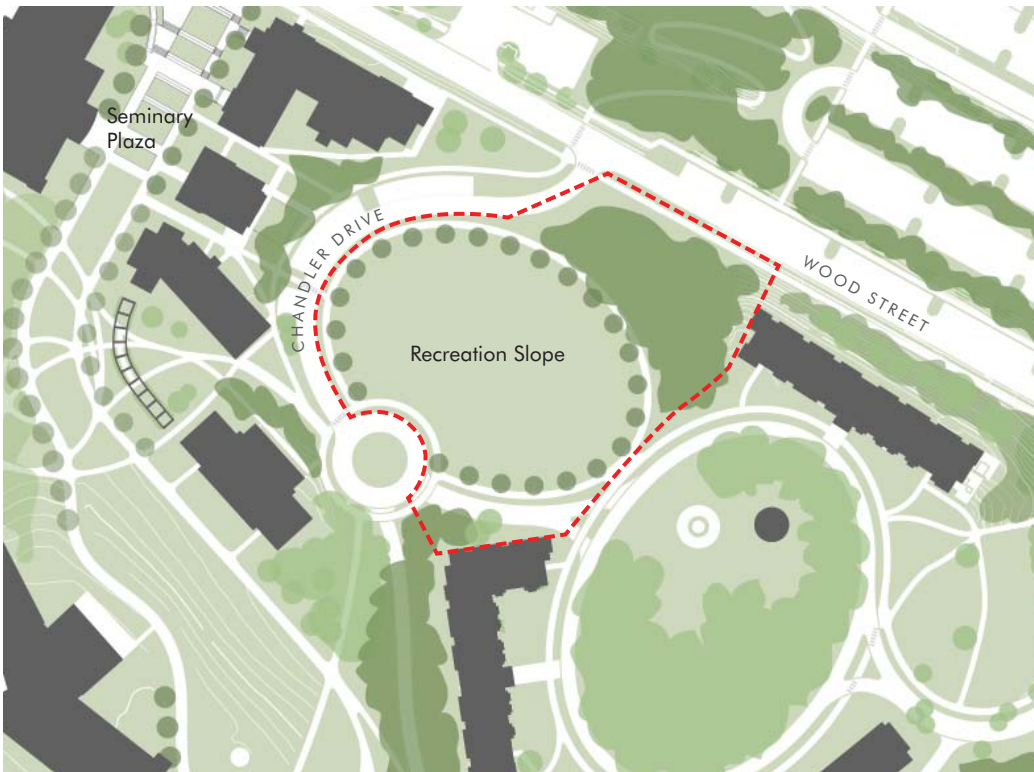
Chandler Drive (C8) will run to the west and south of the open space connecting to Hilltop Road.

Scope and Sequencing Considerations:

The initiative is enabled by the demolition of Ballentine Hall (C7) and should be delivered concurrently with Chandler Drive and Lot E (C8) if possible. Any regrading of soil must consider existing, on-site geothermal wells.



Graphic 8.77
Recreation Slope shown within
the final phase of the FMP



Graphic 8.78
Recreation Slope shown within
the final phase of the FMP

8 MASTER PLAN - INITIATIVES



Graphic 8.79
 Harvey Hall location

C10 – HARVEY HALL

Recommended for Partial Renovation

Proposed Programming:

The only change to the building will be at the basement, where a currently unassigned space will be divided into two classrooms.

	2013 NASF	Per FMP NASF
Classroom	3,210	5,160
Class Lab	1,479	3,300
Office	4,387	4,387
General Use	149	149
Total NASF	9,225	12,996
GSF	21,820	21,820

Massing and Architectural Considerations:

To increase the flexibility of the classrooms, they should have removable central divides forming sufficient acoustic barriers for uninterrupted classes on either side.

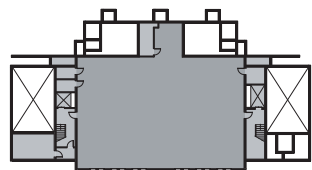
Landscape and Servicing Considerations:

n/a

Scope and Sequencing Considerations:

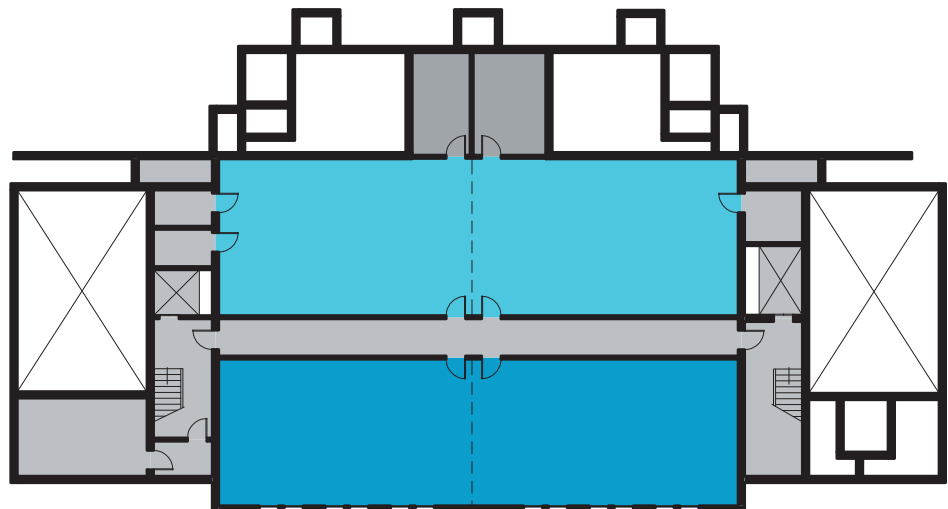
While this initiative brings a currently unassigned space into use, it does not address an immediate space need. This contributes towards its timing within the FMP as the final renovation project. However, no enabling development is required and the new classrooms could be created at any time with minimal disruption to the campus. This is important, as the initiative could be brought forward if insufficient swing teaching space is available during any of the more major renovations to the University's academic buildings, namely; Still Hall (B3), Gemmell Center 2 (B5), Marwicz-Boyd (C4) and Becker Hall (C6).

Graphic 8.80
 Harvey Hall - level 0



EXISTING - LEVEL 0

- Classroom ●
- Class Lab ●
- Support ●
- Non-Assignable ●
- Circulation ●



FMP - LEVEL 0



C11 – FACILITIES BUILDING

Recommended for New Construction

Proposed Programming:

This includes a new office and service building for Facilities Management, along with the conversion of an existing building to vehicle storage.

The FMP envisages a 20,000 NASF facility, 10,000 SF in a main building and an additional 10,000 SF of vehicle storage.

Massing and Architectural Considerations:

The site is somewhat removed from the collegiate areas of the campus and the new building will be a simple, cost effective design. The existing collection of small buildings at the edge of the campus and accessible from Veterans Drive is to be consolidated as the principal facilities and maintenance area for the University.

Landscape Considerations:

The parking lot will be reconfigured with the amount of asphalt reduced. This will allow for the introduction of a green strip along Veterans Drive, as well as simplified vehicle movement.

Servicing Considerations:

Access to the site will remain as existing.

Scope and Sequencing Considerations:

The construction of the new facilities building is not dependent on any other initiatives. However, the size of facility constructed should take regard of the planned demolition of the McEntire buildings (C18 & C19), and site design should coordinate with the Public Safety building (C2).



Graphic 8.81
Facilities compound and new building

8 MASTER PLAN - INITIATIVES

C12 – GROVE NEAR LIBRARY

Recommended for New Landscaping

Landscape Considerations:

This initiative would reconfigure servicing access to Carlson Library to increase the size of the open space between the library and 8th Avenue. New pathways would be laid through the open space to create a diagonal walking route into the campus from the intersection of 8th Avenue and Wood Street and more direct access from Church Street.

Tree planting and opportunities for public art should be assessed as part of this initiative.

Servicing Considerations:

Discreet and screened access to Carlson Library will need to be retained.

Scope and Sequencing Considerations:

This landscape initiative could be brought forward at any time. However, projects along University Walk should take priority.

Graphic 8.82
Grove near Library shown within
the final phase of the FMP



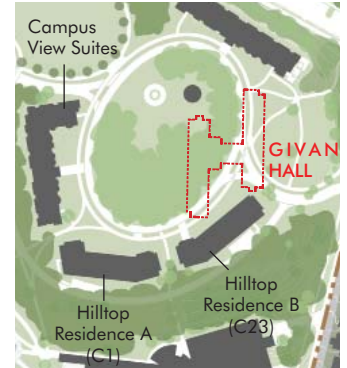
C13 – GIVAN HALL

Recommended for Demolition

Scope and Sequencing Considerations:

Givan Hall is not competitive in the student housing market and will be demolished within the lifespan of the FMP.

No replacement for Givan Hall is provided before its demolition within the FMP. However, the FMP includes the potential for an additional Hilltop Residence B (C23) phased for procurement in 2033. This is a deliberate move to provide flexibility during the later phases of the master plan and, if needed, the Hilltop Residence (B) could be constructed earlier to provide replacement accommodation for Givan Hall.



Graphic 8.83
Footprint of Givan Hall shown in relation to the FMP

C14 – LOT 11

Recommended for Parking Modifications

Landscape Considerations:

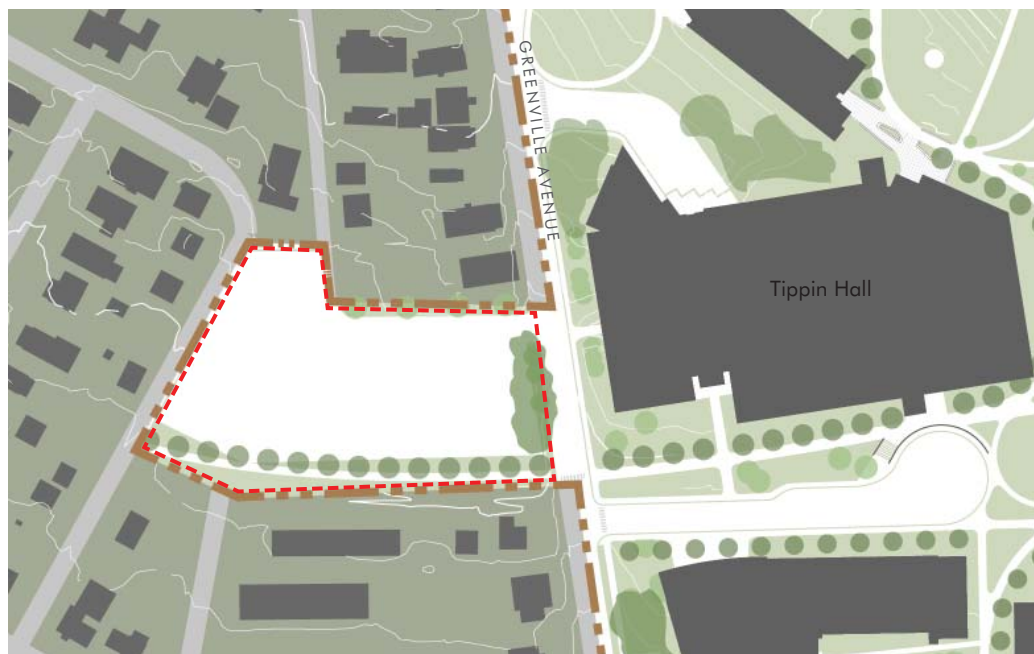
The landscape strip at the edge of the parking lot will be widened and more generously planted, including tall canopy street trees, to partially screen the lot, add to the greenery of Greenville Avenue, and provide a safer crossing to events at Tippin and Marwick-Boyd.

Servicing Considerations:

Existing servicing arrangements will be unaffected.

Scope and Sequencing Considerations:

This initiative could happen at any time and could be brought forward as part of any community beautification or greening projects for Greenville Avenue.



Graphic 8.84
Lot 11

C15 – HILLTOP OVAL AND GROVE

Recommended for New Access, New Parking and New Landscaping

Landscape Considerations:

This initiative will enhance the hilltop area as a unique residential community within the campus. The hilltop area will include reorganized vehicular connections and drop-off circles, a strong secondary pathway network linking the area to other parts of campus and to University Walk, extensive tree plantings (particularly evergreens), and gathering/passive recreation areas. The landscape typology for this area is predominantly “Campus Grove” but also includes “Pastoral Landscape” in the form of maintained lawn and woodland areas. Specific enhancements include:

- Reorganized access drive and drop-off circles to the east and west of the hilltop.
- Oval pathway linking the residential buildings with the drop-off areas and other campus walkways; the Hilltop Oval is intended primarily for pedestrian traffic but can accommodate emergency access and move-in/move-out vehicular traffic; the design of the Oval should coordinate with the oval shape of Recreation Slope (C8) and will require significant site work to mitigate terrain at the northwest portion of the Oval
- Retention of open air pavilion and fire pit located on hilltop (B6)
- Extensive evergreen tree planting around the perimeter of the space, defining open lawn areas
- Supplemental high-canopied deciduous trees as accents to supplement the evergreen tree planting
- Woodland planting on the steep hillside to the west of Valley View Suites, including evergreen tree planting and understory planting
- Trees arranged to frame portals to distant views, particularly out over the footprint of the to be demolished Keeling to the northeast

Servicing Considerations:

This project represents a major reconfiguration of vehicular access to the hilltop suites area of the campus. Access to the existing buildings will need to be maintained and the landscape work may potentially have to be phased over multiple summers.

Scope and Sequencing Considerations:

This initiative is a “terminal project” and does not enable any future initiatives. It is made possible by the:

- Demolition of Ralston Hall (B11)
- Demolition of Givan Hall (C13)
- Significant regrading at the northwest side of the Oval where it meets Recreation Slope (C9), and significant reconstruction of the access drive that connects to Wilson Avenue
- Coordination with Hilltop Residence A (and potentially B)



Graphic 8.85
Hilltop Oval and Grove



Graphic 8.86
Hilltop Oval and Grove

8 MASTER PLAN - INITIATIVES

C16 – NORTH ACCESS AND LOT 6

Recommended for Reconstructed Access and New Parking

Landscape Considerations:

This initiative reorganizes the surface parking into a larger, more efficient facility at the eastern end of the existing parking area between Wood Street and Main Street. This allows for the removal of parking adjacent to Eagle Commons, removal of the connection to Arnold Avenue, and the planting of a new woodland (C17). The retained surface parking area is to include:

- Tree islands and stormwater capture integrated into the landscape design
- Pathways through the lot linking to the campus core
- Parking bays oriented north/south to accommodate pedestrian movement along the drive aisles
- Regularly spaced and alternating tree islands to accommodate high-canopy shade trees throughout the parking lot
- Broad medians to accommodate stormwater capture in the form of bio-retention and rain gardens

The enhanced parking lots will be connected by a new access road running at the eastern edge of the campus from Wood Street to Main Street. This will provide a more direct vehicular access to parking Lot 6 from Main Street, reducing vehicular movements within the core of the campus. The closure of Lot H will result in the loss of 67 parking spaces, this will be more than offset by reconfiguring Lot 6 from 38 to 138 spaces (giving a net increase from C16 of 33 spaces).

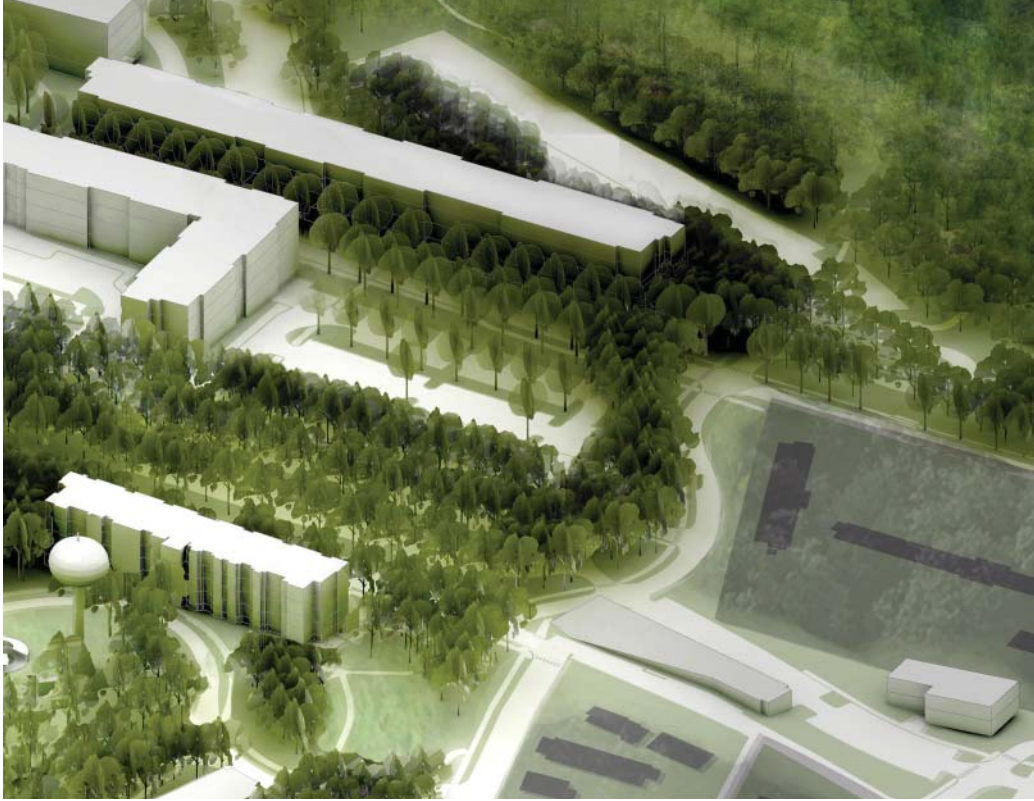
A major new gateway sign, matching initiative A12, is to be positioned at the junction of Main Street and the new access road.

Servicing Considerations:

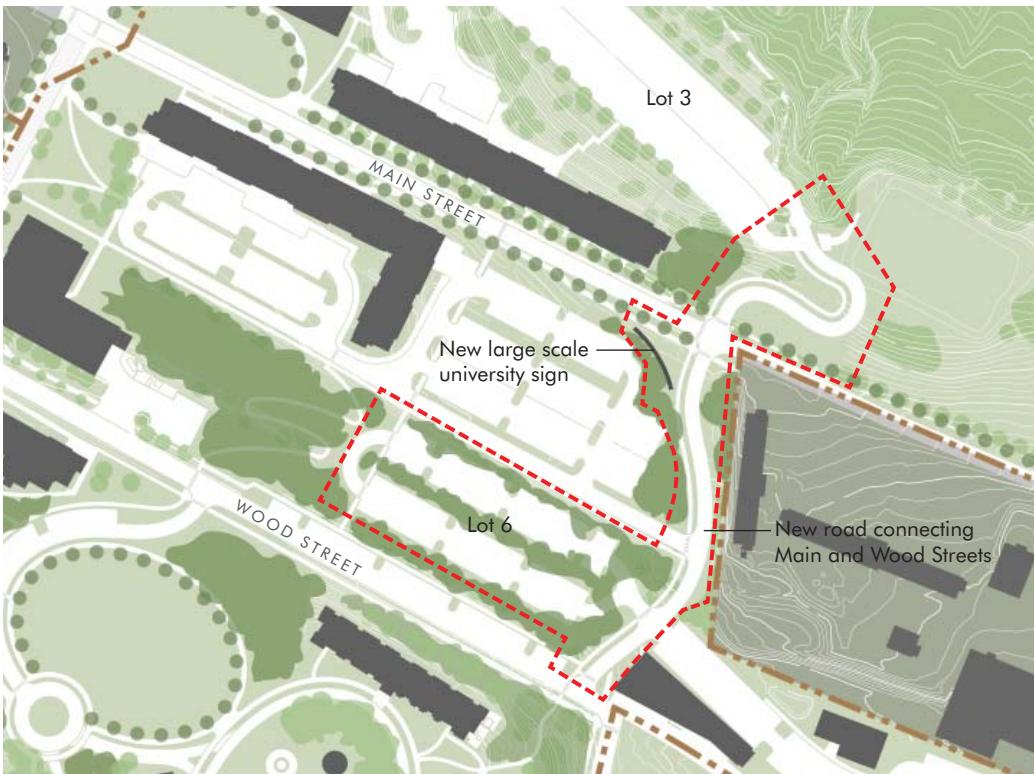
The initiative includes a new access road between Wood Street and Main Street. The vehicular load where the new road and Main Street meet will need to be assessed by PennDOT to determine if this should be a signalized junction, but a traffic light is anticipated.

Scope and Sequencing Considerations:

This landscape project is enabled by the demolition Wilkinson Hall (A16), and coordinated with the reconstruction of Arnold Avenue (A20).



Graphic 8.87
North Access and Lot 6



Graphic 8.88
North Access and Lot 6

8 MASTER PLAN - INITIATIVES



Graphic 8.89
The new connecting path will wind its way through the woodland

C17 – HILLTOP CONNECTOR

Recommended for New Landscaping

Landscape Considerations:

A new woodland area to the east of Eagle Commons is proposed that would include a pathway connecting Wood Street to the Main Street residences (A2 & A3). This would be conceived as a primarily natural area and play a key role in the FMP's landscape strategy of extending the surrounding woodlands into the campus.

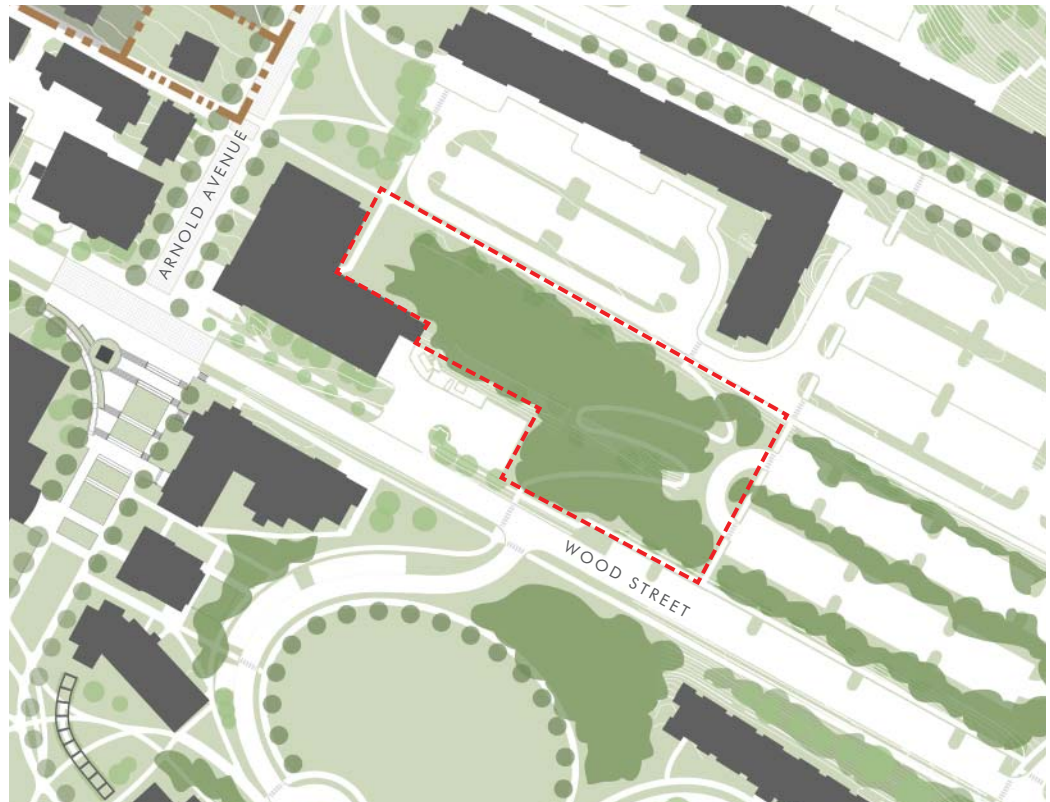
Servicing Considerations:

The relatively small parking area (Lot G) which services Eagle Commons is retained.

Scope and Sequencing Considerations:

This project is enabled by the reconfiguration of parking in initiative C16.

Graphic 8.90
Hilltop Connector



C18 – MCENTIRE BUILDING

Recommended for Demolition

Scope and Sequencing Considerations:

By the end of the FMP timeframe, this building will be obsolete and in need of significant repairs. Its functions should be relocated to a new facilities and maintenance complex (C11). The McEntire Building should be demolished to make way for a new and highly efficient south parking field (C20, South Access and Lot R). This initiative should be coordinated with C19 (McEntire Warehouse).

C19 – MCENTIRE WAREHOUSE

Recommended for Demolition

Scope and Sequencing Considerations:

By the end of the FMP timeframe, this building will be obsolete and in need of significant repairs. Its functions should be relocated to a new facilities and maintenance complex (C11). The Warehouse should be demolished to make way for a new and highly efficient south parking field (C20, South Access and Lot R). This initiative should be coordinated with C18 (McEntire Building).



Graphic 8.91
Locations of McEntire Building
and Warehouse within
completed FMP

8 MASTER PLAN - INITIATIVES

C20 – SOUTH ACCESS AND LOT R

Recommended for Reconstructed Access and New Parking

Landscape Considerations:

The demolition of the McEntire buildings, in addition to the earlier Thorn 1 and 2 demolitions, will allow existing Lot R to be significantly enlarged. This will become the campus's largest parking lot, serving Marwick-Boyd and the southern half of the campus.

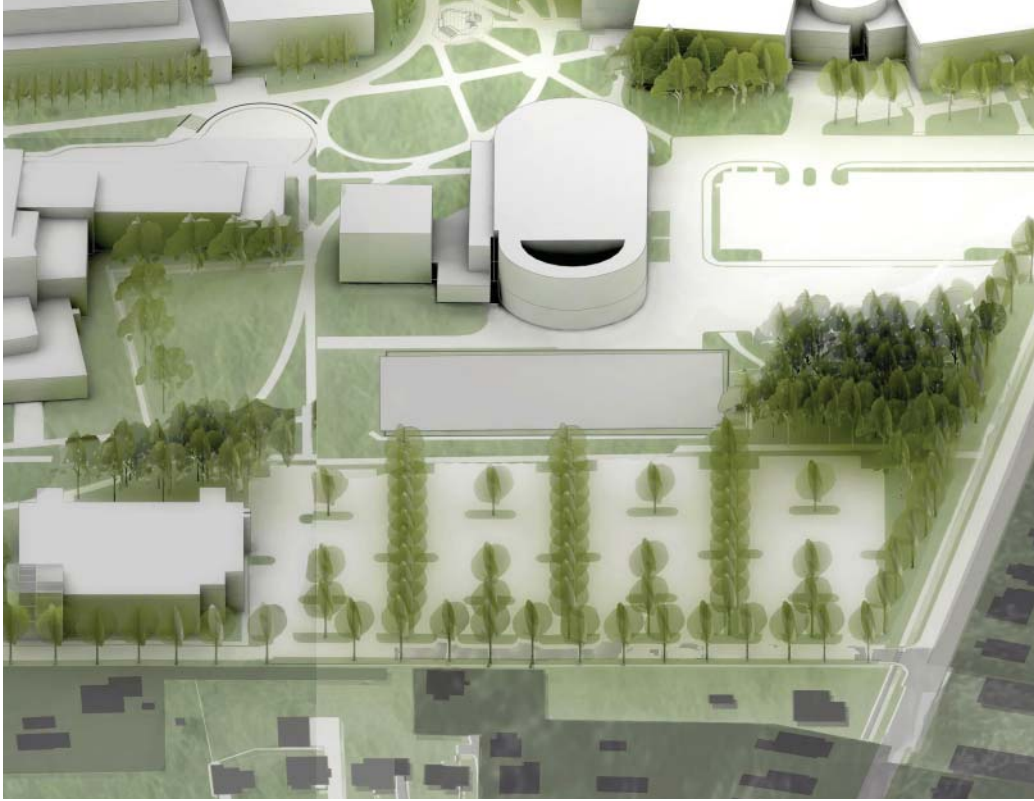
The lot should be divided by planted medians to reduce the visual impact of a mass of parking, with stormwater swales integrated into the design. Tree islands should be staggered to provide better canopy coverage. Tree planting should add seasonal color to the campus, with Red Oak at the edges, Red Maple on central medians and Yellow Ginkgo connecting northwards to University Walk.

Servicing Considerations:

The parking lot is to be accessed from both Greenville and Wilson Avenues.

Scope and Sequencing Considerations:

This initiative is enabled by the demolitions of the McEntire buildings (C18 & C19) and Thorn 1 and 2 (A18 & A19). Its design should be coordinated with Grove near Marwick (C21).



Graphic 8.92
South Access and Lot R



Graphic 8.93
South Access and Lot R

8 MASTER PLAN - INITIATIVES

C21 – GROVE NEAR MARWICK

Recommended for New Landscaping

Landscape Considerations:

The existing parking lot is to be decommissioned and replaced by a new lawn, groves of trees and sweeping pathways which will provide more direct access between Greenville Avenue and University Walk.

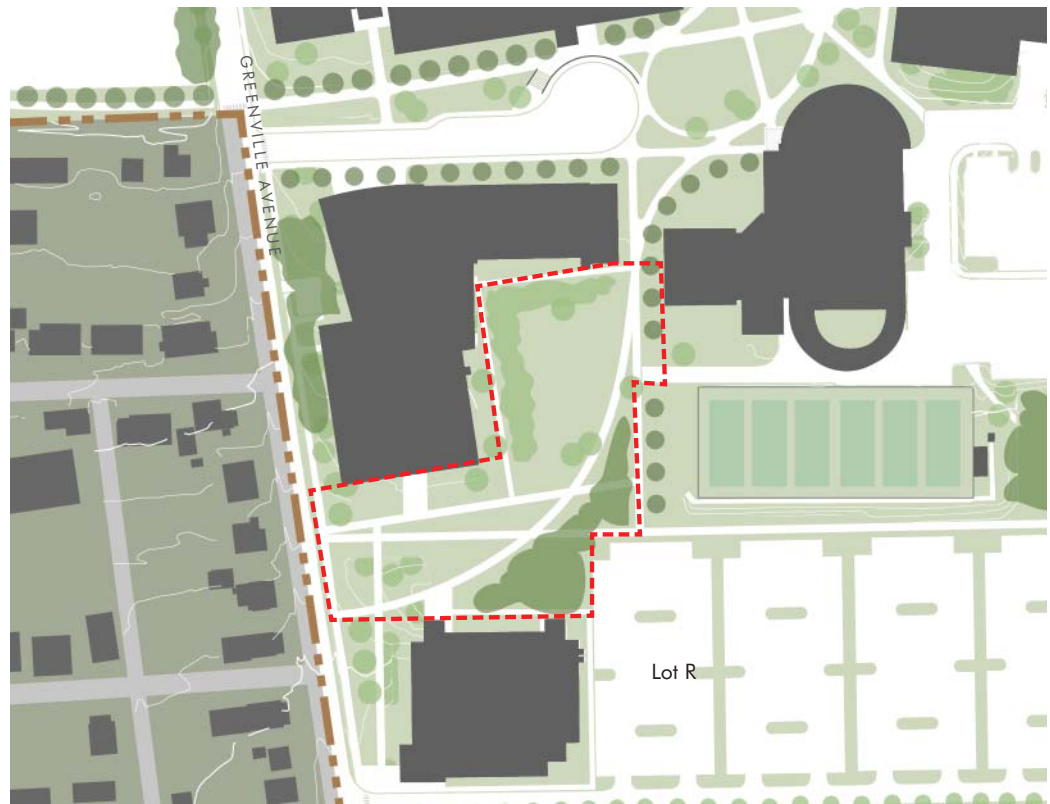
Servicing Considerations:

Thorn Street will be closed and demolished to become part of the grove near Marwick. Vehicular access to Marwick-Boyd will be via Payne Street. This may require a new service entrance to Marwick-Boyd from Marwick Grove that relies on otherwise pedestrian routes..

Scope and Sequencing Considerations:

This initiative is enabled by the expansion of parking within South Access and Lot R (C20).

Graphic 8.94
Grove near Marwick



C22 – WOOD STREET

Recommended for Reconstructed Access and Parking

Landscape Considerations:

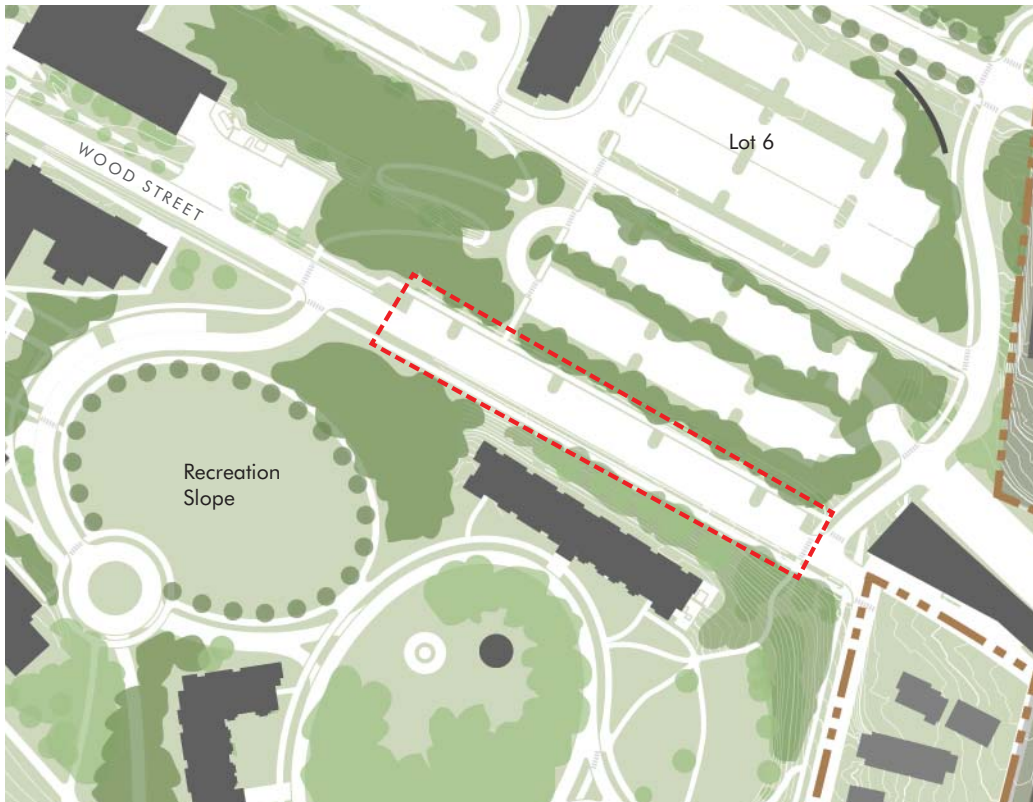
Wood Street forms a key east-west route across the campus. This initiative provides for additional tree planting, sidewalk enhancements and updating of street lighting and signage. Additionally, landscaped bulb-out curbs will replace some parking spaces. These will bring additional greenery along Wood Street and break up the visual dominance of parked cars and/or a sea of asphalt.

Servicing Considerations:

Existing servicing arrangements will remain unaltered by this initiative.

Scope and Sequencing Considerations:

No enabling projects are required for this project and it could be delivered at any time.



Graphic 8.95
Wood Street

C23 – NEW HILLTOP RESIDENCE (B)

Recommended for New Construction

Proposed Programming:

Hilltop Residence (B) would provide new student housing following best practices at the time of design. It has been included in the master plan to provide flexibility in case housing needs in phase C (2024 – 2033) require additional construction. It is programmed in the FMP for procurement at the end of 2033, but could be brought forward if needed. This initiative is not intended to add significant bed capacity, but rather replace Givan Hall.

	2013 NASF	Per FMP NASF
Residential	0	28,800
General Use	0	3,200
Total NASF	0	32,000
GSF	0	40,000

The program of the building is based on a 40,000 GSF building (four levels given the FMP building footprint), with an 80% gross-to-net floor area ratio. The program has then been split 90% residential to 10% general use to allow for lounges and other common areas.

Massing and Architectural Considerations:

Hilltop Residence (B) should take an architectural lead from the earlier new residential building (C1).

Landscape Considerations:

The siting of Hilltop Residence (B) completes the Hilltop Oval & Grove landscape initiative (C15) with the building playing a key role in enclosing the reconfigured open space.

Servicing Considerations:

Service access will be possible from the front and/or the rear of the building. However, car parking should be accessed from Silar (service) Road on the southern side of the building so that it is shielded from view from the Hilltop Oval & Grove (C15).

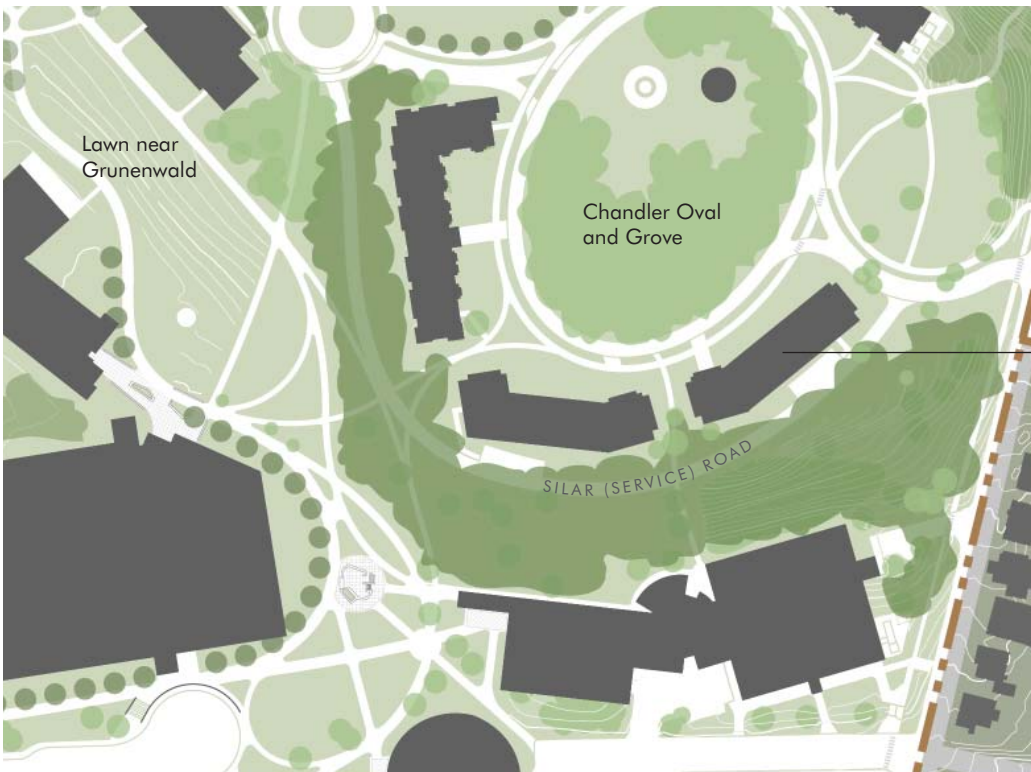
Scope and Sequencing Considerations:

It is important that the site is safeguarded for a future building following the demolition of Givan Hall, with the two Hilltop Residences (C1 & C23) conceived as a pair of buildings. However, it is likely that Hilltop Residence (B) will not be required during the time frame if the FMP.



Graphic 8.96
Hilltop Residence (B) shown within the final phase of the FMP

Hilltop Residence (B)



Graphic 8.97
Hilltop Residence (B) shown within the final phase of the FMP

Hilltop Residence (B)

CLARION CAMPUS
IMPLEMENTATION & COSTING

9

9 IMPLEMENTATION & COSTING



This section provides the cost and implementation path of the FMP initiatives by phase.

The FMP is divided into three standalone phases of development:

- 2013 to 2018
- 2018 to 2023
- 2023 to 2033

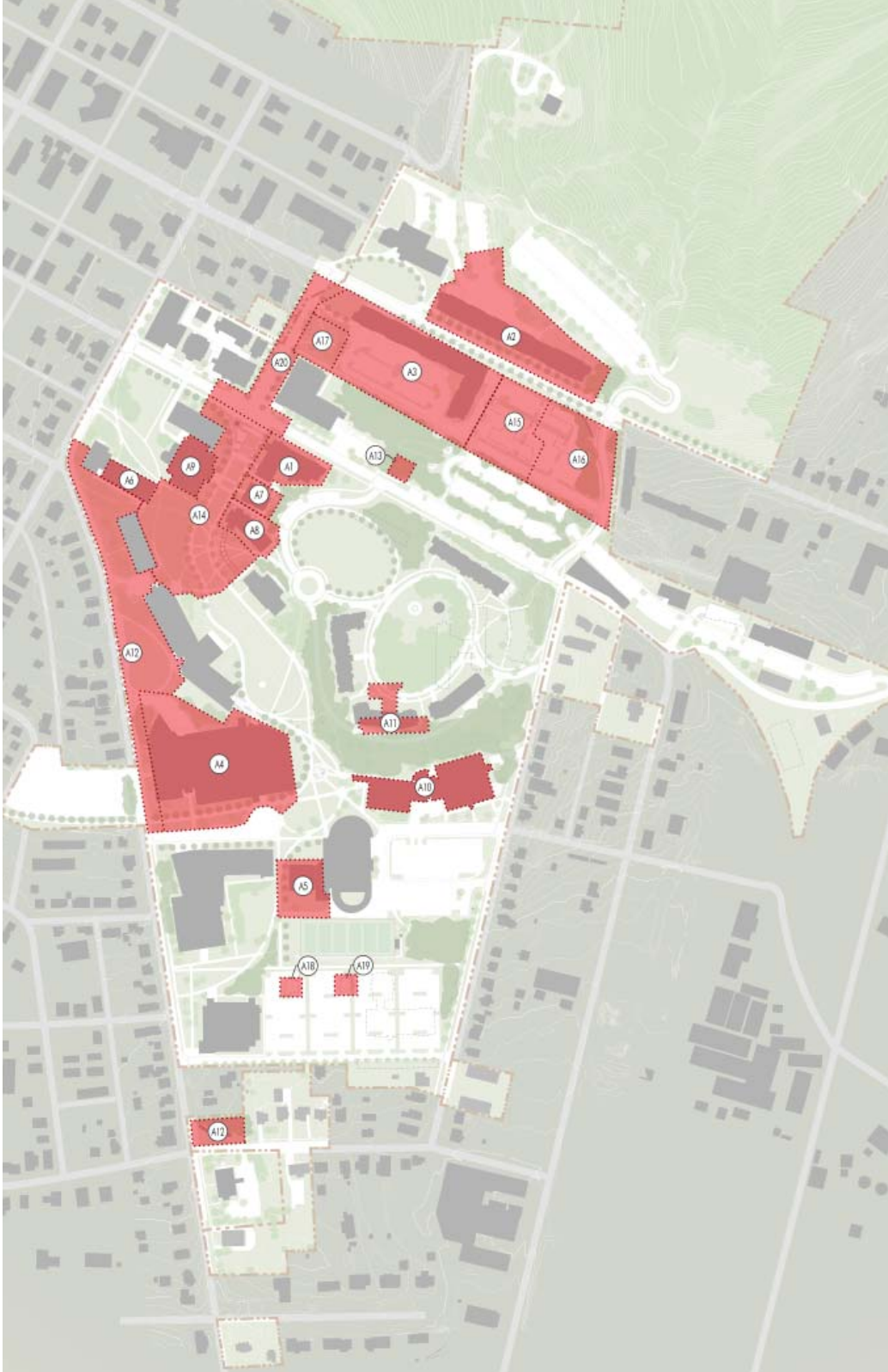
Graphic 9.01 (previous page) represents the campus on completion of the FMP.

Graphic 9.01 (overleaf)
Campus on completion of the FMP
(c.2033)

9.1 PHASE A (2013 - 2018)

Year of Procurement	Initiative Number	Initiative name	Escalated Project Cost*
2013	A1	Becht Hall Renovations	16.6M
	A2	Main Street Housing – N.	30.5M
	A3	Main Street Housing – S.	30.5M
	A4	Tippin Expansion	44.9M
	A5	Rec Center Expansion	4.2M
2015	A6	Stevens Hall 1 - Accessibility	2.5M
	A7	Moore Hall 1 - Accessibility	1.0M
	A8	Egbert Hall - Renovations	5.8M
	A9	Carlson Library, Level A	1.6M
	A10	Gemmell Center 1 - Interior	1.4M
	A11	Ralston Hall, BSN Renovation	1.5M
2016	A12	Greenville Ave Campus Edge	1.3M
	A13	Admissions Hall - Renovations	0.5M
	A14	Seminary Plaza - Uni. Walk 1	4.3M
2017	A15	Nair Demolition	1.7M
	A16	Wilkinson Demolition	1.7M
	A17	Carrier Demolition	0.5M
	A18	Thorn I Demolition	0.04M
	A19	Thorn II Demolition	0.04M
	A20	Arnold Avenue - Uni. Walk 2	2.4M
2013-2018		Critical Maintenance	9.2M
Total			162.2M

*Escalated at 3% from 2013 to year of procurement.



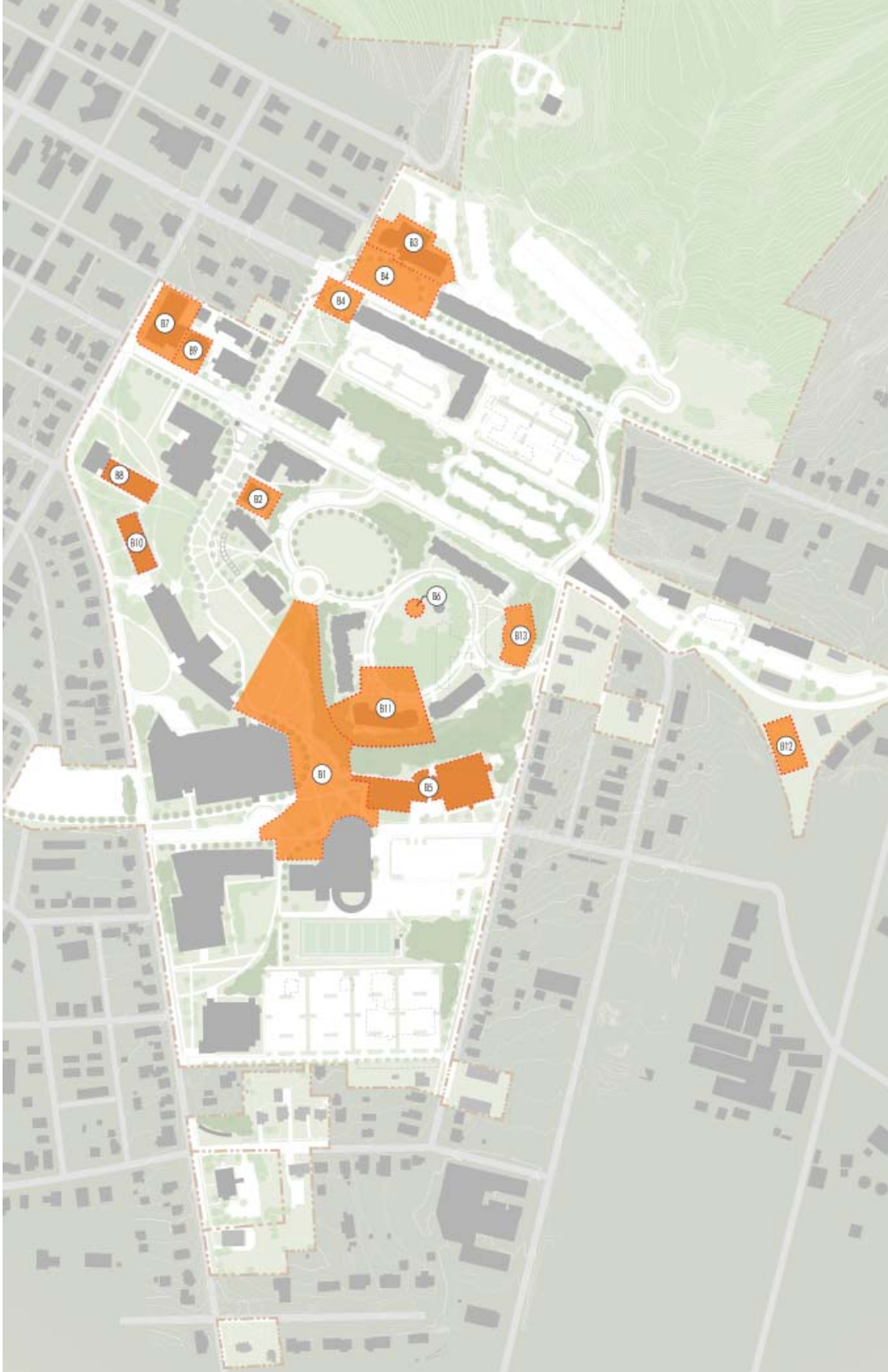
Graphic 9.02
Areas included within Phase A,
2013 - 2018

9 IMPLEMENTATION & COSTING

9.2 PHASE 2 (2018 - 2023)

Year of Procurement	Initiative Number	Initiative name	Escalated Project Cost*
2018	B1	Lower Grove - Uni. Walk 3	2.7M
	B2	Moore Hall 2 - Renovation	1.2M
	B3	Still Hall Renovation	16.4M
2019	B4	Lawn near Still	0.6M
	B5	Gemmell Center 2 - Renovation	6.6M
	B6	Hilltop Pavilion and Firepit	0.1M
	B7	New Health Sciences Building	24.7M
2020	B8	Stevens Hall 2, Classrooms	2.1M
	B9	Hart Chapel	5.3M
2021	B10	Davis Hall, Offices	2.0M
2022	B11	Ralston Demolition	1.2M
	B12	Strohman Demolition	0.1M
	B13	Keeling Demolition	0.5M
2018-2023		Critical Maintenance	58.6M
Total			122.1M

*Escalated at 3% from 2013 to year of procurement.



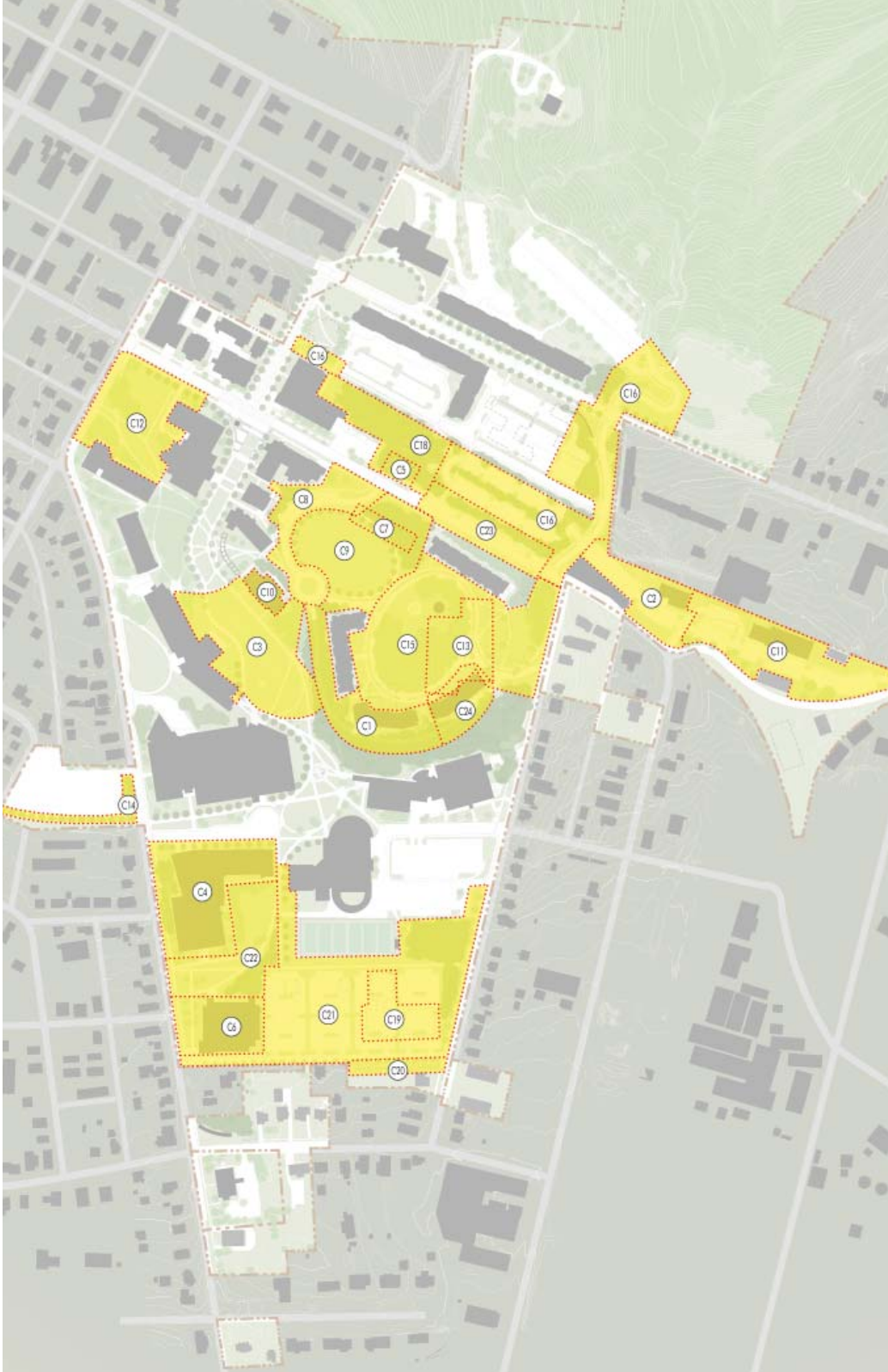
Graphic 9.03
Areas included within Phase B,
2018 - 2023

9 IMPLEMENTATION & COSTING

9.3 PHASE 3 (2023 - 2033)

Year of Procurement	Initiative Number	Initiative name	Escalated Project Cost*
2023	C1	New Hilltop Residence (A)	16.0M
	C2	New Public Safety Building	3.7M
	C3	Lawn near Grunenwald - Uni. Walk 4	1.7M
2024	C4	Marwick-Boyd Renovation	32.4M
	C5	Admissions Demolition	0.1M
2025	C6	Becker Hall Renovation	24.9M
2026	C7	Ballentine Demolition	0.6M
	C8	Chandler Drive & Lot E	1.5M
	C9	Recreation Slope	1.7M
	C10	Harvey Hall Basement	1.9M
2027	C11	New Facilities Building	8.8M
2028	C12	Grove near Library	0.6M
2030	C13	Givan Demolition	1.6M
	C14	Lot 11	0.2M
2031	C15	Hilltop Oval and Grove	4.9M
	C16	North Access & Lot 6	5.4M
	C17	Hilltop Connector	1.9M
2032	C18	McEntire Building Demolition	0.7M
	C19	McEntire Warehouse Demolition	0.2M
	C20	South Access & Lot R	6.2M
	C21	Grove near Marwick	1.4M
2033	C22	Wood Street	1.3M
	C23	New Hilltop Residence (B)	21.8M
2023-2033		Critical Maintenance	37.7M
Total			177.2M

*Escalated at 3% from 2013 to year of procurement.



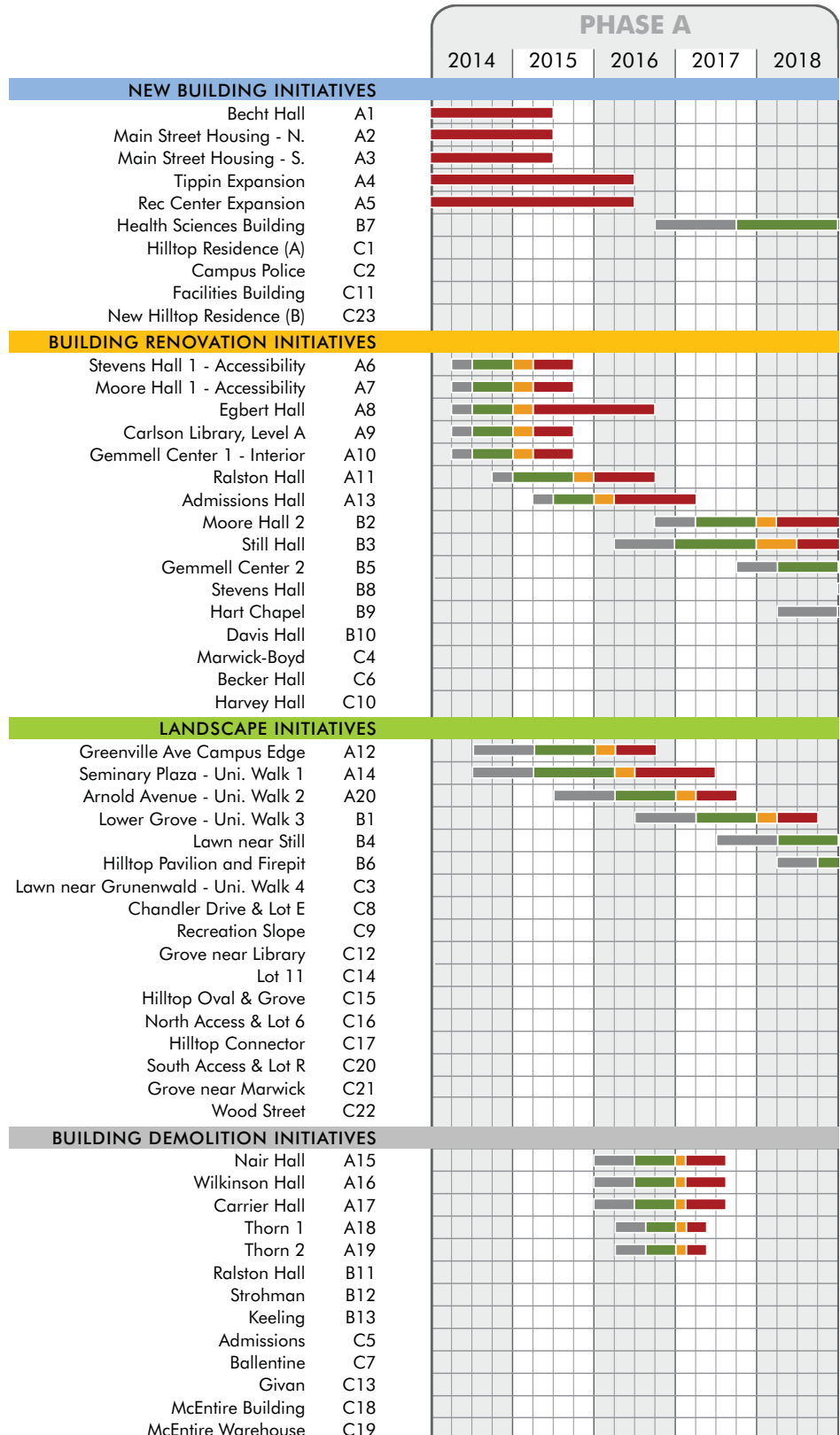
Graphic 9.04
Areas included within Phase C,
2023 - 2033

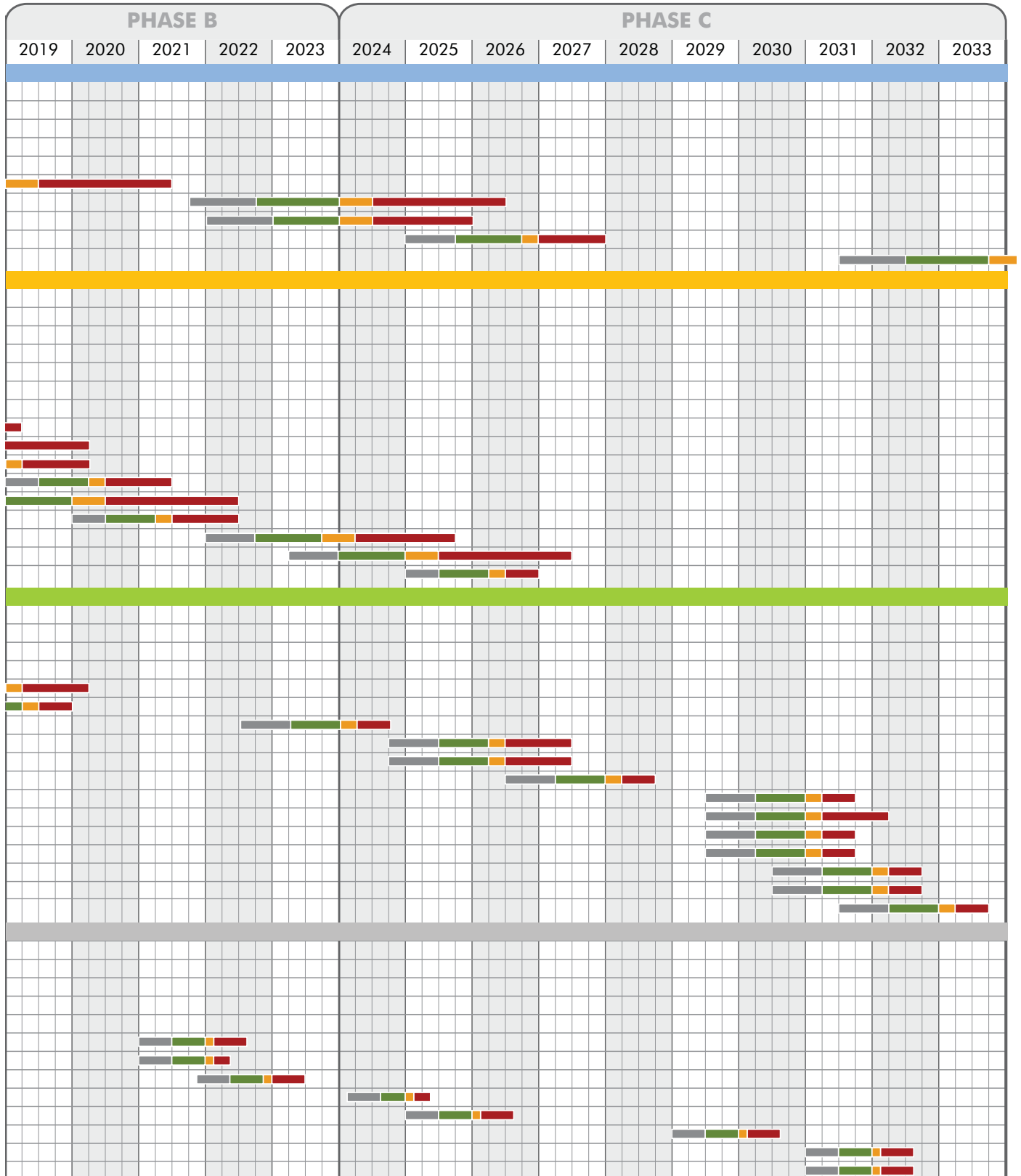
9 IMPLEMENTATION & COSTING

9.4 FMP INITIATIVES PROJECT PLAN

Graphic 9.05
Clarion Campus Delivery Chart

- Funding & Design Procurement ●
- Planning/Design Services ●
- Contractor Procurement ●
- Construction ●





9 IMPLEMENTATION & COSTING

9.5 FMP CLOSE OUT

Graphic 9.06 shows the impact of the FMP initiatives on the overall quantity of FICM uses with regard to the 2013 and 2023 space needs outlined in Section 5 of this report.

Overall, the space needs indicate an existing surplus of 71,305 SF in 2013. This includes major surpluses of office and unclassified uses, and less dramatic surpluses of teaching and study spaces. These surpluses are somewhat offset by deficiencies in special, general, support, and healthcare uses. The existing planned projects at the Clarion campus (A1 to A5) will add 266,745 NASF to the campus and, if only these initiatives were delivered by 2023, the overall 2023 surplus would stand at 223,089. However, in total the remainder of the FMP initiatives (A6 to C23) represent a major reduction in assignable space, cumulatively removing 178,955 NASF through demolition and renovation. The campus will have a reduced surplus of space in 2023 of 32,497 NASF.

The surplus/deficit of the 2033 FMP space allocation to the 2023 space needs is included in the table. While it is difficult to predict the campus space needs in 2033, the comparison is useful as it shows the direction of facilities change throughout the entire FMP; and, particularly in the latter stages, there is flexibility as to when initiatives could be undertaken and projects may be delivered earlier than anticipated.

The FMP retains a surplus of teaching spaces on the campus, slightly reduced from the 2013 level. This surplus will be required at different stages of the FMP as major renovations of academic buildings are proposed with potential closures of 18 to 24 months for Still Hall, Marwick-Boyd and Becker Hall. Swing-teaching space will be needed during these times. However, the surplus does indicate that the Harvey Hall (C10) basement classroom additions may not be needed. The prototype classrooms within Carlson Library (A9) also add over 5,000 SF of teaching space. This initiative is intended as a test-bed to inform the classroom renovations of other initiatives and provide swing-teaching space. Once the renovations of the campus's academic buildings have been completed, the requirement for teaching space within Carlson Library should be reassessed.

A constant theme of the FMP renovations is a reduction of teaching space (in addition to contemporizing), and an increase in general use space, in the form of student lounges/commons. This is intended to support the University's shift to more active learning while encouraging interaction between students and faculty. Nearly 22,000 SF of general uses are added to the campus through the initiatives, spread across the renovations and new construction. The deficit in special uses on the campus is largely met through the Recreation Center expansion (A5).

	BUILDING NASF	FICM									
		CLASSROOM / LECTURE	LABORATORIES	OFFICE	STUDY	SPECIAL USE	GENERAL USE	SUPPORT	HEALTHCARE	RESIDENTIAL	UNCLASSIFIED
2013 EXISTING ALLOCATION	1,035,666	66,608	87,965	144,309	79,756	88,378	149,710	49,878	1,004	316,984	51,074
2013 SPACE NEEDS	964,361	51,208	81,102	96,125	68,691	111,364	172,593	63,887	2,407	316,984	-
2013 NEEDS SURPLUS/DEFICIT	71,305	15,400	6,863	48,184	11,065	-22,986	-22,883	-14,009	-1,403	0	51,074
2023 FMP ALLOCATION	1,067,196	59,977	96,101	144,374	85,368	127,070	167,368	47,514	5,394	326,453	7,577
2023 SPACE NEEDS	1,034,699	46,481	79,130	126,555	70,197	122,596	180,595	70,553	2,460	336,132	-
2023 NEEDS SURPLUS/DEFICIT	32,497	13,496	16,971	17,819	15,171	4,474	-13,227	-23,039	2,934	-9,679	7,577
2033 FMP ALLOCATION	1,071,143	58,029	86,786	138,427	85,407	129,530	171,159	49,902	5,394	343,459	3,050
2033 FMP Vs 2023 SPACE NEEDS SURPLUS/DEFICIT	36,444	11,548	7,656	11,872	15,210	6,934	-9,436	-20,651	2,934	7,327	3,050

Graphic 9.06
 Comparison of existing and FMP assignable FICM square feet with calculated space needs

