



Executive Summary

The 2005 Facilities Master Plan has been a campus-wide initiative with participation of faculty, administration, students, and representatives of the College's Board of Trustees, local jurisdictions and neighboring institutions. Re-envisioning the physical environment, finally addressing a chronic space shortage and positioning the College to grow in a dynamic and diverse way were overarching goals. The recommendations support Stockton's strategic mission: the highest quality education for a larger, select and geographically diverse student body, increased opportunity for faculty and student research and scholarship, expansion of programs and enrollment in graduate and continuing education, and strengthening the College's role as the leader in economic and community development in South Jersey.

The 1990 Master Plan documented a space shortage; in the fifteen years since, the College has fallen further behind in the modern, technologically-equipped academic and support facilities needed to support a larger student body and a wider array of programs. Today, the facilities are inadequate by an estimated 300,000 gross square feet in the academic and student service categories alone. Added to that is the residential program that currently provides housing for only 37% of FTE, compared to a target of 50%.

While Stockton is highly ranked as a leading public liberal arts College, the facilities do not support the College's programs and student population by any standard measure: state space guidelines / metrics, comparison to peer institutions or higher education facilities planning criteria. To address facility needs at the College's proposed baseline population of 6,200 FTE in three years, an estimated 326,000 GSF of new space will be required (after the addition of the 29,000 GSF F-Wing expansion now in progress). Growth to 7,500 FTE will require another 232,000 GSF in the academic, support and student union categories. The goal to offer housing to at least 50% of student FTE will require construction of at least 1,060 units in the next few years alone.

In addition to mitigating a major space shortage and creating facilities that make Stockton a compelling choice for students and a destination for visitors, the plan addresses:

- Image, visitor experience, landscape transitions and a wayfinding system to create a more traditional feeling of a college campus
- Traffic management, parking and pedestrian circulation to accommodate an increasing number of cars and visitors and encourage walking
- Infrastructure, utilities, landscaping and signage to integrate the plan and create the framework for sustainable development and enhanced biodiversity to which the College is committed.

Concept

The Facilities Planning Committee explored a number of concepts; all focused on new campus facilities (close to doubling space) and parking within the boundary established with the Pinelands Commission limiting expansion to the developed zone. Recognizing both the successes and opportunities of the original configuration, some design schemes mirrored the current linear pattern, others introduced a new axis extending the entrance to campus to College Drive. The preferred hybrid plan continues the recommended development of West Quad (1990 Plan) and introduces a perpendicular axis and campus green that establishes a welcoming, more traditional entrance sequence and first impression. Parking, always framing the initial views of campus and a major consumer of site area is located in garages at the edges. The plan:

- Creates a new focus, a campus green and College Center, a visual and geographic nexus energizing the core of the College. The heart of the campus will be a technological centerpiece that becomes a destination and perhaps a beacon.
- Celebrates the entrance to campus with banners and signage along College Drive that lead to a new campus green and orientation point, then direct the first time visitor to convenient parking and events or building destinations.

The site plan illustrated on the right identifies zones rather than phases. This approach permits flexibility in sequencing projects and will enable the College to develop the important new buildings and the campus green in stages without creating the impression of a work in progress, a negative attribute of some alternatives. There is no increase in impervious coverage.

Facilities illustrated in orange on the site plan to the right are in Zone 1. They are closest to the existing buildings, can be implemented without displacing significant parking and are consistent with the scale of the original complex.

A comprehensive project list, integrated with the proposed bond issue with associated costs and approximate timeline will be developed with the College as a final component of the Plan.

- F-Wing Expansion: 29,000 GSF of academic space (in progress)
- Student Center: 150,000 Gross SF, includes academic space
- Gymnasium Addition: 10,000 GSF
- Parking Garage I: West Quad area: 700 cars
- West Boulevard, upgrade of the entrance to campus with improvements along College Avenue to provide for (turning lanes and shoulders) through campus to a circle and into the garage. The roadway upgrade will continue to Louisville Road which will be used as a second exit / entrance.
- Phase I campus signage program
- Lakeside Building: 75,000 a five-story academic and academic support building with a view of the lake and campus
- West Quad Academic Buildings: 75,000 GSF to complete the West Quadrangle
- Art Gallery: 2,000 GSF shown as originally proposed; its location should be reconsidered as the center of activity shifts more toward the College Center.

The rose colored buildings, Development Zone 2, illustrate facilities that have an impact on existing surface parking lots. They include infrastructure, relocated tennis courts and the following buildings:

- Science Center: 150,000 GSF
- Parking Garage II: 900 cars, off College Drive
- East Boulevard and Circle
- Academic Facilities and Support: 165,000 GSF in several buildings
- Gymnasium Addition: 30,000 GSF
- Parking Garage III: 1,350 cars, off of College Drive

Infrastructure projects will include telecommunication upgrades, redundant electric distribution and emergency power, and roadway alterations to improve traffic safety and circulation. A campus-wide signage program to improve the experience for the first time visitor and landscaping to return the Lakeside Lane courtyards to more natural states and provide good transitions from natural to developed and back to natural at lakeside are recommended.

The College continues to look for property and development opportunities suitable for programs that can be remote and for housing. Currently in the works are acquisition of a building for facility administration and finance to free up space for academic use, a lease with option to purchase for housing to accommodate 256 students and discussion with a developer about potential uses for a tract adjacent to the Parkway.

Recommended next steps include development of a concept document for the College Center, a campus signage concept, and a parking study to consider the impact of new off-site housing units and alternatives with costs to meet the parking demand on the core campus.



Campus Development Plan: Zones 1 & 2



Campus Green with view to College Center