

**Facilities Master Plan  
Executive Summary**



**THE STATE UNIVERSITY *of* NEW YORK**

State University Construction Fund

Farmingdale State College

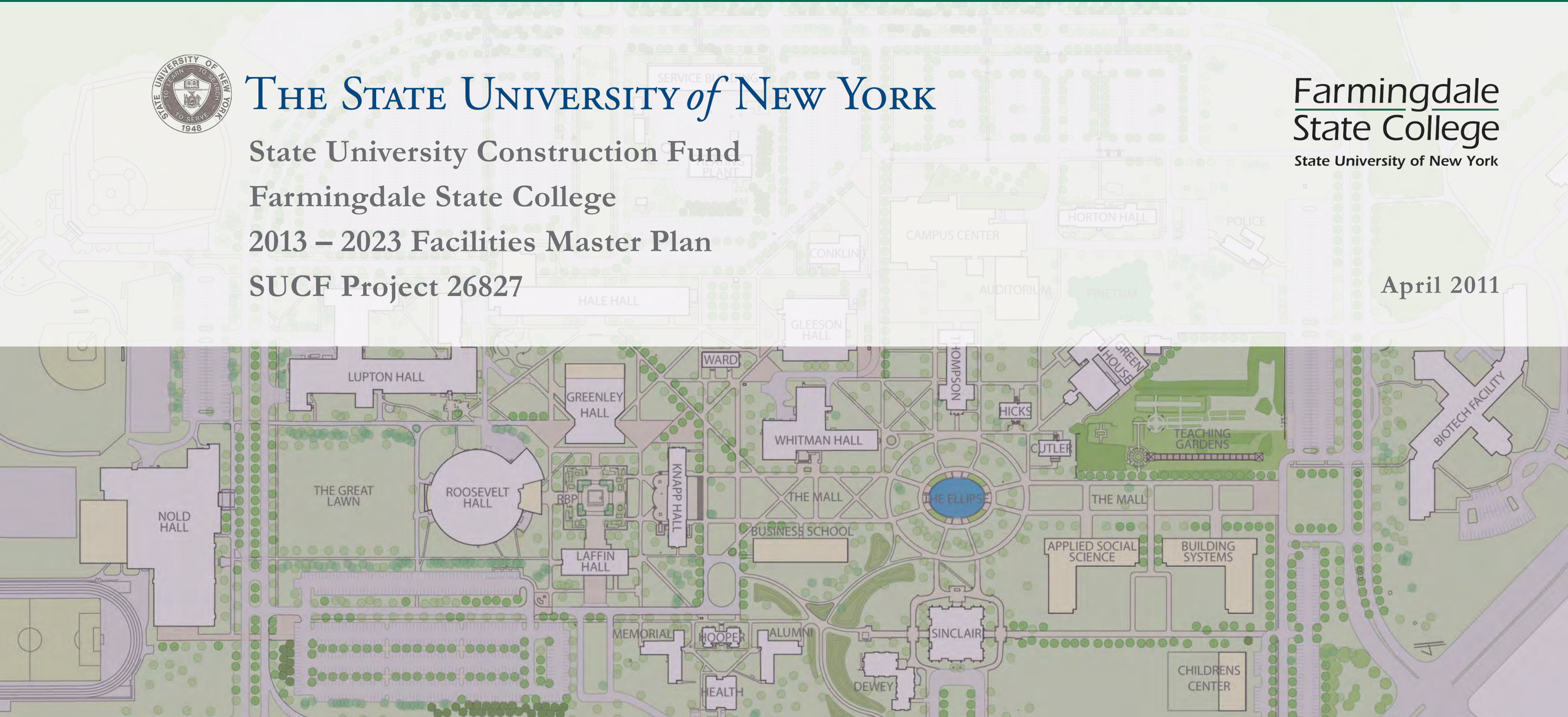
2013 – 2023 Facilities Master Plan

SUCF Project 26827

**Farmingdale  
State College**

State University of New York

April 2011







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## Farmingdale State College



I am pleased to endorse the findings and outcomes of this Facilities Master Plan. The plan reflects a realistic projection of the potential for Farmingdale State College to grow in ways that best serve its various constituencies on Long Island and in the state. I look forward to witnessing the plan's implementation as the college continues its progress and transformation.

Members of the campus community that gave their time and expertise to the development of this Facilities Master Plan, especially the Steering Committee and the Administrative Conference, provided well-considered and sensitive representation of all facets of the college community. We are grateful to all who took part in the plan's development, as well as for the exemplary work and leadership of the State University Construction Fund and its consultant, Cooper, Robertson & Partners.

Dr. Hubert Keen,

**President**



## CREDITS

This Facilities Master Plans was administered by the

### State University Construction Fund

It was prepared by

#### **The Design Team**

Cooper, Robertson & Partners – Architect  
Scott Blackwell Page – Campus Planner  
Mathews Nielsen Landscape Architects – Landscape Architect  
WSP Flack + Kurtz – Mechanical Engineer  
Ysrael A. Seinuk – Structural Engineer  
VHB – Traffic Consultant  
Munoz Engineering – Civil Engineer  
VJ Associates – Cost Consultant

For

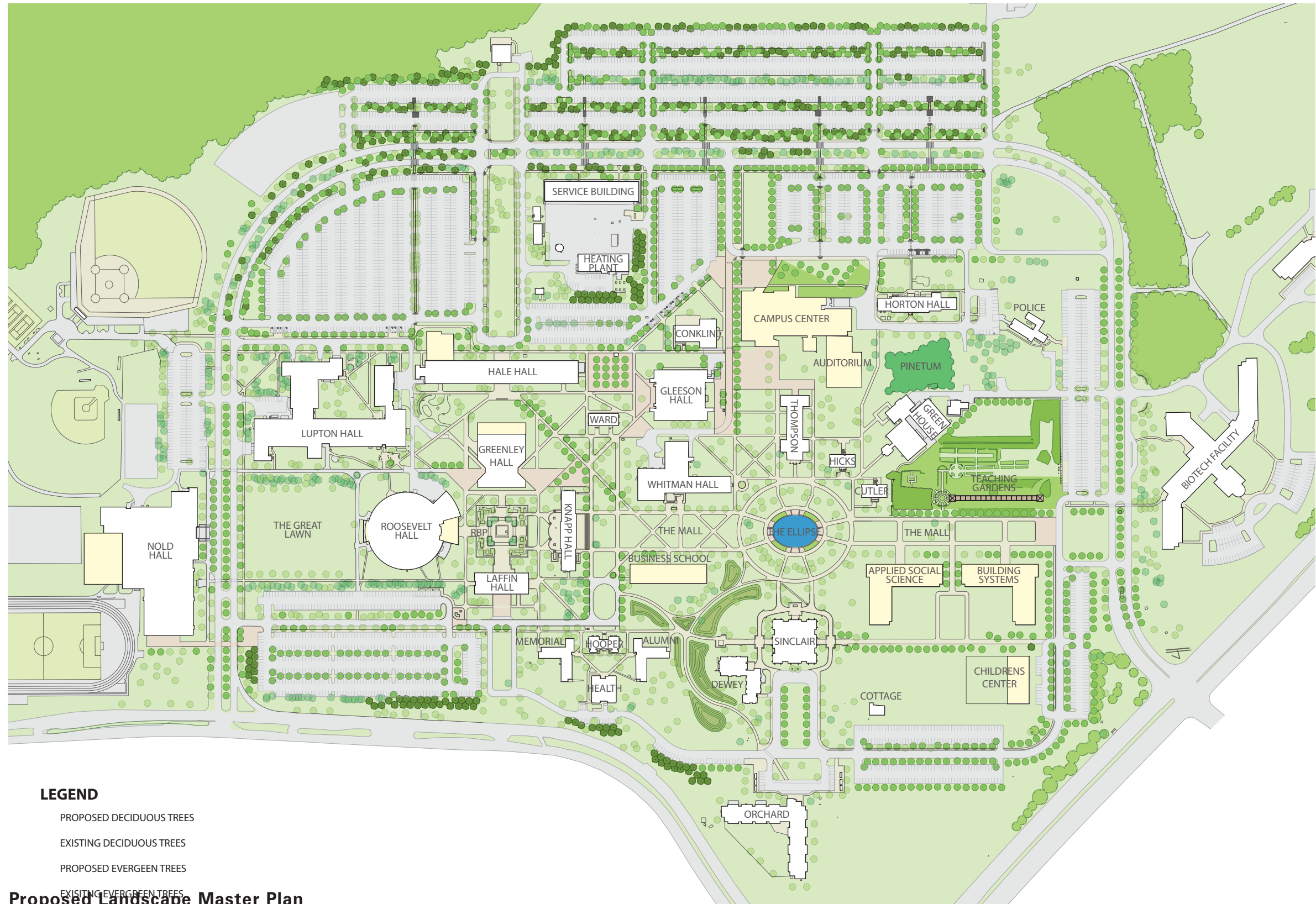
### Farmingdale State College

#### **PRESIDENT**

**Dr. Hubert Keen**

#### **Steering Committee**

George LaRosa, Senior VP and CFO  
Lucia Cepriano, Provost and VP for Academic Affairs  
Patrick Calabria, Vice President for Institutional Advancement  
Tom Corti, VP for Student Affairs  
Veronica Henry, Executive Assistant to the President, Chief Diversity Officer  
Henry Sikorski, Chief Development Officer  
John Dzinanka, Director, Physical Plant  
Jack Petrich, Assistant Director, Physical Plant



**LEGEND**

PROPOSED DECIDUOUS TREES

EXISTING DECIDUOUS TREES

PROPOSED EVERGREEN TREES

EXISTING EVERGREEN TREES

**Proposed Landscape Master Plan**



## INTRODUCTION

The Facilities Master Plan Final Recommendation report is the culmination of a 16-month process that involved representatives of the New York State University Construction Fund; administrators, staff and faculty from Farmingdale State College; and the master plan design team. The Final Recommendations report describes the campus improvements required to realize the goals of the college in support of its mission through the period ending in 2023. Proposed facility improvements are founded on realistic projections of programmatic needs and include new buildings, additions to and renovations of existing structures, as well as demolition. Landscape and circulation improvements are fundamental to the successful integration of new buildings and to safely accommodate the anticipated increase in student numbers as well as to project a positive image for the campus as it reclaims underutilized or abandoned spaces and buildings. Accompanying the proposed improvements are a phasing plan and projected costs to complete an understanding of the capital commitment and schedule.

The five phase process included:

Phase 1 - Campus Profile: An overview of the institution including a history of the academic and physical development of the college, the college's mission, its role within the SUNY System, identifying characteristics, statistical data, academic goals, and physical environment.

Phase 2 - Assessment of Conditions: An evaluation of the campus and its surroundings including sections on land use, circulation, landscape, geography, security, infrastructure and facility condition, life safety, accessibility, environmental issues, technology, and suitability of facilities for existing or new uses.

Phase 3 - Analysis of Space Needs: An analysis of space needs based on projected enrollment, SUNY Space Guidelines and other applicable standards, current space use and space utilization rates, as well as the ability to utilize current spaces for future needs.

Phase 4 - Concept Alternatives: A presentation of options for accommodating campus development for consideration by the college and SUCF. The pros and cons of each option were weighed before settling on the final recommendations set forth in this report.

Phase 5 - Final Recommendations: A study in greater depth of the option selected in Phase 4 including renovation plans and landscape plans for the selected option.



**Aerial view of The Mall & The Ellipse with New Buildings on the right**

## EXECUTIVE SUMMARY

This Facilities Master Plan Final Recommendation report provides a roadmap for developing the Farmingdale State College campus grounds and facilities to meet the needs of the college through 2023. The capital improvements described herein will allow the college to fulfill its stated goals and mission developed in collaboration with the State University of New York as documented in the Memorandum of Understanding from January 2007. The Final Recommendations are based on research and analysis developed in conjunction with administrators, faculty, and staff during the earlier four phases of the Facilities Master Plan.

### *CAMPUS OVERVIEW*

Originally an agricultural school training farmers to maximize the agrarian economic potential of Long Island, Farmingdale has evolved its mission over time in step with the regional economy. Today the college focuses on preparing students to enter the workforce through programs in the applied sciences and technology. In response to demands of regional businesses and industries, Farmingdale now emphasizes four-year degree programs rather than two-year programs and is planning for the addition of graduate programs. The importance of Farmingdale to the regional economy is significant. The Long Island Association's Small Business Council named FSC president, Dr. Hubert Keen, 2009 Education Advocate and cited FSC's role as a "leading economic engine for the region."

Since 2000, Farmingdale State College has seen an increase in the number of applicants of more than 100 percent. While raising standards for admissions, the college has grown dramatically over the last decade. The college's current enrollment is 5,605 FTEs, the projected enrollment for 2023 is 7,250 FTEs, which is an increase of 29%. While there are approximately 500 residential students, the college primarily attracts commuter students and the residential population is projected to be stable in the ten-year period covered by this plan. As might be expected when an institution undergoes rapid change, the adaptation and expansion of facilities has not entirely kept pace. Currently, the college suffers from a deficit in net assignable area of 84,106 square feet. With a projected growth of 29% through the

year 2023, an additional increase in net assignable square footage (NASF) of 105,592 square feet is necessary by 2023. Together, the current deficit and projected growth create a need for 189,698 NASF. Construction of projects already in design, including the new Campus Center, the new School of Business and the Childcare Center will contribute 72,985 NASF. Proposed additions to the library, gym, Hale Hall, Roosevelt Hall as well as the addition of the auditorium to the Campus Center will contribute 74,140 NASF. A number of buildings on campus contain space classified as "Inactive" on the PSI. One of the goals of the FMP is to reprogram these spaces so that they are usable. This adds 38,783 NASF. These additions will be offset by demolition of obsolete buildings totaling 47,885 NASF. To make up the deficit for 2023, two new buildings, for Applied Social Sciences and Building Systems are proposed, adding 69,732 NASF.

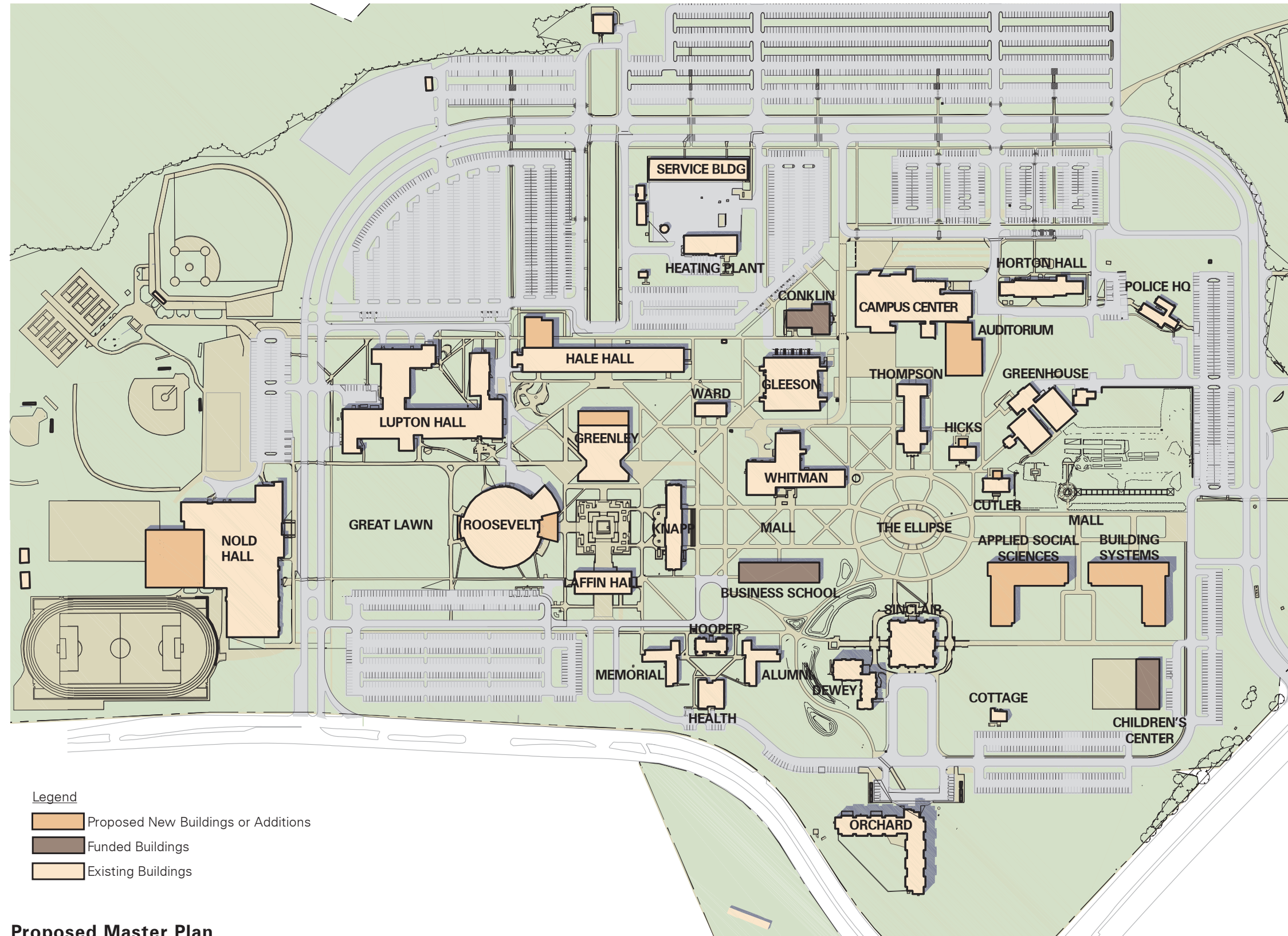
Fortunately, the college occupies a generous site that will benefit from new construction. The ample Farmingdale campus features an historical core area based on a Beaux-Arts design (*Figure B.2*). As the college redefined its mission over the years to keep up with changes in the economic base of the region, the campus gained new buildings and landscape spaces that largely reinforced the tradition of axial organization. Consequently, the core features a well-ordered framework of open spaces defined by building placement, mature trees and other landscape features (*Figure C.3*). The grand old trees and older buildings provide beauty as well as a sense of permanence and collegiate identity to the setting. However, during the enrollment decline that began in the mid 1970s and continued through the end of the 20<sup>th</sup> century, some older areas of the campus were not maintained due to budget cuts (*Figure B.3 & B.4*). The current demand for new and updated facilities creates a timely opportunity for rejuvenation that will enhance the college's role in the region and its ability to contribute to the SUNY system.



**East Mall with New Academic Buildings**

To ensure new development enhances the present campus and its academic and strategic missions in the most direct way, clear overarching principles for campus growth were developed. These include the following:

- Provide robust academic experiences by bringing together related departments, regardless of school affiliation, while maximizing the efficient use of existing space
- Reinforce the existing campus structure
- Rejuvenate the historic Mall
- Increase density in the Campus Core
- Separate vehicles and pedestrians
  - Locate facilities for visitors near the perimeter
  - Locate service buildings outside the campus core
- Respect the Context
- Build on recent renovations



- Legend
- Proposed New Buildings or Additions
  - Funded Buildings
  - Existing Buildings

**Proposed Master Plan**

## CAPITAL IMPROVEMENTS

### RENOVATIONS

This plan includes extensive renovations to the existing buildings. Only renovations that involve a change in use are described here.

- Whitman Hall will be renovated for the expansion of Mathematics and Computer Systems.
- Thompson Hall will be renovated as an administration building for Accounts Payable, Administration, Auxiliary Service Corporation, Information Technology, Human Resources, Payroll, Purchasing, and portions of Institutional Advancement and Affirmative Action.
- The Biology Department will expand in an addition to Hale Hall. Visual Communications will remain in place.
- Hicks will be renovated to house the Ornamental Horticulture Department. Cutler will be renovated as a general classroom building.
- The kitchen wing of Knapp Hall will be removed and replaced with a new façade facing the historic Mall. A wide set of monumental stairs and an elevated plaza will terminate the Mall with a space that can be used for student events. A new elevator and ramp will be installed to provide access to the second floor. The ground floor cafeteria will be restored to its original appearance for campus events after initial use as surge space. English & Humanities will be housed on the second floor.
- The multi-purpose room of Roosevelt Hall will continue to be used for campus and community events, but the student office areas on the building's perimeter will be used for Student Services offices after its initial use as surge space.
- After Architecture and Construction Management moves to the new Building Systems building, the other departments in Lupton Hall will expand there.
- Sinclair Hall will be used for surge space for many years, but its final use will be for classrooms and offices.
- ITSC Media Services will move from the top floor of Greenley Library to the basement of Whitman Hall. Several tutoring departments will take its place.
- The Cottage is currently unoccupied. This plan proposes relocating the cottage to

one of several possible new locations where it could serve as an alumni center, but further study is necessary to finalize the building's program and location.

### NEW BUILDINGS

Academics are the focus of Farmingdale and the driver of the master plan. The master plan recommends two new academic buildings that will be located on the south side of the east end of the historic Mall. The Applied Social Sciences Building will bring together the currently underserved yet growing departments of Psychology; Sociology & Anthropology; and History, Economics & Politics. The Building Systems Center will house the departments of Architecture & Construction Management; and Criminal Justice and Security Systems, a department with a significant component dedicated to security systems for buildings.

#### **Applied Social Sciences Building (43,633 GSF)**

The Applied Social Sciences Building will house the departments of Psychology; Sociology & Anthropology; and History, Economics, & Politics along with classrooms and computer labs. These three departments have practical applications for a technology school. The Psychology Department includes courses on organizational psychology that are related to business management. The Sociology Department includes courses in analyzing polls and surveys. The Anthropology Department includes courses on archeology for construction projects. The History, Economics, and Politics Department has relationships with the other social science departments. The relocation of these departments will provide expansion space for other departments in Knapp, Memorial, Thompson, and Whitman.

*Link to College Goals and Objectives: To provide a physical environment that supports and enriches teaching, learning, scholarship, and research.*

#### **Building Systems (75,090 GSF)**

The Building, Building Automation, and Systems Technology Center will house the departments of Architecture & Construction Management; and Criminal Justice & Security



**Proposed Ellipse with Lily Pond**



Systems with their classrooms and labs. These departments are related because Criminal Justice & Security Systems includes courses that cover security systems in buildings. The relocation of these departments will provide expansion space for other departments in Gleeson, Lupton, and Whitman.

*Link to College Goals and Objectives: To provide a physical environment that supports and enriches teaching, learning, scholarship, and research.*

#### *ADDITIONS*

##### **Hale Hall Addition (14,995 GSF)**

The Biology department is expected to grow by 8,247 ASF by 2023. It shares Hale Hall with the department of Visual Communications. This addition to the west end of Hale Hall will provide for the growth of the Biology department without moving the newly renovated Visual Communications department out of the building.

*Link to College Goals and Objectives: To provide a physical environment that supports and enriches teaching, learning, scholarship, and research.*

##### **Roosevelt Hall Additions (5,000 GSF)**

Additions to both east and west ends of the building will make it more inviting and useful. A larger lobby facing Ralph Bunche Plaza will replace the existing lobby with its low ceiling. On the west, the Loft Lounge would have a new west wall to open the room to the Great Lawn for the first time.

##### **Nold Hall Addition (45,146 GSF)**

This addition will provide a performance gymnasium to accommodate intramural sports currently underserved by limited access to the field house. The additional gym would permit more flexible use of the field house for team practice and for community rentals, which provide significant financial support for athletic programs.

##### **Greenley Library Addition (23,037 GSF)**

A three floor extension to the north side of the existing library will bring the library up to the SUNY space standards.

##### **Auditorium Addition to the Campus Center (18,750 GSF)**

A 750-seat auditorium will be added to the Campus Center building. It will provide an assembly space with a capacity to house many campus events.

#### *DEMOLITION*

The new Campus Center will replace most of the functions of the existing Bookstore and the food service functions of the Campus Commons. The small size of these buildings render them undesirable for long term use, and they do not contribute significantly to the character of the campus. In fact, if these two existing buildings were to remain, they would crowd the new building. The Campus Commons will be used initially for surge space, but ultimately demolition is recommended for both existing buildings at some point after the Campus Center is completed. The new open space south of the Campus Center is an important part of the campus landscape plan.

The existing dormitories flanking Sinclair Hall were built in a configuration that is unpopular today, double rooms with gang bathrooms down the hall. Since the construction of Orchard Hall and the renovation of Dewey Hall, the other three dormitories (Smith, Hughes, and Lehman) are obsolete and unused. There is no demand for new dormitories and renovation costs are high for these buildings, so the master plan recommends demolition for the three unused buildings.

The two-car garage behind the Cottage is in poor condition and of no use, so the master plan recommends demolition of this structure.

#### *LANDSCAPE IMPROVEMENTS*

The landscape improvements are described in the following pages.



**Proposed Meandering Walk**

## LANDSCAPE

Reinforcing the existing campus structure, rejuvenating the historic Mall, increasing density in the Campus Core and separating vehicular and pedestrian circulation are a few of the principles established for the Farmingdale State College Campus through the master plan study. The proposed landscape improvements stem from and are reflective of these principles with the overall goal of strengthening the campus identity of Farmingdale.

### **Gateways**

To signal important campus gateways and to clearly define campus open spaces, the campus will use landscape elements of a unified materials palette. Columns, piers and/ or free standing walls designed to complement the existing architecture of the campus should be used at significant pedestrian gateways. Three such key gateways are located at Laffin Hall, at the east end of the Mall and at the Campus Center.

### **The Mall and Ellipse**

The Mall is the spine of the campus from which the core campus improvements stem. To recapture the east end of the Mall, this plan shows the extension of the parallel paths through the east end, relocation of the shrub plantings to open the axial view, and planting shade trees along the walks. Buildings on the south side of the east Mall will define this signature space and embrace the larger open space.

The Ellipse, formerly known as the Circle, maintains its perimeter ellipse geometry, and surrounding diagonal paths and informal mature ring of trees. The plan is to supplement the berming and sculpt to create sloped lawn areas facing the Ellipse. In the center space a lily pond can be installed to serve as a signature focal point. The elevated water body would contain lilies and other aquatic plants, with spillways on the axes flanked by intimate seating areas and planting. The strengthening of the Mall axis would be complete with the west terminus of the classic terrace and grand stair added to Knapp Hall. The lily pond can provide educational and teaching opportunities for the campus's horticultural program.

### **Teaching Gardens**

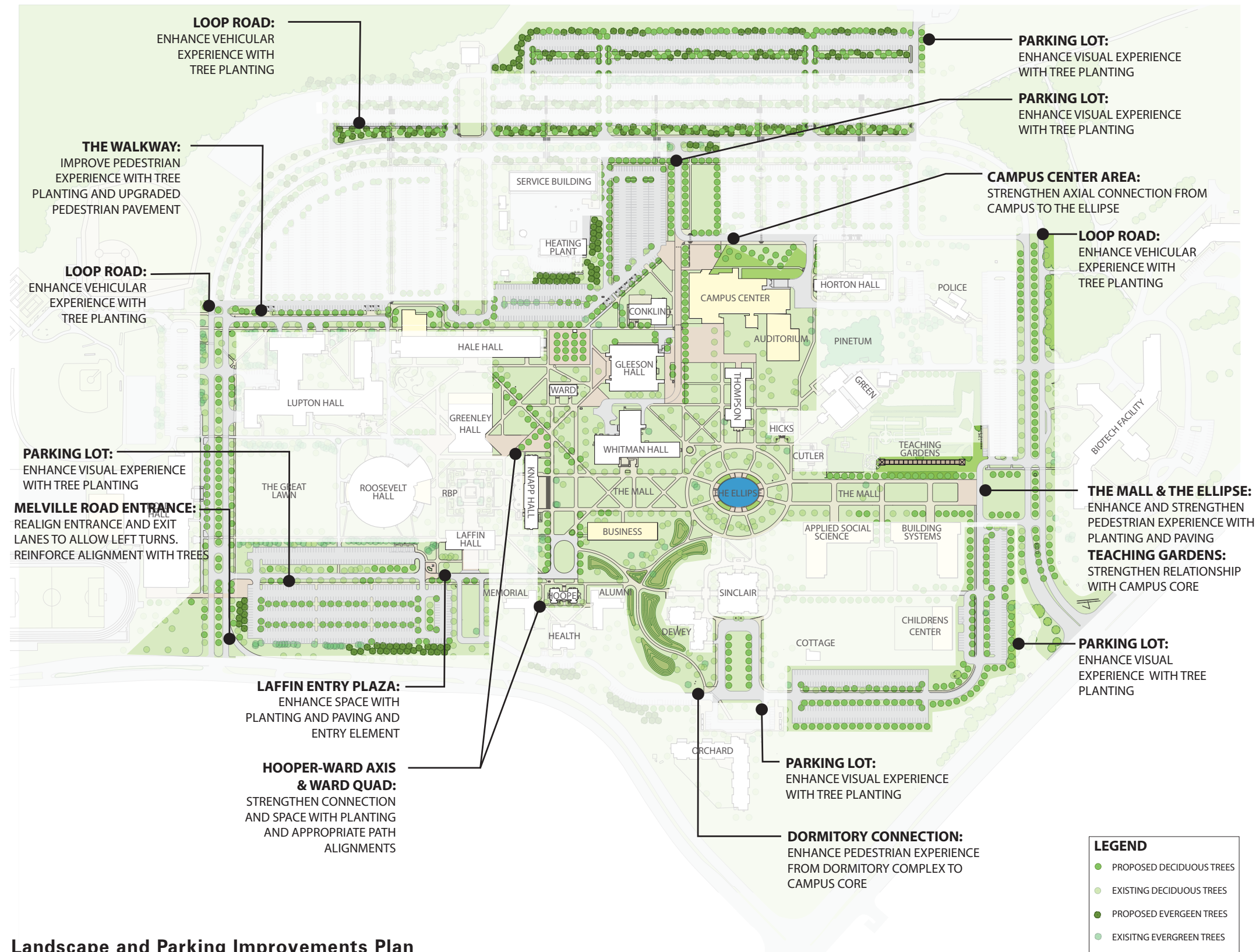
The teaching gardens are the hidden gem of the campus. By providing multiple inviting pedestrian entrances, removing the existing chain link fence, and installing a traditional decorative fence in its place, the teaching gardens would become part of the campus fabric. Installing an arbor centered on the herb garden would complete the frame of the east Mall.

### **Campus Center Corridor**

The Campus Center and Conklin Hall area will be the hub for student life. Removing the existing Bookstore will create an unobstructed corridor between the Campus Center, Gleeson and Thompson Halls. In its place, this plan proposes a large plaza space behind campus center to allow for outdoor seating and gathering as well as ample room for circulation. Trees would be planted on the west side of the plaza, mimicking the existing mature row of oaks to frame the corridor and strengthen the relationship between the Campus Center and the Ellipse.

### **Dormitory Connection**

Installing a curvilinear path leading from Orchard to the surrounding spaces and connecting to other pathways will create a new atmosphere for the residential area. The path alignment is reinforced with gentle landforms guiding the pedestrian through the zone. On the landforms, groundcover, perennials and/or no-mow grass would be planted that require little maintenance and will provide texture and color to the landforms.



**Landscape and Parking Improvements Plan**

### **Ward-Hooper Axis**

Removing the kitchen addition to Knapp Hall and the below grade service ramp will open up the space between Ward and Hooper Halls. The College should restore the area to reflect the historic campus walkway geometry of the Mall and reinforce with the addition of a new terrace and grand stair to Knapp Hall. Install paths wide enough for vehicles to respond to need for service access at Knapp Hall, Hooper Hall and the new business school. The renovation of Gleeson Square would strengthen the axis north of Ward Hall. Decorative pavement space overlaid with a grid trees will allow for free pedestrian movement through the central square. Add seating areas and planting beds in strategic locations to allow gathering and waiting areas.

### **Ward Quad**

Reorganization of the walkways will greatly improve the Ward Quad. In conjunction with a new walkway alignment, a plaza at the intersection of the walkways would provide ample room for the pedestrian traffic. An allée of trees along diagonal walk leading from Hale Hall to the Mall would reinforce the experience.

### **Parking Lots**

The parking lots need to be improved functionally and aesthetically for visitors, students and staff. The recommendation is to realign the vehicular entries and to reorganize the parking layout to provide pedestrian corridors for safer and more efficient lots. Installing internal islands with trees and perimeter buffer planting will help soften the view of the parking lots.

### **The Loop Road**

Realigning the Loop Road will enhance the vehicular sequence into the campus. A formal rhythm of shade trees lining the northeast and west ends of the boulevard will strengthen the character of the roadway. Informally plant deciduous and evergreen trees along the north side of the boulevard and the wide island in the north parking to reflect the existing planting in the central island and relate to the forested hillside beyond.

### **The Walkway**

Define and strengthen this important pedestrian collector by widening and upgrading of pavement and line of the Walkway with shade trees

### **The West Entrance at Melville Road**

At the west entrance to the campus from Melville Road, the roadway will be reconfigured to permit left-hand turns from the campus. New plantings will reinforce the change in roadway geometry.

### **Parking Lot Expansions**

The academic facility growth will generate the need for additional parking. In order to maintain a pedestrian-friendly campus, parking should be located outside of the campus core. The proposed lots will provide safe and efficient parking. When parking lots are expanded, new landscaping must be incorporated to soften the views from the loop road and reduce heat island effects. Shade trees and other plantings will be a visual and environmental benefit to the expansion areas. By taking advantage of parking islands and other vegetated areas for sustainable storm water management practices there will be less demand on the existing storm water system and help recharge groundwater resources.



