PennState

Fayette

The Eberly Campus

Campus Exterior Architectural Plan

Penn State Office of Physical Plant | August 2017

Table of Contents

Fayette
Campus Exterior Architectural Plan

Introduction and Purpose

Penn State's Mission:

Penn State is a multi-campus public land-grant university that improves the lives of the people of Pennsylvania, the nation, and the world through integrated, high-quality programs in teaching, research, and service. The goal of campus buildings and grounds is to support this mission and to be a reflection of the high quality of these programs and the Penn State brand.

To assist in achieving this goal, a Campus Exterior Architecture Plan, known as a CEAP, is developed to suggest ways to improve the exterior aesthetic qualities of campus with low-cost and easy-to-implement concepts that can have meaningful impacts. This CEAP is an update from the previous plan and recommendations presented to Penn State Fayette in May of 2010.

The previous CEAP defined the existing conditions of the Eberly Campus and areas that needed improvement. This update addresses the achievements on campus thus far, further specifies the areas that still need to be completed from the last CEAP, and illustrates several new recommendations that would greatly improve the campus exterior.

The improvement concepts are ranked or prioritized according to their visual impact and estimated cost. The concepts are not final designs. Further study and design are required prior to implementation.

Campus Map

Athletic Fields

Community Center

Pavilion

Engineering Building

Fountain

Tennis Courts

Library

University House

Williams Building

Bell Tower

Eberly Building

BioMed Building

Previous CEAP Status

In the previous CEAP presented to Penn State Fayette, The Eberly Campus in May of 2010, the existing conditions were assessed and recommendations presented. Upon revisiting the campus, it is apparent that several of the recommendations have been addressed and have created a significant improvement. Still, other recommendations previously suggested are partially completed or have been left undone, but remain viable for the beautification of the campus.

The following section recognizes the efforts already completed to beautify the campus and re-emphasizes what still needs to be done. Further recommendations not covered in the previous CEAP are also included, however, they should not be considered higher priority simply because they are new or fresh; the former ideas remain just as viable.

Eliminating 'Fussy' Flower Beds

Previous

Completed

Shrubs and ground-covers have multi-seasonal appeal compared to annual/perennial flower, which quickly lose their visual appeal after their peak. Shrubs and ground-covers also require much less intensive maintenance.

Focusing annual/perennial flowers and 'showier' plantings in appropriately scaled planters creates enjoyable and dramatic punctuations across campus.

Continue to ensure that planters are planted and not left to sit empty.

Fayette
Campus Exterior Architectural Plan

Repainting

Previous

Complete

Complete

Previously, service entrances were painted white, which directed attention to them. Since the general public on campus does not use these entrances, they should not draw attention away from the main entrance.

Darker paint for service entrances blend with the rest of the building rather than standing out. By camouflaging service entrances, people who do not have access to these areas will be deterred from using them.

Camouflaging service entrances should be consistent throughout campus

Fayette
Campus Exterior Architectural Plan

7

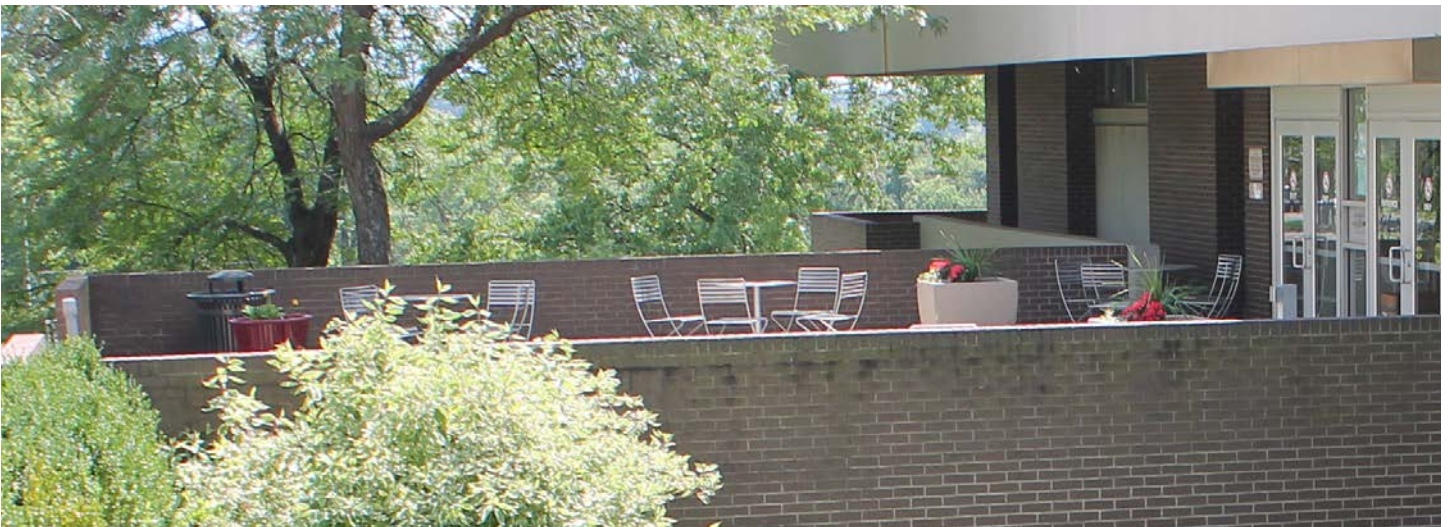# Library Patio

Previous

The addition of tables and chairs has transformed this entrance space to the library into a small, intimate plaza space for students and faculty to enjoy.

Planters provide splashes of color and interest within the space.

Existing

Existing

Fountain Renovation

Previous

The new pathways to the fountain ease the flow of pedestrian traffic to and from the fountain. Simplified landscaping does not clutter the fountain surroundings, establishing a more formal appearance.

Existing

Existing

Marquee Sign

As recommended by the previous CEAP, the campus marquee sign has been updated to include the new Fayette campus mark.

Previous

Completed

Updated campus mark:

PennState
Fayette, The Eberly Campus

Bell Tower

Previous

Previously, the plantings around the base of the bell tower looked scrubby and distracting. The plantings were simplified to create a clean, uniform setting for the focal feature.

The last CEAP recommended a bed of Liriope which blooms throughout the summer and daffodil bulbs which may be planted seasonally for added visual intrigue.

Liriope

Daffodil

Completed (not actual photo)

Walkway Connection

A previous CEAP recommended that a walkway be added to connect the parking lot beside the BioMed building to the sidewalk leading towards the Williams building. This walkway creates a more direct route for pedestrians who are walking between these two spaces.
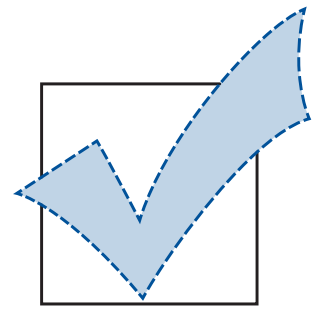
The walkway wraps around the bell tower, drawing more attention to the tower as a feature and also providing more direct access to the low wall that encircles it, which can be used for seating.

Fayette

Campus Exterior Architectural Plan

Tennis Courts

Option 1

The tennis courts are in poor condition and must be either renovated or removed. The surrounding landscape is also in need of improvement from the vast open turf.

Option 1: Renovate the existing courts in-kind. Reduce weekly mowing of the field to once or twice annually. Maintain mowed edges and pathways as cues to care.

Option 2

Option 2: Remove all tennis courts and replace with landscaping. Consider tree groupings to break up expanse of large open space or more grassland with reduced mowing.
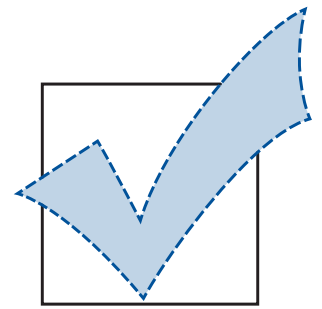

Option 3 - SportsVenue Technology

Option 3: Reuse all or part of the existing courts and retrofit with 'Sport Courts' which have more flexible programming of multiple sports (i.e. tennis, basketball, volleyball, etc.). The courts would be more inviting and more functional by providing diverse recreational opportunities.

Lighting

Lighting fixtures remain antiquated and there is no established standard. Five different types of fixtures are found throughout campus. This project has already been undertaken by the campus and is currently in progress.

These two fixtures (left) are the most attractive of the fixtures found throughout the campus and are the same color. Update all light fixtures to modern, LED lights; however, retrofitting these lights already in place (left) with LEDs may be a cost effective option. That being said, the other light fixtures (above), must be replaced entirely to match the new campus standard that will be established.
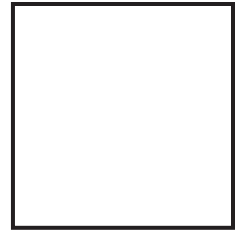
Library Embankment

The embankment around the library continues to look ragged and unkempt. Weeds have overtaken; some areas are sparse or barren, leaving exposed soil.

Recommend planting Gro-Low Sumac as a stabilizing ground-cover. The sumac is hearty and effective and will provide good coverage. Proper and regular maintenance to ensure weeds stay out and soil stays covered must be set in place.
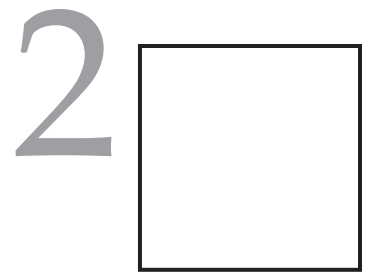

Existing

Proposed

Existing

Proposed

Signage

The Eberly Campus has many examples of non-standard signage. Non-standard signage looks out-of-place and as though it does not belong to the campus. Some signs or banners look informal and unsightly.

Recommend removing and replacing non-standard signage with Penn State standard signage.
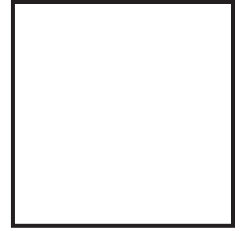
3

Maintenance Building

The Maintenance Building remains open to the campus, even though the majority of the campus does not use this building. Since the last CEAP recommendations, it seems that the building has actually become more noticeable. There are fewer upright evergreens screening the building and the new paint is brighter and higher contrast than before. The chain-link fence physically separates the service yard, but does not visually separate the unpleasant view.

Recommend replacing chain-link fence with an opaque paneled fence. Plant more upright evergreens around the northeast corner to screen the maintenance building.
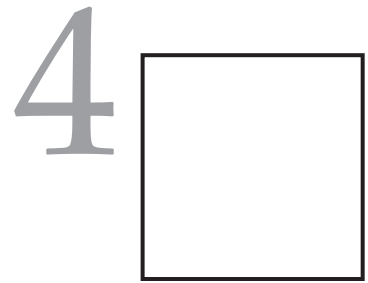

Previous

Existing

Proposed

4

Pavilion

The Pavilion has been repainted since the last CEAP, however, the color contrasts its surroundings and stands out too much. What little landscaping that used to exist is no longer there.

Previous

Existing

Option 2 Example - Exterior Modifications

Option 3 Example - Architectural Modifications

The Pavilion is outdated, not frequently used, and appears out of place on the campus landscape. There are three options for making better use of this building/space:

Option 1: Demolition
If it is decided that these facilities are not a necessity, it is possible that the campus would benefit most from leaving this an open space.

Option 2 Exterior Modifications
If the facilities must remain and more intensive change cannot be made, exterior changes such as a darker paint and more landscaping would help to better integrate the pavilion into the campus.

Option 3: Architectural Modifications
If facilities are needed in this location and the more intensive changes are able to be made, architectural modifications or replacement of the pavilion is possible. Recommend replacing the current pavilion with one that is more modern and more true to the aesthetic of the campus.

Incomplete Recommendations

Uniformity and Scale of Site Furnishings

5

Old aesthetic

New aesthetic
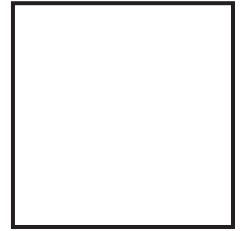
Updating site furnishings to a common standard will provide a cohesive campus identity. Some older furnishings have been replaced as per recommendation from the previous CEAP. The concern is not newer versus older furnishings but rather having all furnishings across the campus matching.

Having both the old and new furnishings scattered throughout campus detract from a unified campus identity. Replacing old, red furnishing aesthetic with new, silver tables and chairs is recommended. It is absolutely necessary to match the style of the furnishings, not just the color.

5

Uniformity and Scale of Site Furnishings

Planters can add visual impact to a space, but they must be at an appropriate scale with their surroundings. Planters either too big or too small look out of place.

Place planters at or near gathering places and entrances for greatest visual impact. Clustering larger and smaller planters can help with scale.

Recommend that existing planters be moved to sites more appropriate to their size. Similarly, larger plants should go in larger planters and smaller plants in smaller planters.

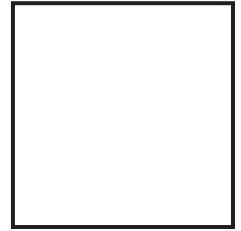Planter is too large for the site and without any plants

Planter is too small for the site, and the plant too large for the planter

Scale of planter matches the surroundings and the scale of plants matches the planter

Incomplete Recommendations

6

Fayette

Tree Planting Plan

The academic core of campus between Eberly Building and Williams Building is planted with a mix of deciduous shade trees and evergreen trees arranged in an informal, naturalistic configuration. The quantity and variety of tree species is pleasing. The remainder of campus should emulate the quality of the core. Circulation routes and gathering spaces benefit from the spatial definition and shade offered by trees.

The informal, natural aesthetic quality is illustrated conceptually on the following plan:
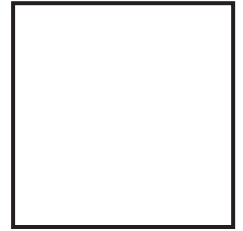
6

Tree Planting Plan

The trees illustrated here are examples of suitable species offered for consideration for campus tree plantings.

Star Magnolia
Small Tree - up to 20'

Trident Maple
Small Tree - up to 25'

Sycamore
Shade Tree - up to 75'

Oak Species
Shade Tree - up to 75'
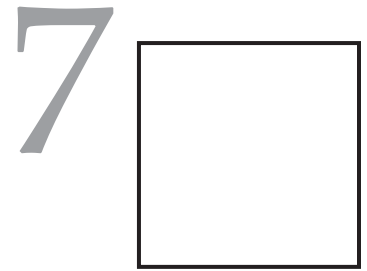

Linden
Shade Tree - up to 50'

Katsura
Shade Tree - up to 50'

Core Campus Tree Planting at the Site Scale

Many spaces throughout the campus are defined by open turf lawns with few trees dotting corners here and there. Recommend strategically planting trees in order to loosely define spaces.


Existing

Proposed

Establishing usable and comfortable spaces between buildings will tie the campus together. Currently, Penn State Fayette feels more like a series of buildings rather than one unified campus. Incorporating key sight lines and circulation corridors into the planting of trees further helps to define the campus, particularly its most valuable features.
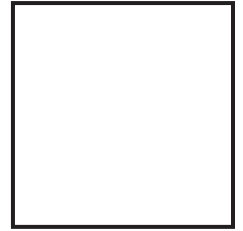
Core Campus Landscape

The walkways, tree placement and mounded contours of the landscape in core campus create an attractive and comfortable pedestrian scale.

The character of the space could be enhanced through an under-story ornamental vegetation layer that accentuates existing view corridors and provides greater visual interest.

Williams Building

Eberly Building

Bell Tower

Lion Shrine

Bio-Med Building

Turf covered earth mounds define space

Existing trees define space

Focused view corridors defined by earth mounds
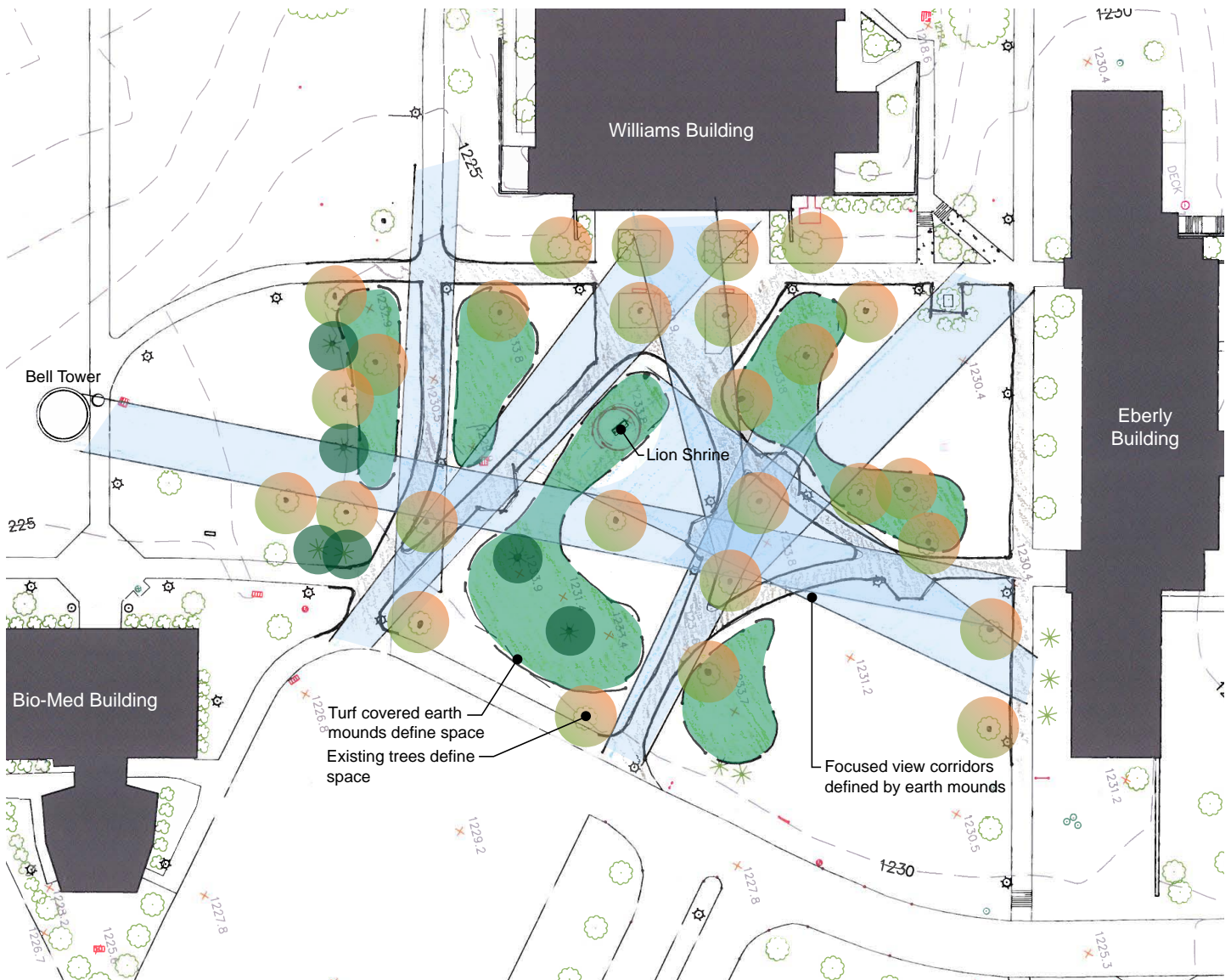
Recommend incorporating New Recommendation #4 - Lion Shrine (page 36 & 37) into this project.
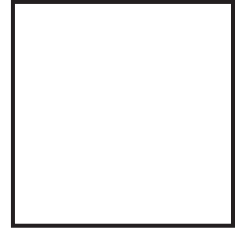
Parking Lot Landscape

The parking lot between the Biomedical Technology Center and Route 119 is a vast uninterrupted expanse of paving. The view of campus by northbound traffic is adequately screened. The southbound view however lacks a vegetated screen. This first impression of campus can be improved through the installation of additional landscape plantings as shown conceptually in the green shaded areas of the image below.

Potential Plant Palette:

Little-leaf Linden - Shade Tree

Nootka False Cypress - Evergreen Accent Tree

Northern Bayberry - Screen Shrub

Gro-Low Sumac - Ground-cover

Korean Spice Viburnum - Accent Shrub
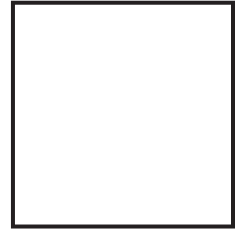
Parking Lot Tree Screening

Parking is necessary for the campus, however, parking lots that are open and exposed to the elements become overly hot in the summer or windswept in the winter, as well as unattractive. Consider adding evergreen trees to screen parking lots and provide wind buffers as well as large canopy trees to provide shade.

Existing
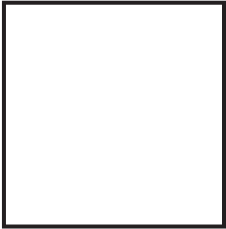
Proposed

Screening Utilities

Service areas are only used by a small population on campus and are generally unattractive. Utility boxes are also unsightly in the landscape. Both of these elements are necessary for the proper function of University buildings, however, simple vegetative screening can hide them from view of the general public. Stronger separation of service areas from public areas will prevent delivery vans or service vehicles from creating conflict with pedestrians.

Existing

Proposed

Screening Utilities

10

Existing
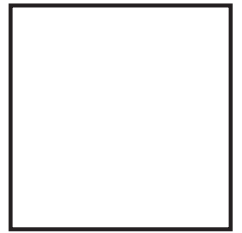
Plantings, walls, or fences should screen utility areas, contributing to the overall beautification of campus. There are several locations around the campus where utilities are out in the open, some of which have been used as example on the following page. Plantings are typically recommended over architectural solutions for both cost and aesthetic reasons.

Proposed

Existing

Proposed

Screening Utilities

Existing

Proposed

Existing

Proposed
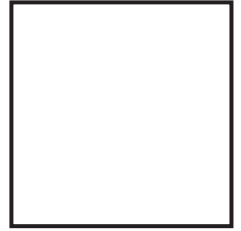
New Recommendations

New recommendations to improve the Eberly Campus include insights into the architecture, site amenities, and landscape. The focus of the recommendations is to unclutter and clean up the campus aesthetic.

Architectural suggestions include removing or renovating structures whose usefulness is in question.

Site amenities include general repairs and appropriate use of site furnishings

Landscaping includes the most suggestions and examples, but many are simple solutions to small problems that will altogether have a large impact on the aesthetics of the Eberly Campus. Recommendations include vegetative screening, simplification of landscaping, and using trees effectively to create spaces.

Lawn Alternatives for Reduced Maintenance

New Recommendation
Cost Estimate: < $10K

Existing

Existing

Large turf fields require a great deal of regular maintenance and create uncomfortably large spaces.

Example Image

Allowing large areas of turf to naturalize will reduce maintenance costs/ requirements. Reduce Mowing to once or twice annually. Maintain mowed edges as a cue to care and intention.

Example Image | Marsh Meadow - the arboretum at University Park
Image taken in the fall

Consider implementing warm season meadow species to create a grassland on campus. Paths can be mowed through and regular maintenance could be reduced to annual burning or scalp-mowing. A new grassland could provide new opportunities for ecological education.

Lawn Alternatives for Reduced Maintenance

New Recommendation
Cost Estimate: < $10K

Below are potential locations of open turf areas around campus which could be left to grow instead of mown regularly:

"No-mow" locations   Property boundary   Mown paths through longer grass

Fayette
Campus Exterior Architectural Plan

University House

New Recommendation

Cost Estimate: Phase 1 : $10K to $25K

Prune trees and remove foreground plantings for a cleaner view of the University House

Existing landscaping is messy and hides the house from view. The house feels separated from the rest of the campus and inaccessible. Recommend simpler landscape design for ease of maintenance and improve aesthetics.

Replace foundational plantings with lower evergreen shrubs and ground-covers for simple, clean, multi-seasonal appeal and fewer maintenance demands.

Fayette

Campus Exterior Architectural Plan

University House

New Recommendation
Cost Estimate: Phase 1 : $10K to $25K

Concept Plan:

University House

Event Lawn

Street

Opportunity for
VIP parking in
place of former
road

Line driveway
with vegetation

Establish as main
entrance

Create open green
space where drive is
now

Tree clusters

Create driveway
for easier access
to new main
entrance

Line walkway with
vegetation

Smooth edges of
house with shrubs
and herbaceous
plants

Line street with
street trees
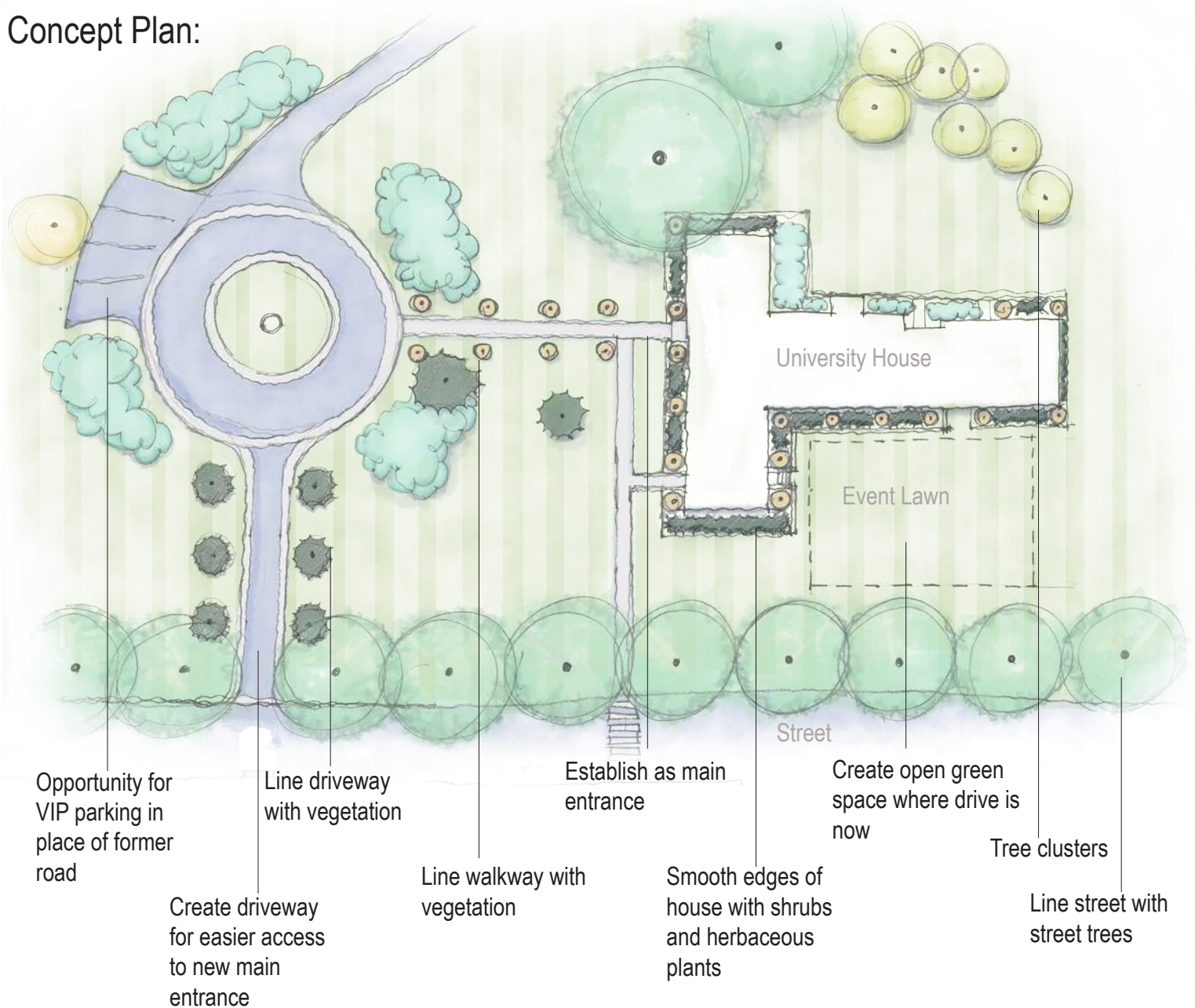
Existing University House:

X1200.8

Main Goals of Design:
-Clean up and simplify vegetation
-Create a more attractive entrance
-Establish tree clusters
-Create more parking opportunities
-Create more usable outdoor space
-Take advantage of existing round-a-bout for a more formal
entrance

Fayette
Campus Exterior Architectural Plan

Repair Steps

New Recommendation
Cost Estimate: $50K to $100K

The concrete steps off the side of Eberly Building are crumbling away and must be repaired or replaced. A handrail also near Eberly is broken. Other steps with rust stains show early signs of deterioration.

Exposed rebar

The corners of the concrete steps are chipping away, creating a major tripping hazard

Broken handrail

Rust-stained steps early indicator of deterioration

Lion Shrine

New Recommendation
Cost Estimate: > $10K

The Lion Shrine is greatly improved since the last CEAP recommendation for initial landscaping. Plantings around the shrine are appropriate in species and will provide multi-seasonal appeal. Gaps between rows of plants around the statue should be filled by similar plantings. General repairs and maintenance to the statue itself will greatly improve its aesthetics. In accordance with the plan to plant more trees around campus, the plantings within the campus core will aim to draw visual attention to the shrine, particularly as visitors enter the campus.

Consider implementing this project as a part of the Core Campus Landscape Recommendation (Incomplete Recommendations #9, page 24)

Plantings have large gaps between rows

The lion statue is pockmarked and in need of a fresh coat of paint

The lion statue is pockmarked and in need of a fresh coat of paint
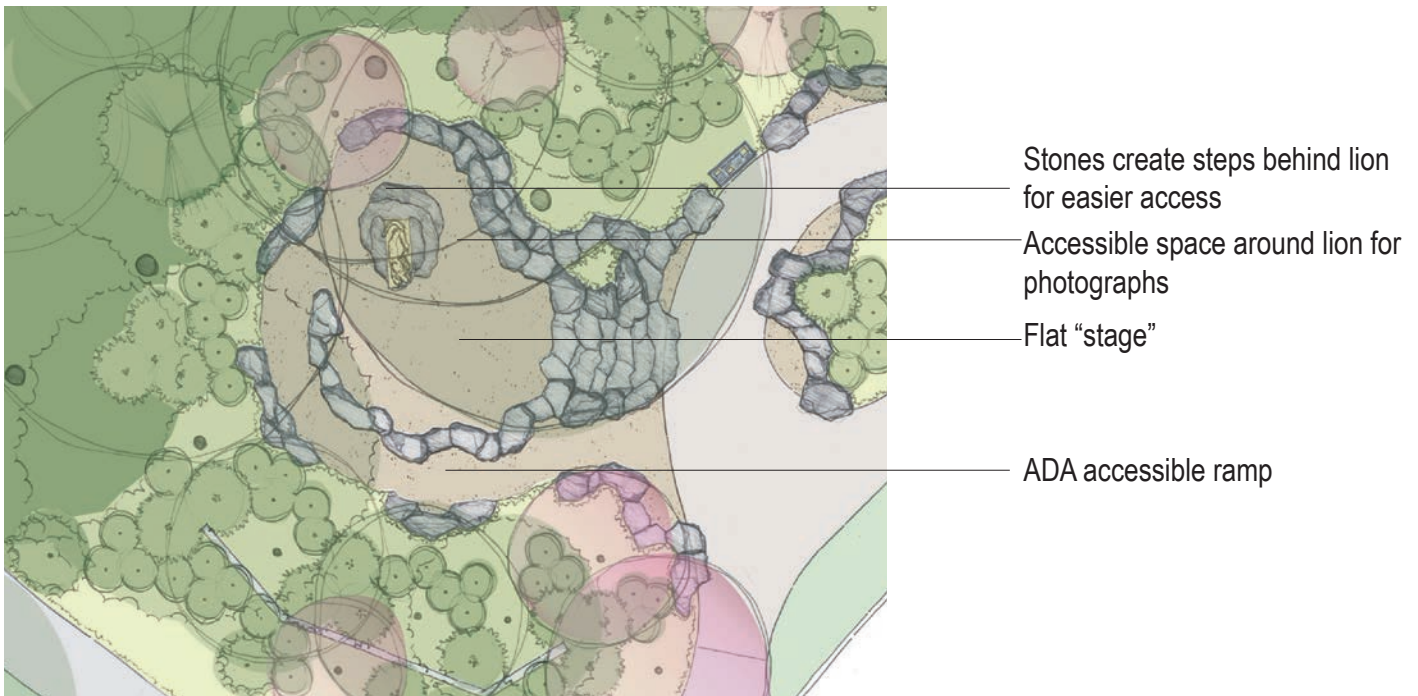
Lion Shrine

New Recommendation
Cost Estimate: > $10K

4

Lion Accessibility:

As a landmark on the Fayette campus, the Lion Shrine has the potential to be a frequently visited and photographed spot. Due to its significance, the campus may consider making the space more accessible. The accessibility of the lion statue at the University Park campus was drastically improved in 2012, when a reconstruction of the site created a handicap accessible ramp. Similar design concepts could be applied to the Fayette lion in order to give every person on the campus access to the lion.
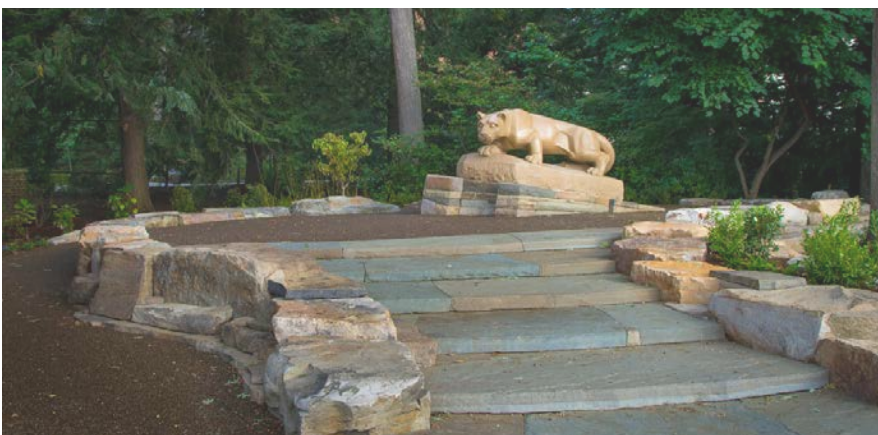
Consider implementing this project as a part of the Core Campus Landscape Recommendation (Incomplete Recommendations #9, page 24)

Example:
University Park lion accessible design:

Stones create steps behind lion for easier access

Accessible space around lion for photographs

Flat "stage"

ADA accessible ramp

Example: University Park lion

Fayette
Campus Exterior Architectural Plan

37

Project List

Listed below are the incomplete porject recommendations provided in this CEAP. Estimated project cost ranges are also included to help facilitate budget and scheduling decisions.

On the following page is a diagram showing the locations of projects on the campus. Projects that are campus-wide, such as Screening Utilities and Lighting, are not shown on this diagram.

	PROJECT NAME	COST RANGE
1	Library Embankment	< $10K
2	Signage	$10K to $25K
3	Maintenance Building	$25K to $50K
4	Pavilion	Pending Final Scope
5	Site Furnishings	$25K to $50K
6	Tree Planting (Annual)	< $10K
7	Core Campus Landscape/Tree Planting	> $100K
8	Parking Lot Landscape	$25K to $50K
9	Parking Lot Tree Screening	$25K to $50K
10	Screening Utilities	$25K to $50K
11	Lawn Alternatives for Reduced Maintenance (Annual)	< $10K
12	University House	Phase 1 : $10K to $25K
13	Repair Steps	$50K to $100K
14	Lion Shrine	$50K to $100K

Locations of Projects On Campus

Below is a map showing the locations of the projects listed in this CEAP. Location of projects that take place campus-wide, such as Screening Utilities and Lighting, are not shown in this diagram.

Numbers correspond to the Project List on the previous page