Agenda

• Master Plan Schedule
• Goals Summary
• Activities Update
• Master Plan Studies:
  – Signage and Wayfinding
  – Route 322 Study
  – North Dorms Landscape Study
• Master Plan Framework:
  – Academic Planning
  – Space Analysis and Program
  – Master Plan Alternatives
• Next Steps
Rowan University

Schedule

- Phase 1: Analysis
- Phase 2: Alternatives and Additional Studies
- Phase 3: Final Plan Documentation

<table>
<thead>
<tr>
<th></th>
<th>Oct-05</th>
<th>Nov-05</th>
<th>Dec-05</th>
<th>Jan-06</th>
<th>Feb-06</th>
<th>Mar-06</th>
<th>Apr-06</th>
<th>May-06</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategic Academic Planning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Space Inventory</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Space Programming Study</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Route 322 Study</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Dorms Landscape Study</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wayfinding Study</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preferred Alternative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Final Plan Documentation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Work Session</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Board Presentation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Board Presentation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Board Presentation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Board Presentation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Board Presentation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Summary of Master Plan Goals

• Determine strategies to accommodate growth
• Support economic growth of Glassboro
• Develop and integrate the West Campus with the Main Campus
• Develop a cohesive campus vision
• Improve the quality of the physical environment
• Evaluate the use of existing facilities and potential long-term options
• Plan for continued transition to a residential campus

Rowan University
Activities Since Last Meeting

- Receipt of final strategic planning data
- Continuation of master plan studies:
  - Route 322 Study
  - North Dorms Landscape
  - Signage and Wayfinding
- Completion of space inventory
- Completion of draft space needs analysis
- Completion of preliminary program
- Development of master plan program alternatives
Signage and Wayfinding
Phase 3: Concept Design

Full line-up

Rowan University
Design Expression: University Identity

Materials

Rowan University

Black / White Acrylic

Painted Metal

Painted Textured Metal

Anodized Metal

Bronze or Dark Stainless Steel

Rowan University
Phase 3: Concept Design

Building Identity (BI) - Freestanding

Option 1
Number text 7.5"
Building name text 4"
Small text 2"

Option 2
Number text 6.5"
Building name text 6"
Phase 2: Wayfinding Strategy

Building Identity (BI) - Freestanding

Sign Location Plan Detail (Route 322)
Phase 3: Concept Design

Building Identity (BI) - Freestanding

Option 1

Rowan University
Phase 3: Concept Design

Building Identity (BI) - Freestanding

Option 2
Mounted Building Identity

Building Identity (BI) – Building Mounted

Option A

Rowan University
Phase 3: Concept Design

Building Identity (BI) – Building Mounted

Pros:
- Building name legible at night
- Building name can be seen at a distance

Cons:
- On campus light pollution
- Can be hard to read
- Individual pinned letters place many holes in a building
Phase 3: Concept Design

Street Sign (ST)

Street name text 6”
Subtext 4”

Post mounted

Variety of Street names
Phase 3: Concept Design

Street Sign (ST)

N. Campus DR

Detail

Rowan University
Phase 3: Concept Design

Vehicular Directional on 322 (322 DR)

Large text 4"
Subtext 3.5"
Phase 2: Wayfinding Strategy

Vehicular Directional on 322 (322 DR)

Sign Location Plan Detail (Route 322)
Phase 3: Concept Design

Vehicular Directional on 322 (322 DR)
Phase 3: Concept Design

Vehicular Directional on 322 (322 DR)
Phase 3: Concept Design

Vehicular Directional on Campus Roadways (DR)

Rec. Center
Parking P
Student Center
Admissions
Bookstore

Administration
Main Campus
Glassboro

Rec. Center
Parking P
Student Center
Admissions
Bookstore

Administration
Main Campus
Glassboro
Phase 2: Wayfinding Strategy

Vehicular Directional on Campus Roadways (DR)

Sign Location Plan Detail (Route 322)
Phase 3: Concept Design

Vehicular Directional on Campus Roadways (DR)
Phase 3: Concept Design

Pedestrian Directional (PD)

Option 1
Text 2"

Option 2
Text 2"
Phase 3: Concept Design

Pedestrian Directional (PD)

Option 1 detail

Option 2 detail

Rowan University
Phase 3: Concept Design

Visitor parking (VP)

VP
Number text 5.5"
Message text 3"

Rowan University
Phase 3: Concept Design

Parking (PK)

PK
Text 3"

Visitor Parking

Detail
Regulatory Parking (RP)

RP
Number text 5.5"
Message text 3"

Detail

Rowan University
Phase 3: Concept Design

**Regulatory Parking (RP)**

Before

After

Rowan University
Goals and Next Steps

1. Obtain clear direction on proposed system

2. Refine and develop full system

3. Create guidelines
Route 322 Study
Route 322 Study

Status

**Completed:**
- Site walk through
- Assessment of existing conditions
- Compilation of issues raised by both internal and external stakeholders
- First pass improvement phasing plan
- Conceptual Plan first pass
- Cross section studies throughout the corridor

**Ongoing:**
- Coordination on east/west entrance intersections, Rowan Blvd intersection, crosswalks, traffic light locations, speed limit, bike ways
- Concept Level Cost Estimate

**Next Steps:**
- Submit Conceptual Design Package
- Final Phasing Plan

Rowan University
Route 322 Study

Zones

Triad Zone
Lot A / Townhouse Zone
Central Campus Zone
East Campus Zone

Rowan University
Route 322 Study

Zones

Zones

Triad Zone
Lot A / Townhouse Zone
Central Campus Zone
East Campus Zone

Rowan University
Route 322 Study

Triad Zone

- Residential development by Rowan
- Triad
- Signage/Wayfinding
- Multica Hill Road (Rt. 322)
- Harvard Road
- Yale Road
- Girard Road
- Mullica Hill Road (Rt. 322)
- Private residences

LEGEND
- Pedestrian
- Bikeway
- Pergola
- New Crosswalk
Route 322 Study

Triad Zone

SECTION 1: WEST ZONE @ TRIAD LOOKING EAST
Route 322 Study
Lot A/ Townhouse Zone

Future Development by Rowan
Mullica Hill Road (Rt. 322)

 LEGEND
Pedestrian
Bikeway
Pergola
New Crosswalk

Future Overpass Connections
SECTION 3: CENTER ZONE AT LIBRARY LOOKING EAST
Route 322 Study

East Campus Zone

- Residential development by Rowan
- Future development by others

Legends:
- Pedestrian
- Bikeway
- Pergola
- New Crosswalk
SECTION 4: EAST ZONE LOOKING EAST
Route 322 Study
East Campus Zone: Current Condition
Route 322 Study

East Campus Zone: Improved Condition
Route 322 Study

Lot A/ Townhouse Zone: Existing Condition
Route 322 Study
Lot A/ Townhouse Zone: Improved Condition
Route 322 Study

Next steps:
- Submit concept package
- Cost-estimate
- Phasing
North Residence Halls
Landscape Improvements
North Residence Halls

Status

Completed:
• Site walk through
• Assessment of existing conditions
• Conceptual alternatives for overall circulation and planting structures

Current:
• Schematic circulation and planting approaches
• Conceptual alternatives for courtyards
• Emergency access, service, and lighting approaches

Next Steps:
• Design Development Documentation
• Cost Estimate

Rowan University
North Residence Halls

Landscape Plan

Rowan University
North Residence Halls

Landscape Spaces - Informal recreation spaces

Rowan University
North Residence Halls

Landscape Spaces - Defined, courtyard spaces

Rowan University
North Residence Halls

Courtyard Alternatives - Willow and Magnolia

Rowan University
North Residence Halls

Courtyard Alternatives - Willow and Magnolia

Rowan University
North Residence Halls

Courtyard Alternatives - Willow and Magnolia

Rowan University
North Residence Halls

Courtyard Alternatives - Willow and Magnolia

Theatre

Rowan University
North Residence Halls

Courtyard Alternatives - Chestnut

Rowan University
North Residence Halls

Courtyard Alternatives - Chestnut

- Smaller Plaza with seat walls
- Walkway with benches
- Central Plaza

Edge Planting with seat walls
Walkway with benches
Trees with groundcover
Walkway with benches
Edge Planting with seat walls

Rowan University
North Residence Halls

Next Steps:
- Design Development Documentation
- Cost-Estimate
Strategic Academic Planning
Goals:
- Assessing campus capacity
- Making the case for state funding
- Planning for appropriate use of Main Campus
- Planning the long-term use of the West Campus
- Exploring options for accommodating growth
Strategic Academic Planning Summary

Academic Planning Components:
• Growth options and trade-offs:
  – Admissions yield
  – Market penetration
  – Capacity of existing facilities
• Recommended growth approach:
  – Existing program growth
  – New programs
  – New initiatives/colleges (long-term)
• Financial model:
  – Financial implication of different growth strategies

Rowan University
Strategic Academic Planning Summary

Status:

- Assessment of campus capacity complete
- Analysis of enrollment and staffing projections complete
- Final academic plans and space needs projections integrated with campus planning
- Planned meeting with academic deans
- Analysis to be completed following meeting with deans
Space Analysis and Program
Purpose and Methodology

- Space needs assessed to establish Rowan's current and future space needs and to determine the master plan program
- Analysis compares existing space to estimated space needs for different levels of enrollment
- Comprehensive space inventory completed by University staff
- National space planning standards applied
- Analysis does not assess quality and functionality of space
Assumptions

• Space inventory includes all buildings on Glassboro campus plus Alvin Shpeen Hall

• New buildings and potential building demolitions accounted for:
  – Education
  – Bosshart Hall
  – Robinson Hall

• Baseline enrollment, faculty and staff data provided by University

• Student contact hours generated from course schedule

Rowan University
### Assumptions

<table>
<thead>
<tr>
<th></th>
<th>Current FTE</th>
<th>Current HC</th>
<th>Future FTE</th>
<th>Future Term HC</th>
<th>Long Term FTE</th>
<th>Long-Term HC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undergraduate</td>
<td>7,273</td>
<td>8,213</td>
<td>10,427</td>
<td>10,597</td>
<td>12,493</td>
<td>12,716</td>
</tr>
<tr>
<td>Graduate</td>
<td>690</td>
<td>1,475</td>
<td>963</td>
<td>1,903</td>
<td>1,154</td>
<td>2,284</td>
</tr>
<tr>
<td>Total</td>
<td>8,163</td>
<td>9,688</td>
<td>11,390</td>
<td>12,500</td>
<td>13,647</td>
<td>15,000</td>
</tr>
<tr>
<td>Faculty</td>
<td>n/a</td>
<td>519</td>
<td>n/a</td>
<td>806</td>
<td>n/a</td>
<td>952</td>
</tr>
<tr>
<td>Staff</td>
<td>643</td>
<td>650</td>
<td>839</td>
<td>897</td>
<td>1,075</td>
<td>1,006</td>
</tr>
</tbody>
</table>

- Faculty ratios lowered to allow more faculty research
- Staff ratios maintained
Space Needs Analysis Summary

![Bar chart showing space needs analysis for different colleges and departments. The chart compares existing space and current space need for various departments such as Business, Communication, Education, Engineering, Fine and Performing Arts, Liberal Arts, Science, Media Production, Clinical/Demonstration, etc. The chart indicates a need for additional space to accommodate the increased headcount.](chart.png)
Space Needs Analysis Summary

<table>
<thead>
<tr>
<th>Space Category</th>
<th>Existing Space</th>
<th>Current Space Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASF</td>
<td>20,000</td>
<td>40,000</td>
</tr>
<tr>
<td>Assembly</td>
<td>12,500 Headcount</td>
<td>15,000 Headcount</td>
</tr>
<tr>
<td>Exhibition</td>
<td>10,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Dining Facilities</td>
<td>7,500</td>
<td>9,000</td>
</tr>
<tr>
<td>Recreation</td>
<td>10,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Lounge and Merchandising</td>
<td>5,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Student Union</td>
<td>12,000</td>
<td>14,000</td>
</tr>
<tr>
<td>Meeting Rooms</td>
<td>2,000</td>
<td>3,000</td>
</tr>
</tbody>
</table>
Space Needs Analysis Summary

- Space planning guidelines do not capture the distinctive Rowan approach to project-based learning
- Analysis does not account for the inferior quality of many existing spaces
- Additional classrooms and offices will be needed for growth
- There is a shortage of Communications labs using common space standards
- Liberal arts labs will be needed to replace labs in Bosshart and Robinson
- Need for other labs requires further analysis
- There is a current shortage of study space
- There is significant need for student life space
- Renovation or replacement of other poor quality buildings and spaces in addition to Bosshart and Robinson should be considered

Rowan University
### Classrooms

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/ (Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>75,263</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>76,836</td>
<td>1,573</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>107,211</td>
<td>(31,948)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>128,455</td>
<td>(53,192)</td>
</tr>
</tbody>
</table>

- Classroom analysis suggests there is sufficient classroom space for current enrollment, assuming shared-use.
- Many current classrooms are poorly furnished and equipped.
- Growth in enrollment will require new space.
Classroom Utilization

Percent of Classroom Hours Used

- Not meeting nationally recommended target utilizations
- Lack of Friday classes
Teaching Labs

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/ (Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>150,255</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>106,465</td>
<td>43,790</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>148,553</td>
<td>1,702</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>177,990</td>
<td>(27,735)</td>
</tr>
</tbody>
</table>

- Labs are needed today for Colleges of Communication and Liberal Arts
- Apparent excess capacity is attributable to new Education labs and low utilization in specialized labs
- Further analysis will document needs in Engineering, Science and other disciplines
- Existing inventory includes +/- 6,800 asf open computer labs and +/- 7,500 asf of other un-assigned labs
Research Labs – External Funding Model

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/ (Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>18,124</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>19,780</td>
<td>(1,656)</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>27,600</td>
<td>(9,476)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>46,142</td>
<td>(28,018)</td>
</tr>
</tbody>
</table>

- Research lab need calculated by grant funding
- Existing supply adequate based on current grant funding
- Future need calculated based on grant funding growth proportional to growth in faculty
- Analysis does not reflect unique Rowan emphasis on integrated research and teaching
## Research Labs – Faculty Research Goal

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/ (Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>18,124</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>19,780</td>
<td>(1,656)</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>93,116</td>
<td>(74,992)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>111,740</td>
<td>(93,616)</td>
</tr>
</tbody>
</table>

- Stated institutional research objectives could generate need for significant additional space
- Assumes all FTE faculty in the following departments involved in research:
  - Biological science
  - Chemistry
  - Communications
  - Biochemistry
  - Computer Science
  - Geography/Anthropology
  - Physics and Astronomy
  - Psychology
  - Engineering
### Office, Work Stations and Support

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/ (Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>223,507</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>201,798</td>
<td>21,709</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>297,093</td>
<td>(73,586)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>353,344</td>
<td>(129,837)</td>
</tr>
</tbody>
</table>

- 'Surplus' is +/- 10,000 asf conference rooms plus work stations leased to tenants in Alvin Shpeen
- Growth will require additional office space
Library and Study

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/Deficit (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>69,947</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>101,292</td>
<td>(31,345)</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>116,673</td>
<td>(46,726)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>127,268</td>
<td>(57,321)</td>
</tr>
</tbody>
</table>

- Analysis suggests need for +/- 22,000 asf of additional study space
- Other facilities, such as open computer labs may accommodate study space
- Shared space with dining and student social areas should be considered
Athletics

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/ (Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>39,092</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>56,966</td>
<td>(17,874)</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>73,100</td>
<td>(34,008)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>84,385</td>
<td>(45,293)</td>
</tr>
</tbody>
</table>

- Athletics space need is institution specific
- Guidelines suggest deficit for current and future enrollment
- Athletics may share recreation facilities

Rowan University
Media Production

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/Deficit (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>1,444</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>13,963</td>
<td>(12,519)</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>17,190</td>
<td>(15,746)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>19,447</td>
<td>(18,003)</td>
</tr>
</tbody>
</table>

- Space type includes broadcast studios, DVD production, etc.
- Some existing space may be classified as labs
- Analysis suggests large deficit
Assembly

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/ (Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>44,691</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>44,602</td>
<td>89</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>54,823</td>
<td>(10,132)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>61,918</td>
<td>(17,227)</td>
</tr>
</tbody>
</table>

- Need for assembly space is balanced
- Existing space includes theater in Bunce and concert space in Wilson
- Quality of some spaces should be addressed
### Exhibition

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/ (Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>4,090</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>9,826</td>
<td>(5,736)</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>13,593</td>
<td>(9,503)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>16,174</td>
<td>(12,084)</td>
</tr>
</tbody>
</table>

- Fine arts program drives need for additional space
- Existing space includes galleries in Westby, library and Hollybush
- Shared space can meet needs:
  - Lounges
  - Corridors
  - Atria
  - Theater

---

Rowan University

Sasaki
## Dining

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/ (Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>48,155</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>42,448</td>
<td>5,707</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>49,357</td>
<td>(1,202)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>59,137</td>
<td>(10,982)</td>
</tr>
</tbody>
</table>

- Analysis assumes 60% of students dine on campus at peak
- Growth will generate need for more space
- Second facility at other location could be considered to enhance campus life
- 'Back-up' space desirable
Student Union

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/(Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>40,674</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>73,468</td>
<td>(32,794)</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>102,510</td>
<td>(61,863)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>122,823</td>
<td>(82,149)</td>
</tr>
</tbody>
</table>

• Guidelines suggest large current deficit and additional need for growth
• Student union space need is institution specific
• New student life space could be combined with academic or study space to enhance learning environment

Rowan University
Lounge/Merchandising

- Category includes space outside student union
- Analysis suggests sufficient space exists
- New buildings should incorporate this space type

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/ (Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>21,516</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>7,529</td>
<td>13,987</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>10,483</td>
<td>11,033</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>12,587</td>
<td>8,929</td>
</tr>
</tbody>
</table>

Rowan University
Recreation

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/ (Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>51,703</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>55,816</td>
<td>(4,112)</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>71,950</td>
<td>(20,247)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>83,235</td>
<td>(31,532)</td>
</tr>
</tbody>
</table>

- Recreation space need is institution specific
- Guidelines suggest existing current deficit
### Meeting Rooms

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/(Deficit) (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>8,989</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>8,163</td>
<td>826</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>11,390</td>
<td>(2,401)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>13,647</td>
<td>(4,650)</td>
</tr>
</tbody>
</table>

- Meetings rooms similar to conference rooms
- Conference surplus may offset future meeting room deficit
### Support Facilities

<table>
<thead>
<tr>
<th>Phase</th>
<th>Floor Area (asf)</th>
<th>Surplus/Deficit (asf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>32,773</td>
<td></td>
</tr>
<tr>
<td>Current Needs</td>
<td>40,247</td>
<td>(7,474)</td>
</tr>
<tr>
<td>12,500 Needs</td>
<td>59,388</td>
<td>(26,616)</td>
</tr>
<tr>
<td>15,000 Needs</td>
<td>70,264</td>
<td>(37,491)</td>
</tr>
</tbody>
</table>

- **Category includes:**
  - Maintenance
  - Shops
  - Central storage
  - Central computer rooms

- Five percent of total space recommended
- Space should be incorporated in new buildings
## Summary: Academic Space Needs & Program

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Current Deficit (ASF)</th>
<th>12,500 Deficit (ASF)</th>
<th>15,000 Deficit (ASF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classrooms</td>
<td>1,573</td>
<td>31,948</td>
<td>53,192</td>
</tr>
<tr>
<td>Teaching Labs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Communications</td>
<td>3,261</td>
<td>7,399</td>
<td>10,293</td>
</tr>
<tr>
<td>- Liberal Arts</td>
<td>7,330</td>
<td>10,501</td>
<td>12,719</td>
</tr>
<tr>
<td>- Science</td>
<td></td>
<td>12,123</td>
<td>23,790</td>
</tr>
<tr>
<td>- Fine and Performing Arts</td>
<td></td>
<td>4,989</td>
<td>12,746</td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td>73,586</td>
<td>129,837</td>
</tr>
<tr>
<td>Library/Study</td>
<td>31,345</td>
<td>46,726</td>
<td>57,321</td>
</tr>
<tr>
<td>Media</td>
<td>12,519</td>
<td>15,746</td>
<td>18,003</td>
</tr>
<tr>
<td>Total</td>
<td>56,028</td>
<td>203,018</td>
<td>317,901</td>
</tr>
<tr>
<td>Total GSF*</td>
<td>86,197</td>
<td>312,335</td>
<td>489,078</td>
</tr>
<tr>
<td>Research Labs</td>
<td></td>
<td>74,992</td>
<td>93,616</td>
</tr>
<tr>
<td>Research Labs GSF*</td>
<td></td>
<td>149,985</td>
<td>187,231</td>
</tr>
</tbody>
</table>

*Assumes 0.65% efficiency and 0.50% efficiency for research labs

Rowan University
## Summary: Student Life Space Needs & Program

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Current Deficit (ASF)</th>
<th>12,500 Deficit (ASF)</th>
<th>15,000 Deficit (ASF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assembly</td>
<td></td>
<td>10,132</td>
<td>(17,227)</td>
</tr>
<tr>
<td>Exhibition</td>
<td>5,736</td>
<td>9,503</td>
<td>(12,084)</td>
</tr>
<tr>
<td>Dining</td>
<td></td>
<td>1,202</td>
<td>(10,982)</td>
</tr>
<tr>
<td>Student Union</td>
<td>32,794</td>
<td>61,836</td>
<td>(82,149)</td>
</tr>
<tr>
<td>Meeting Rooms</td>
<td></td>
<td>2,401</td>
<td>(4,658)</td>
</tr>
<tr>
<td>Total</td>
<td>38,530</td>
<td>85,074</td>
<td>127,101</td>
</tr>
<tr>
<td>Total GSF</td>
<td>59,277</td>
<td>130,884</td>
<td>195,538</td>
</tr>
</tbody>
</table>

*Assumes .65% efficiency*
## Summary: Athletics/Rec Space Needs & Program

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Current Deficit (ASF)</th>
<th>12,500 Deficit (ASF)</th>
<th>15,000 Deficit (ASF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Athletics</td>
<td>17,874</td>
<td>34,008</td>
<td>45,293</td>
</tr>
<tr>
<td>Recreation</td>
<td>4,112</td>
<td>20,247</td>
<td>31,532</td>
</tr>
<tr>
<td>Total</td>
<td>21,986</td>
<td>54,255</td>
<td>76,825</td>
</tr>
<tr>
<td>Total GSF*</td>
<td>33,825</td>
<td>83,469</td>
<td>118,192</td>
</tr>
</tbody>
</table>

*Assumes .65% efficiency
Elements of Assessment:

• Facility Condition Index (FCI) = Building Renewal Cost ÷ Building Replacement Cost
• Physical condition: cosmetic or comprehensive? Approximate cost to renovate?
• Site use: Does it effectively use the site? Meet density goals?
• Program: does it meet the size and layout needs of the current programs occupying it? How adaptable is it?
• Historic or cultural value or legacy
### Building Assessment Update

<table>
<thead>
<tr>
<th>FCNI .31 - 50:</th>
<th>FCNI .51 - 70:</th>
<th>FCNI &gt; 70:</th>
<th>Other Replacements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renovate</td>
<td>Renovate or Replace</td>
<td>Replace</td>
<td></td>
</tr>
<tr>
<td>• Magnolia</td>
<td>• Linden</td>
<td>• Mansion Park 1-4, 6</td>
<td>• Bole</td>
</tr>
<tr>
<td>• Willow</td>
<td>• Westby</td>
<td>• Bosshart</td>
<td>• Bole Annex</td>
</tr>
<tr>
<td>• Cassady</td>
<td>• Wilson</td>
<td>• Winans</td>
<td>• Memorial</td>
</tr>
<tr>
<td>• Triad</td>
<td>• Evergreen</td>
<td></td>
<td>• Bozorth</td>
</tr>
<tr>
<td>• Esby Gym</td>
<td>• Mullica</td>
<td></td>
<td>• Hawthorn</td>
</tr>
<tr>
<td>• Team House</td>
<td>• Bunce</td>
<td></td>
<td>• Mimosa</td>
</tr>
<tr>
<td>• Hollybush</td>
<td>• Mansion Park 5</td>
<td></td>
<td>• Mimosa</td>
</tr>
<tr>
<td>• Greenhouse</td>
<td>• Robinson (.69)</td>
<td></td>
<td>• Robinson</td>
</tr>
<tr>
<td>• Mimosa</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bozorth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bole</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bole Annex</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Other Replacements:
  - Bole
  - Bole Annex
  - Memorial
  - Bozorth
  - Hawthorn
  - Mimosa
  - Robinson
Master Plan Alternative Development Strategies
Background

- Core campus master plan framework accommodates 1.2 million gsf:
  - Current academic and student life space need is 900,000 gsf for 15,000 HC enrollment
  - Capacity remains for additional housing or research space
- Housing might require additional reliance on remote parking at the West Campus
- Phasing, enrollment growth rate, capital funding and relationship to plan structure will be major determinants in choosing an appropriate alternative
Master Plan Framework: North South Academic Spine
Master Plan Framework
Open Space Framework
Pedestrian Circulation
Vehicular Circulation
Academic Core Area
West Campus Development

- Research park
- Potential use options:
  - Athletics/recreation
  - Fraternity/sorority village
  - Graduate housing
  - Professional schools
- North/south arterial to interconnect radials
- 322/55 Western Gateway
West Campus Development
Potential University-related uses:
- Bookstore
- Private student housing
- Faculty/staff housing
- Support office
Study for Facilities Complex on Rail Parcel

- Grounds Equipment Storage Building: 16,000 GSF - 1 Floor
- Grounds Office, Etc: 3600 GSF - 1 Floor
- Facilities Pmg, Construction, Ops: 33,600 GSF - 2 Floors
- Total PKG: 100 + Visitors

Future Use

Storm Retention
Master Plan Framework

Academic, Research or Residential Expansion
Academic Core
322 Corridor
Pedestrian Connections
Campus Crossroads
Plan Alternatives - Drivers

• Minimize domino effect
  – Play fields relocation
  – Parking replacement
  – Demolition of existing buildings

• Concentrate academic core within 5 minute walk circle

• Locate academic growth primarily north of Route 322
Alternative 1 – Use open sites

Minimum building displacement
Creates first phase expansion space for LAS, that allows future development of Robinson site
Outside 10 min walk circle
Displaces athletic fields
Does not reinforce master plan structure
Locates key programs at periphery
Alternative 2 – Integrated academic core

- Creates crossroads academic building
- Reinforces master plan structure
- Within 10 min walk circle
- Requires swing space for LAS
Alternative 3 – Integrated academic core

Displaces parking
No first phase building replacement
Creates first phase expansion space for LAS, that allows future development of Robinson site
Reinforces east-west 322 and Meditation Walk axis in master plan
Housing
# Housing Summary

<table>
<thead>
<tr>
<th>Projected Population</th>
<th>(9,500)</th>
<th>12,500</th>
<th>15,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Growth</td>
<td>@50%</td>
<td>@44%</td>
<td>@44%</td>
</tr>
<tr>
<td>On Campus Residential</td>
<td>50%</td>
<td>@44%</td>
<td>@50%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>increase in upper class housing to meet on-campus deficiencies</td>
<td>increase in freshman/sophomore housing to meet growth demands</td>
<td>increase all types of housing to meet growth and additional upper class needs on campus</td>
<td>increase all types of housing to meet growth and additional upper class needs on campus</td>
</tr>
<tr>
<td>Fall 2004 Existing Beds</td>
<td>2,904</td>
<td>2,904</td>
<td>2,904</td>
</tr>
<tr>
<td>Total Need</td>
<td>3,356</td>
<td>4,330</td>
<td>5,004</td>
</tr>
<tr>
<td>New Beds*</td>
<td>452</td>
<td>1,426</td>
<td>2,100</td>
</tr>
</tbody>
</table>

* Does not include replacement beds: Mansion Park Apts (260) and overcrowding (280).
Housing Summary

Recommended Strategies:

• Renew existing housing:
  – eliminate crowded rooms
  – address deferred maintenance
  – improve landscape usability and connections to campus

• Develop around Mansion Park:
  – can be demolished once beds are replaced
  – increase overall density of this area of campus

Rowan University
Housing Summary

• Develop Rowan Boulevard:
  – mixed use residential / retail development
  – encourage partnership with private developers

• Develop Greek or theme housing:
  – individual houses for 35-40 students
  – organized within a single neighborhood on campus

• Add satellite food service
  – late night coffee house / diner