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(1D) **APPENDIX**
EXECUTIVE SUMMARY

LAFAYETTE ENCOURAGES STUDENTS TO EXAMINE THE TRADITIONS OF THEIR OWN CULTURE AND THOSE OF OTHERS, TO DEVELOP SYSTEMS OF VALUES THAT INCLUDE AN UNDERSTANDING OF PERSONAL, SOCIAL, AND PROFESSIONAL RESPONSIBILITY, AND TO REGARD EDUCATION AS AN INDISPENSABLE, LIFE-LONG PROCESS.
EXECUTIVE SUMMARY

MISSION AND VALUES STATEMENT
Lafayette College strives to nurture inquiring minds and to encourage intellectual, social, and personal growth of its students, faculty, and staff. The College develops students’ skills in critical thinking, verbal communication, and quantitative reasoning, along with their capacity for creative endeavor. Lafayette encourages students to examine the traditions of their own culture and those of others, to develop systems of values that include an understanding of personal, social, and professional responsibility, and to regard education as an indispensable, life-long process.

In the coming decade, Lafayette expects to strengthen its position among liberal arts colleges and engineering programs of high rank. Through a judicious commitment of its resources, the College will improve the caliber of its students, its faculty, and its programs.

GUIDING PRINCIPLES
- Strengthen the identity of the campus by reinforcing the portals and edges that identify Lafayette College as a memorable place;
- Enhance college-community gateways by improving off-campus properties to reflect Lafayette’s commitment to revitalizing city-campus transitions;
- Define open spaces and connections to create vibrant and intimate quads, lawns, and courtyards connected through an enhanced network of pedestrian paths;
- Develop a plan that builds upon spatial relationships and programmatic adjacencies to accommodate future new construction, renovations, and the removal of antiquated facilities.
HIGHLIGHTS OF THE PLAN

- The Plan recommends strategic renovations to Pardee Hall, Van Wickle Hall, Markle Hall, and Colton Chapel to preserve the historic character of the campus and renew the functional attributes of these important buildings. In addition, the Plan identifies new sites to accommodate the needs of residence life, administrative support, and academic programs.

- The visitors’ entry and arrival experience to campus will be defined and enhanced with the siting of a new “Welcome Center” on High Street, opposite Markle Hall. This prominent location was chosen so that parents and prospective students, alumni, and visitors will have easy access to all of the College’s facilities. For convenience, parking will be provided in an adjacent screened and landscaped visitor lot.

- Streetscape improvements along the North Third Street corridor between the City and Lafayette College will enhance this important gateway and reinforce the College’s identity. The Master Plan proposes the conversion of surface parking lots and the removal of dilapidated buildings to create pocket parks and beautify this entrance. These parks can be used as informal space for education, research, recreation, and community uses throughout the year. In addition, the Mohican and the Laundry Buildings will be renovated to support new uses and increase pedestrian activity in this area.

- The College’s relationship with College Hill will be strengthened by instituting joint streetscape improvements, creating new business opportunities, renovating and replacing existing housing, calming traffic, and increasing pedestrian activity between the campus and the community.

- Currently, Quad Drive, Pardee Drive, and parts of South College Drive are major vehicular routes running through the core campus. The Plan proposes to close these streets in order to restore the collegiate environment and improve pedestrian safety. In addition, these changes will improve open space connectivity, eliminate vehicular conflict areas, and introduce an enhanced network of paths and walkways. Parking will be improved on the perimeter of campus with construction of new parking structures and surface lots.

- Major landscape improvements will include the addition of tree-lined walks to replace streets, restorations to March Field and the Quad, and the transformation of Watson Hall Courtyard/Scherr-Kamine Plaza. These efforts will improve the natural aesthetic and restore the ecological environment of the campus.

- Today, Hamilton Street forms a hard edge between the campus proper and the adjacent College-owned properties. The Master Plan proposes to transform this street into a landscaped open space – Hamilton Green. This change will improve circulation by directing vehicles around campus, provide open space for Athletic, Alumni, and Performing Arts events, and reduce the carbon footprint of the College by reducing impervious surfaces.
EXISTING CAMPUS
PLANNING PROCESS
The campus Master Plan is the result of collaboration between members of the Lafayette College community, the City of Easton, and the College Hill neighborhood. The planning team met regularly with faculty, staff, students, alumni, and residents of the surrounding community, including officials from the City of Easton.

The process spanned approximately twelve months and included on-campus meetings, planning workshops, open forums, and formal presentations to faculty, students, staff, alumni, Trustees, and members of the community. As a planning process, this work progressed through five distinct phases:

- **Observation Phase.** This initial phase measured the quantitative and qualitative aspects of campus. These observations, presented in a series of analytical diagrams, serve as the foundation for the Planning Principles developed with the College.

- **Concept Development.** The Concept Plan is a graphic representation of the Planning Principles and summarizes the analysis gathered during the Observation Phase.

- **Precinct Studies.** This phase studied the campus in greater detail by testing discrete areas of campus with design solutions. The planning team developed potential spatial organizations for buildings, investigated different program adjacencies, and integrated open space concepts to find the optimal relationship for each.

- **Design Guidelines.** The Design Guidelines Phase resulted in a document that provides broad recommendations to direct the development of future projects at Lafayette College. The Guidelines will sustain the Plan’s intentions by preserving the special qualities of the campus while addressing issues that relate to site planning, landscaping, and building mass and...
character. In addition, the Guidelines address gates, walls, signage, site furnishings, walks, and sustainability initiatives.

• **Final Plan.** During this phase, the planning team refined the ideas and concepts generated during the previous four phases. The Final Plan that is detailed and documented within this report proposes buildings, open spaces, and landscape treatments for the campus. In addition, before and after renderings of the campus are drawn to illustrate how the physical appearance of the campus will appear when the concepts of the Final Plan are built. Included in this report, and essential to implementation, is a series of phasing diagrams that describe how the Final Plan will be achieved over time.

Each phase of the planning process informed the next and resulted in an overall plan that addresses the College’s needs and concerns for the next twenty years. The Plan supports the College’s mission by preserving its history and character, providing organization for future growth, reinforcing the College’s identity, improving the pedestrian environment, expanding green space, and integrating the campus more definitively into the surrounding community.
RECENT IMPROVEMENTS TO LAFAYETTE’S CAMPUS HAVE BEEN SUCCESSFUL AT INTEGRATING THE BUILT ENVIRONMENT WITH THE NATURAL LANDSCAPE. THE COLLEGE HAS REINFORCED THE IMPORTANCE OF CREATING WELCOMING ENVIRONMENTS INSIDE AND OUTSIDE OF BUILDINGS.
History of Campus

Officially, the citizens of Easton, Pennsylvania founded Lafayette College in 1826. However, the College recognizes three important dates for its founding: 1824, 1826 and 1832. On Christmas Eve 1824, the Easton Centinel contained a notice that called upon residents of Northampton County “friendly to the establishment of a College at Easton,” to meet at White’s Hotel on Center Square. The assembled citizens drafted a plan for a college that would “combin[e] a course of practical Military Science with the courses of Literature and General Science pursued in the Colleges of our Country.” The founders voted to name their new college for Marquis de Lafayette, the French hero of the American Revolution, as “a testimony of respect for his talents, virtues, and signal services .... in the great cause of freedom.” The governor of Pennsylvania signed the new college’s charter on March 9, 1826.

However, establishing the charter was an easier process than actually launching the College. In 1832, the Rev. George Junkin, a Presbyterian minister, agreed to move the curriculum and student body of the Manual Labor Academy of Pennsylvania from Germantown, Pennsylvania to Easton to take up the Lafayette College charter.

In the same year, the College acquired nine acres of land across Bushkill Creek from Easton. Formally named “Mt. Lafayette,” the elevation soon became known as “College Hill.” On its peak in 1834, the first of the College’s buildings was constructed on a site where South College Hall now stands. Today the campus is comprised of approximately 110 acres of land and more than sixty buildings, as well as various properties and structures on College Hill.
Lafayette College has implemented visionary decisions from its inception; in 1857, it became the first American college to establish a chair for the study of English language and literature. In 1866, Lafayette College secured funds to establish a new course of study in science and engineering. This was the first such course at any liberal arts college in the United States. Today one of the most unusual features of its liberal arts curriculum continues to be its union of the arts, sciences, and engineering disciplines.

The following sequence of diagrams depict the campus’ evolution from the early nineteenth century to present day. Each diagram shows campus construction in 20 year increments. In addition to the construction of South College (1834) on the College Edifice, Jenks Hall – now a part of the Simon Center (1867), Pardee Hall (1873), and VanWickle Hall (1900) were soon added. The Old Gymnasium (1884) was built adjacent to March Field where athletic competitions were held. After the Alumni Memorial
Gymnasium was built in 1924, the old gym became the headquarters of the R.O.T.C. It was razed in 1929 to be replaced by the Kirby Hall of Civil Rights. Historic off-campus properties from this period include Fretz House (1880), McKelvy House (1888), and President’s House (1867).

During the early twentieth century (1901-1920), the College completed both Colton Chapel (1916) and Hogg Hall (1902), along with several residence halls built close to the center of campus. The 1917 aerial image shows the Quad lined with buildings to create a strongly defined open space. Additional campus open space was created by the location of tennis courts where Marquis Hall stands today. Other campus athletic events took place at March Field on the western edge of campus, as evidenced by the baseball and football fields that appear in the aerial photograph.
From 1921-1940, the campus expanded to the North with the construction of Markle Hall (1929) and Alumni Memorial Gymnasium (1924). During the post-WWII era (1941-1960), the campus continued construction of student housing by adding three new residence halls at the northeast corner of campus and Watson Hall (1949).

The College Historian provided the planning team with a College Development Plan that appears to have been completed in the 1930s or 1940s. Of note is the manner in which the Quad is formally lined with buildings parallel to High Street. This is evidence of the College’s historically thoughtful approach to planning its campus grounds as well as the importance of the Quad to the College’s activities. The Plan wanted to create an “outdoor room” within the collection of residence halls proposed that would be similar to Gates Hall’s quad. Such details emphasized the College’s eagerness to plan for both buildings and the open spaces created between buildings. This is a tradition which the 2009 Plan continues to reinforce.

From 1961-1980, Lafayette College constructed more new buildings than in any other era. The College completed more than 20 buildings, further defining Lafayette’s presence “on the Hill”. In addition, both the Williams Center for the Arts (1983) and the Williams Visual Arts Building (2000) began to change the previously defined edges of campus when constructed on the blocks north and south, respectively, of the College’s existing property.
Within the last decade, Lafayette College built the Hugel Science Center (2002), the addition to Skillman Library (2005), and four new residence halls in the southwest corner of campus. Several building renovations and campus landscape improvements have also taken place during this period, evidence of the College’s continued desire to raise its standard of academic excellence.
Regional Context
Settled in 1739 and founded in 1752, Easton, Pennsylvania was a major commercial center during the canal and railroad periods of the 1800s when it served as a transportation hub for the coal, iron, and steel industries. Today, Easton has grown from a 1,000-acre tract of land to an area almost five miles square. Centrally located between Philadelphia, sixty miles to the south, and New York City, seventy miles to the east, Easton sits at the confluence of the Delaware and Lehigh Rivers.

The cities of Allentown, Bethlehem, and Easton comprise the major cities within the Lehigh Valley region. Easton’s 2000 Census population numbered 26,263 people, making Easton the smallest of the three primary Lehigh Valley cities. The City of Easton can be divided into four distinct sections: College Hill (the neighborhood north of downtown), the South Side (south of the Lehigh River), Historic Downtown (directly north of the Lehigh River), and the West Ward (between Sixth and Fifteenth streets).

Lafayette College is north of Centre Square in downtown Easton and is bound primarily by North Bushkill Drive to the west, West Pierce Street to the north, Snyder Street to the south, and McCartney Street to the east. Route 22 is a major east-west highway that essentially separates the college from downtown Easton. The Metzgar Fields Athletic Complex is located approximately three miles north of the College’s campus core. These varsity and recreational sports facilities are accessed by car or the Lafayette shuttle bus.

Zoning
According to the City of Easton’s Zoning Plan, Lafayette College must follow Institutional-1 zoning regulations. The purpose of the Institutional-1 District is to accommodate the development and expansion of Lafayette College. This district also includes an area of transition between the College and the surrounding neighborhoods. The regulations for this district include the following requirements:

• The maximum impervious surface ratio is 50%.
• The build-to line shall vary to blend with the adjacent neighborhoods.
• Off-street parking lots located along the street front shall be buffered with a masonry wall or hedge, a minimum of thirty inches in height.

Historic Districts
The portion of Lafayette’s campus south of the Bushkill Creek, where North Third Street intersects Snyder Street, is part of Easton’s downtown historic district. As well, the college-owned properties to the east and north of the campus core that are within the College Hill District are part of the neighborhood’s Historic District. The Local Historic District (LHD) Ordinance was passed in August 2005 to protect and preserve Easton’s numerous historic buildings, varied architectural styles, and vibrant streetscapes. The design of new construction within the historic district should be aesthetically appropriate and compatible with adjacent buildings or streetscapes.
NATURAL SYSTEMS

Open Space
Lafayette’s campus consists of a variety of open spaces. The Lawn, the Quad, March Field, and the intimate courtyards within the residence hall complexes contribute to the network of rich “green” spaces across campus. Each of these spaces will be discussed to identify opportunities.

In general, each space serves multiple functions for faculty, students, and visitors, but they should be better connected and extended to the perimeter of campus. From the perspective of the campus maintenance staff, lawns on campus are extensive, labor intensive, and, in some cases, in less than ideal condition. Problems with grass often extend beyond maintenance concerns. According to the EPA, gas powered mowers may contribute to over 5 percent of U.S. greenhouse gas emissions. Maintenance staff indicated that many of the turf areas on campus have compaction problems and poor soil quality, resulting in the continuous need for aeration and irrigation using potable water.

Of all the campus’ open spaces, the Lawn carries the greatest historic value. The Lawn on Lafayette’s campus is defined by rolling hills, monumental trees, and large sweeping views of the City of Easton and the Delaware River Valley. Pardee Hall and other buildings partially frame the open space, and South College Drive and parking lots border the southern edge.

The College’s main Quad functions as the vibrant core of campus activity and creates a unique geometry of open space. Its name is actually a misnomer as the space is amorphous in shape. With Farinon College Center at the east end and Skillman Library at the west end, there is constant pedestrian activity as students and faculty traverse from the east side of campus to offices and classrooms at the westernmost side. While the Quad is used for recreational activities, commencement ceremonies, and spontaneous group gatherings, three quarters of the perimeter of the space is bound by streets and subject to frequent vehicular traffic.
During the early twentieth century, March Field functioned as the heart of the athletic program on campus; football and soccer games were held here as well as large campus gatherings. Today, March Field is surrounded by three Greek houses, two student residence halls, and a surface parking lot for 83 cars. Although the space is primarily used for temporary parking during special events, after a general restoration of the grounds, numerous other activities will be accommodated.

The multiple lawn areas on Lafayette’s campus serve important roles. The quad in front of Markle Hall, as an example, is significant in making the campus memorable to visitors, students, and alumni because it is usually the first open space people see when arriving on campus. The function that this and other lawns provide is generally understood, and with additional investment could be dramatically improved.

The open space in front of Gates and McKeen Halls as well as the front yard of Phi Gamma Delta and Kappa Delta Rho fraternities contain a plentiful network of pedestrian paths. The intimate nature of these spaces could be better utilized with more lawn and landscaping and less paved walks. As well, the pathways currently lack hierarchy; that is, it is difficult to distinguish which paths are most important, and which are secondary or tertiary pathways. By using a coordinated palette of paving styles (brick, concrete, etc.), the College can begin to establish clearer hierarchy of pathways which can, in turn, improve the pedestrian experience of everyone on campus.
Vegetation

While there is no significant forest cover over the core of campus, there is marked forest cover along the campus’ steep slopes that mark the boundaries of campus along the southern, western, and northwestern edges. These slopes, with a gradient of 35 percent or higher, are at high risk for erosion. The forest cover on the slopes controls erosion, acts as a buffer for stormwater runoff into Bushkill Creek, and serves other valuable water quality functions. For these reasons, it is important to keep the forest cover intact and the land undeveloped along these areas.

The trees on Lafayette’s campus are a mix of native species: Oak (*Quercus sp.*), Dogwood (*Cornus sp.*), Silver Maple (*Acer saccharinum*), Sugar Maple (*Acer saccharum*), Tulip Tree (*Liriodendron tulipifera*), American Linden (*Tilia Americana*), etc.; and non-native ornamentals: Norway Maple (*Acer platanoides*), Japanese Maple (*Acer palmatum*), and Magnolia (*Magnolia sp.*), etc. Many of the trees on campus are large, old trees from the College’s original landscape design.

The planning team used an extensive tree survey completed in 1987 to assess the College’s canopy. The 1987 survey included tree diameter at breast height (dbh) and species designation; this information was then used to develop GIS mapping of the trees, categorized by size range. The result is an assessment of the campus canopy throughout the central, “non-forested” portions of the campus. Field observation confirmed that some of the trees no longer exist and others have grown significantly since the survey was completed.

Topography

Lafayette College lies in the Lehigh Valley at an elevation of 300 feet above sea level. The campus is situated above the lower elevations of the Bushkill Creek and Delaware River, with the Blue Mountain Ridgelines to the north. One of the most distinctive aspects of the campus is its topographic vantage point overlooking the City of Easton. The campus’ elevation changes from a high point on campus of 360 feet at the rear of Skillman Library to a low point of 150 feet along the Bushkill Creek. There is a change in elevation of 210 feet across campus, from North to South. This results in truly spectacular views of the City.

Topographic relief is most significant along the northwestern, western, and southern edges of the campus boundaries. As discussed, these areas of campus have significant slopes. Although most of the campus slopes are less than 12 percent, its border areas are very steep, with greater than a 35 percent slope. These areas serve as an important natural barrier along the Bushkill Creek Corridor.

To a large extent, the boundaries of campus have been determined by the topography of the region, in addition to the layout of streets within Easton. Bushkill Creek surrounds the campus forming its southern and western borders.
Flood Plain, Hydrology, and Storm Water Management

Lafayette College is located in the Bushkill Creek Watershed; the Bushkill Creek flows along the western and southern edges of campus and empties into the Delaware River near the eastern edge of campus. There are no streams or wetlands within the main campus’ boundaries. The 100-year and 500-year floodplains of Bushkill Creek include a small portion of the campus, along a steep, forested slope on the southern edge of campus. The North Third Street corridor is located fully within the Flood Hazard Overlay District, and the existing structures were erected prior to the adoption of the code and are therefore legally nonconforming. New structures are permitted when certain Code conditions are met, or if a variance is granted.

Stormwater runoff from the campus drains to the Bushkill Creek and the Delaware River via storm drains and surface flow. Campus runoff is a minor contribution to the overall flow observed in the Bushkill Creek and Delaware River. In fact, historic flooding in the North Third Street area is typically attributed to flooding and associated high water from the Delaware River that backs up into Bushkill Creek.

The Bushkill Creek shapes important aspects of the campus, although the creek runs adjacent to, and not through, the campus. The steep forested slope of the southern portion of campus provides an impressive overlook to the Creek. Lafayette’s land holdings along North Third Street, such as the Williams Visual Arts Building, are located along the riparian corridor of the Bushkill. This location provides valuable educational and recreational resources for the College. Therefore, the College is invested in the health of the waterway. In addition to reducing the impact of stormwater runoff into Bushkill Creek, the College can also facilitate restoration of the waterway. Additionally, future land use planning within the riparian corridor should focus on open space amenities and recreational opportunities that will support community connections and enhance student life. Ultimately, limiting the number of structures within the Bushkill floodplain will reduce flooding risks for the College.
Natural Systems Summary
Recent improvements to Lafayette’s campus have been successful at integrating the built environment within the natural landscape. For instance, pedestrian paths have been improved with consistent site furnishings such as benches, receptacles, and planters/planting. The Lafayette brand has been strengthened with prominent new lighting fixtures that create a cohesive look. By taking these steps, the College has reinforced the importance of creating welcoming environments inside and outside of buildings. The Master Plan increases the size and number of open spaces on campus and integrates them into a network to reinforce connectivity and maintain a compact, walkable campus.

The Quad
BUILT SYSTEMS

Circulation and Street Patterns (Pedestrian, Vehicular and Bicycle)
The planning team analyzed three types of circulation on campus: pedestrian, vehicular, and bicycle. Each is essential to accessing and serving campus. However, each category requires particular needs, as will be discussed in this section.

Pedestrian
Pedestrian circulation is the lifeblood of campus activity. A 5-minute walking circle radius is shown from the center of campus (the Quad) to the outer edges. Given the topography of Lafayette’s campus, this walking circle is an estimated average of a comfortably paced, ¾ mile walk from the origin point to the final destination.

Centers of activity such as the Kirby Sports Center, Acopian Engineering Center, Farinon College Center, Skillman Library, and Marquis Hall draw students, faculty, and staff to virtually every area of the campus on a daily basis. Portions of the campus between High Street and South College Drive feature a rich texture of pedestrian pathways. However, some pedestrian routes such as the walk from Kamine, Rubin, and Fisher Halls to the core of campus, Sullivan Road, and the perimeter of the Quad require attention. These routes currently lack pedestrian-friendly amenities such as sidewalks and buffers from on-coming traffic.

Vehicular
Generally, the street grid on the north and east edges of campus is orthogonal and comprised of primary, secondary, and tertiary roads. Route 22, which runs south of campus, is classified as an expressway, or primary road. Primary roads such as Cattell Street, College Avenue, and North Third Street also have high traffic volumes and a wide street section (which is the width of road measured from curb to curb).

The remaining roads within and bordering campus are secondary roads, or neighborhood collector streets. These roads carry a lower volume of cars than primary roads. The speed of cars is also slower, and street
sections are narrower. Secondary roads are intended to distribute traffic between more principal traffic routes and local service streets within the neighborhood. Commonly called “through-streets,” these streets surround Lafayette’s campus, Bushkill Drive, Third Street, Snyder Street, and Sullivan Trail being primary examples.

Tertiary roads are those that act purely as service access drives on campus. Most often, tertiary roads are not open to daily traffic.

Vehicle circulation on the campus is generally good. Access and egress to the campus is sufficient, although the topography of campus limits the number and placement of connections to the surrounding street network. Ultimately, the primary shortcoming of the existing circulation pattern is the one-way streets in the heart of the campus. Specifically, South College Drive becomes a one-way street at Pardee Drive rather abruptly. Because there is no easy turnaround at this location, those unfamiliar with the road system may suddenly find themselves forced off-campus with little indication of where they should go next. Additionally, the intersection of South College Drive with McCartney Street is awkward and has poor sight-lines.

Overall, road capacity and volume on and around the campus does not appear to be a significant issue. Campus-generated traffic is relatively small, and there are several points of entry and egress. However, vehicle speeds on certain campus roads as well as several roads adjacent to the campus are of concern, given the high pedestrian volumes crossing these roads. Relatively few drivers appear to access campus via the Sullivan Road. Because of topography and placement relative to Bushkill Creek, Sullivan Road does not carry much through traffic or non-Lafayette vehicles. However, there is substantial through traffic in areas in which the campus bleeds into the surrounding community to the east, particularly on McCartney and Cattell Streets.
Major pedestrian/vehicular conflicts occur along Quad and Pardee Drive as students cross the street in order to access the Farinon College Center, Skillman Library, and Pardee Hall. Pardee Drive bisects the campus, allowing vehicles to drive into the heart of the campus on a daily basis. Pedestrian safety is a constant issue here as visitor parking, deliveries to Farinon and Pardee, and handicapped passenger drop-offs all take place concurrently. Likewise, the intersection of High Street and Hamilton Street has both high pedestrian volumes and high vehicle volumes, making for dangerous conditions. Another conflict zone exists in front of Markle Hall; cars and delivery/service trucks fail to stop for pedestrians because the crosswalk is not well-marked and drivers tend to exceed the speed limit. A final area of concern is near “The Spot,” Lafayette’s campus nightclub. Students who walk down the hill and through the stone arch land abruptly at a three-way intersection. The lack of sidewalks and prominent pedestrian crossings, combined with high traffic speeds create a dangerous situation at this location. Conflict zones require remediation and the Master Plan addresses these areas and recommends treatments to create a safer environment for pedestrians.

Bicycle

There are some bicyclists on campus; however, the topography of the area off-campus can become relatively steep and is not conducive to travel by bicycle. Some residence halls provide bike racks for students, but fewer racks are provided adjacent to academic buildings. Although there is no survey data on bicycle use, anecdotal evidence suggests that trips by bicycle represent a very small portion of overall trips to, from, and on the campus.

Bicycle use was considered by the planning team as one component of an overall Transportation Demand Management (TDM) program. TDM is an effort to limit the number of vehicles on campus through incentivizing measures such as carpooling, biking, and walking. The campus has no formal TDM program, but the College does support a relatively strong ethos of environmental awareness and sustainability within its community. As changes proposed in the Master Plan are implemented, the College should continue to reassess opportunities to encourage biking.
Parking/Shuttle Bus

The College maintains roughly six acres of surface parking throughout campus. On-street parking is available on most campus and neighborhood streets. In total, there are 1,300+ parking spaces on the main campus. The College assigns approximately 700 of these to employees; the remainder are for resident students. The Markle and Sullivan Decks accommodate a total of 680 spaces, or just over half of the total. Approximately 150 of permitted spaces are for on-street spaces. In addition to parking spaces on the campus core, there are 200 spaces at the Towne Center Plaza in Forks Township about one mile north of campus, which the College leases for sophomore resident student parking. Currently, only half of these spaces are assigned. Freshmen are not allowed to have vehicles on campus.

The City maintains a residential parking permit program in the College Hill neighborhood. The program requires all residents of the neighborhood to obtain a special permit to park in the area. The program has had mixed success, and should be periodically reviewed by the City and the College for areas of improvement.

Although parking is reasonably available on typical days, spaces quickly fill during special events such as football games or concerts. During these special events, parking on campus is in short supply, and people look to the surrounding neighborhood for spaces. This can be, as it is at most colleges, a point of contention with the surrounding neighborhoods on occasion. During certain events, the College tries to alleviate these problems by allowing parking on campus lawns, fields, and other green spaces. However, this activity then causes another set of problems for the College.
As the College considers new construction in its core, it will need to reconsider the land appropriated for parking. Surface lots are not the highest or best use of land in any campus core. It is recommended that Lafayette College designate its surface lots as sites for future buildings and landscaping. This will obviously result in the loss of parking spaces; however, the College has the opportunity to replace these parking spaces in other areas on the perimeter of campus. The Master Plan depicts a comprehensive phasing plan to provide replacement perimeter parking prior to the removal of spaces from the campus core.

For students choosing not to bring a car to campus, Lafayette offers the L-CATS bus service. This shuttle provides free service to the athletic fields and locations of social interest, including Downtown Easton, area shopping centers, and airports during peak travel times. The shuttle service is student-oriented and generally does not serve commuter traffic. The shuttle bus departs campus daily from two locations: the Williams Center for the Arts at the corner of Hamilton and High Streets, and the Parking Garage north of the Sullivan Road Residential Village.

Lafayette College is also served by the Lehigh and Northampton Transportation Authority (LANTA) which operates 35 fixed routes in the region, including several routes within Easton. Two LANTA-operated bus routes provide direct access to the campus. Route E connects Easton and Allentown via Downtown Easton, and Route 5 connects Downtown Easton to several large employers in nearby Tatamy Borough.

Service Access
Service access is required in some manner to every building. Ideally, building placement, hedges, or low walls should screen pedestrian activity from service docks and drives. For example, service access to Kunkel Hall and Hugel Science Center is at the back of the buildings and screened from view. However, the service dock at the Farinon College Center is visible to pedestrians walking between Watson Courts and McKeen or Pardee Halls. This particular dock is also visible to the public and does not create an appropriate impression for first-time visitors to campus. Likewise, the service dock for Marquis Dining Hall is visible as students and visitors walk along Sullivan.
Road. The Plant Operations Complex, located next to the Markle Parking Deck, is the location of central receiving as well as the hub for Facilities. Fuel oil trucks arriving with deliveries to Physical Plant have a difficult time maneuvering behind Markle Hall due to the steep grade and small turning radii at the site. This creates a less than desirable and near-daily issue of having fuel oil trucks driving through both the campus and College Hill. The planning team considered both moving the Complex to a new location and altering the service road access.

**Edges/Gateways/Boundaries**

The intersections of High Street and McCartney Street, and Clinton Terrace and McCartney Street mark the primary vehicular gateways to campus. The corner of McCartney Street and March Street serves as a ceremonial, or formal, gateway into campus for pedestrians and leads directly into an intimately scaled residential quadrangle. Similarly, a ceremonial pedestrian gateway exists at the bottom of “the hill,” at the stone archway. Other gateways emphasizing vehicular arrival are located at the North Third Street corridor and the southeast corner of the Hummel Site, where Bushkill Drive meets North Bushkill Drive, Hamilton Street and West Pierce Street, and McCartney Street and College Avenue. There are multiple entry points to campus, coupled with minimal campus identity that contributes to a sense of confusion for first-time visitors. The Master Plan makes recommendations to improve the visitor experience on campus.
Building Use

Academic
The first academic buildings constructed on Lafayette’s campus were along the ridge line, fronting the historic lawn in the central core of campus, of which, Pardee Hall, Van Wickle Hall, and South College Hall remain in active use today. As the College expanded, it had to disperse academic functions across campus. And while growth was necessary, faculty and academic administrators have expressed a desire to see the intimacy and previous adjacencies they found so desirable, reinstituted in future planning over time. Interdisciplinary collaboration is an integral part of campus life and the Master Plan proposes means in which to improve adjacencies through construction of new facilities, major renovations, and departmental relocations. This change will require careful phasing over several years, if not decades.

In addition to the concern about the location of academic departments on campus, faculty and academic administrators cited the condition of older buildings as a concern. Academic buildings identified as being in need of major renovation are Pardee Hall and Van-Wickle Hall.

Using data from Fall 2007, the total existing space on campus is approximately 1,275,000 GSF, excluding space for residence life. The campus assigns approximately 16 percent of its total space for classroom and teaching laboratory functions. Offices and office service space represents 13 percent of all assignable space on campus, while Physical Education/Recreation/Athletics comprises 30 percent of the total.

Areas with pressing space needs include: academic and administrative offices, the Farinon College Center, and Physical Plant. Full-time enrollment (FTE) is assumed to remain the same as in the base year (Fall 2007). The College anticipates adding 35 full-time faculty and approximately 14 support staff positions. As new space is added to the campus, vacated space will be renovated to facilitate other department relocations.
Campus-Wide Space Utilization by Category

- Houses/Centers: 1%
- Classroom Space: 7%
- Laboratory Space: 9%
- Open Laboratory Space: 1%
- Research Space: 6%
- Academic Office Space: 9%
- Other Academic Department Space: 5%
- Administrative Office Space: 4%
- Library Space: 10%
- Assembly & Exhibit: 2%
- Physical Plant: 4%
- PE/Athletic/Recreation: 10%
- Student Center: 4%
- Other Administrative Department Space: 1%
- Student Health Care: 1%
- Child Care Center: 1%
- Inactive/Conversion Space: 8%

Van Wickle Hall Exterior
Van Wickle Hall Interior
## Campuswide Space Needs Analysis

<table>
<thead>
<tr>
<th>Space Category</th>
<th>Existing ASF</th>
<th>Base Year</th>
<th>Plan Horizon</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Student Headcount = 2,403</td>
<td>Staff Headcount = 866</td>
</tr>
<tr>
<td><strong>Academic Space</strong></td>
<td></td>
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<td></td>
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<tr>
<td>Classroom &amp; Service</td>
<td>50,616</td>
<td>53,013</td>
<td>(2,397)</td>
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<tr>
<td>Teaching Laboratories &amp; Service</td>
<td>66,554</td>
<td>66,666</td>
<td>(112)</td>
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<tr>
<td>Open Laboratories &amp; Service</td>
<td>6,154</td>
<td>12,016</td>
<td>(5,862)</td>
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<tr>
<td>Research Laboratories &amp; Service</td>
<td>42,735</td>
<td>41,105</td>
<td>1,630</td>
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<tr>
<td>Academic Offices &amp; Service</td>
<td>68,497</td>
<td>76,435</td>
<td>(7,938)</td>
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<tr>
<td>Other Academic Department Space</td>
<td>35,774</td>
<td>38,448</td>
<td>(2,674)</td>
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<tr>
<td><strong>Academic Space Subtotal</strong></td>
<td>270,330</td>
<td>287,683</td>
<td>(17,353)</td>
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<tr>
<td><strong>Academic Support Space</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative Offices &amp; Service</td>
<td>33,001</td>
<td>35,045</td>
<td>(2,044)</td>
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<tr>
<td>Library</td>
<td>74,849</td>
<td>72,626</td>
<td>2,223</td>
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<tr>
<td>Assembly &amp; Exhibit</td>
<td>15,344</td>
<td>16,000</td>
<td>(656)</td>
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<tr>
<td>College Center</td>
<td>31,703</td>
<td>36,046</td>
<td>(4,343)</td>
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<tr>
<td>Physical Plant</td>
<td>32,370</td>
<td>36,573</td>
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<tr>
<td>Other Administrative Department Space</td>
<td>10,196</td>
<td>15,618</td>
<td>(5,422)</td>
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<tr>
<td>Health Care Facilities</td>
<td>5,228</td>
<td>4,806</td>
<td>422</td>
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<tr>
<td><strong>Academic Support Space Subtotal</strong></td>
<td>202,691</td>
<td>216,714</td>
<td>(14,023)</td>
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<tr>
<td><strong>CAMPUS TOTAL</strong></td>
<td>473,021</td>
<td>504,397</td>
<td>(31,376)</td>
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<tr>
<td>Athletics</td>
<td>207,256</td>
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<td>Residence Life</td>
<td>460,959</td>
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<tr>
<td>Child Care Center</td>
<td>4,681</td>
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</tr>
<tr>
<td>Houses &amp; Centers</td>
<td>4,522</td>
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<tr>
<td>Chapel</td>
<td>16,840</td>
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<tr>
<td>Inactive/Conversion Space</td>
<td>63,829</td>
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</table>

ASF = Assignable Square Feet
### Observations

#### Housing
Over time, student housing has come to be concentrated in the northeast and southwest areas of campus. On-campus housing stock consists of 24 residence halls, housing 1,766 students. The College also owns 3 fraternities and 6 sororities where 289 students live. Approximately 193 students live in off-campus housing. These students live primarily in rental properties in College Hill. In total, the College houses 2,248, or 90 percent of the student population. Thus, the College has an active, on-campus population which should be viewed as an asset. In recent years, Lafayette has improved the quality of housing through the construction of new residence halls and renovations to existing residence halls. In addition, Lafayette continues to improve campus ADA accessibility with the completion of each new project.

#### Recreation
Athletics and recreation facilities are concentrated on the flattest section of campus, along its northern edge. The College has consolidated most of its athletic fields at the recently upgraded Metzgar Fields Athletic Complex. The recently renovated Kirby Sports Center houses a gymnasium with 3 multipurpose courts, 6 racquetball/squash courts, a 35-foot climbing wall, 6,600-square-foot fitness center and weight room, aerobics rooms, game rooms, snack bar, one-tenth mile jogging track, and six-lane pool. The Athletics Master Plan completed in 2001 called for additional courts and an indoor track and turf facility at Metzgar Fields. The College has separated sport functions so that all field sports take place at the Metzgar Fields (except football), while indoor sports take place at the Kirby Sports Center. The Campus Recreation Department expressed a desire to see additional outdoor volleyball and basketball courts. The Master Plan identifies locations on campus for these functions, primarily near residence halls.

The Kirby Sports Center functions primarily as a recreation facility although it also houses commencement ceremonies in the case of inclement weather, alumni gatherings, lectures, presentations by outside performers, and other college-wide events. These functions require special audio and visual equipment.
support, lighting, draping, seating arrangements, and floor protection for which the facility was not designed. Future events could be accommodated more effectively and efficiently if the large gymnasium on the second floor of the east wing, and the first floor gym with bleacher seating were renovated with state-of-the-art performance systems to enhance the technical and aesthetic qualities of the spaces.

**Student Life**

Student life facilities are well-integrated into the heart of campus among academic, residential, and administrative functions of the College. Farinon College Center is the student hub for dining, mail, bookstore, socializing and student organizations. Colton Chapel is used for religious services and events, weddings, and guest speaking engagements. The Kirby Sports Center provides indoor space for recreation, exercise, training, and physical education. And, the Williams Center for the Art provides space for theatrical performances, concerts, and recitals. Collectively, these facilities meet most of the needs of the students, however; the Master Plan identifies where certain improvements should be implemented over time so that Lafayette College maintains its competitive edge over peer institutions.

**Utilities**

As the College considers new construction on campus to accommodate demands for expansion, and major renovations, utility infrastructure must be systematically upgraded as well.

The original campus boiler plant was located in what is now the Simon Center building. It was reconstructed in its current location in 1948. Currently, the heating plant is comprised of five boilers and is located in the Ord Steam Plant (Plant Operations) building in the northwest part of campus.

The existing boiler plant equipment is well maintained, and much of the equipment appears to have several years of remaining service life. A load analysis of the existing heating plant concluded that adequate capacity exists to support all current loads of the buildings served. In addition, there is sufficient
capacity in the plant to satisfy the additional heating requirements of the new buildings planned. The overall condition and remaining life of the existing steam and condensate piping distribution system is generally unknown due to its inaccessibility; however, based on age, piping materials, and maintenance failures reported by the College’s facilities staff, the College should initiate a significant replacement program during the course of implementation of the Master Plan.

Lafayette College utilizes a decentralized approach for mechanical cooling in lieu of the central cooling plant model common on some campuses. Campus buildings that are mechanically cooled utilize a combination of chilled water systems (air-cooled and water-cooled chillers), packaged or split system air handling units utilizing direct expansion (DX) cooling, and/or portable window A/C units.

Nine air-cooled chillers and sixteen water-cooled chillers that range in capacity from 20 to 400 tons exist on campus.

The age and condition of electrical service entrance equipment varies widely from building to building. Inadequate capacity was reported to be an issue in some buildings, and it has been the limiting factor for other building improvements such as air conditioning. Most of the equipment appears to be well-maintained, and current inspection/test stickers were noted in many locations. Some buildings do not have dedicated equipment rooms for electrical service equipment, and the electrical service equipment in some buildings is becoming obsolete.

The age and condition of lighting systems vary widely from building to building. Lighting fixtures are generally fluorescent, but incandescent lighting is still in use in some buildings. There is very little automatic control for lighting fixtures. As a result, lights are often left on in unoccupied spaces. In certain buildings, emergency egress lighting and exit signs are inadequate.

To address these issues the College has adopted a new Energy Policy that outlines a systematic upgrade to high efficiency fixtures, light sensors, and other energy saving initiatives. In addition, when coupled with the projects identified to be implemented through the phases of the Master Plan, the utilities will be systemically upgraded to meet the future needs of the College.

Built Systems Summary
Throughout the College’s history, its Trustees, administrators, faculty, staff, students, and alumni have been good stewards of the campus. In particular, the last decade has witnessed a significant series of physical improvements to all aspects of campus life. Academic departments moved into renovated facilities in the Williams Visual Arts Building, Oechsle Hall, Acopian Engineering Center, and Ramer History House. Residence Life either built or renovated facilities at the Farinon House, Conway House, Keefe Hall, South College, Fisher Halls, Kamine Hall, Rubin Hall, Kirby House, Easton Hall, and McKeen Hall. The new and renovated facilities of the Kirby Sports Center, Fisher Field, Bourger Varsity Football House, McCracken Varsity House, and Metzger Fields upgrades benefited varsity athletics greatly. The rededication of the David Bishop Skillman Library and the addition of the new Pfenning Alumni Center have also had a significant impact on the campus.

In acknowledgment of the history of the College and the systemic improvements that have transpired through time, the Master Plan builds upon this legacy by identifying new building sites, enhancing existing open spaces, and reinforcing the sense of place and intimate nature of the College. In addition to supporting the needs identified in the Plan for Lafayette, the Plan also recognizes the opportunities presented on North Third Street and College Hill and documents means for improving those relationships.
THE PLANNING PROCESS established a set of guiding principles representing important aspects of the campus and surrounding neighborhood. The guidelines will direct future growth on Lafayette’s Campus.
The planning team worked with the College to develop a set of guiding principles and a corresponding Concept Plan to guide the Master Plan. Information accumulated and analyzed during the observation phase informed this phase of the planning process. The principles complement and build upon the College’s strategic plan by integrating the College’s planned objectives with the physical plans for campus. Broad brush in its approach, the Concept Plan diagrammatically conveys the ideas generated during the observation phase, ensuring that the plan remains true to its origins throughout the entire design process.

GUIDING PRINCIPLES
The planning process established a set of guiding principles representing important aspects of the campus and surrounding neighborhood. The guidelines will direct future growth on Lafayette’s campus. Informed by the mission, vision, and strategic plan of the campus, the guiding principles are the foundation for future planning.

- Strengthen the identity of the campus by reinforcing the portals and edges that identify Lafayette College as a memorable place;
- Enhance college-community gateways by improving off-campus properties to reflect Lafayette’s commitment to revitalizing city-campus transitions;
- Define open spaces and connections to create vibrant and intimate quads, lawns, and courtyards connected through an enhanced network of pedestrian paths;
- Develop a plan that builds upon spatial relationships and programmatic adjacencies to accommodate future new construction, renovations, and the removal of antiquated facilities.
CONCEPT PLAN - PLANNING STRATEGIES AND GOALS

The planning team next developed a Concept Plan to illustrate the broad intentions of the Master Plan, along with more specific areas of opportunity and conflict. The Concept Plan is conceptual in nature and is meant to be interpreted loosely. The key concepts represented by this Plan are:

- Identify the portals into campus in order to strengthen the College’s identity.

- Identify key edge conditions around campus that need improvement for both the ecological and built environments.

- Locate potential building sites to accommodate future growth while respecting historic structures, open space, and the character of the campus.

- Define areas for urban renewal to promote economic investment that benefits both the community and the College.

- Highlight off-campus properties and their potential to satisfy limited program growth, new and renovated faculty and student housing, and neighborhood revitalization.

- Reinforce the connectivity of open spaces and identify areas for expansion and restoration.
To create the Final Campus Master Plan, the planning team combined and refined the design concepts for each area studied. The proposed plan identifies opportunities for development, preserves historic buildings and settings, clarifies the circulation through and around campus, and enhances the open space and connections.
In order to test the feasibility of ideas proposed in the Concept Plan, the campus was divided into four areas of study: South – to include North Third Street and the Bushkill Creek, East – to include McCartney and Cattell Streets, West – to include Sullivan Road, and North – to include the Hummel property. To fully understand the symbiotic relationship and planning opportunities for the campus and the surrounding community, the precinct boundaries included off-campus areas.

Detailed design options were developed for each precinct. These area studies tested the capacity of the land both on and off-campus, test-fit programs of different sizes, and analyzed optimal adjacencies as identified in the Space Needs Assessment completed for the College as part of the Master Plan.

Through a series of interactive workshops, the planning team presented design options for each area of campus and reviewed the options with representatives from the faculty, administration, students, and alumni. The team held additional meetings to include input from College Hill and City of Easton representatives. During workshops, numerous revisions were made for each concept presented. The Precinct Studies workshops culminated in a final design for each area that represented and satisfied the parameters of the program drivers in context with the planning principles.

Each Precinct Workshop addressed issues relating to building massing, pedestrian and vehicular circulation, and the treatment of open space, parking, service, campus infrastructure, and accessibility. Preservation of view corridors, areas for recreation, and historic buildings influenced and guided plan developments. In addition, Lafayette provided clear direction that the plans should accommodate a zero net loss in parking spaces and bed count during new developments. That directive resulted in the creation of a series of “enabling projects” that are required to occur in order to facilitate subsequent projects.
To create the final campus Master Plan, the planning team combined and refined the design concepts for each area studied. The proposed plan identifies opportunities for development, preserves historic buildings and settings, clarifies the circulation through and around campus, and enhances the open space and connections.

DESIGN SCHEMES
The following narratives provide a brief summary of the site and programmatic parameters that were tested for each precinct:

South Precinct
The South Precinct focused primarily on properties along North Third Street and the south edge of the Bushkill Creek and the best means to maximize their value. The College currently owns most of the properties in this vicinity described. One concept considered a plan to renovate the existing facilities for multiple commercial, academic, and research purposes. Other concepts studied the potential for less active uses along the creek, such as fields, parking facilities, sculpture gardens, and stream reclamation.

East Precinct
Studies in this vicinity recognized that a number of buildings will become too expensive to maintain over time and should be replaced, specifically Watson Courts and the Simon Center. Other buildings in the East Precinct possess historic significance and will be renovated: Pardee Hall, Colton Chapel, and Van Wickle Hall. A number of sites were analyzed to determine programmatic adjacencies and capacity for academic uses, parking facilities, and residence halls. The East Precinct study addressed pedestrian and vehicular circulation in order to understand conflicts and opportunities to improve the campus. The scope of study also included off-campus properties between Cattell and McCartney Streets to understand the impact of both residential and commercial developments in this area.

West Precinct
The West Precinct studies included a variety of sites in order to test program adjacencies and capacity. Pedestrian and vehicular conflicts on Sullivan Street were readily evident and recorded during the observation phase in this Precinct. The concepts for this precinct each proposed means to improve these conditions. Design ideas for March Field evolved that would improve its use from both an ecological and recreational perspective. Key aspects of study in this precinct included demolishing existing buildings because of their age, condition, and prime location on campus.

North Precinct
Analysis of this precinct included the study of options that improved service access to the Central Energy Plant and reduce areas of conflict between pedestrians and vehicles. This precinct study assessed Markle Hall and the Markle Parking Deck for long term use. Options for the Hummel site included a variety of scenarios that would maximize its use and improve its connection to the campus. Finally, the planning team developed concepts for the residential blocks north of the Williams Center for the Arts that tested a range of ideas including space for varsity and recreational sports, academic buildings, open space, and residential uses.
The final plan is a synthesis of concepts that were thoroughly tested, revised, and balanced to meet both the short and long term goals of the college. The planning team proposed a number of alternative schemes for the campus before arriving at the final plan layout. Key factors considered included the identification of future building sites, configuration of open space, locations for parking, and improvements to pedestrian, vehicular, and service circulation. The final plan illustrates the campus at final build-out and provides a series of phasing diagrams that show how the plan can be implemented over time. The plan identifies existing campus assets, future opportunities, and areas of concern to be addressed.
EXISTING CAMPUS
Lafayette College is a tight-knit campus community with direct links to adjacent neighborhoods, the downtown business district, and the greater Easton area. As such, the Plan had to consider multiple design options and treatments because multiple stakeholders will be affected by the College’s decisions. The College is a defining component of Easton, and there is tremendous opportunity for the College and City to partner on shared interests. The Plan explores these opportunities, as evidenced by plans for development in the off-campus areas adjacent to campus in College Hill and along North Third Street.

The Plan recognizes the significant importance and potential that lies within the College’s main Quad. Located at the center of campus, it is an expansive space that affords students, faculty, staff, and visitors the chance to interact with each other in an active and flexible outdoor space. On college campuses, these types of outdoor spaces evoke a sense of place and intimacy, as well as functioning as learning environments and places for spontaneous gathering. It is an asset that the College already possesses, and with careful planning and restoration, can be made even better. The Plan capitalizes on this through designs that create a pedestrian-only zone while strengthening the edges of the space to give it greater cohesion.

The Plan also identifies areas of primary concern for the College. For instance, while the Lafayette has pushed in recent years to improve its buildings and infrastructure on campus, it must continue unabated with these efforts with several key facilities requiring upgrading or replacing. A second area of concern is the pedestrian/vehicular conflict zones throughout the campus and surrounding neighborhoods. The Plan addresses these issues holistically by integrating a comprehensive parking plan with a hierarchy of pedestrian paths that reinforce connectivity of the buildings and open spaces on campus.

PROPOSED MASTER PLAN
The overarching recommendations which inform the final plan include:

- Preserve and enhance campus open space in order to reinforce the collegiate atmosphere that distinguishes Lafayette College from other institutions while introducing new sustainable initiatives.
- Minimize vehicular access to the core of campus by incrementally closing key streets and relocating existing interior parking to the periphery of campus.
- Create a hierarchy of paths on campus from a consistent palette of materials that will improve their aesthetic and function. Paths that replace streets will accommodate emergency vehicles, move-in days, and service vehicles.
- Renovate existing historic buildings to preserve their character and improve their use and function.
- Replace antiquated facilities over time in order to meet the priorities of the College, capitalize on the beneficial adjacencies of buildings and programs, and minimize the cost of maintenance when faced with diminishing returns on investments.
PROPOSED MASTER PLAN

- Existing Buildings
- Proposed Buildings

1. Academic Buildings
2. Residential Buildings
3. Welcome Center
4. Bookstore
EXISTING PARDEE DRIVE

STREETS AND THE PEDESTRIAN REALM
One of the Master Plan’s goals is to create a more pedestrian-friendly environment on campus. By closing Pardee Drive and Quad Drive in Phase 1, an important change to the campus will be realized with noticeable effect. New brick pathways on campus will be enhanced with pedestrian lighting, benches, and landscaping that will reinforce the collegiate qualities of campus. Similarly, by closing West High Street to the engineering quad and constructing the Scherr-Kamine plaza, the College gains a much needed sanctuary for study, relaxation, and socialization. By closing Hamilton Street and converting the road to structured open space, the College will extend its boundaries eastward. College-owned properties along Hamilton Street, currently considered off-campus, will be absorbed into the contiguous campus core.

The Watson Courts Parking Deck and Academic Building projects will support the realignment of South College Drive at McCartney Street, an important effort that will enhance pedestrian and vehicular safety in this area. Additional streets will be converted to pedestrian pathways and open space in Phase 4 with the closing
PROPOSED PARDEE WALK

of the north end of South College Drive and the addition of a new street that links to Sullivan Road. In Phase 5, the final pedestrian-friendly transformation will occur. During this Phase, Sullivan Road and High Street will be closed entirely to through traffic between Marquis and Markle Halls, and will become a pedestrian artery through the center of campus.

As the College takes steps to alter the road network on campus, it will need to re-assess the L-CATS shuttle routes in order to ensure that service continues to meet student needs.

As the College transforms its streets into pedestrian paths, preserving accessibility to key areas and buildings on campus will be essential. Service access for emergency vehicles, trash removal, special events, deliveries, student move-ins, and maintenance must be accommodated on a year-around basis. The following diagram depicts proposed service points to buildings and handicapped parking spaces on campus.

The Final Plan proposes that, where possible, bike racks be placed adjacent to both academic and residential buildings, and ideally covered from the weather.
OPEN SPACE NETWORK
Currently, the physical grounds of the College are comprised of three large open spaces that anchor distinct areas of the campus. These spaces provide opportunities for relaxation, study, socialization, special events, and recreation. The Proposed Open Space Network diagram highlights the edges of existing and proposed buildings that define open spaces on campus. From this diagram, one begins to understand the network of open spaces that connect the campus in all directions. As the College replaces streets with paths, these tree-lined paths will function as corridors that connect buildings and open spaces on campus. The network of open spaces can be further enhanced by establishing a clear hierarchy of pedestrian pathways, as illustrated in the Design Guidelines.

In many ways, the College’s historic Lawn is a counterpart to the Quad. Whereas the Quad is highly visible and active, the Lawn is more secluded and used more often for personal study and respite. As a mature open space, the Lawn requires preservation. It is characterized by its dramatic vistas of the City of Easton and by mature, old-growth trees. Both of these qualities will be maintained in the Final Plan. Additionally, the Plan proposes that new residence halls and academic buildings be sited along the southern and eastern edges of the Lawn. Like the Quad, the new buildings will frame the Lawn and provide better definition to the open space. These new buildings will introduce additional student activity, allowing a greater population of the campus community to enjoy this elegant open space.

In addition to the planning concepts that will define the character of the open space network, there are ecological initiatives that will be undertaken to restore and enhance these areas. Reforestation will maintain a healthy and vigorous tree canopy, turf conversions will provide educational benefits and reduce maintenance cost, green roofs will reduce the heat island effect and storm water runoff, and rain water harvesting will irrigate lawns and gardens and save on utility costs for potable water.
Lafayette’s main Quad is one of the most recognizable and important places on campus. It functions as the visual centerpiece to the physical grounds and stages all manner of campus life activity. The Master Plan addresses the Quad’s significance through several recommendations. First, the streets that surround the Quad will be removed. Second, the Quad’s lawn will be re-graded and re-sod, and an irrigation system will be installed. Third, a network of enhanced pathways with pedestrian lighting, benches, and landscaping will be installed. Fourth, only one new building is planned to be built on the Quad, in a location that replaces an existing surface parking lot. Fifth and finally, a reforestation program will be established to ensure that aging trees surrounding the Quad are replaced with new specimens.
The new building proposed in the fourth recommendation will be a Welcome Center and house Admissions and Financial Aid. The function and purpose of this building is suitable to its premier location. The Welcome Center will be the destination for prospective students, parents, and visitors. The building will act as a gateway to the Quad and the heart of campus.
It is evident that March Field is not currently being used to its best potential. Primarily, the Field provides temporary parking during special events, and while convenient, more opportunities could be utilized if the site was renovated. The Plan changes the uses of March Field by recommending improvements that will restore the natural beauty and recreational functions that have been part of its long history. In addition, the adjacent residence halls will be renovated and the new Life, Earth, and Environmental Sciences (LEES) building will be constructed to complete the transformation of this important area of the campus.
PROPOSED MARCH FIELD AND LIFE, EARTH, ENVIRONMENTAL SCIENCE BUILDING
EXISTING HAMILTON STREET

CAMPUS Identity, Portals, and Edges
To strengthen the identity of the campus, the Plan illustrates a number of projects that will transform and improve transition points between the campus and the surrounding community. These projects will change the perception of campus for first time visitors and community members and strengthen the identity of the College.

College-owned housing for faculty and students is located along Pierce, Monroe, and Hamilton Streets. The Printmaking Studio and a few private residences are also located in this area. The Final Plan proposes to strengthen this area’s connection to campus by converting Hamilton Street into Hamilton Green. This bold move is supported by the City because it creates
PROPOSED HAMILTON GREEN

additional open space, reduces traffic through the neighborhood, and acts as a catalyst for revitalization. Over time, college-owned properties will be renovated and replaced as part of an “infill” strategy to make this housing one of the most sought-after areas in College Hill to live.
The Master Plan recognizes the North Third Street area as a primary gateway to campus from the south that connects directly to the City of Easton and Route 22. The Plan’s proposed strategy of limited building development, coupled with stream reclamation and landscaping, will maximize the College’s investment without increasing long-term operating and maintenance costs. A renovated Laundry Building will become an excellent resource for uses such as outreach programs, and reinforce the College’s commitment to improve this important gateway. The Bushkill Creek will be restored by stabilizing its embankments and re-grading its streambed in order to improve sight lines. New, well-lit parking lots with attractive brick piers and wrought iron fencing will be built along the south edge of the Creek, and integrated into landscaped parks with settings for sculpture, art, trees, signage, and community activities.
AERIAL VIEW OF PROPOSED CAMPUS
PRECINCTS
South Precinct Description
The Final Plan demonstrates the ways in which improvements to the South Precinct can create a new front door to Lafayette College, maximizing the investment that the College made in properties along North Third Street. The Plan pursues a strategy of limited building development in this precinct; renovations to the Mohican and Laundry buildings are supported as complementary to existing buildings such as the Williams Center for the Visual Arts and The Spot. The Plan also recommends the judicious demolition of the Ponulak, Case, and Hubcap buildings. To support the parking plan, new surface lots will be built in this precinct. These new surface lots will supplant the lots removed from the campus core.

The Bushkill Creek Reclamation project will restore the integrity of the waterway and views to the stream. Streetscape and landscape improvements including new trees, walks, lawns, pedestrian lighting, flower beds, and signage will flank Third Street to complete the entry gateway aesthetic transformation.

By converting this flood-prone area from buildings into parks, recreation fields, wooded buffers, and other amenities that will not be destroyed by flooding, the College can turn what had been viewed at times as a liability into a true asset for the campus. At the same time, this plan is in line with the College’s desire to act in environmentally sustainable ways. Enhancements will restore native riparian vegetation and natural creek structures while adding recreational paths and gathering areas along the creek. Paths through this corridor will connect to larger, regional recreational trail systems in the area.

East Precinct Description
Of the four precincts, the East Precinct will experience the most significant changes over time, with projects proposed for areas both on and off campus. Issues addressed by the East Precinct Plan include parking and circulation, community relations, new construction, demolition, and campus road closings.

Circulation and parking are concerns in this precinct, and the plan illustrates methods to improve these conditions. The installation of raised crosswalks along McCartney Street at Clinton Terrace and/or March Street will slow traffic along McCartney Street while improving the safety of pedestrians. Similarly, the intersection of South College Drive and McCartney Street will be moved further north to improve vehicular safety and entry/exit from the College.

There are several off-campus projects that will strengthen the relationship between the College Hill community and Lafayette College once completed. For example, the aforementioned Bookstore at the corner of High and Cattell Streets will create a space for the College and community to interact. Likewise, improvements to the McKelvey House, renovations to the Fretz House, completion of the 512 March Street project, Clinton Terrace Housing North & South, and Cattell Street Housing will collectively have a significant impact toward improving the College Hill neighborhood. This “infill” strategy is an important aspect of the College’s desire to lead by example in improving the surrounding community.

Pardee Drive and Quad Drive currently provide convenient “front door” access to buildings located along the Quad, but these roads are not needed to service the buildings. By closing these roads, the College will return the Quad to an entirely pedestrian realm. The details of how the College can attain this vision are included in the section, “Parking and Circulation.”

Other campus projects proposed for the East Precinct include renovations to Pardee Hall, Cotlon Chapel, and Van Wickl Hall; and the construction of new buildings to accommodate the Welcome Center, the Skillman Library addition, the South Lawn Residence Halls, and the Watson Courts Academic Buildings & Parking Deck. The Watson Courts Parking Deck will be a two level garage tucked into the hillside at the current Watson Courts site. This garage will provide parking for 288 cars close to the center of the campus, and by integrating the deck with the topography, the plaza created by the roof of the garage will be at the same elevation as the east end of the Quad.

West Precinct Description
The West Precinct has the capacity to site new buildings essential for accommodating anticipated growth in academic and student life programs. For example, a new residence hall on the quad adjacent to Marquis Hall will enable the College to relocate students currently living in Farber Hall so that this building can be demolished and replaced with the new Life, Earth, & Environmental Sciences (LEES) building. Once completed, the LEES building will accommodate departments currently in Kunkel Hall and other buildings. When Kunkel is vacated, the building will be demolished and replaced with a landscaped courtyard.
Once the new residence halls are constructed on the South Lawn, the College will be able to move students from the P.T. Farinon House, Conway House, Alpha Phi sorority, and Pi Beta Phi sorority into the new residence halls and demolish the old ones. The Plan recommends that new student housing be constructed in this location in order to meet Residence Life programmatic needs and to improve and diversify the housing portfolio on campus.

Within the West Precinct, an addition is planned on the south façade of Marquis Hall that will expand the size and programmatic capacities of the facility. The addition will make Marquis Hall suitable for multiple uses, including larger catered events. Existing departments on the lower level of Marquis Hall will have the opportunity to either move into other facilities on campus or expand into the new addition.

The Plan recommends that antiquated facilities be replaced within this precinct; however, buildings with historic significance will be renovated rather than replaced. By restoring the 714 Sullivan Road house, the College will preserve a building that contributes to the importance of the historic character of campus.

The final change proposed for the West Precinct will have the greatest impact on the College. As mentioned previously, the Plan calls for portions of South College Drive and Sullivan Road to be closed to daily traffic. This change will create a pedestrian realm in the heart of campus, while still providing access for maintenance and service operations. As well, the changes will require improved signage to ensure that those accessing the southern portion of the campus can find their way with sufficient ease. By implementing the recommendations of the Final Plan, the College will advance its mission of making the physical campus a compact, walkable, and pedestrian-friendly environment.

**North Precinct Description**

Within the North Precinct, the Final Plan identifies a number of small and large projects that will promote open space, improve pedestrian circulation, and accommodate much needed renovations and expansions. The Hummel Site is envisioned to provide space for educational and research activities for environmental science and engineering as an outdoor laboratory. In addition, this site has the capacity to support expansion plans for Plant Operations and off-campus parking needs. Faculty and student housing renovations on Monroe and Pierce Streets will solidify the College’s commitment to improving the north edge of campus while stimulating neighborhood redevelopment in College Hill. Broadly, the Plan proposes to transform two blocks of College-owned residential housing into an extension of the campus core.

The abandoned tennis courts on Pierce Street will be converted into surface parking lots that will accommodate parking displaced from the center of campus. The Watson Hall Courtyard/Scherr-Kamine Plaza will replace asphalt paving and concrete sidewalks with a landscaped courtyard that reinforces the importance and function of this busy area of campus. Accessibility to this courtyard will be accommodated through sensitive design that will nurture social interaction, study, and recreation.

The Plan recognizes the relationship between the College and the College Hill neighborhood in this precinct and proposes that Hamilton Street be converted into a landscaped Green with paths, pedestrian lighting, benches, trees, and programmable space. This project is an integral part of an “infill” strategy designed to renovate and rebuild the residential housing in this area so that it will become one of the most attractive and desirable parts of College Hill to live.

To address pedestrian circulation and safety, the Plan recommends the installation of a raised crosswalk and/or textured pavement crossing at the intersection of High Street and Hamilton Street.

On campus, The Williams Center for the Arts addition will provide much needed expansion space necessary to accommodate existing and emerging art and music programs at Lafayette. By building the addition over a one-level parking garage for 100 cars, additional parking will be provided for sporting events, alumni functions, concerts, and theatrical performances in a strategically convenient location. Markle Hall is one of the most recognizable buildings on campus, and will undergo a major renovation. In addition, the Markle Parking Deck will be replaced over time with a new garage that supports the addition of two new academic buildings to meet future academic needs.
IMPLEMENTATION AND PHASING

Phase Underway:

- 3rd Street Parking Lot* (Facilitates street closures in Phase One)
- Pierce Street Tennis Court Parking Lot* (Facilitates street closures in Phase One)
- Scherr-Kamine Plaza & Open Space
- McKelvy House Roof Replacement
- Bookstore
- 714 Sullivan Road Renovation
- Fretz House Renovation

Phase One:

- Marquis Quad Residence Hall* (Facilitates Farber Hall demolition in Phase Two)
- 512 March Street
- Quad Drive Closure
- Pardee Drive Closure
- Welcome Center* (Facilitates department relocations & Markle renovation in Phase Four)
- Laundry Building Renovation
- Hamilton Street closure and greening

Projects marked with an asterisk (*) are noted as “enabling” projects. An enabling project within the phasing sequence allows subsequent buildings to follow without a loss of space, beds and/or parking. Please reference Appendix A “Phasing and Cost Matrix” for details on net gains and losses for parking spaces, bed counts and building square footages per phase.
Phase Two:
- Life, Earth, Environmental Science Building* (Facilitates Kunkel Hall demolition in Phase Four)
- Mohican Building Renovation
- Williams Center Addition (including streetscape)
- Clinton Terrace Housing South
- Colton Renovation
- Van Wickle Renovation
- Pardee Renovation

Phase Three:
- South Lawn Residence Halls* (Facilitates demolition of Watson Courts housing)
- Watson Court Parking Deck* (Facilitates removal of parking from campus core)
- Watson Court Academic Buildings* (Facilitates demolition of Simon Center)
- Clinton Terrace Housing North
- McKelvy House Renovation
Phase Four:
- Markle Renovation
- Kunkel Demolition
- Monroe Street Housing
- Cattell Street Housing
- Bushkill Creek Reclamation
- South College Drive Closure

Phase Five:
- Markle North Academic Buildings
- Hubcap Building Acquisition
- Hubcap Site Parking Lot
- Library Addition
- South Campus Residences
- Marquis Hall Addition
- Sullivan Road Closure
- Pierce Street Housing
Final Build-Out

- **Existing Buildings**
- **Proposed Buildings**
THE MASTER PLAN PROVIDES A CLEAR FRAMEWORK SO THAT THE CAMPUS MAINTAINS ITS SENSE OF BEAUTY OVER TIME THROUGH CAREFUL BUILDING PLACEMENT, SENSITIVITY TO SCALE, AND THE SELECTION OF HIGH QUALITY MATERIALS. THESE ATTRIBUTES, HARNESSED WITH INNOVATIVE DESIGN, WILL ALLOW FOR CONTINUED VARIETY IN ARCHITECTURAL EXPRESSIONS FROM TRADITIONAL TO CONTEMPORARY, WITHOUT COMPROMISING THE OVERALL CAMPUS AESTHETIC.
Lafayette College possesses an eclectic mix of building types, architecture, and materials. This diversity is recognized as a strength of the campus. The means in which buildings are organized around quads, courtyards, streets, and open spaces represents an intimacy in scale that the College wishes to retain. The Master Plan provides a clear framework so that the campus maintains its sense of beauty over time through careful building placement, sensitivity to scale, and the selection of high quality materials. These attributes, harnessed with innovative design, will allow for continued variety in architectural expressions from traditional to contemporary, without compromising the overall campus aesthetic.

The following Design Guidelines are intended to guide Lafayette College to further develop and strengthen the cohesion and quality of its grounds and buildings. These guidelines will provide broad recommendations for buildings that include typology, scale, massing, materials, and façade composition. Additionally, recommendations for landscaping will include open spaces, paths and walks, gateways and walls, signage, and site furnishings.

**BUILDING TYPOLOGY**
A building can be described by its program, size, form, location on campus, and the way it is used to define an exterior space. Campuses are often composed of collections of buildings with similar programs representing academic, residential, athletic, and student life. The programs often determine the building’s size and location on campus. Groupings of similar uses frequently occur because of the desire to maximize functional adjacencies and congregate similar typologies.

Intuitively, a building should portray its use with the characteristics embodied in the building envelope, mass, and detailing, reflecting the programs within. That is why a residence hall has a larger surface to glass ratio, numerous windows, well detailed entries, and a relatively narrow width to length footprint. Variations in the façade can inform the locations of study lounges, living/learning classrooms, and lobbies. Similarly, a science building would be characterized as having a smaller surface to glass ratio, tall floor-to-floor heights to accommodate interstitial utility distribution, roof treatments to conceal fume hood exhaust stacks,
and wide width to length proportions to satisfy lab module requirements.

The Master Plan recognizes adjacency requirements by locating new buildings near buildings of similar uses on campus. The new buildings shall be designed to reinforce the character of the programmatic use, and fit within the existing typologies.

CAMPUS BUILDING AS EDGE DEFINER
Most of the buildings on campus fall into two categories: edge definers of open space or edge definers of a street; and in some cases, they do both. Buildings that frame the Quad, the Lawn, and March Field are integral to the character of their respective open spaces. Buildings along Hamilton Street, High Street, Sullivan Road, South College Drive, and McCartney Street form strong edges both on and off campus.

To define outdoor space, build-to lines are established as part of the guidelines. These build-to lines are not set-back requirements, but space-making edges that the buildings should adhere to.

- Buildings shall remain parallel and perpendicular to adjoining streets. This geometry reinforces view corridors, street edges, wayfinding, and entry locations.
- Buildings shall retain a minimum of 60 percent of their frontage along the build-to line. This recognizes that buildings are designed with setbacks and variations in mass and height to balance proportions and create visual interest.
- Buildings shall meet build-to lines on more than one façade when sited on a corner condition. The intent is for a building in this condition to present a strong visual presence in multiple directions when facing a street, quad, or major pedestrian path.

One of the key transformations that will occur over time as part of the Master Plan is the removal of streets within and on the edge of campus. These dramatic changes will replace existing asphalt paving with new lawns, brick paths, pedestrian lighting, benches, and landscaping. Integral to these transformations will be the installation of new pedestrian paths capable
of providing access for emergency vehicles, move-in traffic, and service vehicles. Ultimately, these improvements will continue to provide accessibility while reinforcing the collegiate atmosphere of a compact walkable campus. In addition, the buildings that once faced a street will now find that they are being preserved in a more elegant and approachable setting, unencumbered by parked cars and trucks, street signage, and curbs.

MASS AND PROPORTION
The massing of a building is defined by several key elements including: building height, geometry of plan (length and width), and roof form. Most of the buildings on campus are two to three stories in height, rectangular in plan geometry, and have gabled or hipped roofs. A few notable exceptions are Pardee Hall at five stories with a mansard roof, and Skillman Library, Kunkel Hall, and Acopian Engineering Center with flat roofs.

With the exception of the Kirby Sports Center, due to the functions it houses, the mass of the buildings on campus are juxtaposed with wings, setbacks, and porticos to reduce their overall size and scale. It is imperative that future buildings maintain these characteristics so that the campus aesthetic remains consistent. The potential mass of a new building will be dictated by topography, site area, build-to setbacks, and the height of adjacent buildings. Each site on campus will be different; therefore, each new building must be responsive to those parameters.

SCALE
Architectural scale is important because it helps to define the overall character of a campus. This is accomplished by how the features of buildings, particularly at the ground level, relate to the scale of the human body. It is further reinforced by how buildings relate to each other and the surrounding open space.

Much like the campus, buildings are composed of many different elements. Lafayette College possesses a rich diversity of door treatments, window types, columns, arches, steeples, cupolas, chimneys, and cornices. How these elements are applied can often give intuitive visual clues as to the programmatic use of the building as stated previously for building typology.
The application of these elements on campus buildings has preserved the campus heritage by making Lafayette memorable and distinguished. Future buildings must reflect the intimacy of this scale in their details. This respect will allow a wide range of architectural styles to coexist in an elegant and cohesive manner.

In addition, Lafayette College owns a number of off-campus properties including residential houses on College Hill and some commercial buildings on North Third Street. Over time, the housing should be renovated or replaced with structures of a similar scale to reinforce the character of the neighborhood. Designated commercial properties along the Bushkill Creek/Third Street corridor should be renovated to maintain the industrial/mill character inherent in their original design.

**FAÇADE COMPOSITION**

Regardless of the architectural style of a building, the façade design often follows a set of basic principles including prominent entry, a vertical tripartite organization defined by the base, middle, and top; and a system of proportions. The organization of these elements can be an individual aesthetic expression, or when used consistently on multiple buildings, can be recognized as a style of the campus. The perceived scale of a building can be greatly affected by the manner in which its façade is divided. This organization of proportion can be equally adept in both traditional and contemporary architecture. The Skillman Library Addition is an excellent example of modern architecture, sensitively detailed, with skillful application of the triad of proportion. Ramer History House is one hundred years older, yet reflects the same sensitivities toward proportion and façade composition. New buildings must represent a balanced composition of base/middle/top, rhythmic bay spacing of mass and void that is reflective of the program, and possess scaled proportions that are responsive to the contextual setting.
ROOF FORMS
In addition to affecting the mass of a building and its façade composition, roofs can define a campus aesthetic and/or building typology. At Lafayette, the majority of the residence halls, as an example, have gabled roofs. These structures are generally the smaller buildings on campus, and the added height of the roof gives them more prominence while their shape maintains a residential scale and quality. Conversely, many of the academic buildings have hipped and flat roofs to reduce their scale and impact on their contextual settings. Roofs for new buildings shall be responsive to the building’s use and convey the appropriate aesthetic image when viewed in context with the adjacent buildings. When appropriate, green roofs should be installed, particularly if the new roof is visible from higher elevations.

BUILDING MATERIALS
Red brick is one of the most prevalent building materials on campus having been used frequently for residence halls and academic buildings. Its use varies from the richly detailed and historic Van Wickle Hall to the modern clean lines of Hugel Science Center. Similarly, stone can be found on the oldest buildings on campus, such as the Zeta House and Pardee Hall, as well as two of the newest buildings: Farinon College Center and Skillman Library. Several of the older buildings are wood structures with clapboard siding: the President’s house and Phi Kappa Psi fraternity. Remarkably, all of these materials will continue to have a presence on campus due to their historic significance and practical use in modern construction technologies.

In addition to the aforementioned materials that comprise the basic structures, there are a number of roof materials that are prominently featured such as slate, copper, asphalt shingles, and metal standing seam. In addition, more recent buildings have seen the increased expression of glass, metal panels, and metal window framing systems. All of these materials are acceptable on future buildings when applied carefully. Whenever possible and appropriate, the use of recycled and rapidly renewable materials should be used.
Future building designs shall adhere to sound architectural principles, attention to detail, and appropriate and innovative use of building materials to respect and reflect the contextual setting that Lafayette College cherishes. There is enough variety in the current palette of materials to create countless innovative designs in the future.

**LANDSCAPE**

The landscape on campus is one of the most important features of Lafayette College. Students, faculty, staff, and alumni have stated the most memorable place, or “heart” of the campus is the Quad. This large informal lawn, ringed with mature trees, is the frequent setting for studying, lounging, a game of catch, and even spring commencement ceremonies. Another important open space is the Lawn; its pastoral setting and large trees makes this area a quieter, more peaceful setting conducive to outdoor classes, reading, and privacy. Designed landscapes generally fall into two distinct categories: formal – reserved, rectilinear, rational; and informal – dynamic, curvilinear, romantic. The Alumni Memorial Plaza is a good example of a formal landscape, while March Field, the Quad, and the Lawn represent informal settings. It is important that the palette of open spaces be as varied as the building architecture on campus. In addition to being large and small, open and forested, formal and informal, these spaces should connect to one another and support the architecture with which they are inextricably linked.

Integrated with the architecture of the landscape, the College supports Best Management Practices that will enhance local biodiversity, improve site aesthetics, lower irrigation demands, and control storm water runoff.

The Master Plan depicts a variety of open spaces that will be renovated such as March Field, Watson Hall Courtyard/Scherr-Kamine Plaza, and the Quad. In addition, several streets will be removed and replaced with landscaping and a hierarchy of pedestrian pathways. Detailed designs for each of these spaces shall be created to further integrate landscaping, hardscape, site furnishings, and utility infrastructure.
PATHS AND WALKWAYS

While a robust system of walkways currently connects the open spaces and buildings on campus, they are compromised by inconsistent material use and conflicts with vehicular circulation. These guidelines illustrate how a hierarchy of paths, with a consistent application of materials, can create a cohesive campus aesthetic, aid in wayfinding, and improve pedestrian safety.

While the Master Plan proposes that a number of streets in the campus core be replaced over time with wide pedestrian paths, these walks will be designed to accommodate emergency vehicles, move-in days, service needs, and other special requirements so that access to buildings is never compromised.
The implementation strategy for the path network throughout campus is as follows.

Primary paths will be installed when: 1) Streets are removed – around the Quad, Hamilton Green, High & Sullivan Streets, and Watson Hall Courtyard/Scherr-Kamine Plaza, 2) March Field is renovated, and 3) Major capital projects are built – Life, Earth, and Environmental Science building, Watson Court Academic buildings, North Markle Academic buildings, and the Williams Center for the Arts addition.

Secondary paths will be installed when: 1) New residence halls are built, 2) A landscape project is built – many of the concrete paths exist, and would only require the addition of the brick edge borders, and 3) Repair and maintenance is required.

Tertiary paths would be installed when: 1) Repair and maintenance is required, 2) As funding permits.
GATEWAYS AND WALLS
Piers, walls, and decorative wrought iron fencing currently exist on campus and should be consistently reinforced in new locations over time to help demarcate the edges of campus. The historic gateway between Gates Hall and McKeen Hall should serve as a model for additional gates, walls, and fencing installed on campus. However, it is not intended that the campus be ringed with fencing; instead, such treatments at major portals into campus will signify the transition and identity of the College. Two current sign walls on High Street and Clinton Terrace are too small and obscure to have any meaningful impact. Future gates or title walls should be carefully designed and sized as appropriate for each location. Landscaping applied to wrought iron fencing can be an effective screen, as well as the use of brick walls when a higher degree of concealment is required. Gates, walls, and fencing shall be included within each major capital project depicted in the implementation phasing of the Plan.
SIGNAGE
The majority of signage on campus identifies the name of the adjacent building. These signs are consistent in size, color, font, and purpose. In addition, there are a number of table maps that depict the campus and aid in wayfinding for visitors. However, the most significant element within the hierarchy of signage that is missing is the type of sign that identifies the College. In addition to the gate walls mentioned previously, other signage opportunities viewable from even greater distances should be studied.

One signage location that would help better identify the College to visitors is on the south side of the campus, above College Avenue. This location would be visible to visitors coming north on Third Street or passing east/west on Route 22. Other significant locations for College signage are at the Hummel site, the intersections of Pierce & Hamilton Streets and, Cattell & High Street, and along McCartney Street. Signage and the College’s identity shall be a requirement and integral component of the projects listed in the ‘Implementation & Phasing’ section of this report.

SITE FURNISHINGS AND AMENITIES
The use of standardized furnishing and fixtures throughout the campus unifies outdoor spaces and establishes an identity unique to Lafayette College. The College currently implements a series of standards for light fixtures, benches, trash receptacles, and bike racks. These furnishings are required as part of each capital project or site improvement.

SUSTAINABILITY
World events of the last decade have highlighted the urgent need to begin thinking comprehensively about the health of the planet. Climate change, economic unpredictability, and depleting energy reserves have informed the discussions of global leaders, national media, and ordinary people. As an institution of higher education, Lafayette College recognizes that it has a voice in this conversation as well. The College, by signing the American College and University Presidents Climate Commitment (ACUPCC), has shown its intention to evaluate, and as appropriate, address growing environmental concerns. As a signatory of this commitment, the College will develop
an institutional action plan to achieve climate neutrality. It is expected that future campus projects will adhere to the benchmarks and recommendations outlined by that plan. The guidelines set forth in this section are meant to support this future action plan.

Sustainability cannot be addressed as a single issue; rather, achieving “sustainability” must be a continuous process of addressing environmental, social, and fiscal concerns. Sustainable practices occur at all scales -- from the city and campus to buildings and landscapes to products used within those buildings. The goal of this Master Plan is to encourage sustainability at the “Campus Scale” by addressing four broad categories: ecology and hydrology, energy, built environments, and human capital. See Design Guidelines and Appendix Sections for more details.

**ECOLOGY AND HYDROLOGY**

A campus is not a static place; rather, it is a dynamic area that plays host to smaller eco-systems while also being connected to the wider ecology of the region around it. As such, Lafayette College will act within its power to honor, protect and connect habitat, stream and river corridors within the Lehigh Valley. Habitat fragmentation, which limits biodiversity and jeopardizes the overall health of an area, will be considered by the College, with the intent that new construction on campus does not further fragment important bio-corridors. The College will not disturb steep slopes or woodland habitat, particularly along the western and southern edges of campus. In addition, the College will enhance campus connections to the larger region through support of greenway trails and waterway protection of the Bushkill Creek and Delaware River.

As the College develops its physical grounds, it will ensure that the massing of new buildings allows daylight to reach active outdoor spaces. As well, new landscaping projects on campus will utilize a palette of
native species. Labor- and resource-intensive lawns will be supplanted over time with native grasses that require less irrigation, chemical-inputs, and general maintenance.

Lafayette College is located adjacent to the Bushkill Creek and the Delaware River. Although it sits at a high point on “the Hill,” the College is invested in the health of the waterways around its campus. The College is also aware of the ways in which its treatment of these streams and rivers affects those further downstream. It is in this way, the College is part of a connected system and strives to act responsibly to protect a shared resource. As part of this Plan, the College has developed a campus-wide onsite stormwater management plan that addresses both the quantity and quality of run-off. Lafayette will also reduce potable water demand through conservation, reuse, and recycling. As is the case with energy, the College will look inward to supply some of its water needs by collecting rainwater for reuse in buildings and irrigation.

ENERGY
Energy can be the single greatest operating expense for a college. Likewise, it can be the greatest source of carbon emissions. Lafayette College will maximize natural resources such as solar (for heating and hot water), wind (for ventilation and cooling), and geothermal (for heating). By generating as much energy as possible onsite, the College will decrease its carbon footprint while creating “living laboratories and classrooms” where students will experience sustainable technologies first-hand. Energy attained through third-party providers must be generated by a mix of renewable and nonrenewable sources.

The College will reduce the energy required by buildings through design, equipment selection, and use/operations guidelines. Building more efficient buildings will translate into less energy required to operate those buildings. The College will also explore multiple uses for mechanical systems with the greatest fuel efficiency. For instance, the reuse of waste heat or other process byproducts shall be instituted over time.

Additionally, as other new technologies become available and affordable, the College will evaluate, and as appropriate, implement these practices as a means of reinforcing the role that higher education plays in addressing global climate change.

BUILT ENVIRONMENTS
A college is a collection of built and natural environments, both having equal impact on the environmental health of the campus. As Lafayette considers the construction of new buildings, it will pursue means to lessen the environmental impacts and minimize energy use. As outlined in the College’s Energy Policy, all construction efforts should consider LEED criterion applicability and application where warranted and possible. Other conservation goals outlined within the policy address: lighting, heating, cooling, water usage, transportation, purchasing, recycling, monitoring, training, maintenance, and education.

Concern for the sustainability of the built environment extends beyond concern for one single, individual building. The built environment must be viewed as a network, and the College must think systematically rather than solely in terms of single projects. In this regard, respect for the carrying capacity of the land is critical. As often as possible, growth will be accommodated on infill sites. Decisions about land uses and transportation are inextricably linked; access, via road, foot, or bike, often determines a site location. Land uses, in turn, generate the need for additional roads and parking. Therefore, the campus will ensure that new land uses do not create a burden on the existing transportation system by incorporating creative, alternative means of access and minimizing the need for personal vehicles.

The City of Easton and Lafayette College have a history of entwined development. It was the citizens of Easton who first lobbied to establish the College. As the College plans a future of sustainable growth, it will take care to include its surrounding neighborhoods in the process. While the College may have the capacity for a particular project, it must also investigate whether its surrounding environment has the same capacity. Lafayette will collaborate with the College Hill community and the City of Easton on sustainability issues that may have both economic and quality of life ramifications. The College will strive to become a model as both a sustainable campus and a sustainable neighbor.
HUMAN CAPITAL
The faculty, staff, and students of a College represent its single greatest resource. Students of all disciplines will learn the roles essential to operating as a local and global citizen in a sustainable world: designer, critic, organizer, mediator, and visionary. Lafayette College will provide a physical environment that nurtures these roles by encouraging curiosity and exploration. The “Corn on the Quad” project is an excellent example of how the College can inspire intellectual inquiry and conversation around the issue of sustainability. In this example, the project brought the issues of “food miles,” industrial farming, and the modern food system to the collective consciousness of campus.
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