

# Discovery Findings

William Paterson University

## Academic Zone Master Plan

31 January 2012



Perkins Eastman

# Discovery Findings

AGENDA

CAMPUS PROFILE

ASSESSMENT OF CONDITIONS

- Review of Site and Infrastructure
- Review of Buildings

ASSESSMENT OF NEEDS

- Enrollment – Basis for Planning
- Establishing Included Programs
- Approach to Graduate and Continuing Education
- Approach to Learning Spectrum
- Approach to Departments
- Vision for Academic Zone

NEXT STEPS



| CAMPUS PROFILE |

## School No. 24 in Paterson, NJ



31 January 2012

**Perkins Eastman**

## Early Campus Development

- Coach House and Hunziker Hall were the first buildings in the Academic Zone
- Campus developed outwards from the core
- In the beginning, buildings were planned for a smaller campus
- Rocky terrain limited potential building sites



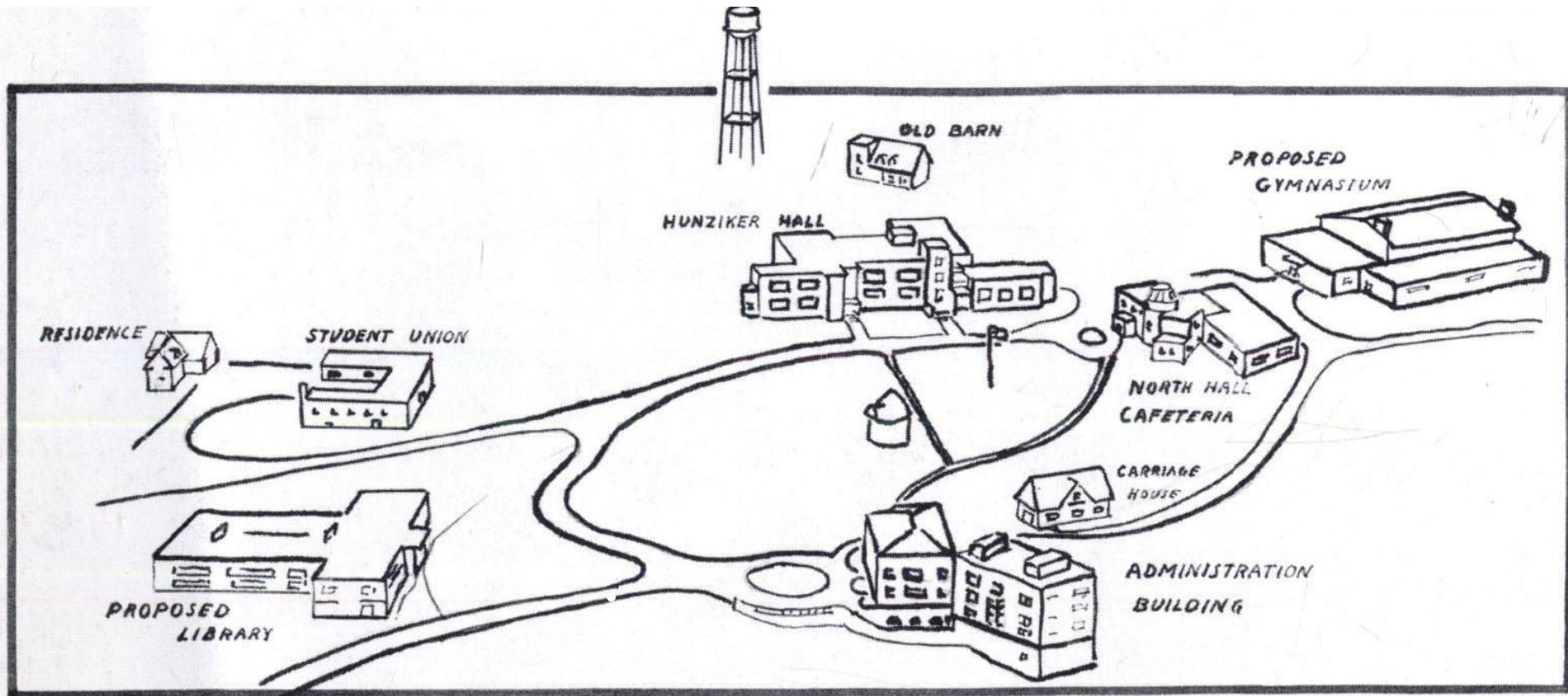
## Campus in 1951



## Hunziker Hall Lawn



## Campus in 1951



# PATERSON STATE TEACHERS COLLEGE

# Campus in 2011

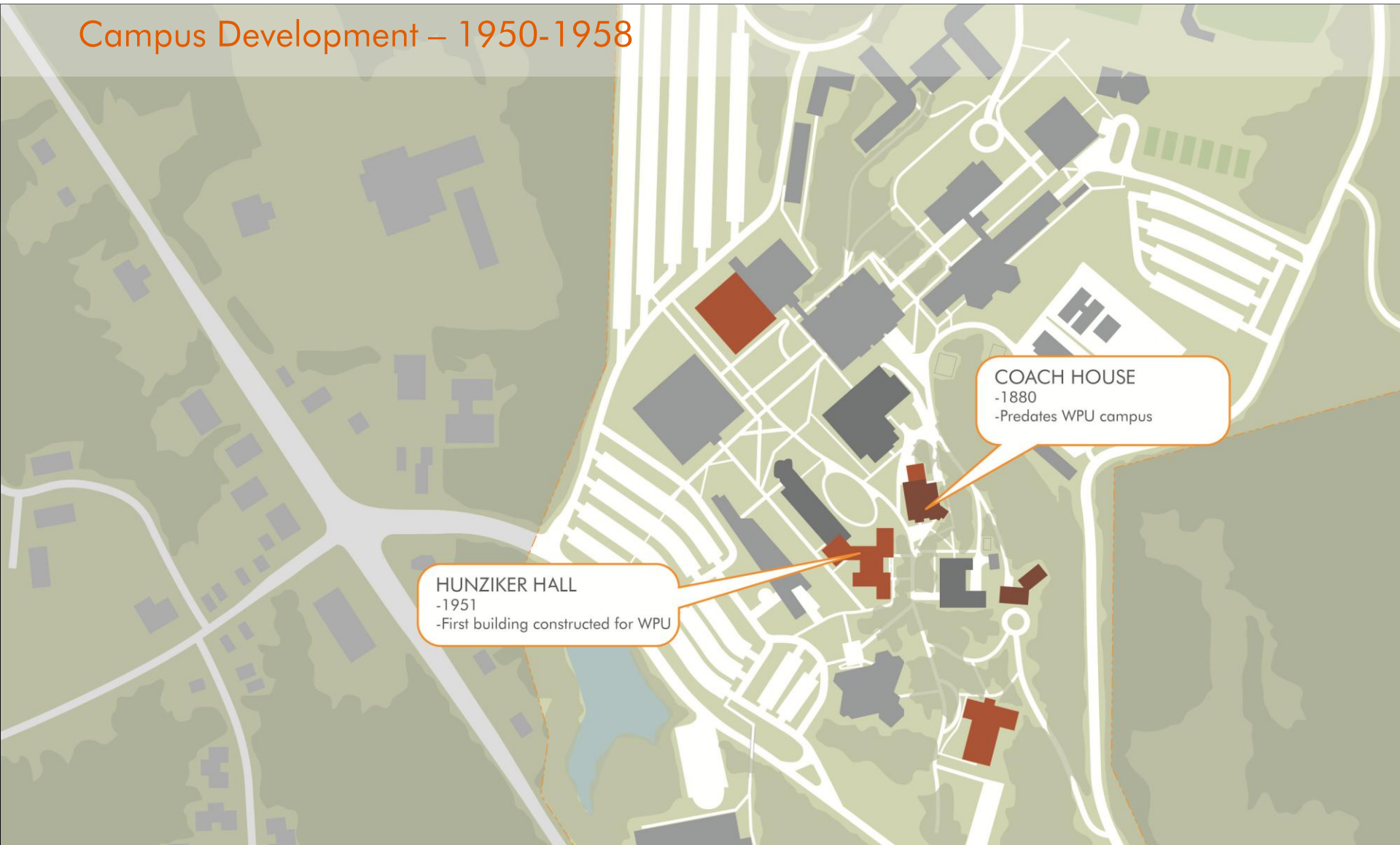




## Campus Development – Pre-1900



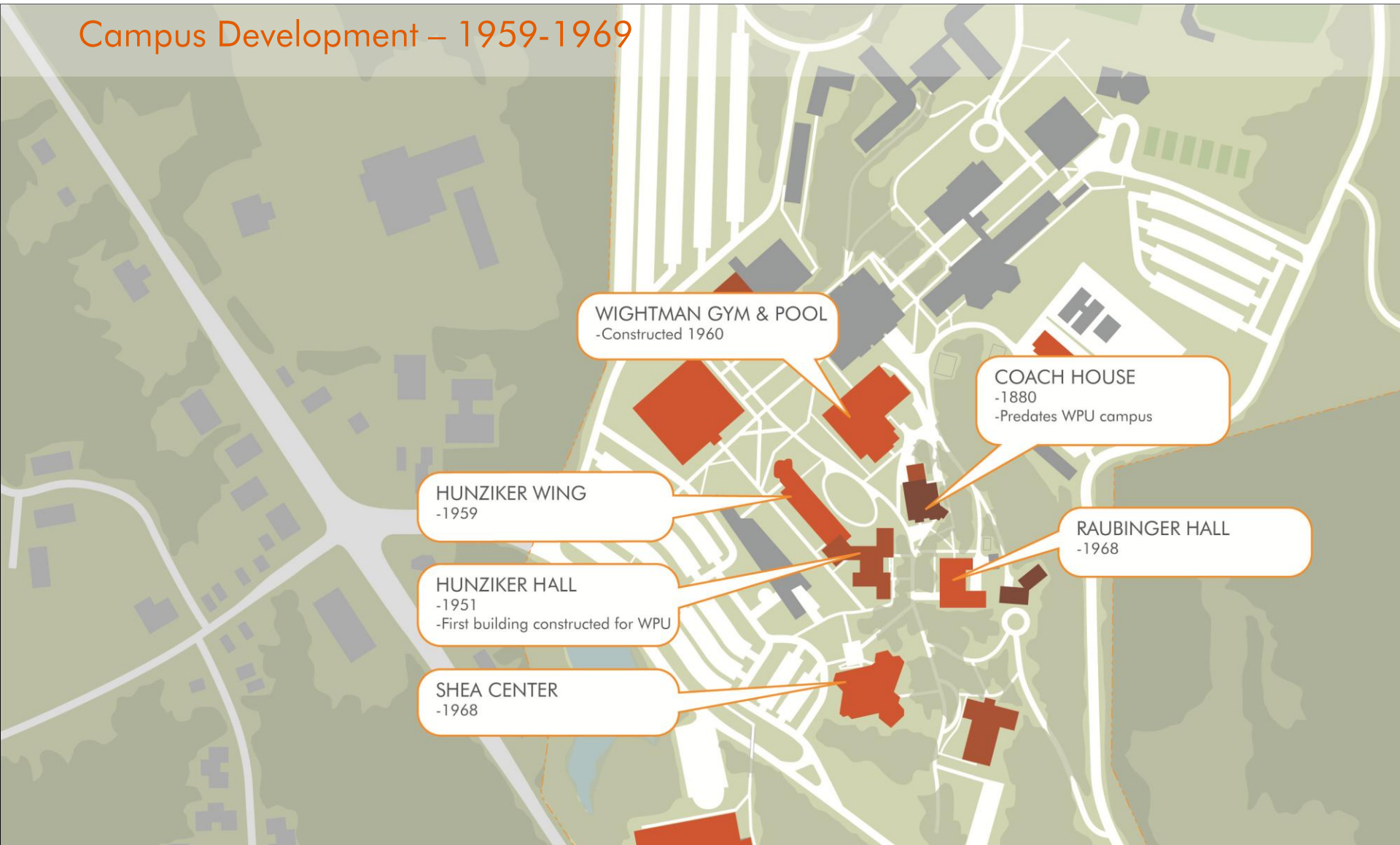
## Campus Development – 1950-1958



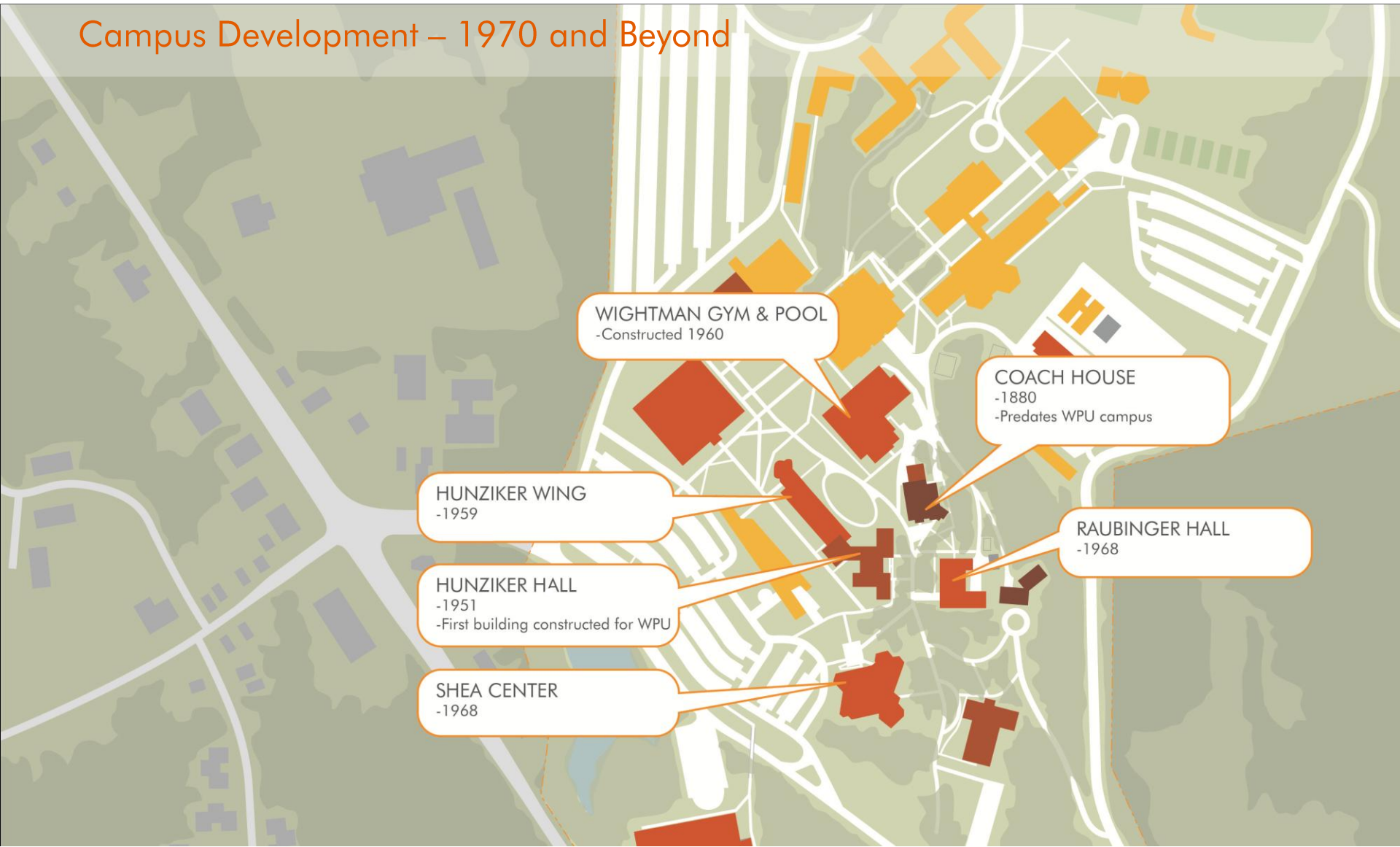
HUNZIKER HALL  
-1951  
-First building constructed for WPU

COACH HOUSE  
-1880  
-Predates WPU campus

## Campus Development – 1959-1969



## Campus Development – 1970 and Beyond



WIGHTMAN GYM & POOL  
-Constructed 1960

COACH HOUSE  
-1880  
-Predates WPU campus

HUNZIKER WING  
-1959

RAUBINGER HALL  
-1968

HUNZIKER HALL  
-1951  
-First building constructed for WPU

SHEA CENTER  
-1968

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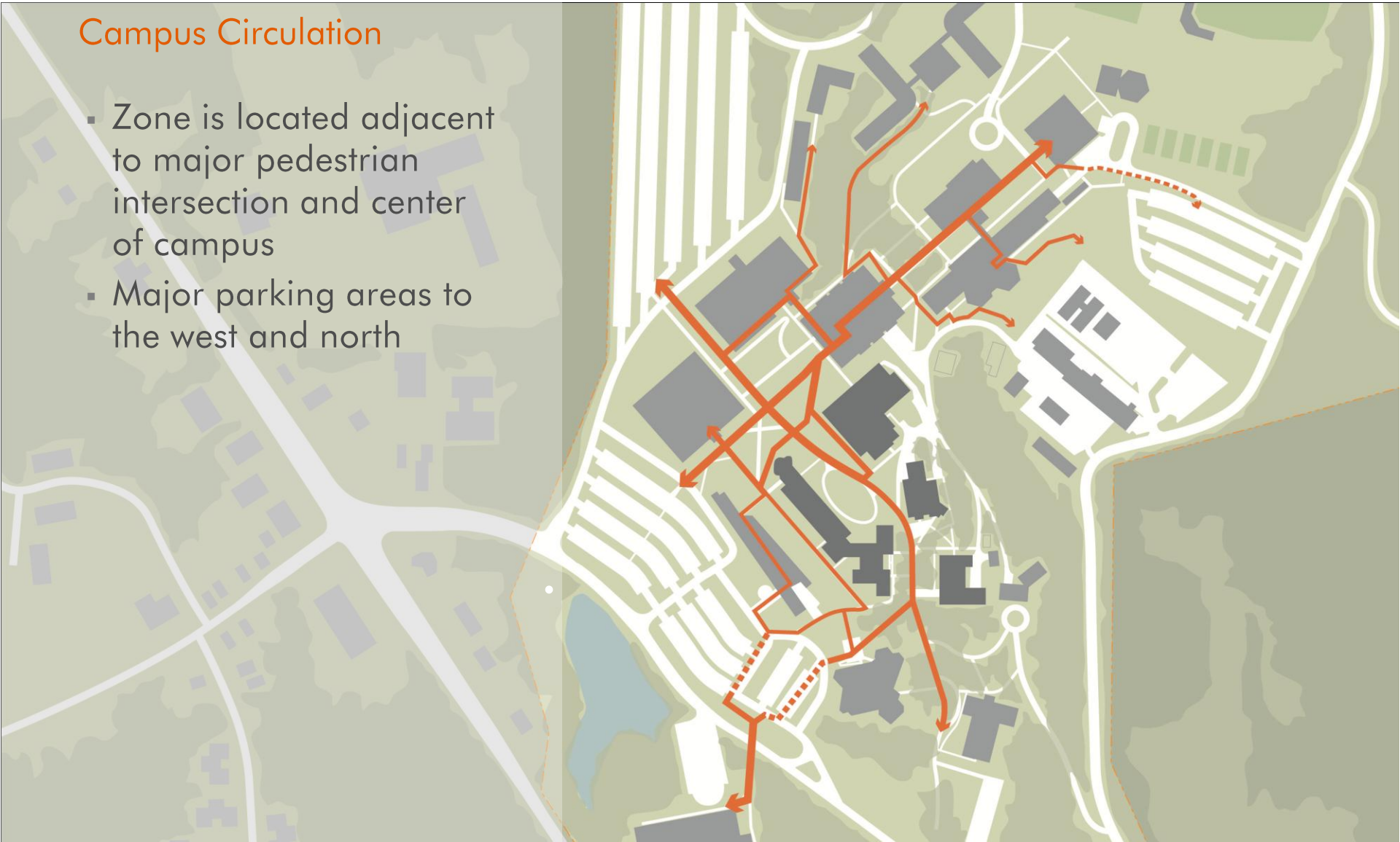
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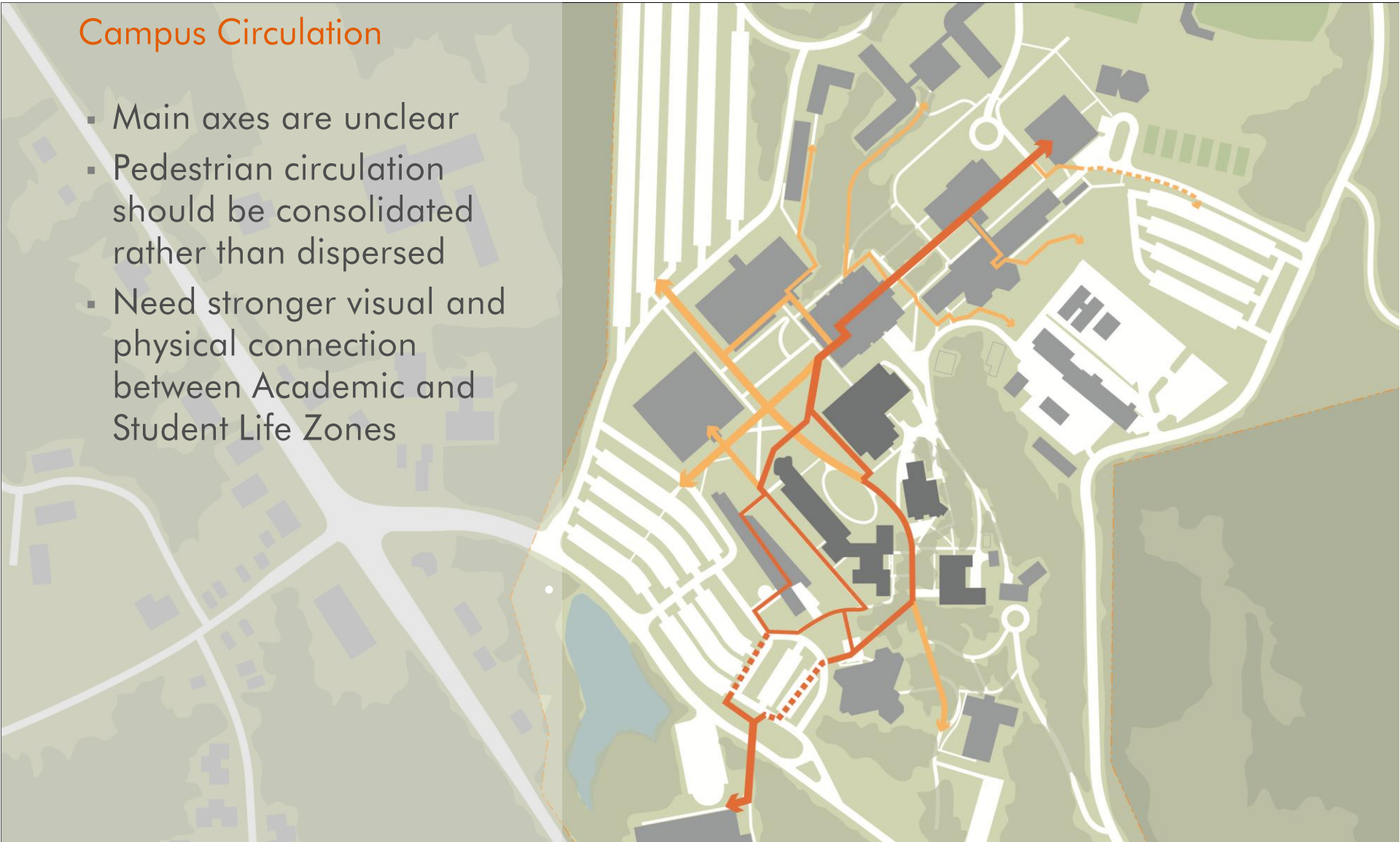
## Campus Circulation

- Zone is located adjacent to major pedestrian intersection and center of campus
- Major parking areas to the west and north



## Campus Circulation

- Main axes are unclear
- Pedestrian circulation should be consolidated rather than dispersed
- Need stronger visual and physical connection between Academic and Student Life Zones



## Campus Circulation

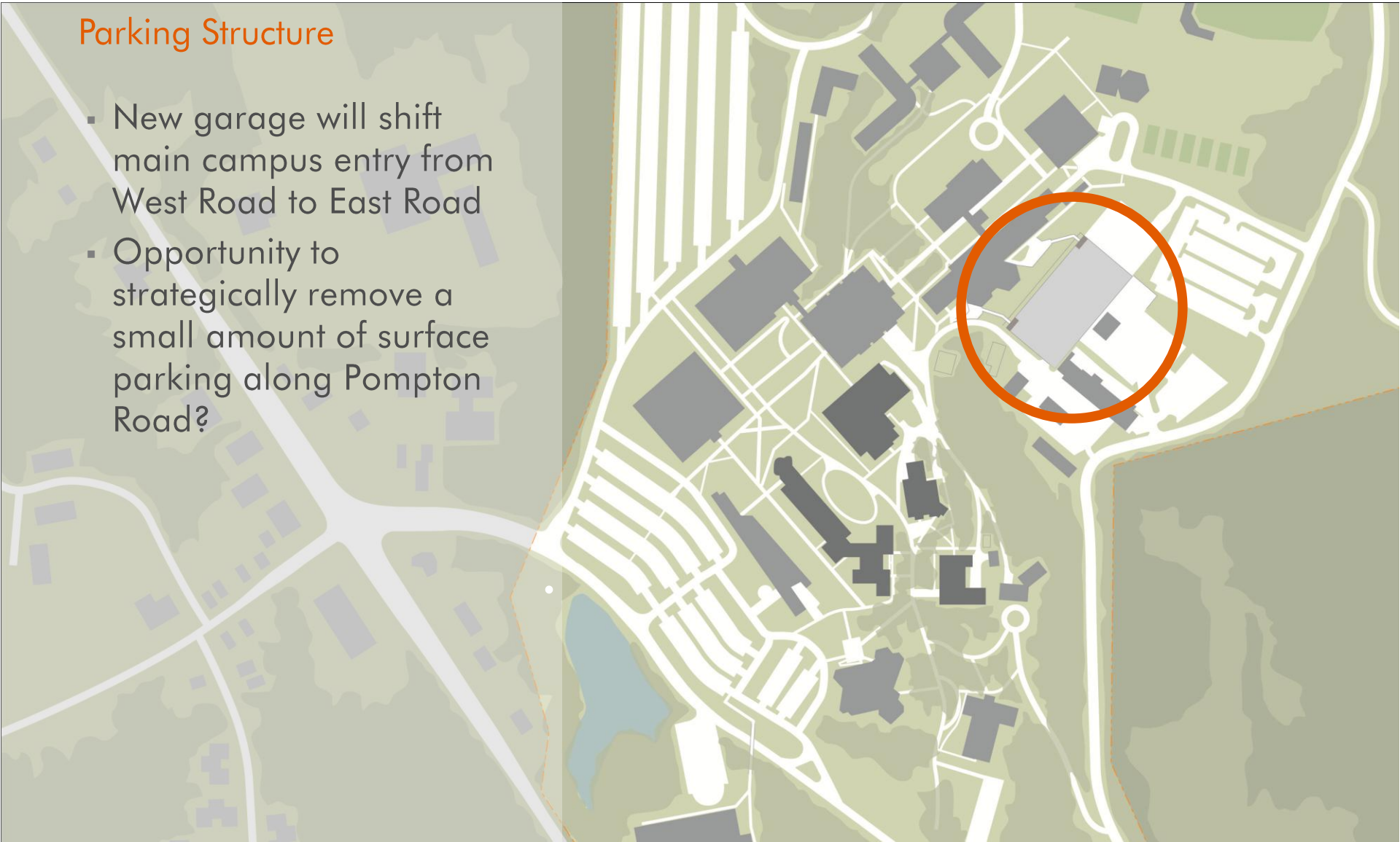
- If campus organization is to promote chance encounters and interaction – how should circulation be organized?
- How is circulation to Hobart made more effective?





## Parking Structure

- New garage will shift main campus entry from West Road to East Road
- Opportunity to strategically remove a small amount of surface parking along Pompton Road?



## Open Space

- Speert Garden is not heavily used, too new
- Trees are highly valued (both leafy and blooming)



## Infrastructure

- Water and steam
- Central steam system decommissioned between 2004 and 2007
- Is there still a chilled water feed?



## Infrastructure

- Sanitary sewer
- Locations only known for Academic Zone



## Infrastructure

- Gas
- Locations still approximate and under investigation



## Infrastructure

- Electricity
- Still under investigation



## Coach House

- The building is valued for its character but is not well-suited to its current use
- Needs new roof and windows
- Steam heat provided from Hunziker Wing
- Building systems are generally in poor condition and need to be replaced
- Difficult to effectively adaptively reuse
- Not ADA or building code compliant



## Hunziker Hall

- Most classrooms are equipped with “smart” technology
- Building exterior valued for architectural “character”
- Building foundation is in poor condition; leaking and flooding has occurred in the basement
- Roof and windows need to be replaced
- With the exception of some electrical components, building systems need to be upgraded
- No central HVAC, making instruction difficult to hear





## Hunziker Wing

- Building is relatively adaptable
- Roof and windows need to be replaced
- Houses steam plant for Hunziker, Hunziker Wing and Coach House
- Contains main tele/data connection for campus
- No sprinkler system
- No central HVAC
- Architectural character is “unloved”
- Poor connection to Speert Garden



## Raubinger Hall

- Boilers are in good working condition
- Roof needs to be replaced in next 5 to 7 years
- Windows need to be replaced
- Limited HVAC, air handling units in very poor condition
- Most building systems show significant signs of aging
- Generally no sprinklers (except Provost's office)
- There have been partial renovations of this building



## Shea Center

- Electric branch circuit panels are difficult to maintain
- Practice rooms are poorly sized and designed, with poor acoustics
- Chillers are in good condition, but pumps need to be replaced
- Lower level plumbing need to be replaced
- Most building systems show significant signs of aging
- Portions not ADA compliant, also makes instrument movement difficult
- Poor entry to academic spaces on lower level



## Wightman Gym

- Has a brand new roof
- Gutters need to be replaced
- Windows need to be replaced
- Cracking in the brickwork (northeast façade) should be investigated for structural concerns and repaired
- Electrical system is over 50 and difficult to maintain
- Building difficult to effectively re-use; large special-use spaces not easily adapted



## Summary

- None of the building systems are in good condition in any of the buildings
- Achieving ADA compliance in Coach and Shea is difficult
- Hunziker, Hunziker Wing, Raubinger and Shea can be renovated for similar purposes
- Coach House and Wightman Gym are almost impossible to cost-effectively adapt for academic purposes



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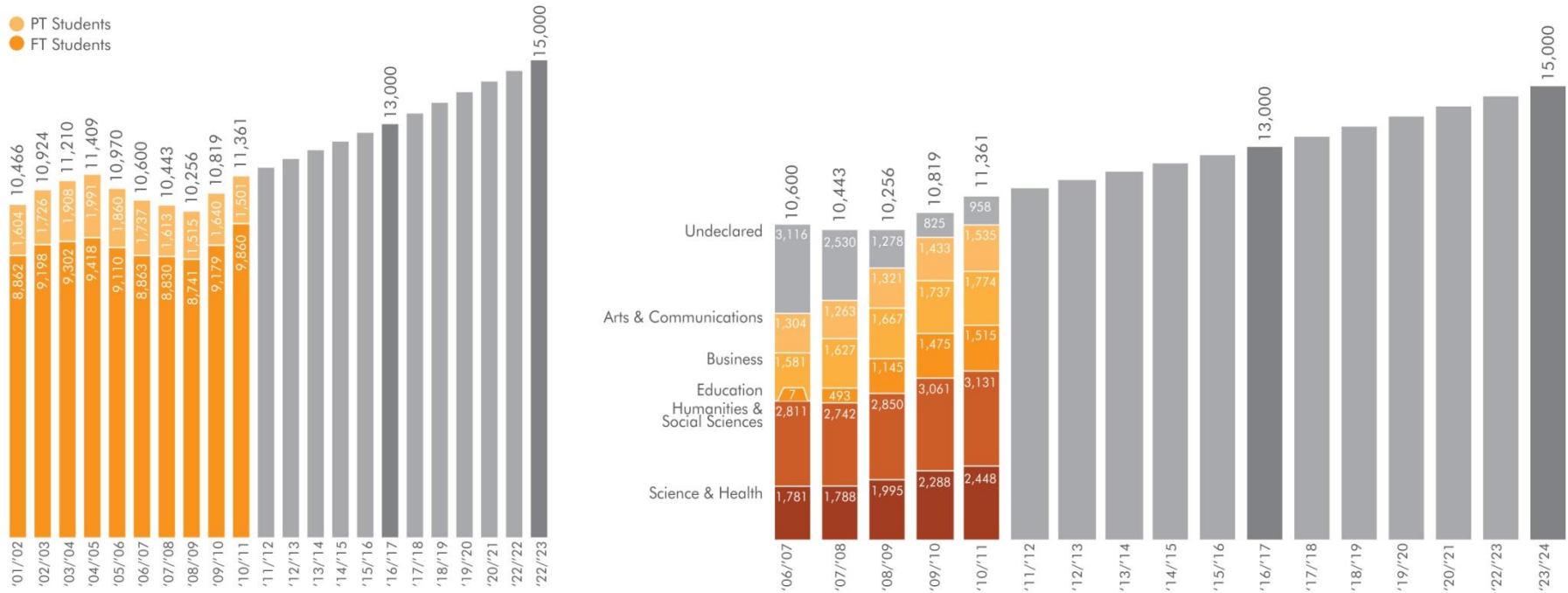
Initial Findings  
Establishing Included Programs  
Approach to Graduate and  
Continuing Education  
Approach to Learning Spectrum  
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Vision for Academic Zone

NEXT STEPS



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## WPU Enrollment



- Aggressive enrollment projections (14% by '16 and 32% by '22)
- Assume pro-rated projections for Colleges to 2022?

## Initial Findings

- Departments in Academic Zone are class-lab poor (i.e. not enough)
- Academic Support programs are fragmented and insufficient; also have little relationship with Library
- Academic departmental fragmentation is not excessive, but there are few areas where different disciplines co-mingle
- President wants to promote intermingling



## What Departments and Programs Should Be Included in Academic Zone?

- Possible programs for relocation:
  - Pool (Recreation Center?)
  - Daycare (Valley Road? Outsourced?)
  - Any administrative services (Morrison? College Hall?)
- Possible programs for consolidation within Zone:
  - Social Sciences
  - Arts & Communications
  - Academic Support
- Possible programs for inclusion (faculty in shared offices in Atrium):
  - English
  - Foreign Languages
  - Philosophy
  - Others?

## What is the Approach to Graduate Education?

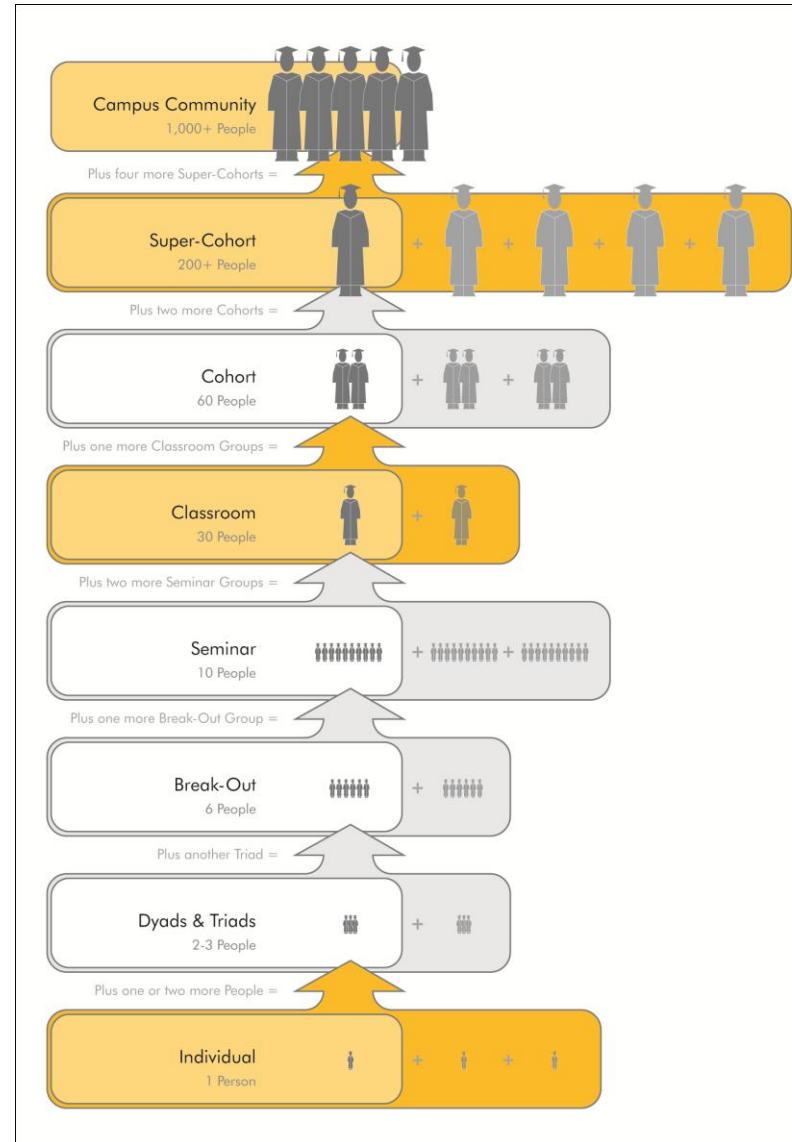
- Is this expected to remain stable?
- Is this expected to remain mainly an evening population?
- Where is the focus of graduate life?

## What is the Approach to Continuing Education?

- Is this expected to remain stable?
- Is this expected to become more of an evening population?
- Is this impacted by the new parking structure?

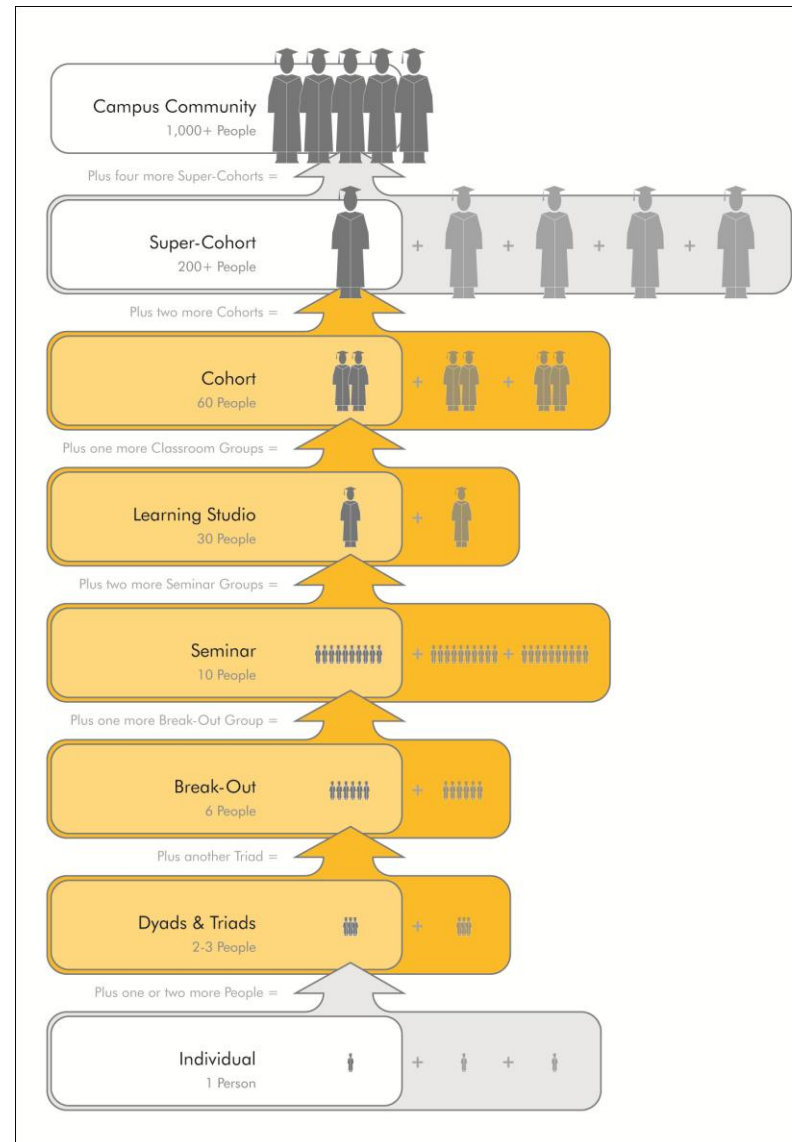
## Learning Spectrum at WPU Today

- How does WPU shift from traditional teaching environments to learning environments?
- How are the gaps in the learning spectrum filled?



## Possible Alternative of Learning Spectrum

- Spaces shift to smaller, more engaged environments
- Teaching is done differently, focus on engagement and instructor facilitated learning
- Requires investment in both the facilities, as well as training on how to use them
- Requires an almost equal focus on both content and social interaction
- Students become more responsible for their learning



## General Instruction

- Things to consider in learning spaces:
  - What kinds of curriculum delivery can shift outside of the classroom? Can rote learning leave the classroom?
  - If improved learning outcomes are the goal, and better engagement is the best way forward, how do facilities support that?
  - How are faculty supported in this change?

