Hostos Community College
Master Plan Amendment

Prepared for:
The City University of New York
College Overview

- Located in the South Bronx at the nexus of Mott Haven & Melrose neighborhoods
- The college takes pride in its historic role in educating students from diverse ethnic, racial, cultural and linguistic backgrounds, particularly Hispanic and African Americans
- Student body is drawn from adjacent neighborhoods and similar communities
- Academic focus on higher education provides intellectual growth and socio-economic mobility
- The college seeks to be a resource for the South Bronx community offering continuing education, cultural events and technical support
**History**

- College founded in 1968
- Initially located in a former tire factory on the west side of the Grand Concourse
- CUNY purchased and renovated 500 Grand Concourse on the east side of the street in 1974
- First and only comprehensive master plan was completed in 1984
- Allied Health (1990) & East Academic Complex (1994) built as prescribed by master plan

**The Planning Process**

- The current plan has been informed by the *Campus and Buildings Conditions Report* (2010) and the *Opportunities and Constraints Analysis* (2011) prepared by Mitchell I Giurgola Architects
- A comprehensive *Campus Space Analysis* was developed by Scott Blackwell Page Architects (2011). This analysis examines existing and projected growth for the campus
- The plan has been informed by meetings with the President, Faculty, Administration, the Steering Committee, Working Committee, and student body leadership
Existing Building & Space Inventory

**Building A: 475 Grand Concourse Building**
Built: 1990
Condition: Fair to Good
Gross Area: 193,554 SF
Assignable Area: 105,223 SF
Use: Allied Health, Natural Sciences, Library, Administration

**Building B: 500 Grand Concourse Building**
Built: 1965
Condition: Fair
Gross Area: 135,194 SF
Assignable Area: 65,650 SF
Use: Departmental Offices, Administration & Finance

**Building C: East Academic Complex**
Built: 1994
Condition: Good
Gross Area: 265,235 SF
Assignable Area: 140,247 SF
Use: Theaters, Physical Education, Classrooms, Humanities, Business

**Building D: Savoy Building**
Built: 1995
Condition: Fair to Good
Gross Area: 30,174 SF
Assignable Area: 43,078 SF
Use: Student Services
The Master Plan Objectives:

- Address projected 40% growth over the next decade
- Consolidate departments and improve adjacencies
- Locate academic support functions close together
- Increase capacity and create flexible classrooms
- Create “One Stop” Student Services Center
- Create opportunities for a variety of lounge and study spaces that promote creative interaction among college students and faculty
- Enhance services to the community through continuing education and workforce development programs
- Renovate the “original” 475 Grand Concourse Building and upgrade infrastructure campus-wide
- Create open green space on campus and make streetscape improvements
- Develop campus wide way-finding and signage strategy
## Space Assessment Tables

### Existing 

#### Space Type

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Existing Fall 2009</th>
<th>Current Need Fall 2009</th>
<th>Projected Need Fall 2015</th>
<th>Projected Need Fall 2020</th>
<th>Project Deficit or Surplus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classrooms &amp; Computer Labs</td>
<td>45,209 sf</td>
<td>58,697 sf</td>
<td>72,086 sf</td>
<td>77,239 sf</td>
<td>(32,030)</td>
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<tr>
<td>Allied Health</td>
<td>16,753 sf</td>
<td>26,840 sf</td>
<td>26,840 sf</td>
<td>26,840 sf</td>
<td>(19,087)</td>
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<tr>
<td>Behavioral &amp; Social Sciences</td>
<td>4,062 sf</td>
<td>6,163 sf</td>
<td>7,850 sf</td>
<td>9,025 sf</td>
<td>(4,963)</td>
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<tr>
<td>Business</td>
<td>3,621 sf</td>
<td>2,400 sf</td>
<td>2,500 sf</td>
<td>2,550 sf</td>
<td>1,071</td>
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<tr>
<td>Education</td>
<td>3,291 sf</td>
<td>4,475 sf</td>
<td>4,963 sf</td>
<td>5,125 sf</td>
<td>(1,834)</td>
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<tr>
<td>English</td>
<td>6,894 sf</td>
<td>7,675 sf</td>
<td>8,925 sf</td>
<td>9,188 sf</td>
<td>(2,294)</td>
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<tr>
<td>Humanities</td>
<td>8,106 sf</td>
<td>22,650 sf</td>
<td>28,038 sf</td>
<td>31,613 sf</td>
<td>(23,507)</td>
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<tr>
<td>Language &amp; Cognition</td>
<td>4,901 sf</td>
<td>3,925 sf</td>
<td>3,763 sf</td>
<td>3,125 sf</td>
<td>1,776</td>
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<tr>
<td>Mathematics</td>
<td>4,704 sf</td>
<td>7,088 sf</td>
<td>8,088 sf</td>
<td>8,725 sf</td>
<td>(4,021)</td>
</tr>
<tr>
<td>Natural Sciences</td>
<td>17,702 sf</td>
<td>28,961 sf</td>
<td>36,626 sf</td>
<td>41,840 sf</td>
<td>(24,138)</td>
</tr>
<tr>
<td>Total Academic Space</td>
<td>115,243 sf</td>
<td>168,873 sf</td>
<td>199,677 sf</td>
<td>215,269 sf</td>
<td>(100,026)</td>
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<tr>
<td>Support Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Continuing Education</td>
<td>10,275 sf</td>
<td>10,275 sf</td>
<td>10,275 sf</td>
<td>10,275 sf</td>
<td>0</td>
</tr>
<tr>
<td>Special Programs</td>
<td>9,733 sf</td>
<td>16,319 sf</td>
<td>21,382 sf</td>
<td>22,273 sf</td>
<td>(12,540)</td>
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<tr>
<td>Academic Support</td>
<td>6,875 sf</td>
<td>8,567 sf</td>
<td>8,930 sf</td>
<td>9,314 sf</td>
<td>(2,439)</td>
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<tr>
<td>Library</td>
<td>18,968 sf</td>
<td>29,772 sf</td>
<td>34,296 sf</td>
<td>35,467 sf</td>
<td>(16,499)</td>
</tr>
<tr>
<td>Technology Services</td>
<td>9,673 sf</td>
<td>13,633 sf</td>
<td>13,895 sf</td>
<td>13,895 sf</td>
<td>(4,222)</td>
</tr>
<tr>
<td>Assembly &amp; Exhibition</td>
<td>38,764 sf</td>
<td>39,623 sf</td>
<td>39,623 sf</td>
<td>39,623 sf</td>
<td>(859)</td>
</tr>
<tr>
<td>Athletics, Physical Education &amp; Recreation</td>
<td>28,036 sf</td>
<td>32,819 sf</td>
<td>33,319 sf</td>
<td>33,319 sf</td>
<td>(5,283)</td>
</tr>
<tr>
<td>Student Activity</td>
<td>18,513 sf</td>
<td>33,659 sf</td>
<td>43,569 sf</td>
<td>46,935 sf</td>
<td>(28,422)</td>
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<tr>
<td>Children’s Center</td>
<td>10,585 sf</td>
<td>7,845 sf</td>
<td>7,845 sf</td>
<td>7,845 sf</td>
<td>2,740</td>
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<tr>
<td>Student Services</td>
<td>19,331 sf</td>
<td>25,623 sf</td>
<td>28,481 sf</td>
<td>29,178 sf</td>
<td>(9,847)</td>
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<tr>
<td>Administrative Services</td>
<td>24,197 sf</td>
<td>32,459 sf</td>
<td>33,370 sf</td>
<td>33,439 sf</td>
<td>(9,242)</td>
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<tr>
<td>Campus Services</td>
<td>28,784 sf</td>
<td>40,983 sf</td>
<td>45,633 sf</td>
<td>48,833 sf</td>
<td>(20,049)</td>
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<tr>
<td>Total Support Space</td>
<td>213,459 sf</td>
<td>281,300 sf</td>
<td>310,342 sf</td>
<td>320,121 sf</td>
<td>(106,662)</td>
</tr>
<tr>
<td>Hosted Entities / Special Programs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wellness Center</td>
<td>0 sf</td>
<td>0 sf</td>
<td>5,000 sf</td>
<td>5,000 sf</td>
<td>(5,000)</td>
</tr>
<tr>
<td>High Schools</td>
<td>19,327 sf</td>
<td>20,003 sf</td>
<td>0 sf</td>
<td>0 sf</td>
<td>19,327</td>
</tr>
<tr>
<td>Total Hosted Entities</td>
<td>19,327 sf</td>
<td>20,003 sf</td>
<td>5,000 sf</td>
<td>5,000 sf</td>
<td>14,327</td>
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<tr>
<td>Total Assignable Square Feet</td>
<td>348,029 sf</td>
<td>470,177 sf</td>
<td>515,019 sf</td>
<td>540,390 sf</td>
<td>(192,361)</td>
</tr>
<tr>
<td>Student FTEs</td>
<td>4,487.90</td>
<td>4,487.90</td>
<td>5,809.18</td>
<td>6,527.96</td>
<td></td>
</tr>
</tbody>
</table>

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Scott Blackwell Page, Facility Programming Consultant
**Space Assessment:**

- Projected growth of 40% on top of existing deficit.
- Overall institutional space deficit of 192,361 NASF in 2020.
- Deficit is roughly equal between academic and support space.

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**Student Enrollment Projections: Fall Semester Over Fall Semester**

<table>
<thead>
<tr>
<th></th>
<th>Existing Fall 2009</th>
<th>Projected Need Fall 2015</th>
<th>Projected Need Fall 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Student Head count &amp; FTEs</td>
<td>9,000.00</td>
<td>8,000.00</td>
<td>7,000.00</td>
</tr>
<tr>
<td></td>
<td>8,000.00</td>
<td>7,000.00</td>
<td>6,000.00</td>
</tr>
<tr>
<td></td>
<td>7,000.00</td>
<td>6,000.00</td>
<td>5,000.00</td>
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<tr>
<td></td>
<td>6,000.00</td>
<td>5,000.00</td>
<td>4,000.00</td>
</tr>
<tr>
<td></td>
<td>5,000.00</td>
<td>4,000.00</td>
<td>3,000.00</td>
</tr>
<tr>
<td></td>
<td>4,000.00</td>
<td>3,000.00</td>
<td>2,000.00</td>
</tr>
<tr>
<td></td>
<td>3,000.00</td>
<td>2,000.00</td>
<td>1,000.00</td>
</tr>
<tr>
<td></td>
<td>2,000.00</td>
<td>1,000.00</td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>1,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>0.00</td>
<td></td>
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</tr>
</tbody>
</table>
Departmental Enrollment Projections

- Allied Health
- Behavioral & Social Sciences
- Business
- Education
- English
- Humanities
- Language & Cognition
- Mathematics
- Natural Sciences
- Non-Departmental FTEs

Existing Fall 2009
Projected Enrollment Fall 2015
Projected Enrollment Fall 2020

Space Assessment

June 2012
**Academic Departmental Space Need**

![Bar chart showing space needs for various departments.](chart.png)

- **Allied Health**
  - Existing: 35,000 sf
  - Projected: 50,000 sf

- **Behavioral & Social Sciences**
  - Existing: 15,000 sf
  - Projected: 20,000 sf

- **Business**
  - Existing: 10,000 sf
  - Projected: 15,000 sf

- **Education**
  - Existing: 20,000 sf
  - Projected: 25,000 sf

- **English**
  - Existing: 25,000 sf
  - Projected: 30,000 sf

- **Humanities**
  - Existing: 50,000 sf
  - Projected: 60,000 sf

- **Language & Cognition**
  - Existing: 40,000 sf
  - Projected: 45,000 sf

- **Mathematics**
  - Existing: 45,000 sf
  - Projected: 50,000 sf

- **Natural Sciences**
  - Existing: 55,000 sf
  - Projected: 60,000 sf

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**Assignable Square Feet**

- Existing Fall 2009
- Projected Enrollment Fall 2015
- Projected Enrollment Fall 2020
Support Space Need

![Bar chart showing support space needs for various departments and projected enrollments for Fall 2009, Fall 2015, and Fall 2020. The chart includes departments such as Continuing Education, Special Programs, Academic Support, Library, Technology Services, Assembly & Exhibition, Athletics, Physical Education & Recreation, Student Activity, Children's Center, Student Services, Administrative Services, and Campus Services. The chart also indicates assignable square feet for each department, ranging from 0 sf to 50,000 sf.](image_url)
Projected Development

**New Allied Health & Natural Science Building**

- **Program**
  - Allied Health
  - Natural Sciences
  - Classrooms & Computer Labs
  - Wellness Center
  - Student Space

- **Develop Public Plaza**

- **Sustainability Opportunities**
  - High Performance Facade
  - Photovoltaic Panels
  - Storm Water Harvesting
  - State of the art MEP
  - Bike Parking

- **Incorporate streetscape improvements on Walton Avenue**
Projected Development and Adaptive Reuse

‘A’ Building
- 475 Grand Concourse

- Renovation and modernization of original 475 Grand Concourse Building
- Expansion of library & consolidation of academic support functions
- Expansion of classroom capacity
- Creation of “Bridge” link to New Building / West Campus
- Consolidation of administrative functions with President
- Develop campus green space north of building
Projected Development and Adaptive Reuse

‘B’ Building
- 500 Grand Concourse

- Consolidation of Student Services and creation of “One Stop” Student Service Center
- Consolidation of Academic Departments
- Major Infrastructure Upgrades in progress
Projected Development and Adaptive Reuse

‘D’ Building
- Savoy
  • Renovation and conversion to an administration building

‘C’ Building
- East Academic Complex
  • Modest renovation to the Fifth Floor to expand Humanities & Classroom space
  • Photovoltaic installation on roof

‘G’ Building - Facilities
  • Modest renovation to expand Facilities into vacated Administration space
  • Photovoltaic installation on roof
Campus Master Plan Project Sequence

A Building - 475 Grand Concourse (1 Phase Renovation)

A Building - 475 Grand Concourse (3 Phases Renovation)

New Building

B Building - 500 Grand Concourse (3 Phases Renovation)

B Building - 500 Grand Concourse (3 Phases Renovation)

D Building - Savoy (1 Phase Renovation)

C Bldg. - East Academic (1 Phase Renov.)

G Bldg. - Admin. Bldg. (1 Phase Renov.)
Diagram of Issues

Enhance circulation between campus buildings
Opportunity to increase campus green space
Opportunity to enhance campus identity
Sites for potential development
First site for development
Campus Plan after Renovations

Building D: Savoy
Building G
Building A: 475 Grand Concourse
Building B: 500 Grand Concourse
Building C: East Academic Complex
New Building

E. 149 Street
E. 146 Street
E. 144 Street

Administrative Services
Library
Administrative Services
Classrooms
Behavioral & Social Services
Children's Center
Academic Support
Special Programs

Student Services
English / Language Cognition
Mathematics
Campus Services
Education
Special Programs
Classrooms

Theaters
Physical Education
Classrooms
Student Support
Student Activity
Humanities
Business

Natural Sciences
Allied Health
Classrooms
Wellness Center
Student Activity

Mitchell | Giurgola Architects, LLP
Scott Blackwell Page, Facility Programming Consultant

June 2012