

Facilities Master Plan

FOR BUFFALO STATE COLLEGE

STATE UNIVERSITY CONSTRUCTION FUND
and BUFFALO STATE COLLEGE



renewing campus facilities | strengthening quality of campus experience | engaging communities around the campus

FLYNN BATTAGLIA ARCHITECTS
GOODY CLANCY
RICKES ASSOCIATES
NELSON\NYGAARD
MATHEWS NIELSEN LANDSCAPE ARCHITECTS
WATTS ENGINEERS
ROTH CONSULTING
BOVIS LEND-LEASE

EXECUTIVE SUMMARY
PHASE 5 - FINAL RECOMMENDATIONS
CAPITAL PLAN YEARS 2013-2023

NOVEMBER 2010



Buffalo State

State University of New York



Members of the committees that gave their time and expertise to this Facilities Master Plan, the Executive Committee and Advisory Committee, represented all facets of Buffalo State College well throughout the process. I am grateful to all who took part in its development, and grateful of the exemplary work and leadership put forth by the State University Construction Fund and its consultant, Flynn Battaglia Architects.

I am pleased to endorse the findings and outcomes of the Plan, and look forward to witnessing our progress and transformation as the college moves forward with the implementation of this Facilities Master Plan.

Aaron Podolefsky, Ph.D.
President, Buffalo State College

This Facilities Master Plan was administered by the

STATE UNIVERSITY CONSTRUCTION FUND

and prepared by

THE DESIGN TEAM

FLYNN BATTAGLIA ARCHITECTS - *Lead Consultant, Architect*

GOODY CLANCY - *Campus Planner*

RICKES ASSOCIATES - *Planner/Programmer*

NELSON\NYGAARD - *Transportation Consultant*

MATHEWS NIELSEN LANDSCAPE ARCHITECTS - *Landscape Architect*

WATTS ARCHITECTURE and ENGINEERING - *Mechanical, Electrical, Plumbing, & Environmental Engineers*

ROTH CONSULTING - *Food Service Consultant*

BOVIS LEND LEASE - *Cost Consultant*

for

BUFFALO STATE COLLEGE

Participation from Buffalo State College included:

PRESIDENT

Aaron Podolefsky

ADMINISTRATION

Dennis Ponton, *Provost*

Hal Payne, *Vice President for Student Affairs*

Kevin Railey, *Associate Provost and Dean of the Graduate School*

Benjamin Christy, *Dean, School of Arts and Humanities*

Paul Theobald, *Interim Dean, School of Education*

Mark Severson, *Dean, School of Natural and Social Sciences*

Kevin Mulcahy, *Interim Dean, School of the Professions*

Scott Johnson, *Dean, University College*

Stanley Kardonsky, *Vice President for Finance and Management*

Voldemar Innus, *Vice President and Chief Information Officer*

Susanne Bair, *Vice President for Institutional Advancement and Executive Director of the Buffalo State College Foundation*

EXECUTIVE COMMITTEE

Stanley Kardonsky, *Vice President for Finance and Management*

Slawko Medinac, *Associate Vice President for Facilities Planning & Institutional Studies*

Kevin Railey, *Associate Provost and Dean of the Graduate School*

Lisa Krieger, *Assistant Vice President for Finance and Management*

Jill Powell, *Senior Assistant to the Vice President for Finance and Management*

ADVISORY COMMITTEE

Forty-seven individuals representing Buffalo State faculty, staff, and volunteers, as well as community stakeholders, participated in this committee.

The community participated via public meetings held throughout the process.

INTRODUCTION

The facilities master planning effort is an initiative of New York's State University Construction Fund (SUCF) to assess needs and identify proposed future capital projects at each campus in the State University of New York (SUNY) system.

The intent of this Facilities Master Plan is to provide criteria and guidelines for campus improvements and facilities development that support the academic mission and strategic vision. The Facilities Master Plan will identify opportunities to enhance, maintain or improve the built environment in a way that facilitates learning and student development.

The Facilities Master Plan will consider current and future campus program uses to identify strategies for demolition, rehabilitation, modernization, conversion, expansion, and new construction. The Facilities Master Plan will guide the campus in identifying, prioritizing, and structuring future project requests for capital funding. The Facilities Master Plan shall address the projected capital facilities improvement needs of the campus for a 10-year period (2013 – 2023).

This document is the Executive Summary of the Final Recommendations. The phases of the Facilities Master Plan contained in separate reports are as follows:

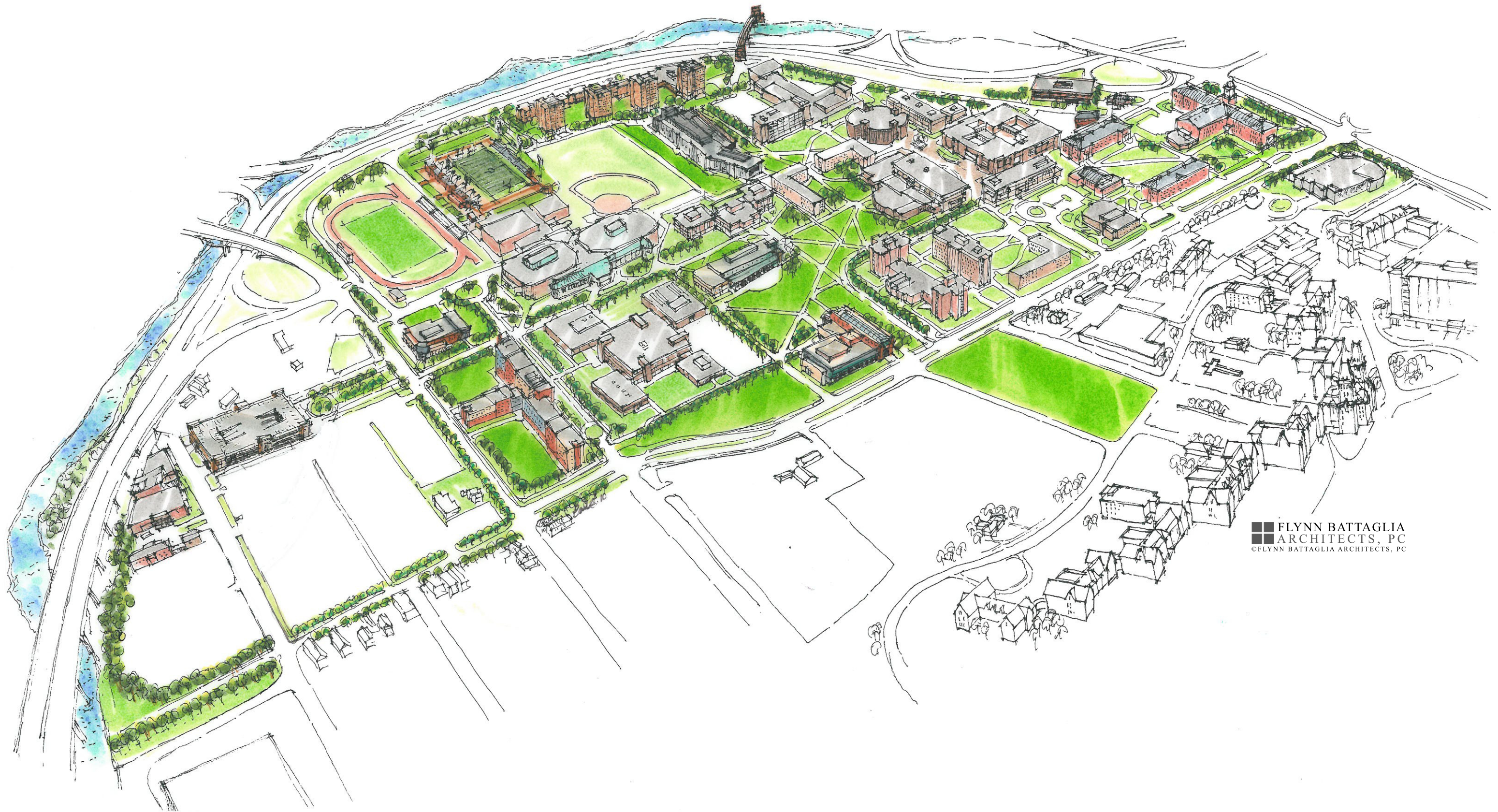
Campus Profile: Overview of the institution and its campus, including physical and academic history, mission, role within the SUNY system, academic environment, statistical data, academic goals and directions, and current physical environment.

Assessment of Conditions: Analysis of current campus and facility conditions, addressing land use, circulation, landscape, geography, security, physical condition of infrastructure and facilities, life safety, accessibility, environmental issues, technology, and suitability.

Analysis of Space Needs: Analysis of campus space needs, addressing compliance with space guidelines, space use and utilization, current and projected needs, and the capacity of current facilities to accommodate those needs.

Facilities Master Plan Concept Alternatives: Alternative strategies for campus development to address current and projected needs. Addresses campus organization, development guidelines, building use, potential acquisitions, circulation, community issues, housing, site utilities, landscape, capital improvements, demolition, technology, phasing, surge space, funding, campus operations, and relative strengths of the identified alternatives.

Facilities Master Plan Final Recommendations: It is a 10-year plan for addressing priority campus needs. The plan integrates all items in the concept alternatives, prioritizes immediate and long-term needs, and estimates capital funding required for implementation.



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EXECUTIVE SUMMARY

This Buffalo State College Facilities Master Plan will guide site and facility investments for the Buffalo State College campus from 2013 to 2023, a period encompassing two capital cycles.

Development of this Facilities Master Plan was part of a State University of New York (SUNY) system-wide planning initiative of the State University Construction Fund (SUCF). The year-and-a-half long planning process began in June of 2009.

Over the course of the Facilities Master Plan process, the Buffalo State College community—administrators, faculty, staff, students, and neighbors—have worked together to define a roadmap for how the campus will grow and change over time. The Facilities Master Plan represents a broadly embraced vision for how the campus will evolve in response to current and projected needs—including a nearly 20% increase in the number of students the College will serve—as well as a framework for decision-making about site and facilities investments, large and small.

This framework is grounded in the outcomes of a space needs analysis that considered each unit and division within the College, and a site, system and facility assessment that identified campus conditions and needed investments, inside and out. Each project and initiative is critically linked to College and SUNY missions, as well as to Strategic and Academic Plans.

As the campus continues to evolve over the 2013–2023 Facilities Master Plan time frame, it will target capital investments to advance the strategic academic mission through realization of the following goals:

- **Renew campus facilities** to upgrade aging systems, replace worn finishes, improve efficiency and provide academic spaces supportive of programmatic needs and current pedagogy.
- **Strengthen the quality of the campus experience** indoors and outdoors through enhancements to campus open spaces and paths, as well as the addition of needed campus life space for student support services and for the activities, events, and study areas that enable a 24/7, student-oriented community of learning.
- **Engage the communities around the campus** by transforming neighborhood-facing edges into welcoming gateways and through facility investments that support the College’s research and service commitments to nearby neighborhoods, the city and the region.

The following key projects are identified within the Facilities Master Plan.

INVESTMENTS IN ACADEMIC AND CAMPUS LIFE FACILITIES

RENOVATION OF 14 BUILDINGS

to upgrade instructional spaces, finishes, and systems in support of programmatic needs and current pedagogy. Will also serve to consolidate now-dispersed departments, schools and functions.

- Renovation of nine academic buildings (**Bacon Hall, Bulger Communication Center, Butler Library, Caudell Hall, the Classroom Building, Ketchum Hall, Rockwell Hall, the Donald Savage Theater Arts Building, and Upton Hall**)
- Renovation of **Buckham Campus School** for use as surge space during upgrade of academic buildings
- Conversion of **Twin Rise-South Wing** back to a residence hall
- Renovation of **Campbell Student Union** to enable both comprehensive modernization/upgrade as well as reprogramming in conjunction with the new Campus Life Building; would build on much smaller renovation project planned for the 2008–2013 capital cycle
- Conversion of **Twin Rise-Center** and the former **Moore Dining Hall** back to campus life space

BACON HALL ADDITION

Enables co-location of all departments and administrative functions within the School of Education – which is now dispersed across multiple buildings – in a single campus location that will continue to include classroom and support spaces.

NEW CAMPUS LIFE BUILDING

Will address the College’s need for additional “Campus Center” space (e.g., space for activities, events, organizations as well as lounge and study space) and for a consolidated and expanded “Student Support Center” that co-locates University College and other student support services in more suitable space, proximate to student amenities. The new Campus Life Building will provide the College’s first active front along Rockwell Road, facing the Richardson Olmsted Complex.

NEW BUSINESS & COMMUNITY ENGAGEMENT BUILDING

Will consolidate community-oriented campus functions, now dispersed across the campus, and provide space suitable for major events (e.g., conferences, alumni dinners). Sited at Grant Street along the East-West Spine, the Building will bring additional activity to the western end of the campus and strengthen this area as an emerging campus hub.

NEW FACILITIES AT THE GREAT LAKES CENTER ON PORTER AVE

Will provide additional space to serve the research needs of the Great Lakes Center, and address possible structural deficiencies associated with existing facilities.

NEW STADIUM (2,500 seats) WITH TWO LEVELS OF PARKING BELOW (800 spaces)

Will address the need for additional recreation and athletics space while retaining parking within a key area. Sited north of Houston Gym, in alignment with the Buffalo State Stadium Study. With the addition of the Stadium, the northwest quadrant of the campus will be strengthened as an athletics and recreation precinct. Because of sloping terrain, the parking will be accessible at-grade from Iroquois Drive.

POTENTIAL NEW STUDENT HOUSING

Will address demand for additional on-campus student housing. Number of units and unit types to be determined through development of housing master plan. Potential locations include current site of Bishop Hall and land along the west side of Grant Street. Renovation of Twin Rise –South Wing back to student suites is recommended.

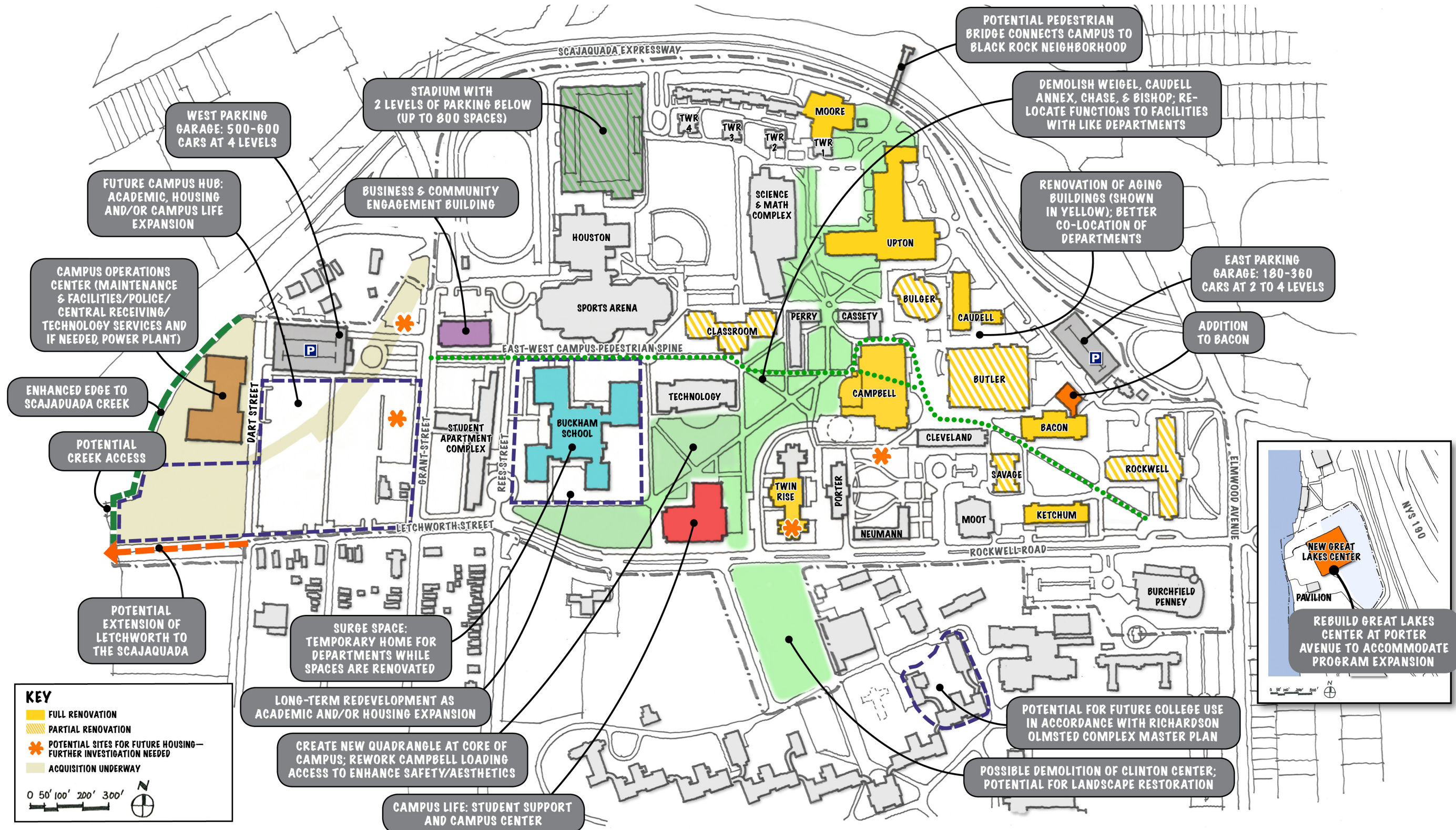
INVESTMENT IN CAMPUS SUPPORT FACILITIES

NEW CAMPUS OPERATIONS CENTER

(Maintenance & Facilities Offices/University Police Department/Central Receiving, as well as Computing & Technology Services [CTS] and possibly SUNY’s Information Technology Exchange Center [ITEC]): Will provide a consolidated home and more appropriate space for campus operations functions now dispersed across multiple buildings. Sited west of Dart Street on the Buffalo Structural Steel site, the facility will significantly reduce the presence of large service trucks within the core of campus. Could enable demolition of the Clinton Center and subsequent landscape restoration by the Richardson Corporation south of Rockwell Road, as described in the Richardson Olmsted Complex Master Plan. Will also enable conversion of Twin Rise – Center back to campus life space. Help desk functions for CTS would remain within Butler Library. Co-location of ITEC with CTS dependent on SUNY funding.

NEW EAST PARKING GARAGE (180-360 spaces)

Will provide additional parking to meet campus demand as enrollment grows and as parking lots become sites for new buildings or for staging renovation projects. Sited east of Butler Library, the garage will serve the existing academic core and help serve the parking need generated by events in Rockwell Hall, Upton Hall, and the Burchfield Penney.



NEW WEST PARKING GARAGE (500-600 spaces)

Will provide additional parking to meet campus demand as enrollment grows and as parking lots become sites for new buildings or for staging for renovation projects. Sited west of Grant Street, close to current and planned NYS 198 access points and at the terminus of the East-West Spine. Facility would also provide a ground floor satellite office for the University Police Department.

SATELLITE BOILER PLANT

Would replace the existing Power Plant, now at the end of its useful life. Pending outcome of study investigating centralized vs. decentralized power generation for the campus, the College will demolish existing Power Plant and construct either a replacement plant or satellite boilers within campus buildings.

INVESTMENT IN LANDSCAPES, GATEWAYS & PATHS

CONSTRUCTION OF PEDESTRIAN BRIDGE BETWEEN CAMPUS AND BLACK ROCK NEIGHBORHOOD

Will provide a much-desired pedestrian connection between the campus and destinations just across the expressway, including trails, recreation facilities, stores and residential neighborhoods.

NEW QUADRANGLE, GATEWAY, AND PEDESTRIAN CIRCULATION IMPROVEMENTS

Will enhance the outdoor environment, the arrival experience, and walkability. Includes:

- New Campus Quadrangle framed by the Technology Building and the new Campus Life Building, with strong connections to Campbell Student Union as well as to Rockwell Road and the Richardson Olmsted Complex
- Gateway improvements at Grant Street, Elmwood Avenue and Rockwell Road
- Enhancements to the East-West Campus Spine, the primary pedestrian route linking facilities along the length of the campus
- Improvements to pedestrian environment and safety at the Campbell Student Union loading dock area and in other areas where sidewalks and other pedestrian amenities are lacking

ENHANCED EDGES/ CONNECTIONS ALONG SOON-TO-BE-ACQUIRED LAND WEST OF GRANT STREET

Will include edge enhancements and access points along the Scajaquada Creek, on land that is now industrial. Calls for potential connection of Letchworth Street to NYS 198, as part of highway upgrade project.

STRATEGIC DEMOLITION OF OUTMODED BUILDINGS

WEIGEL HALL, CHASE HALL, BISHOP HALL AND CAUDELL ANNEX

Will enable removal of outmoded buildings once occupants have been relocated to more suitable space alongside related functions. In addition, demolition of Weigel and Chase provides a strategic functional need of connecting the east-west spine to the new Campus Quadrangle and Perry Quad.

- **Existing Power Plant:** Will be replaced by new Power Plant or satellite boilers, pending outcome of campus study.
- **Buildings located at the Buffalo Police Impound Site:** Will enable construction of the Campus Operations Center and remediation of this former industrial site once acquired.

LONG-TERM OPPORTUNITIES

POTENTIAL USE OF RICHARDSON OLMSTED COMPLEX BUILDINGS 9, 12 AND 13

Would accommodate College functions that do not need to be within the campus core and/or that would benefit from proximity to uses in the Richardson Complex. Although space needs identified within this Facilities Master Plan assessment are better served through provision of space within the Buffalo State College campus, these R.O.C. buildings may be optimal for accommodating future campus needs. R.O.C. buildings could also accommodate, potentially within the timeframe of this master plan, non-College functions currently housed on the Buffalo State campus (e.g., ITEC), provided a funding source was available. Potential use of Buildings 9, 12, and 13 for College functions is called for in the Richardson Olmsted Complex Master Plan.

REDEVELOPMENT OF BUCKHAM CAMPUS SCHOOL SITE FOR ACADEMIC AND/ OR HOUSING EXPANSION

Following renovation of academic buildings for which Buckham will provide surge space, demolition of this building, designed as a primary school, would provide a core campus site for academic and/or housing expansion.

DEVELOPMENT OF LAND WEST OF GRANT STREET FOR ACADEMIC, CAMPUS LIFE AND/ OR HOUSING EXPANSION

Would transform surface parking lots into core campus facilities, and the Buffalo State College campus would extend from Elmwood Avenue west to the Scajaquada Creek.

NEW CAMPUS LIFE BUILDING

CAMPUS LIFE AND STUDENT SUPPORT

GOAL

Addresses the significant deficiencies identified in the Analysis of Space Needs report in student activity/support space current and projected by 2023, and allows for University College programs to align with modern pedagogy and technologies; and creates a signature building on Rockwell Road.

LINKS TO STRATEGIC & ACADEMIC PLAN

SUNY Strategic Plan 2010 - “The Power of SUNY”

Big Idea: SUNY and the Vibrant Community; SUNY and a Healthier New York

Core Theme: Quality of Place

BSC Strategic Plan 2009-2013

Initiative 1.3 Promote student, faculty and staff interaction to enhance learning and to support student progress toward graduation.

Initiative 1.4: Enrich educational experiences by increasing complementary learning opportunities and connecting co-curricular and curricular experiences.

Initiative 1.5 Provide a supportive campus environment that enables students to thrive academically and socially.

BSC Academic Plan Draft 4/2010

1.1 “..Stress extant guidelines related to the amount of time spent studying outside of class...support students in achieving expectations of student performance...identify expectations for student writing at the freshman, trough senior levels...”

1.2 Develop a culture of supporting – through attendance, promotion and coordination – campus-wide events that celebrate intellectual activities

5.1 Expand academic support services to help students achieve expectations placed upon them.

PROPOSED PROJECT

The New Campus Life Building will consolidate and allow for expansion of all the student support programs and provide needed new student life space.

This first part of this project will allow for consolidation of University College, student health services and all student support services into one, more suitable location. The current location of University College and most student support services is currently in an unsuitable former dormitory that does not allow for expansion, is not visible to the students, and not easily accessible. Providing better space for these functions will assist in fulfilling strategic initiative 1.5.



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The second part of this project is to provide more student study, lounge, assembly and meeting space which is found to be lacking in the Analysis of Space Needs report. Most campuses of this size provide more than one locations for these types of services. In addition this building will begin to animate Rockwell Road with academic space rather than service buildings.

The location of this building was carefully chosen to provide a front face/signature building facing Rockwell Road currently viewed as the back door to the Campus. The location is also easily accessible to the campus core; and provides easier access to alumni and others for large events and connection to the Richardson Olmsted complex and their growing programs.

DEVELOPMENT GUIDELINES

Located on a prominent Rockwell Road site, visible from the Grant St. entry to the Campus, the new Campus Life Building provides an opportunity to create a new Campus icon and front door to the Campus. This building will be set back from Rockwell Road to allow pedestrian and landscape enhancements. It also allows for outdoor student activity space to the north and a potential plaza/gathering area to the east. The outdoor enhancements to the south and east can connect to the planned for restored Olmsted landscape south of Rockwell Rd. on the Richardson Olmsted Complex. This building should have multiple pedestrian entrances to relate

to the different pedestrian routes and adjacent roadways. This includes pedestrian connections to the spine connecting to Campbell Student Union; a possible auto drop off south east off Rockwell Road; and to west with green space connecting towards Grant Street. The western façade will be visible from Grant St. along the second major entrance to campus from Lot M. It will also present a face to Rockwell Road. The ground level program activities and façade should promote visibility into the building's interior fostering the building as a hub of student activity, making it a campus destination.

BUILDING USE

With the University College, student health services, counseling services, and student organization offices, this building will be predominately used by students for campus life and support functions. This will be a hub of activity and complement the uses at Campbell Student Union.

PHASING

Capital Plan Year 2018-2023

Pre-requisite: Power plant/decentralized boiler recommendations
Existing power plant demolition

NEW BUSINESS & COMMUNITY ENGAGEMENT BUILDING

COMMUNITY-OUTREACH/ BUSINESS BASED PROGRAMS AND CAMPUS LIFE

GOAL

Co-locate outreach, business and community-based programs; create a place at the end of the pedestrian spine on Grant Street that will bring the community to the campus by housing campus programs and initiatives that interact with the community. This building will anchor the west end of campus.

LINKS TO STRATEGIC & ACADEMIC PLAN

SUNY Strategic Plan 2010 - "The Power of SUNY"

Big Idea: SUNY and the Vibrant Community

Core Mission: Engagement in our Community

Core Theme: Quality of Place

BSC Strategic Plan 2009-2013

Initiative 1.4: Enrich educational experiences by increasing complementary learning opportunities and connecting co-curricular and curricular experiences.

Initiative 3.3: Create, expand and strengthen partnerships with cultural, environmental, and community organizations.

PROPOSED PROJECT

Buffalo State is committed to supporting the neighborhoods surrounding the campus. The building is proposed to consolidate outreach, business, and community-oriented College functions now dispersed across campus, and to provide space suitable for major events. This location will anchor the west end of the pedestrian spine; is highly visible and convenient to the public; and will help advance neighborhood and city efforts to revitalize this important corridor at a busy campus gateway. Most of the campus programs that engage the community will be located in this building and create continual pedestrian traffic throughout the day. Community members will have better access to the programs they need and allow for expansion of these programs. The building will act as a gateway to the west end of the campus and will be the first stop for students who enter campus from Lot M. The building will also include student life activities such as student lounge, retail food space, satellite convenient store, and open labs.



BUILDING USE

Students, faculty and the community will use the building. Community programs, meeting rooms, lounges, retail food service and satellite convenient store are among the many proposed campus life functions that will make this building their home. Programs that require continual community access will be co-located here with easy access to parking and to public transportation.

PHASING

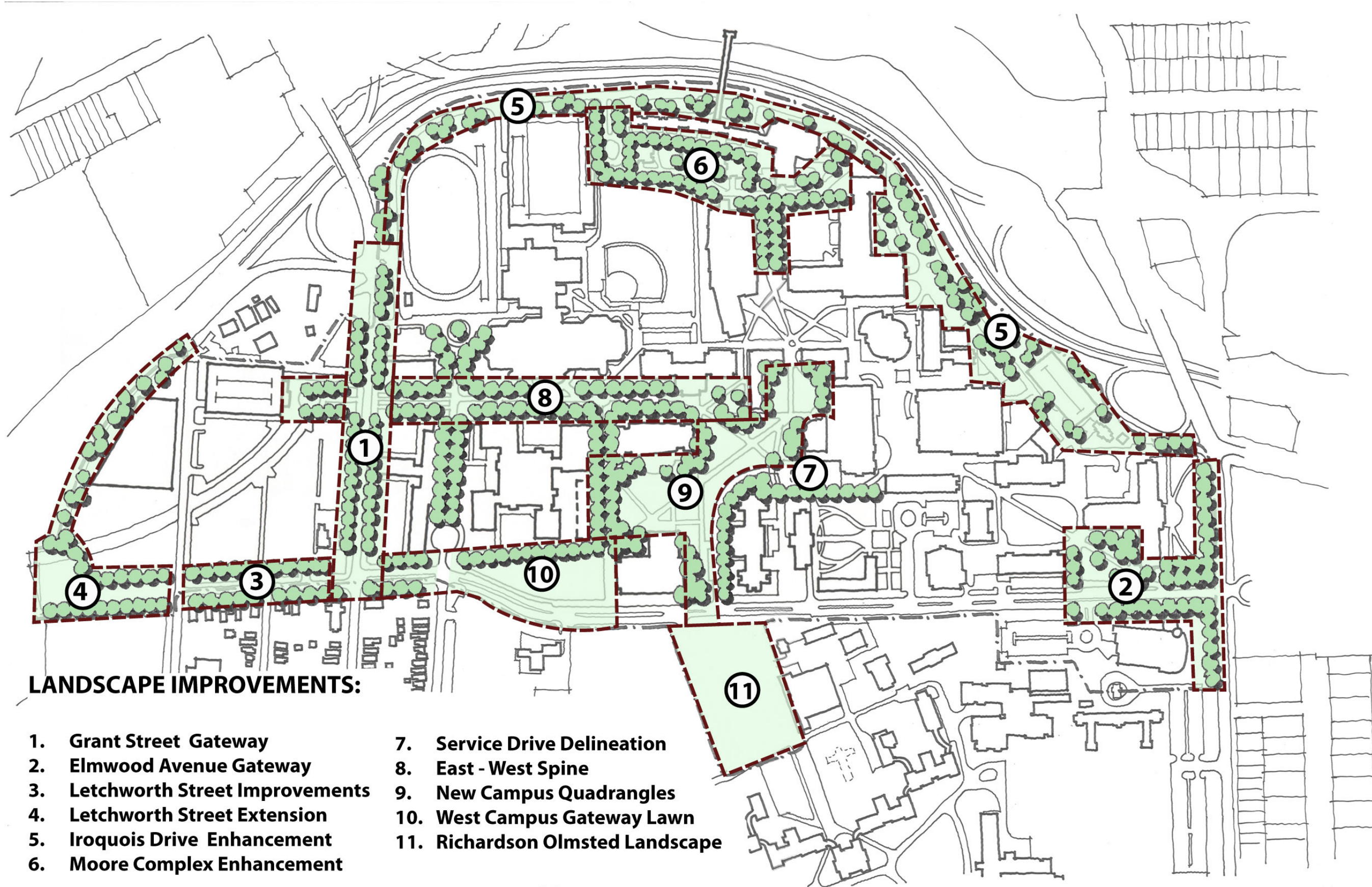
Capital Plan Year 2013-2018

This project has been put forth as one of the first new building projects of the 10-year plan. The College requests the project be placed on the regional agenda for the Buffalo Niagara Partnership.

Pre-requisite: Power plant/decentralized boiler recommendations

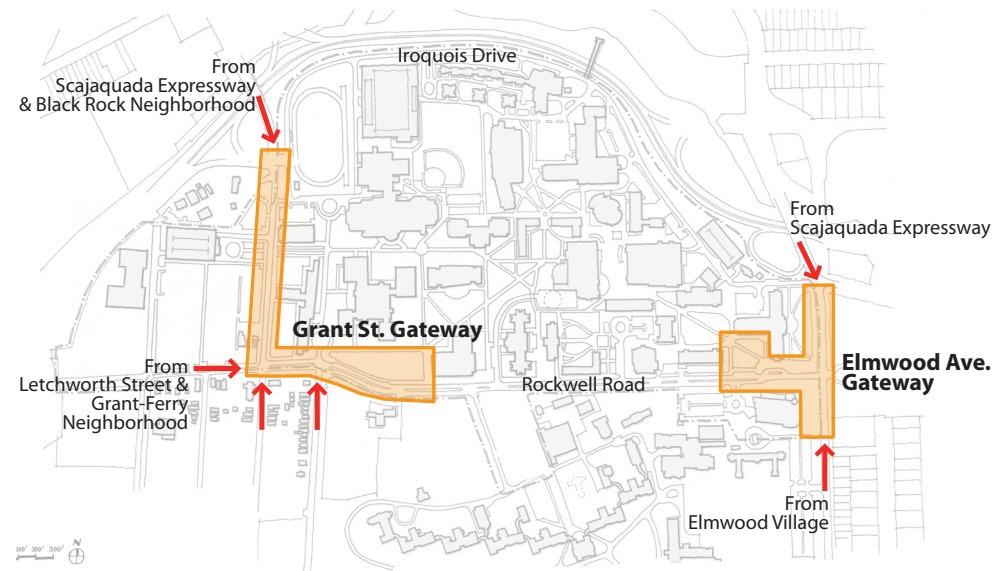
DEVELOPMENT GUIDELINES

This building should be designed as a signature gateway to the west campus. The proposed location on Grant St., along the pedestrian spine and adjacent to Coyer Field, lends itself to a prominent building that could potentially play off the Rockwell Hall "front door" to the campus. Being part of the streetscape along Grant St., setbacks should be minimized. Major building access should occur on Grant St. and along the pedestrian spine, or potentially at the corner. A translucent façade along the spine and Grant Street corner would allow views to activities inside further animating Grant Street. The building could be 2 or 3 stories in height with potential for a contemporary tower element. A "green" connection to the residential housing to the south should be maintained and allow for a pedestrian grand entrance or gateway at the end of the spine. Part of the building should be visible down the pedestrian spine.



LANDSCAPE

PROPOSED LANDSCAPE DESIGN STRATEGY



The surrounding urban context of Buffalo State College requires that the campus landscape must respond to a variety of both visual and spatial site issues within and at the perimeter of the Buffalo State Campus:

- The landscape should distinguish campus from its context through the creation of gateways that announce to the visitor that they have arrived in a special place.
- At the same time the landscape should help integrate the campus into the city to create pleasant environments where the campus touches its neighbors.
- The landscape must also define space within the campus core to create unique open spaces that enhance the quality of life for students, staff and visitors.
- And lastly, the landscape must address safety concerns and perform functional tasks that improve the servicing the campus.

The goal of this report is to bind these functional qualities of the landscape with the overall goals of the school to help direct and enhance future growth.

LINK TO STRATEGIC & ACADEMIC PLAN
SUNY Strategic Plan 2010 - “The Power of SUNY”
 Core Theme: Quality of Place

CAMPUS GATEWAYS

Both the Elmwood Avenue Gateway at the east end, and Grant Street Gateway at the west end merit landscape improvements to help enhance the sense of entry to the campus as well as provide a more coherent connection between the campus and the adjacent neighborhood.

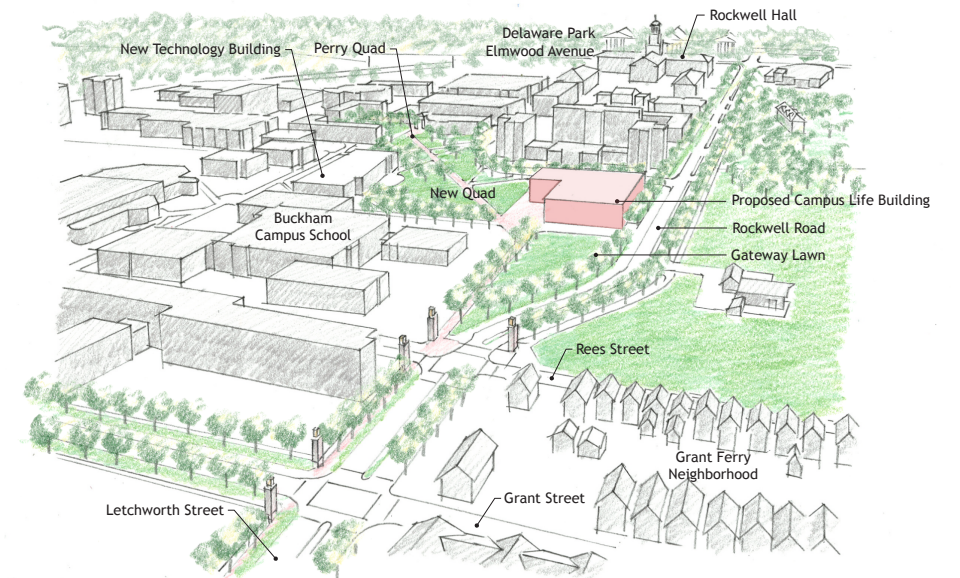
Columns or archways designed to complement the existing campus architecture can be used at significant pedestrian gateways, such as the Elmwood Avenue and Grant Street Gateways. Gateway structures and edge treatments shall be uniform or complementary in materials and style in order to clearly define and unify the different parts of campus. Wherever possible, stone and masonry materials are to be locally sourced to promote sustainable building practices and to retain the local character of the campus. The following are the campus edge improvements:

- Grant Street Gateway
- Elmwood Avenue Gateway

CAMPUS EDGES

Low walls can be used to along campus boundaries to control and direct pedestrian circulation along the campus perimeter and protect lawns and planting beds. These low walls can be punctuated by stone or masonry markers to identify points of entry onto campus pathways. Landscape elements such as bollards and/or screen plantings can function in a similar manner by directing pedestrian circulation along campus pathways and away from lawn and planting beds, thereby minimizing erosion at landscaped areas. The following are the campus edge improvements:

- Rockwell Road Improvements
- Letchworth Street Improvements
- Letchworth Street Extension
- Iroquois Drive Enhancement



Proposed Landscape Improvements - Aerial View of the Buffalo State Campus looking east through campus.

CAMPUS OPEN SPACES

Use trees and shrubs to define both existing and new campus quadrangles and view corridors. Strengthen both the visual and physical access to important gathering spaces on campus through the composition of larger tree massing and by strengthening the relationships between canopy trees and understory trees. Buffalo State College currently features a diverse collection of trees on campus. Complement this collection by establishing a palette of deciduous, ornamental, and evergreen trees that can be used across the campus to both unify and distinguish between different spaces and corridors. The following are the campus edge improvements:

- Moore Complex Improvements
- Student Union Service Drive
- East - West Pedestrian Corridor & Athletic Complex
- New Campus Quadrangle & Perry Quad
- West Campus Gateway Lawn
- Richardson Olmsted Landscape