Master Plan Findings and Recommendations

Prepared by:

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 Architects, Landscapes, Urban Designers and Environmental Planners

Robert P. Owen Associates
 Educational Planning Consultants

Christopher P. Williams
 Architects
Master Plan
Findings and Recommendations

Plymouth State College
Plymouth, New Hampshire

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1. INTRODUCTION

This report summarizes work completed by Plymouth State College’s master planning consultants between October 1992 and October 1993. The College’s consulting team consists of Wallace Roberts & Todd (WRT) for physical planning, Robert P. Owen Associates (RPOA) for space programming and Christopher P. Williams, Architects. The team has coordinated its master planning work with other consultants the College has retained for specific current projects, including Rist-Frost-Shumway Engineering, Urban Associates, Inc., and Lavalle/Brensinger Professional Association, Architects.

The information contained in this document complements work summarized in two previously submitted reports. They are:

"Preliminary Inventory and Analysis of Existing Conditions,"
prepared by Wallace Roberts & Todd, October 12, 1992

"Educational Program Assumptions, Instructional Space
Utilization Analyses, Space Allocation Criteria, Space

Although this report integrates information from the two previously prepared documents, additional detailed data and analysis of existing (in 1991-92) physical conditions and space needs can be found in the two previous reports. The earlier reports have not been updated to reflect changes which have occurred during the past year. Therefore, in the event of a discrepancy between this report and the previous reports, the information in this report shall take precedence. For example, over the past year the College has acquired additional properties (e.g., the Draper-Maynard Building) and has undertaken projects (such as the College Union Addition, renovations to Speare Hall and the new Co-Generation Plant on Tobey Road).

The purpose of this current report is to provide the College with specific recommendations regarding its physical facilities, including buildings, parking, circulation and landscape. The recommendations provide the context within which the College will undertake specific capital projects over the next ten years. In reaching these recommendations the consultants have worked closely with the College’s Principal Administrators as well as with other groups on the campus including the College Planning Committee and the Council of Chairs as well as the Town of Plymouth. In late 1991 a detailed questionnaire was administered to the College’s faculty, staff and students on a broad variety of subjects related to the planning of the campus. Several all-college planning meetings have been held to apprise the entire campus community of the work as it has evolved, and to provide a forum for comments and contributions to the planning process. The work has also been reviewed on an on-going basis by representatives from the University System of New Hampshire.
2. FRAMEWORK FOR THE MASTER PLAN

This section of the report summarizes the facility program assumptions and the physical opportunities and constraints which will affect the development of the Plymouth State College Campus. The program assumptions are based on refinements to the June 1992 report prepared by Robert P. Owen Associates. The physical development opportunities and constraints are related to the "Preliminary Inventory and Analysis of Existing Conditions" prepared by Wallace Roberts & Todd in October 1992.

2.1 Master Plan Background

Plymouth State College has exhibited a pattern of rapid growth in recent years. The College’s enrollment has increased by approximately 34 percent for full-time students and 55 percent for part-time students since 1976 when the last new academic building, Hyde Hall, was constructed and opened.\(^1\) In response to this growth the College initiated a variety of capital projects and, in 1986, retained John Wacker & Associates of Weston, Massachusetts to undertake a Long Range Master Plan Study. Although this study was not formally adopted as the College’s Official Master Plan, most of the specific recommendations of the January 1988 report have been carried out, or are in the process of being implemented, as follows:

1. Acquisition of "priority" properties (Holmes House, land west of Memorial Hall, land west of Weeks Street and north of the Non-Traditional Student Apartments).

2. Acquisition from the Town of Plymouth of street rights-of-way within the core campus and conversion to pedestrian use.

3. Development of a new Center for the Cultural and Performing Arts (Silver Hall).

4. Development of a Recreation Center to the south of the College Union Building (currently under construction as an addition to the College Union).

5. Development of additional student apartments to the west of Weeks Street, and south of Tobey Road.

In addition, other projects, some of which were recommended in the Wacker Report, have been executed or are in the planning stages. Nevertheless, even with this on-going program of improving the College’s facilities, the College lacked a program-based Master Plan to guide it into the future and in 1991 the present consulting team was retained to assist the College in this endeavor.

\(^1\)Plymouth State College, Master Plan Studies, June 1992, Robert P. Owen Associates.
2.2 Planning Assumptions

In developing the Master Plan recommendations, the consultants explored a number of alternative scenarios for future campus development. All of the scenarios were based on a set of assumptions agreed upon with the College. These assumptions, which underlie the Master Plan recommendations, include:

- Current program requirements are as stated in RPOA's June 1992 Master Plan Studies Report.
- Faculty, staff and visitor parking are to be within a reasonable walk of classrooms and offices (i.e., west of the Pemigewasset River for Plymouth campus-based persons).
- Building and space inventory data are based on PSC's computerized database and AutoCad floor plans.
- Use and assignment of space are based on a 1991 survey questionnaire administered to each College department.
- Utilities information is based on Rist-Frost-Shumway study (in preparation) and currently available data supplied by PSC.
- No less than the current ratio (65%) of full time undergraduates is to be housed and fed on campus in the future. A two-thirds ratio is preferred.
- To the extent feasible within the criteria for each scenario, maximum building height is to be four stories. Placement and spacing of new structures should preserve or enhance distant mountain views and the College's existing open pedestrian character.

2.3 Program Requirements

A detailed analysis of Plymouth State College's use of space and its requirements for accommodating its existing programs was conducted by Robert P. Owen Associates. The RPOA study concluded that the College had "a significant shortage of academic, academic support and administrative space for existing enrollments and programs" in 1991. Their analysis shows that the total shortage of space to meet existing 1991 program needs is 186,700 assignable square feet (or approximately 282,000 gross square feet).\(^2\) However, this figure somewhat understates the need for space at Plymouth State College, in that it does not take into account the fact that, at the time of the RPOA report, certain functions occupied more space than required and that these

\(^2\)The Assignable Area of a building refers to the areas assigned to a specific program function determined by measuring the inside dimensions of rooms. It does not include corridors, stairways, elevators, walls, public toilets, mechanical rooms, janitor's closets, partitions or other rooms used to maintain the building. A building's Gross Area is the floor area of a structure within the outside faces of the exterior walls.
spaces were not convertible to other uses (e.g., Health Service and Dining Services). The total also did not include space for a potential future need for an ice skating rink. In addition, within the past two years since the original program data were analyzed, changes have occurred in the dining patterns in the College which suggest that additional dining space is warranted. Altogether, these changes will result in a need for 41,800 to 43,300 assignable square feet (ASF) to be added to the original total need of 186,700 ASF. Thus, based on these modifications to the RPOA report, there is a need for an additional 228,500 ASF to 230,000 ASF to meet the needs of the College in Fall 1991, without any additional growth. Excluding residential facilities, this represents an increase of approximately 63% in assignable in Fall 1991. RPOA also reported that there was an adequate amount of space for student housing in 1991.

A summary of existing and needed space is provided in Table 1, and serves as the basis for the Master Plan for facilities at Plymouth State College. Table 2 summarizes adjustments to the need for space, based on the discussion above. This projection of needs does not take into account either the quality of the existing space or future additional needs. For example, RPOA asked the various Academic Departments to evaluate the condition and suitability of each space they currently manage and reported that of the total stock of 56 classrooms, six were judged to be good, 42 were adequate and 8 were unsatisfactory.

Given Plymouth’s recent growth, it is reasonable to anticipate some future additional expansion as part of the Master Plan. Growth at PSC has averaged 1.9% per year for full-time enrollments during the past decade, and 10.4% per year for part-time students during this period. Despite this substantial growth rate, in 1992 the Trustees placed a 3% cap on undergraduate enrollment growth for the remainder of this decade. The appendix to the RPOA report includes projections of increased growth of 10, 25 and 40 percent, all of which are substantially greater increases than suggested by the Trustee guideline. However, for master planning purposes, it has been assumed that growth of an additional ten percent should be taken into account. There is no time table associated with this additional growth. Table 3 shows that this projected growth would require an estimated 35,700 square feet of additional assignable area for academic and administrative uses and an estimated 220 beds in dormitory capacity, assuming the same percentage of full-time undergraduates are housed as are currently housed today.³

In summary, based on University System of New Hampshire space allocation guidelines as well as guidelines from other State university systems, the RPOA report indicates that, just to meet current needs,⁴ the College must increase by over 50% the amount of space provided for academic and administrative purposes. Enrollment growth of ten percent will require 22,300 ASF of space in addition to 1991 needs. Further growth will require even more space for dormitories as well as for academic and administrative purposes. Coupled with the space needed to meet the needs of the College’s Fall, 1991 programs, the need for additional space at Plymouth State College totals 222,300 assignable square feet plus 220 dormitory beds.

³The College currently provides housing for approximately 65% of its full-time undergraduate daytime students.

⁴Plus future library, college union and intercollegiate athletic needs.
Table 1: Existing (Fall 1991) and Needed (Fall 1991) Space Summary

Source: RPOA Report, pages 1-3. All numbers were rounded up to the nearest 100.

<table>
<thead>
<tr>
<th>Space Category</th>
<th>Existing ASF $^1$</th>
<th>Total ASF Needed</th>
<th>Add'l ASF Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. Classrooms, seminar rooms and lecture halls</td>
<td>43,184</td>
<td>45,700</td>
<td>1,700$^4$</td>
</tr>
<tr>
<td>II. Academic - Non-Classrooms</td>
<td>172,718</td>
<td>265,000</td>
<td>92,700$^7$</td>
</tr>
<tr>
<td>III. Lamson Library</td>
<td>44,800</td>
<td>92,600$^2$</td>
<td>47,800</td>
</tr>
<tr>
<td>IV. Admin. &amp; Student Support</td>
<td>45,371</td>
<td>61,000</td>
<td>15,800$^5$</td>
</tr>
<tr>
<td>V. Dining Services</td>
<td>20,143</td>
<td>16,600</td>
<td>(3,500)$^3$</td>
</tr>
<tr>
<td>VI. College Union</td>
<td>22,514</td>
<td>44,500</td>
<td>27,800$^6$</td>
</tr>
<tr>
<td>VII. Physical Plant Dept.</td>
<td>16,268</td>
<td>20,700</td>
<td>4,400</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>364,698</td>
<td>546,400$^5$</td>
<td>186,700$^3$</td>
</tr>
<tr>
<td>ASF/FTE Student</td>
<td>79</td>
<td>118</td>
<td></td>
</tr>
<tr>
<td>VIII. Student Housing (gsf)$^3$</td>
<td>502,700</td>
<td>502,700</td>
<td>0</td>
</tr>
<tr>
<td>IX. Non-Trad. Student Hsg. (gsf)</td>
<td>22,518</td>
<td>22,500</td>
<td>0</td>
</tr>
<tr>
<td>X. Heating Plant (gsf)</td>
<td>(3,659)$^4$</td>
<td>(6,000)</td>
<td>(6,000)</td>
</tr>
</tbody>
</table>

Notes:

1. Assignable Square Feet.
2. Includes expansion space to accommodate 20-25 years of growth.
4. Existing power plant will be torn down and replaced by a new Co-Generation Plant which will not be owned by the College.
5. Does not include Ice Skating Rink and Support Space which will add approximately 35,000 ASF or 45,000 GSF to this total. Also does not include 1,500 ASF subsequently identified for ITV. If these areas were added, the additional area needed in 1991 would total 223,100 ASF. This is the correct mathematical total but since the excess dining/kitchen space is unusable for other purposes, the amount of new space needed will be larger by 3,500 ASF. In addition, since the RPOA Report was prepared an addition to the Prospect Hall dining space has been identified as a need.
6. See page 20 of RPOA Report for an analysis and why 1700 ASF is used rather than 2516 ASF.
7. This number is used due to rounding of individual line items. See RPOA report for details.
8. See footnotes 7 and 8 page 3 of RPOA Report for explanation of why 27,800 ASF is used rather than 22,400 ASF.
Table 2: **Summary of Adjusted Space Needs (Fall 1991)**

<table>
<thead>
<tr>
<th>Description</th>
<th>Additional ASF Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Space Needed, 1991 from RPOA Report</td>
<td>186,700</td>
</tr>
<tr>
<td>+ Excess Dining/Kitchen Space</td>
<td>3,500</td>
</tr>
<tr>
<td>+ Proposed Dining Addition</td>
<td>3,000 - 4,500</td>
</tr>
<tr>
<td>+ Ice Skating Rink</td>
<td>35,000</td>
</tr>
<tr>
<td>+ Excess Health Services Space</td>
<td>300</td>
</tr>
<tr>
<td><strong>Adjusted Total 1991 Need</strong></td>
<td><strong>228,500 - 230,000</strong></td>
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</table>
Table 3: Summary of Existing, Needed 1991 and 1991 Plus Ten Percent Space Requirements

<table>
<thead>
<tr>
<th>Academic and Administrative Space</th>
<th>Dormitory Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASF(^1)</td>
<td>Est'd GSF</td>
</tr>
<tr>
<td>Existing</td>
<td>364,698</td>
</tr>
<tr>
<td>Additional Need, 1991</td>
<td>186,700(^5)</td>
</tr>
<tr>
<td>Total Needed, 1991(^4)</td>
<td>546,400(^1)</td>
</tr>
<tr>
<td>Additional Need, 1991 plus 10%</td>
<td>199,800(^1)</td>
</tr>
<tr>
<td>Total Needed, 1991 plus 10%(^4)</td>
<td>582,100(^1)</td>
</tr>
</tbody>
</table>

Notes:

2. Source: WRT estimate, based on a multiplier of 1.51, rounded.
3. Source: RPOA estimates added to existing gsf estimate; see p.:30 of RPOA Report.
4. Existing plus additional needed space.
5. See footnote 5, Table 1 of this report.
2.4 Physical Conditions

Wallace Roberts & Todd’s report "Preliminary Inventory and Analysis of Existing Conditions," October 12, 1992, summarizes findings relating to the campus’ natural resources, visual qualities, vehicular circulation, parking, building service systems, pedestrian circulation and building conditions. The report identifies potential building sites and summarizes opportunities and constraints for future campus development.

Since the inventory and analysis report was completed, further investigations have been made with regard to constraints posed by the floodplains of the Pemigewasset and Baker Rivers. The College has also acquired additional properties, and a variety of capital improvements have been completed or are underway. These new conditions are discussed below, and supplement the findings of the previous report on existing physical conditions.

a. Facilities Inventory and Recent Property Acquisitions

Figure 1 indicates the location of the College’s existing facilities, which can be related to a tabular list showing assignable areas and gross floor areas (Table 4). This map includes properties acquired by the College during the past year. Among these are the Draper-Maynard Building (formerly occupied by the Rochester Shoe Tree Company), a site to the east of the Facilities Services Building on the Holderness Campus, and several properties to the north of Tobey Road.

b. Development Constraints

The inventory and analysis report identifies a variety of opportunities and constraints for future development of the Plymouth State College campus. Development constraints are represented graphically on Figure 2. Of particular note is the location of the 100 year floodplain and the related floodway.

The "floodway", as defined by the Federal Emergency Management Agency (FEMA), is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without increasing the water surface elevation. These areas are designated as floodways on the Flood Boundary and Floodway Maps. Both the Plymouth Campus and the Holderness Campus contain areas that are designated as Regulatory Floodway. Floodway designation of land effectively prohibits development although play fields and surface parking are permitted. According to the New Hampshire Model Floodplain Development Ordinance, "Along watercourses with a designated Regulatory Floodway, no encroachments, including fill, new construction, and other development are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge." The towns of Plymouth and Holderness have incorporated the New Hampshire Model Ordinance into their land use and zoning ordinances. It should be noted that the boundaries of the floodway and floodplain as shown on the official FEMA maps are approximations and should be verified in the field through topographic survey.
Table 4: Inventory of Existing Buildings

Buildings Listed Alphabetically

<table>
<thead>
<tr>
<th>Bldg. No.</th>
<th>Map No.</th>
<th>Name</th>
<th>ASF</th>
<th>GSF</th>
<th>No. Beds</th>
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</thead>
<tbody>
<tr>
<td>466</td>
<td>28</td>
<td>Assoc. of Non-Traditional Student House</td>
<td></td>
<td>2,438</td>
<td>-</td>
</tr>
<tr>
<td>434</td>
<td>31</td>
<td>Art Annex</td>
<td>2,688</td>
<td>5,397</td>
<td>-</td>
</tr>
<tr>
<td>436</td>
<td>-</td>
<td>Art Garage</td>
<td></td>
<td>610</td>
<td>-</td>
</tr>
<tr>
<td>435</td>
<td>32</td>
<td>Art Shop</td>
<td>876</td>
<td>1,076</td>
<td>-</td>
</tr>
<tr>
<td>415</td>
<td>8</td>
<td>Bagley House</td>
<td>2,994</td>
<td>4,518</td>
<td>-</td>
</tr>
<tr>
<td>431</td>
<td>7</td>
<td>Baker Infirmary</td>
<td>4,029</td>
<td>9,293</td>
<td>-</td>
</tr>
<tr>
<td>450</td>
<td>6</td>
<td>Belknap Hall (Dorm)</td>
<td></td>
<td>44,845</td>
<td>215</td>
</tr>
<tr>
<td>451</td>
<td>9</td>
<td>Blair Hall (Dorm)</td>
<td></td>
<td>40,359</td>
<td>189</td>
</tr>
<tr>
<td>440</td>
<td>19</td>
<td>Bookstore</td>
<td></td>
<td>4,614</td>
<td>-</td>
</tr>
<tr>
<td>400</td>
<td>2</td>
<td>Boyd Hall</td>
<td>31,343</td>
<td>49,497</td>
<td>-</td>
</tr>
<tr>
<td>486</td>
<td>34</td>
<td>Centre Lodge</td>
<td>included in student apts</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>468</td>
<td>29</td>
<td>Chi Alpha Zeta</td>
<td></td>
<td>4,799</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(29 Langdon St.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>457</td>
<td>5</td>
<td>Child Development Center</td>
<td>4,685</td>
<td>5,813</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>New</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>432</td>
<td>14</td>
<td>Cogeneration Plant</td>
<td></td>
<td></td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hartman College Union</td>
<td>44,900</td>
<td>69,000</td>
<td>-</td>
</tr>
<tr>
<td>465</td>
<td>25</td>
<td>Delta Zeta</td>
<td></td>
<td>2,802</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(23 Highland Avenue)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>39</td>
<td></td>
<td>Draper Maynard</td>
<td>33,000</td>
<td>53,056²</td>
<td>-</td>
</tr>
<tr>
<td>422</td>
<td>16</td>
<td>Eilen Reed House</td>
<td>3,554</td>
<td>7,161</td>
<td>-</td>
</tr>
<tr>
<td>493</td>
<td>41</td>
<td>Facilities Services</td>
<td>16,385</td>
<td>19,436</td>
<td>-</td>
</tr>
<tr>
<td>471</td>
<td>11</td>
<td>Frost House</td>
<td>3,600</td>
<td>5,981</td>
<td>-</td>
</tr>
<tr>
<td>452</td>
<td>23</td>
<td>Grafton Hall (Dorm)</td>
<td>-</td>
<td>51,051</td>
<td>252</td>
</tr>
<tr>
<td>453</td>
<td>10</td>
<td>Hall Dormitory</td>
<td>19,800</td>
<td>30,400</td>
<td>108</td>
</tr>
<tr>
<td>446</td>
<td></td>
<td>College Camp</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>496</td>
<td>-</td>
<td>Heating Plant</td>
<td>-</td>
<td>3,659</td>
<td>-</td>
</tr>
<tr>
<td>495</td>
<td>17</td>
<td>Holmes House</td>
<td>2,620</td>
<td>6,623</td>
<td>-</td>
</tr>
<tr>
<td>402</td>
<td>27</td>
<td>Hyde Hall</td>
<td>44,552</td>
<td>80,193</td>
<td>-</td>
</tr>
<tr>
<td>473</td>
<td>30</td>
<td>Kappa Sigma</td>
<td>-</td>
<td>2,550</td>
<td>-</td>
</tr>
<tr>
<td>Bldg. No.</td>
<td>Map No.</td>
<td>Name</td>
<td>ASF</td>
<td>GSF</td>
<td>No. Beds</td>
</tr>
<tr>
<td>----------</td>
<td>--------</td>
<td>-------------------------------</td>
<td>-----</td>
<td>-----</td>
<td>----------</td>
</tr>
<tr>
<td>430</td>
<td>3</td>
<td>Lamson Library</td>
<td>44,800</td>
<td>55,720</td>
<td>-</td>
</tr>
<tr>
<td>456</td>
<td>12</td>
<td>Mary Lyon Hall (Dorm)</td>
<td>2,200</td>
<td>74,137</td>
<td>268</td>
</tr>
<tr>
<td>410</td>
<td>33</td>
<td>Mary Taylor House</td>
<td>2,803</td>
<td>3,669</td>
<td>-</td>
</tr>
<tr>
<td>405</td>
<td>15</td>
<td>Memorial Hall</td>
<td>8,806</td>
<td>15,917</td>
<td>-</td>
</tr>
<tr>
<td>474,536</td>
<td>38</td>
<td>Non-Traditional Student Housing</td>
<td>-</td>
<td>22,518</td>
<td>50 Bedrooms</td>
</tr>
<tr>
<td>445</td>
<td>-</td>
<td>Paint Shop</td>
<td>-</td>
<td>1,293</td>
<td>-</td>
</tr>
<tr>
<td>454</td>
<td>4</td>
<td>Pemigewasset Hall (Dorm)</td>
<td>-</td>
<td>46,371</td>
<td>218</td>
</tr>
<tr>
<td>401</td>
<td>40</td>
<td>Physical Education Center</td>
<td>65,509</td>
<td>101,951</td>
<td>-</td>
</tr>
<tr>
<td>487,488,</td>
<td>43</td>
<td>Physical Plant (River St.)</td>
<td>-</td>
<td>6,970</td>
<td>-</td>
</tr>
<tr>
<td>443</td>
<td>13</td>
<td>President's House</td>
<td>N/A</td>
<td>8,743</td>
<td>-</td>
</tr>
<tr>
<td>441</td>
<td>22</td>
<td>Prospect Dining Hall</td>
<td>20,143</td>
<td>26,886</td>
<td>-</td>
</tr>
<tr>
<td>403</td>
<td>18</td>
<td>Rounds Hall</td>
<td>20,673</td>
<td>34,383</td>
<td>-</td>
</tr>
<tr>
<td>421</td>
<td>1</td>
<td>Russell House</td>
<td>5,295</td>
<td>10,562</td>
<td>-</td>
</tr>
<tr>
<td>42</td>
<td></td>
<td>Shuttle Services</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>404</td>
<td>20</td>
<td>Silver Cultural Arts Center</td>
<td>-</td>
<td>65,192</td>
<td>-</td>
</tr>
<tr>
<td>455</td>
<td>24</td>
<td>Smith Hall (Dorm)</td>
<td>-</td>
<td>52,017</td>
<td>252</td>
</tr>
<tr>
<td>420</td>
<td>21</td>
<td>Speare Hall</td>
<td>19,326</td>
<td>27,485</td>
<td>-</td>
</tr>
<tr>
<td>486</td>
<td>35</td>
<td>Student Apartments (Dorm)</td>
<td>-</td>
<td>130,118</td>
<td>504</td>
</tr>
<tr>
<td>464</td>
<td>26</td>
<td>Tau Omega</td>
<td>-</td>
<td>3,397</td>
<td>-</td>
</tr>
<tr>
<td>36</td>
<td></td>
<td>3-Armory-Road</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>424</td>
<td>37</td>
<td>4 Armory Road</td>
<td>-</td>
<td>2,599</td>
<td>-</td>
</tr>
<tr>
<td>426</td>
<td>45</td>
<td>7 Armory Road</td>
<td>-</td>
<td>4,420</td>
<td>-</td>
</tr>
<tr>
<td>427</td>
<td>37</td>
<td>13 Armory Road</td>
<td>-</td>
<td>2,040</td>
<td>-</td>
</tr>
</tbody>
</table>

**Notes:**

3. There is 2,220 ASF available in basement.
5. Not owned by the College.
Figure 3
FACILITIES DEVELOPMENT PLAN

- No Change
- Renovate
- New Construction
- Demolish

- Residential B
  61,600 GSF
  220 Beds
  3 Floors

- Residential A
  42,000 GSF
  108-150 Beds
  2-4 Floors

- Academic Building
  45,000 ASF
  4 Floors

- Prospect Hall Addition
  3,000-4,500 ASF
  1 Floor

- Lawson Library Addition
  52,800 ASF
  3 Floors

- Boyd Hall Addition
  22,300 ASF
  2-3 Floors

- Physical Education Center Addition
  45,200 ASF
  2 Floors

- Ice Skating Rink
  35,000 ASF
  1 Floor
On the Plymouth Campus, the flat cleared areas of the College’s Langdon Park property adjacent to the Baker River is in the floodway. In addition, approximately 300 feet of the Rand property adjacent to the Baker River is also in the floodway. On the Holderness Campus, a large area between the Facilities Services Building and Interstate 93 is within the floodway. This area stretches from the junction of the Baker and Pemigewasset Rivers on the north to the bow in the Pemigewasset River over one-half mile to the south of Holderness Road to the south. The eastern third of the PE Center is technically within the floodway; its construction would not be permitted today. Over 50% of the College’s holdings on the Holderness Campus are in the floodway.

The "floodplain" as defined by FEMA is any land area susceptible to being inundated by water from any source. The New Hampshire Model Ordinance also addresses development within the 100 year floodplain. All new construction for residential structures must be above the 100 year flood elevation. For other structures, all occupiable floors must either be above the 100 year floor elevation or be watertight with walls substantially impermeable to the passage of water. Structures in the floodplain must also have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

On the Plymouth Campus, portions of Langdon Park outside the floodway are within the 100 year floodplain. On the Rand Property to the north of main campus, all land to the north of the Armory site is within the 100 year floodplain. The flood elevation related to the Baker River floodplain is elevation 487. This places the land adjacent to the Baker River at between six to fourteen feet below the base flood elevation. On the Holderness Campus, all of the College’s holdings and all private property between the Pemigewasset River and Interstate 93 are located in the 100 year floodplain. The base flood elevation is elevation +485’. Land on the Holderness Campus ranges from nine to fourteen feet below the base flood elevation.

c. Recent and Current Capital Improvement Projects

There are several recently completed and on-going capital projects at Plymouth State College which, for the purposes of the Master Plan, have been accepted as “givens.” These include a recent addition to the Child Development Center; the renovation of the north wing and addition of a new floor in Speare Hall; and renovation of Frost House.

Under construction is a new Co-Generation Plant on the site adjacent to 4 Armory Road. This facility will not be owned by the College but will obviate the need for the existing power plant just north of Rounds Hall. The project will also entail reconstruction of Weeks Street between Merrill Street and Tobey Road.

Another major project currently underway is renovation and construction of a major addition to the Hartman College Union Building. The College is also adding parking near the Facilities Services Building on a site recently acquired on the Holderness Campus. There are also renovations underway to the Draper-Maynard Building. Completion of these improvements will permit occupancy of the building.
3. MASTER PLAN RECOMMENDATIONS

This section of the report presents the Master Plan Recommendations. They are organized as a series of interrelated elements, including plans for:

- Facilities Development
- Space Utilization
- Vehicular Circulation, Service and Parking
- Pedestrian Circulation
- Landscape
- Utilities

The recommendations are illustrated on a series of separate maps and have been combined on a single integrated "Illustrative Site Plan."

3.1 Facilities Development Plan

Recommendations relating to buildings comprise new construction, renovation and demolition. The space needs identified in section 2 of this report suggest that the College needs to substantially increase its existing inventory of space, just to meet its Fall 1991 program requirements. Building by building recommendations are shown on Figure 3.

a. Buildings to be Demolished

Table 5 indicates buildings recommended for demolition. Fifteen structures are involved; all but three of them are small houses on properties acquired by the College. Most of them are temporarily occupied by a variety of College functions or by fraternities or sororities. Although these accommodations are not ideal, they have provided the College with valuable interim overflow space. The three non-domestic structures recommended for clearance include 13 Armory Road - currently used temporarily for classrooms and offices, the existing concrete block bookstore, and the old central heating plant. The latter structure will become obsolete when the Co-Generation Plant is completed and the former structure's function will be located in the enlarged College Union Building currently under construction. All of the structures recommended for demolition are considered to have limited functional utility or represent an inefficient use of valuable College land. Their removal is recommended in order to provide sites for new construction on the campus or because they are incompatible with the image of the campus (e.g., the old heating plant and bookstore).
<table>
<thead>
<tr>
<th>Building Name</th>
<th>GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Association of Non-Traditional Students</td>
<td>2,438</td>
</tr>
<tr>
<td>Art Annex*</td>
<td>5,397</td>
</tr>
<tr>
<td>Art Garage*</td>
<td>610</td>
</tr>
<tr>
<td>Art Shop*</td>
<td>1,076</td>
</tr>
<tr>
<td>Book Store</td>
<td>4,614</td>
</tr>
<tr>
<td>Chi Alpha Zeta</td>
<td>4,799</td>
</tr>
<tr>
<td>Delta Zeta</td>
<td>2,802</td>
</tr>
<tr>
<td>Heating Plant</td>
<td>3,659</td>
</tr>
<tr>
<td>Kappa Sigma</td>
<td>2,550</td>
</tr>
<tr>
<td>Physical Plant (River St.)</td>
<td>6,970</td>
</tr>
<tr>
<td>Tau Omega</td>
<td>3,397</td>
</tr>
<tr>
<td>4 Armory Road</td>
<td>2,599</td>
</tr>
<tr>
<td>7 Armory Road</td>
<td>4,420</td>
</tr>
<tr>
<td>13 Armory Road</td>
<td>4,266</td>
</tr>
<tr>
<td>50 Tobey Road</td>
<td>2,040</td>
</tr>
<tr>
<td>Totals, GSF</td>
<td>51,597</td>
</tr>
</tbody>
</table>

Note:

*Academic space, total 10,621 GSF or 6,638 ASF (estimated).
b. **Buildings to be Renovated**

Although the College's buildings are generally in good condition, the Master Plan recommends that eight major buildings ought to be renovated. These include:

- The Physical Education Center*
- Lamson Library*
- Boyd Hall*
- Hall Dormitory
- Mary Lyon Hall
- Blair Hall
- Hyde Hall
- Draper-Maynard

* = major addition will also be made

Some of the renovations are necessary due to unsatisfactory conditions, while others are due to recommended changes of use. A brief discussion of the recommendations relating to each building follows.

The **Physical Education Center** contains windowless space on its lower level (due to its location in the floodplain) that is currently being used for classroom and office space. Since this, as well as other conditions, are unsatisfactory, it is recommended that the space be converted to other uses (such as storage, locker rooms or similar space). Ventilation in the P.E. Center is also described as "very poor" and needs to be corrected.\(^5\) An addition to accommodate current and future space shortages will be made.

**Lamson Library** will require internal renovations concurrently with construction of its proposed major addition. A detailed program for the Library was prepared in October 1990 by Robert P. Owen Associates. The program specifies library needs for the next twenty to twenty-five years and calls for a 66,000-gross-square-foot addition, more than doubling the size of the existing building.

**Boyd Hall** houses the College’s natural science programs, Media Services and Foreign Languages and College classrooms. The building contains a number of laboratory classrooms and related facilities and is not easily adaptable (because of its plan dimensions) to other uses (e.g., non-laboratory academic space). Additional laboratory space is required and a number of existing spaces were rated "unsatisfactory" by the faculty. The College is currently undertaking a laboratory improvement program at Boyd Hall and, since there is a need for more space for the physical sciences, a building addition is recommended as part of this Master Plan. In addition, it is recommended the Media Services and Foreign Languages be relocated. This will retain Boyd Hall as the College’s "science" building and modernize its science facilities. An addition of 22,300 ASF (35,680 GSF) is planned.

\(^5\)See RPOA Report, pages 46 and 47.
Hall Dormitory and Mary Lyon Hall are among the older structures on the Plymouth Campus and need to be upgraded. The Master Plan recommends renovating both buildings. Both structures are presently used as dormitories and are located in the heart of the campus. The Master Plan recommends conversion of Hall to academic use and that Mary Lyon remain as a dormitory. Hall contains in its lower level a flat-floor auditorium space known as the Academic Commons, a space which will be very compatible with the possibility of future academic use.

Blair Hall (also a dormitory) is also scheduled for major renovations on its lower level and cosmetic upgrading on its upper floors.

Hyde Hall was constructed in 1976 and is the largest building at Plymouth State College used for academic purposes. It contains a variety of spaces and presently serves a number of academic programs, including Art, which will be relocated to the recently acquired Draper-Maynard Building. Space vacated by the Art Department (e.g., studios, shops and gallery) will need to be converted to less specialized space suitable for general academic use. Another recommended improvement is the addition of a building entrance on the west to permit direct access from the parking on that side of the building.

Draper-Maynard Building  This recently-acquired building was designed as a four story brick manufacturing building in the early 1900’s. Until recently it was occupied by the Rochester Shoe Tree Company. A report on the structural condition of the building prepared by H. Edmund Bergeron Civil Engineers (HEB) in late 1990 concluded that the building was in "good condition for a building its age" and that it is "very suitable for rehabilitation for relatively light loading such as residential or office use."

The College is currently completing renovations to permit the use of the Draper-Maynard Building for academic purposes.

c. New Construction

The Master Plan recommends the construction of several major building additions and new free-standing structures in order to meet the College’s need for additional space. These recommendations include:

- An addition to the Physical Education Center
- An addition to Lamson Library
- An addition to Boyd Hall
- A new Ice Skating Rink
- A replacement dormitory for Hall Dorm
- An addition to Prospect Dining Hall
- A new Academic Building
- A new Dormitory
The locations of the proposed new facilities are shown on Figure 3. Each project is described briefly below.

A major addition to the P.E. Center is proposed to be located to the west of the existing building in order to meet needs identified in the RPOA report for the Health, Education and Recreation (HPER) Department and for Intercollegiate Athletics. The addition would be located within the 100 year floodplain, but outside the floodway. The elevation of the first usable level of the building should be located at least one foot above the 100 year flood elevation. (Space on the level below the 100 year flood elevation can be used for parking or similar uses.) The RPOA report identifies a need for 23,400 assignable square feet (37,440 gross square feet) of space to meet 1991 program needs. A total addition of 45,200 ASF (72,320 GSF) will meet the 1991 program, including 25% enrollment growth.

A major addition to Lamson Library was briefly discussed above in regard to building renovations. The addition is proposed to be located to the rear of the existing library with as much space underground as is economically and structurally feasible, and will contain an estimated 52,800 ASF (66,000 GSF). This portion of the campus is densely developed and the planning of major additions to Lamson Library and Boyd Hall must be carefully done to take into account the adjacent buildings (particularly Russell House) and the difficult topography and the presence of rock underground. Serious pedestrian and traffic flow problems on the south side of campus must be addressed as a part of the Library project.

The addition to Boyd Hall is proposed for the area to the west and south of the existing building on a portion of the site presently occupied by parking. Replacement parking is to be provided to the north of Boyd Hall. There is also an opportunity to design an upper level connection to the existing parking lot to the south of Pemigewasset Hall to meet the need for additional staff parking which will be created by this addition. The Boyd Hall addition will include 22,300 ASF (35,680 GSF).

A new Ice Skating Rink is proposed to be located adjacent to the parking lot adjacent to the Facilities Services Building facing Holderness Road. The RPOA report identifies a facility of approximately 35,000 ASF or 45,000 GSF for an ice rink and recommends that the College develop this facility since plans of the nearby Holderness School may affect PSC's current use of the Holderness School rink in the future.

If Hall Dormitory is converted to academic functions, a Replacement Dormitory will be needed. This is proposed to be located on the north side of Merrill Street on a site currently occupied by the Art Annex and Art Shop, whose functions will be relocated to the Draper Maynard Building. A three or four story structure accommodating up to 150 beds (Hall currently has 108 beds) is proposed.

An addition to Prospect Dining Hall is proposed to accommodate 200 to 300 seats (3,000 to 4,500 ASF). Since the RPOA Program Report was prepared, changes have occurred in the dining patterns at the College which warrant additional space. During the past two years the number of students on the meal plan has increased by more than 10% to over 1,800 total. This increase, combined with difficulties in rescheduling classes around the noon hour on Mondays, Wednesday
and Fridays and the frequent need by the administration for private or reservable dining space for special events, has resulted in the dining room being filled periodically. Frequently, it is impossible to schedule special events requiring reservable seating. This space should be configured so some of it can be subdivided into "private" dining rooms. This increase will provide for current enrollment as well as growth in enrollment.

There is adequate food preparation space for preparing at least an additional 500 meals per meal and there is also adequate serving lines or space for serving lines to accommodate the increased seating capacity recommended here. Consequently, there is no need to add food preparation or serving space.

A new Academic Building is proposed for a site on Highland Avenue, opposite Hyde Hall, on the site of the houses currently occupied by Delta Zeta and Tau Omega. The proposed facility could accommodate up to 37,800 ASF (60,480 GSF) and would meet program needs beyond those identified for 1991.

A New Dormitory is proposed for a site north of Tobey Road currently occupied by properties at 50 Tobey Road and 7 Armory Road. The dormitory would accommodate up to 220 students and would be related to the additional 10 percent growth beyond 1991 program needs. This site should also be considered for the relocation of student fraternities and sororities currently located in on-campus structures which are expected to be demolished.

d. Play Fields

Another need identified in the RPOA Study for 1991 is a shortage of playing fields. Listed in order of priority, the needed fields include a soccer game field, a full-size field hockey practice field, a full-size football practice field, two recreation fields (equal in size to soccer fields) and a full complex for track and field. It is not possible to accommodate these needs without further land acquisition.

The construction of the PE Center Addition will require the displacement of the tennis courts located to the north of existing PE Center. These are proposed to be relocated farther north, together with parking, with access from River Road. This portion of the campus currently is used by Physical Plant for various maintenance and storage functions which could be relocated to the lower level of part of the PE Center addition, or to the lower level of the proposed Ice Skating Rink.

3.2 Space Program Allocations

Robert P. Owen Associates developed and reallocated the 1991 Space Program to the College’s existing facilities and proposed facilities. These reallocations are shown in Appendix A, and indicate, on a department by department basis, both the existing assignment of space in each building and the proposed assignment of space, taking into account the proposed additions to existing facilities, renovations and new construction. No assignments have been made for facilities related to the additional 10 percent growth.
It should be noted that there is not always an exact correspondence between the program needs identified in the RPOA report and the amount of space assigned in Appendix A. This is because existing available rooms are not always sized identically to those indicated in the program.

In fact, although the RPOA report identifies a need for an additional 186,700 ASF to meet the college’s space requirements, many of these needs will be satisfied by projects either subsequently completed or underway. These projects include renovations and construction of an additional floor within Speare Hall, renovations to Frost House, space to be renovated in the Draper-Maynard Building, and the renovation and addition to the College Union Building. Planned additions to Lamson Library, the P.E. Center and Boyd Hall will also reduce the need for new space. In addition, some of the space need identified in the RPOA study should be reduced because of the recently completed Speare Hall project, where a number of Administrative departmental needs have been provided with a smaller amount of space than the program report suggests.

Table 6 summarizes the re-allocation of the 1991 program requirements, taking into account the above factors. Also reflected are some additional space needs, including 1,500 ASF for the Interactive Television (ITV) program and additional space (21,800 ASF) which represents an increase of 25% over the 1991 needs of the Health, Physical Education and Recreation (HPER) and Athletic Programs. In addition, the table accounts for the need to replace space in existing buildings proposed to be demolished.
**Table 6: Future Allocation of Non-Residential Space Needs to Satisfy Modified 1991 Program**

<table>
<thead>
<tr>
<th>Adjusted 1991 Program</th>
<th>ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional ASF Needed (Fall, 1991)¹</td>
<td>228,500 - 230,000</td>
</tr>
<tr>
<td>+ ITV</td>
<td>1,500</td>
</tr>
<tr>
<td>+ PE Center (25% growth beyond 1991 needs)</td>
<td>21,800</td>
</tr>
<tr>
<td>Total Adjusted Additional ASF Needed, 1991</td>
<td>251,800 - 253,300</td>
</tr>
<tr>
<td>Plus Academic Space to be Demolished³</td>
<td>6,638</td>
</tr>
<tr>
<td>Total</td>
<td>258,438 - 259,938</td>
</tr>
</tbody>
</table>

**1991 Program Allocations to Newly Constructed Space**

<table>
<thead>
<tr>
<th>Project</th>
<th>ASF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frost House Renovations</td>
<td>3,600</td>
</tr>
<tr>
<td>Speare Hall Renovations</td>
<td>8,800²</td>
</tr>
<tr>
<td>College Union Building Addition</td>
<td>27,800</td>
</tr>
<tr>
<td>Lamson Library Addition</td>
<td>52,800</td>
</tr>
<tr>
<td>PE Center Addition (including 25% growth)</td>
<td>45,200</td>
</tr>
<tr>
<td>Draper-Maynard Building</td>
<td>36,000</td>
</tr>
<tr>
<td>Ice Skating Rink</td>
<td>35,000</td>
</tr>
<tr>
<td>Boyd Hall Addition</td>
<td>22,300</td>
</tr>
<tr>
<td>Hall Dorm, Conversion to Academic Use</td>
<td>19,800</td>
</tr>
<tr>
<td>Prospect Dining Hall Addition</td>
<td>3,000 - 4,500</td>
</tr>
<tr>
<td>Total</td>
<td>254,300 - 255,800</td>
</tr>
</tbody>
</table>

**Notes:**

1. Table 2 of this report. Source: RPOA.

2. Source: RPOA.

3. Source: Table 5. Includes Art Annex, Art Garage and Art Shop.
3.3 Vehicular Circulation, Service and Parking Plan

Figure 4 shows the Vehicular Circulation Service and Parking Plan for the College. The main portion of the Plymouth State College campus is located in the center of the Town of Plymouth. Until recently, the street grid of the Town bisected the campus. However, with the acquisition of street rights-of-way associated with portions of Highland Avenue, Summer Street and School Street, and their conversion to pedestrian areas, conflicts between pedestrians and vehicles have been reduced, and the vehicular circulation system has been simplified. The Plymouth campus now consists of a series of pedestrian-oriented "super blocks."

Several additional roadway changes are planned for the future and will affect the College. At Interstate Route 93, the State is planning a new southbound exit ramp. This will provide direct access to Holderness Road from the north and consequently may increase traffic on this roadway, which bisects the Holderness Campus of the College. The State also plans to rebuild the Holderness Road bridge over the Pemigewasset River and may align it with High Street. This project will create several opportunities for the College. First, a realignment with High Street would simplify traffic flow at the Main Street intersection. Second, the new bridge affords an opportunity to include wide sidewalks, thus improving the pedestrian connections between the Plymouth Campus and the Holderness Campus. A new alignment also allows the possibility of a new small park on the abandoned right-of-way on the southeast corner of the Main Street intersection, thus enhancing the entrance into town.

High Street, between Main Street and Langdon Street, bisects the Plymouth Campus and results in pedestrian-vehicle conflicts. These conflicts could be exacerbated with the proposed realignment of the Holderness Road Bridge, even though High Street continues for only one block beyond the Plymouth campus. Improving safety for pedestrians crossing High Street within the campus, especially in the environs of the Alumni Green, is an important objective. To this end the Master Plan recommends special paving patterns on the street and removal of all on-street parking. Recommended changes are further described as part of the Landscape Plan.

Pedestrian-vehicle conflicts also are a problem on Merrill Street and especially on Highland Street where heavy vehicle volumes conflict with pedestrian movement along Summer Walk and Highland Walk. Improvements to improve pedestrian safety in these areas are recommended as part of the Landscape Plan.

Another circulation improvement which is recommended is conversion of Summer Street between Court Street and Highland Street to a pedestrian path, and the redesign of Court Street to a cul-de-sac with parking. Redesign of Court Street will permit the street to be slightly realigned so that visually its western end will terminate in the main entrance to Mary Lyon Hall. A concept plan for this realignment has been prepared by Christopher P. Williams, Architects and has been incorporated into the Master Plan.
Service

Existing and proposed delivery and truck service areas are shown on Figure 4. Many of the buildings are provided with dumpsters for trash pick-up. (See the Landscape Plan for dumpster screening recommendations.) There are problems with some of the locations of the dumpsters and service docks, although many of these existing conditions are very difficult (or impossible) to change. For example, the service dock for Prospect Dining Hall is in the middle of major pedestrian pathways and on the visual axis of the Summer Street corridor. Trash pick up from the rear of Grafton Hall is also a problem due to steep topography and tight access for trucks. In general, all new buildings should be provided with a service entrance which is screened, is easily accessible, and does not conflict with pedestrians.

Parking

As discussed in the Inventory and Analysis Report, the College presently has more than 1,960 parking spaces on campus, and maintains a complex set of regulations which govern parking. Parking lots are restricted in many cases to faculty/staff, or to particular categories of students. With the exception of the PE Center and the Physical Plant operation, the College’s academic, administrative and residential facilities are located on the Plymouth Campus, whereas roughly half of the College’s parking is on the Holderness Campus. As additional development takes place on the Plymouth Campus, the need for parking there will increase, both because of the implied enrollment growth and because some of the recommended building sites are where parking is presently located.

The College presently maintains a series of 31 parking lots. For planning purposes, these lots have been aggregated into seven groups of lots, or "zones," each relating to a geographic area of the campus. The number of spaces (classified as faculty/staff, student, or residential) in each of the zones is shown on Table 7. In general, Table 7 shows that most of the faculty/staff parking is located on the Plymouth Campus whereas most of the student parking is located remotely, on the Holderness Campus. Much of the existing parking on the Plymouth Campus is located on several lots near the Hyde Hall, on the periphery of the campus. As new development occurs, it makes sense to add parking within the zone affected by development, in response to the assumption stated previously that "adequate parking for faculty, staff and visitors should be provided within a reasonable walk of classrooms and offices." Additional student parking, if needed, may have to be remotely located (e.g., on the Holderness Campus).
Table 7: Existing Parking, by Zone

<table>
<thead>
<tr>
<th>Holderness Campus</th>
<th>Faculty/Staff/Visitor</th>
<th>Student</th>
<th>Residential</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. PE Center</td>
<td>24</td>
<td>448</td>
<td>-</td>
<td>472</td>
</tr>
<tr>
<td>B. Facilities Services</td>
<td>136</td>
<td>417</td>
<td>-</td>
<td>553</td>
</tr>
<tr>
<td>Total Holderness Campus</td>
<td>160</td>
<td>865</td>
<td>-</td>
<td>1,025</td>
</tr>
</tbody>
</table>

Plymouth Campus

<table>
<thead>
<tr>
<th>Location</th>
<th>Faculty/Staff/Visitor</th>
<th>Student</th>
<th>Residential</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>C. North of Tobey Road</td>
<td>26</td>
<td>-</td>
<td>-</td>
<td>26</td>
</tr>
<tr>
<td>D. Merrill/Tobey</td>
<td>15</td>
<td>-</td>
<td>295</td>
<td>310</td>
</tr>
<tr>
<td>E. Merrill/High</td>
<td>202</td>
<td>67</td>
<td>27</td>
<td>296</td>
</tr>
<tr>
<td>F. Silver/Rounds</td>
<td>62</td>
<td>35</td>
<td>-</td>
<td>97</td>
</tr>
<tr>
<td>G. South of Highland</td>
<td>95</td>
<td>-</td>
<td>97</td>
<td>192</td>
</tr>
<tr>
<td>H. Infirmary</td>
<td>16</td>
<td>-</td>
<td>-</td>
<td>16</td>
</tr>
<tr>
<td>Total Plymouth Campus</td>
<td>416</td>
<td>102</td>
<td>419</td>
<td>937</td>
</tr>
</tbody>
</table>

Grand Totals 576 967 419 1,962
Plus 10% 2,158

1. Source: "PSC Facilities Services." Not including on-street parking.
Table 8 shows proposed subtractions and additions to the parking supply, by zone. Overall, a net increase of 66 spaces is indicated. This increased amount of parking should be adequate to meet expected demand due to meeting the 1991 program requirements.

Whereas the amount of parking can be increased to meet demand, the location of the proposed parking is not always ideal, due to the physical constraints of the campus. For example, although the master plan calls for the potential addition of up to 340 dormitory beds north of Merrill Street, only 50 additional parking spaces can be provided in this area within current land holdings. However, some of this increased demand could be met through modified parking rules (i.e., remote parking for some students).

There is a similar shortage of spaces in Zone F, the area south of Highland Street, where proposed additions to Boyd Hall and the Lamson Library will result in the net loss of 30 parking spaces in this area while simultaneously increasing the demand for parking, particularly for faculty and staff. Again, restrictions on student parking (behind Pemigewasset Hall) could be used to increase the supply of parking for faculty and staff.

Another area where immediately adjacent parking is lacking is along the eastern portion of High Street. Although there are three lots in this area today, they are often full. The need for additional spaces will increase when the Draper-Maynard Building is renovated for College use. Some additional parking can perhaps be located behind Draper-Maynard and expanding the Grafton Hall Lot.

The area between High Street and Highland Street, which is the central portion of the campus, also has very little parking. The College can probably solve these problems only by acquiring additional properties.
Table 8: Estimated Parking Changes by Zone

<table>
<thead>
<tr>
<th>Holderness Campus</th>
<th>Existing</th>
<th>Subtracted</th>
<th>Added</th>
<th>Net Change</th>
<th>Net Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. PE Center</td>
<td>472</td>
<td>(25)(^1)</td>
<td>-</td>
<td>(25)</td>
<td>447</td>
</tr>
<tr>
<td>- Tennis Center</td>
<td></td>
<td></td>
<td>42</td>
<td>+42</td>
<td>42</td>
</tr>
<tr>
<td>B. Facilities Services</td>
<td>553</td>
<td>(150)(^2)</td>
<td>187(^3)</td>
<td>+37</td>
<td>590</td>
</tr>
<tr>
<td>Totals</td>
<td>1,025</td>
<td>(175)</td>
<td>229</td>
<td>+54</td>
<td>1,079</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plymouth Campus</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>C. North of Tobey Road</td>
<td>26</td>
<td>(26)</td>
<td>50</td>
<td>24</td>
<td>50</td>
</tr>
<tr>
<td>D. Merrill/Tobey Rd.</td>
<td>310</td>
<td>(20)</td>
<td>-</td>
<td>0</td>
<td>290(^4)</td>
</tr>
<tr>
<td>E. Merrill/High</td>
<td>296</td>
<td>0</td>
<td>38(^5)</td>
<td>38</td>
<td>334</td>
</tr>
<tr>
<td>F. Silver/Rounds</td>
<td>97</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>97</td>
</tr>
<tr>
<td>G. South of Highland</td>
<td>192</td>
<td>(48)(^6)</td>
<td>18</td>
<td>(30)</td>
<td>162</td>
</tr>
<tr>
<td>H. Infirmary</td>
<td>16</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>16</td>
</tr>
<tr>
<td>Totals</td>
<td>937</td>
<td>(94)</td>
<td>106</td>
<td>+12</td>
<td>949</td>
</tr>
<tr>
<td>Grand Totals</td>
<td>1,962</td>
<td>(269)</td>
<td>335</td>
<td>66</td>
<td>2,028</td>
</tr>
<tr>
<td>Plus 10%</td>
<td>2,158</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:

1. Lost due to new ramp from I-93.
2. Lost due to construction of Ice Skating Rink.
3. Not including addition of spaces to east of facilities services on recently acquired land.
4. Reconfiguration due to construction of new dorm, but no change.
5. Gained due to demolition of existing buildings.
6. Lost due to additions to Boyd and Lamson Library.
3.4 Pedestrian Circulation Plan

Pedestrian flows on the Plymouth State College Campus are already well established, as described in the "Inventory and Analysis" report, and will not change significantly as a result of the Master Plan recommendations which are shown on Figure 5. Flows will continue to be concentrated along a few primary routes: the Summer Street corridor, the Highland Avenue corridor, and along Holderness Road. The importance of each of these corridors will, in fact, be increased because of the construction of new buildings recommended in the Master Plan.

The closure of the remaining block of Summer Street (between Court Street and Highland Street) will improve pedestrian safety and reinforce the axis between Boyd Hall and Prospect Hall. The landscape design of this corridor, as well as the Highland Avenue Corridor, needs to be upgraded to reflect their role as primary pedestrian paths on the campus. This upgrading is discussed further as part of the Landscape Plan.

The extension of these routes across High Street on the north and Highland Street on the south is a major safety issue. Potential recommendations are designed to address this problem and include removal of on-street parking, special crosswalk paving and fencing designed to channelize pedestrian flow.

Hazardous pedestrian conditions also exist along Holderness Road. Construction of a new Pemigewasset Bridge can help improve conditions from the east bank of the river to Main Street, and may affect some of the properties fronting on Holderness Road at the eastern bridge approach. The College needs to work closely with the New Hampshire Department of Transportation (NHDOT) to ensure that these pedestrian safety and aesthetic issues are addressed as part of the bridge reconstruction. Incorporation of a traffic signal at Main Street, including a pedestrian crossing signal, would be desirable. Additional pedestrian hazards exist along the Holderness Road frontage between the river and the College's Holderness Campus to the east. The College should attempt to work with property owners and the State DOT in this area to install sidewalks and buffer zones.

Another pedestrian connection recommended in the plan is to link the west side of Hyde Hall with parking to the north. This will necessitate a new entrance on the west side of the building.

3.5 Landscape Concept Plan

a. Landscape Concept

Plymouth State College's visual image is derived from its setting, its architecture and its landscape. The major opportunity available to the College in the near future is to improve the visual quality of its landscape. Attention to the refinement of the landscape is important to the College because it is the landscape which unifies the campus, providing a setting for the disparate styles of architecture and functioning as a corridor, meeting ground, play area and formal "living room" for the campus community.
The design of the campus landscape can be compared to the design of a building whose purpose is to house, educate, feed, administer, maintain and allow for recreational use by the campus community. An adequate building will perform these functions at a level of basic competence, while a successful and memorable building will perform these functions with a measure of style and grace which elevates the users’ experience above the level of minimal adequacy. The landscape, while thought of as being "everything that is not built upon," is actually the invisible building which houses the entire physical plant of the College. As such it offers the opportunity to provide a context and communal image for the entire campus through the design of its perimeter, to provide forecourts, doorways and antechambers leading to the buildings themselves, and to provide the types of exterior rooms which act as outdoor commons, where students gather and interact in the way that defines the meaning of the word ‘campus.’ Just as in the design of buildings, the landscape should be designed to be understood as a series of rooms with a specific purposes connected by corridors. Also analogous to the design of buildings, the quality of these spaces and corridors is important to the experience of the users. Spaces and corridors of high importance to the general community should be designed with an appropriate eye to the broad public role they will perform, while spaces which serve a smaller group should be designed to relate to the smaller scale of the user group creating a more intimate feeling. If successfully composed, the exterior spaces of Plymouth State College will take on the aura of well-used and well-loved rooms in a beloved building.

For the exterior rooms and corridors of the campus to be successful, they must be paved, lit and furnished in a manner which lends individual identity to the spaces while maintaining an overall unifying organization. Since the selection of these materials may do as much to alter the image of the campus as any other single action, materials should be chosen with care and an eye to their durability and appropriateness to the campus and the region.

The landscape architecture of Plymouth State College currently serves the campus community adequately, but with moderate investment can become an exceptionally memorable campus which in turn could be a stronger asset to the State system and an even more solid anchor for the Town. Attention to the landscape will enable the users to feel at once the order of the entire space by enhancing the boundaries of the campus, creating easily identifiable landscape gateways, reinforcing the design integrity of existing landscape spaces within the campus, creating new landscape spaces, and developing a more cohesive design for the pedestrian circulation network.

The aggregate effect of these improvements would be to improve the image of the campus in the eyes of the campus community as well as local residents and visitors, and to make best use of the wealth of landscape spaces on campus.
Key landscape actions are designed to:

*Preserve and enhance the long views to the mountains.* This should be accomplished by enframing the most important views using buildings and planting. Since the strongest impression of a good view is made by revealing it carefully as a part of a sequence, care should be given to which views are essential to the campus experience, and which views may be sacrificed to enable the immediate campus environment to be improved through enclosure by planting. This concept may also involve opening up some new views as well.

*Enhance the campus edges.* To improve and unify the campus image, upgrade the landscape treatment at all public streets through planting, paving and lighting.

*Define the important spaces on campus.* Use planting, paving and walls to enclose and separate the space on campus in order to increase the experience of variety and give character to the individual areas.

*Enrich the pedestrian experience.* Create a safer, more interesting visual and tactile environment on campus by creating a pedestrian precinct and the addition of richer paving, planting, lighting and furnishings.

*Accommodate and reduce the impact of vehicular traffic and parking.* Separate pedestrian and vehicular traffic, clearly define pedestrian crosswalks, and reduce the negative visual impact of streets, driveways, arrival plazas, and parking lots. Provide for safer pedestrian crossing of streets through landscape treatment and removal of on-street parking.

*Review waste handling systems* and the placement and design of collection areas to minimize their visual impact.

b. **Recommended Landscape Projects**

The following landscape projects are subdivided into campus-related projects which can be undertaken by the College independently, and projects which would involve both the Towns of Plymouth and Holderness, as well as coordination with New Hampshire Department of Transportation. Please refer to Figure 6 for the location and type of improvement. For descriptions of recommended materials and products to be used in paving, lighting, furnishings and planting, refer to 4.3 Landscape Design Guidelines.

**Plymouth Campus Landscape Projects**

**Projects Located North of Tobey Road**

As the most recent additions to the Plymouth Campus, the properties north of Tobey Road currently have little visual connection to the remainder of the Campus to the south. The new properties are separated by dense woods, steep slopes and lack of direct vehicular and pedestrian connections.
The most important goal for this area is to establish clear pedestrian and vehicular connections to the south, and create a landscape which is compatible with the remainder of the campus. Key to the linkage of these properties with the campus is the creation of a pedestrian path along the parking lot which fronts onto the apartments from Osceola to Moosilauke, and the improvement of Weeks Street, Tobey Road, and Armory Road, as discussed below in projects 36, 42 and 43.

1. **Co-generation Plant**

   Although the new Co-generation Plant occupies an important position on the campus as seen from southbound direction on Main Street - only its stack is visible. The landscape should be designed so that the building does not dominate the entry experience to the Town and Campus. The Plant should be buffered from view by earth berming and plantings of native woodland species, to create a low-key screen from all adjacent streets and properties. Since the Plant also terminates the vista of Weeks Street, which in the future may become an important link from the new residential development in the north to the academic core in the south, the landscape improvements should be designed to ameliorate the appearance of the building, parking and service yard.

2. **Proposed Parking Lot**

   The proposed parking lot located west of Armory Street should be planted with shade trees in all internal curbed islands and with native shade trees, evergreen trees and shrubs in the perimeter buffer area. This treatment should be used for all existing and proposed parking lots.

3. **Proposed Dormitory Buildings**

   The proposed dormitories north of Tobey Road should be arranged to create a central courtyard onto which the building entrances will front. The courtyard should be laid out with a perimeter path surrounding a panel of lawn. The perimeter path should be separated from the building faces by a planting strip to be planted with a mixture of deciduous and evergreen shrubs and flowering trees. The area around the exterior of the buildings should be planted with native evergreen and shade trees to create a transition to the adjacent woodland.

**Projects Located Between Tobey Road and Merrill Street**

4. **Parking Lot Planting**

   All existing and proposed parking lots should be planted with shade trees in internal curbed islands and around the perimeter. However, consideration should be given to the impact of tree plantings on views to and from buildings and the campus.
5. Proposed Dormitory Landscape

The proposed dormitory should have two entry plazas: one on the south corner of the Merrill Street frontage and one on the inside corner of the north side, to allow access from the proposed parking lot. Shade tree and shrub planting should buffer the building from the adjacent parking lots, driveways and streets.

Projects Located Between Merrill Street and High Street

6. North Knob Landscape

The existing wooded knob located south of Merrill Street should be preserved as a major natural open space feature. To increase its utility as a part of the open space system the summit should be linked to the adjacent path systems from Merrill Street, Highland Walk, Smith Hall, Grafton Hall and Prospect Dining Hall. The summit should be developed as an informal park-like gathering space and should be designed to contain pedestrian traffic and to reduce trampling of vegetation. The vegetation on the knob is primarily native woodland and should be preserved and enhanced through proper arboricultural practice. Vistas from the summit should be enhanced by judicious selective clearing and pruning to open the view to the northeast.

7. Proposed Academic Building

The proposed academic building to the south of Highland Walk and Merrill Streets should be sited to take advantage of the proximity to the North Knob by opening views from within the building to the wooded slope. The construction of the building should preserve the integrity of the landscape through the use of retaining walls and placing the building against the hillside to reduce grading impacts. The main entrance to the building should face Highland Walk and should be developed as a small plaza. The service drive on Merrill Street should be screened by planting.

8. Smith Hall

The landscape around Smith Hall will be altered by the re-orientation of the service drive from its current access point along Highland Avenue to its proposed access point from High Street. This will permit the creation of an informal basketball/entry plaza with screen planting to buffer it from the service driveway.

9. Prospect Dining Hall

The landscape around Prospect Hall should be improved by reorganizing the path system in the rear, or north, to accommodate the construction of the proposed addition and an outdoor dining terrace or deck. The High Street frontage should be improved by redesigning the paths and steps at the main entrance and treating the frontage as part of the streetscape of High Street.
10. **Draper Maynard Building**

Views of the Draper Maynard Building are very important to the image of the campus as seen by those coming from the north on Main Street, and by those coming from the east across the Pemigewasset River Bridge, particularly if it is realigned. Therefore the frontage along Main Street should be improved by creating a small entrance plaza, planting shade trees, and using the recommended granite post and wood rail fence to unify the frontage and connect it with the corner gateway landscape at High Street. An opportunity exists on the west side of the building to open up additional views from the main campus to the northeast through selective tree removal.

**Projects Located Between High Street and Highland Street**

This portion of the campus contains the bulk of the campus' original buildings, and retains the character of its original 19th century roots. The proposed landscape projects for this area focus on the creation of two major pedestrian spines, Summer Walk and Highland Walk, connected by Highland Street, School Walk, and High Street, forming a figure eight. Within the figure eight is a network of subsidiary paths which link the major walkways to the entrance plazas of the buildings. The campus' major landscape spaces are located in this area: Alumni Green, Mary Lyon Green, Speare Courtyard, the proposed Robert Frost Garden, and the (private) President's House grounds.

11. **Alumni Green**

The landscape of Alumni Green is scheduled to be reconstructed as a part of the College Union Building Addition project. As a part of the redesign, the Green will be re-graded so that it slopes gently from the CUB to Summer Walk, where it will be slightly elevated by a low seat wall. The walkways within the Green will be laid out to connect the major building and campus entrances, and focus on the front plaza of the CUB. The CUB plaza fronts onto a walkway connecting Mary Lyon Hall and Hall Dormitory with the Prospect Dining Hall. This walk, due to its large volume of traffic, is considered to be the 'street' onto which the outdoor dining terrace of the CUB will front. The 'street' walkway tree planting reinforces the straight edge of the walkway. Elsewhere, tree planting should be limited to irregular groves of shade trees arranged to permit views of the mountains.

12. **Speare Courtyard**

The landscape of Speare Courtyard is designed as an open lawn with plantings of trees and shrubs at the edges. The student use of the courtyard should be monitored over the next several years to evaluate use patterns and, if necessary make adjustments to the planting design. When the existing boiler plant and bookstore are removed, the potential for regrading this area to allow better visual contact between the campus and Main Street will exist.
13. **Robert Frost Garden**

The Robert Frost Garden could be designed as a memorial to include symbolic materials and plants to evoke the spirit of Frost's poetic connection to the New England landscape. The garden could provide for the student body a place of respite and a contrast to the open landscapes of the quadrangles and plazas elsewhere on the campus. Potential elements to include in the garden could be an arbor, stone walls, a paved sitting area, native trees, shrubs, and herbaceous plant materials. The garden would displace the existing basketball court.

14. **Mary Lyon Green**

The expanse of lawn stretching from Highland Street to the Ellen Reed House is the major symbolic quadrangle on campus as it provides the setting for Rounds Hall, Mary Lyon Hall, and Hall Dormitory. Improvements to the Green include widened and, in some cases, realigned paths, enlarged plazas, and a low retaining/seat wall along Summer Walk. The wall is intended to reduce maintenance and eliminate erosion along the existing grass bank. Planting in the Green should consist of shade trees arranged in irregular groves, allowing views through to the mountains beyond, and shrub masses only along the periphery and at building foundations. The lawn should be uninterrupted from base of building to base of building. The service courtyard at Hall Dormitory should be screened from view from Summer Walk. A new path should be built to accommodate student traffic from Mary Lyon Hall to the CUB, wide enough for emergency vehicle access and graded according to Town emergency vehicle standards.

15. **Hall Dormitory**

The service area north of Hall Dormitory should be reconfigured to appear as a plaza, with dimensional tolerances to accommodate service vehicles and possibly a half court basketball or other recreation function. Dumpsters should be screened from view. The access to the service plaza should be from Highland Walk, by way of a driveway of approximately 16 to 18 feet in width.

**Projects Located South of Highland Avenue**

16. **Belknap Hall**

A new enlarged entry plaza should be built on the north side of Belknap Hall to act as a small gathering space for residents and a place to take advantage of the existing view. The perimeter of the parking lot to the south should be planted with shade trees to reduce the impact of the expanse of paving.
17. Lamson Library

Service access should be provided on the west side of the library. The service drive should be buffered from the street by planting. The drive should extend around the south side of the building to permit emergency vehicle access and pedestrian traffic from Belknap Hall to Boyd Hall.

18. Pemigewasset Hall

The construction of the proposed Lamson Library addition will remove the existing terraced concrete plaza. The remaining space between the proposed service/pedestrian drive and Pemigewasset Hall should be developed as a pedestrian gathering place by terracing the grass slope and constructing an amphitheater or other plaza space. Since the view from Pemigewasset Hall to the mountains is especially notable, the entry plaza could be expanded to act as an informal gathering space with seating for the residents.

19. Russell House

As the first impression of students visiting the office of admissions, the combined effect of Russell House and its renovated landscape could be quite handsome. Therefore the landscape around Russell House should be developed as an ornamental garden in the manner appropriate to the Greek Revival style of the building. The grounds should be divided into the formal front yard, as seen from Highland Street, the side garden, which could be shared, at least visually, by Lamson Library, and an entry court at the top of the slope of Summer Street. Because of the proximity of the library addition, the design of the Russell Grounds should be bold enough to ‘hold its own,’ using native stone steps, walls, sturdy wood fences and arbor, and well-developed mature plant material.

20. Boyd Hall Plaza

To create a sense of order in the arrival at the Russell House and Boyd Hall entries and parking areas, and to channel pedestrian and vehicular traffic safely around each other, it is recommended that Summer Street be terminated at a small plaza. The plaza would permit cars and small service vehicles to turn around and pedestrians to pass the turning area in a safe and orderly fashion. The design of the plaza would create an opportunity for the entrances of both Boyd Hall and Russell House to be unified and related to the plaza.

21. Proposed Parking Lot

The need for additional parking in the vicinity of Russell and Boyd requires the construction of a terraced parking lot on the existing grass slope. Because of the steep slope and high visibility of this area, both the existing and proposed parking lots should be carefully landscaped to provide the most attractive appearance possible at this critically important part of campus. Parking should be screened by trees, shrubs and walls.
Major Pedestrian Walkways

Pedestrian circulation on campus will be greatly improved by the completion of the ongoing street closure program. The central campus will become a pedestrian zone with generous and attractively landscaped walkways. All Major Pedestrian Walkways should be paved with an attractive and durable material to distinguish them from vehicular routes and to enrich the pedestrian experience on campus. Detailed recommendations for the construction of these walkways are located in 4.3 Landscape Design Guidelines.

22. **Summer Walk** (formerly Summer Street)

The closure of Summer Walk is currently complete from High Street to Court Street. It is strongly recommended that the street be closed from Court Street to Highland Street. Although vehicular access to the southern extension of Summer Street south of Highland Street cannot be prohibited, the design standards for the construction of Highland Walk should be extended to the Boyd/Russell entry plaza to unify the system.

23. **Highland Walk** (formerly Highland Avenue)

Highland Walk is intended to extend from Merrill Street to Highland Street, providing an important link among the dormitories, library, CUB and other academic buildings. The portion from High Street to School Street should be upgraded as part of the College Union Building project.

24. **School Walk** (formerly School Street)

School Street is closed from the Frost House to Summer Street, and should be reconstructed as a part of the Alumni Green area improvements.

**Holderness Landscape Improvement Projects**

25. **Holderness Road**

Holderness Road is the principal route for most visitors to Plymouth State College, and should be attractively landscaped from I-93 to Main Street. With the construction of the southbound exit ramp on I-93, traffic may increase on Holderness Road. Therefore the College should seek cooperation among the landowners who front onto the road, the Towns of Plymouth and Holderness, and the New Hampshire Department of Transportation in upgrading the pavement and landscaping the right of way.

Recommended actions along Holderness Road include:

1. The installation of curbs to protect pedestrians, and the construction of walkways eight feet in width from the P.E. Center and parking lots on both sides of the road, so that pedestrians and bicyclists can comfortably pass each other without the risk of stepping into the street.
2. The planting of two rows of shade trees on both sides of the road to unify the properties, create a memorable passage from the highway to campus, and to buffer off-campus uses which do not contribute to the campus image.

3. The installation of the Plymouth signature fence as depicted in the Design Guidelines along the College frontage, to define the campus property. If the existing chain link fence which separates the playfields from the road is to remain, it should be relocated to the playfield side to reduce its visual impact.

4. The construction of campus gateways at the entry drive at Arold Field and the proposed skating rink.

5. Cooperative planning with NHDOT to improve upon the design for the proposed replacement bridge, so that it can include eight foot walkways on both sides to accommodate the large volumes of students walking and cycling between Holderness and Plymouth. Because there are few areas from which one can easily see the Pemigewasset River, overlook niches at the bridge midpoint, to capitalize on the river view, and a gateway plaza at the Plymouth side of the river should be incorporated into the design.

26. Proposed Skating Rink

The main entrance for the rink should be located on Holderness Road, and should be served by a vehicular drop-off road and entry plaza. The entry plaza should be connected to the adjacent parking lots by walkways. The mass of the building should be buffered by the installation of a row of shade trees around the building.

27. Physical Plant Building

The Physical Plant Building should be buffered from Holderness Road by planting. Service areas should be screened from the Road and from adjacent parking.

28. Parking Lots: Existing and Proposed

The parking lots around the proposed rink and the Physical Plant Building should be planted with shade trees in curbed islands and with mixes of native plantings around the edges, to buffer the parking areas. Walkways should be curbed and should extend from the practice fields to Holderness Road.

29. Physical Education Center Entry Plaza

The proposed addition to the existing PE Center calls for a new entry plaza on the north side. This plaza should be linked to the existing parking lot by a pedestrian walkway designed to accommodate service and emergency vehicles. Both the walkway and plaza should be designed with attractive paving and planting.
30. **Walkway Plantings**

To reinforce the spatial structure of the Holderness campus and create a further level of aesthetic interest, the recommended walkway system among the athletic facilities and fields should be planted as allees, with rows of trees flanking the walks. The tree plantings would also help to buffer the mass of the expanded PE Center.

**Langdon Park Landscape Improvement Projects**

31. **Path Connection to Plymouth Campus at Osceola Apartments**

To permit easy pedestrian access to Langdon Park from the Plymouth Campus, a path should be built from the south side of the existing ridge near the Osceola apartment to the unimproved road/path at the base of the hill. This path should be graded at an easy grade to permit maximum use.

32. **Nature Trail/Jogging Path**

The existing trails in Langdon Park should be augmented and enhanced to make use of the Park as an educational and recreational amenity. The resulting trail system should be designed to provide access to the key natural areas of the Park: the Baker River, the hillside, the wetlands, and any outstanding woodland features. Path construction in sensitive wetland areas may require the construction of boardwalks.

33. **Langdon Park Landscape Management**

The Park landscape should be studied as an environmental resource. A management plan should be developed which maximizes the use of the Park as an educational asset, by enhancing the natural diversity of plant material and restoring disturbed areas. The plan should define the actions necessary to restore and improve the quality of the environment.

**Public Rights of Way**

As one of the major ways of improving the public image of the campus, and in turn, the Towns in which the campus lies, the improvement of the public rights of way stands out as one of the most important landscape improvement actions to be taken. Immediate plans should be made for the cooperative planning, design and implementation of improvements to the streets noted below.

34. **Tobey Road**

Tobey Road will take on more prominence as an access route to the northern end of campus from Route 3 after construction of the proposed dormitory complex. The road should be improved, with pedestrian walkways and crosswalks provided where necessary, and improved vertical geometry and sight lines.
35. Merrill Street

Merrill Street should be improved along the campus frontage to include curbs, pedestrian walkways and crosswalks, and street trees. The intersection with Highland Walk should be marked by a crosswalk.

36. High Street

High Street should be improved along the campus frontage to include curbs, pedestrian walkways and crosswalks, and street trees. Safe pedestrian crossings are especially important at the intersections with Summer Walk and Highland Walk.

Current plans for High Street call for special paving along the Prospect Dining Hall frontage. This paving will signal drivers that the pedestrian crossing is different from adjoining street conditions, and through stimulation of the driver’s awareness, help to reduce conflicts.

37. Court Street

Court Street has been discussed by the Town of Plymouth and the College as a candidate for reconstruction and termination at the entrance to Rounds Hall. Court Street is especially important as it is an easy route to and from the campus to town, and is faced by Rounds Hall, the Plymouth Historical Society, and Town Hall.

38. Highland Street

Highland Street should be improved along the campus frontage to include curbs, pedestrian walkways and crosswalks, and street trees. Because of serious conflict between pedestrian crossings and vehicular traffic, pedestrian traffic should be concentrated at Summer and Highland Walks.

The College should work with State and Town authorities to develop a comprehensive approach to pedestrian safety modelled on the proposed High Street pedestrian crossing zone plan.

39. Langdon Street

Langdon Street should be improved from Pleasant Street to Merrill Street to include curbs, pedestrian walkways and crosswalks, and street trees.

40. Weeks Street

Weeks Street should be improved along the campus frontage to include curbs, pedestrian walkways and crosswalks, and street trees.
41. **Armory Road**

Armory Road should be improved along the campus frontage to include curbs, pedestrian walkways and crosswalks, and street trees.

42. **Main Street**

The streetscape of Main Street is important to both the Town and the College. The College should take action to insure the development of the land at the intersection of Holderness Road/Pemigewasset River Bridge and Main Street as a gateway park. The College’s street frontage along Silver Cultural Arts Center should be further demarcated by the Plymouth signature fence and gateway walls and signs at the north corner of Silver Hall and the intersection with Court Street. The College should cooperate with the Town on the design of streetscape improvements for the sake of coordination of materials, light fixtures and furnishing, so that each reinforces the other’s efforts. The appearance of the length of Main Street from Holderness Road to Highland Street, especially around the Town Green, is of the most importance to both the College and the Town.

3.6 **Lighting Concept Plan**

Figure 7 shows the Lighting Concept Plan for the Plymouth State College campus.

The lighting concept plan divides the campus into six zones which contain lighting fixtures of particular design and illumination performance approach to the character of those zones.

- **Traditional Period Fixture**

  This fixture would be used in the core historic campus area because of the need for sensitive design relationship with historic buildings in this most symbolically and visually important part of the College.

- **Modified Campus Standard**

  This fixture would be used in the areas adjacent to the Traditional Period Fixture, to effect a transition from the appearance of the ornate fixtures in the core for the less ornate fixtures around the campus periphery.

- **Street Lighting Fixtures**

  These fixtures would be designed to illuminate streets according to Town standards. Their design, recommended to be compatible with the traditional fixtures, should be jointly approved by the Town and College.
• Parking Lot Fixtures
  These fixtures should be efficient, cost-effective and of contemporary design with cut-off luminaires to avoid unnecessary spillage of light.

• Residential Fixtures
  These existing fixtures are used at the student apartments north of Merrill Street, and are of contemporary design with wood poles.

• Athletic Facility
  These fixtures are used to illuminate playing fields in Holderness and are subject to lighting criteria of the Physical Education Department.

3.7 Illustrative Development Plan

Figure 8, "Illustrative Development Plan" represents how the campus might look after construction of recommended facilities, circulation, parking and landscape recommendations.
4. DESIGN GUIDELINES

The implementation of the Master Plan will require the detailed planning and design of numerous projects and will involve a variety of design decisions. These decisions will be made by University system and College officials, architects, engineers and others, using the Master Plan for basic guidance. While the Master Plan itself makes specific recommendations on the siting of individual buildings and the location of new playfields, parking facilities, walkways and the like, it is almost certain that these specific recommendations will be reevaluated as the campus evolves. Therefore, if future planning and design decisions are to be consistent with the evolving Master Plan, the principles which underlie the plan must be understood and respected, and design standards and guidelines must be followed.

The purpose of the Design Guidelines is to ensure a strong, coherent campus image and consistent high quality through the design and location of specific facilities projects under the more general direction of the Master Plan. The design standards and guidelines can be used by architects, landscape architects and engineers during the design of specific projects, and by the College in evaluating specific design proposals for the campus. The guidelines are related to considerations of overall campus form, building design and landscape design.

4.1 Overall Campus Form

Design Guidelines for Overall Campus Form address considerations regarding land use and the general location buildings, open space, parking and circulation for the campus as a whole. In theory, each building, parking lot or pedestrian route should be located and designed to reinforce the principles which are the basis for the overall form of the campus. The following guidelines apply.

- No new buildings should be built in the designated floodway area.
- Development affecting areas of mature woodlands or steep slopes (greater than 25%) should be permitted only after careful consideration.
- The College should continue to support a mix of academic and residential uses throughout the Plymouth campus.
- Academic buildings should not be constructed north of Merrill Street.
- Faculty, staff and visitor parking should be within a reasonable walk of classrooms and offices.
- Visual axes on the campus should be terminated appropriately, preferably with an architectural feature like a building entrance. A particularly inappropriate termination is a truck dock or service area, and should not be permitted.
• New development and plantings should be sited to avoid blocking existing views of the surrounding mountain areas and to open up new views where possible. In particular it is recommended that no new buildings shall be built on the sites of the existing heating plant and bookstore in order to preserve important views off-campus.

• With all proposed development, every attempt should be made to consolidate utilities serving buildings into below ground utility corridors that run under public streets or identified pedestrian spines. Utility lines should not run through any parcels identified as future development sites, and should be sited to avoid existing and proposed plantings.

• The scale and appearance of new development along the edges of the campus should be sensitive to its surrounding context.

4.2 Buildings

The guidelines recommended for buildings are concerned with the external aspects of buildings and the relationships of buildings to each other and to other campus elements. The internal design of a building is of concern here only in terms of its implications for its exterior appearance and function.

a. Campus Wide Guidelines

These guidelines address the following architectural considerations.

• Siting of Buildings
• Building Heights
• Materials
• Facades
• Roofs
• Building Entrances
• Pedestrian Access
• Vehicular Access
• Truck Access

Siting of Buildings

There are two alternative approaches to the siting of buildings in relation to open space. Buildings can serve as objects set in an open space or buildings can help to define open space. Given the developed nature of the Plymouth Campus and the importance of open space in the campus core, it is recommended that buildings be used to define open spaces (streets, pedestrian spines and campus greens). The position of buildings is controlled by setback lines and build-to-lines. For public streets defining the edges or passing through the campus, new buildings should clearly define street zones. A 30 foot build-to line is proposed for all public street conditions. A continuous building frontage is also desirable for pedestrian spines such as Highland Street where a build-to line is also recommended.
Setback lines are appropriate for establishing minimum distances between campus buildings to ensure proper light and air. Setbacks are also useful in preserving the architectural and visual integrity of existing buildings. For example, a setback is recommended for the Lamson Library to maintain the existing visual integrity of Russell House.

**Building Height**

The predominant height of buildings on the Plymouth State College Campus is four stories. This holds true for academic and non-academic buildings and is a condition which is typical for most college campuses. For both academic and residential buildings, four stories is the practical maximum height without reliance on elevators.

In addition to this factor, Plymouth State College's unique campus setting, with its steeply sloped topography, and striking views of the surrounding mountain, suggest that buildings should be kept at or below a four story height limit, in order to preserve these views. The two existing buildings that exceed the height limit, Smith Hall and Grafton Hall (both seven floors), have a substantial negative impact on campus view corridors.

On the other hand, given the College's shortage of developable land, buildings should be programmed and designated to maximize a site's development potential, consistent with the four-story height limit and the desire to retain the campus' open feeling.

It is recommended that all new construction should adhere to a four story height limit. Mechanical penthouses would be permitted above the limit.

**Materials**

An important goal of the Master Plan is the creation of a cohesive built environment. Although buildings on the campus are heterogenous in design, ranging from the distinguished colonnaded Mary Lyon Hall to the less noteworthy architecture of Boyd Hall, all major campus buildings are constructed of red brick. The use of brick spans the entire existence of the campus from its beginnings at Rounds Hall 102 years ago to the present with the construction of the College Union expansion. Brick is the most appropriate material for the facades of the College's larger and more public buildings.

The campus also contains a number of wood frame and clad houses that serve various administrative and residential functions. The more distinguished of these include the Ellen Reed House and the Robert Frost House. While attractive, these structures are not appropriate models for major campus buildings given their small size and relatively high maintenance costs. This model is only appropriate for College buildings that are located in the surrounding community, or for existing structures, but should not be used for new buildings located in the campus core.
Facades

The facades of all new structures should be designed with a base, middle and top. These may be expressed by different materials, but in all cases, brick is required to provide continuity among buildings. Building materials must be predominantly (60 percent minimum) brick and stone, with a variety of other materials permitted, if desired, to highlight special areas of building facades. Existing brick buildings on the campus feature bases, door and window sills and lintels, infill panels and cornices of granite, precast or poured-in-place concrete, and painted wood. Granite, precast concrete, and painted wood are appropriate trim materials for proposed public buildings on the campus.

Lower floors should have the highest percentage of masonry. Stone bases are suggested for all buildings facing the principal streets and pedestrian spines that run through the campus to distinguish buildings at the street and pedestrian level. These include Summer Walk, Highland Walk, Highland Street, High Street and Merrill Street. The stone base of buildings can range from three feet to thirteen feet in height. Special articulation is recommended around major pedestrian entrances.

Roof Lines

Older Plymouth State College buildings feature sloped roofs. The most notable are Rounds Hall, Mary Lyon Hall, Hall Dormitory, and Memorial Hall. All campus construction from the 1950's to the present (with the exception of the Student Apartments and portions of the new College Union Building) have featured flat roofs. The presence of sloped roofs on the campus adds visual interest and reduces the scale of campus buildings.

Given the size and massing of proposed academic/administrative buildings on the campus, sloped roofs may be inappropriate for these new structures. This is particularly true given the immediate environment of the proposed buildings.

If additional residential buildings are added to the campus, however, it would be appropriate and highly desirable to incorporate pitched roofs. Given the width and general massing of residential structures, such roofs are more easily incorporated into the design of such buildings. In particular, if a four story residential structure is built, consideration should be given to incorporating the top floor into the caves of a pitched roof, thus reducing the apparent height of the building.

Building Entrances

Entrance canopies are a feature of many Plymouth State College buildings. Such canopies serve multiple functions. A canopy serves to mark important entrances, provides a transition from the exterior to the interior and provides shelter from inclement weather. Entrance canopies should be provided for in the design of all proposed public buildings on the campus.
Pedestrian Access

An important component of the Master Plan is to enhance the pedestrian experience on both the Plymouth and Holderness Campus. Three major campus spines have been identified which should receive substantial importance: Summer Street from Boyd Hall to Prospect Hall, Highland Avenue from Merrill Street to Lamson Library, and High Street/Holderness Road from Highland Avenue to the Physical Education Center Parking Lot. New development on the campus should help to define these important pedestrian spines. Major building entrances should be located on these corridors where possible. In addition, building service functions should be either relocated out of these corridors where possible, or effectively screened.

Vehicular Access

With the conversion of streets interior to the Plymouth Campus to pedestrian use, the ability to provide vehicular drop-off and parking adjacent to all buildings is greatly reduced. Only buildings with public street frontage will have these features as in the case of the Draper-Maynard Building. However, the plan does provide for convenient access to parking for all proposed development.

Truck Access

The location and treatment of building service areas has a major impact on the visual character and functionality of the campus. A goal of the Master Plan is to minimize the conflicts between pedestrian movement and building service. To accomplish this goal, truck docks of existing and proposed development should be oriented away from the principal pedestrian corridors through the campus. For example, in the area of campus between Merrill Street and High Street, all service areas are accessed from public streets which allows for a pedestrian-only zone on Highland Avenue. In the southern portion of the Highland Avenue corridor between School Street and Highland Street, Highland Avenue provides the only reasonable vehicular access to Mary Lyon Hall, Hall Dormitory and Blair Hall. In this case, the service areas are consolidated in two screened service courts adjacent to the Highland Avenue corridor.

In all cases, building service areas should be screened from view both from public street and pedestrian walkways. The preferable treatment is the incorporation of these areas inside the building envelope. Where this is not feasible, screen walls or landscape buffers should be provided.

b. Parcel Guidelines

As specific building projects are developed, detailed space programming and pre-schematic design studies will be needed to further define each project. Using the campus Master Plan as a basis, specific design guidelines should be developed for each project. This will provide the architectural and engineering team with a statement of intent from the College both in regard to the building's program and its design in relation to the rest of the Campus.
An example of a set of Parcel Design Guidelines is included as Appendix B to this report and is related to a proposed Academic Building to the east of Hyde Hall. The sample Guidelines include a set of controls, a diagrammatic site plan and cross-section.

4.3 Landscape Design Guidelines

Landscape Design Guidelines include recommendations for a) planting, b) paving (for pedestrian walkways, sidewalks and paths), c) lighting, d) site furnishings and, e) signage. Many of the guidelines, which are discussed below, are illustrated with sketches in Appendix C.

a. Planting

Concept

While the current condition of plant material on the campus is generally excellent, owing to a strong emphasis on care and diversity of species, it is recommended that the planting palette for new landscape improvements be simplified in order to unify the plantings on campus. Given the diversity of the existing plant material, it is possible for fewer individual species to be planted in new installations while maintaining the appearance of diversity for both aesthetic and horticultural reasons.

The selection of plant materials should respect the intended effect of the planting plan, using single species in areas such as individual street blocks and allees, and diverse species in buffer areas, gardens and other more natural areas.

Selection of hardy species is critical to the success of planting on the campus due to the severity of the winters. Species of proven success on campus, both native and exotic, should be chosen.

The recommended planting concept divides the campus into "landscape character" zones which should relate to a specific planting design concepts and plant palette.

Streetscapes: Single tree species should be used for each block. In the interest of horticultural diversity, species may vary by block.

Primary Walkways: Single tree species should be used for discreet segments.

Quadrangles: A limited variety of irregularly placed species is recommended.

Courtyards: A limited variety of tree and shrub species is recommended.

Gateways: A single tree species and a limited variety of shrub species is recommended per gateway. Variety in species from gateway to gateway is encouraged.

Buffers: A varied native tree and shrub planting palette is recommended.
Gardens: A varied tree, shrub and herbaceous planting palette including both native and exotic species is recommended.

Hedgerows: A varied native tree and shrub species palette is recommended.

Woodlands: Varied native species are recommended. These species should be compatible with existing woodland species.

b. Paving

Pedestrian Walkway Prototypes

The collection of paths, sidewalks and other pedestrian routes on campus should be a hierarchical system comprised of parts which have a particular purpose and a design which communicates that purpose to the user. Major routes should be given special treatments, such as has been proposed for Summer Street, and subsidiary routes should have a related appearance. The College presently accomplishes this to a limited degree through the use of brick as a unifying material for walkways. With the closure of Summer Street, Highland Avenue and School Street, there is an opportunity to design a pedestrian system which uses the variables of width and paving material to create an aesthetically pleasing and functional system which unifies the campus.

Seven prototypical walkways are proposed for the campus. They are subdivided into: (1) spines which bind the entire core of the campus; (2) primary paths which link important features on campus, (3) secondary paths which link features of less importance or frequency of use, (4) primary street sidewalks, which link important peripheral features and/or are important to the visual identity of the campus; (5) secondary street sidewalks which serve primarily to define the limits of the campus; (6) utility paths which provide minor connections of infrequent use, and (7) recreational paths which provide access to open spaces for athletic or passive recreational use.

Description of Pedestrian Walkway Prototypes

Type 1: Major Campus Spine (Summer Street, renamed Summer Walk)

Summer Walk defines the primary identity of the campus walkway system and sets the standard for the types of materials, furnishings and signage used throughout the system. The Walk should be 20 to 28 feet wide, with granite curbing at the edges. To balance the need for economy with the desire for visual richness in materials, the pavement should have a central walkway 16 feet wide, paved in brick, with flanking strips 4 feet wide paved in precast concrete unit pavers. All brick should be 4" x 8" x 2 1/4". All precast pavers should be 18" x 24" x 2 1/2". Patterns in the brick should be unique to Summer Walk, and should consist of edge bands with fields of various patterns composed in modules to create a rhythmic appearance. The 16 foot central walk should allow for heavy service and emerging vehicles to use the walk without cracking the larger pavers, and should allow pedestrians ample room to avoid vehicles. Bands of larger pavers should allow for the placement of lights, furnishings and signage to enable easier maintenance of the lawn areas adjacent to the walk.
Type 1: Major Campus Spine (Highland Avenue, renamed Highland Walk)

Highland Walk, like Summer Walk, links many important campus features, and is important to cross-campus circulation. It should be developed in the same way as Summer Walk, with a 20 to 28 foot width composed of granite curbs, side bands of concrete pavers and a central brick zone with granite accents, designed with a pattern unique to Highland Way, and furnished in a similar manner as Summer Walk.

Type 2: Primary Path (such as the path from Mary Lyon Hall to Summer Walk)

Primary paths should be brick paths 8-10 feet wide, depending on the volume of use. Patterns in the existing paths are currently herringbone, but could vary according to the part of campus in which they occur. Patterns should be edged with at least a single band of soldier-coursed brick to provide a neat edge.

Type 3: Secondary Paths (such as the connection between Russell House and Highland Street)

Secondary paths will be 6 feet wide. Patterns should be similar to primary paths.

Type 4: Primary Street Sidewalks (such as Main Street)

Primary sidewalks should be 8-12 feet wide, depending on the level of use anticipated and available space. Materials should be solid brick with granite accents with tree grates at all street trees, and traditional streetscape features where appropriate. Features may include metal tree guards, metal bollards, benches, bicycle racks and trash receptacles.

Note: Both sides of Holderness Road, because of its importance in connecting the Holderness Campus with the Plymouth Campus, should have the character of a Type 4 walkway from Main Street to the east end of the College’s holdings.

Type 5: Secondary Street Sidewalks (such as Langdon Street)

Secondary street sidewalks should be concrete with a 4 foot brick band at the curb, or solid brick. While less important in the day-to-day life of the campus, these sidewalks would convey the campus’ image to the Town, and to the visitor, and would be important for the message of unity they would convey.

Type 6: Utility Paths (such as paths in service areas, or paths in the maintenance yard)

Utility paths should be six feet wide, unless there is a need to allow passage of maintenance vehicles, in which case they would be eight feet wide. The material should be bituminous concrete.
Type 7: Recreational Paths (such as paths in Langdon Park)

Recreational paths vary in function from those paths which provide access to recreational areas to paths which permit circulation within those areas. Access paths should be a minimum of six feet wide, widening to eight feet wide if service traffic and/or pedestrian traffic warrants it. Access paths should be bituminous concrete to allow service traffic and to accommodate bicycle and heavy pedestrian traffic while allowing the ability to be plowed in the winter. Paths in Langdon Park should be gravel or wood chips, according to the frequency of use and intended effect. Nature trails should be four to six feet wide and be paved with wood chips.

Walkway Construction Standards

Walkways should be constructed of the most durable materials affordable by the College to avoid unnecessary maintenance and hazards to pedestrians resulting from premature failure of the pavement. The prototypes discussed above are designed to relate to the appropriate areas of campus based on the anticipated level of use and expected user type and purpose. Therefore informal paths in natural areas are the only paths not recommended to be built of an all-weather material.

Walkway prototypes 1-5 should be constructed using the following standards:

- Brick pavers should be suitable for exterior horizontal application in areas of extreme freezing and moisture.
- Precast pavers should have a light texture finish to retard slippage.
- Setting beds and joint filling for brick and concrete pavers should be angular builder’s sand leveled and compacted for the bedding, and swept into joints and lightly vibrated for the vertical joints.
- All pavers should be laid on either a concrete slab (if vehicular traffic is anticipated) or a concrete or bituminous concrete slab, if vehicular traffic is not anticipated. Edges of the slabs should be designed to contain the pavers to prevent "unravelling" of the pavement surface. Such edge treatment could consist of steel edging bolted to the slab or other such method of restraint. All structural slabs and base materials shall be specified by an engineer familiar with local temperature and frost potential, and the anticipated structural load for the walkways.

Walkway Type 6 should be constructed according to the above standards.

Walkway Type 7 should be constructed of a minimum of 4" of either wood chips or compacted angular gravel with a topping of fine gravel.
Crosswalks

Major walking/street intersections should be paved with precast concrete unit pavers to signal drivers to the presence of pedestrians. Crosswalks should be a minimum of eight feet wide and should be constructed to State or Town standards as applicable.

c. Lighting

The recommended lighting plan creates five character zones of lighting standards:

- Pedestrian Light A: Historic Core
- Pedestrian Light B: General Purpose
- Athletic Areas
- Parking Lots
- Streets

Pedestrian Light A: Historic Core

The area proposed for Pedestrian Light A is the historic core of the campus along Summer Street near Rounds, Mary Lyon, Hall Dormitory, Russell House, Ellen Reed House, Memorial Hall, Frost House and other key campus buildings such as the CUB and Speare Hall. Because of the sensitive symbolic nature of the key historic buildings, the recommended light fixture is a luminaire and pole of compatible form and proportion to the 19th century period and style of the adjacent buildings. The recommended level of illumination is 0.5 footcandles, which would correspond to a pole spacing of about 60 feet on center, with a pole height of 10 to 12 feet and a lamp of 70 watts.

Pedestrian Light B: General Purpose

The area recommended for Pedestrian Light B is the remainder of the pedestrian walkway and plaza system on campus where buildings are of more recent design and where parking lots contain less than 10 spaces. The recommended light fixture is the same as the existing PSC luminaire and pole, with two adaptations. The first adaptation is to attach the luminaire to the pole top with a sturdier connection. The second adaptation is to accentuate and strengthen the base of the pole with a slip-on casting or molding to replicate the ornament of the cast bases on historic light poles. The recommended level of illumination is 0.5 footcandles, which would correspond to a pole spacing of about 40 to 60 feet with a pole height of 12 feet.

Athletic Areas

Light fixtures in the existing athletic area are designed specifically for the purpose of illuminating athletic events. No change is recommended. Should the construction of the new tennis facility require night time lighting, a fixture of contemporary design with a cutoff luminaire is recommended. The luminaire should be designed to reduce the ‘spill’ of light away from the immediate area of focus through the design of its reflector.
Parking Lot Lighting

All parking lots containing more than 10 cars should be lit with high performance contemporary fixtures with cutoff luminaries. The maximum pole height should be 20 feet. The recommended level of illumination is 0.5 footcandles.

d. Site Furnishings

Bench

Plymouth’s climate limits the number of comfortable days for the use of outdoor seating. While stone is the predominant bench material on campus today, metal and wood benches offer the most flexibility in design and refinement. In terms of durability, stone is the most durable and least maintenance intensive, with metal and wood following in order. Wood is more comfortable to sit on than metal or stone, especially in temperature extremes.

Bench: Granite

The existing campus standard bench consisting of a slab of granite on two rectangular granite pedestals is a compelling image suitable to the regional vernacular. This prototype is recommended for further use on campus in landscape areas not immediately adjacent to building entrances, to be designed within the proportional guidelines noted in the guideline sketch for stone benches.

Bench: Metal Alternate

A painted metal bench is recommended for use at building entrances and other areas of high pedestrian concentration such as Alumni Green where there is a need for seating with backrests and a higher level of refinement. The recommended bench should be painted with a powder coating of polymer based paint for maximum durability.

Benches: Wood Alternate

A wood bench is recommended for use at building entrances and other areas of high pedestrian concentration such as Alumni Green where there is a need for seating with backrests and a higher level of refinement. The recommended bench should be made of a rot resistant wood.

Trash Receptacle: Existing

The existing PSC receptacle should be used in areas of lower visibility and at the sports fields in Holderness.
Trash Receptacle: Recommended

The recommended trash receptacle is made of painted steel. This should be used in areas of high visibility on the campus such as Summer and Highland Walks, all major building entrances, and Mary Lyon and Alumni greens.

Bicycle Racks

The existing metal bicycle rack ("ribbon rack") is recommended for further use.

Campus Fences and Gateways

In addition to tree or other buffer planting, improved sidewalk paving, and curbing, the campus edge should be defined by a fence similar to the character of the existing fence around the Town Green in Plymouth. The recommended fence should be made of stone posts and wood rails. The posts should be 6 to 8 inches square split faced granite. The post height should not exceed 42 inches. In more formal areas, and areas of high visibility, the post edges should be dressed with a one inch tooled edge, with a dressed top. The wood rails should be 4 inches square by 8 to 10 feet in length, and should be joined to the stone posts by steel straps. The straps should be anchored to the post with epoxied anchor bolts, and anchored to the wood by lag bolts.

In addition to the landscape treatment recommended above for campus edges, campus gateways should be designed to include a low stone wall on top of which would be mounted a newly-designed campus sign. The gateways should be simple in design, relying on the rugged beauty of stone, the sign and simple plantings. The design of gateways could vary from site to site to adapt to local conditions and provide variety. The design of gateways should create a transition from gateway sites at the edges of the vehicular approaches to campus to the gateway sites located at sites of pedestrian approaches in Plymouth. Gateways at vehicular approaches should be larger, and require less detail than gateways at pedestrian approaches which require a greater level of detail and a smaller scale.

Recommended locations for gateways are:

- I-93 Exit Ramp, westbound on Holderness Road (both sides)
- Access drive to parking lot at Arod Field (north corner)
- Pedestrian path to P.E. Center (north side of Holderness Road)
- Ice Skating Rink Driveway
- Main Street:
  - Corner of Main and High Streets (north corner)
  - Silver Cultural Arts Center (east corner)
  - Court Street (east corner)
- Highland Street (south side, north of Town Library)
- Langdon Street (Highland Street, south corner at Belknap Hall)
- High Street (east corner at Langdon Street)
- Merrill Street (southeast corner)
e. **Signage**

The recommended campus signage system should be designed as an entire unit, with a common aesthetic thread. The types of signs which should be included are:

- Major Gateway
- Minor Gateway
- Building Identification
- Parking
- Pedestrian Directional
- Vehicular Directional

f. **Stairs**

All site stairs should be built of granite treads with granite cheek walls on concrete foundations. The cheek walls reduce the need for labor-intensive maintenance around the steps. Railings are required at all steps, in accordance with design requirements of the Americans with Disabilities Act.

g. **Bus/Shuttle Shelter**

Campus shelters should be of a consistent design compatible with the small scale of the shelters. Since the appropriate precedent for small scale structures on campus is the existing wood Greek Revival structures such as Russell House, it is recommended that the shelters be designed as wood structures using compatible details which are typical of the greek revival period. These structures should be simple in design, but not plain, and should provide adequate shelter while conforming to security requirements. All shelters should be attached to a granite "foundation" wall on a concrete base, and should incorporate seating, trash receptacle and poster boards.
5. IMPLEMENTATION

5.1 Priorities

This Master Plan for Plymouth State College identifies a number of facility and site improvement projects. The majority of the projects related to renovation and new construction are designed to eliminate a current "space gap" identified by Robert P. Owen Associates and should be given the highest priority in terms of planning and funding by the University System. The Master Plan also identifies site for a new academic building and a 220 bed residence hall to meet up to ten percent growth above the 1991 enrollment figures. These facilities are clearly a lower priority, but may be needed relatively soon if past enrollment trends continue.

The Master Plan also identifies a series of recommendations for landscape improvements for the campus. These can be undertaken as soon as practicable. Certainly the design standard recommended as part of the Master Plan should be used as part of the construction of individual building projects. It is recommended that a pilot landscape project be designed and carried out to demonstrate and test the proposed landscape treatment. For example, construction of Alumni Green, Summer Walk or Highland Way could be used to set a new standard for campus landscape.

5.2 Updating the Master Plan

University System of New Hampshire policy mandates updating the College’s Master Plan at least every five years and suggests that the Master Plan should be based on a planning horizon of twenty years. Because of the College’s need to build facilities to catch up with its current enrollment, the magnitude of this need and the Trustee guidelines on growth this current Master Plan presents the University system with a significant agenda for College facilities over the next decade. As this program evolves, and the College continues to change, the Master Plan should be reviewed and updated.

5.3 Design Review

As discussed in the section on Design Guidelines it is recommended that the College establish specific Parcel Design Guidelines as part of each capital building project. These parcel guidelines can serve as criteria for the College when reviewing specific architectural designs.

The single most important control the College has over the design quality of its future projects is the selection of the design professionals for each project. Design guidelines, whether in the form of strict controls or a system of principles and guidelines, cannot ensure "good design." The selection of top-grade architects, landscape architects and engineers is usually the most effective action the College can take to ensure a well designed project.
APPENDICES

<table>
<thead>
<tr>
<th>Existing Use Program</th>
<th>Assignable Sq. Ft.</th>
<th>Proposed Use Program</th>
<th>Assignable Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Registrar's Classrooms</td>
<td>1,746</td>
<td>Registrar's Classrooms</td>
<td>2,746</td>
</tr>
<tr>
<td>Business Classrooms</td>
<td>7,006</td>
<td>Business Classrooms</td>
<td>6,860</td>
</tr>
<tr>
<td>Art History Classroom</td>
<td>1,090</td>
<td>College Classroom</td>
<td>1,090</td>
</tr>
<tr>
<td>(Reuse Art History Classroom)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Math Classrooms</td>
<td>2,481</td>
<td>Math Classrooms</td>
<td>4,230</td>
</tr>
<tr>
<td>Philosophy Classrooms</td>
<td>1,116</td>
<td>Philosophy Classrooms</td>
<td>1,710</td>
</tr>
<tr>
<td>Psychology Classrooms</td>
<td>1,938</td>
<td>Psychology Classrooms</td>
<td>3,350</td>
</tr>
<tr>
<td>Art Gallery</td>
<td>2,291</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>Art Studios, Shops, Office</td>
<td>10,393</td>
<td>-</td>
<td>0</td>
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<tr>
<td>Business Non-Classrooms</td>
<td>5,024</td>
<td>Business Non-Classrooms</td>
<td>*10,300</td>
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<tr>
<td>Math Non-Classrooms</td>
<td>3,301</td>
<td>Math Non-Classrooms</td>
<td>*9,000</td>
</tr>
<tr>
<td>Philosophy Non-Classrooms</td>
<td>935</td>
<td>Philosophy Non-Classrooms</td>
<td>*2,200</td>
</tr>
<tr>
<td>Psychology Non-Classrooms</td>
<td>3,638</td>
<td>Psychology Non-Classrooms</td>
<td>*7,500</td>
</tr>
<tr>
<td>Administrative Computing</td>
<td>1,260</td>
<td>Administrative Computing</td>
<td>*1,600</td>
</tr>
<tr>
<td>Academic Computing</td>
<td>1,272</td>
<td>-</td>
<td>0</td>
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<tr>
<td>TOTAL ASF</td>
<td>44,552</td>
<td></td>
<td>**50,586</td>
</tr>
</tbody>
</table>

*If the Philosophy Department remains in Hyde, each of these areas will be reduced by approximately 7% to conform to the available area in the building. Additional area will not be added unless there is an increase in enrollment.

**Less difference between programmed office size (140 ASF) and existing office size (100 ASF) = 40 ASF x 78 faculty offices = 3,120 ASF. 50,586 - 3,120 = 47,466 ASF. Philosophy 2,200 ASF + 1,710 = 3,910 ASF could also move to Memorial Hall if its space allocation is reduced.
### Existing Use Program

<table>
<thead>
<tr>
<th>Assignable</th>
<th>Proposed Use Program</th>
<th>Assignable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sq. Ft.</td>
<td></td>
<td>Sq. Ft.</td>
</tr>
</tbody>
</table>

#### Draper-Maynard Building

- (GSF) 53,056
  (estimate) 36,000
  - Art Gallery
  - Art Studios, Workshops, Offices
  - Art History Classrooms
  - Health, Physical Education & Recreation (HPER) Classrooms
  - & Non-Classrooms
  - College Archives and Related Administrative Space

**TOTAL**

36,000

*Occupancy until approximately the year 2005, i.e., for approximately 10 years, at which time HPER will move to an addition to the P.E. Center.*

#### Boyd Hall

<table>
<thead>
<tr>
<th>Media Services</th>
<th>Foreign Languages Non-Classrooms</th>
<th>Foreign Languages Classrooms</th>
<th>Registrar’s Classrooms</th>
<th>Natural Sciences Classrooms</th>
<th>Natural Sciences Non-Classrooms, i.e., Labs, etc.</th>
<th>Subtotal</th>
<th>Addition on North Side</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,830</td>
<td>2,803</td>
<td>1,904</td>
<td>5,008</td>
<td>1,676</td>
<td>17,348</td>
<td>30,568</td>
<td>22,300</td>
<td>52,868</td>
</tr>
</tbody>
</table>

**TOTAL**

52,868

#### Holmes House

<table>
<thead>
<tr>
<th>Residential Life</th>
<th>Residential Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>+2,620</td>
<td>+2,620</td>
</tr>
</tbody>
</table>

#### Bagley House

<table>
<thead>
<tr>
<th>Career Development</th>
<th>Counseling &amp; Human Relations</th>
<th>Women’s Services</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,204</td>
<td>1,075</td>
<td>715</td>
<td>2,994</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Career Development</th>
<th>2,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Counseling &amp; Human Relations</td>
<td>0</td>
</tr>
<tr>
<td>Women’s Services</td>
<td>0</td>
</tr>
</tbody>
</table>

| Expansion Space | 994 |

**TOTAL**

2,994

A-2
<table>
<thead>
<tr>
<th>Existing Use Program</th>
<th>Assignable Sq. Ft.</th>
<th>Proposed Use Program</th>
<th>Assignable Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rounds Hall</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Education-Teacher Education</td>
<td>352</td>
<td>Social Science Classrooms</td>
<td>6,430</td>
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<tr>
<td>Social Science Classrooms</td>
<td>4,165</td>
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<tr>
<td>Education Non-Classroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Space (incl. Kindergarten)</td>
<td>4,062</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Education Classrooms</td>
<td>2,098</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>English Classrooms</td>
<td>3,463</td>
<td>English Classrooms</td>
<td>4,140</td>
</tr>
<tr>
<td>Social Science Non-Classroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Space</td>
<td>3,808</td>
<td>Social Science Non-Classroom</td>
<td>9,000</td>
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<tr>
<td>Physical Plant</td>
<td>1,398</td>
<td>Physical Plant</td>
<td>1,398</td>
</tr>
<tr>
<td>Computer Science Classrooms</td>
<td>1,327</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>20,673</td>
<td></td>
<td>20,968</td>
</tr>
</tbody>
</table>

| Hall Dormitory                         |                   |                                        |                   |
| Student Housing (108 Beds)             | 19,800            | Education Classrooms                  | 0                 |
|                                        |                   | Education Non-Classrooms              | 3,120             |
|                                        |                   | Education-Teachers Education          | 8,100             |
|                                        |                   | Education-PEP                         | 1,000             |
|                                        |                   | Foreign Languages Non-Classroom Space | 1,300             |
|                                        |                   | Foreign Languages Classrooms          | 5,200             |
| **TOTAL**                               | 19,800            |                                        | 20,700            |

*Estimated from total gross area.

| Robert Frost House                     |                   |                                        |                   |
|                                        |                   | Frost Commons & English               |                   |
|                                        |                   | Non-Classroom Space                   | 3,600             |
| **TOTAL**                               | 3,600             |                                        | 3,600             |
### Existing Use Program

|-------------------------------|-------------------|----------------------|-------------------|

#### Ellen Reed House

- English Non-Classroom Space: +3,554
- TOTAL: 3,554

#### Memorial Hall

- Computer Science Non-Classroom Space: 4,316
- Computer Science Classrooms: 0
- Education Classroom: 1,073
- Social Science Classroom: 932
- Education PEP*: 334
- Education Non-Classroom: 252
- English Non-Classroom: 333
- Social Science Non-Classroom: 713
- Unspecified in M.P. Survey: 853
- TOTAL: 8,806

*PEP has recently moved to a house on Tobey Road.

**Could move Philosophy Department (3,910 ASF required), if space allocation is reduced, to Memorial (see proposed use of Hyde).

#### Mary Taylor House

- Art Non-Classroom Space: 2,803
  - Counseling and Human Relations (CHR): 0
  - Expansion of CHR beyond 1991-92 Needs: 2,200
  - 1991-92 Needs: 600
  - Alternative:
    - News Services: 1,800
    - Purchasing: 1,000
- TOTAL: 2,803

TOTAL: **8,800**
<table>
<thead>
<tr>
<th>Existing Use Program</th>
<th>Assignable Sq. Ft.</th>
<th>Proposed Use Program</th>
<th>Assignable Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>P.E. Center</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intercollegiate Athletics</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ICA) Non-Activity Space</td>
<td>2,302</td>
<td>HPER Non-Activity Space</td>
<td>500</td>
</tr>
<tr>
<td>HPER Non-Activity Space</td>
<td>3,244</td>
<td>ICA/HPER Shared Activity</td>
<td></td>
</tr>
<tr>
<td>ICA/HPER Shared Activity Space</td>
<td>58,130</td>
<td>Space &amp; Non-Activity Space</td>
<td>64,999</td>
</tr>
<tr>
<td>HPER Classrooms</td>
<td>1,833</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>65,509</td>
<td></td>
<td>65,499</td>
</tr>
<tr>
<td><strong>Lamson Library</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>44,800</td>
<td>Library</td>
<td>92,600</td>
</tr>
<tr>
<td>Proposed Addition</td>
<td>*52,530</td>
<td>ITV Classroom</td>
<td>1,000</td>
</tr>
<tr>
<td>Academic Computing</td>
<td>270</td>
<td>Academic Computing</td>
<td>2,200</td>
</tr>
<tr>
<td>Media Services</td>
<td></td>
<td></td>
<td>1,800</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>97,600</td>
<td></td>
<td>97,600</td>
</tr>
</tbody>
</table>

*52,530 ASF was programmed. $6,700,000 has been requested in the University System’s capital budget request which is insufficient to construct all of the programmed space.

| **College Union Building & Annex**            |                    |                                                  |                    |
| College Union                                 | 22,514             | College Union                                    | 44,900             |

<p>| <strong>Facilities Services Building</strong>              |                    |                                                  |                    |
| Campus Services                               | 3,647              | Campus Services                                  | 4,600              |
| Physical Plant                                | 10,705             | Physical Plant                                   | 11,785             |
| Purchasing                                    | 560                | -                                                | 0                  |
| Mail Services                                 | 966                | -                                                | 0                  |
| Unaccounted in M.P. Survey                    | 507                | Sub-Total                                        | 16,385             |
| <strong>Physical Plant Addition or Leased Space</strong>   |                    |                                                  |                    |
| <strong>TOTAL</strong>                                     | 16,385             |                                                  | 20,385             |</p>
<table>
<thead>
<tr>
<th>Existing Use Program</th>
<th>Assignable Sq. Ft.</th>
<th>Proposed Use Program</th>
<th>Assignable Sq. Ft.</th>
</tr>
</thead>
</table>

**Art Annex**

Art Department Non-Classroom Space (includes Studios) 2,688 – 0

TOTAL 2,688 *0

*Scheduled to be torn down to provide site for a new dormitory.

**Art Shop (Garage)**

Art Department - Studio - Workshop 876 0

TOTAL 876 *0

*Scheduled to be torn down to provide site for a new dormitory.

**Prospect Hall**

Dining Services 20,143 Dining Services 20,100

TOTAL 20,143 20,100

**New Dormitory**

Student Housing 0 Student Housing to Replace Hall dormitory beds *14,000

TOTAL 0 14,000

*Estimated, detailed planning has not been done.
### Existing Use

<table>
<thead>
<tr>
<th>Program</th>
<th>Assignable</th>
<th>Proposed Use</th>
<th>Assignable</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sq. Ft.</td>
<td>Program</td>
<td>Sq. Ft.</td>
</tr>
<tr>
<td><strong>Russell House</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Admissions</td>
<td>2,959</td>
<td>Admissions</td>
<td>3,100</td>
</tr>
<tr>
<td>Alumni Relations</td>
<td>642</td>
<td>Alumni Relations</td>
<td>1,200</td>
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<tr>
<td>News Service</td>
<td>1,318</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>Development Office</td>
<td>376</td>
<td>Development Office</td>
<td>*1,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>5,295</td>
<td></td>
<td>5,300</td>
</tr>
</tbody>
</table>

*Reduced from Master Plan space requirements of 1,600 ASF for Alumni Relations and 1,400 ASF for Development so as to fit in Russell House.

### Baker Infirmary

- **Health Services**
  - 4,029
  - Health Services*
  - 3,700

*Alternative locations closer to the center of campus are being considered.

### Speare Hall

- **President's Office**
  - 1,378
  - *President's Office/Director of Admin. Services*
  - 1,999
- **Dean of the College**
  - 1,254
  - *Dean of the College*
  - 1,264
- **Dean of Students**
  - 796
  - *Dean of Students*
  - 520
- **Director of Admin. Services**
  - 584
  - *Director of Finance/Student Loan and Grants*
  - 541
- **Director of Finance**
  - 381
  - *Burser's Office*
  - 951
- **Bursar's Office**
  - 750
  - *Accounts Payable*
  - 565
- **Business Office**
  - 2,196
  - *Controller*
  - 780
- **Campus Security**
  - 632
  - *Campus Security*
  - 897
- **Continuing Education**
  - 265
  - *Continuing Education*
  - 689
- **Financial Aid**
  - 1,273
  - *Financial Aid*
  - 1,393
- **Graduate Studies**
  - 445
  - *Graduate Studies*
  - 978
- **Personnel**
  - 1,213
  - *Personnel*
  - 1,197
- **PASS**
  - 928
  - *PASS*
  - 1,642
- **Registrar**
  - 1,463
  - *Registrar*
  - 1,629
- **Student Loans & Grants**
  - 255
  - *Telecommunications*
  - 1,359
- **Telecommunications**
  - 1,187
  - *Undergraduate Studies - Academic Affairs*
  - 1,091
- **Undergraduate Studies Classroom(s)**
  - 809
  - *Curriculum Development*
  - 1,109
- **Sub-Total**
  - 15,809
  - *Coordinator of Student Activities*
  - 271
  - *Shared Conference Rooms (2)*
  - 248
  - *Kitchen*
  - 44
  - *Shared Copy Machine Rooms (2)*
  - 159

**TOTAL**

- 19,326

*Based on recently completed renovations to Speare and Master Plan.
<table>
<thead>
<tr>
<th>Existing Use Program</th>
<th>Assignable Sq. Ft.</th>
<th>Proposed Use Program</th>
<th>Assignable Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mary Lyon</td>
<td>Student Housing</td>
<td>268 Beds</td>
<td>Student Housing</td>
</tr>
<tr>
<td></td>
<td>(Basement) - Unallocated Swing Space until Mary Lyon is renovated</td>
<td>268 Beds</td>
<td></td>
</tr>
</tbody>
</table>

**Belknap, Grafton, Pemigewasset, Smith, Student Apartment Complex and Non-Traditional Student Housing**

No Change

**Blair Hall Basement**

No change except possibly in the basement which is being considered for Student Service functions

Formerly Rochester Shoe Tree Factory

Existing Area 200’ x 62’ x 36’ = 12,400 + 864 = 13,264/Floor x 4 = 53,056 GSF Total

53,056/1.5 = 35,370 ASF Total (Estimate)

35,370/4’² = 9,000 ASF/Floor

There is sufficient land area at the back (West Side) and at the front (East Side) of the building to accommodate additions of the following areas if the College decides to build in these areas in the future:

- Addition on Back (Single Story) 200’ x (40->60’) = 8,000 - 12,000 GSF
- Addition on Front (Single Story) 200’ x 24’ = 4,800 - 864 = 4,000 GSF

Total Additions 12,000 - 16,000 GSF or approx. 8,000 - 11,000 ASF

Total Assignable Area w/Two Additions

35,370
8,000
43,000 - 46,000 ASF

+No significant changes from the existing space.
Appendix B: Example of Parcel Design Guidelines

Parcel 5 Design Guidelines

Description:

Location: Bordered Lamson Library to the north, Russell House to the east, Pemigewasset Hall open space to the south and the Belknap Hall open space to the west

Size: .62 acres

Ownership: Plymouth State College

Current Use: Faculty/staff surface parking lot with 29 spaces

Controls:

Proposed Site Use: Library expansion with academic with approximately 66,000 GSF and 52,800 ASF

Pedestrian Circulation: Main library entrance Main to remain at existing location, emergency building exits from the east face and north face of building addition

Vehicular Access: Replacement parking for faculty/staff provided in a 34 space surface parking lot to be developed south of Belknap Hall, building servicing from a one way service drive accessed from Highland Street north of the library entrance and exiting into Boyd Hall service drive, truck dock adjacent to west building

Maximum Building Height: Three floors or 39 ft. from basement elevation to the east of the existing library (approximate height of the roof-line of Russell House), four floors or 63 ft. from basement level elevation of library (47 ft. from adjacent grade), elevator penthouse structure can exceed these height limits.

Minimum Building Setbacks: 85 ft. from Highland Street, 45 ft. from predominant Russell House face, 100 ft. from east corner of Pemigewasset Hall

Build-to-Lines: Western edge of existing library face

Landscape Requirements: Landscaped buffer between Russell House and library addition, preservation of existing sloped lawn adjacent to Pemigewasset Hall entrance, enhancement of service access north of library entrance and enclosure of service area
Appendix C: **Illustrations of Landscape Design Guidelines**

**Contents:**

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type 1:</td>
<td>Major Campus Spines</td>
<td>C-1</td>
</tr>
<tr>
<td>Types 2 &amp; 3:</td>
<td>Primary and Secondary Paths</td>
<td>C-2</td>
</tr>
<tr>
<td>Type 4:</td>
<td>Primary Street Sidewalks</td>
<td></td>
</tr>
<tr>
<td>Type 5:</td>
<td>Secondary Street Sidewalks</td>
<td></td>
</tr>
<tr>
<td>Type 6:</td>
<td>Utility Paths</td>
<td>C-3</td>
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<tr>
<td>Type 7:</td>
<td>Recreational Paths</td>
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<tr>
<td>Type 8:</td>
<td>Major Walkway Paving</td>
<td>C-4</td>
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<tr>
<td>Type 9:</td>
<td>Steps</td>
<td>C-5</td>
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<tr>
<td>Type 10:</td>
<td>Pedestrian Light - Traditional</td>
<td>C-6</td>
</tr>
<tr>
<td>Type 11:</td>
<td>Granite Bench</td>
<td>C-7</td>
</tr>
<tr>
<td>Type 12:</td>
<td>Wood Bench</td>
<td>C-8</td>
</tr>
<tr>
<td>Type 13:</td>
<td>Stone &amp; Wood Fence</td>
<td>C-9</td>
</tr>
<tr>
<td>Type 14:</td>
<td>Bollard</td>
<td>C-10</td>
</tr>
<tr>
<td>Type 15:</td>
<td>Trash Receptacle</td>
<td>C-11</td>
</tr>
<tr>
<td>Type 16:</td>
<td>Bicycle Rack</td>
<td>C-12</td>
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<tr>
<td>Type 17:</td>
<td>Bus Shelter</td>
<td>C-13</td>
</tr>
<tr>
<td>Type 18:</td>
<td>Entry Gateway Prototype</td>
<td>C-14</td>
</tr>
<tr>
<td>Type 19:</td>
<td>Crosswalk Gateways</td>
<td>C-15</td>
</tr>
</tbody>
</table>
TYPE 1: MAJOR CAMPUS SPINES

- GRANITE CURB
- SPLIT FACE, SAWN TOP
- PRECAST CONCRETE PAVERS
- BRICK WITH MODULAR REPEATING PATTERNS

TYPES 2 & 3: PRIMARY & SECONDARY PATHS

- BRICK HEADER BAND (DOUBLE FOR PRIMARY, SINGLE FOR SECONDARY)
- HERRINGBONE OR OTHER PATTERN

Plymouth State College

prepared by:
Wallace Roberts & Todd
May 4, 1993

Design Guidelines

Subject:
WALKWAY PROTOTYPES
TYPE 4: PRIMARY STREET SIDEWALKS

- Double header course
- Brick edge
- Brick edge
- Street tree
- Iron tree grate
- Granite accent
- Granite curb
  - Split face, sawn top
- Stone bollard

TYPE 5: SECONDARY STREET SIDEWALKS

- Lawn
- Street tree
- Scored concrete
  - With broom finish
- Brick in high traffic areas

Plymouth State College

Prepared by:
Wallace Roberts & Todd
May 4, 1993

Design Guidelines

Subject:
Walkway Prototypes
TYPE 6: UTILITY PATHS

BITUMINOUS CONCRETE

0 - 6'

TYPE 7: RECREATIONAL PATHS

BITUMINOUS CONCRETE
GRANULAR OR MULCH
CURVING ALIGNMENT

4 - 6'
6' PREFERRED FOR PLACING

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Subject:
WALKWAY PROTOTYPES
2% SLOPE FROM CROWN

PRECAST CONCRETE AND/OR BRICK WITH GRANITE ACCENTS

SAND SETTING BED OR ASPHALT TACK COAT

EXISTING ASPHALT OR NEW ASPHALT

GRANITE CURB

SPECIAL TAILERS (PHASE TWO)

SURFACE OF EXISTING/PROPOSED ASPHALT (PHASE ONE)

Design Guidelines

Subject:
MAJOR WALKWAY PAVING
Provide stone or concrete check walls to ease maintenance & erosion.

Granite treads

Metal handrail per ADA req.
COLOR: BLACK

LUMINAIRE PROPORTIONS ARE DESIGNED FOR 10-12' POLE HEIGHT.

OPTION A

OPTION B

SUCH AS: "JEFFERSON" BY SPRING CITY.
PRICE: W. CAST IRON POLE & BASE.
LENGTH: NOT $3,500.

EXISTING LUMINAIRE

EXISTING LUMINAIRE

DECORATIVE VENT LID

GILDED LANTERN

SUPPORTS

NEW POST SHORTENED TO 12' HGT. & PAINTED BLACK SHAFT

NEW BASE COVER CASTING

BASE SHAFT

BASE

RETROFITTED EXISTING FIXTURE

NEW CORRE CORRECT FIXTURE

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Subject:
PEDESTRIAN LIGHT
TRADITIONAL
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Subject:
GRANITE BENCH
61 Garden Bench: Teak

Such as... #5152 Gloucester Bench

Price: $575
STEEL TRASH RECEPTACLE
(ASH RECEPTACLE AVAILABLE)
BY VICTOR STANLEY
OR EQUAL;
PRICE: $600

ELEVATION

PLAN

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Subject:
BUS SHELTER & SHUTTLE SHELTER
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Subject:
ENTRY GATEWAY
Prototype
RECTILINEAR FORM COULD ACCOMMODATE FOOTPRINT OF BUS SHELTER, WHICH COULD ASSUME THE IMAGE OF A GATEHOUSE...

MAJOR PEDESTRIAN SPINE
STONE WALL
STONE BENCH
BOLLARD & CHAIN
CONCRETE Pavers
SHRUBS
CONCRETE WALL
LAWN
LIGHT
CONCRETE Pavers WITH GRANITE EDGE
ASPHALT
DEPRESSION CURB @ SERVICE DrIVES & H.C. ACCESS

PLAN
RECTILINEAR DESIGN RELATES TO EXISTING GRANITE BENCH SHAPES, WALKWAY PAVING GEOMETRY AND ARCHITECTURE. CURVED WALLS COULD BE USED FOR SPECIAL EMPHASIS AT SELECTED LOCATIONS.

ELEVATION

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