1. Introduction to Facilities Master Planning at TCNJ

2. Facilities Master Plan Drivers + Short Term Priorities

3. Travers-Wolfe Hall Renovation

4. STEM Phase 3 - Armstrong / Forcina / ‘68 Roscoe West Renovation


6. Athletics & Recreation

7. Long-Term Look Ahead

8. Campus Identity: Open Space Framework

9. Concept Plan Alternatives
1 INTRODUCTION TO FACILITIES
MASTER PLANNING AT TCNJ
<table>
<thead>
<tr>
<th>Completed</th>
<th>Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Hausdoerffer Hall</td>
<td>✓ Completed</td>
</tr>
<tr>
<td>✓ Phelps Hall</td>
<td>❏ In Progress</td>
</tr>
<tr>
<td>✓ Art &amp; Interactive Multimedia Building</td>
<td>❏ Not Started</td>
</tr>
<tr>
<td>✓ Roscoe Swing Space</td>
<td></td>
</tr>
<tr>
<td>✓ Decker Hall Renovation</td>
<td></td>
</tr>
<tr>
<td>✓ Forcina One-Story Demolition</td>
<td></td>
</tr>
<tr>
<td>✓ Cromwell Renovation</td>
<td></td>
</tr>
<tr>
<td>✓ Education Building</td>
<td></td>
</tr>
<tr>
<td>✓ Holman Demolition</td>
<td></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>In Progress</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>❏ New Academic Building (STEM)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Not Started</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>❌ Science Laboratory Renovation</td>
<td>❌ Roscoe ‘34 Renovation</td>
</tr>
<tr>
<td>❌ Ely-Allen-Brewster Renovation</td>
<td>❌ Travers-Wolfe Renovation</td>
</tr>
<tr>
<td>❌ Centennial Demolition</td>
<td>❌ Roscoe ’68 Demolition</td>
</tr>
<tr>
<td>❌ New Nursing Building</td>
<td>❌ Norsworthy Demolition</td>
</tr>
<tr>
<td>❌ Loser Hall Renovation</td>
<td>❌ Kendall Hall Renovation</td>
</tr>
<tr>
<td></td>
<td>❌ Green Hall Renovation</td>
</tr>
<tr>
<td></td>
<td>❌ New Residence Hall</td>
</tr>
</tbody>
</table>
Campus Town Associated Projects:
• Personnel relocations
• Parking lot relocations
• Pedestrian connections from campus town to campus

Building Our Future Bond Associated Projects:
• Holman Relocations
• Holman Demolition
• STEM Complex Phase 1 and 2
• Chiller Capacity Upgrade

Food Service Contract Associated Projects:
• Zebi Kiosk at Brower Student Center
• Library Café Renovation
• T-Dubs Renovation
• Brower Student Center Renovation & Addition
POTENTIAL FUNDING SOURCES:
- Asset Renewal
- State Bond
- College Bond
- Donation
FACILITIES MASTER PLAN DRIVERS + SHORT TERM PRIORITIES
The Facilities Master Plan Goals are intended to:

“Deliver a physical infrastructure for the campus that enhances life safety and security, supports the Strategic Plan, is intellectually enriching and promotes social engagement, creates an environment that celebrates and fosters the diversity of the College, is financially and operationally supportable, responsibly stewards state resources, and is environmentally sustainable. The Facilities Master Plan must have the flexibility to adapt to changing conditions.”
• **Provide for academic and co-curricular space** that enhances teaching and research and fosters a broad living-learning community. Encourage collaboration, combining of resources, and sharing of space among “transformative learning” programs. Ensure that the physical master plan is coordinated with the “virtual” or digital master plan for the institution. Strategic Plan alignment: aligns with priorities B, C & F

• **Enhance Living-Learning qualities of campus** to provide for the needs of students, faculty and staff. Encourage collaboration, combining of resources, and sharing of space among “transformative learning” programs. Strategic Plan alignment: aligns with priorities B, C & F.

• **Encourage collaboration and efficiency** by combining resources and sharing space among compatible administrative functions in order to be convenient, welcoming and accessible to prospective and current students; and to be supportive of fundraising goals. Strategic Plan alignment: aligns with priorities A, E & F
• Provide a campus environment that is visually cohesive and compatible in architectural language, is organized around a network of open spaces defined by free-standing buildings, contains diverse indigenous landscaped grounds that are connected by a hierarchical network of paved walkways, is safe and secure, creates/preserves vistas of iconic buildings and natural features, has exterior spaces of unique and exceptional quality and has varying focal points of interest such as fountains, sculpture, plazas or other features. Strategic Plan alignment: aligns with priorities E & F

• Create a plan that supports the institution’s strategic plan, is financially feasible, and minimizes disruption to the College’s living-learning, research, and administration operations with consideration of environmental resources. Strategic Plan alignment: aligns with priorities D, E & F
Facilities Master Plan Drivers

**Target Enrollment Growth: 500 Students**

Projected Undergraduate Enrollment Growth (2012-2022)

**Notes:**
1. Enrollment growth is projected at 500 students over the next ten years (FMP goals).
2. Growth assumes a linear projection from Fall 2012 full-time undergraduate (FTUG) enrollment.
3. Enrollment data was sourced from TCNJ Fact Books.
### Facilities Master Plan Drivers

*Programs that will Grow*

<table>
<thead>
<tr>
<th>School</th>
<th>Fall 2012 FTUG</th>
<th>Projected FTUG Increase</th>
<th>Projected faculty increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>School of Science</td>
<td>1,073</td>
<td>200</td>
<td>5 (STEM faculty)</td>
</tr>
<tr>
<td>School of Engineering</td>
<td>541</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>School of Nursing/ Health &amp; Exercise Science</td>
<td>515</td>
<td>100</td>
<td>6</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2,129</td>
<td>400</td>
<td>11</td>
</tr>
</tbody>
</table>

**Notes:**
1. Revised December 17, 2013, per Steering Committee.
2. Projected enrollment increase for Nursing includes the planned new degree program.
3. Remaining projected growth of 100 FTUG will be spread out over other areas that have existing capacity for growth.
## Facilities Master Plan Drivers

### Existing Space + Program Needs

<table>
<thead>
<tr>
<th>NURSING, HEALTH &amp; EXERCISE SCIENCE, AND PUBLIC HEALTH</th>
<th>Existing ASF¹</th>
<th>Ideal Program</th>
<th>Additional Need (ASF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loser Hall</td>
<td>11,500</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Packer Hall</td>
<td>6,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>17,500</strong></td>
<td><strong>60,000¹ (N/HES)</strong></td>
<td><strong>50,100</strong></td>
</tr>
</tbody>
</table>

Notes:
1. Nursing/HES program information is from EYP program documents (09-18-2013), and is an upper limit. It does not include the new Public Health program.
## Facilities Master Plan Drivers

### Existing Space + Program Needs

<table>
<thead>
<tr>
<th>ATHLETICS + RECREATION</th>
<th>Existing ASF(^1)</th>
<th>Ideal Program(^2)</th>
<th>Additional Need (ASF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation Center</td>
<td>42,600</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Packer Hall</td>
<td>60,000</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>TOTAL</td>
<td>102,600</td>
<td>318,500</td>
<td>215,900</td>
</tr>
</tbody>
</table>

### Notes:

1. Current need indicates total ASF needed for the current enrollment.
# Facilities Master Plan Drivers

**Existing Space + Program Needs**

<table>
<thead>
<tr>
<th>Facilities Master Plan Drivers</th>
<th>Existing ASF</th>
<th>Total ASF Needed</th>
<th>Current Location</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LONG-TERM LOOK AHEAD</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Admissions</td>
<td>4,200</td>
<td>6,000&lt;sup&gt;1&lt;/sup&gt;</td>
<td>Loser Hall</td>
</tr>
<tr>
<td>Health Services&lt;sup&gt;2&lt;/sup&gt;</td>
<td>9,700</td>
<td>9,700</td>
<td>Eickhoff Hall, Forcina Hall</td>
</tr>
<tr>
<td>Senior Administration</td>
<td>8,800</td>
<td>8,600&lt;sup&gt;3&lt;/sup&gt;</td>
<td>Green Hall, Loser Hall</td>
</tr>
<tr>
<td>Library – compact storage</td>
<td>10,000</td>
<td>10,000</td>
<td>Decker Hall</td>
</tr>
<tr>
<td>Alumni &amp; Development</td>
<td>4,100</td>
<td>5,900</td>
<td>Green Hall</td>
</tr>
<tr>
<td>Telescope Facility Relocation</td>
<td>3,400</td>
<td>3,400&lt;sup&gt;4&lt;/sup&gt;</td>
<td>Science Complex</td>
</tr>
<tr>
<td>Administration &amp; Support (Campus Police, HR, etc,)</td>
<td>43,700</td>
<td>50,400</td>
<td>Administration Services Building</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>83,900</td>
<td>94,000</td>
<td>-</td>
</tr>
</tbody>
</table>

Notes:
1. Admissions existing ASF does not include shared meeting space; ASF needed includes estimated meeting space.
2. Health Services includes Counseling and Psychological Services; the Alcohol, Drug & Education Program; Office of Differing Abilities Services.
3. Senior Administration move assumes no extra square footage needed. Units included in Senior Administration are Senior Administration and Academic Affairs, as well as a shared conference suite.
4. Telescope program is based on EYP program from 2013.
Short Term Facilities Master Plan Priorities

Step 1 -- 2015 – 2018 (funded):
  • Brower Student Center Renovation and Addition
  • STEM Complex Phase 1
  • Science Biology Renovation

Step 2 (not funded):
  • Travers-Wolfe Renovation
  • Armstrong/Forcina /’68 Roscoe West Renovation

Step 3 (not funded):
  • New Nursing, HES, and Public Health Building
  • Packer Hall Renovation
  • New Athletics and Recreation Field House
  • Central Utility Plant Capacity Projects to support new buildings
  • Parking
3 TRAVERS-WOLFE HALL RENOVATION
Scope of Work includes:

- Replacing single-pane windows
- Repairing exterior spalling concrete
- Complete replacement of bathrooms
- Paint and new finishes throughout
- Replace entire plumbing system, including but not limited to pipe risers, drain lines, sink drains, valves, hose bibbs, hot water converter, domestic water booster pump, and domestic water pipes.
- Replace IT system, including but not limited to telephone cable, fiber, CATV riser and station cable, IT rooms, and lightning protection.
- Replace electrical system, including but not limited to switches, outlets, electrical wiring, circuit breakers, emergency generators, and alarm system.
- Replace mechanical system, including but not limited to bathroom exhaust, air handling units, hot water system, mechanical pumps and piping, and hot water heating system.
4 STEM PHASE 3 – ARMSTRONG, FORCINA, AND ‘68 ROSCOE WEST HALLS
STEM Phase 3 – Armstrong, Forcina, and ‘68 Roscoe West Halls
5 NURSING, HEALTH, EXERCISE SCIENCE, AND PUBLIC HEALTH BUILDING
Core program includes:

- **Nursing (57,000 gsf)**
- **Health & Exercise Science (52,000 gsf)**
- **Public Health program (11,500 gsf)**
  - Approximately 100 students
  - 6 faculty plus department chair
  - 2 instructional labs and 1 classroom with associated support space
  - Assumes shared space with Nursing/HES: human performance lab, PT/AT clinical space, student/faculty lounge, lockers
  - Assumes existing general classroom inventory to draw on

Optional program includes:

- **Health & Wellness (12,000 gsf)** - Includes Anti-Violence Initiative, Alcohol, Drug & Education Program, Counseling and Psychological Services, Disability Support Services, and Student Health Services
1. On the Centennial Hall site

2. Near Loser Hall
Athletics + Recreation

Program & Space Needs

Athletics

- Prefer dedicated athletic facility
- Additional office and storage space
- A venue with the proper playing surface for field hockey competition
- General renovations and replacements to improve quality of practice and competition venues
- Properly sized and upgraded basketball competition venue – 1,500 -2,000 seats
- Dedicated locker rooms for every team
- Indoor practice facility, including 6 tennis courts

Recreation

- Prefer dedicated recreation facility
- Additional offices, meeting rooms, multi-purpose studios and classrooms
- Upgrades to the pool locker rooms
- Additional fitness classrooms
- Accommodations for large indoor multi-purpose activity space
1. Potential to expand Packer Hall
2. Green Lane Fields
3. Potential renovation of the Recreation Center
7 LONG TERM LOOK AHEAD
Long Term Look Ahead

Drivers

- New construction:
  - Nursing/HES Building frees up space in Loser—enough swing space to trigger moves
- Existing swing space in 34 Building, 68 Building
- Internal space moves – biggest deficits: Admissions, College Advancement, Health & Wellness
- Consolidation of Student Services
- Unmet Space / Program Needs:
  - Observatory
  - Residence Hall
  - Athletics – upgrades and storage at Green Lane fields and field lighting
  - Recreation - Lions Stadium upgrades, field lighting, upgrades to athlete support spaces
- Book Storage
8 CAMPUS IDENTITY: OPEN SPACE FRAMEWORK
TCNJ Facilities Master Plan

Existing Campus
TCNJ Facilities Master Plan

Projects Underway

- STEM, Phase I
- Brower Student Center renovation and expansion
- Campus Town
Student services and activities are organized and focused at the core of the campus.

Campus Town will become a new anchor and draw students west.
Living and Learning
Currently, the majority of student housing is concentrated on the east and south sides of campus.

Campus Town will include additional housing options for upperclassmen and become a draw for students.

East-West pedestrian movement is likely to increase, south of Brower.
Path of Living
Currently, the majority of academic buildings are located on the north side of campus.

There are limited outdoor learning and gathering opportunities in the academic center.
RICE UNIVERSITY
LANDSCAPE FOR BROCHSTEIN PAVILION
Houston, TX

Path of Learning
Open Space Framework
Spatial Organization
Open Space Framework
Spatial Organization
Open Space Framework

Campus Structure
Open Space Framework
College Yard

- The Heart of the Campus
- Spaces for students to collaborate and relax informally
- Movable furniture to allow for flexibility
- Central location on campus draws students into the space
Open Space Framework

Student Commons

• Creates an outdoor space for yoga, aerobics, and other collaborative fitness activities
• Proximity to Packer Hall and campus core makes it a great space for spill-over activities
• Adds colors and textures to the landscape and provides an added definition to the core
Open Space Framework

*Formal Grove*

- Spaces for students to interact and relax in the shade
- Formal definition of space
- Framed by Georgian architecture overlooking the space
TCNJ Athletics and Recreation

Outdoor Reading Rooms
9 FACILITIES MASTER PLAN SUMMARY
Existing Parking

Lots and Garages

- Proposed master plan projects result in the losses of Lots 3-4 and 12
- Lot 3 and the Visitor Lot (65 spaces) are visitor parking
- Lots 4 and 12 (344 spaces) are faculty/staff parking
- Total parking deficit is 409 spaces
As an alternative to the recommended location of the Nursing building, the new nursing building can be located on the Centennial site with parking under new building.

As an alternative to the recommended option, the renovation of the current Recreation Center into a new Field House can be considered.
Existing Parking

Occupancy – Overall Peak

<table>
<thead>
<tr>
<th>Day</th>
<th>Lots 17 &amp; 18</th>
<th>Lot 16</th>
<th>Lot 13</th>
<th>Lot 12</th>
<th>Lots 10 &amp; 11</th>
<th>Lot 7</th>
<th>Lot 6</th>
<th>Lot 5</th>
<th>Lot 4</th>
<th>Lots 1 &amp; 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday</td>
<td>200</td>
<td>100</td>
<td>900</td>
<td>200</td>
<td>300</td>
<td>600</td>
<td>200</td>
<td>100</td>
<td>50</td>
<td>100</td>
</tr>
<tr>
<td>Tuesday</td>
<td>300</td>
<td>200</td>
<td>800</td>
<td>100</td>
<td>400</td>
<td>700</td>
<td>200</td>
<td>100</td>
<td>10</td>
<td>200</td>
</tr>
<tr>
<td>Wednesday</td>
<td>400</td>
<td>300</td>
<td>700</td>
<td>100</td>
<td>500</td>
<td>900</td>
<td>300</td>
<td>100</td>
<td>15</td>
<td>300</td>
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<tr>
<td>Thursday</td>
<td>400</td>
<td>300</td>
<td>800</td>
<td>200</td>
<td>500</td>
<td>900</td>
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<td>100</td>
<td>15</td>
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<tr>
<td>Friday</td>
<td>500</td>
<td>400</td>
<td>900</td>
<td>300</td>
<td>600</td>
<td>1000</td>
<td>500</td>
<td>100</td>
<td>20</td>
<td>500</td>
</tr>
</tbody>
</table>

- **142 SPACES AVAILABLE** (Monday)
- **162 SPACES AVAILABLE** (Tuesday)
- **32 SPACES AVAILABLE** (Wednesday)

# OF SPACES
Existing Parking

Challenges and Opportunities

1. Assumes peak periods of occupancy - typically there is more capacity available. Peak period is typically 10-1 or 10-4 every day.

2. Does not take into account parking demand for new construction (from Nursing/HES, especially if there is a clinic)

1. Does not take into account any existing demand

Potential strategies for managing parking deficit:

• Build new parking

• Encourage carpooling - facilitate finding ride shares

• Building parking under new Nursing/HES building (ie Eickhoff)

• Adjust parking policy: Fewer resident spots? Fewer sophomore spots? Raise/add parking fees?

• Assume that at peak periods, there won't be enough parking
TCNJ Draft Master Plan

Proposed Parking

- **30 spaces** of visitor parking replaced north of the proposed oval
- **90 spaces** proposed to support field house
TCNJ Draft Master Plan

Proposed Parking

- **30 spaces** of visitor parking replaced north of the proposed oval
- **90 spaces** proposed to support field house
- **304 spaces** typically available in Metzger and Decker
- Reassign resident spaces from Metzger to Decker
- Reassign available spaces in Metzger to faculty/staff
- Remaining deficit of 75 spaces
TCNJ Facilities Master Plan

Next Steps

1. Master Plan Report

2. Presentation to be scheduled with Ewing Township

3. Presentation to Board of Trustees at July 2015 meeting

4. Resolution Passed at October 2015 Board of Trustees Meeting
TCNJ Facilities Master Plan

Next Steps

1. Master Plan Report
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QUESTIONS

Please send feedback to: campplan@tcnj.edu