

2 : EXISTING FACILITES INVENTORY

Existing Square Footage

A confirmation survey of existing space inventories prepared for the 1996 ██████████ College Masterplan was conducted during the summer of 2005, and inventories were updated to reflect current conditions at the College.

In addition to the update of square foot figures, the inventory was further broken down by use categories established in the Postsecondary Education Facilities Inventory and Classification Manual. The purpose of the further breakdown is to understand the quantity and adequacy of use assignments as the master planning process moves forward. The use category guidelines will allow space allocation comparisons between ██████████ College and its selected peers. Use Categories are listed and codified as follows:

- 100 Classroom Facilities (classrooms, seminar rooms, and lecture halls)
- 200 Laboratory Facilities (dedicated space such as science lab or art studio)
- 300 Office Facilities (offices, conference rooms and related spaces)
- 400 Study Facilities (study rooms, reading rooms, library stacks)
- 500 Special Use Facilities (physical education, media production rooms, clinics)
- 600 General Use Facilities (assembly rooms, exhibitions, lounges, dining, retail)
- 700 Support Facilities (computing facilities, shops, general storage, service)
- 800 Health Care Facilities (patient care, *not applicable to CHC*)
- 900 Residential Facilities (housing for students, faculty, staff, and visitors)
- Nonassigned (structure, stairs, corridors, restrooms, mechanical)

Table 2.1 is a summation of the total square feet of each use category as set forth by the Postsecondary Education Facilities Inventory and Classification Manual, and the total gross square footage for all buildings occupied by ██████████ College. This Inventory does not include buildings or spaces occupied by the Order of the Sisters of Saint Joseph that share the Germantown Avenue site.

Graphic representations in the form of colored floor plan diagrams appear on the following pages.

Table 2.1

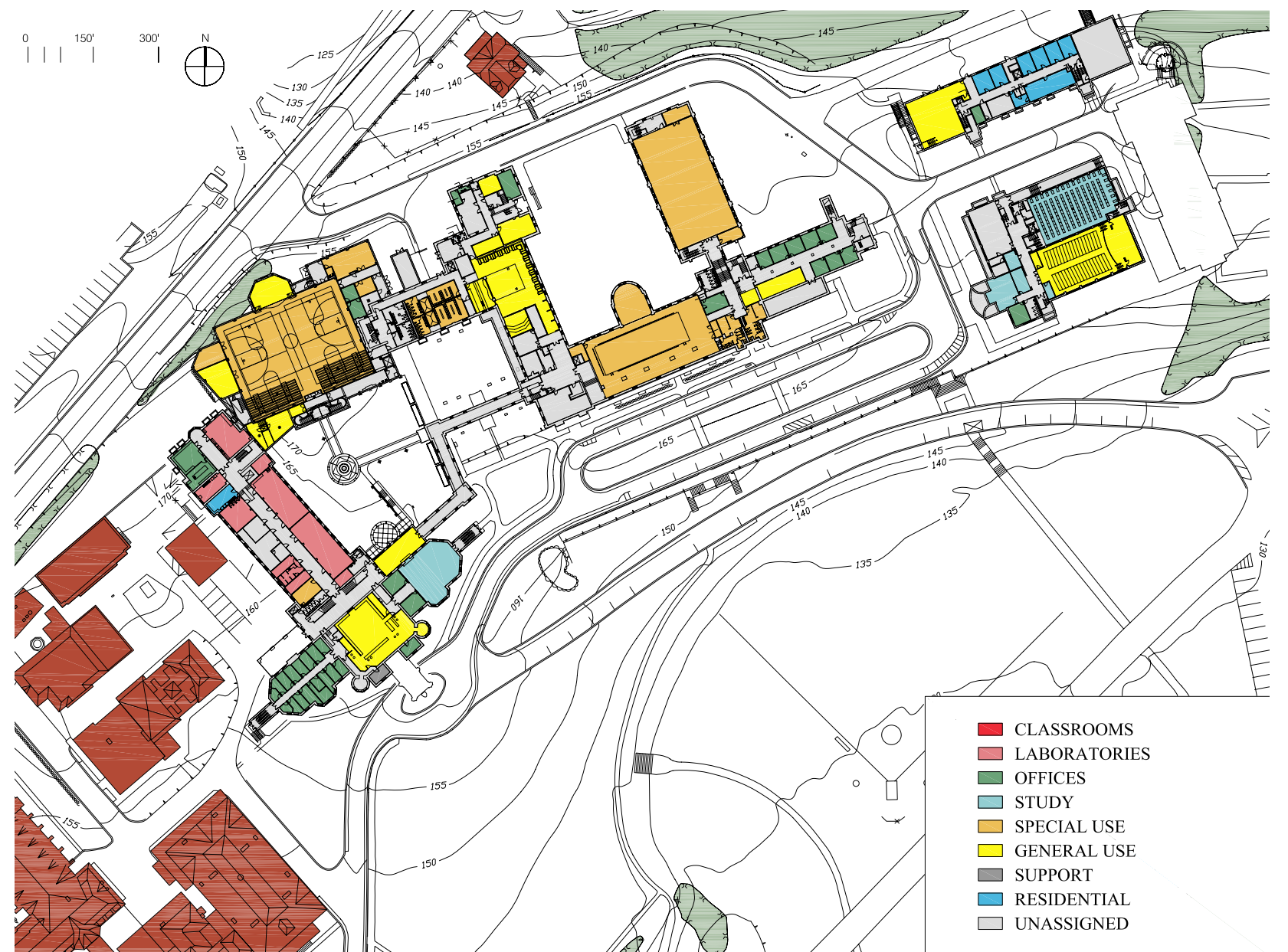
Existing Square Feet	Total GSF	Total NASF	Classroom	Laboratory	Offices	Study	Special Use	General Use	Support	Residential	Nonassigned
Louge Library-LL	13,122	7,242			228	3,753		3,261			1,678
Louge Library-1st	12,271	7,971			337	7,634					1,123
Louge Library-2nd	7,868	4,989			380	4,012		597			187
Louge Library-Mezzanine	3,492	2,838				2,838					
Louge Library-3rd	4,265	3,408	678		945	1,393		392			67
Louge Library-TOTAL	41,018	26,448	678		1,890	19,630		4,250			3,055
New Dormitory - 1st	7,559	4,101			711			2,736		654	730
New Dormitory - 2nd	7,425	4,842								4,842	102
New Dormitory - 3rd	7,425	5,126								5,126	102
New Dormitory - 4th	7,425	5,126								5,126	102
New Dormitory - 5th	7,425	5,126								5,126	102
New Dormitory - 6th	7,425	5,126								5,126	102
New Dormitory - TOTAL	44,684	29,447			711			2,736		26,000	1,240
Fontebonne - LL	8,117	3,780			114			1,681		1,985	1,851
Fontebonne - 1st	8,042	5,391			127			1,672		3,592	69
Fontebonne - 2nd	8,042	5,087								5,087	63
Fontebonne - 3rd	8,042	5,087								5,087	63
Fontebonne - TOTAL	32,243	19,345			241			3,353		15,751	2,046
Fournier - LL	38,619	20,769			1,996		13,883	4,890			5,361
Fournier - 1st	35,291	23,041	2,279		5,029			15,571		162	2,437
Fournier - 2nd	33,372	11,056	3,650		477			652		6,277	489
Fournier - 3rd	32,869	17,110								17,110	2,445
Fournier - TOTAL	140,151	71,976	5,929		7,502		13,883	21,113		23,549	10,732
Martino-LL	16,637	12,710			311		10,353	2,046			2,497
Martino-1st	5,560	970			970						3,177
Martino-2nd	14,276	8,640	5,034	3,016	186			404			3,045
Martino-3rd	11,075	6,442	5,658		380			404			3,097
Martino-TOTAL	47,548	28,762	10,692	3,016	1,847		10,353	2,854			11,816
St Joseph - LL	23,331	13,139		4,430	3,191	1,669	295	3,237		317	1,793
St Joseph - 1st	24,280	15,497		5,526	2,028			7,800	143		3,956
St Joseph - 2nd	22,459	10,768	2,824	2,305	5,639						548
St Joseph - 3rd	20,277	9,208		1,398	6,312			1,254		244	929
St Joseph - 4th	20,292	9,104						171		8,933	2,637
St Joseph - 5th	20,219	12,530		10,592	352			1,586			236
St Joseph - 6th	6,790	445		445							3,885
St Joseph - TOTAL	137,648	70,691	2,824	24,696	17,522	1,669	295	14,048	143	9,494	13,984
Desales - 2nd***	1,564	1,172			1,172						
Physical Plant - shops	5,170	3,887			694			283	2,910		285
Rogers	5,758	3,454			3,454						
Totals											
Total Existing SF	455,784	255,182	20,123	27,712	35,033	21,299	24,531	48,637	3,053	74,794	43,158

Lower Level Space Allocation

On this level St. Joseph's, Martino, Fournier, and Clement Halls are all interconnected and publicly accessible. The color on this plan that dominates the diagram represents spaces designated as 'special use'. These major spaces in this use classification are the Martino Hall gymnasium, the swimming pool, and the Clement Hall gymnasium (orange). Other key spaces on this level include the Bookstore, Student Activities space, a fitness center, and the Logue Library auditorium (yellow). These spaces represent student amenity spaces that contribute most to a campus identity, and they are located on a level that is primarily a dark basement with exposed pipes hanging from the ceiling.

As a remedy, future planning should insist that student amenity and student services spaces be relocated to prominent above grade addresses and/or accessed from an active public realm, whether it is an indoor lobby or exterior court or green.

Lower Level Plan



Ground Floor Space Allocation

The main entry level is comprised of the most public special and general use spaces. The largest set of spaces indicated at the west end of Fournier are devoted to dining services. The other public spaces are reserved for special functions and events and may be under utilized, especially for their large size and prominent locations.

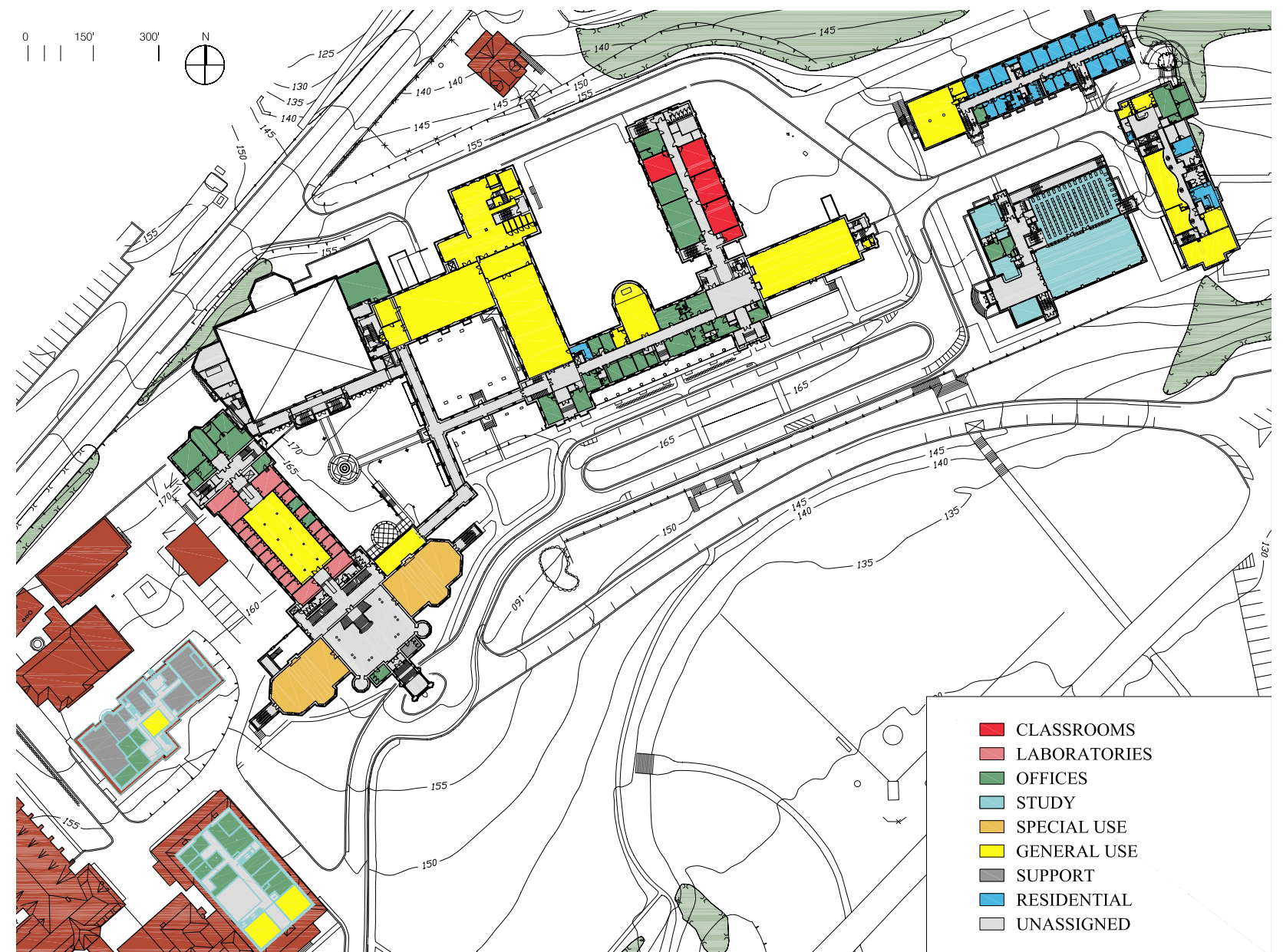
The large yellow 'L'-shaped space on the courtyard on the west end of Fournier is the dining facilities. These spaces will be vacant and available for renovation when a new dining facility is constructed. The yellow space in the center of St. Joseph's Hall is the 'music corridor'. With its central location it may be considered for adaptive re-use as an enrollment center or a special collections archive.

The offices shown in the lower left corner of the diagram house the offices for Institutional Advancement and Alumnae/i & Public Relations in what is known as the Rogers Center. The Sisters of St. Joseph would prefer that the College vacate this area as soon as is practicable.

At this ground level there is access to internal courtyards that offer the potential charm of old-world cloistered spaces. These courtyards could be better appointed with outdoor furnishing and additional means of access so that they are transformed from secondary yards to activity hubs, including on a sunny winter day.

Taking the best lessons from Le Puy, the creation of a College 'living/learning village' is best achieved with a ground level that allows fluid pedestrian movement between indoor and outdoor spaces, and limits vehicular access within a central core. The most active public spaces should occupy ground floor spaces and open onto connecting courtyards and greens. An active public realm will encourage chance meetings as well as impromptu group events. Public courtyards could take on specific academic identities such as an arts quad, science garden, or international bazaar, and therefore contribute to a unique institution-wide identity. Spaces requiring privacy such as offices and residences should be given lofty upper levels for observing activities below.

First Floor Plan

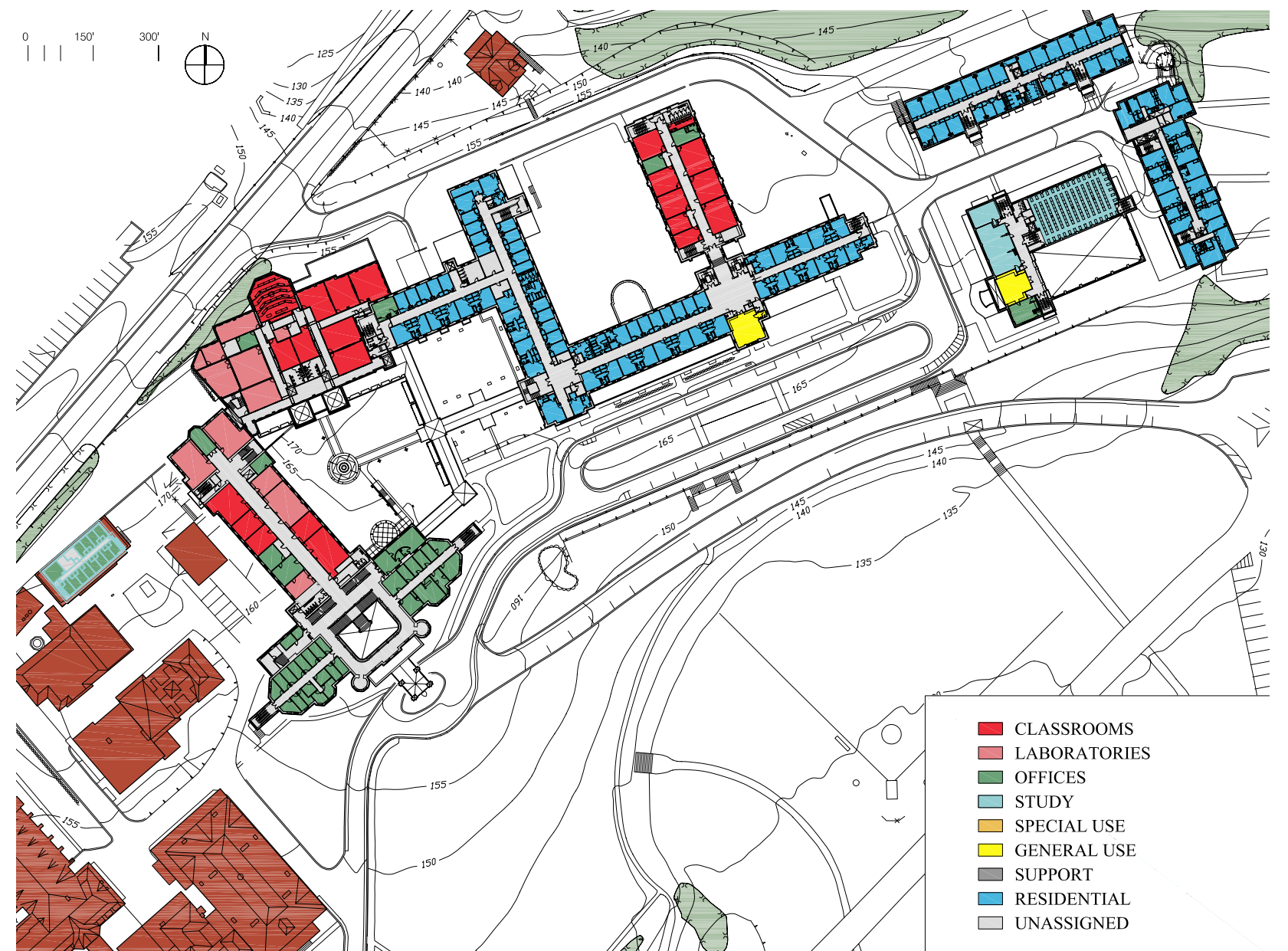


Second Floor Space Allocation

The second floor level is dominated by residential and academic spaces. Some improvement should be made to the distribution of these spaces in future renovation projects. In particular the classroom space in Clement Hall might be best converted into residential space thus making the second floor of Fournier and Clement all residential, affording better functional zoning and public/private hierarchy.

The establishment of a phased Master Plan will aid the College in improving functional zoning, including hierarchies of movement from public to private spaces. This change is achieved in existing buildings as new construction allows existing buildings to be vacated for renovation and improvements.

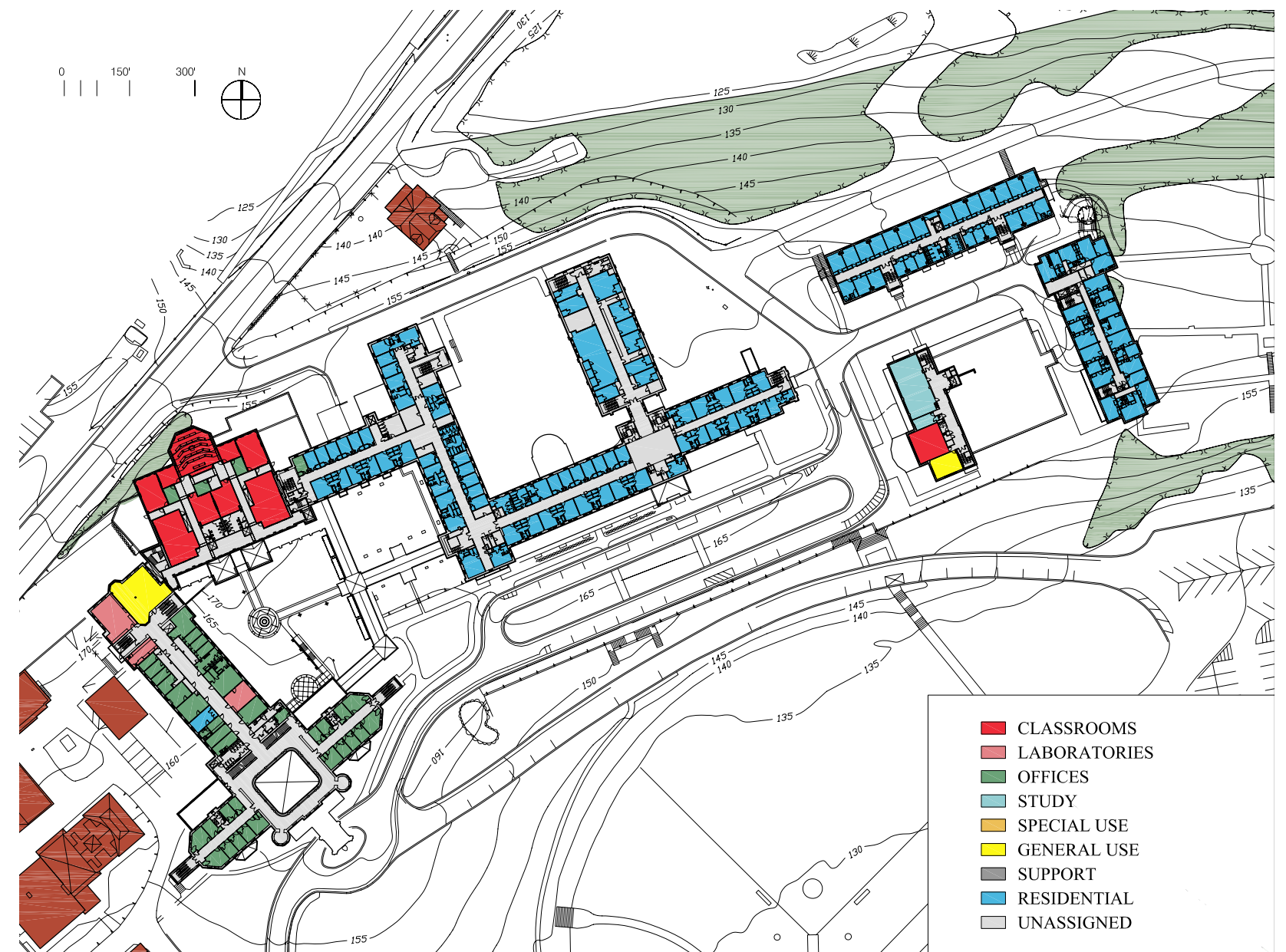
Second Floor Plan



Third Floor Space Allocation

The functional zoning of the third floor levels of all buildings is currently appropriate. St. Joseph's and Martino Halls are serving academic and administrative purposes, while residential uses are clustered together in one building, and in one group of buildings located in the same area of Campus. Basic issues of deferred maintenance and modernization remain to be addressed in older buildings, however new construction may dictate that these existing spaces fulfill needs for higher priority purposes.

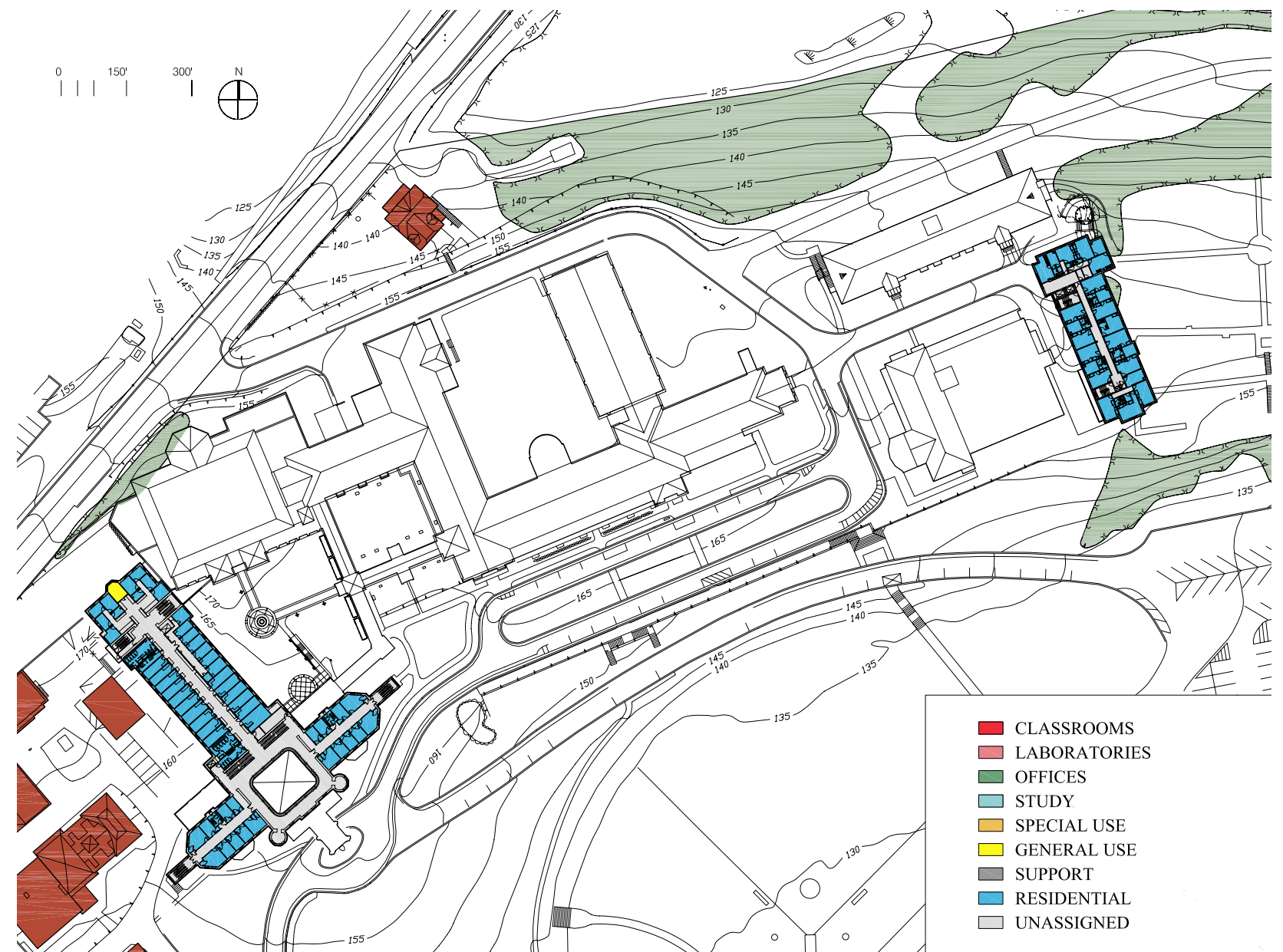
Third Floor Plan



Fourth Floor Space Allocation

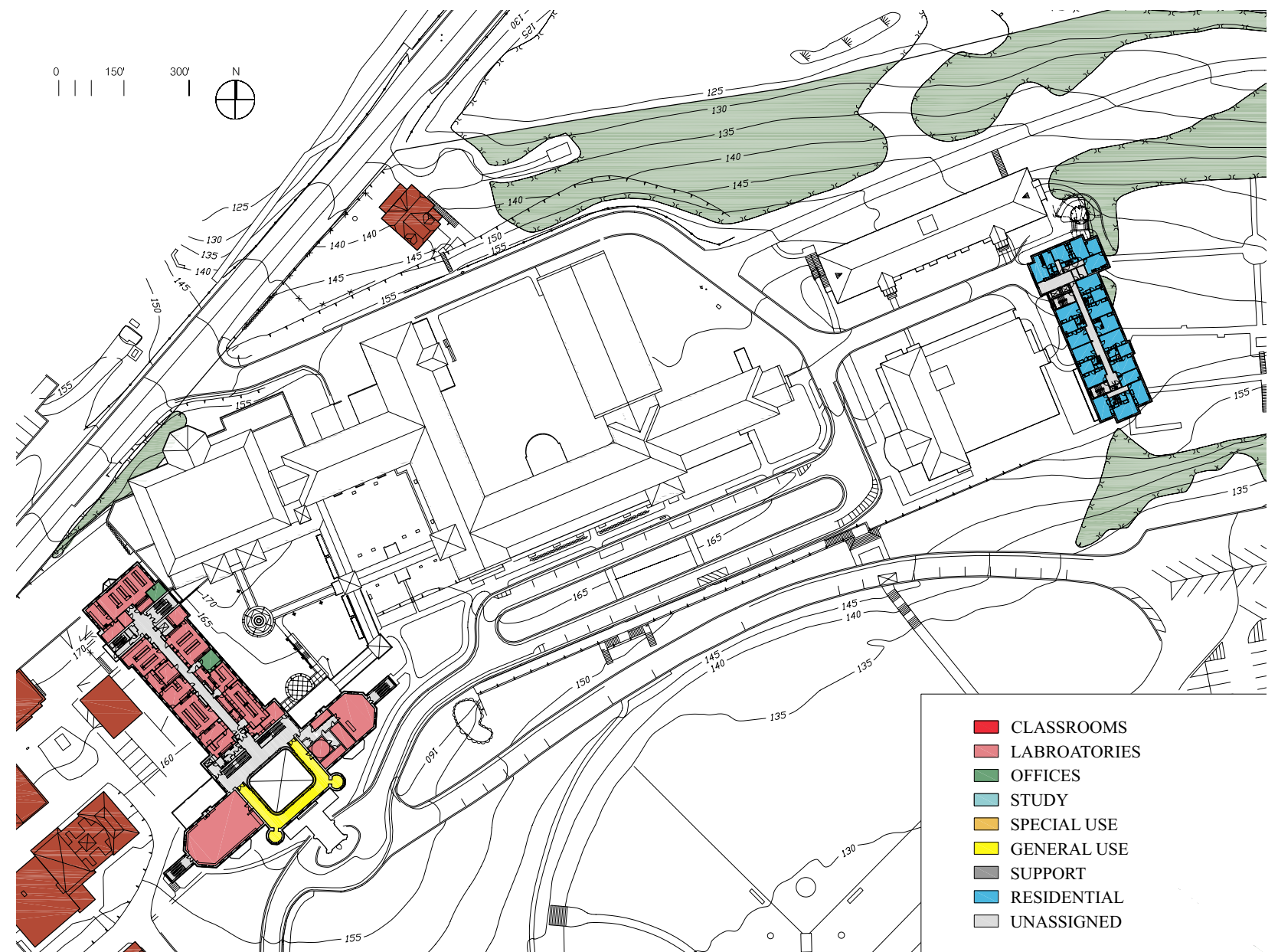
This diagram clearly shows that ██████ College has a limited amount of space above a third floor level. The new residence hall and St. Joseph's are the only two buildings of significant height, excluding the tower on Fournier. Previous comments regarding functional zoning come into play here with the residential floor in St. Joseph's Hall. It is recommended that residential uses be removed from this building so that it may function strictly as an academic, administrative, and public reception hall. Removal of the residential use will diminish the need for 24 hour public safety monitoring in St. Joseph's.

Fourth Floor Plan



Fifth Floor Space Allocation

Fifth Floor Plan

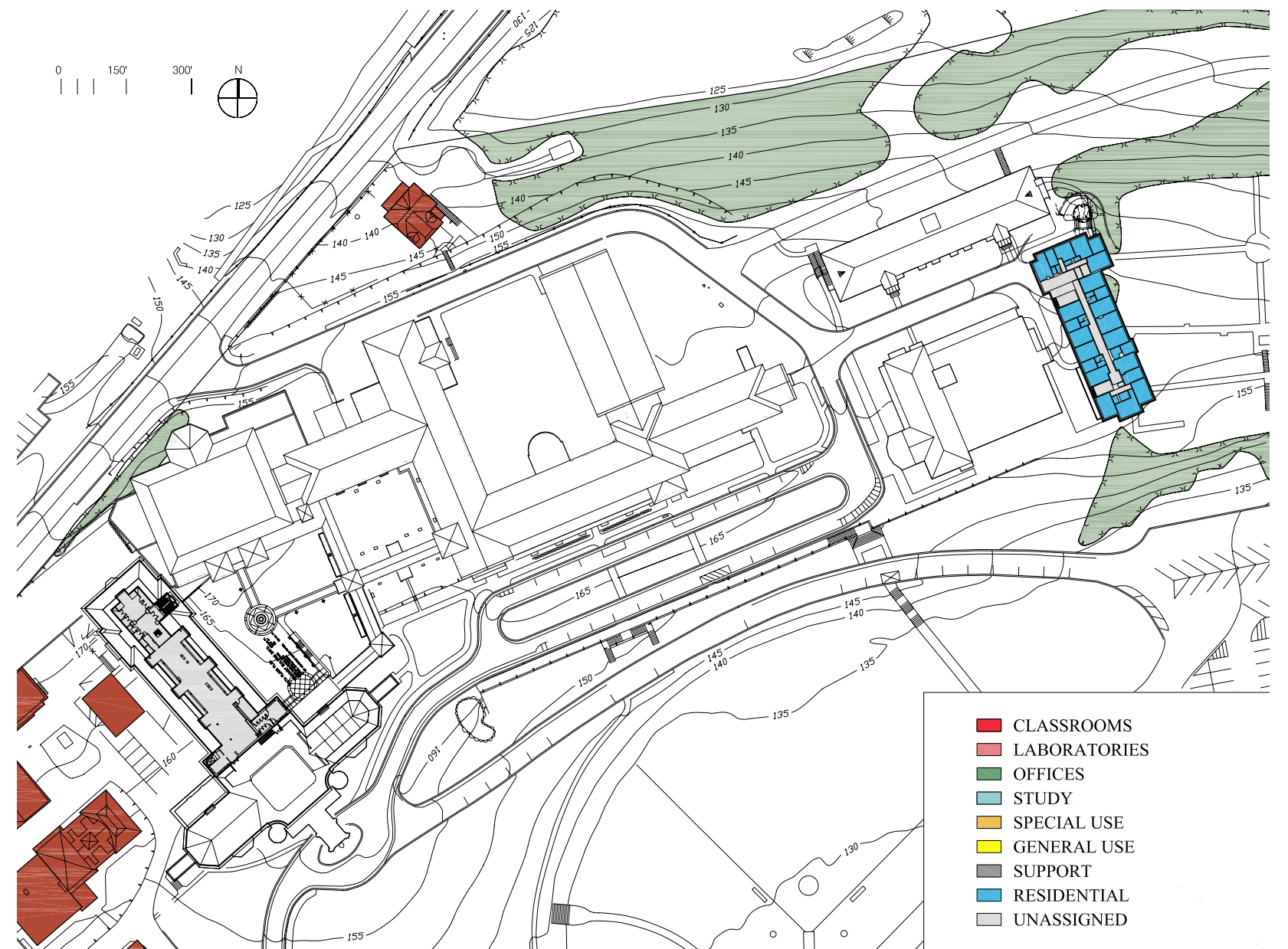


Sixth Floor Space Allocation

At six stories, St. Joseph's Hall is considered a 'High-rise' under current building codes. As such St. Joseph's Hall does not comply with the requirements of that code, and the sixth floor has been vacated and is not in use. Bringing the building in compliance with code will allow the use of this much needed space.

It will be important that the Master Plan give careful consideration to the desired heights of new construction. Since Philadelphia zoning code in this area of [REDACTED] requires a variance for any non-residential use, the College will be required to seek variances on building heights in addition to use types. With that understanding and little buildable land, maximizing space with additional floors may be necessary. However issues of accessibility and the quantity of elevators required to achieve it may result in a degree of self-imposed height restrictions. Buildings of three stories or less can function well with one restricted-use elevator that requires most occupants to use staircases. High-rise buildings will require banks of elevators for the use of all occupants.

Sixth Floor Plan



Existing Offices and Parking Spaces

In addition to taking inventory of building space and landscape, it is essential to understand how space is utilized, and if it is being put to its best and highest use.

Table 2.2 - This table is an inventory of classroom size by the number of student seats contained within. While this chart does not describe the quality of the learning spaces, it can be observed that the addition of Martino Hall has provided ██████████ College with necessary classroom variety in size and technology. Looking forward to the master planning effort, not only will a recommended amount of classroom space be determined, but the type and quality of learning spaces necessary for the master plan to be meaningful.

After a programming process the planning effort will use collected data regarding current and planned curricula to develop a plan for a variety of knowledge environments. Recent research in environmental behavior suggests that knowledge environments can be divided into environments for delivering, applying, creating, or communicating knowledge, or decision making. This suggests that any space on a college campus is involved in the exchange or use of knowledge, and goes beyond the traditional classroom or laboratory. An understanding of these different realms of knowledge and their arrangement will result in the built manifestation of ██████████ College’s academic mission.

Additionally, with the advent of internet downloads and pod-casting, it is possible to consider the ‘virtual classroom’ approach to delivering knowledge. ██████████ College may be alleviated of the need for oversized lecture halls for the delivery of core curriculum should its mission and philosophies permit new technologies to supplant traditional methods.

Table 2.3 - The number of parking spaces available as indicated in table 2.3 is a first step in understanding what impact enrollment growth will have on the campus landscape. With the additional information of a parking and traffic study to be commissioned by the College, the creation of efficient traffic patterns, additional parking spaces, and transportation policies will be incorporated into the master plan.

Environmentally and economically sound planning strategies avoid parking solutions that simply address the maximum number of parking spaces only. The masterplan will require a holistic approach that results in a comprehensive transportation plan. Given environmental restrictions and available land, consideration of parking structures in lieu of surface lots may become necessary in order to provide a minimum amount of spaces needed. Moreover, policies that restrict the number of cars on campus should be adopted. With the upper-end cost to construct a surface lot parking space of \$3,500, and the cost of structured parking between \$25,000 and \$60,000 per space, other institutions have resorted to the prohibition of resident students having cars on campus. Many have established incentive programs to encourage car pooling, use of public transportation and care share services such as PhillyCarShare.

Table 2.4 - There is a shortage of faculty office space at ██████████ College. An immediate solution to this problem is required. Table 2.4 hints at one solution; convert Fontbonne residence hall into a faculty office building as new and improved housing becomes available.

The current catch-as-catch-can method of creating much needed office space does not address the benefits of a contiguous faculty offices within a departmental suite. It will be important for the masterplan to coalesce the dispersed faculty offices into cohesive efficient departmental suites with clerical and conference support spaces. Office suite conference rooms could serve double duty as seminar classrooms if they are situated to be accessible from the public corridor.

Table 2.2

Academic Facilities	Classrooms	Seats	
Fournier Hall	10	30	
	12	25	
	13	15	
	14	20	
	20	25	
	21a	11	
	21b	15	
	22	20	
	23	20	
	24	38	
	25a	16	
	27	20	
	Martino Hall	216	50
		219	14
220		14	
223		24	
224		22	
225		24	
226		26	
227		26	
309		41	
311		22	
314		50	
317	14		
318	14		
321	41		
323	9		
324	26		
St Josephs Hall	241	25	
	242	19	
	243	20	
	244	24	
	246	20	
	248	25	
Totals			
Seats		805	

Table 2.3

Parking Spaces	Existing
Terrace	22
Upper Road	29
Lower Road	25
River Lot	65
Sub Lot	70
Main Lot	159
Sugar - Loaf	0
Totals	
Parking Spaces	370

Table 2.4

Faculty Offices	Existing
Fontbonne Hall	0
Fournier Hall	9
St Josephs Hall	50
Desales	10
Totals	
Total Offices	69

3 : PROJECTED SPACE REQUIREMENTS

Projected Academic Space Requirements

In an attempt to get an early understanding of what campus facilities it will take to make ██████ College into a liberal arts college of distinction, comparisons were drawn with other institutions utilizing figures and statistics collected by the Society of College and University Planning (SCUP). Figures as reported in the SCUP 2004 CFI (campus facilities inventory) Report were selected for colleges and universities of the same target enrollment set in CHC's strategic plan. A shortfall of net assignable square feet (nasf) is calculated in **Table 3.1** by comparing a mean nasf of reporting institutions to that of the total nasf at ██████ College. In addition to the SCUP figures, information available for Ursinus College is also shown to offer an alternate comparison with an accepted peer institution.

The top of the table from left to right shows the enrollment group as reported in the SCUP 2004 CFI Report, the actual 2004 enrollment of ██████ College, the target enrollment of ██████ College, and the actual 2003 enrollment of Ursinus College. The corresponding figures below are that of the actual and projected square footages for each of the categories above.

Observations

Key figures from the table show that the mean nasf per student as reported by SCUP is 343 as compared to 204 nasf at ██████ College. Using this conservative figure of 343 nasf as a multiplier, it is calculated that CHC needs to have 857,000 nasf to compare to a typical institution of a minimum enrollment of 2,500. That is 601,818 nasf more than the actual 255,182 nasf that the Germantown Avenue campus currently has.

It can further be noted that Ursinus College, at over one million gross square feet, offers 572 nasf per student. It should be stated that Ursinus College has elected to cap its enrollment to about 1,500 undergraduates and they house 100% of the students. Annual Tuition is now set at \$40,000 and the College has abandoned continuing education and nighttime programs, choosing not to compete with institutions such as Cabrini, Eastern, and Montgomery County Community College.

Table 3.2 considers facilities expansion with greater specificity by further calculating the potential gross square footage (gsf) needed to fulfill the academic mission of ██████ College. Using the net assignable square footages from table 3.1 and dividing them by a net/gross efficiency factor of 68%, an estimate of total gsf for each category can be calculated. It should be noted that the 68% net/gross ratio is a greater and more typical efficiency factor than the current 58% efficiency created by the grandeur of the existing historic architecture at ██████ College.

This table leaves out a calculation for student residential buildings because that figure is calculated on the following page. The calculation is based upon a prescribed housing policy to be finalized and adopted by the Strategic Planning Committee.

The gross square footages calculated here are translated into graphic representations of building footprints that can be test fit onto site plans for comparison and planning purposes (see page 18).

Table 3.1

		SCUP 2004 CFI Report		College 2004	College Strategic Plan	Ursinus College 2003	
		Headcount	Enrollment Group	Actual Enrollment	Projected Enrollment	Actual Enrollment	
Undergraduate				550	1,500	1,540	
Graduate				699	1,000	0	
Total Enrollment		2,500-4,999		1,249	2,500	1,540	

Code No.	Room Type	SCUP mean NASF	SCUP mean NASF per student	CHC current NASF	Existing SF per student	Total Projected NASF	Net NASF Gain	Existing Square Feet	Existing SF per student
		(from CFI table 6)		Current NASF ÷ 2004 Enrollment		Projected NASF - Current NASF		SCUP CFI mean NASF per student × Enrollment	
100	Classroom		16.1	20,123	16.1	40,250	20,127		
200	Lab/Studio		54.5	27,712	22.2	136,250	108,538		
300	Office		78.8	35,033	28	197,000	161,967		
400	Library/Study		16.6	21,299	17.1	41,500	20,201		
500	Special/Athletic		25.9	24,531	19.6	64,750	40,219		
600	General/Campus		33.6	48,637	38.9	84,000	35,363		
700	Support		31.4	3,053	2.4	78,500	75,447		
000	Inactive		8.0	0		20,000	20,000		
Subtotal									
Non-Residential		264.9		180,388	144.3	662,250			
900	Residential	77.9		74,794	59.9	194,750	119,956		
Total									
Gross SF				455,784				1,031,772	
Assignable SF		590,425	343	255,182	204	857,000	601,818	881,010	572

(from table 5)

Table 3.2

Code No.	Room Type	CHC current NASF	Total Projected NASF	Net NASF Gain	Projected GSF For Construction
		SCUP CFI mean NASF per student × Enrollment		Projected NASF - Current NASF	net NASF gain ÷ 68% efficiency
100	Classroom	20,123	40,250	20,127	29,599
200	Lab/Studio	27,712	136,250	108,538	159,615
300	Office	35,033	197,000	161,967	238,187
400	Library/Study	21,299	41,500	20,201	29,707
500	Special/Athletic	24,531	64,750	40,219	59,146
600	General/Campus	48,637	84,000	35,363	52,004
700	Support	3,053	78,500	75,447	110,951
000	Inactive	0	20,000	20,000	29,412
Subtotal					
Non-Residential		180,388	662,250	481,862	708,621
900	Residential*	74,794	194,750	N/A*	N/A*
Total					
Net Assignable SF		255,182	857,000	601,818	
Gross SF		455,784	1,260,294		885,026
Efficiency (net/gross)		56%	68%		

* Projections for new residential space are based upon the establishment of a new housing policy

Projected Residential Space Requirements

Residential planning statistics are separated from academic and institutional space requirement calculations because housing space requirements are specifically derived from policy and philosophy set by each institution. █ College Strategic Planning Committee has set a goal to house 80% of undergraduate students. Currently housing is not offered to graduate students, but may be considered in the future. The first column of figures reports the number of beds available once the new dormitory is completed in 2006. The gross square foot (gsf) figure is inclusive of bathing and toilet facilities, residential lounges and corridors. The current residential facilities provide 297 sf per bed. The residential gross square foot projections are based upon housing 80% of undergraduates and allowing 315 sf per bed. This number will bring █ College within reach of standards of peer institutions, but does not meet the national average of 346 sf per bed for new construction as reported in ‘College Planning & Management’ Magazine in June 2005. Common amenities in today’s residence halls that contribute to increased square footage or costs include air conditioning, carpeting, classrooms, computing centers, individual room or suite lavatories, wireless internet access, kitchens and laundries, lounges, fitness rooms, and electronic security systems.

In order to resolve shortages in other space types such as offices, and improve program adjacencies, it is proposed to convert some existing dormitory space to other uses and build more new beds to an improved standard. The first preliminary recommendation is to convert Fontbonne to an office building to alleviate the shortfall of faculty offices. Existing floor bathrooms and narrow structural bays make it difficult to cost effectively improve this building for continued use as a residence hall. The second recommendation is to consolidate various uses. Issues of function and convenience, as well as safety and security can be resolved when buildings are zoned by use. One step to better building zoning is to make St. Joseph’s Hall all academic, and make the upper floors of Fournier all residential. The calculation at right shows the net result of such moves and how many beds will need to be built to house 80% of undergraduates.

Table 3.3

Residential Headcount	Fall 2006	Fall 2007	Planned Growth
Beds	504	800	1,200
SF/Bed	297	315	315
GSF	149,446	252,000	378,000

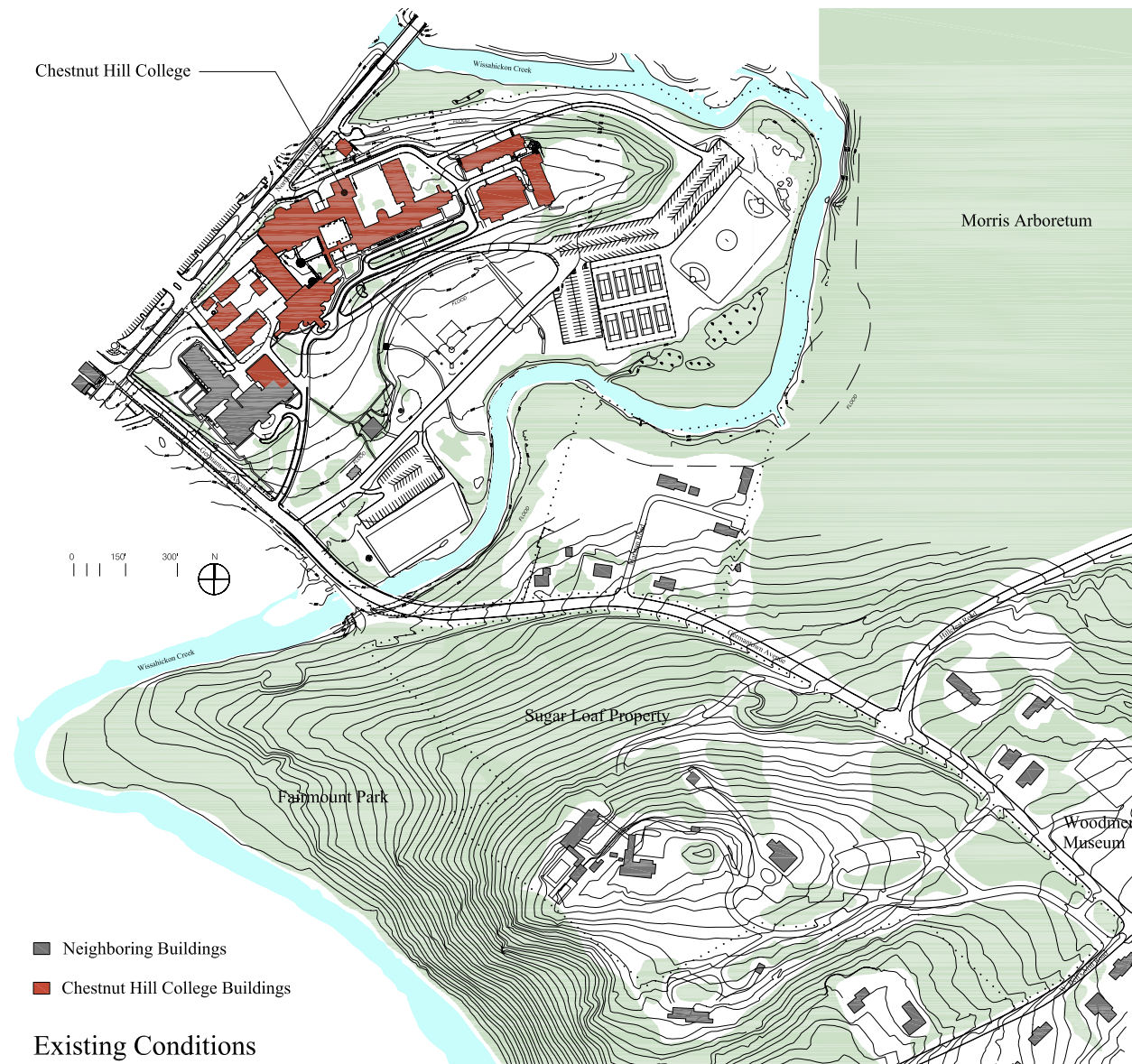
Includes new dorm of 155 beds

Residential Planning	Intermediate Goal	Planned Growth
Total beds on Campus 2006	504	
Remove beds from Fontbonne	-125	
Remove beds from St. Joseph	-56	
Add beds to Fournier	26	
	net loss	-155
	net total beds exg	349
	80% Desired*	800
		1,200
Beds	net to build	451
SF/Bed		315
GSF		142,065
		268,065

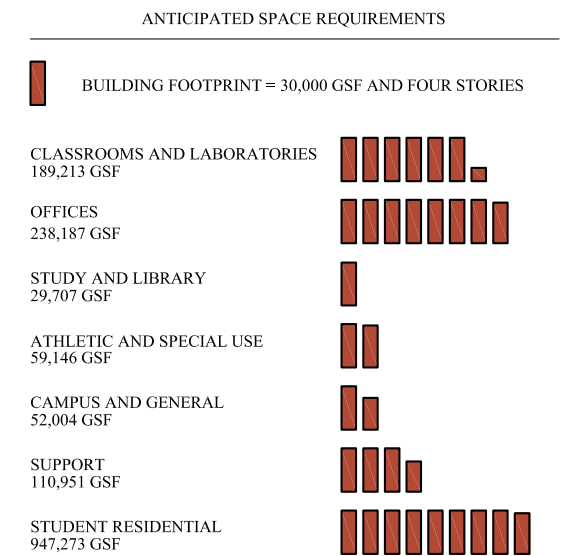
** Does not include the addition of graduate student housing.*

Projected Space Allocation

The site plan on this page shows the existing Chestnut Hill College campus with college buildings shaded light grey. Sisters of Saint Joseph occupied buildings and neighboring residences are shown in dark grey. Also shown to the south is the Sugarloaf property on Germantown Avenue. The red rectangles in the chart at lower right each represent a 4 story, 30,000 gsf building, and the quantities shown represent the amount of gross square footage to be built in each category of campus space. The map and the rectangles are shown at the same scale.



STUDENT ENROLLMENT		
	FALL 2004	PLANNED GROWTH
UNDERGRADUATE	550	1,500
GRADUATE	699	1,000
SUB-TOTAL	1,249	2,500
CONTINUING STUDIES	684	800
TOTAL	1,933	3,300



4 : LAND USE PARAMETERS

Site Restrictions: The Wissahickon Creek and its Floodplain

An archival illustration of ██████ College from c. 1905 (then Mount St Joseph’s Academy) shows the buildings tightly clustered on a hilltop, overlooking a broad parkland which slopes gently down to the meandering Wissahickon Creek below. St. Joseph’s Hall, the main school building, faces a dam created a millpond from the braided channels of an ox-bow lake.

The school buildings are all sited on the hilltop, a ridge made of a very hard rock, chickies quartzite. In the landscape, these ridges contrast sharply to the gentle, open countryside of the Whitemarsh Valley. The builders of the college were clearly attracted by this prominent ridge overlooking Wissahickon Creek to the south and the rolling Whitemarsh Valley to the north.

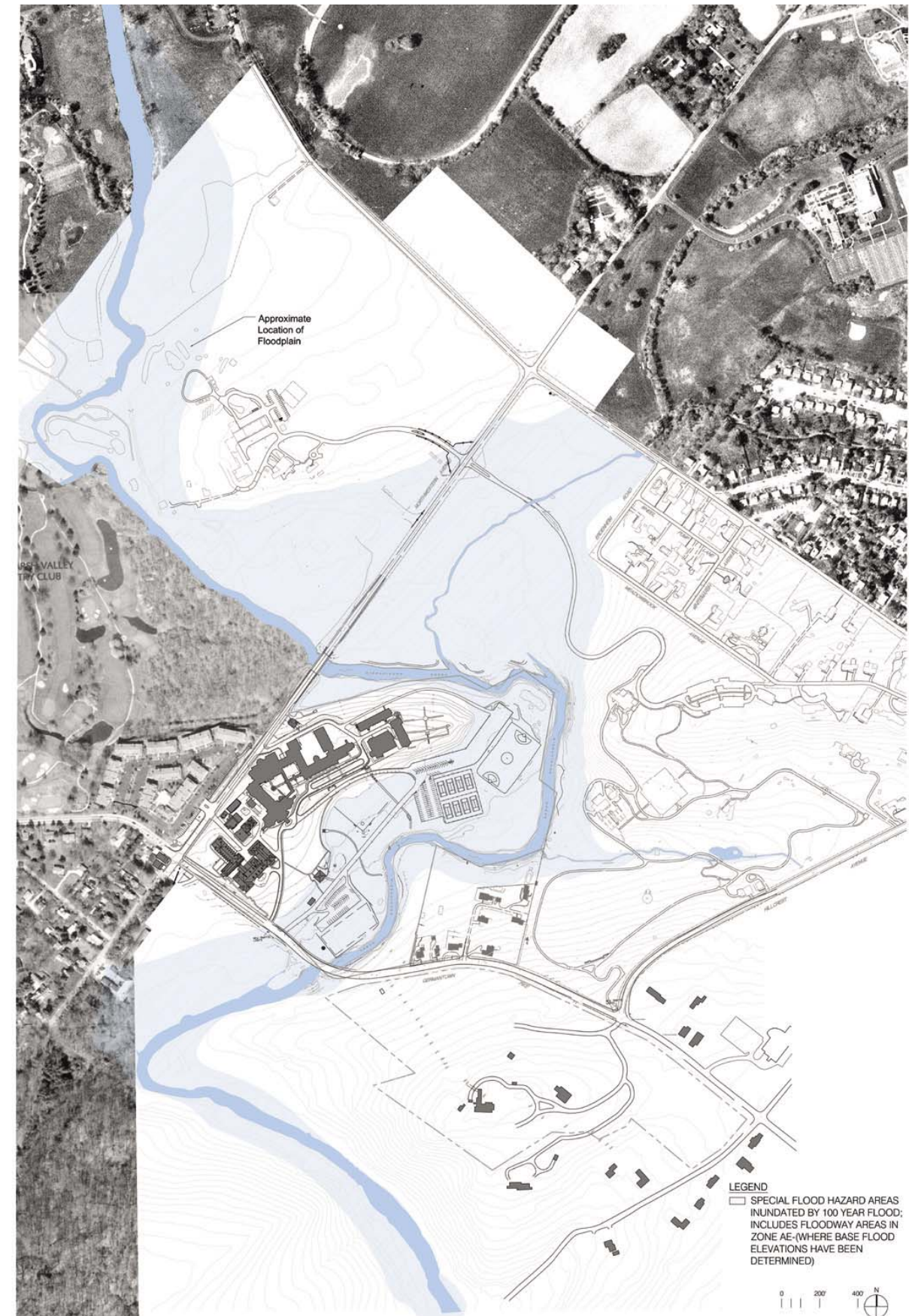
The principal elements of the 1905 drawing are all still part of the property—hilltop, valley floor sloping to the creek and the ridge road, Germantown Avenue. There are changes to the site however, electric trolleys no longer run up and down the avenue, the valley is more open, the parkland has become parking and playing fields, the mill and the millrace are gone, the mill pond has been filled in and the channel of the creek, straightened.

These natural features and open space that make the campus so attractive, also place severe limits on its expansion. The valley that is the setting for the college buildings on the ridge, is the last piece of broad flood plain before the creek enters the steep, narrow gorge of the lower valley. Partly because it is floodplain, the land on three sides of the College has remained open. This open land includes: the Widener Estate, the Morris Arboretum, the Whitemarsh Valley Golf Club, Philadelphia’s Fairmount Park and Sugarloaf, the estate of the late Albert Greenfield.

As it flows through the broad, open Whitemarsh Valley, the Wissahickon is a pleasant but unremarkable stream. When it encounters the hard rock of these chickies quartzite ridges, the water makes an abrupt right hand turn. This bend in the creek encloses the northeastern part of the campus. During floods, the narrowing gorge acts as a dam, backing up water to flood large areas of land on the college campus, the Morris Arboretum, the golf course and Northwestern Avenue.

The valley floor below the college buildings on the ridge, is in the designated 100-year flood plain of the Wissahickon Creek. It is important to understand that this expression “the 100 year flood” is frequently misinterpreted. It is not as generally believed an area that will flood only every 100 years. What this term means is that in any one year, there is a 1% chance of experiencing a flood of a certain magnitude, based on averaging historical flood records. Odds are random, as every gambler knows and, in fact, several “100” year floods can occur in succession, or there may be no flooding of that magnitude for centuries. At present, the campus is experiencing a significant flood two or three times a year and these floods have cut off the access road from Northwestern Avenue and flooded large parts of the parking area.

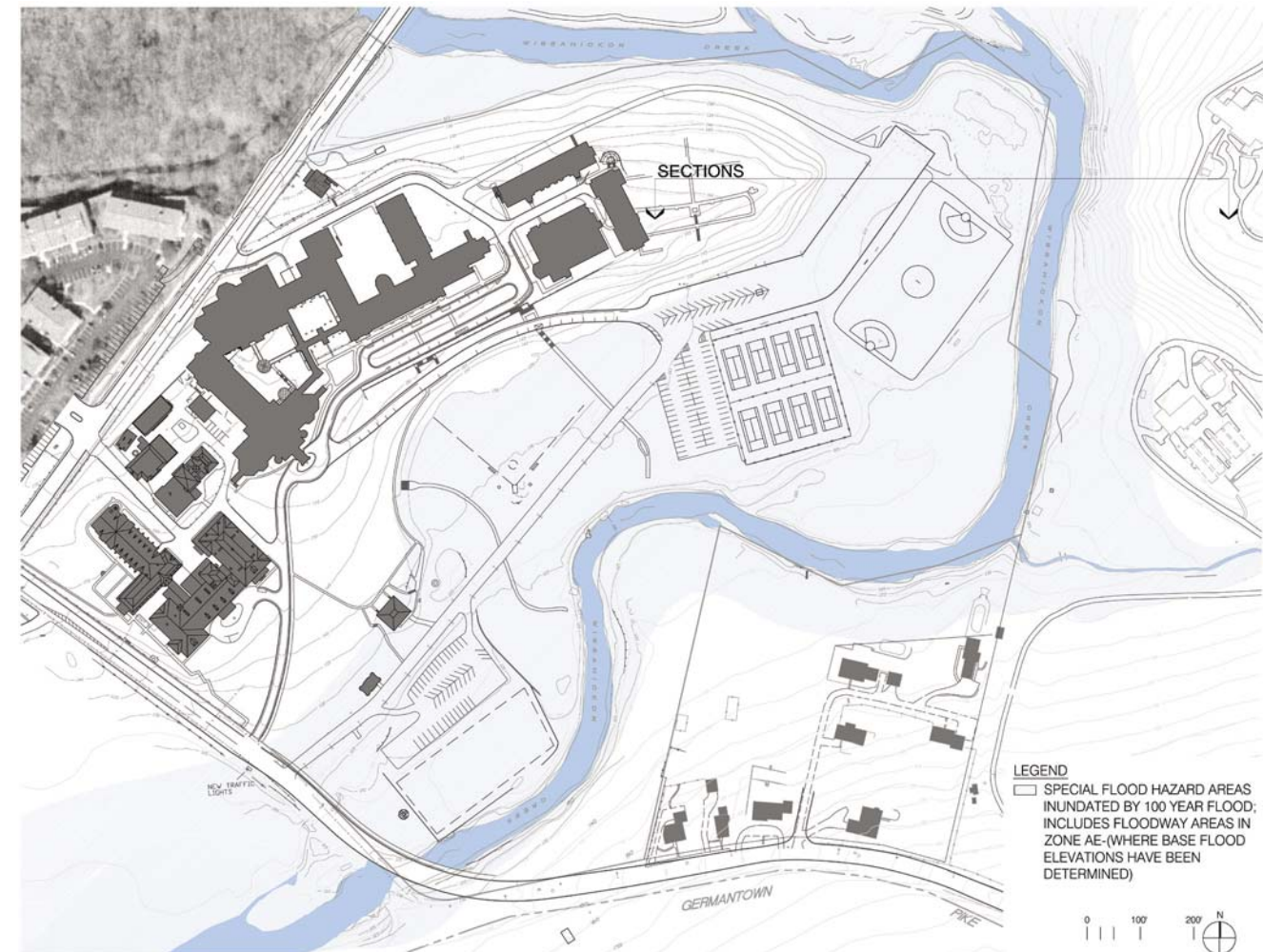
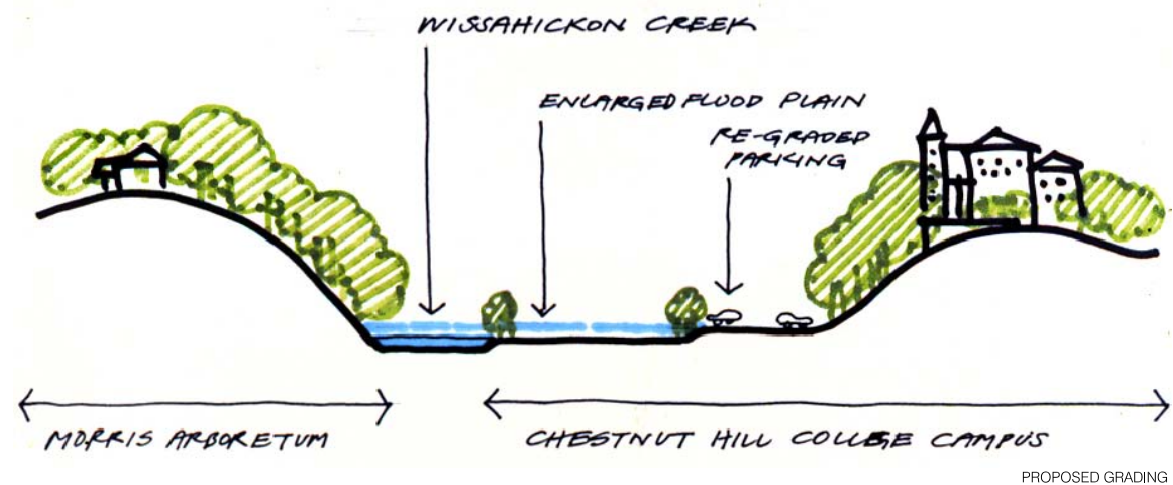
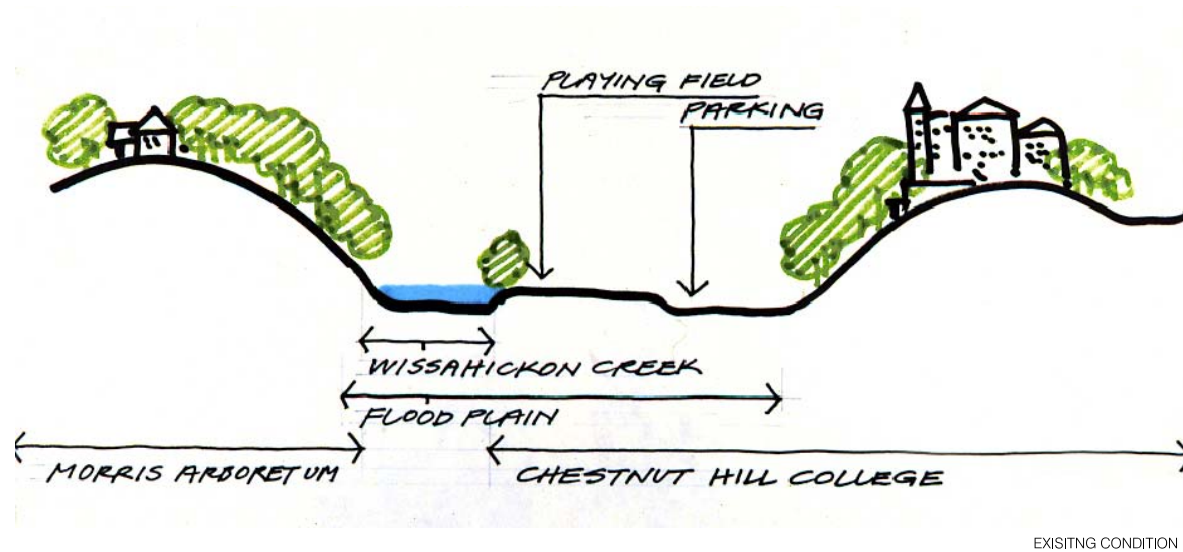
Increasing urbanization of the watershed is causing more runoff and hence a greater volume of storm-water that the river-channel has to carry, aggravating the natural tendency of this area to flood. In addition, we are undoubtedly experiencing more volatility in precipitation patterns due to the effects of global climate change. The increased probability of flooding will further limit the possible uses of the low-lying areas of the campus.



The Wissahickon Floodplain

The diagrammatic sections below (location shown on plan adjacent) explain why the lower campus is subject to frequent flooding. The steep-sided valley confines water to the very flat flood plain. The raised playing field forms a “wall” at the creek and the parking lot is sited in the lowest part of the valley. During floods, when the creek rises above this “wall”, water is funneled into the parking lot.

The lower section drawing illustrates a preferred solution for regrading the flood way. The purpose is to reduce the risk of flooding and property damage by raising the parking lot above the annual flood way and lowering the playing fields and moving them further away from the stream channel.



Steep Slopes

The College is built on the top of a steep chickies quartzite ridge and is framed by the steep hillsides of this ridge as it runs through the Morris Arboretum. At the College this ridge sits in a relatively broad valley. The height of the ridge is emphasized by the large academic buildings and contrasts to the openness of the valley floor. The echoing ridge of the Morris Arboretum on the east side of the creek is heavily wooded and encloses the campus lowlands.

Historically difficult to farm and build on, these steep slopes are valued today as important natural preserves within an urban community. Within the City of Philadelphia steep slopes abutting the Wissahickon Creek are protected by special regulations for the Wissahickon Watershed. The regulations to limit building on steep slopes was designed to protect these fragile areas from development and the erosion of the hillsides and sedimentation of the streams that would result.

The map shows slopes in the steepest categories. The lighter hatch shows slopes of 15% to 25% and the darker hatch shows slopes of 25% and above. Development is prohibited on slopes of 25% and over, and restricted on the 15% to 25% areas where any proposed development would need a zoning variance.

While slopes on the main campus are restricted to the edge of the chickies quartzite ridge, the Sugarloaf property has significant areas of steep slope which will be a critical factor in shaping any proposed development plans. Slope mapping for Sugarloaf was obtained from the city GIS and can be considered authoritative for the purposes of determining possible development areas. The slopes on adjacent lands, such as the Morris Arboretum, are only approximate and are shown to indicate landforms that create a sense of enclosure on the campus.

To achieve the ideal plan it may be beneficial to develop a performance-based environmental and storm water management plan. This would be presented to the Philadelphia Planning Commission and other environmental agencies having jurisdiction that offers management strategies such as storm water retention means including green roofs, riparian restoration, vegetation restoration, and open space protection in exchange for variances to build on slopes exceeding 25%.



Adjacent Properties

While the ██████████ College campus has limited possibilities for expansion on its present property, much of the surrounding lands are either similar institutions or are compatible uses. Beginning at the northern boundary and moving clockwise around property boundary, the adjacent properties are as follows:

The Morris Arboretum - The Morris Arboretum of the University of Pennsylvania is the College’s most significant neighbor. Two separate properties make up the Arboretum. The Bloomfield Farm, which is outside of the City of Philadelphia in Springfield Township, and Compton. Bloomfield is primarily a service area for the Arboretum and is not generally open to the public. Compton was the private summer retreat and garden developed by John and Lydia Morris on the hill opposite the College. The entire Morris property was given to the University of Pennsylvania and was opened to the public in 1933. It has since become a world-renowned institution which conducts scientific research, educational programs and maintains extensive horticultural collections and display gardens.

More than half of the campus boundary is formed by the Wissahickon Creek. About two thirds of this boundary is shared with the Morris Arboretum. The actual property line between the two institutions skips back and forth across the creek. There is a small triangle of land belonging to the arboretum on the College side of the creek abutting Northwestern Avenue and another slightly larger triangle belonging to the college on the east side of the creek abutting Germantown Avenue. The Arboretum triangle is wetland and the College triangle near Germantown Avenue is currently unused.

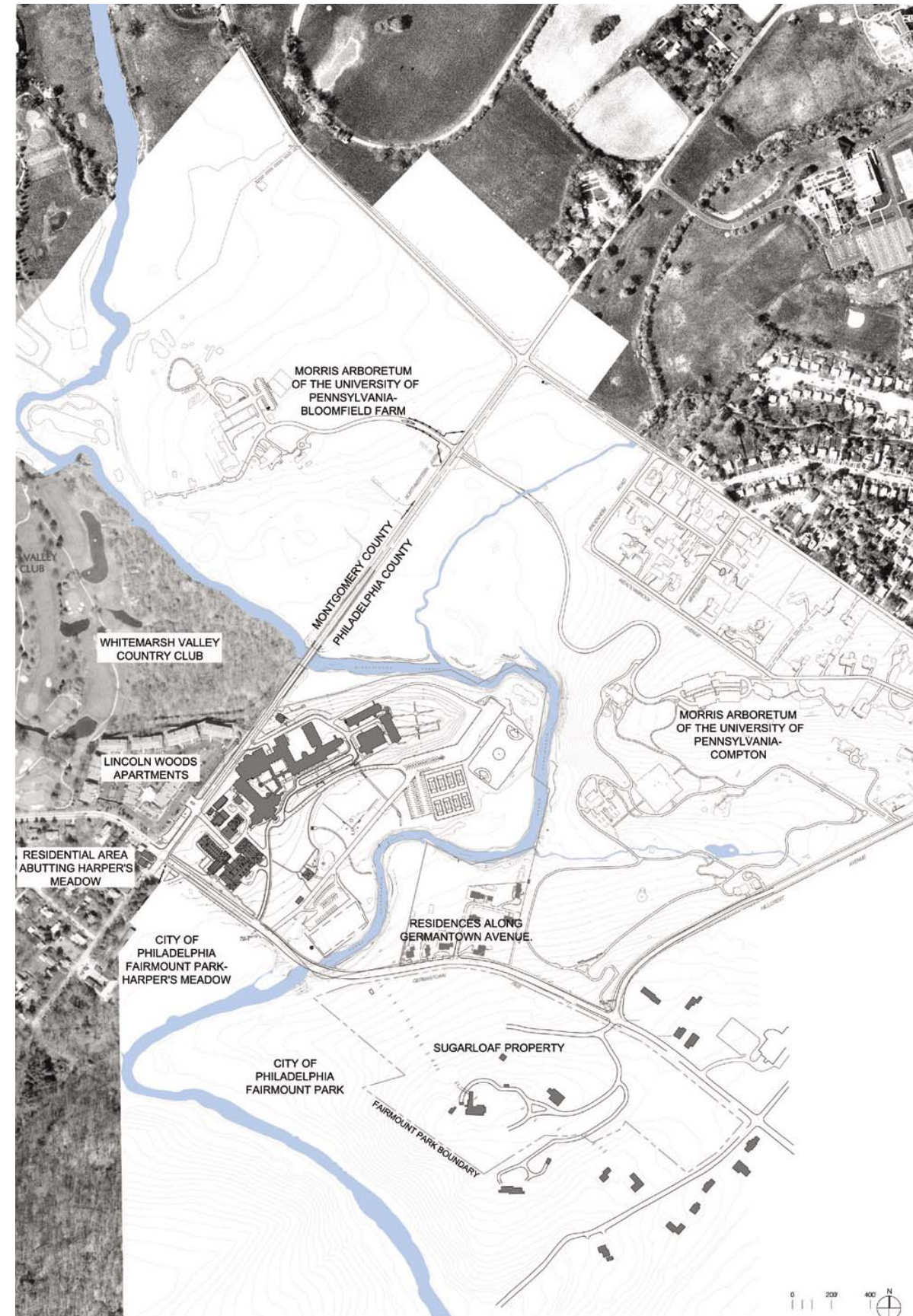
Private Residences along Germantown Avenue - There are four private residences fronting Germantown Avenue. These lots go back to the Wissahickon Creek across from the College. There are also four residences reached by a small private road off Germantown Avenue. These lots border the creek and the Morris Arboretum.

In the future consideration should be given to the purchase of each Germantown Avenue residential property as it becomes available by the owner. These parcels, if acquired, will connect the existing campus with the Sugarloaf property creating one contiguous and accessible parcel.

Sugarloaf - Sugarloaf was the home of real-estate magnate Albert Greenfield who left his house and approximately thirty acres to be operated by Temple University as a conference center. Currently Temple University has turned back the center to the Greenfield Trust and the property is on the market. The Sugarloaf site is being considered by ██████████ College for future expansion. This property has significant historical buildings, in an open parkland landscape, as well as steep forested slopes bordering Wissahickon Park.

The College is currently in negotiations with the Albert M. Greenfield Foundation for the purchase of Sugarloaf, and once acquisition is completed, the additional land must be appropriately developed for campus facilities expansion as well as the preservation of open-space and cultural landscapes.

Fairmount Park of the City of Philadelphia - Wissahickon Park is an urban wilderness park that is part of the extensive Fairmount Park system of the City of Philadelphia. A large section of this park named Harper’s Meadow is a large floodplain directly across Germantown Avenue from the College. Harper’s meadow is the entrance to the Wissahickon gorge from the open rolling countryside of the Whitmarsh Valley. This area and the floodplain of the Wissahickon Creek on the ██████████ College campus are the critical links in a proposed riparian corridor trail that would connect the city to Montgomery County, north of the College. South of Harper’s Meadow, the steep gorge of Wissahickon become the steep hillsides framing the Sugarloaf property.

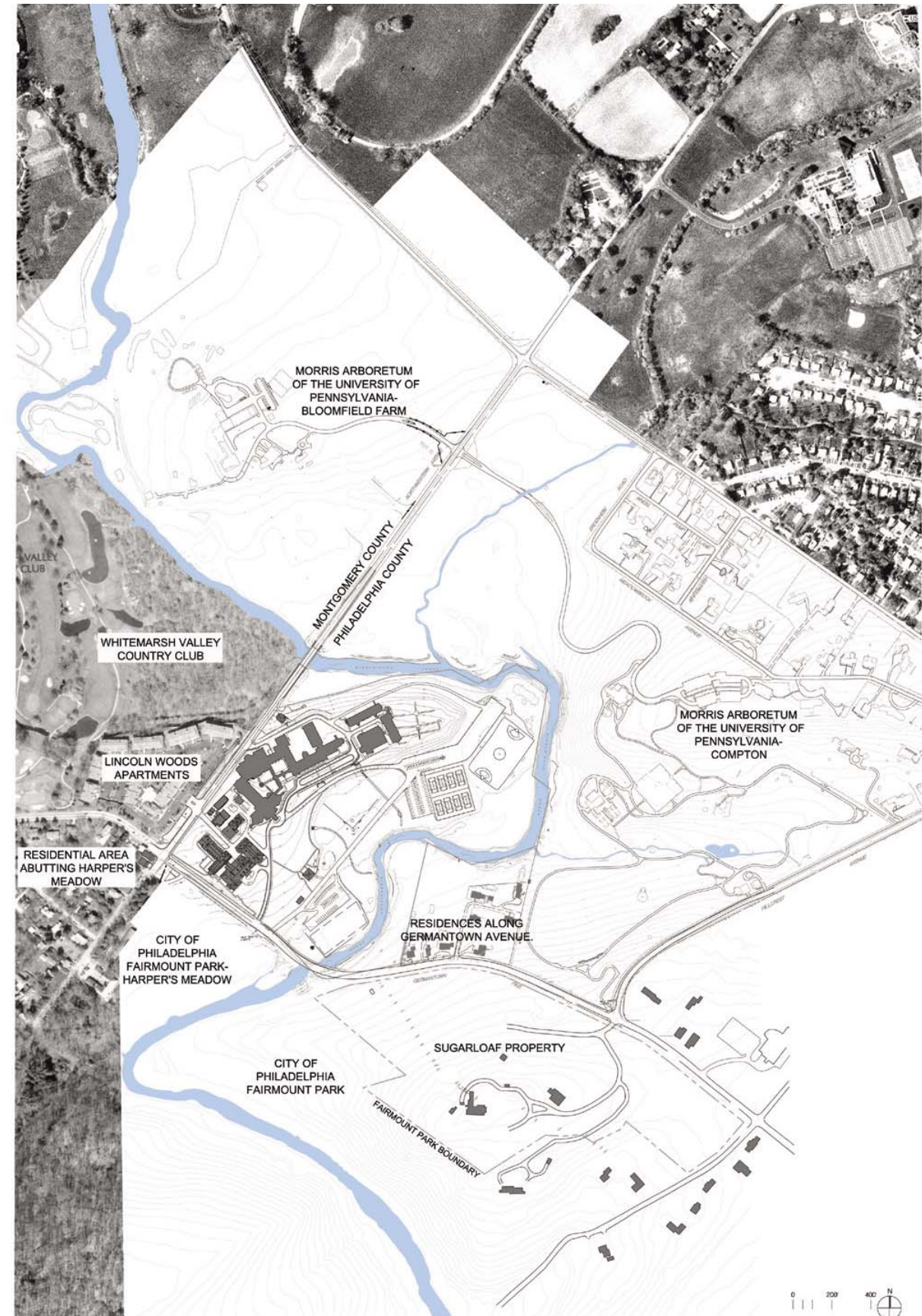


Adjacent Properties continued

Residential Area abutting Harpers Meadow - The properties diagonally opposite the college are a remnant of a small mill town and farm buildings. Today, they are mostly residential with a small restaurant, Bruno's, on the corner. A small trolley turnaround opposite Bruno's is now a bus stop.

Lincoln Woods Apartments - The property directly north of the College across Northwestern Avenue is a low-rise condominium complex occupying the land between Germantown Avenue and the Whitemarsh Country Club.

Whitemarsh Country Club - The wooded floodplain of the Wissahickon Creek continues from the College across Northwestern Avenue. This floodplain is bordered on the northeast by Bloomfield farm, a portion of the Morris Arboretum, and on the northwest by the Whitemarsh Country Club property.



Wissahickon Riparian Restoration

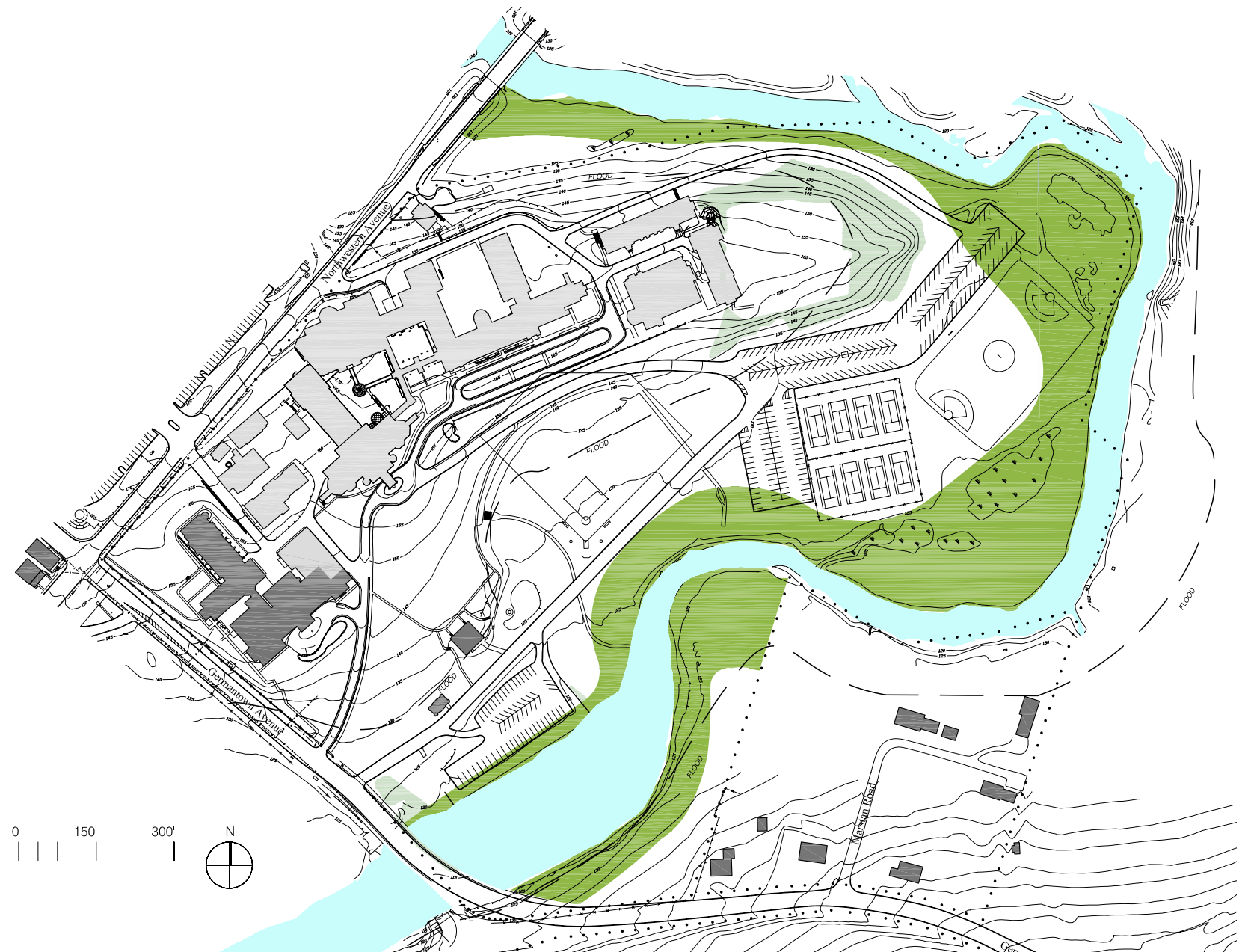
College is located on a significant regional open space corridor that begins at City Hall, and continues all the way to the city limits at Northwestern Avenue where it follows the Wissahickon Creek out into Montgomery County and on to Washington State Park. Over the years there has been steady progress in establishing a continuous pedestrian and bike trail along this corridor. A new section of the trail running along the edge of the Morris Arboretum's Bloomfield Farm where it fronts Northwestern Avenue, was completed in 2005. Currently, the connection between this new trail section and the trail in Wissahickon Park (Forbidden Drive) is on parts of Germantown and Northwestern Avenues, skirting the college campus.

In addressing the planning of the college campus and the problem of flooding from the Wissahickon Creek, there is an opportunity to restore the channel and vegetation along the section of the creek that borders the college property and create a healthy riparian corridor that would be a complement to both the Morris Arboretum and the College Campus. Such a corridor would be an important addition to the protected natural resources of the community.

Over the last 20 years the Arboretum has invested in this area. They have removed exotic vegetation and reforested the woodlands on the hillside above the Wissahickon Valley. They have also recently restored the channel and stream banks on both Wissahickon Creek Tributaries—Papermill Run and the Swan Pond stream and created a large new wetland in the floodplain. These wetlands have a number of purposes; they are educational, they contribute to the rich variety of the Arboretum landscapes and they provide flood storage and help mitigate the severe floods on Papermill Run that have effected both the College and the Arboretum.

Rerouting the regional trail along the new riparian corridor and away from busy roads and the junction of Germantown and Northwestern Avenue could enhance student life at the College, creating pedestrian and bicycle links to Wissahickon Park and Montgomery County trails as well as to the Arboretum and

The land along the Wissahickon Creek provides a further opportunity to create additional athletic facilities for the College. This land might be exchanged for higher and drier playing field space in other parts of the community, such as land at Bloomfield Farm. Such an exchange could benefit both institutions by providing a more extensive and better integrated system of stream and wetlands. The partnering between institutions that such an exchange would entail could be a powerful model for the community and build a strong case for fund raising and support for the college development.



Athletic Field Options

Main Campus - Space for athletic fields on the main campus is limited. Given the demands for parking for increased numbers of students and the problems of flooding, it is unlikely that additional fields can be accommodated on the existing campus. The existing raised field can stay but its location would need to be slightly relocated. As suggested in the 1996 Master Plan, moving the field to allow for a wider and deeper floodway along the creek would allow the part of the parking lot that floods most frequently to be raised and partially protected from the problem. Such a strategy would have to be negotiated with the appropriate regulatory agencies.

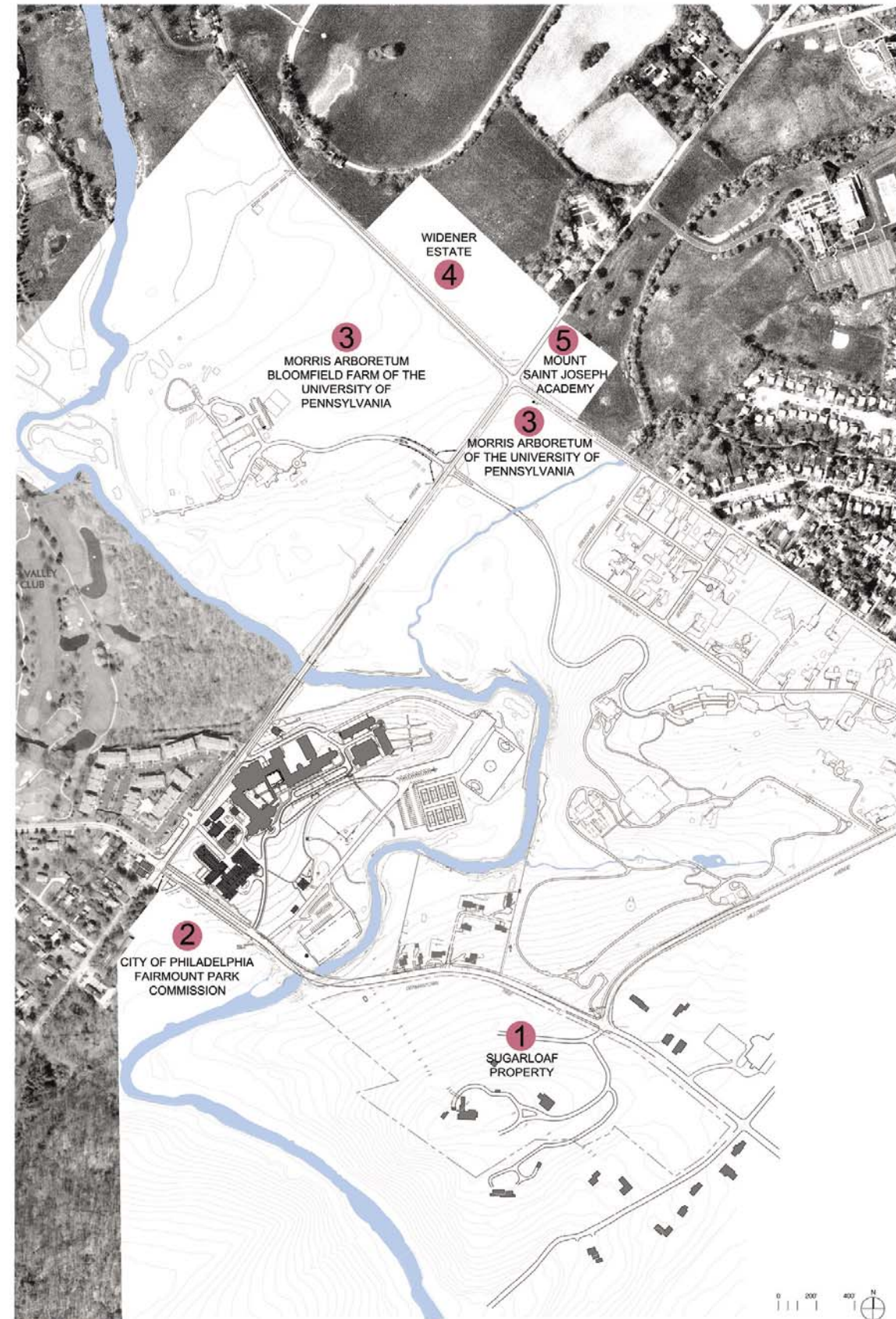
The location of other facilities, such as the tennis courts, should probably be reconsidered in light of an overall athletic program for an expanded campus. Moving these facilities from the floodplain will reduce maintenance and facility repair.

Sugarloaf - If plans for Sugarloaf proceed, there would be space for at least a one field (such as soccer), depending on the layout of new buildings. This field would require removal of trees and some regrading.

Wissahickon Park (Fairmount Park) - A playing field might be accommodated in Harpers Meadow but it would have to be a facility shared with the public. A shared facility would probably not accommodate College needs. In addition, although Harper's Meadow presently houses a public horse back riding stables, and playing fields are not unprecedented in Wissahickon Park, it is still unlikely that further facilities would be approved in what is essentially a wilderness park.

Morris Arboretum - Space for playing fields is available on several locations on Bloomfield Farm and the lower areas of Compton. The location is convenient and the areas are quite open. At this time there is no indication that the Arboretum would consider having any sort of athletic facility on their land. Discussions with the arboretum, should include the possibility of exchanging land or the use of land, perhaps swapping riparian corridor along the Wissahickon Creek on the ██████████ College campus with currently unused land on the Bloomfield property.

Widener Estate and Mount St Joseph's Academy - The Widener Estate may not be a possibility for off-campus athletic facilities or any college use, but discussion might prove beneficial. A more realistic possibility may be to negotiate with Mount St Joseph's to share their present athletic fields or develop new fields adjacent.



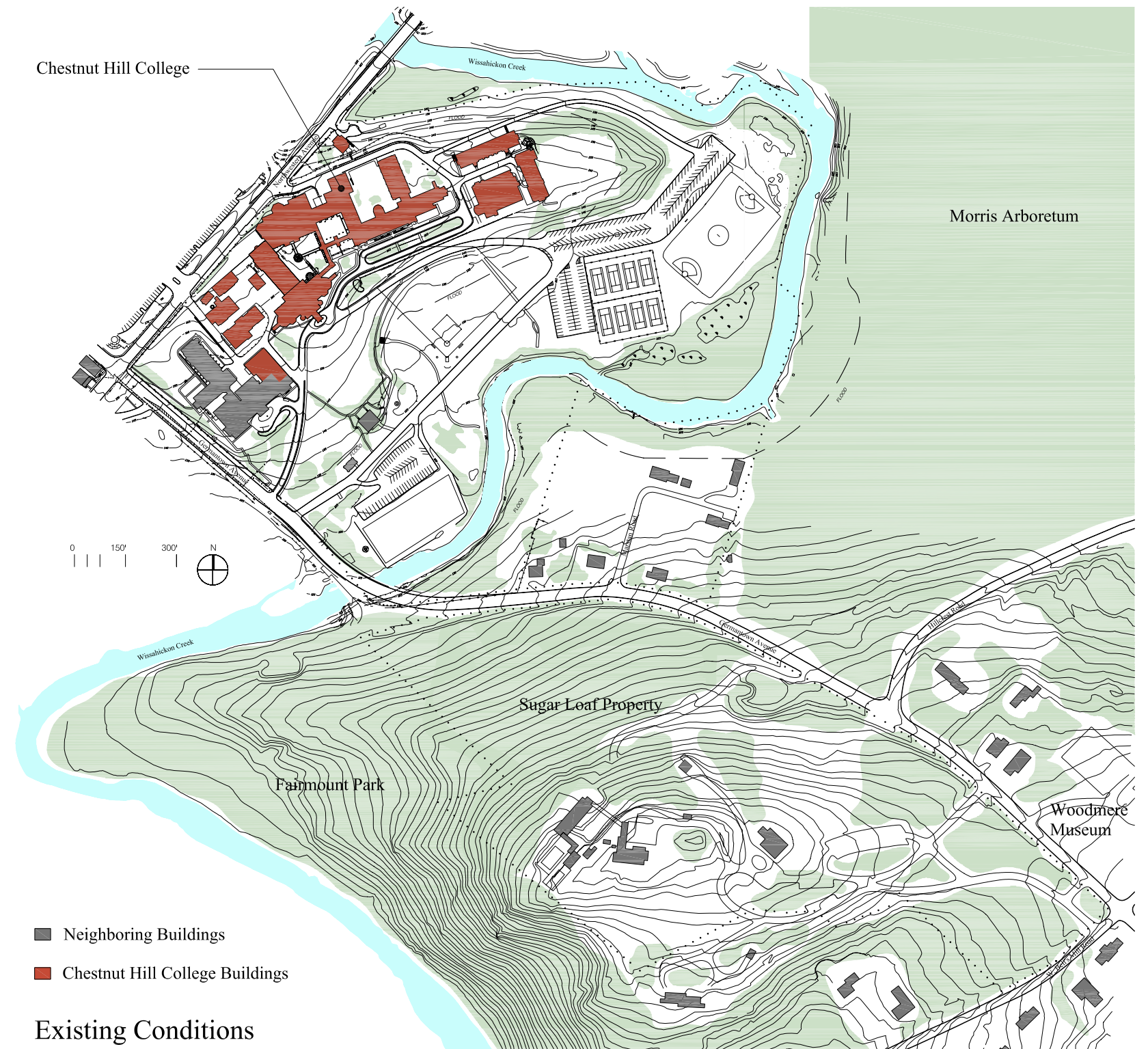
5 : SELECTED CAMPUS EXPANSION SITES

Existing Campus

Occupying most of this bend in the Wissahickon, the College commands a view of the floodplain below and Sugarloaf properties above it. This view corridor, which in reverse provides Germantown Avenue with an impressive glimpse of the hilltop school, implies a visual dialog with the slopes of Sugarloaf. It is this connection which will be capitalized on in this section on campus expansion sites.

The river, Germantown Avenue and the slope into and out of the floodplain provide three significant divides across which the future campus can communicate, and even stands to benefit from. Wooded slopes can hide multi-tiered parking structures. The future campus divisions will offer variety of environments to an otherwise compact and monolithic campus system. And finally, the rolling land provides a visually striking school setting within its own property lines that would not otherwise be possible for a school of this size. College Halls facing each other across the floodplain will make the most of the small campus and reinforce the image of stately manors among green hills.

Expansion of ██████████ College's enrollment and programs makes it imperative that the College prevail in negotiations for the acquisition of the Sugarloaf property. The following proposals for facilities expansion include concepts for the development of this parcel as if its acquisition is certain. Without the ability to expand the physical plant, the College may be forced to look elsewhere for land and space, or reconsider the current goals of its mission.



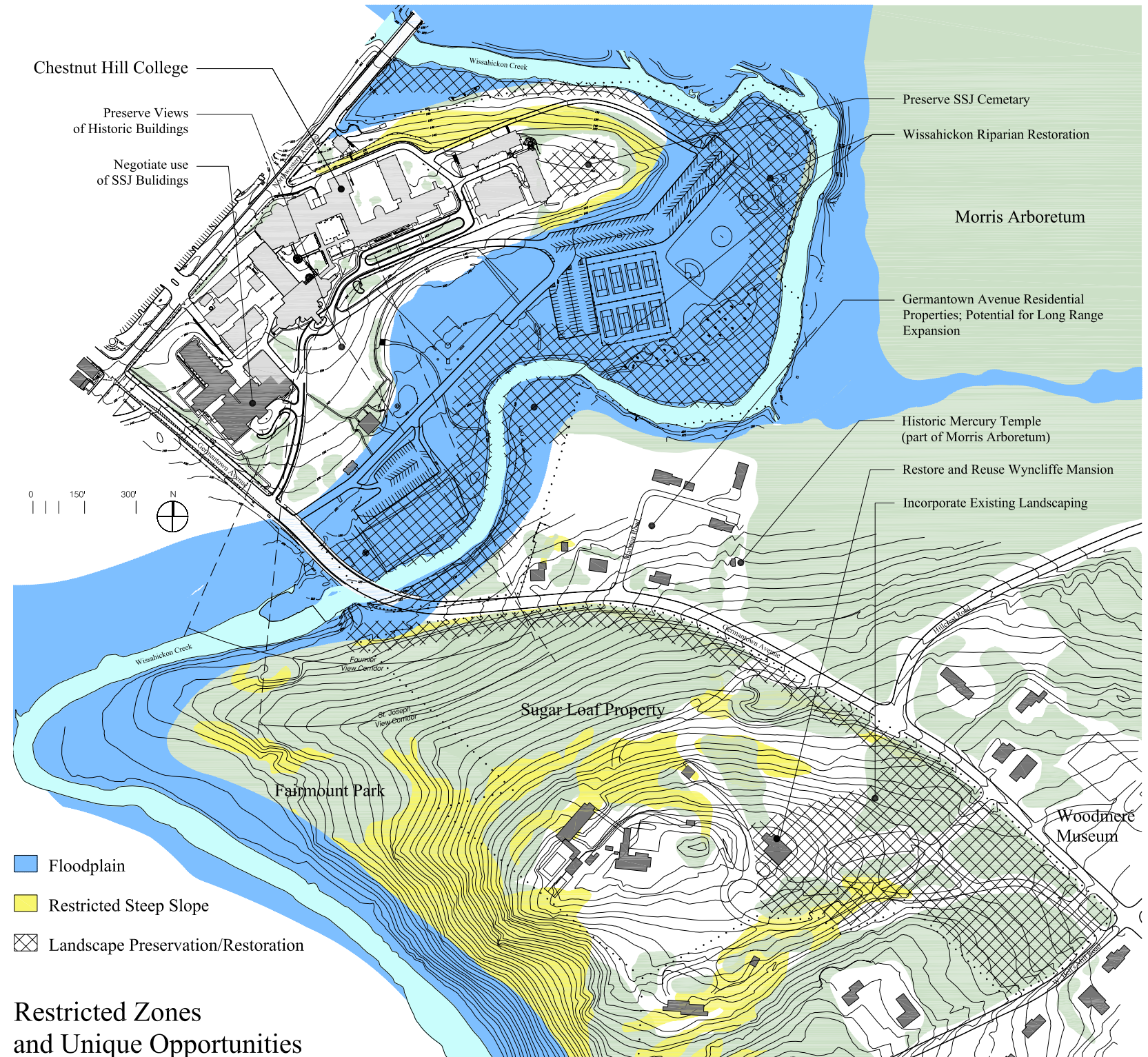
Site Analysis

In the long view, there are several topographical features to consider in constructing new college buildings. In the diagram, the dark blue of the floodplain indicates all areas that will be flooded once every 100 years on average. Many lesser floods, and the yearly overflow that covers the campus playing fields, are also serious factors in building placement. In strict terms, all new construction should be located above the 100-year flood line. The possibility that new construction anchored on high ground could stretch over the floodplain with the support of columns will be explored in this section.

Yellow indicates all relevant areas on which no new construction is permitted due to the steep slopes. These areas, known as grades greater than 25%, not only present costly architectural challenges and some danger, but also have a negative environmental impact by degrading vegetation and soils, and therefore storm water management and general appearance. Consideration has been made in the following plans for not only leaving the steep slopes intact, but also for making the most of them in regard to views and circulation. As stated previously, it may be advisable to seek a variance to build in steep slope areas by offering other environmental improvement and management concessions such as described below and elsewhere.

The areas covered in cross-hatch patterns indicate two separate concerns. Along the Wissahickon, the plan for riparian restoration described in the previous section is outlined. Along Germantown Avenue, deliberate landscaping by former tenants is recommended for maintenance. Not only would this continue the character that defines and beautifies [redacted], it will provide screening from the road, cut cost, and leave several specimen trees to endure in their mature decades with broad canopies over spacious lawns and undergrowth. Many of the great trees surround the estate driveways which can be reused and improved as needed.

The several explanatory notes in the diagram will be addressed in the following pages.



Traditional Campus New Construction

With understanding of the variety of environmental and cultural restrictions on land use, very little open space for new construction remains on the original core campus. The building footprints in the diagram at right represent the most challenging of construction projects that the college may undertake, but perhaps the most necessary for future advancement. Further development of the College Strategic Plan and a facilities master plan may reveal that only a portion of this construction is necessary.

New Student Center / Library Addition - Current concepts for a new student center at ██████ College situate the building across a new campus green from Fournier Hall. The building program may include the main dining services, campus bookstore and convenience store, meeting rooms, student organization and student activity spaces. All this could be situated above a concealed receiving dock as well as a parking structure. (See pages 31-32)

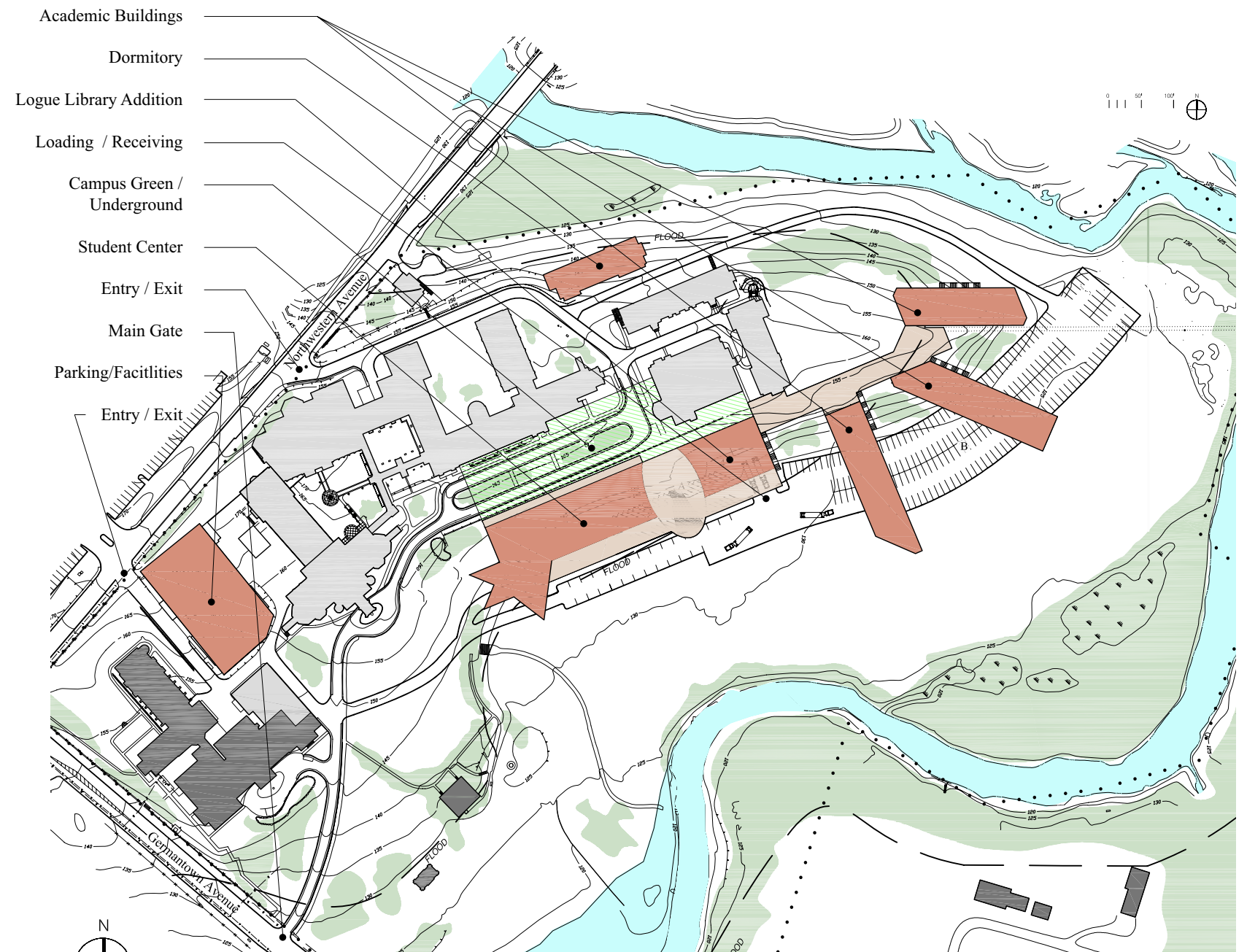
Extension of the Logue Library is recommended as part of this complex as well. Many colleges and Universities across the country are transforming their traditional quiet-study libraries by combining the professional assistance services of reference librarians and information technology staff into one point of service sometimes referred to as the ‘information commons’. The integration of traditional library services and high-powered computing-media centers with the social aspects of academic discourse allow these new libraries to be the center of a living/learning environment.

New Academic Construction - The location of the cemetery for the Sisters of Saint Joseph places an added restriction on new building locations. The three finger-like buildings in the diagram at right represent potential new buildings for modern hi-tech classrooms and laboratories. These buildings would perch at the top of the hill at the edge of the cemetery and extend out, raised above the floodplain on ‘piloti’ or tall columns. Wooded slopes between each building would be preserved. Parking can be provided underneath and the buildings can offer elevator access from the lower levels. Variances and environmental agency approvals would be required for this construction.

New Residence Hall - Acknowledging that environmental restrictions essentially render the existing ██████ College campus land-locked, there are places outside the floodplain available for construction not requiring numerous variances and permissions. A small area to the north of Fontbonne Hall could support a building that could add 150 to 200 beds depending upon the number of stories (See page 33).

Vehicular Circulation - A necessary component of the riparian restoration proposal would be to relocate as much roadway and parking away from the Wissahickon Creek. This concept directly confronts issues of traffic and parking that are already difficult to overcome at ██████ College. The selected building sites at right require the removal and relocation of some campus roads. The proposed changes result in traffic loop patterns that potentially avoid traffic in the central campus; the campus core would be limited to facilities maintenance and emergency traffic only. The main entrance to campus would remain in its stately position on Germantown Avenue, and there would be two vehicular connections to Northwestern Avenue. The primary destination of vehicles entering the site would be structured and flat-lot parking.

Flat-lot parking would be organized away from the creek in a much more efficient layout. Structured parking is proposed for two locations. One will be underneath the new student center (see pages 31-32), and the other could be built over the top of, and in place of existing physical plant buildings between St. Joseph’s Hall and the Chapel. This proposed second garage would be easily accessed from the main entrance by turning before St. Joseph’s Hall, and exiting directly onto Northwestern Avenue. This garage location keeps traffic from circulating deep into the campus. Delivery truck traffic would be limited to entering and exiting the site at the northern most connection to Northwestern Avenue. Trucks would proceed to a central concealed loading area below the student center.



New Student Center

Perhaps the most desired and needed new construction project at ██████ College is a Student Center. Having recognized a serious lack of student amenity and student services space, College administrators have identified a student center and dining hall as the next new large-scale construction project. Student Centers as a building type have become an essential dynamic heart of college campuses across the country, and ██████ College is keeping pace with its vision for this endeavor.

The site for this new building sits opposite Fournier Hall's Neo-Romanesque arcade on a newly planned campus green. This central location will give the Campus a fresh identity and new focus. The upper level dining and amenity spaces will look out to the Wissahickon Creek below, and beyond to the tree tops, Sugarloaf, and steeples in ██████.

A building in this location also serves to improve access from the lower fields and parking to the upper campus. Pedestrian connections will be made accessible and safe with multi level indoor access and elevators. Additional parking and delivery services will be disguised on lower levels and accessed from the roadway below.



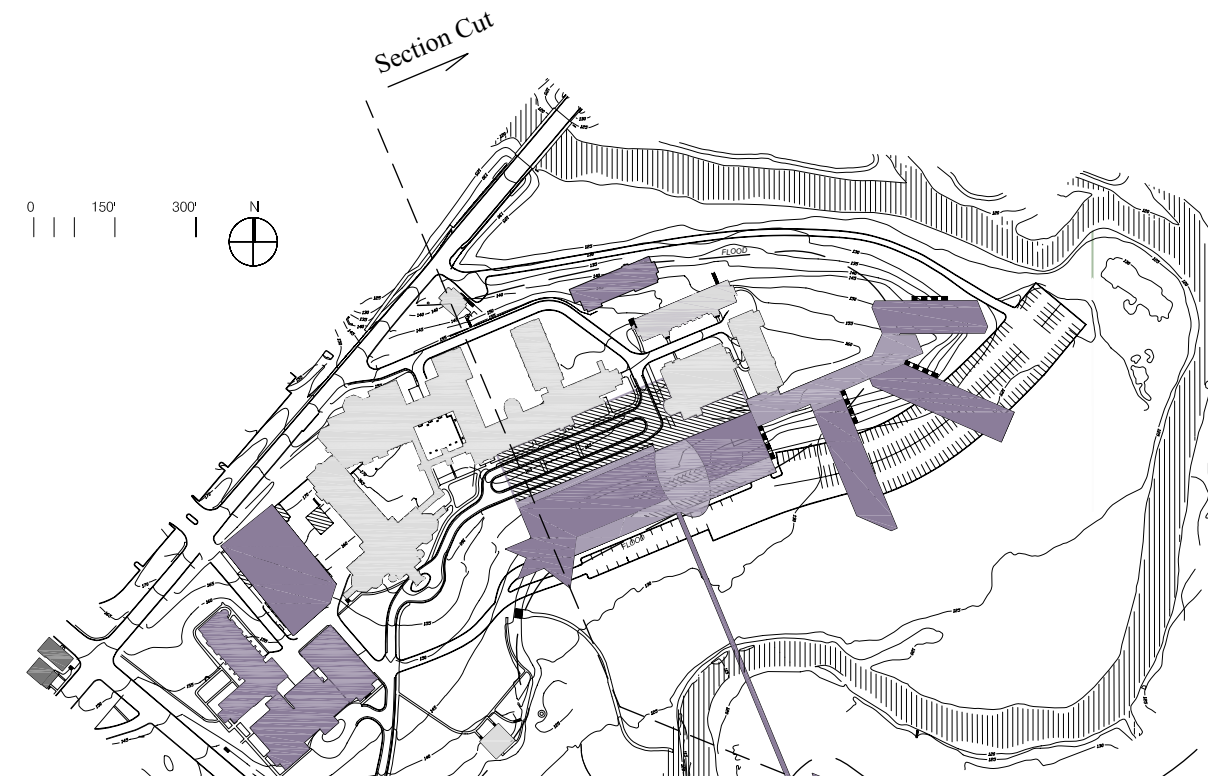
New Student Center

The new Student Center will serve both as a hub of activity, a ceremonial arrival point, and a crossroads to other destinations. The cross section below shows the significant impact the student center may have when situated along the current location of the large stone retaining wall. No longer will students have to ascend the hill and surmount the wall to reach the main campus level. People arriving at the lower level base of the new building by car or on foot will now be able to take an elevator to the main public level. Once there they may pause and rest, perhaps get something to eat, and then continue onto a class or other appointments.

The section also shows that the transformation of the hilltop roadway circus into a campus green or plaza may afford an underground connection to the basements of existing buildings. This connection may be used as a pedestrian link in inclement weather. Additionally, new mechanical infrastructure can be built into the basement of the new building and supply lines can be run back through the underground connection to feed and supplement the systems in existing buildings. This will allow older physical plant systems to be taken off-line for repair or replacement. A central receiving dock for the campus would be located on this lower level to serve dining services, bookstore and library, and general deliveries. This can all take place out of sight and under the cover of the building above.

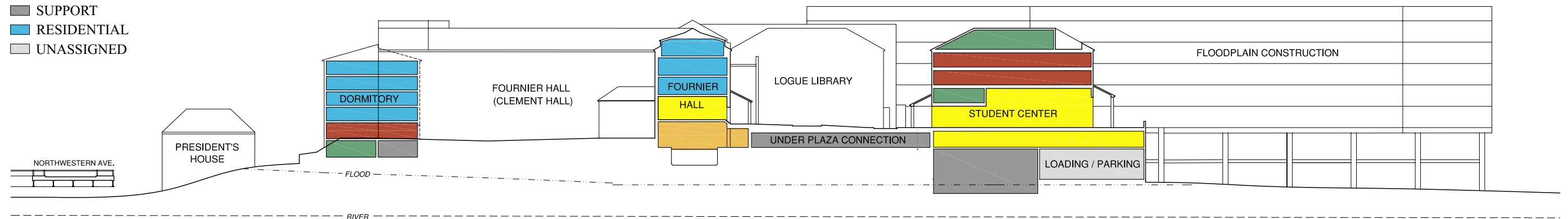
Once at the main campus ground plane level, the sense of the College community is intensified by a pedestrian haven of interconnected courtyards and public indoor realms of academic and student activity spaces. Upper floors are reserved for private and semi-private spaces such as residences and offices.

New Construction/Reuse



East Facing Section

- CLASSROOMS
- LABROATORIES
- OFFICES
- STUDY
- SPECIAL USE
- GENERAL USE
- SUPPORT
- RESIDENTIAL
- UNASSIGNED

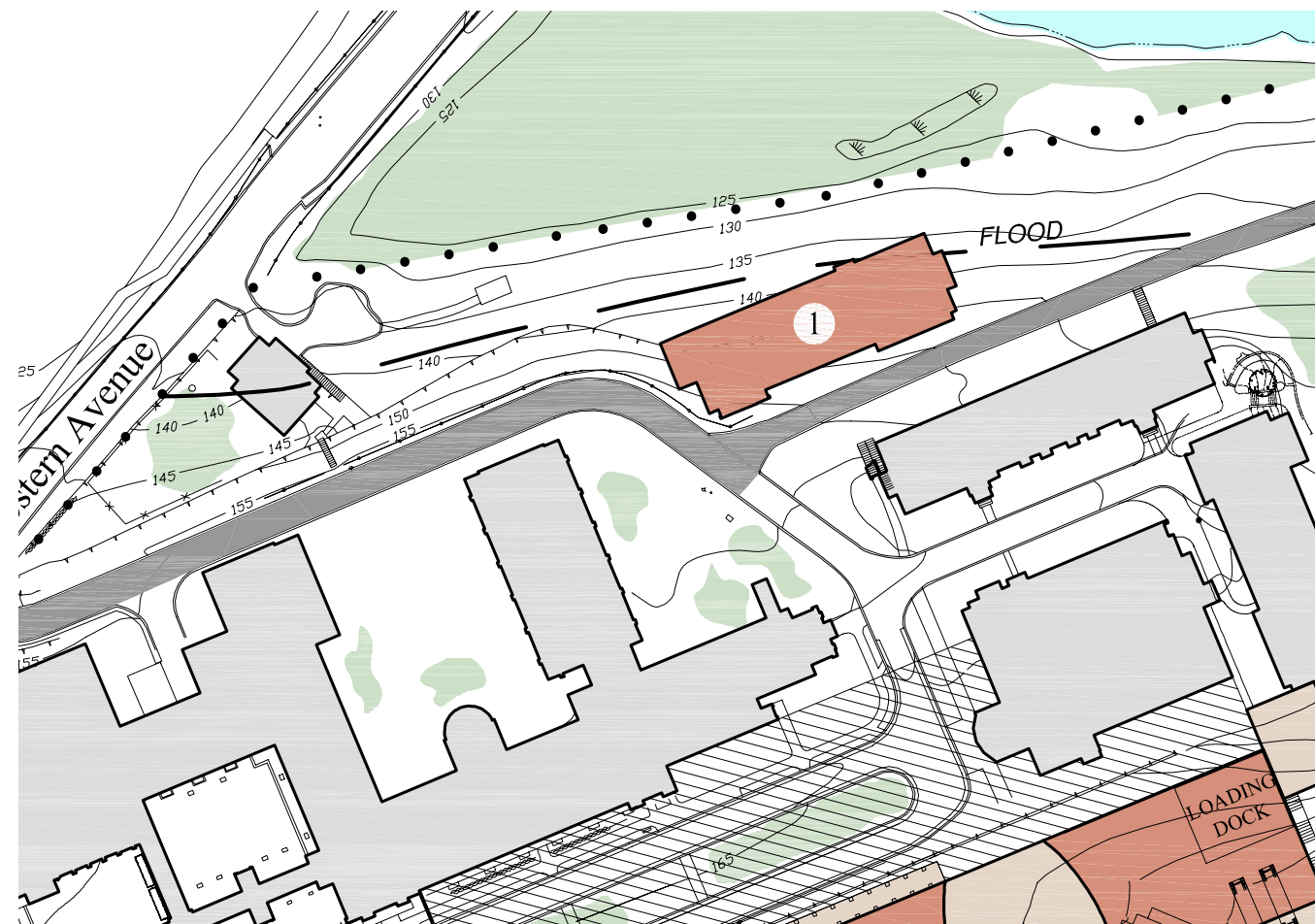


North Campus Dormitory Options

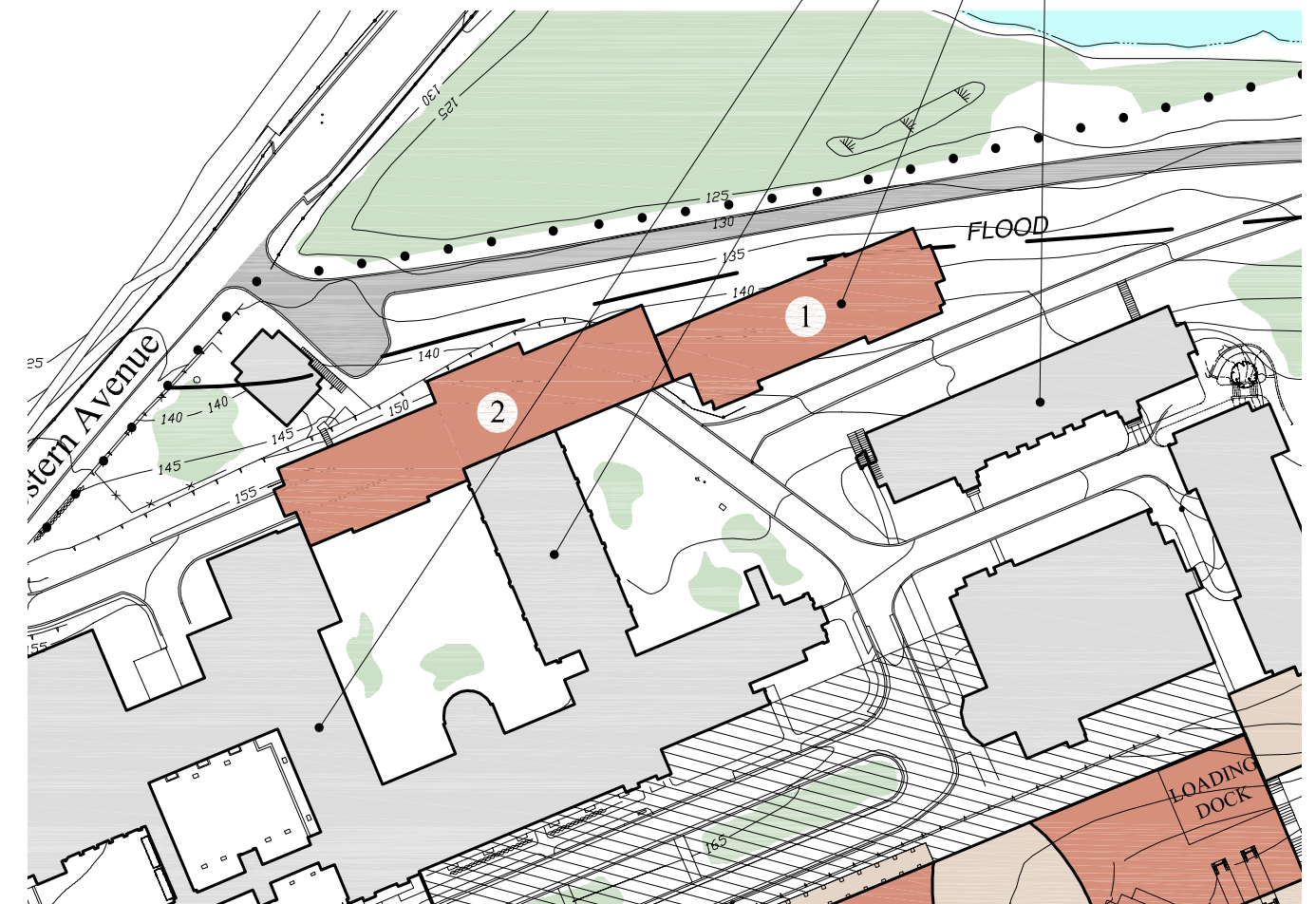
The construction of a dormitory on the North side of Fontbonne would serve the future demands for housing well in an area that has become a residential enclave. Additionally a second phase of construction presents the possibility of connecting to the north side of Fournier and Clement halls. This concept offers a number of functional opportunities. The creation of a residential wing adjacent to the existing housing in Fournier will serve to invigorate student life by providing much needed amenity spaces such as lounges and study spaces accessible to both old and new residential units. Using a four-person living room suite model, a 5 ½ story residence hall in this location could yield more than 350 beds. Alternatively new construction could be used for much needed faculty departmental offices, or a combination of ground floor offices and upper floor residences. Additionally, new construction that has elevators and other accessibility accommodations are of greater benefit when connected to Fournier and Clement. The location and massing of new building wings will give greater access and utility to newly formed outdoor courtyards.

This site is most viable because it sits above the flood plain boundary and enhances the function of its neighboring buildings. However, construction in this location does require the relocation of some campus roadways. Discussion and evaluation of road realignment is critical for the positive benefits of this Fournier/Clement expansion opportunity.

North Campus Dormitory : Phase 1 Option



North Campus Dormitory : Phase 2 Option



Analytical Approaches to Sugarloaf

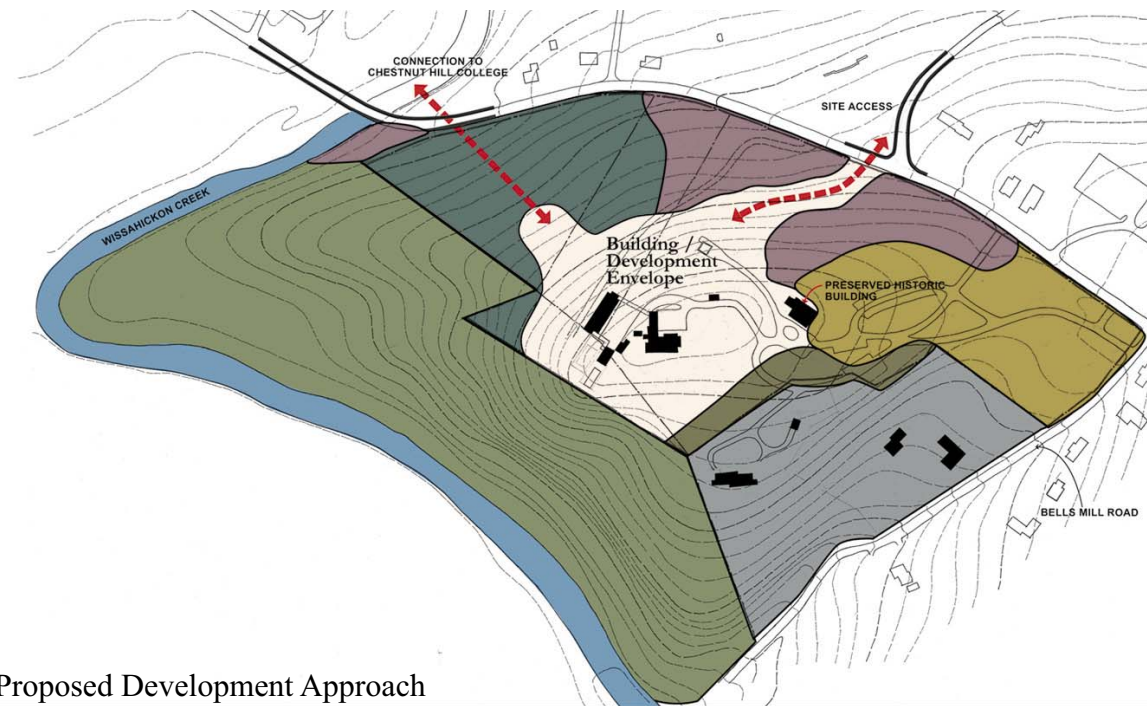
For [redacted] College to expand its campus to the Sugarloaf property, it was prudent to understand what is required for the College to continue to be good stewards of the land. Prior to acquisition of the property the College needed to know if the parcel was viable for new construction, even considering its significant size. Numerous environmental and historical factors were investigated and, in addition to issues of steep slope and City of Philadelphia zoning requirements, issues concerning vegetation and landscape, and their importance to the [redacted] community were analyzed. The diagrams at right were developed and presented to community groups and the media and were received with great appreciation and enthusiasm. The College's reputation as a good citizen and neighbor has assisted in paving the way for the sound development of the Sugarloaf property.

The diagrams highlights the area of Sugarloaf, adjacent residences, and the Wissahickon Park that is bounded by the Wissahickon Creek, Germantown Avenue, and Bells Mill Road. The top diagram indicates the existing landscape conditions and calls attention to the neglected or disturbed areas of landscape. It also show a large swath of "Old Estate Landscape" or "Maintained Parkland" that is the area of land that is most visible and of high preservation value to the community.

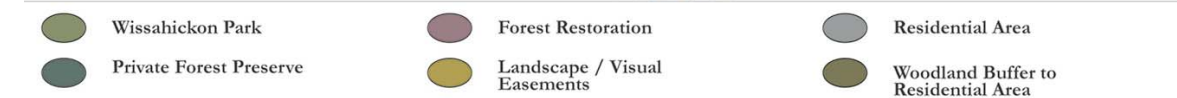
Observing the lower diagram, one can see that the open meadow stretching from the Wyncliffe Mansion to the corner of Germantown and Bells Mill has been designated for a landscape and visual easements. Building development is indicated as held away from the street edge and public view, and forest restoration and other vegetation buffers provide visual privacy and preserve the perceptions of a wooded hillside.



Existing Vegetation and Landscape



Proposed Development Approach



Sugarloaf Concepts

The acquisition of the Sugarloaf property is very important to the growth and advancement of ██████████ College. Development of this site with restored and new buildings will resolve facilities shortfalls that the College would face if confined to the 9601 Germantown Avenue site. Proposals for development of this property also have to consider pedestrian and vehicular traffic patterns that will create the sense of one cohesive college campus. Due sensitivity must also be extended to residential and institutional neighbors who will be affected by the daily activities of the site's new function.

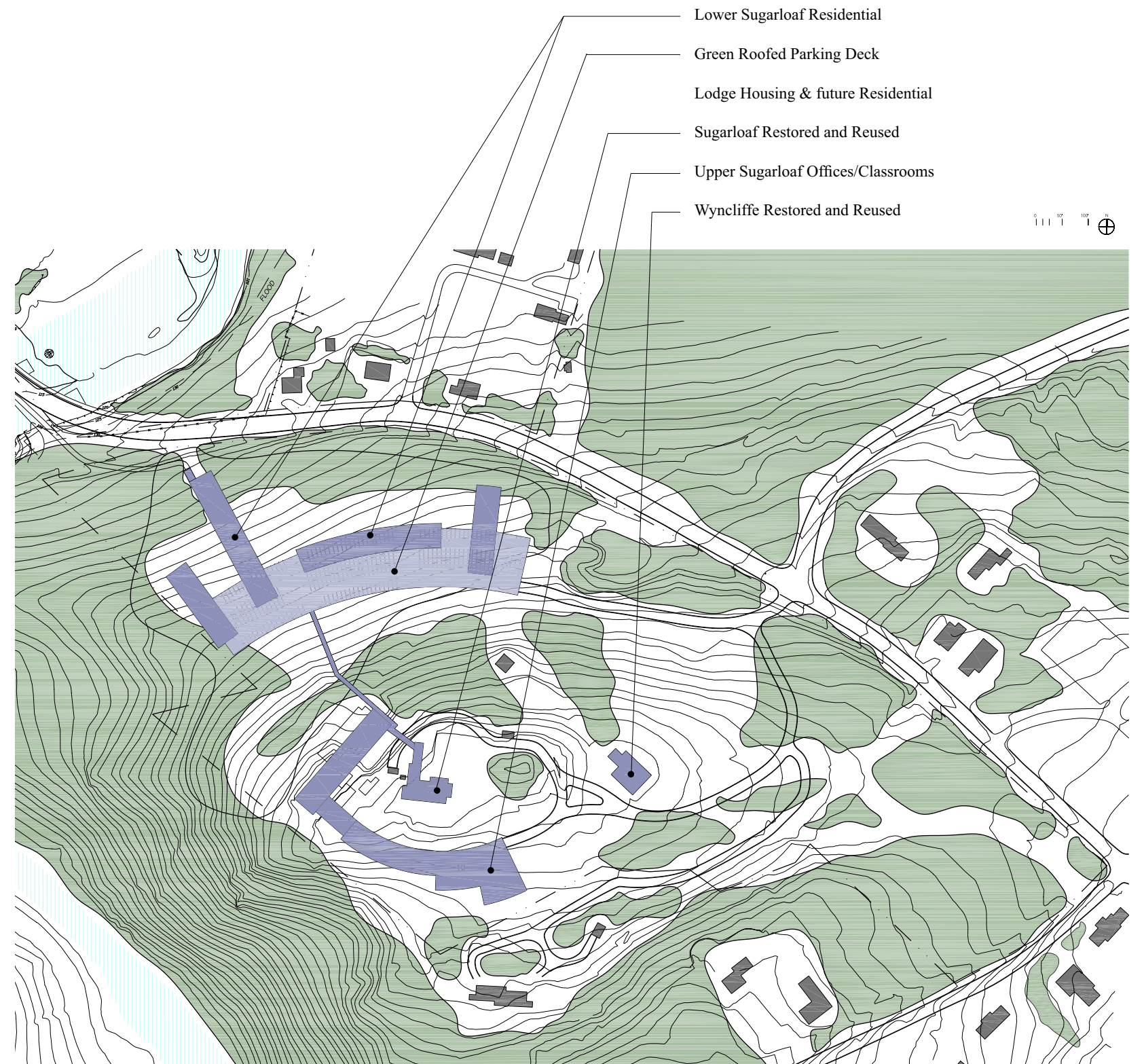
Considering the environmental restrictions affecting the site (reference pages 29 and 34), the diagram at right depicts possible construction projects that satisfy a portion of the College's projected needs while avoiding areas of steep slopes and landscapes designated for preservation.

Sugarloaf Mansion - The former home of Albert M. Greenfield, this mansion more recently served as a conference center for Temple University. In its current state it could be used by the College as seminar space and offices with minimal renovation for the near term. Noting cost prohibitions of renovation, it may be justifiable in the future to demolish this structure in favor of new more efficient and more suitable construction. Given its historic value, however, study should examine the potential for long term adaptive re-use, taking advantage of the impressive architecture, courtyard, and views.

Wyncliffe Mansion - An older stone structured estate house, it was destroyed by fire in 2003, and contractors were hired to stabilize the remaining ruin. While it would be most cost effective to demolish the building and build new, its visibility from Germantown Avenue and its aggregated cultural nostalgia make it an important structure to the community. As such Wyncliffe may become the welcoming symbol of this end of the Campus through restoration of its exterior and adaptive re-use internally. The relatively small scale building might best be used as a special residential building, or as a reception center for the College.

New Residential and Parking Garage - A solution to a perpetual parking problem at ██████████ College is multi-faceted. One component of that solution would be a multi leveled parking structure on the Sugarloaf site. In effort to be compatible with the wooded hillside, it is proposed to construct a garage that is sunk into the earth and utilizes the site's natural contour to minimize its visual size. Additionally a green roof is proposed to mitigate storm water issues and serve as an entry plaza for new Residence Halls. Residence halls would be arranged to allow pedestrians to navigate up and down the hillside indoors.

New Academic Buildings - The peak of the hill will be reserved for new academic construction surrounding a public court. The size and program for these building is indeterminate at this time, but they may include additional dining and student services facilities. Taking advantage of the current lodge, pool house, pool, and tennis court footprints, much of this site is highly desirable for higher and more dense construction uses. Potential forms of new buildings facing toward the Sugarloaf mansion offer dramatic site opportunities.



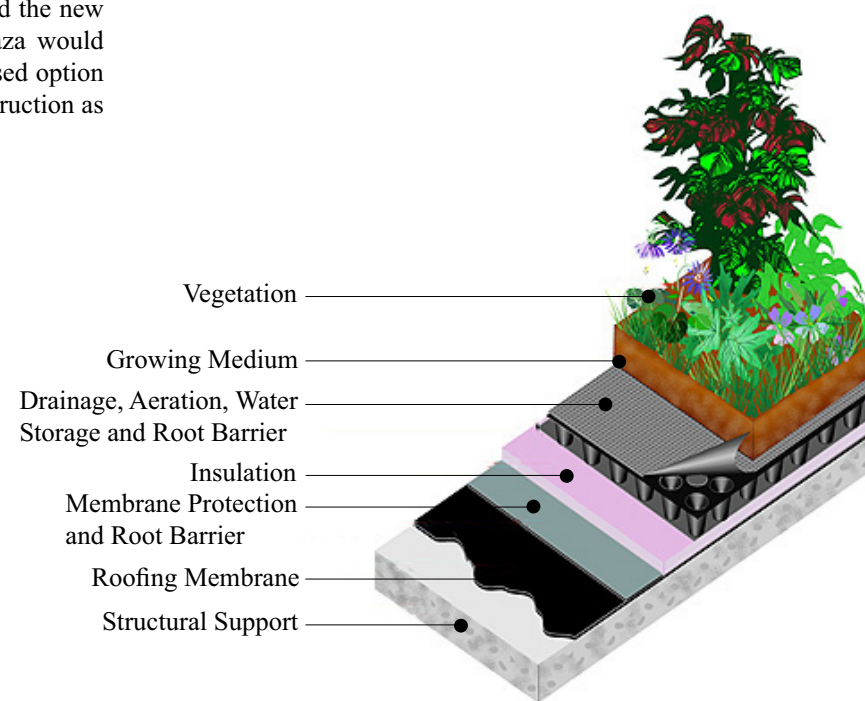
Green Roof Advantages

Educational facilities, more than nearly any kind of organization, are in a position to benefit from planted roofing. The lower hillside of Sugarloaf presents both unique opportunities as well as challenges to site development echoing those of the campus as a whole. Maintaining its natural wooded character will prove difficult, but the insertion of new buildings can be mitigated by the addition of green roofs. College stands to save money in the long term and add beauty and utility to the campus by green roofing a new structure set into this hillside. Additionally other new structures constructed elsewhere with green roofs can provide the following benefits to the College:

- Extends life of roof from 10-20 years to 40 years
- Energy efficiency: green roofs slow the process of heat gain and loss in buildings. Heat loss due to wind can be reduced by 50%, and heat gain in summertime is reduced through screening and evaporation
- Stormwater run-off is reduced 10-50%. Rain is held in place, which buffers the impact on storm drains, while part is returned to the atmosphere through the transpiration of the plants
- Reducing stormwater runoff reduces pollution otherwise added to streams and rivers
- Reducing stormwater reduces the expense and construction of sewers
- Extends small animal habitats
- Reduces noise levels
- Improves views from above

The diagram at right describes the basic construction of green roofs. Green roofs have been used throughout history and, in their contemporary forms, can be found worldwide. Examples of these are pictured here of Chicago's City Hall and the Fencing Academy of Philadelphia. Paths, garden furniture and water features are all relatively modest options, and even trees could be included with a deeper layer of soil.

The proposed parking garage for lower Sugarloaf would be an ideal site for a green roof. Should the new student center include rooms beneath the grounds in front of Fournier Hall, this resulting plaza would necessarily be a green roof. New construction on the east end of the campus ridge, or the proposed option of a parking garage where the facilities building now sits are all opportunities for this type of construction as well.



Fencing Academy of Philadelphia



Chicago City Hall

Connecting to Sugarloaf

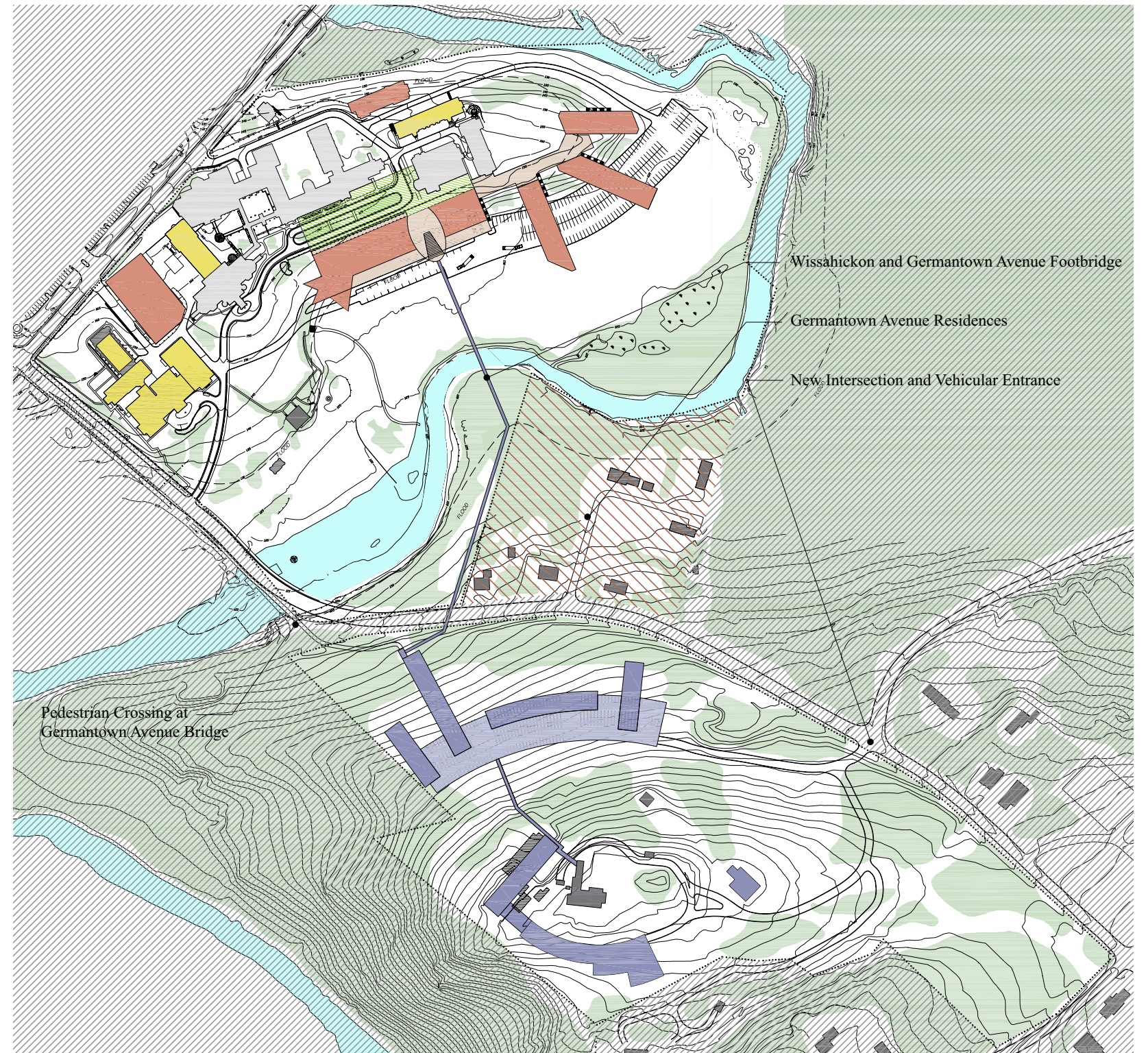
With the potential of Campus expansion to the Sugarloaf property, it's important not to lose sight of the physical and institutional intimacy that is created by the closely spaced historic structures of the current █ College campus. The 'family' atmosphere may give way to a perception of a main and a satellite campus once students, faculty, and staff occupy new territory. It will be important to create strong pedestrian and vehicular connections between the two sites in order to maintain current day to day interpersonal relationships.

Existing drives on both sites will have to suffice in the near term, but new roadways and vehicular entrances will need to become a priority. Automobiles entering and exiting Sugarloaf at the current entry drives have to contend with traffic at the intersection of Germantown Avenue and Bells Mill Road. These difficult and unsafe conditions can be corrected by creating a new entrance to the Sugarloaf property. A logical location for a new entry occurs down the hill along Germantown Avenue aligned opposite Hillcrest Avenue. A new intersection with traffic lights will provide better regulation of traffic and greater safety for drivers and pedestrians as well.

A more expedient pedestrian connection from █ College to Sugarloaf is across the Germantown Avenue Bridge and up a new woodland hill trail. Initially this may involve a hike up to the mansion and lodge building, but as buildings are built, an indoor route can be created. One can ascend to the top of the hill effortlessly and comfortably using elevators and corridors.

Additionally, as the Master Plan is fully developed a new viaduct can carry pedestrians from the new student center, across the Wissahickon to the College's existing parcel on the east side of the creek, and continue above Germantown Avenue arriving at an elevator lobby at the base of Sugarloaf. Providing a number of routes to traverse the creek and the avenue will offer the sense of one cohesive campus.

In later years, the possible annexation of the Germantown Avenue residential properties can lend to the sense of a complete campus, as it would fully dwell on two sides of Germantown Avenue and the Wissahickon Creek.



Traditional Campus Negotiation and Renovation

In the event that rapid expansion proves elusive, ██████████ College may give due consideration to contingency projects to fulfill immediate space needs. These projects include creating additional floors on existing buildings, and negotiating for the use of space now occupied by the Order of the Sisters of Saint Joseph. Such approaches may prove controversial, and ultimately outwardly dismissed, but it is valuable to understand the potential benefits and implications of each.

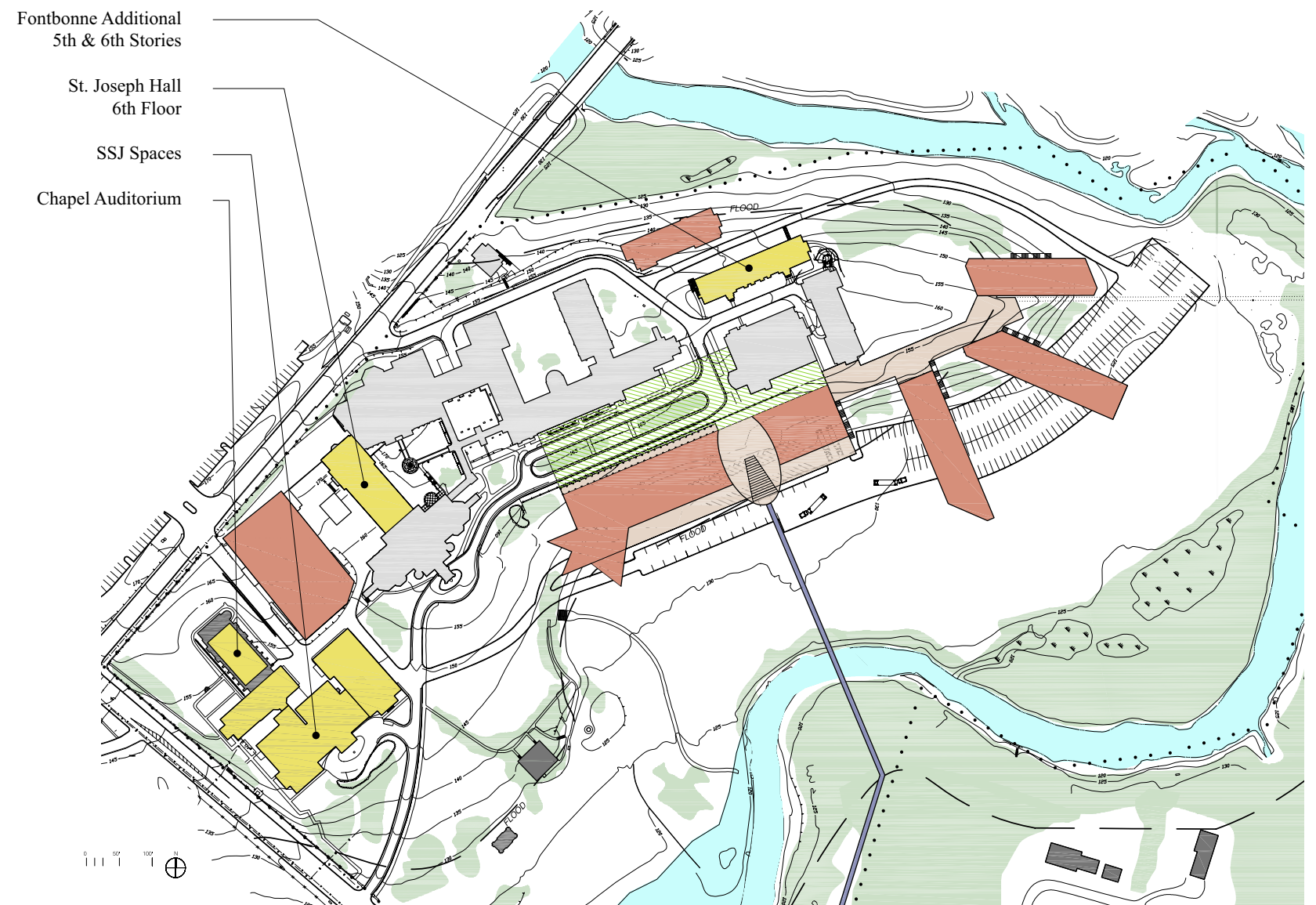
At six stories, St. Joseph's Hall is considered a 'High-rise' under current building codes. As such St. Joseph's Hall does not comply with the requirements of that code, and the sixth floor has been vacated and is not in use. Bringing the building in compliance with code will allow the use of this much needed space. Work will include fire protection systems and elevator access to the 6th floor. Gaining legal occupancy of this floor would be the least difficult of these space acquisition projects.

Fontbonne Hall may be considered to be at the end of its useful life as a dormitory. However, environmental conservation and budgetary constraints give validity to the nomination of Fontbonne as an adaptive re-use project. Fontbonne could provide much needed academic office space, and, pending structural analysis, the building might support additional floors.

The symbiotic relationship and integrated history between the Order of the Sisters of Saint Joseph and Chestnut Hill College necessitates an indissoluble future. However the physical constraints of the facilities at the Germantown and Northwestern Avenue site signal the need for potential future change. Coexistence has proven mutually beneficial and can continue to do so in the short term, but open discussions about the future expansion of the College should be part of the common discourse of the Order.

The Rogers Center, which houses the offices of Institutional Advancement and Alumnae/i & Public Relations, is situated in the west end of the Mother house. This arrangement has been acceptable until recently and the Order has requested that the College vacate these space as soon as practical. The College also has regular access to the large Auditorium below the Chapel, however the Order regulates its use. These spaces that are already used by the College should be considered for continued use, and preferably permanently regulated, scheduled, and maintained by the College.

Farther into the future, these buildings at the west end of the site and situated at the main gate of the College may best serve the Order as College buildings. While they are the historic and traditional home of the Order, it may be propitious to consign the property to the College and construct new facilities upon other nearby holdings of the Order.



Campus Expansion Options

Current Gross Square Feet (2006)

Overall Campus	498,573 sf	
Other Buildings	_____	

Traditional Campus New Construction

1 North Dormitory (Phase 1)	7,730 sf	x	6 Floors	=	46,380 sf	
3 Student Center	15,842 sf	x	6 Floors	=	95,052 sf	
4 Logue Library Expansion	11,415 sf	x	4 Floors	=	45,660 sf	
5 Student Center Services	55,826 sf	x	2 Floors	=	111,652 sf	
6 Plaza Interconnection	40,000 sf	x	1 Floors	=	40,000 sf	
7 Floodplain Construction	41,170 sf	x	5.5 Floors	=	226,435 sf	
Subtotal					565,179 sf	

Sugar Loaf

8 North New Construction	47,702 sf	x	5 Floors	=	238,510 sf	
9 South Demo/Construction	12,300 sf	x	5 Floors	=	61,500 sf	
10 South Construction	28,000 sf	x	5 Floors	=	140,000 sf	
11 Wyncliffe & Sugar Loaf	10,162 sf	x	3 Floors	=	30,486 sf	
Subtotal					470,496 sf	

Traditional Campus Renovations and Annexations

12 St. Joseph Floor 6	9,948 sf	x	1 Floor	=	9,948 sf	
13 Fontbonne Floors 5 & 6	8,441 sf	x	2 Floors	=	16,882 sf	
14 SSJ Rogers Space	32,618 sf	on	4 Floors	=	130,472 sf	
15 SSJ Convent	22,939 sf	x	4 Floors	=	91,756 sf	
16 Chapel Auditorium	4,594 sf	x	1 Floor	=	4,594 sf	
Subtotal					253,652 sf	

Total Additional Area 1,289,327 sf

Total Overall Area 1,787,900 sf

New Campus Parking

A Student Center Parking	107 Spaces	x	3 Levels	=	321 Spaces
B Floodplain Parking	240 Spaces		Open-Air	=	240 Spaces
C Facilities Area Parking	55 Spaces	x	6 Levels	=	330 Spaces
D Sugar Loaf Parking	216 Spaces	x	2 Levels	=	432 Spaces
Total Parking					1,323 Spaces

