



UNIVERSITY OF THE SCIENCES

Facilities Master Plan

Master Plan Summary Presentation | 2015

Goals

- 
- 1. Foster interprofessional collaboration**
 - 2. Strengthen USciences' identity**
 - 3. Enhance campus and community connections**
 - 4. Improve the quality of aging labs, classrooms, and offices**
 - 5. Create more and better study space**
 - 6. Reduce reliance on leased properties**
 - 7. Raise the caliber of residential offerings**
 - 8. Maintain current parking supply, at a minimum**
 - 9. Improve campus sustainability and efficiency**

Evolution of USciences Key Dates in History

1821

Philadelphia College of Pharmacy (PCP) becomes the first college of pharmacy in North America

1928

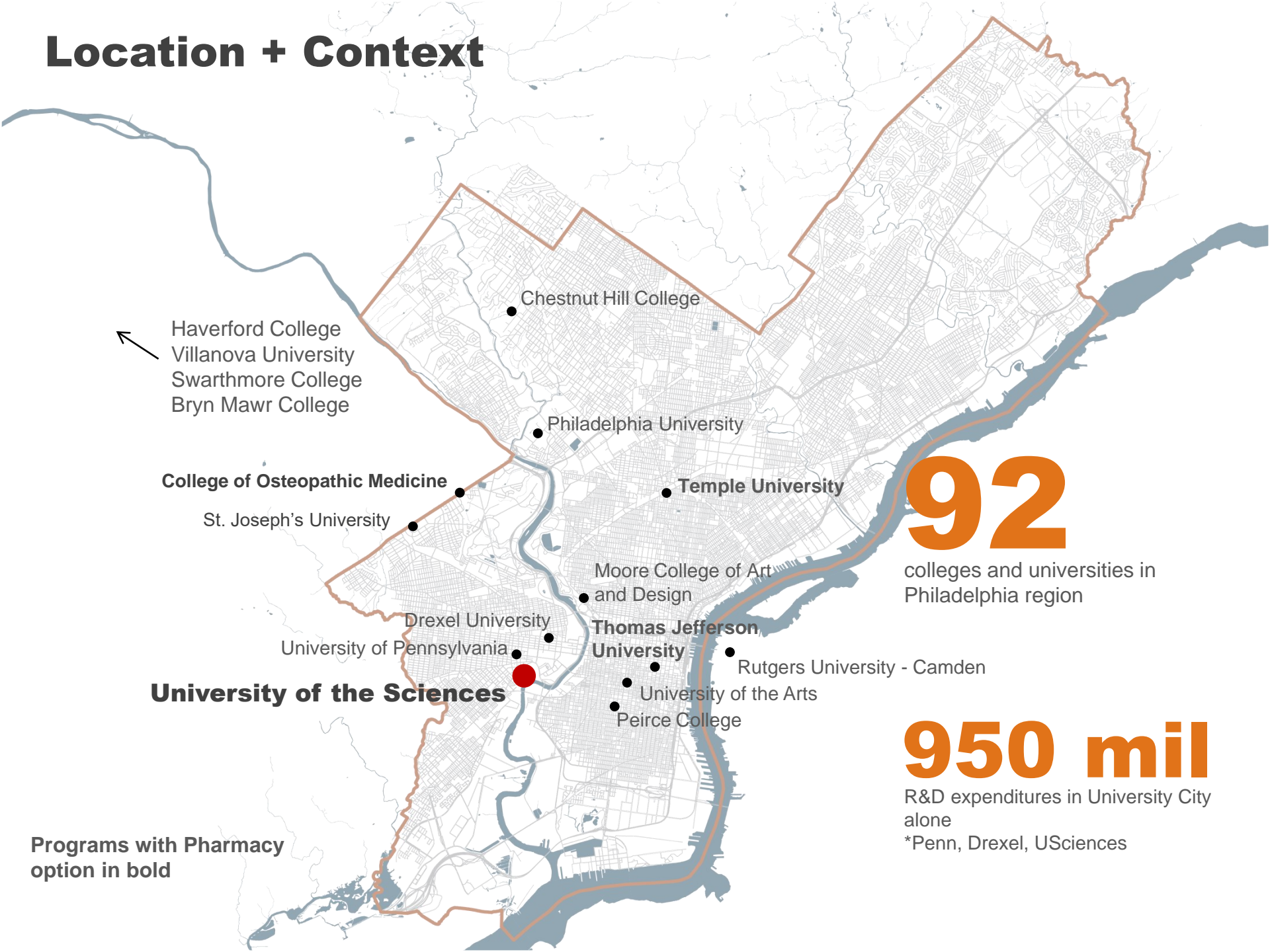
PCP moves to present-day home in West Philadelphia

1997

Name is changed to University of the Sciences in Philadelphia to reflect a broad range of academic offerings



Location + Context



↖
Haverford College
Villanova University
Swarthmore College
Bryn Mawr College

College of Osteopathic Medicine
St. Joseph's University

University of the Sciences
University of Pennsylvania

**Programs with Pharmacy
option in bold**

Chestnut Hill College

Philadelphia University

Temple University

Moore College of Art
and Design

**Thomas Jefferson
University**

University of the Arts
Peirce College

Rutgers University - Camden

92

colleges and universities in
Philadelphia region

950 mil

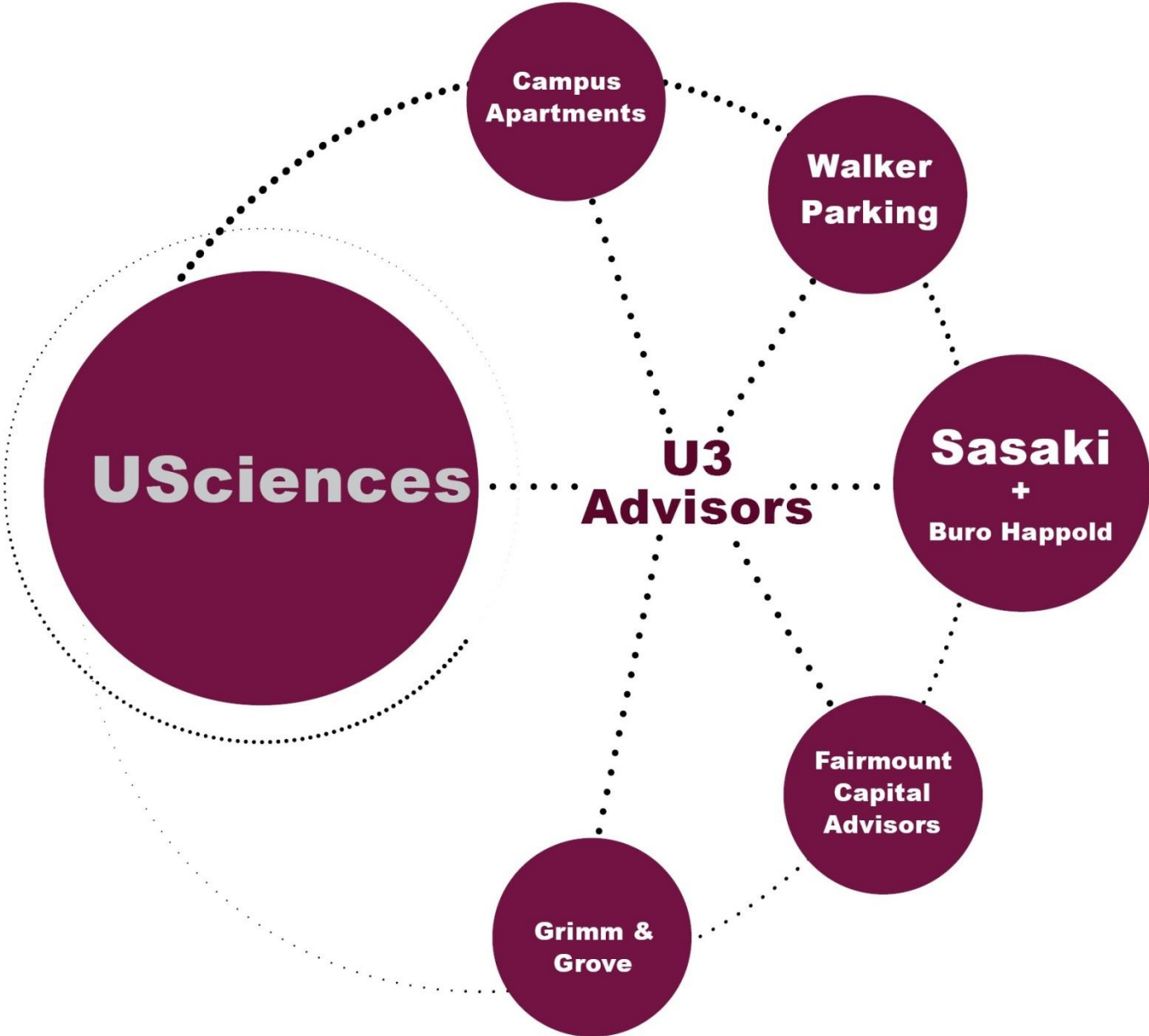
R&D expenditures in University City
alone

*Penn, Drexel, USciences

Evolution of USciences Mission

University of the Sciences prepares students to become leaders, innovators, and skilled practitioners in the sciences, the health professions, and related disciplines. We deliver excellence in teaching, research and service.

Team Organization



Big Idea: Activate Woodland

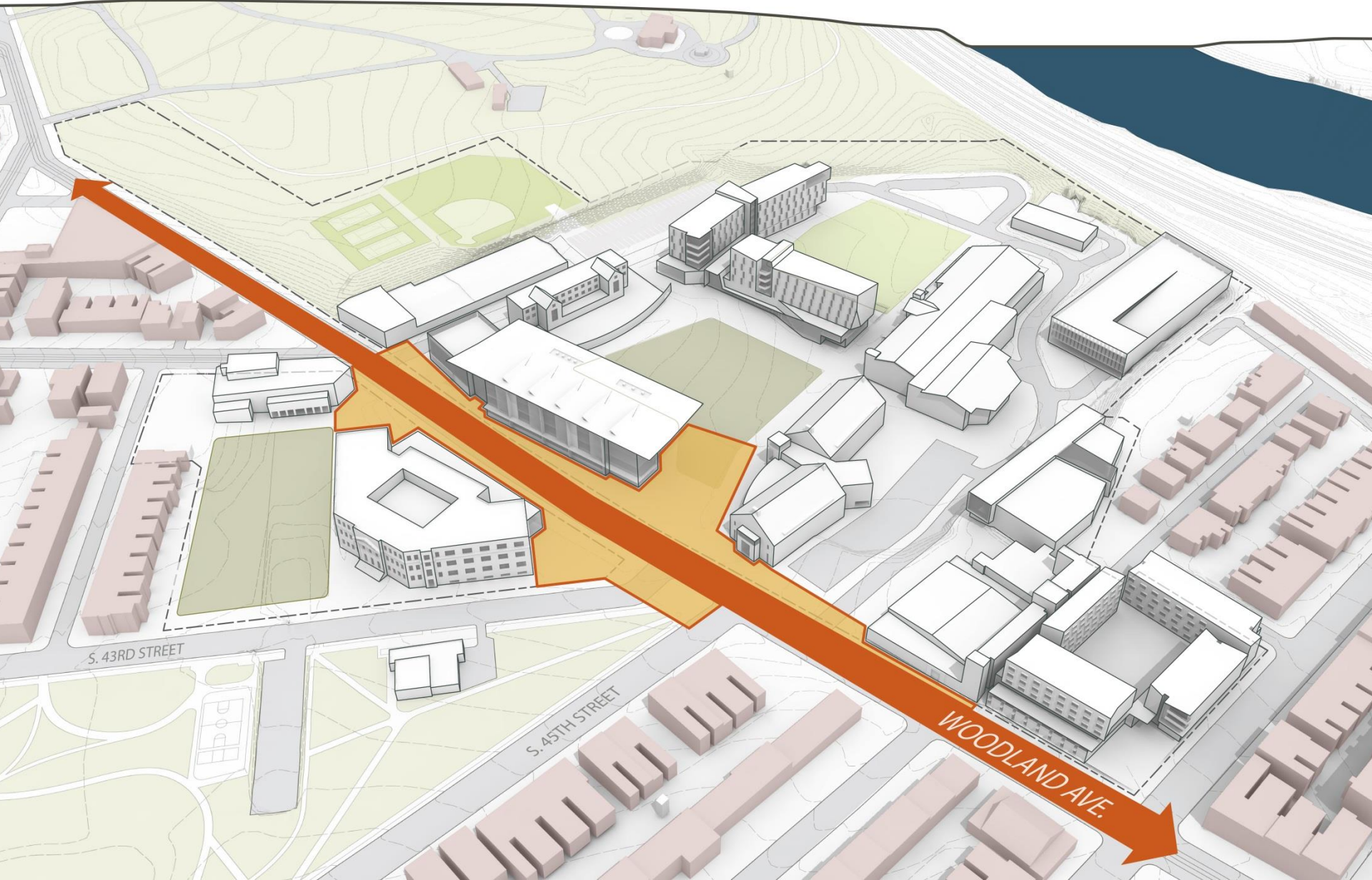
Process

Analysis

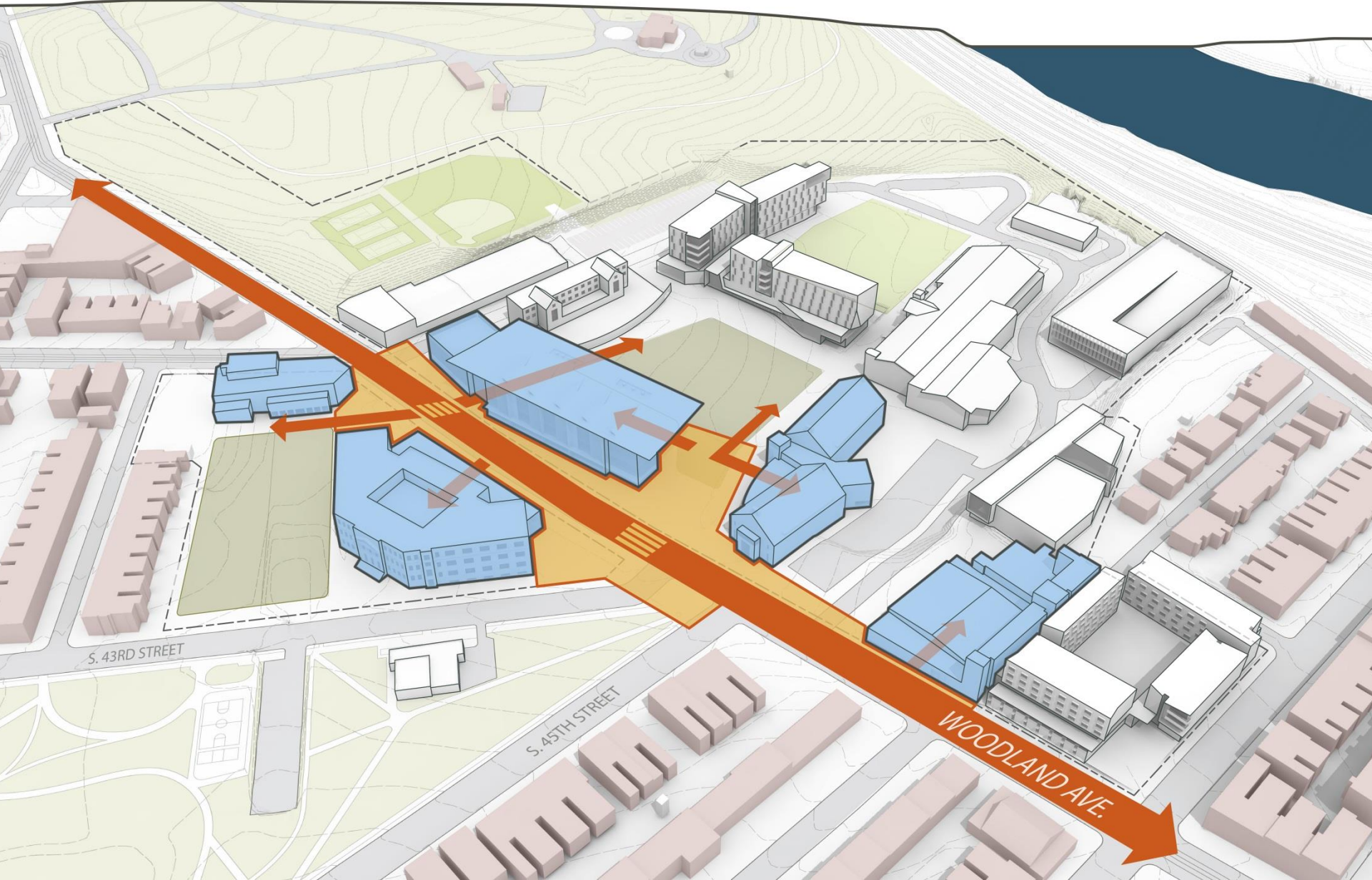
Systems Framework (Master Plan)

Phasing + Implementation

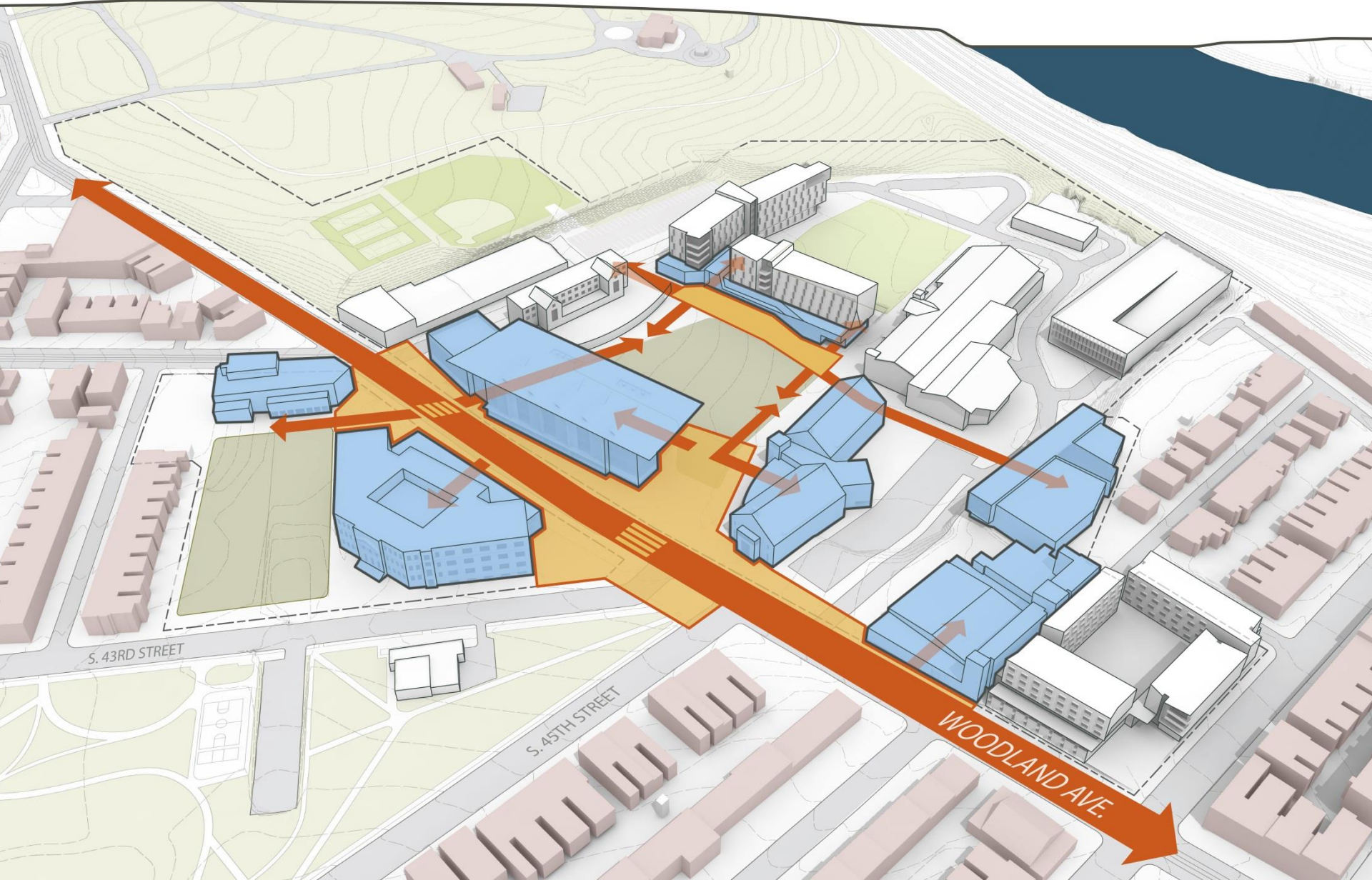
Big Idea Activate Woodland



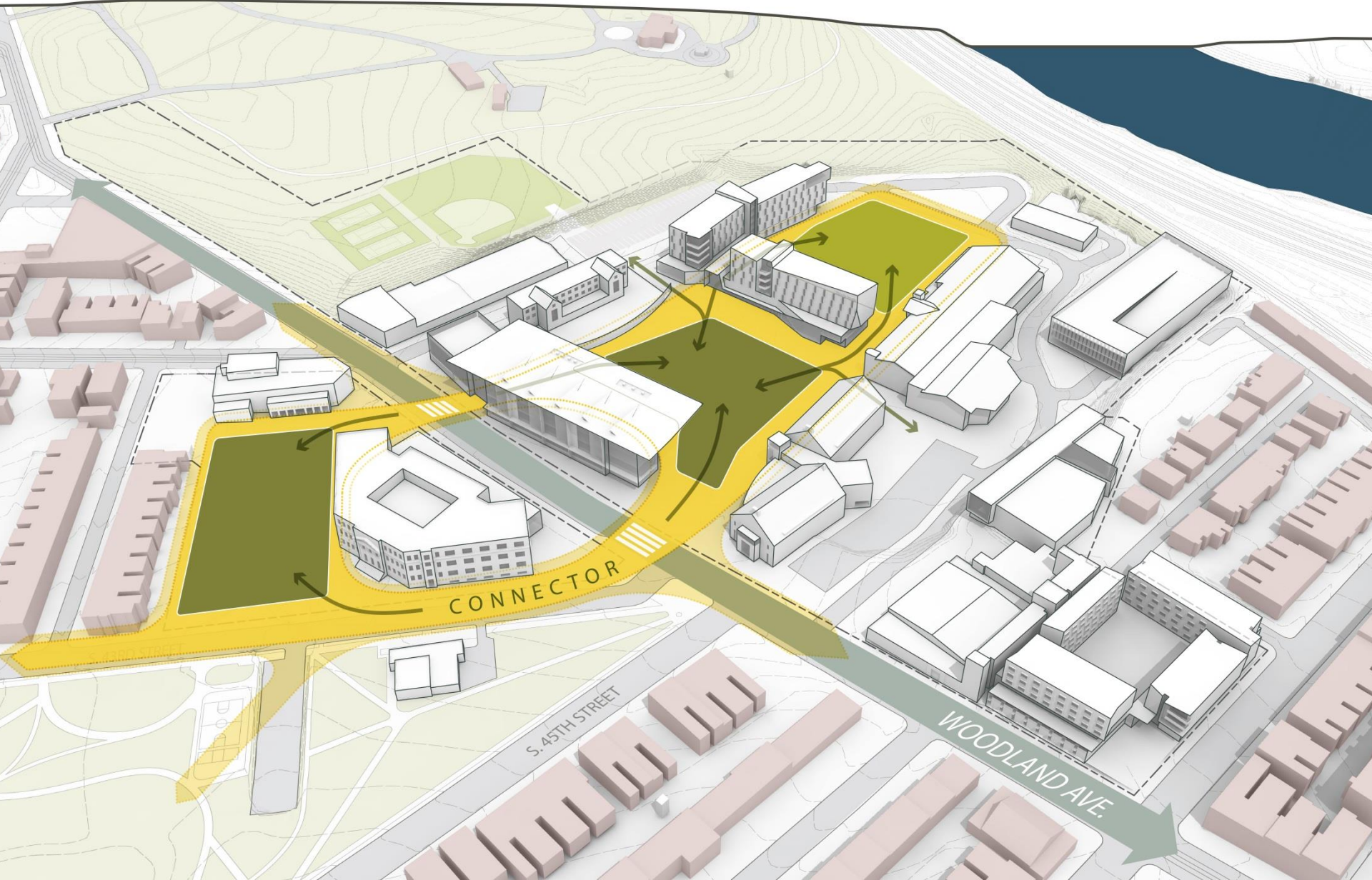
Big Idea Encourage Permeability into Campus



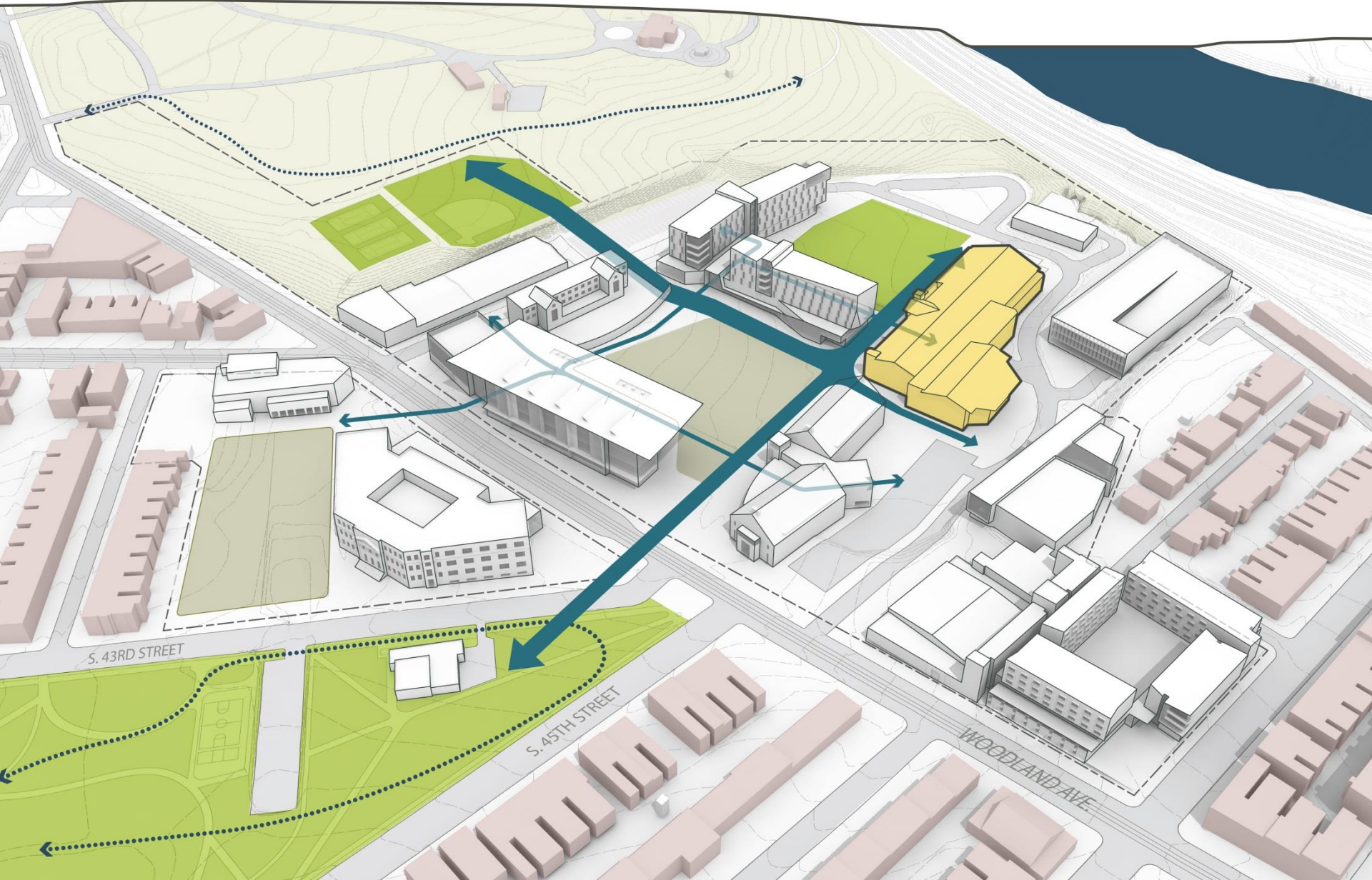
Big Idea Learning as the Heart



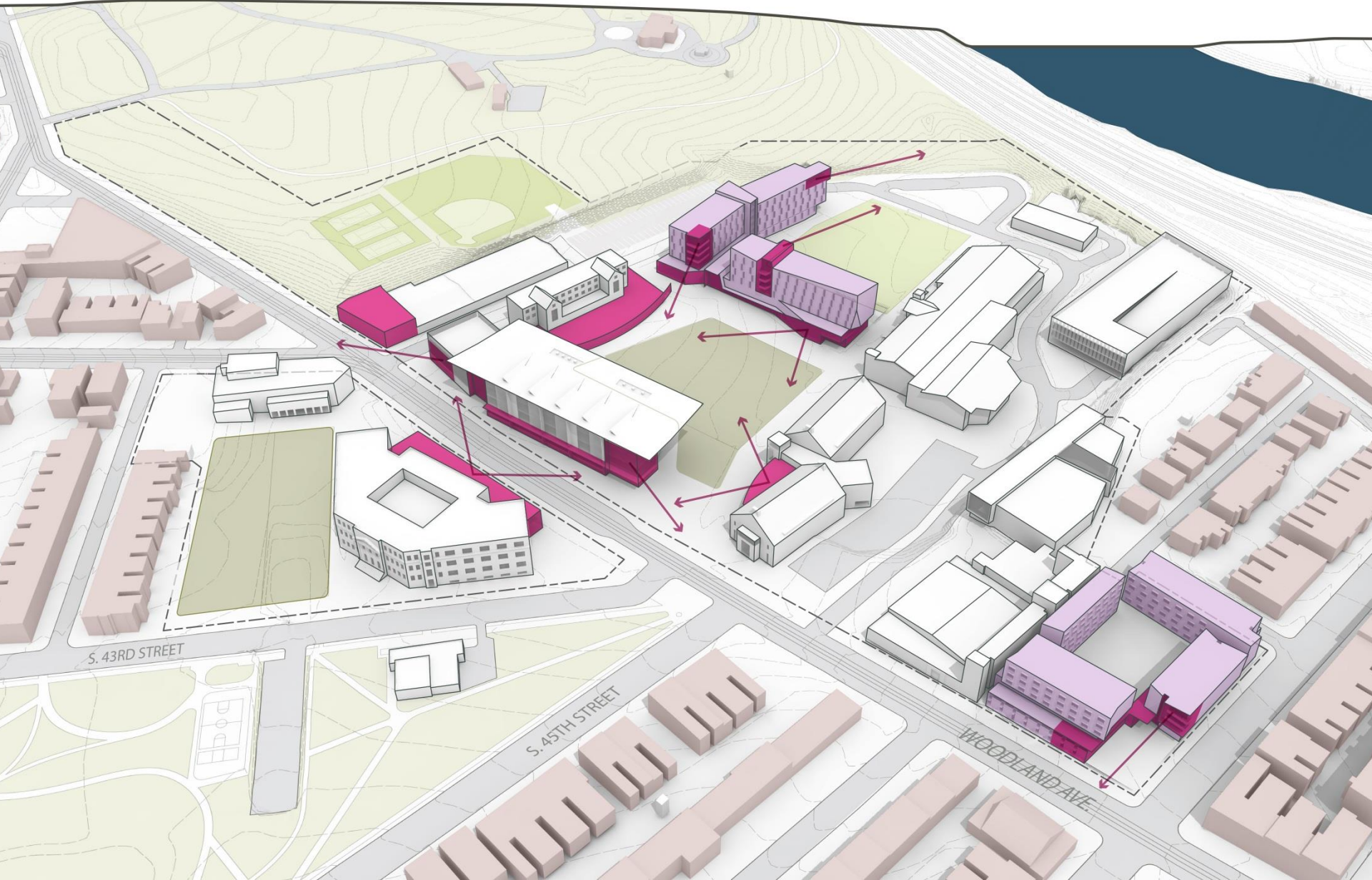
Big Idea Connect Landscapes across Woodland



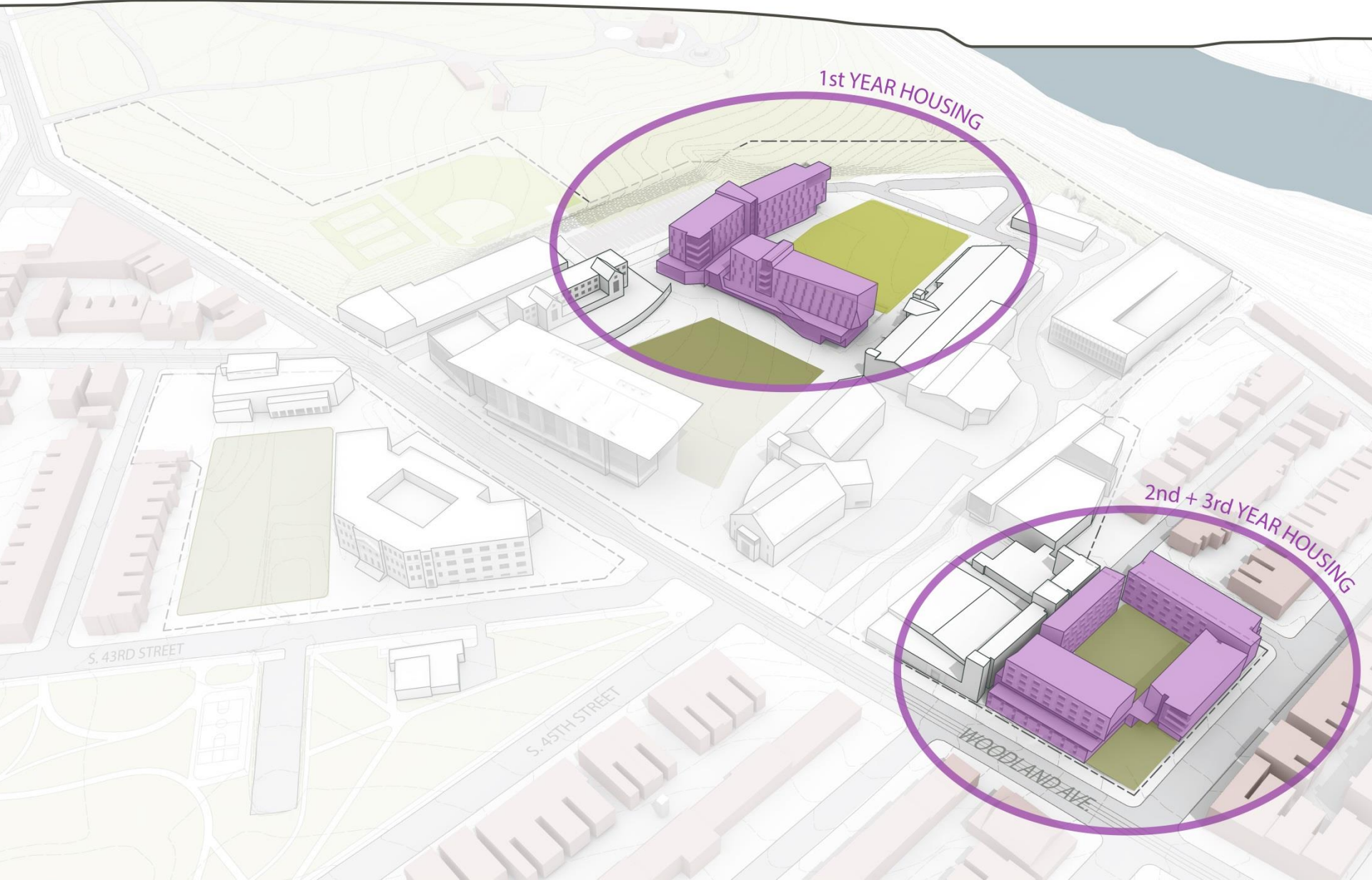
Big Idea Improve Recreation Access



Big Idea Increase Collaborative Spaces



Big Idea Introduce New Housing



Big Idea Proposed New Buildings





Big Idea: Activate Woodland

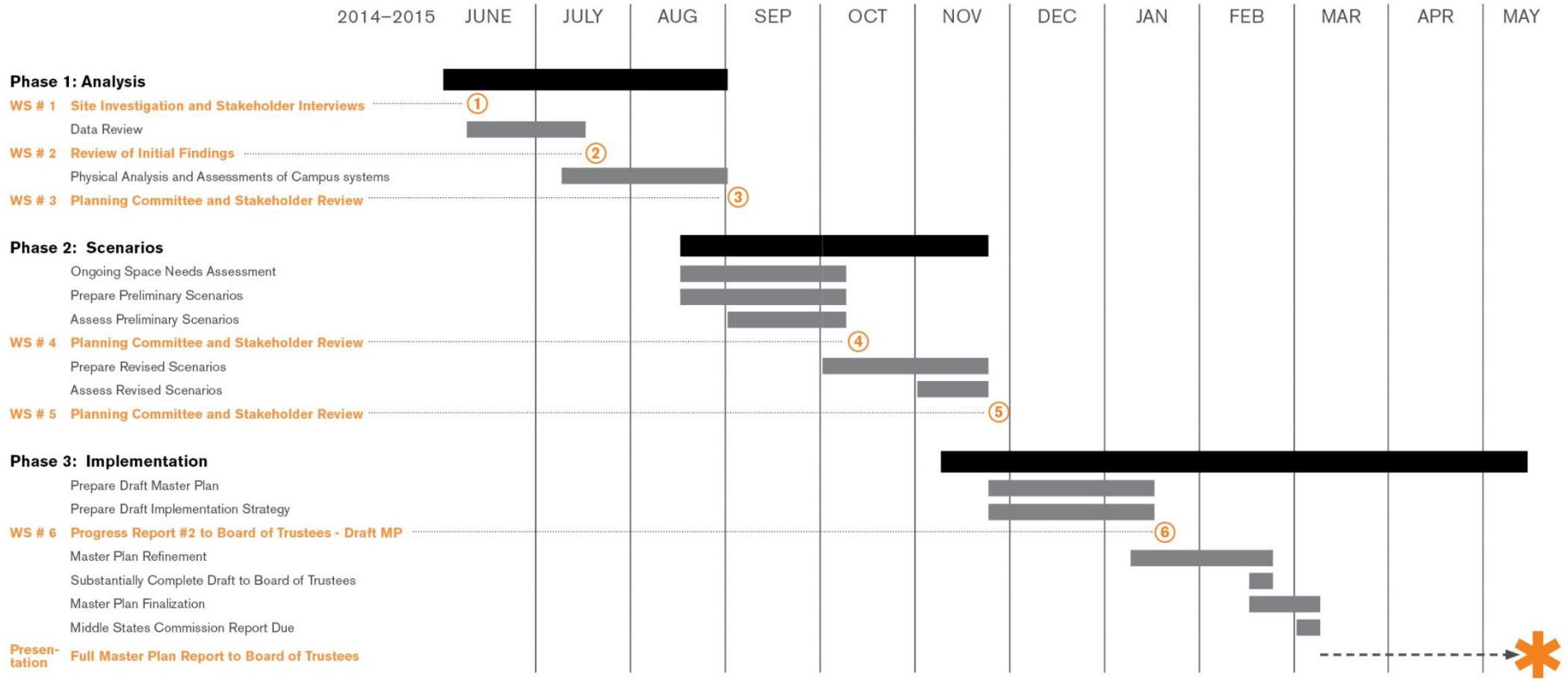
Process

Analysis

Systems Framework (Master Plan)

Phasing + Implementation

Schedule



Stakeholder Interviews June through August 2014

President Helen Giles-Gee, President

Dr. Heidi Anderson, Provost

Carrie Collins, Institutional Advancement

Dr. BJ Cunningham, Student Affairs

Peter Nancy + Gus DiStefano, Enrollment Mgmt

Dr. Lisa Davis, Faculty Senate

Mary Kate McGinty, Govt and Comm Affairs

Dan Severino + Craig Washington, Facilities

Susanne Ferrin, Dr. Walter Perry + Jay Tifone,
Student Affairs

John Vitali, Finance and Administration

Renee Siegel, Environmental Health and
Radiation Safety

Paula Lehrberger, Financial Aid

Terry Anderson, Registrar

Dr. Shanaz Tejani-Butt, Sponsored Research

Kim Carter, Public Safety

Roxanne Evans, Student Acad Support Services

Dr. Laurie Sherwen, Samson College of Health
Sciences

Mark Caserio, Athletic/Recreation Center

Rich Cosgriff, Academic Technology

Dr. Suzanne Murphy, Misher College of Arts and
Sciences

Dr. Lisa Lawson + Dr. Cathy Poon, Philadelphia
College of Pharmacy

Dr. Andrew Peterson, College of Health Care
Business and Policy

Joe Canaday, Academic Advising

Dr. Mark Nestor + John Masciantonio, Information
Technology

Stakeholder Engagement

Facilities Planning Committee



Faculty Engagement



MyCampus Survey



Student Appreciation Day



Student Housing Survey



Obtain undergraduate student input about housing and dining needs and preferences and opinions about campus surroundings

Focus groups held February 2014
Survey released April 2014



1,040
total responses

Conducted by Demographic Perspectives

MyCampus Survey

Themes	Count	Percent
needs improvement	914	10.2%
unsafe	877	9.8%
walk	819	9.1%
socializing	676	7.5%
working/studying	674	7.5%
dining	671	7.5%
collaborating	627	7.0%
outdoor	608	6.8%
classrooms	528	5.9%
indoor	466	5.2%
heart	453	5.0%
living	334	3.7%
labs	307	3.4%
parking	282	3.1%
core campus	212	2.4%
gateway	177	2.0%
transit	142	1.6%
car	138	1.5%
general	66	0.7%
bike	17	0.2%
Grand Total	8,989	

Gather student, faculty and staff perspectives of the current state of the campus, highlighting both the potential opportunities and issues that could be addressed by the master plan

550
total responses

MyCampus Survey

BACK

NEXT

Academic Life

How you use the campus

Classrooms

Where are your favorite classrooms?



Labs

Where are your favorite labs?



Study / Work

Where do you typically study or work?



Heart of Campus / Academic Life

What do you consider to be the heart of the campus / academic life?



Collaboration

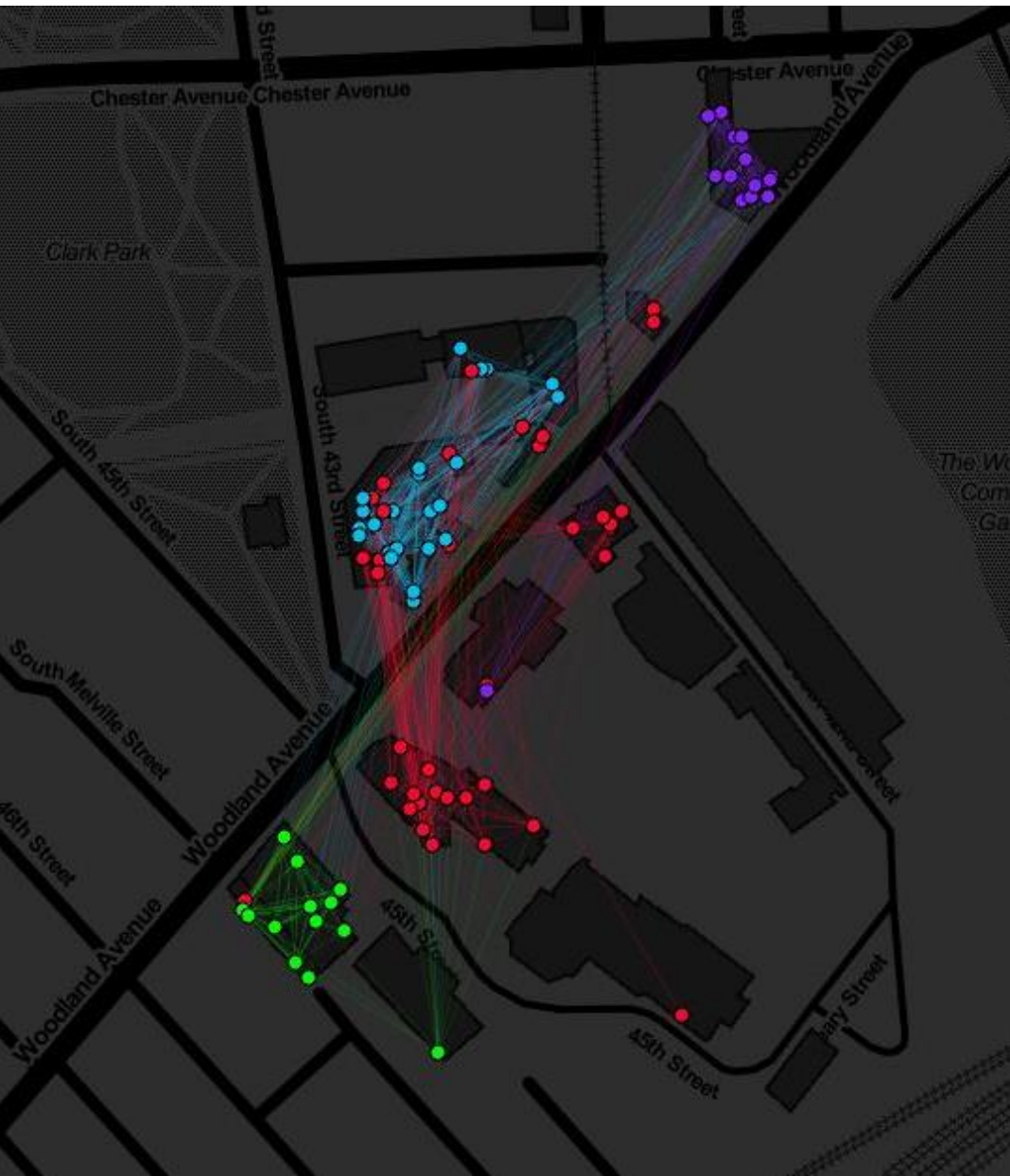
Where do you typically work with others?



Page 2 of 5







Collaboration Survey Academic Colleges



Found that Misher College of Arts and Sciences faculty are spread throughout campus

Strong links exist between Griffith Hall and McNeil STC and between Mayes College and Griffith Hall

-  Mayes College of Healthcare Business and Policy
-  Misher College of Arts and Sciences
-  Philadelphia College of Pharmacy
-  Samson College of Health Sciences

183

total responses



Big Idea: Activate Woodland

Process

Analysis



Systems Framework (Master Plan)

Phasing + Implementation

Location + Context



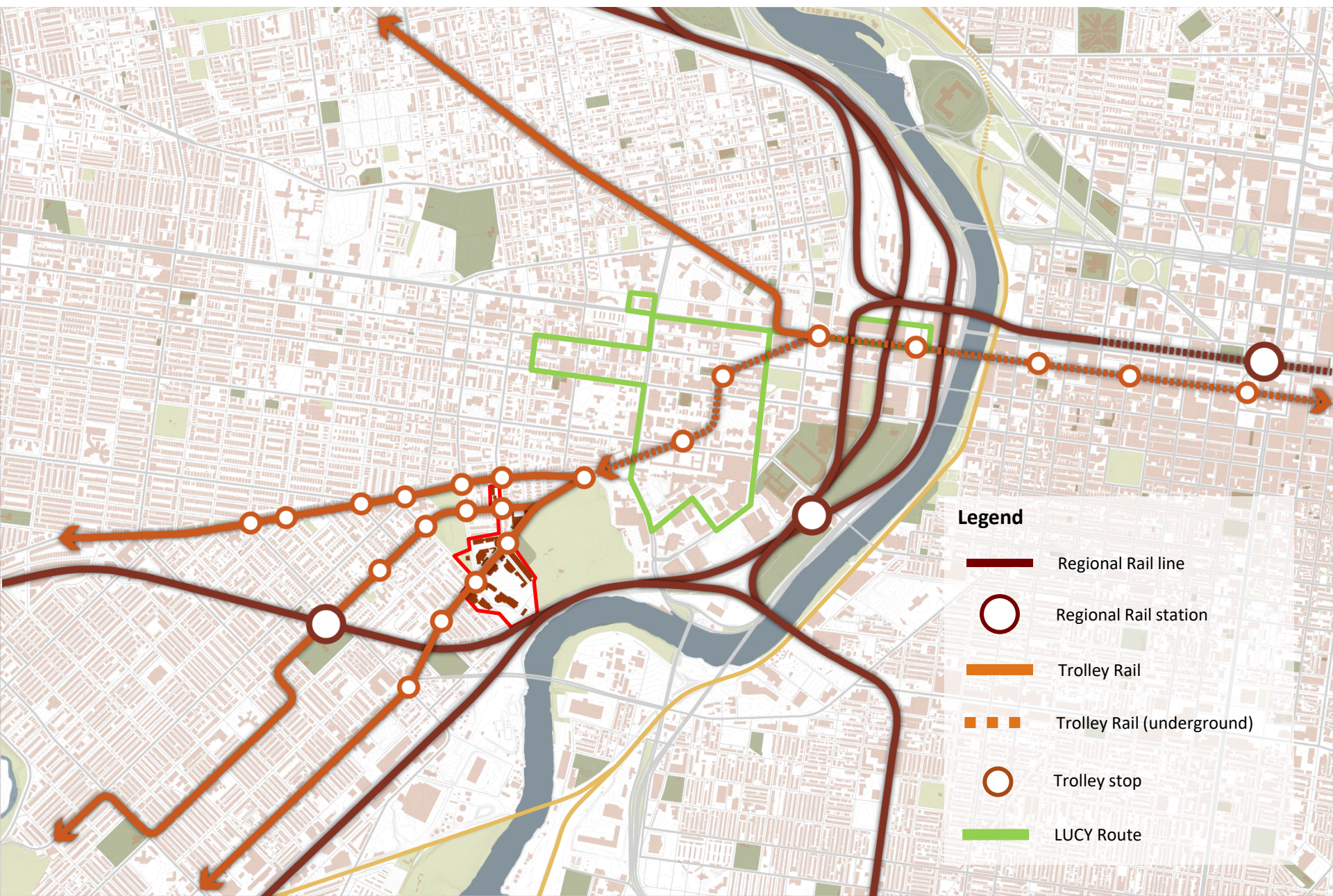
Legend

-  Keystone Innovation District
-  USciences boundaries

Location + Connections



Location + Connections



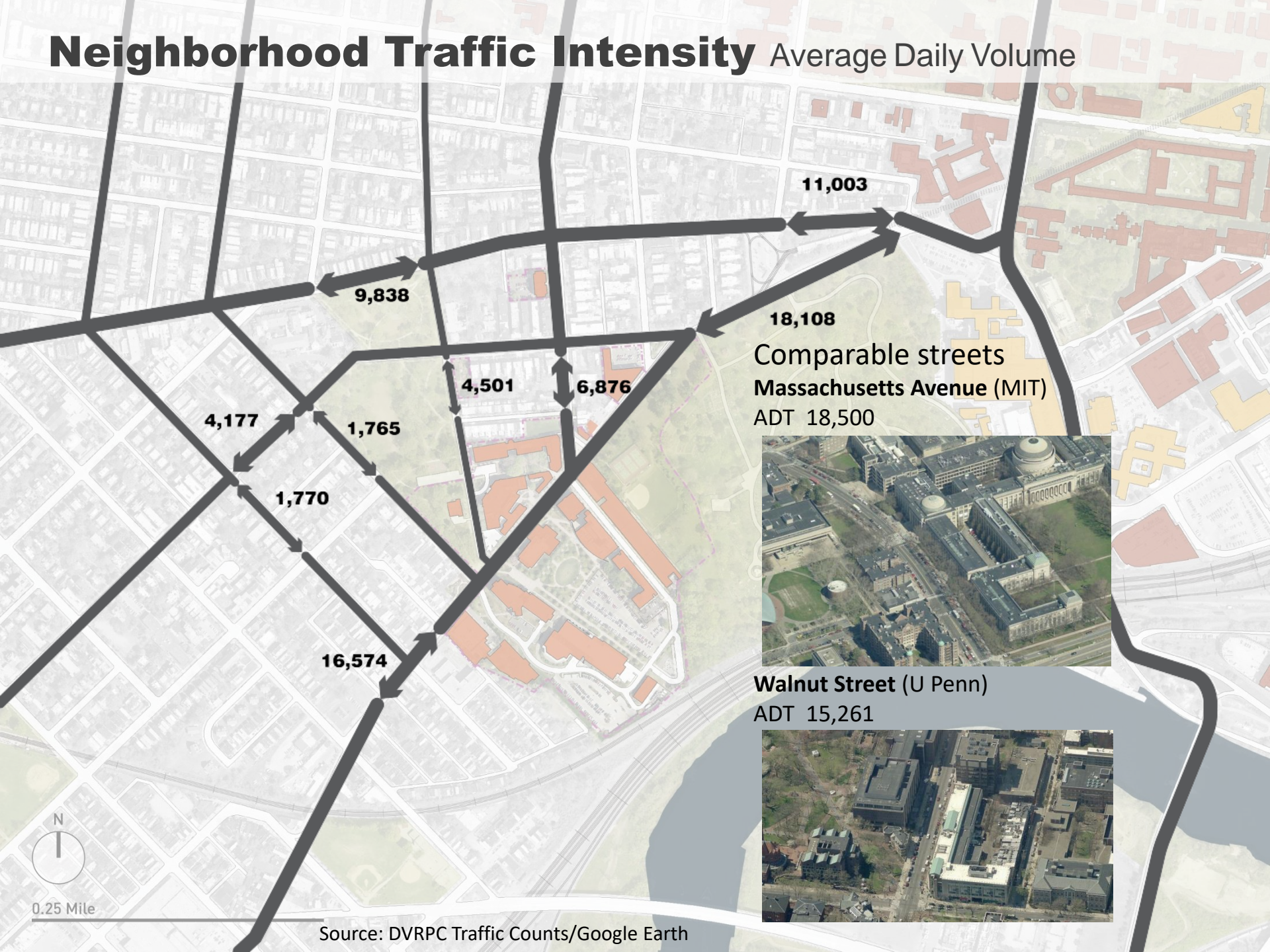
Location + Connections



Location + Connections



Neighborhood Traffic Intensity Average Daily Volume



Comparable streets
Massachusetts Avenue (MIT)
ADT 18,500



Walnut Street (U Penn)
ADT 15,261



0.25 Mile

Campus Vehicular Access

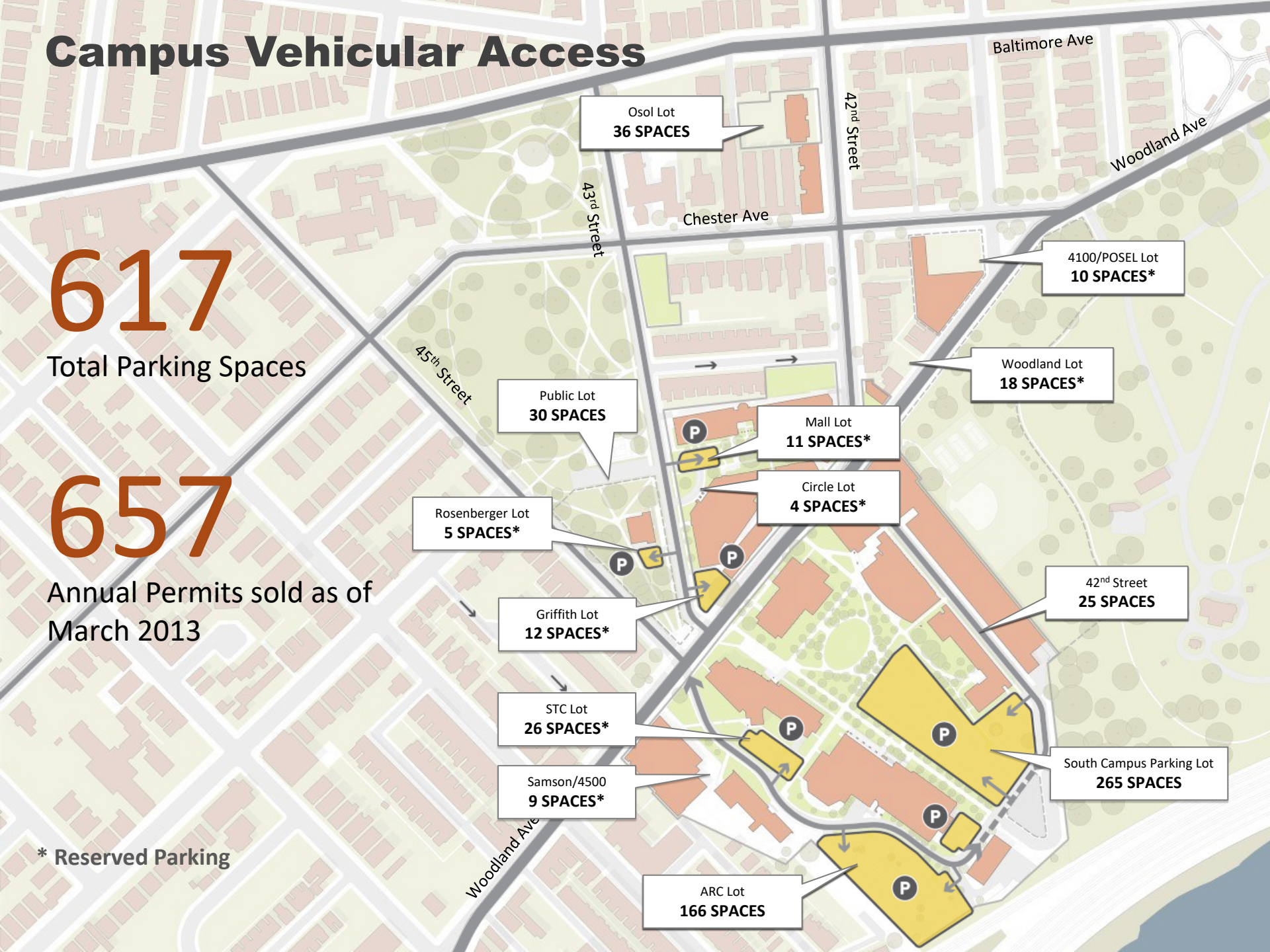
617

Total Parking Spaces

657

Annual Permits sold as of March 2013

* Reserved Parking



Neighborhood Amenities



Baltimore Ave
Neighborhood Centre

Greenline
Cafe

Dunkin Donuts

Millcreek
Tavern

Starbucks & Tasty Drakes

Clark
Park

45th Street



43rd Street

42nd Street

Woodland Ave

1/2 Mile / 5 Min Walk

Key to Amenities

-  Retail or Commercial Frontage
-  Campus Building

Woodland Ave
Shops

Landscape Connectivity



Key to Open Spaces



Perceived Barrier



Surface Car Parking



Open Spaces

Clark Park

Woodland Green

The Oval

P





P

P

Pedestrian Connectivity



Key to Connections

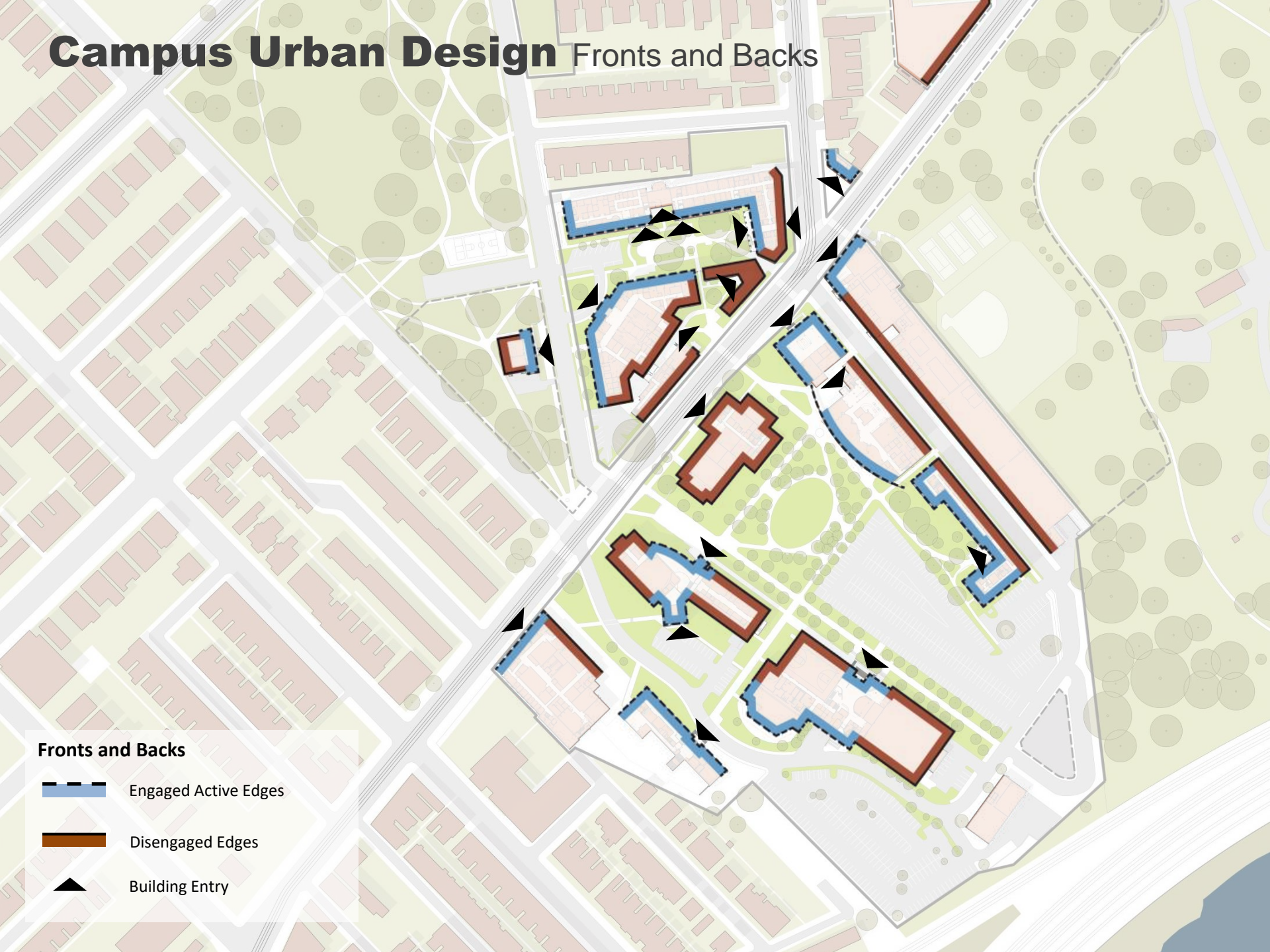
-  Pedestrian Connection
-  Rail line
-  Surface Car Parking
-  Open Spaces

1/4 Mile / 5 Min Walk

Campus Urban Design Fronts and Backs

Fronts and Backs

-  Engaged Active Edges
-  Disengaged Edges
-  Building Entry



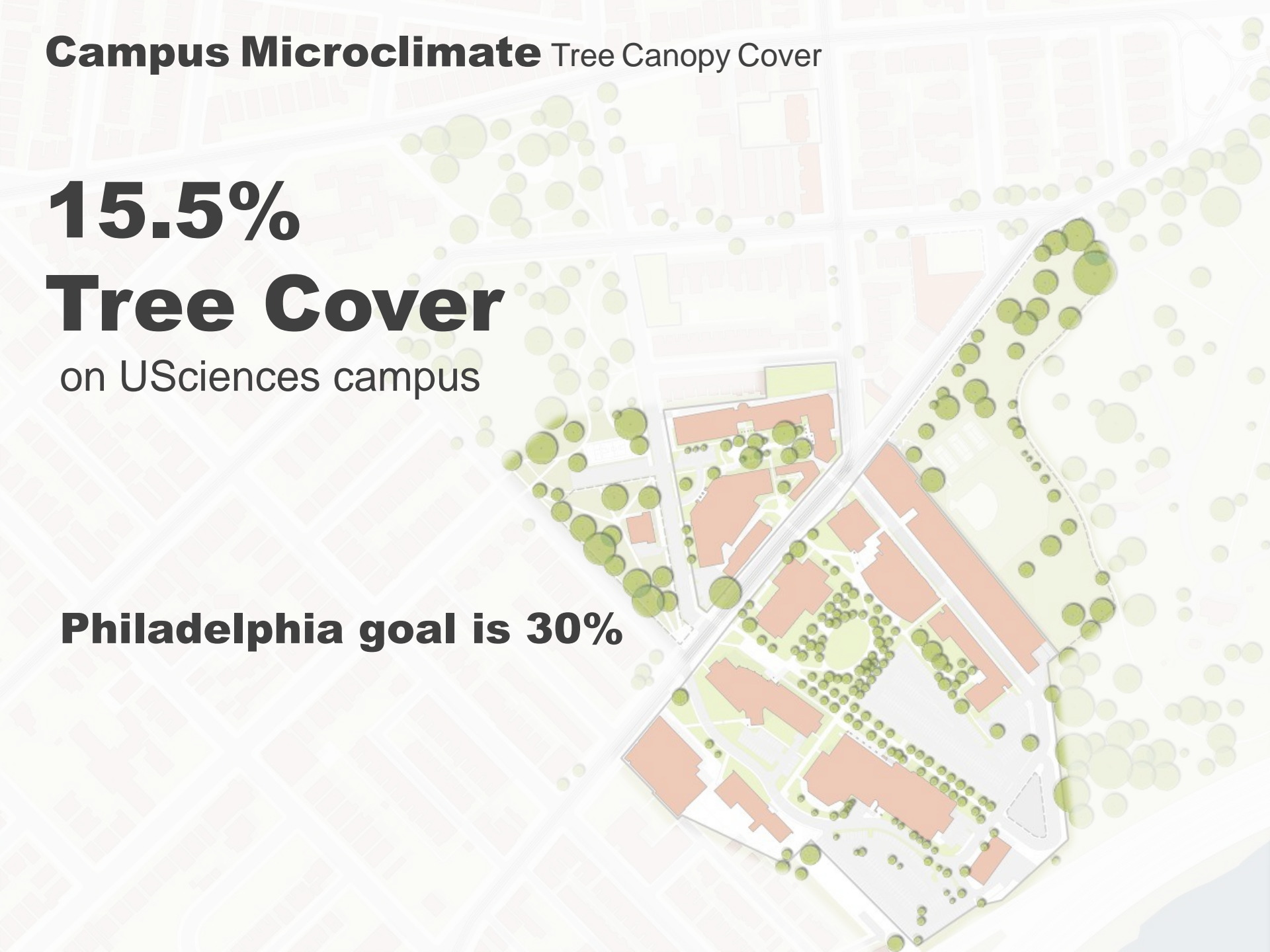
Campus Microclimate Tree Canopy Cover

15.5%

Tree Cover

on USciences campus

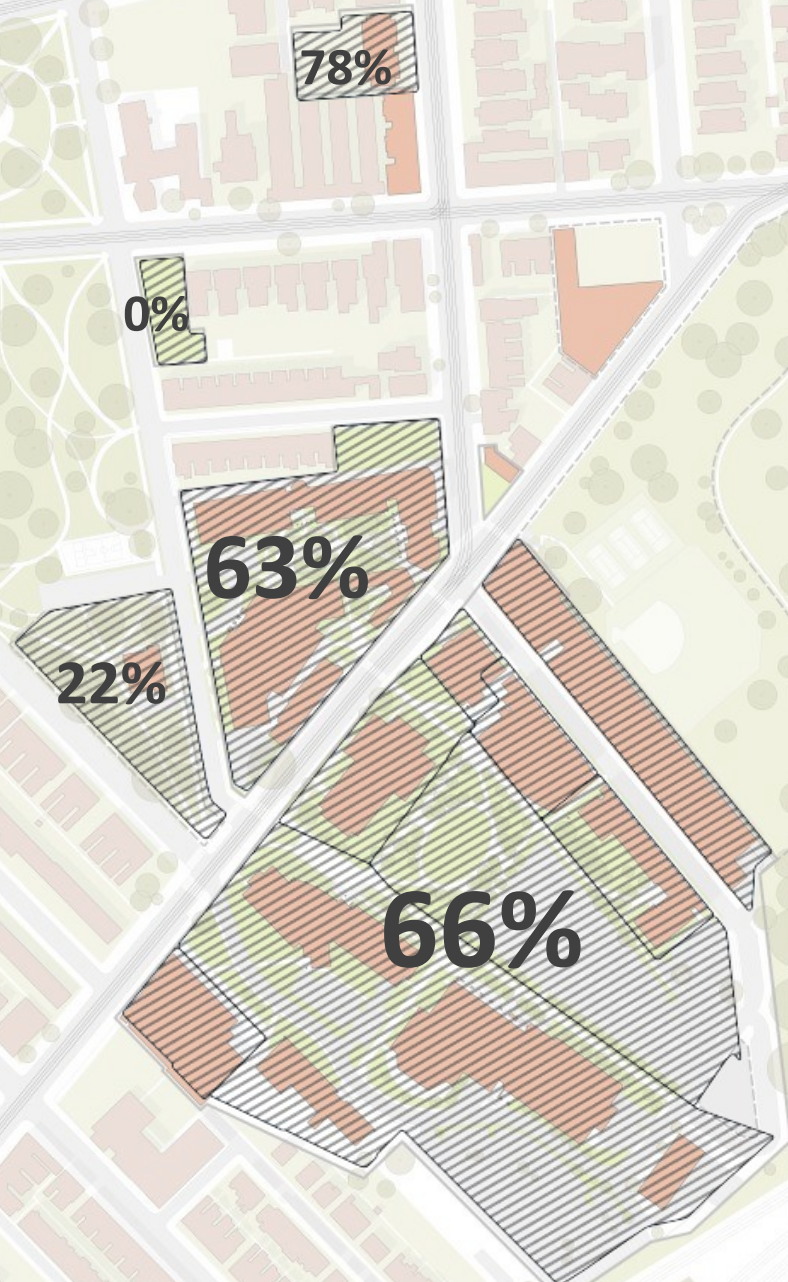
Philadelphia goal is 30%



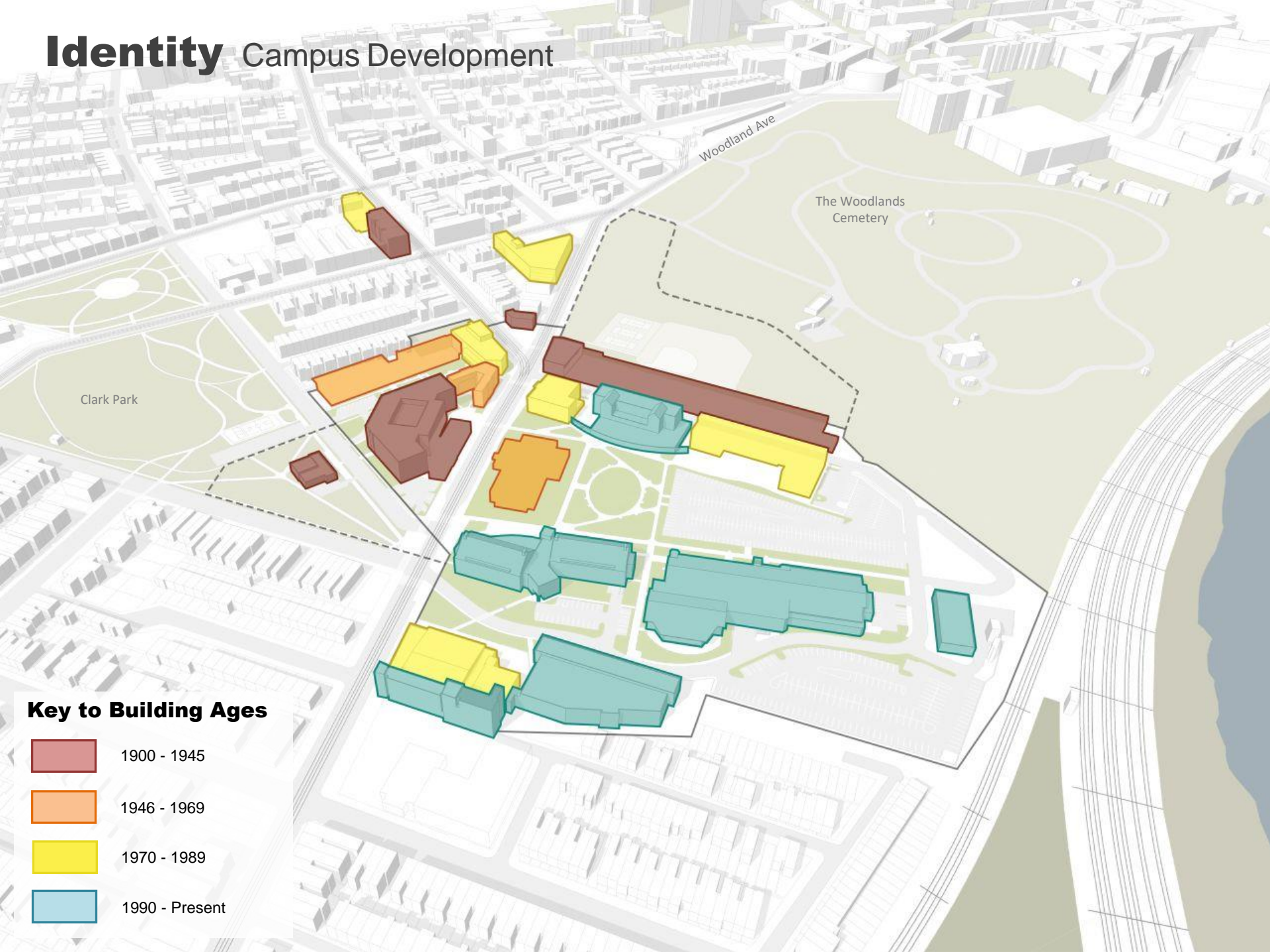
Campus Stormwater Management Impervious Surfaces

\$7,226.32

paid yearly to the City in
storm water impact fees



Identity Campus Development







Woodland Ave

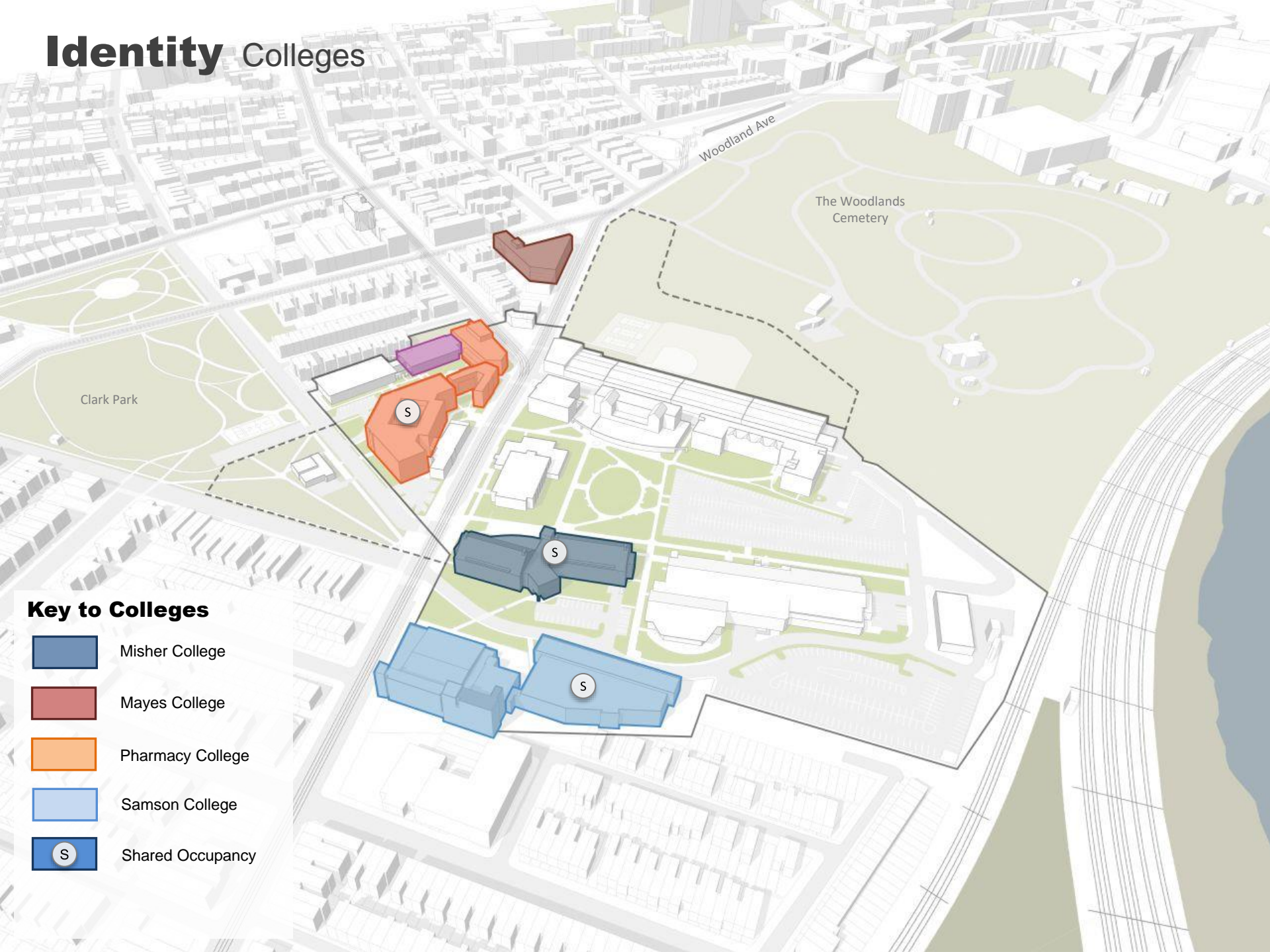
The Woodlands Cemetery

Clark Park

Key to Building Ages

-  1900 - 1945
-  1946 - 1969
-  1970 - 1989
-  1990 - Present

Identity Colleges




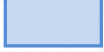



Clark Park

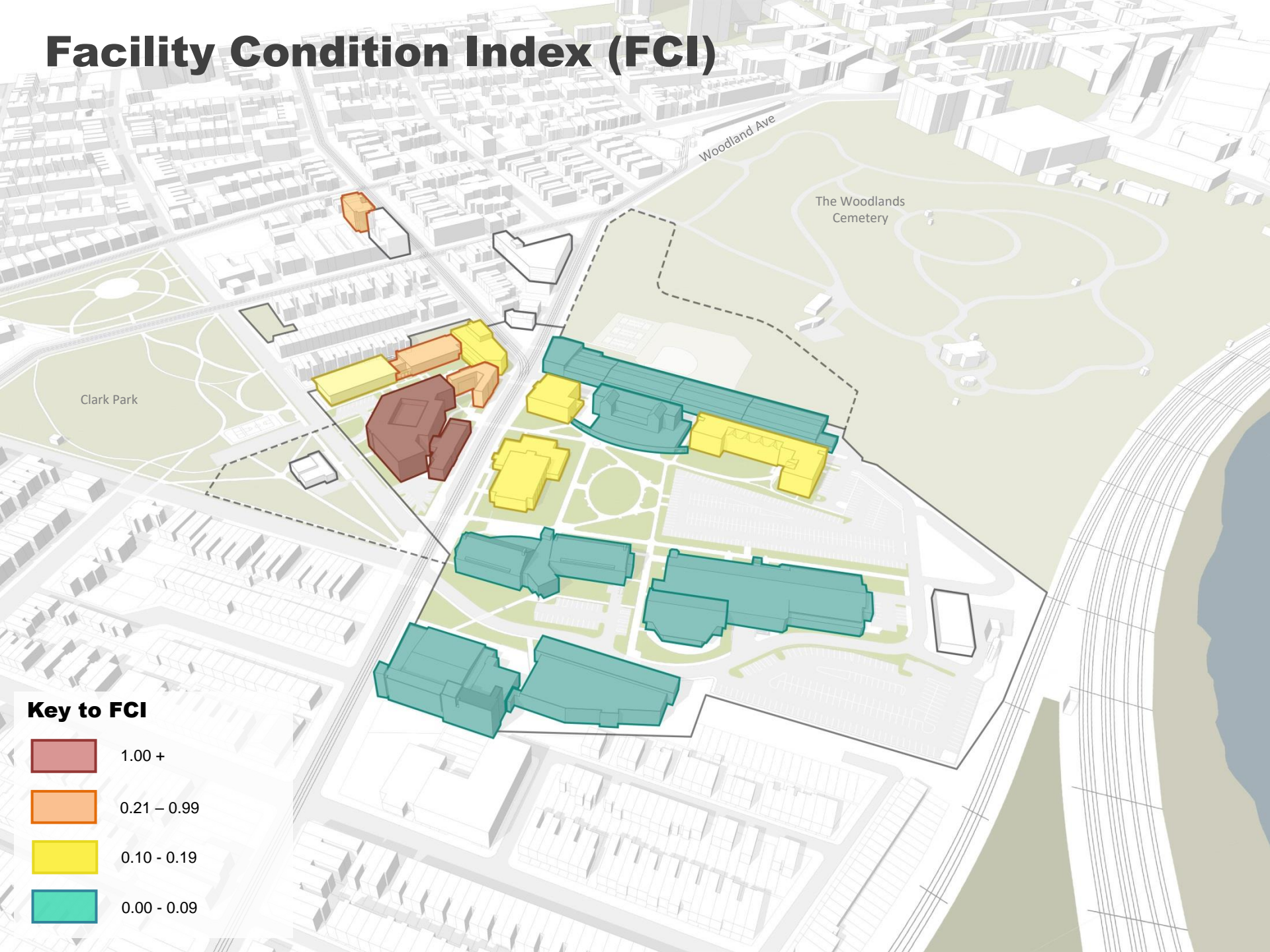
Woodland Ave

The Woodlands Cemetery

Key to Colleges

-  Misher College
-  Mayes College
-  Pharmacy College
-  Samson College
-  Shared Occupancy

Facility Condition Index (FCI)



Key to FCI

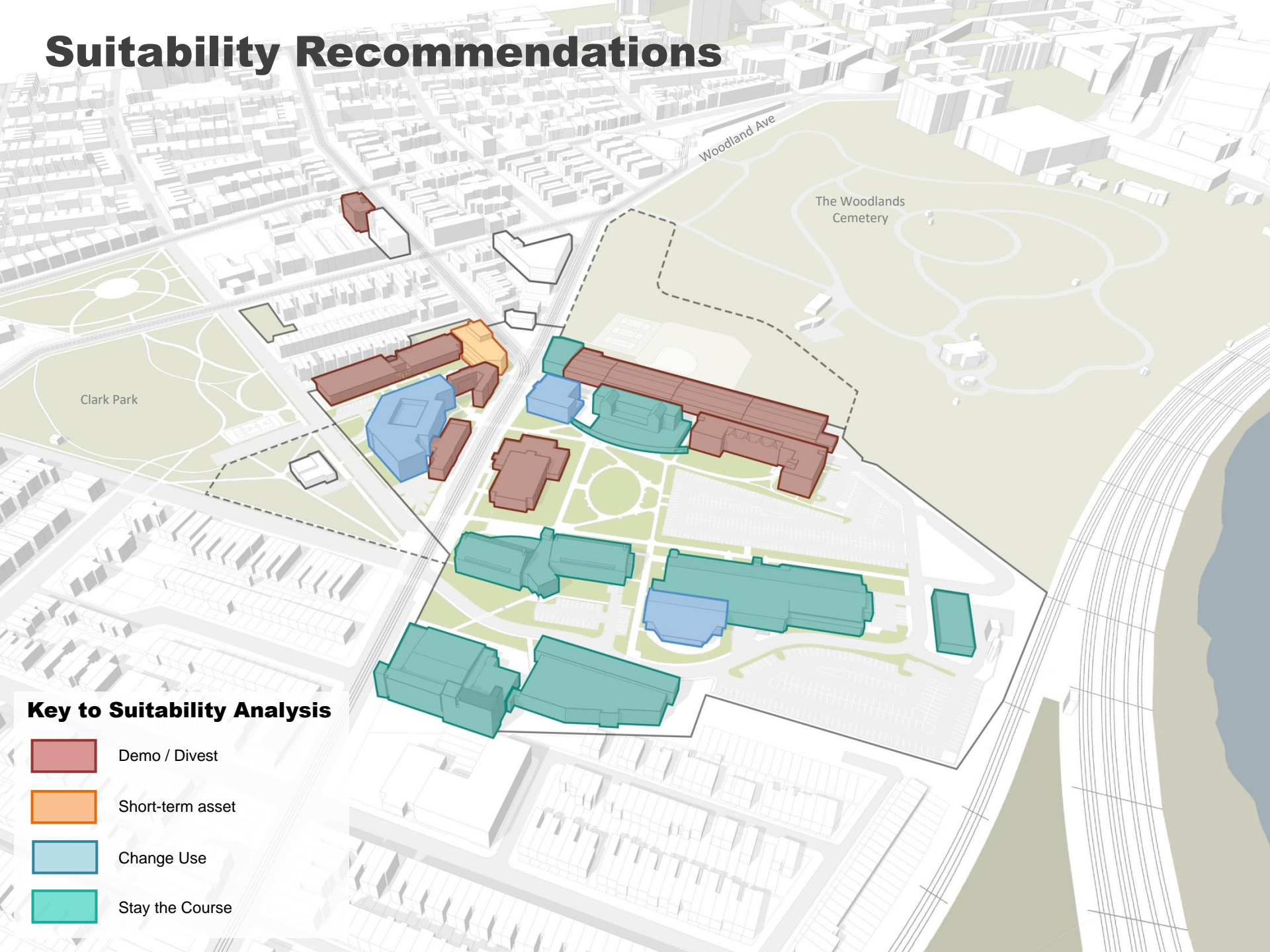
Red 1.00 +

Orange 0.21 - 0.99

Yellow 0.10 - 0.19

Teal 0.00 - 0.09

Suitability Recommendations







Woodland Ave

The Woodlands Cemetery

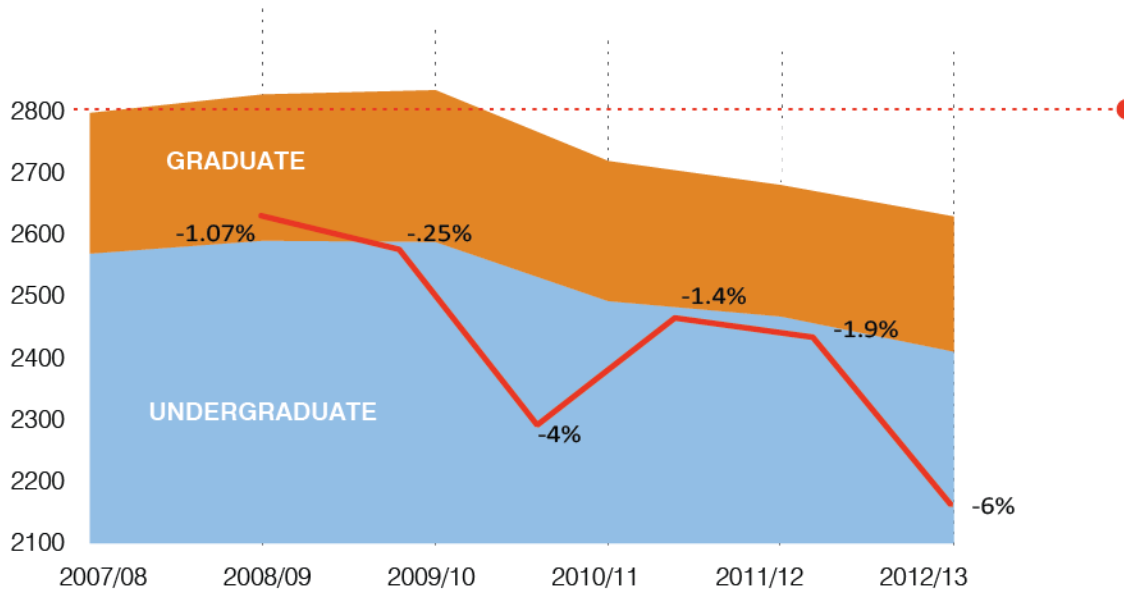
Clark Park

Key to Suitability Analysis

-  Demo / Divest
-  Short-term asset
-  Change Use
-  Stay the Course

Enrollment Full-time

TOTAL ENROLLMENT BY FTE



Analysis based on Fall 2014 Data

ENROLLMENT STATS

6.7% drop

in Undergraduate headcount
over five years

Fall 2014 total enrollment is

2,800 FTE

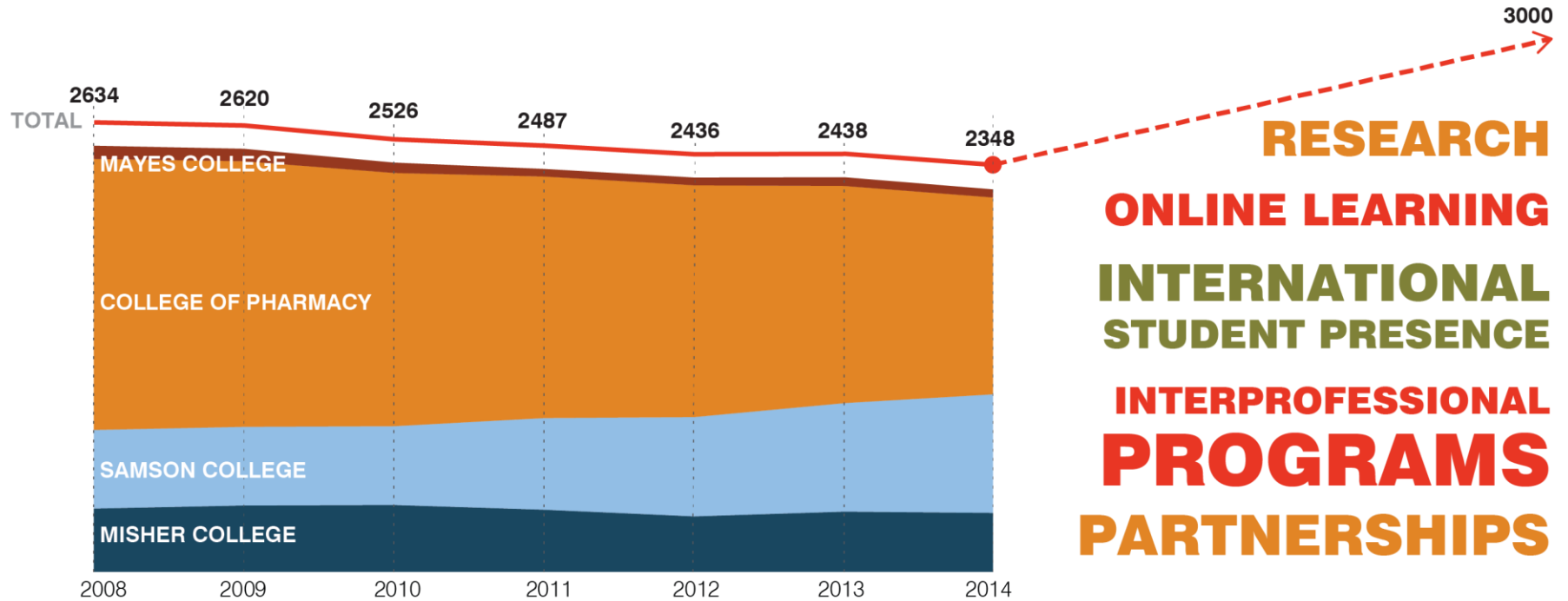
Goal to increase student
population back to

3,000 students

Enrollment Headcount

UNDERGRADUATE ENROLLMENT BY HEADCOUNT

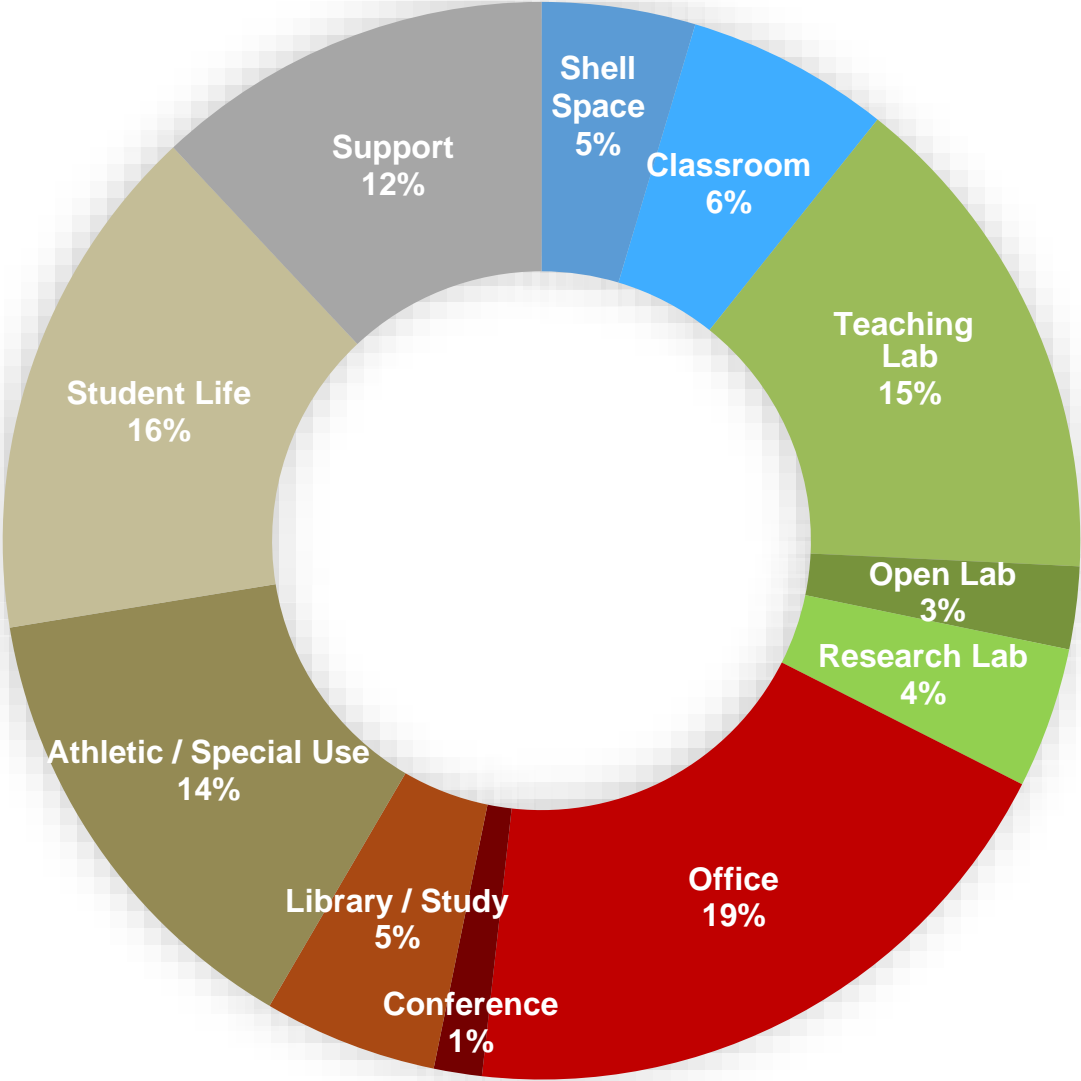
GROWTH GOALS



- RESEARCH**
- ONLINE LEARNING**
- INTERNATIONAL STUDENT PRESENCE**
- INTERPROFESSIONAL PROGRAMS**
- PARTNERSHIPS**

Analysis based on Fall 2014 Data

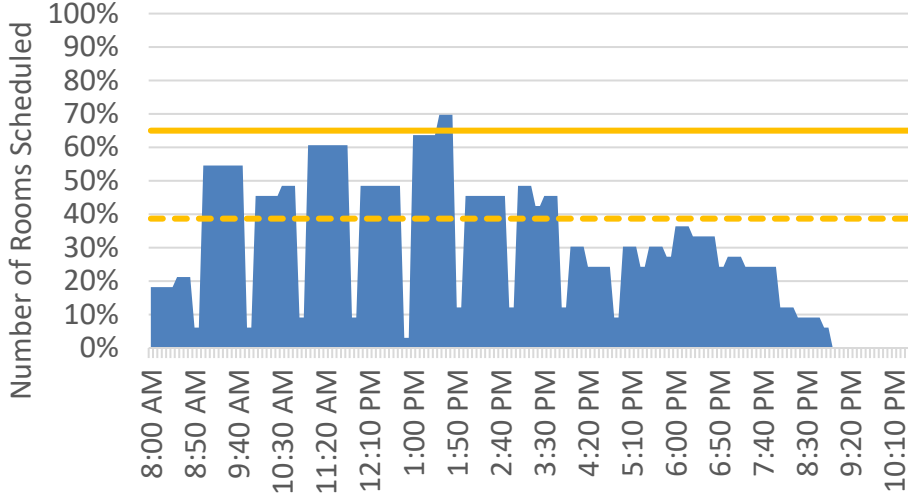
Space



Classroom Utilization

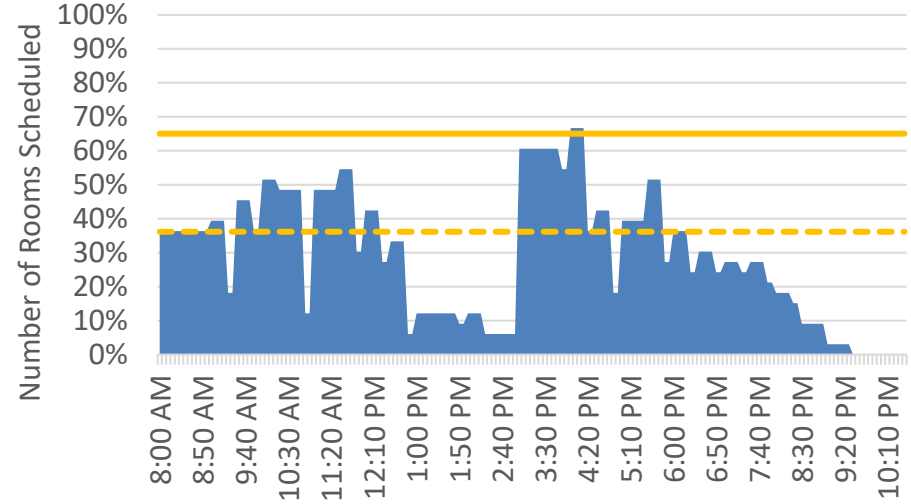
Monday / Wednesday sections

Classrooms Average Target



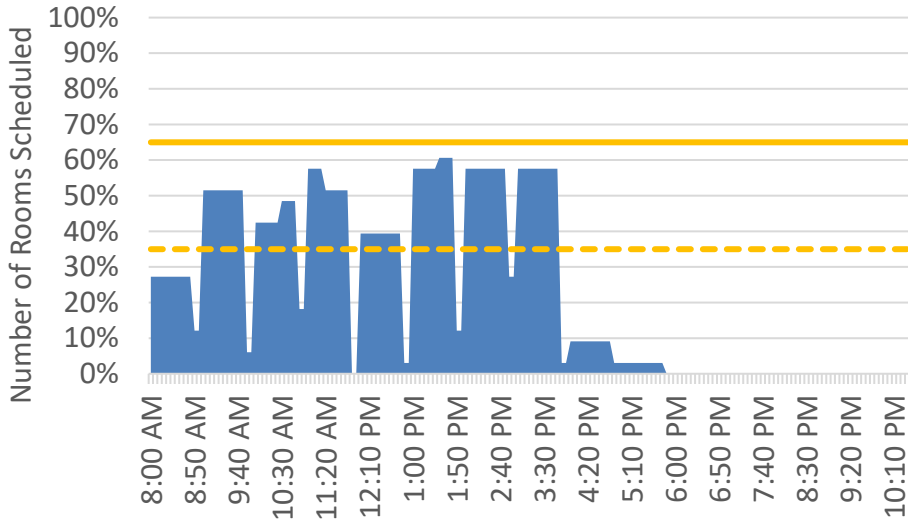
Tuesday / Thursday sections

Classrooms Average Target



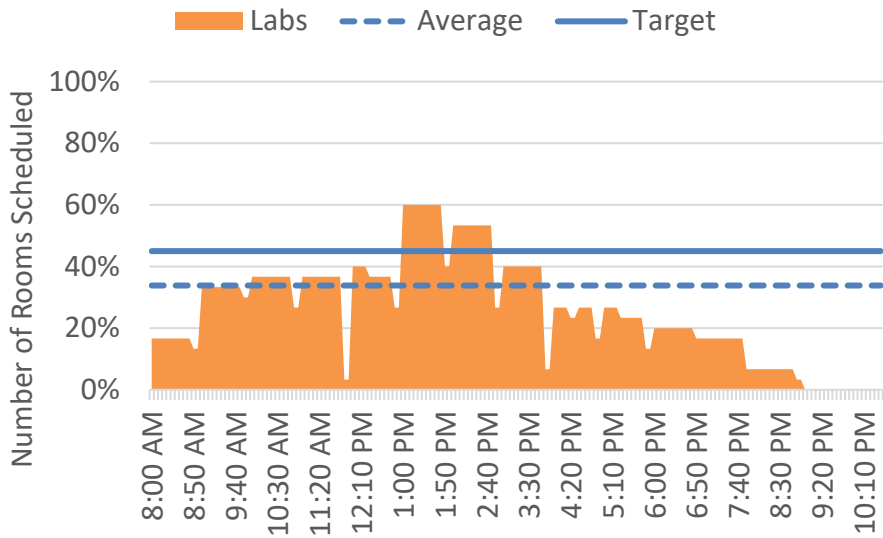
Friday sections

Classrooms Average Target

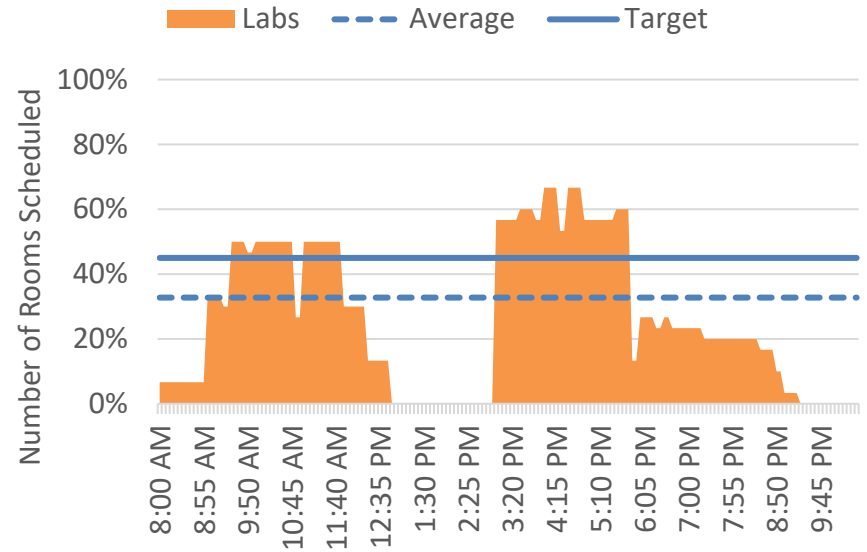


Lab Utilization

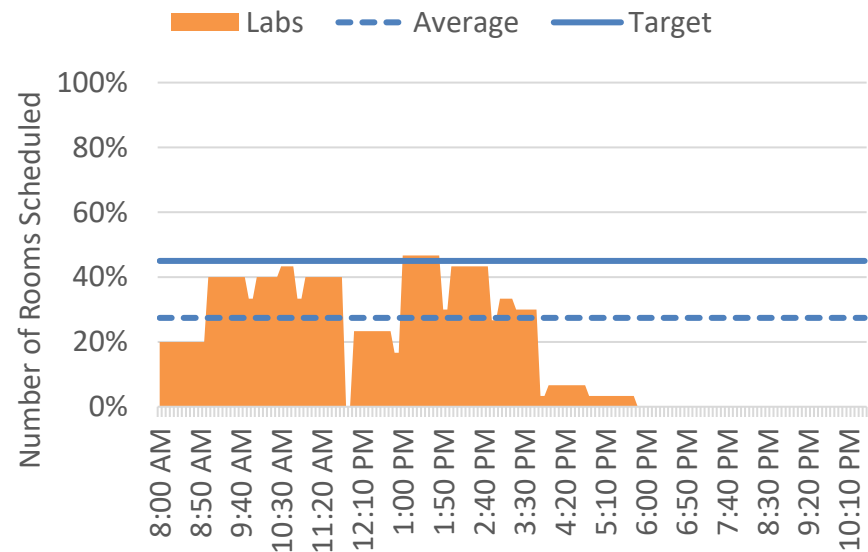
Monday / Wednesday sections



Tuesday / Thursday sections

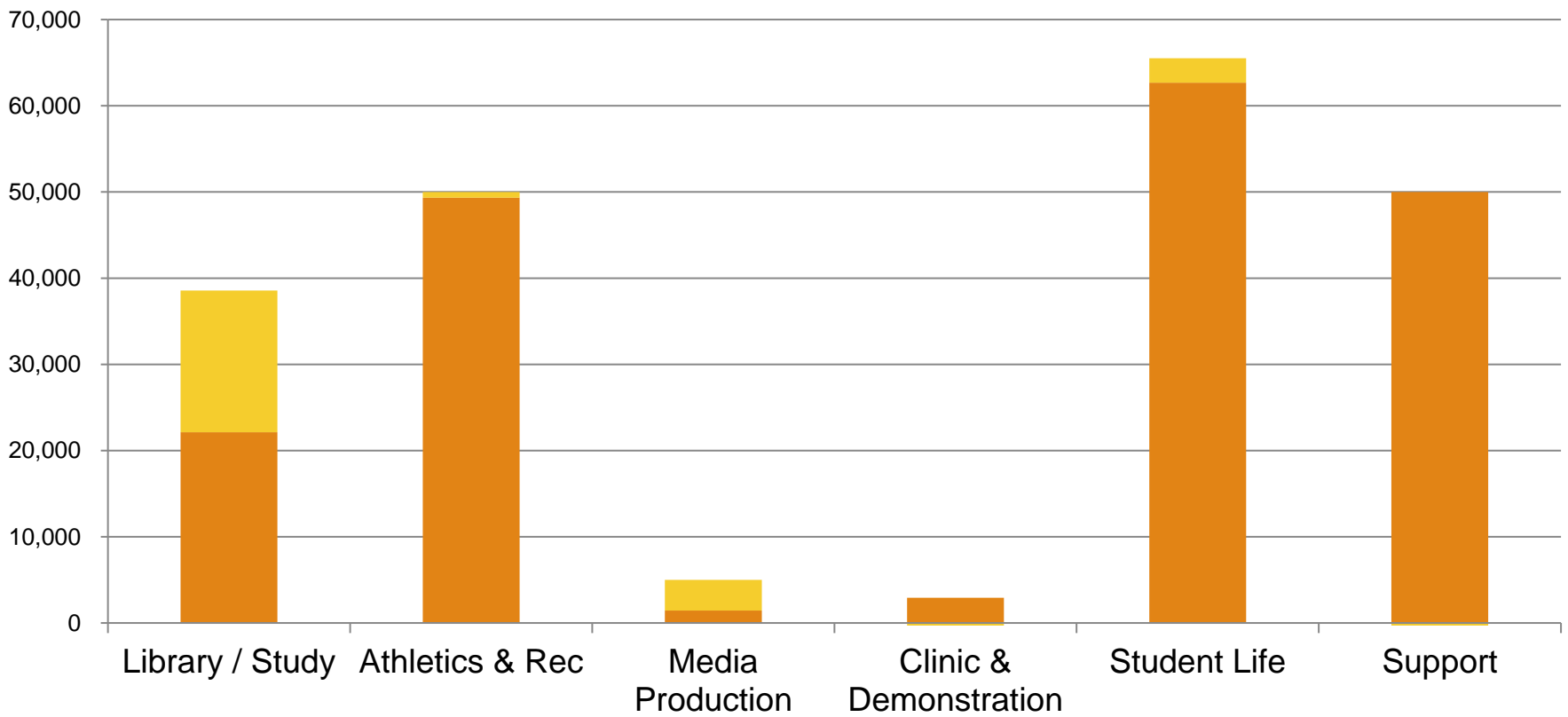


Friday sections



Summary of Non-Classroom/Lab Space Needs

Existing Assignable Square Feet Deficit

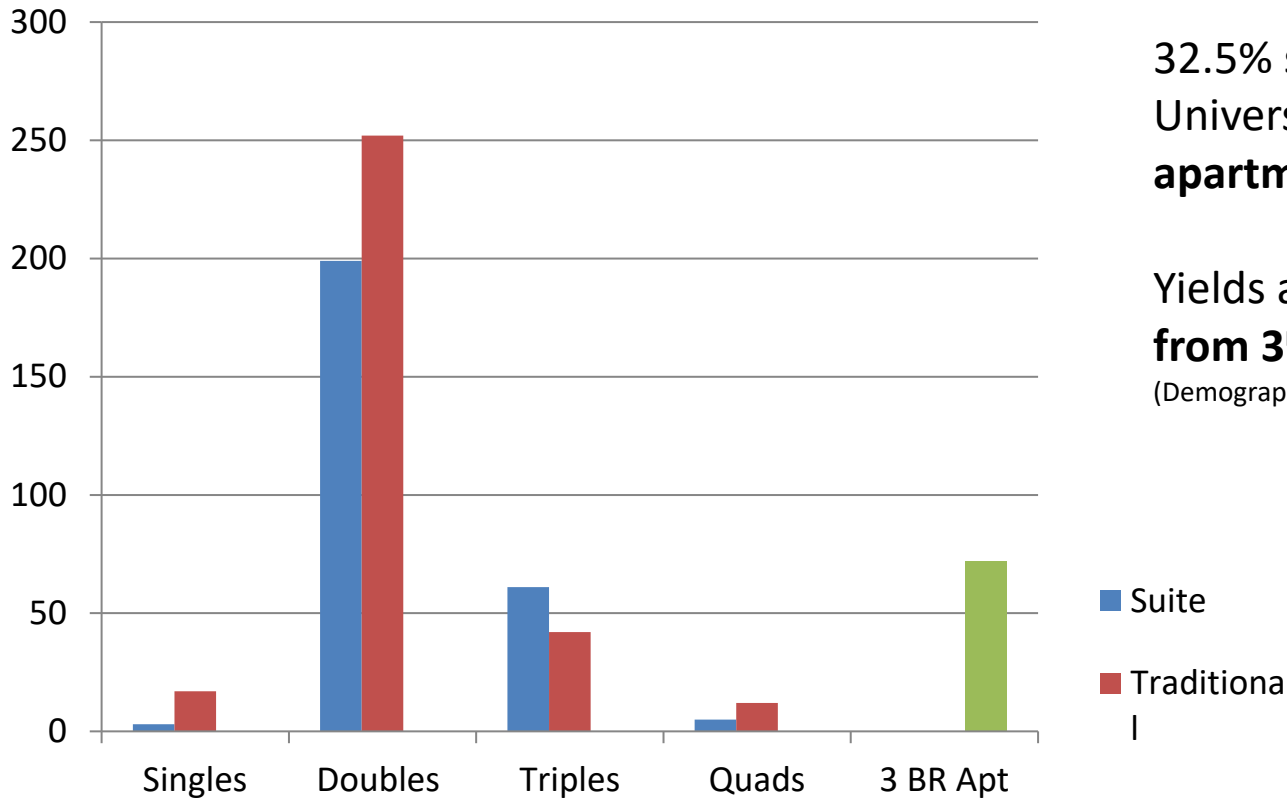


Quality and Quantity Goals (as set out by U3 Study)

1. Improve **quality** of student housing stock
2. Improve recruitment and retention
3. Create a learning environment to enhance the student experience
4. Improve **quality** of ownership and operation in neighborhood surrounding USciences
5. **Increase number** of students living in USciences housing
6. Participate in **revenue** from off-campus housing
7. Expire existing **leases**



Housing Types On Campus Housing 2014-15



32.5% student demand for new University-affiliated **suites or apartments** in year 2+

Yields a demand for **300 beds** from **3rd and 4th years**
(Demographic Perspectives survey)

Goodman

Beds: 323 traditional
 Population: 1st Years
 Condition: Poor
 Project Costs: \$4.9M

Wilson

Beds: 91 suite
 Population: Honors
 Condition: Decent
 Project Costs: \$4.0M

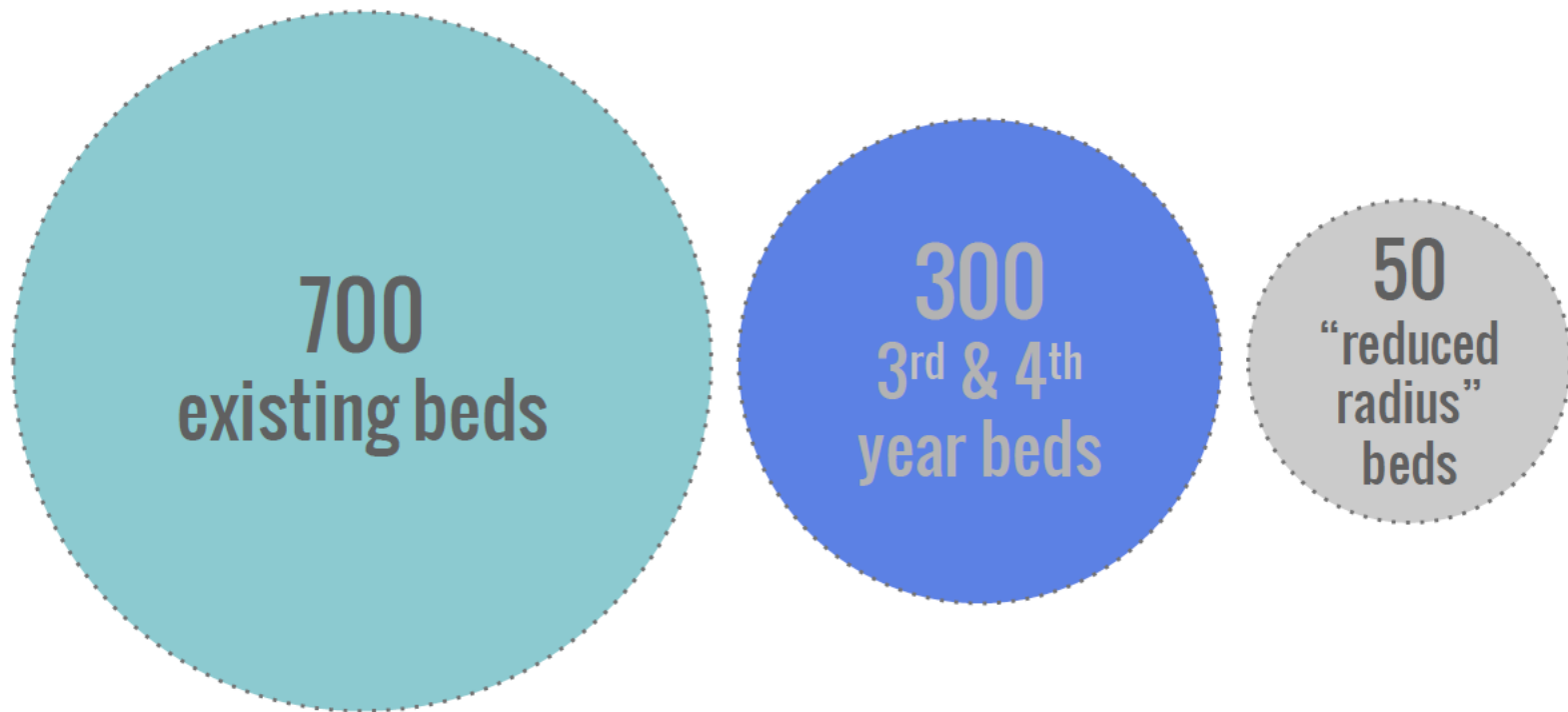
Osol

Beds: 177 suite
 Population: 2nd Year+
 Condition: Poor
 Project Costs: \$5.2M

Alexandria

Beds: 72 apartment
 Population: 2nd Year+
 Condition: Decent
 Project Costs: Annual lease

Potential Future Housing Demand (U3 data)



700 **1,050 total beds**
25% **37.5% of enrollment**

Student Residences





Big Idea: Activate Woodland

Process

Analysis

Systems Framework (Master Plan)

Phasing + Implementation

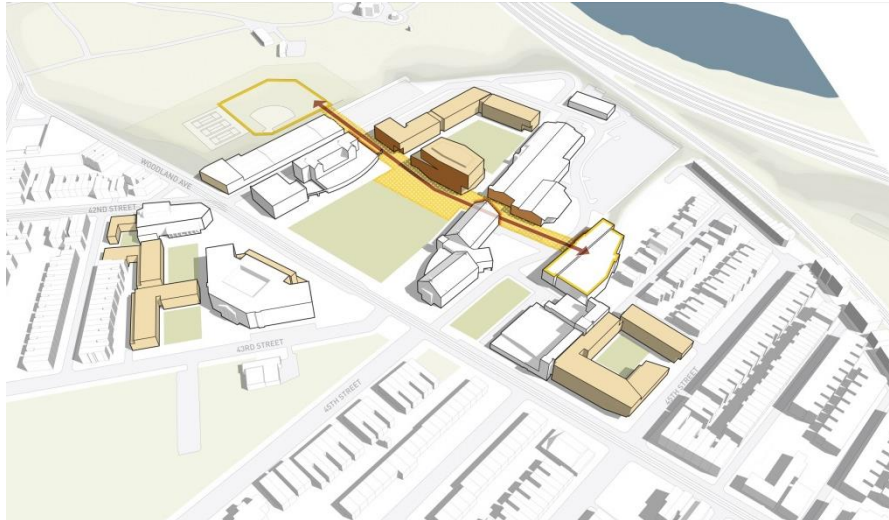
Development Options Master Plan Alternatives



1. Activate Woodland



2. Program Clusters

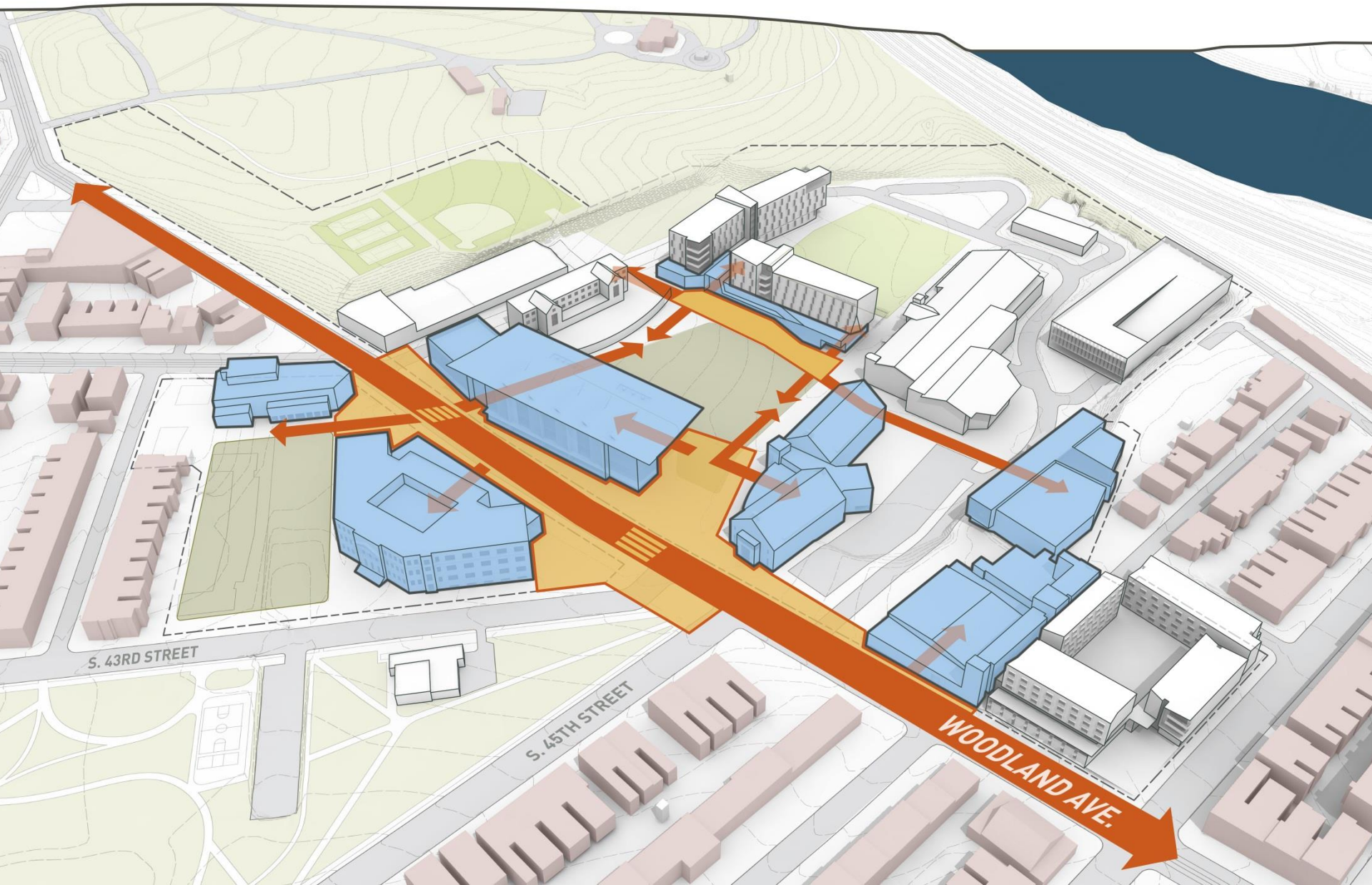


3. Academic Main Street



4. Green Heart

Activate Woodland Preferred Alternative



Existing Campus

Existing Campus

- 1 Whitecar Hall
- 2 McNeil Hall
- 3 Pharmacology/Toxicology Center
- 4 Kline Hall
- 5 Griffith Hall
- 6 Rosenberger Hall
- 7 East Building
- 8 4100 Chester Avenue
- 9 4140 Woodland Avenue Building
- 10 McNeil Athletic Fields (lease ending 2018)
- 11 Wilson Student Center/Hall
- 12 Joseph England Library
- 13 Goodman Hall
- 14 Alumni Hall
- 15 McNeil Science and Technology Center
- 16 Athletic/Recreation Center
- 17 Central Utility Plant
- 18 Woodland Hall
- 19 Integrated Professional Education Complex
- 20 Glasser Hall
- 21 Demonstration Garden
- 22 Osol Hall
- 23 Alexandria Hall
- 24 Alexander Wilson Elementary School site



Future Campus

Future Campus

- 1 Pharmacology/Toxicology Center
- 2 Griffith Hall
- 3 **One-Stop shop**
- 4 Rosenberger Hall
- 5 East Building
- 6 4100 Chester Avenue
- 7 McNeil Athletic Fields (lease ending 2018)
- 8 4140 Woodland Avenue Building
- 9 **Lab Building Offices**
- 10 **Lab Building**
- 11 Wilson Student Center/Hall
- 12 **Learning Commons + Residence Hall**
- 13 **Recreation Field**
- 14 McNeil Science and Technology Center
- 15 Athletic/Recreation Center
- 16 Central Utility Plant
- 17 Woodland Hall
- 18 Glasser Hall
- 19 Integrated Professional Education Complex
- 20 **Parking Garage**
- 21 **Residence Hall**
- 22 Demonstration Garden
- 23 Osol Hall
- 24 Alexandria Hall



Future Building Use

Future Campus

- Administrative/Offices
- Housing
- Student Life
- Recreation
- Classrooms
- Teaching Labs
- Classrooms/Teaching Labs
- Parking



Future Landscape

Future Campus

- 1 Demonstration Garden
- 2 Griffith Courtyard
- 3 Woodland Streetscape Improvements
- 4 Central Quad
- 5 Recreation Field

Tree Cover
increases by **15%**
on USciences campus



Future Mobility



Future Parking

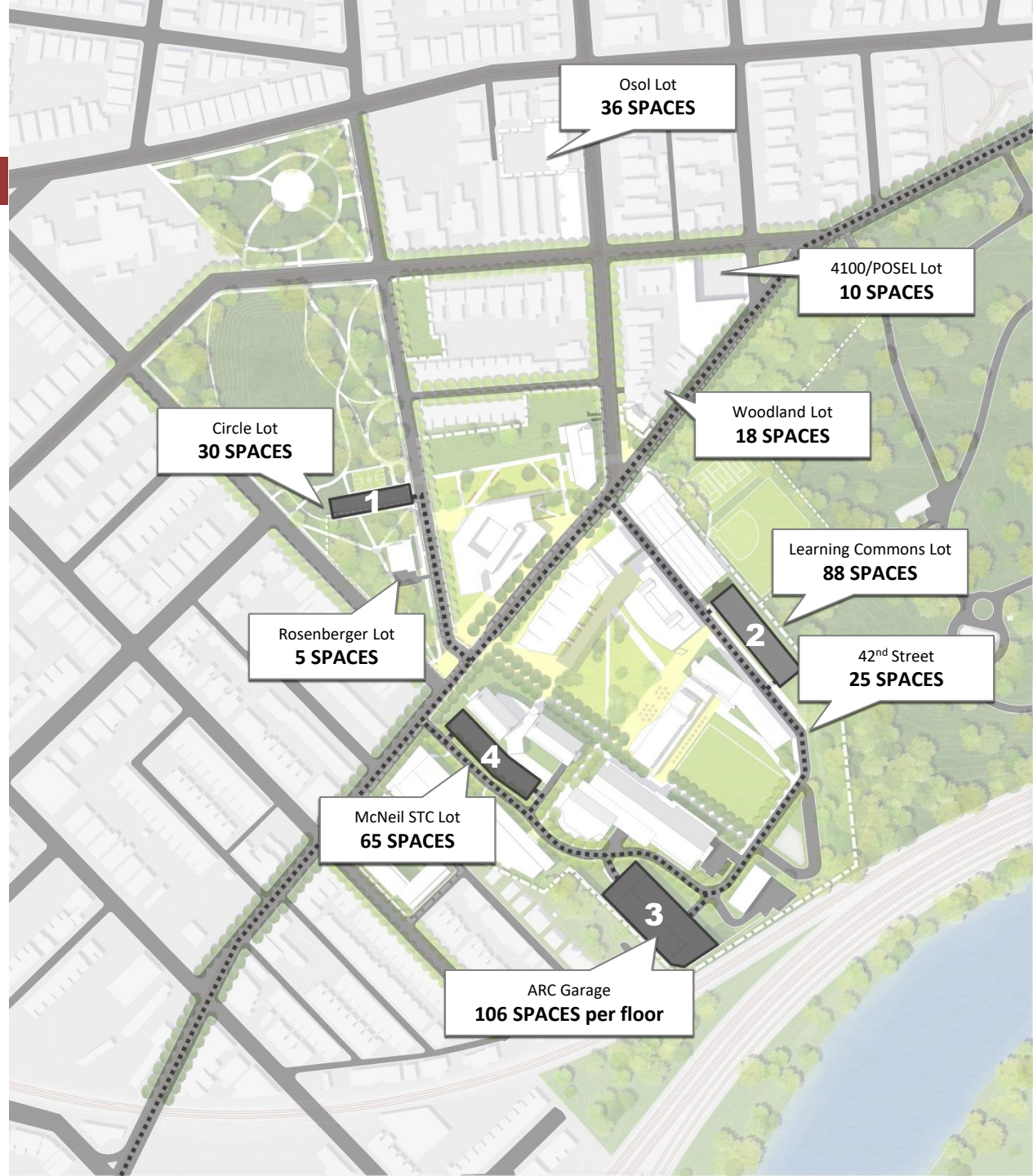
Future Campus

- 1 30 Spaces
- 2 88 Spaces
- 3 424 Spaces
- 4 65 Spaces

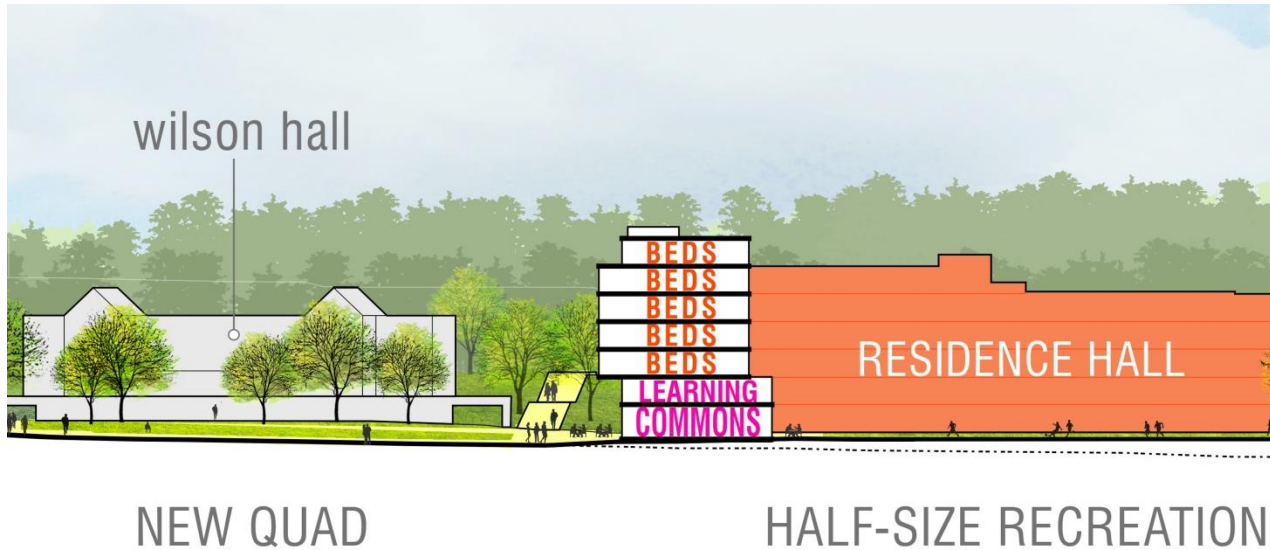
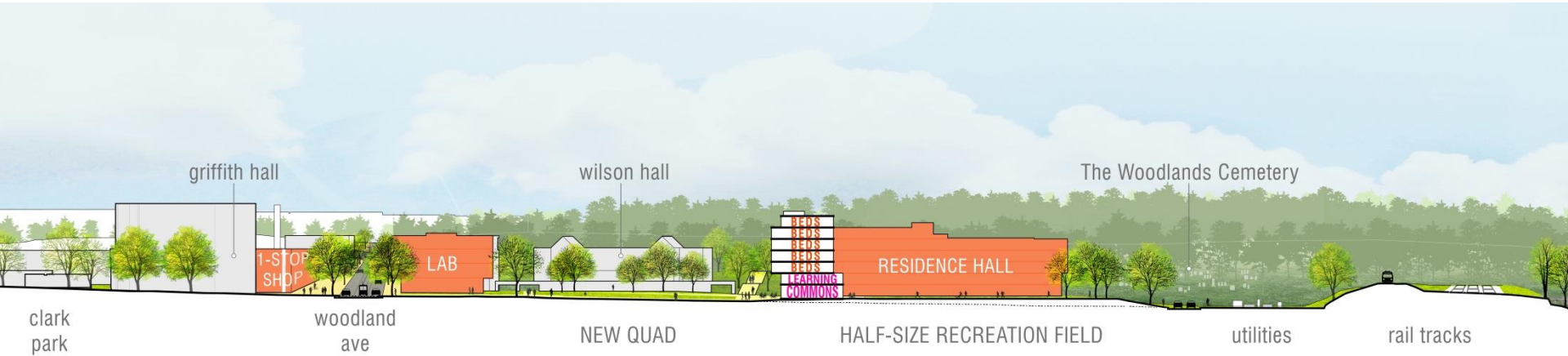
Add. Lots 94 Spaces (Osol, 42nd, Rosen. Etc.)

Future 700 Spaces

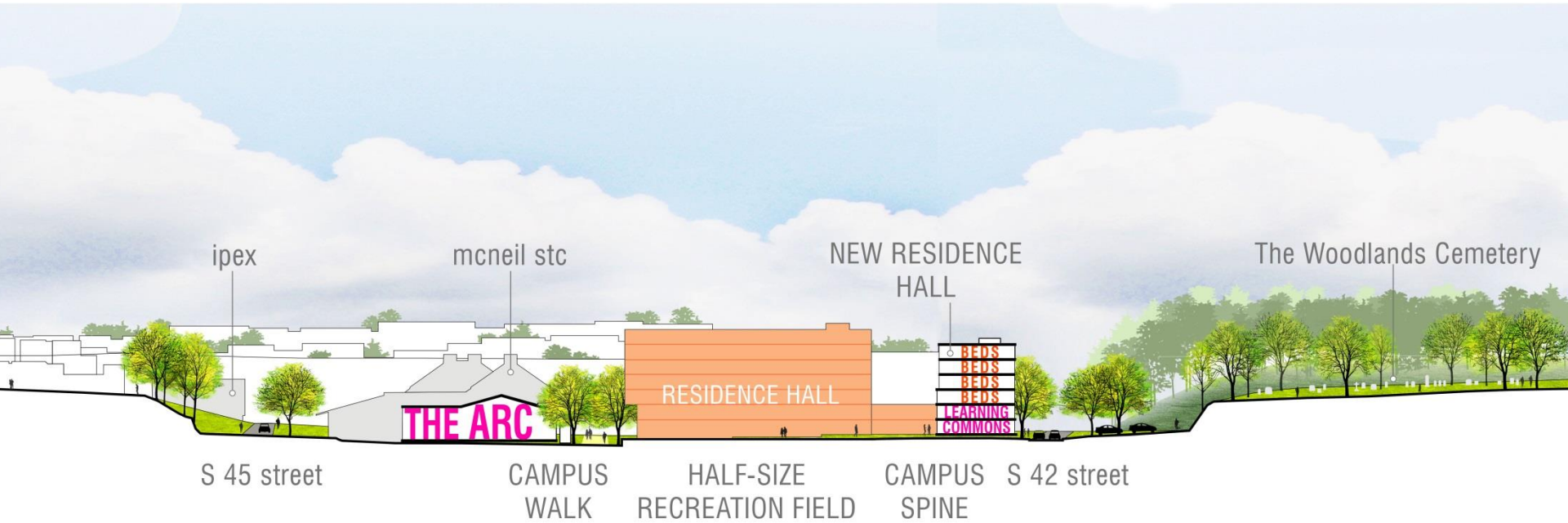
Existing 671 Spaces



Programming + Landscape Opportunities



Programming + Landscape Opportunities



Programming + Landscape Opportunities



Implementation

Learning Commons below Residential and Recreation



Implementation

Learning Commons and Lab Building from Woodland



Implementation

Long Term Vision





Big Idea: Activate Woodland

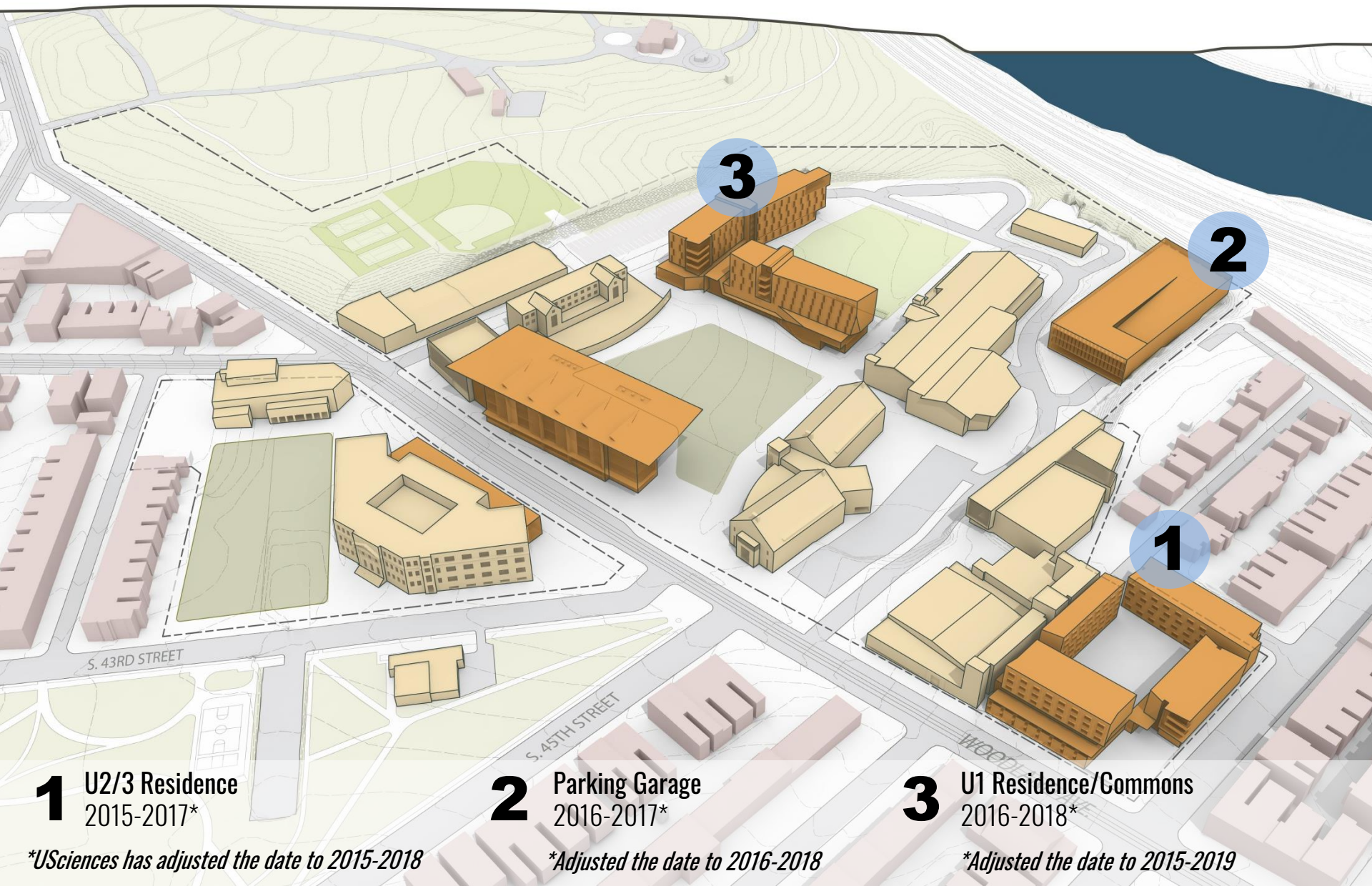
Process

Analysis

Systems Framework (Master Plan)

Phasing + Implementation

Master Plan Implementation Phase 1 + 2



1 U2/3 Residence
2015-2017*

**USciences has adjusted the date to 2015-2018*

2 Parking Garage
2016-2017*

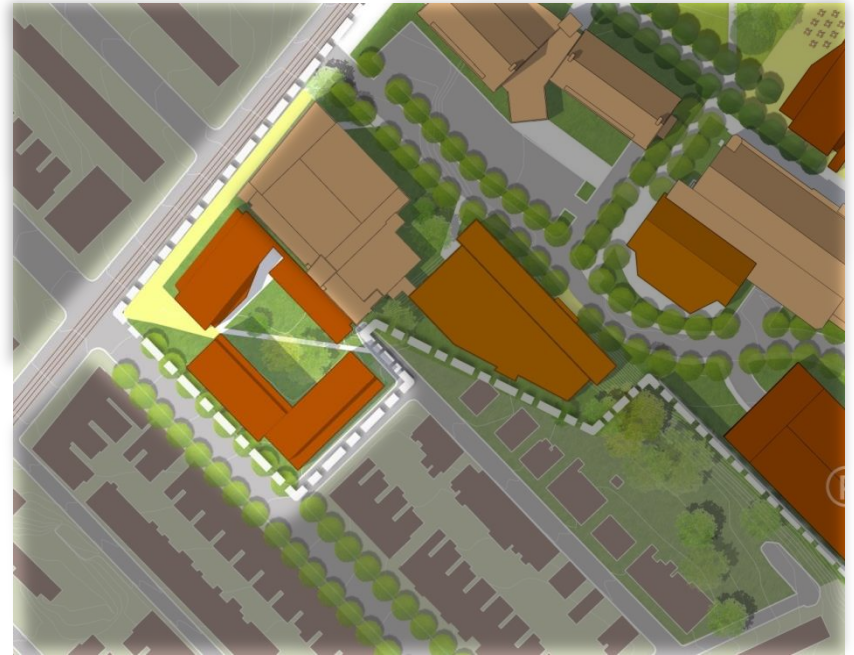
**Adjusted the date to 2016-2018*

3 U1 Residence/Commons
2016-2018*

**Adjusted the date to 2015-2019*

Master Plan

Priority projects – 2nd and 3rd year housing

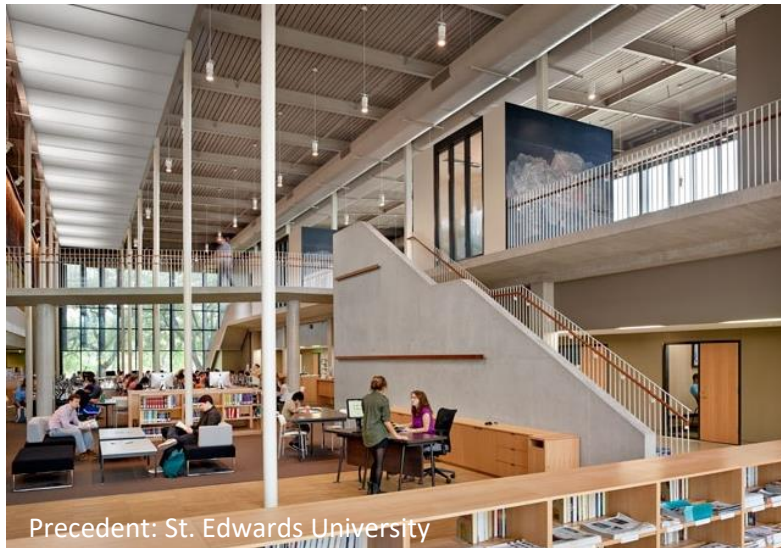


Precedent: Purdue University 3rd Street Housing



Master Plan

Priority projects – 1st year housing + learning commons + rec field

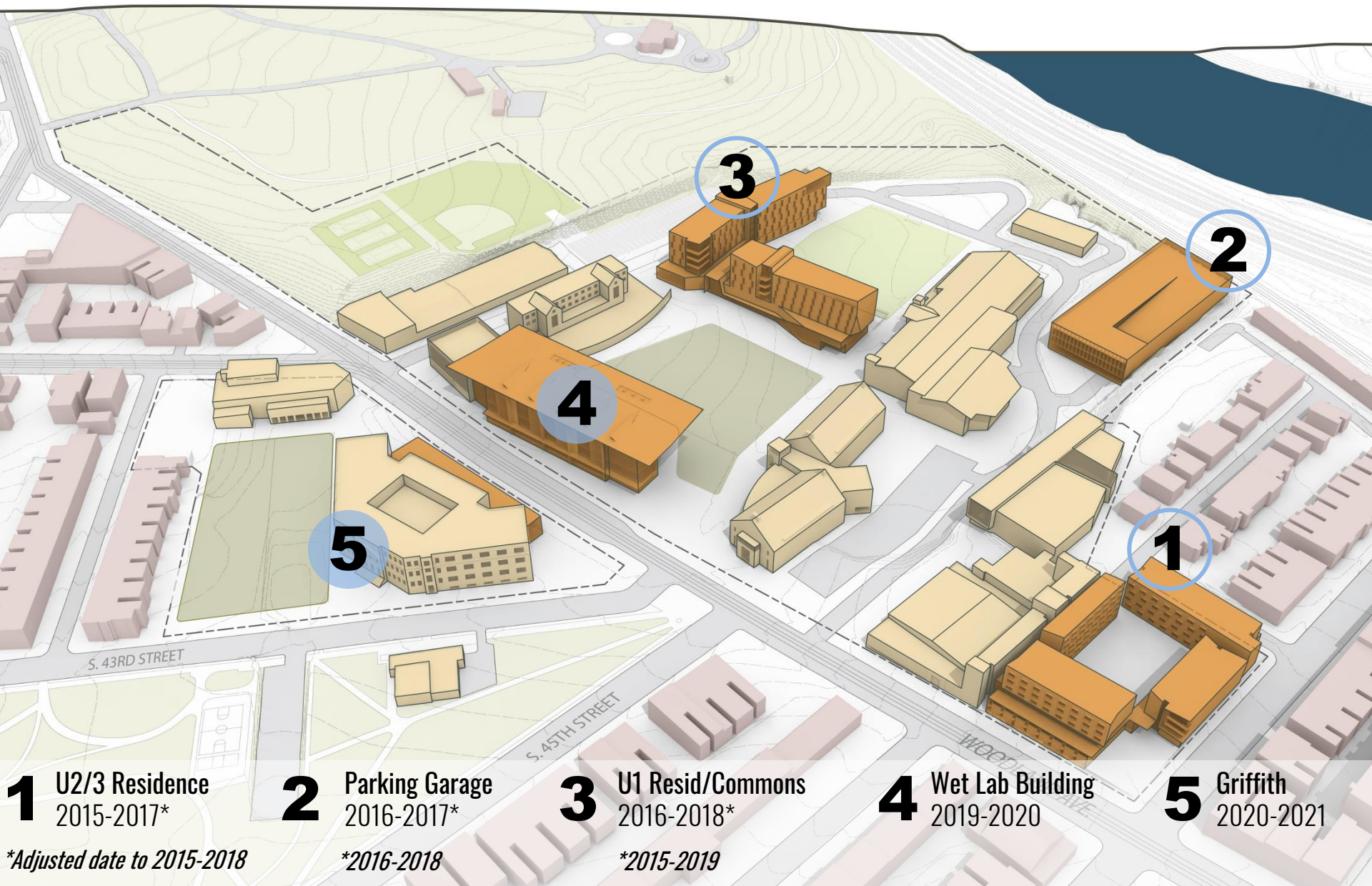


Precedent: St. Edwards University



Precedent: York College

Master Plan Implementation Phase 3



1 U2/3 Residence
2015-2017*

**Adjusted date to 2015-2018*

2 Parking Garage
2016-2017*

**2016-2018*

3 U1 Resid/Commons
2016-2018*

**2015-2019*

4 Wet Lab Building
2019-2020

5 Griffith
2020-2021

Implementation Next Steps

- : **Continue to refine assumptions**
- : **Execute the Interim Services Agreement with Campus Apartments**
- : **Begin development of the Alexander Wilson Elementary School property**
- : **Based on May 2015 Board of Trustees' approval of Phase 1 and 2 projects and financing plan, begin pre-development work associated with these projects**

