

# **A CHANGE OF PACE IN TRANSFORMING THE PHYSICAL CAMPUS ENVIRONMENT**

Senator Hillary Clinton as 2003 Commencement Speaker



## Pace at Glance

Pace University has about 16,000 students. It occupies approximately 2.5M gross square feet of space spread out on roughly 350 acres across four campuses and eight locations in New York City and Westchester County.

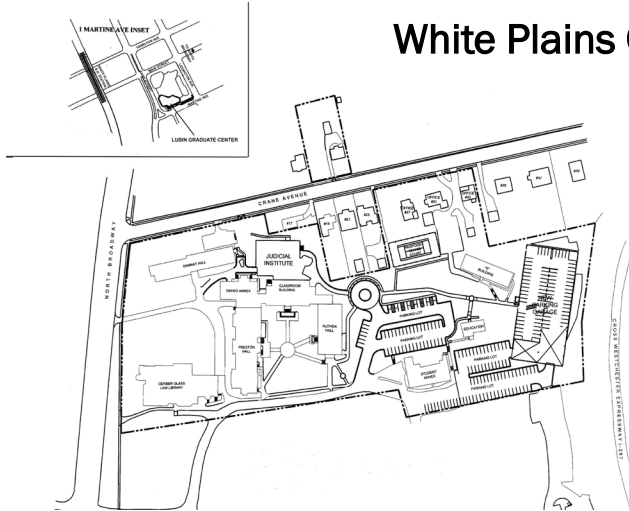
Space is our biggest need. We cannot add enough of it, fast enough. So we try to use it more efficiently and distribute it more equitably.

### IMPORTANT MILESTONES

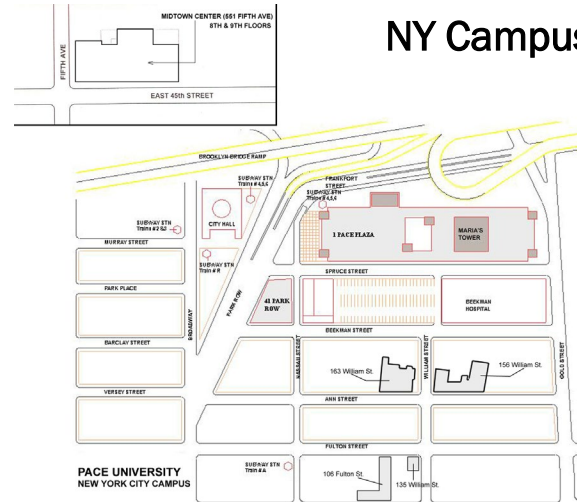
- **1906** : Homer and Charles Pace borrowed \$600 to rent classrooms and offices in old Tribune building in Lower Manhattan (presently 1 Pace Plaza).
- **1908**: Pace relocates classes to nearby Hudson Terminal complex due to expanding classes.
- **1928**: Pace relocated again to the Transportation building at 225 Broadway as a response to continued growth.
- **1951**: Pace moves to 41 Park Row due to expansion.
- **1962**: Marks Hall building on the Pleasantville Campus was signed over to the College by Pace Trustee Wayne Marks, President of General Foods, and his wife, Helen. Soon later, Dyson Hall was constructed, named in honor of alumnus, trustee, and benefactor, Charles, H. Dyson. Wilcox Hall was named for Trustee and benefactor Byron Wilcox.
- **1963**: Classes began on Pleasantville campus.
- **1975**: The College of White Plains consolidated with Pace University, and the School of Law was established in 1976.
- **1977**: The assets of Briarcliff College were acquired
- **1997**: Pace purchased World Trade Institute, a leading-edge provider of international training programs.

# Pace Campuses

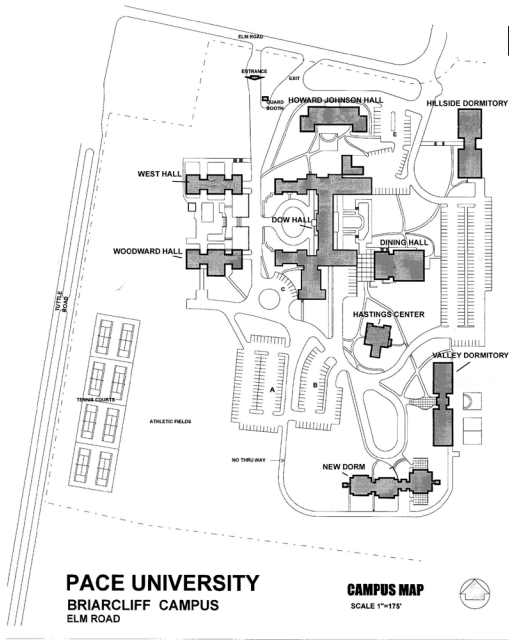
## White Plains Campus



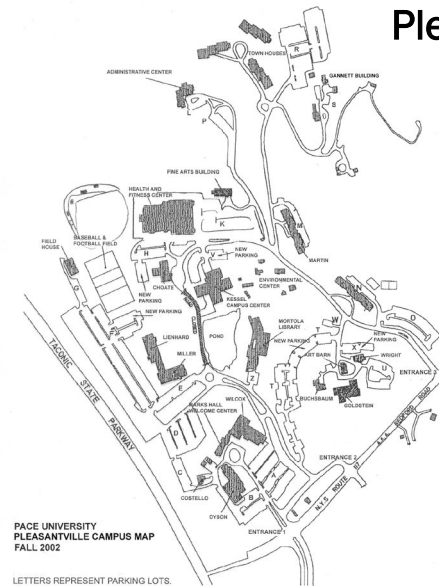
## NY Campus



## Briarcliff Campus



## Pleasantville Campus





## 9/11 Memorial: Book of Remembrance

- The 9/11 disaster in New York City not only destroyed the WTC, which housed Pace University's World Trade Institute but also claimed the lives of several people who were affiliated with the University. Therefore, "The 9/11 Memorial Project" is being planned for the New York, Pleasantville and White Plains campuses as a way to remember those who lost their lives. The Book of Remembrance is a sculpture of a book made of black and gray granite. Names of the Pace victims will be carved into the black granite inserts.

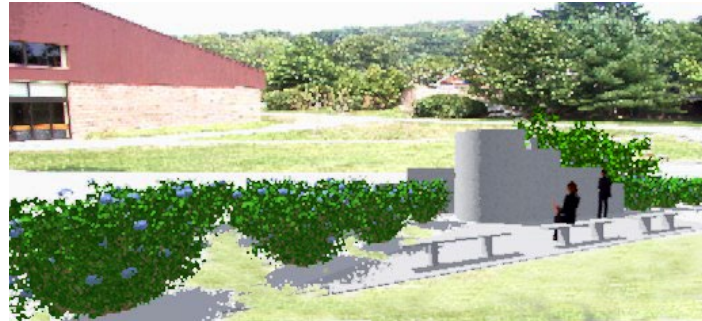


## 9/11 Memorial Sketches

This scheme explores an early idea which utilizes the footprint of the World Trade Center. The two intact walls and the two semi-deconstructed walls join at the corners to symbolize the fact that New York and the US are still intact all the while the names of the victims are engraved on the walls and on the pavement.

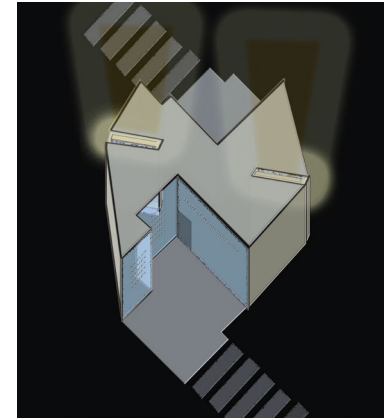
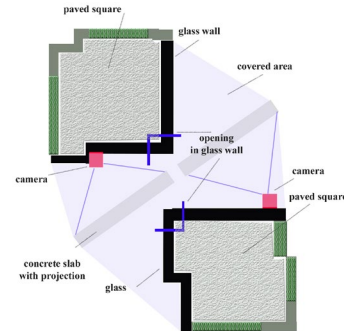
This scheme with curved walls begins to act as a funnel in which it collects people through the quality of curiosity which it will bring out of people. The viewer may see that it leads somewhere and may want to follow in the direction of the walls. They will soon find the quiet contemplation fountain semi-enclosed by the walls with the 9/11 victims names engraved on them.

The concept of this memorial is the present interlocking with the past. The bench and pool are one continuous surface of glass. The ethereal quality of the water and glass are symbols of our memory of the destruction that took place on 9/11. The marble slab makes up the negative space of the glass. The slab is a symbol for strength and rebuilding.

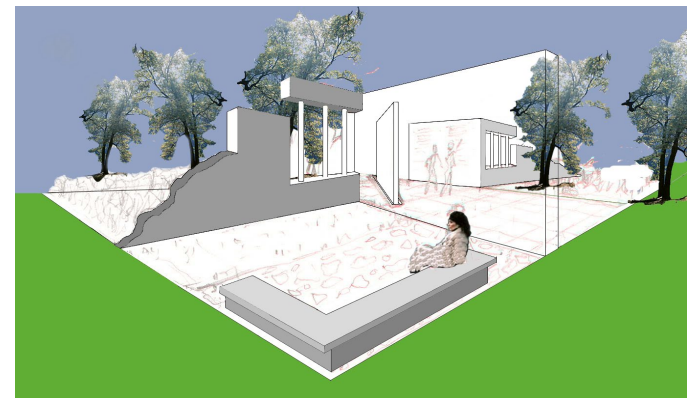


# 9/11 Memorial Sketches

Solid walls and translucent curtain walls create an interior space for reflecting, remembering and dialogue. The exterior translucent walls will have names and information about 9/11 engraved on its surface. The central solid walls will function as display walls where a slide show of the incident, news, names of victims and bios will be projected. The two walls will have water running down the surface into a small pool on floor giving the images a fluid appearance. At night there will be lights within the top of the center slabs shining two strong lights toward the sky symbolizing the twin towers. The translucent glass walls will also allow the light from the slide show filter out making the structure appear as a flickering lantern.



This scheme furthers the idea of utilizing the footprint of the World Trade Center and includes Doric columns to help strengthen the concept of longevity. Semi-deconstructed walls rise up and join the columns with groves of trees and plants surrounding them adding to the symbol of life. The walls demarcate areas for contemplation, provide a surface for engravings and centralize an intermediary fountain wall.

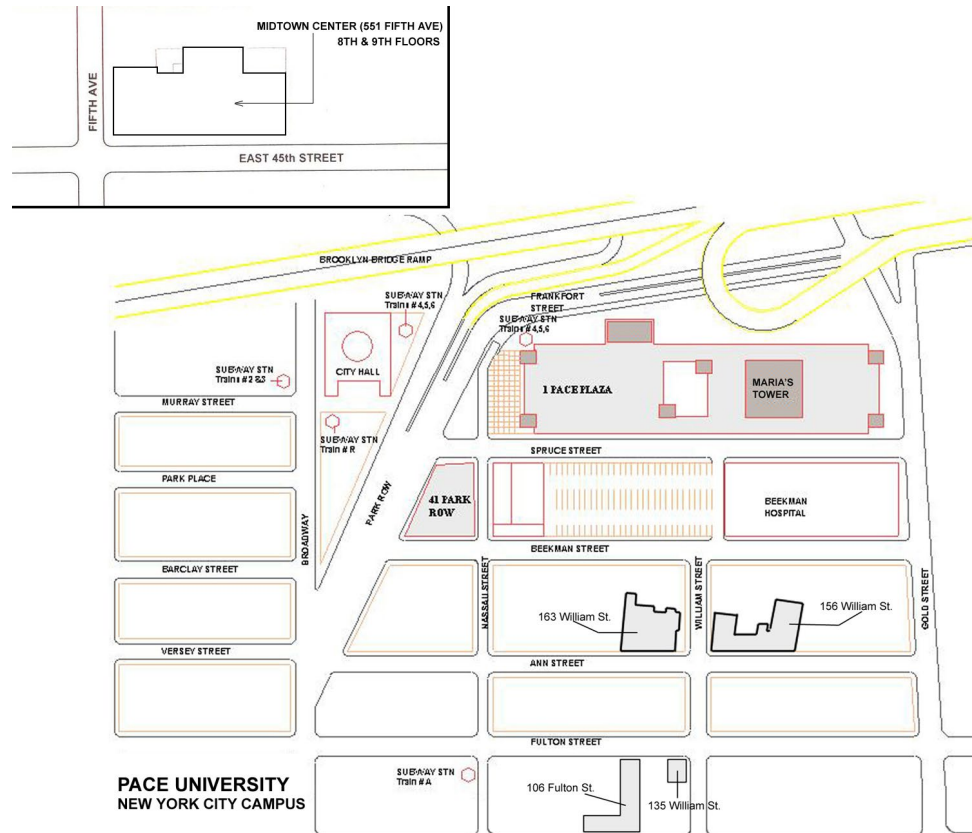




# NEW YORK CITY CAMPUS MAP

The New York City campus is located in the heart of Lower Manhattan, the civic and financial center of the city. It's an intellectual and cultural focal point, one of New York City's most vital areas. With residence halls next to a 600-seat community theater, the synergy between campus and the city benefits both.

Pace's Midtown Center offers flexibility and convenience to students who live or work in midtown. It offers graduate and undergraduate courses in information technology, business, and Pace's Master of Science in Publishing.



# New York City Campus Urban Setting





# Campus Buildings: 1 Pace Plaza & 41 Park Row

1 Pace Plaza Existing Building



41 Park Row

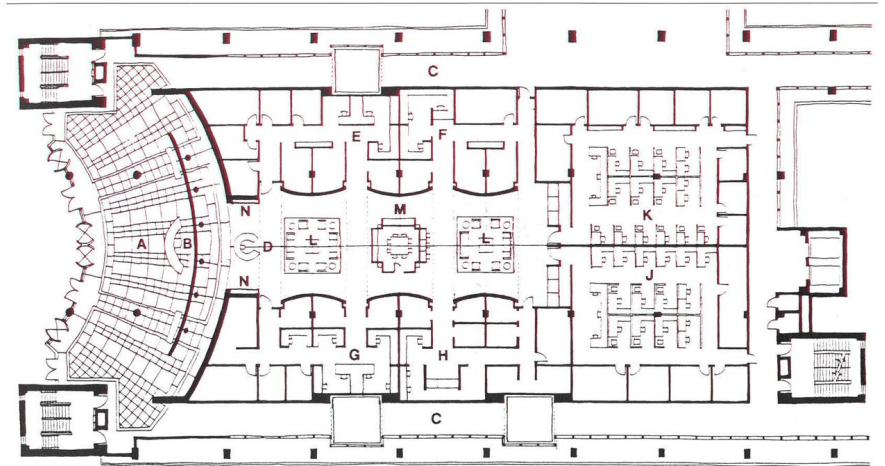


1 Pace Plaza Proposed Renovation of Building





# Interior Enhancement



1 Pace Plaza is the central building on our NY campus, but it lacks a prominent entrance lobby and information area directing visitors to their points of interest.

The existing rectilinear lobby does not offer a centralized point of arrival. Curving the main entrance hall would welcome visitors and guide them toward a general information desk.

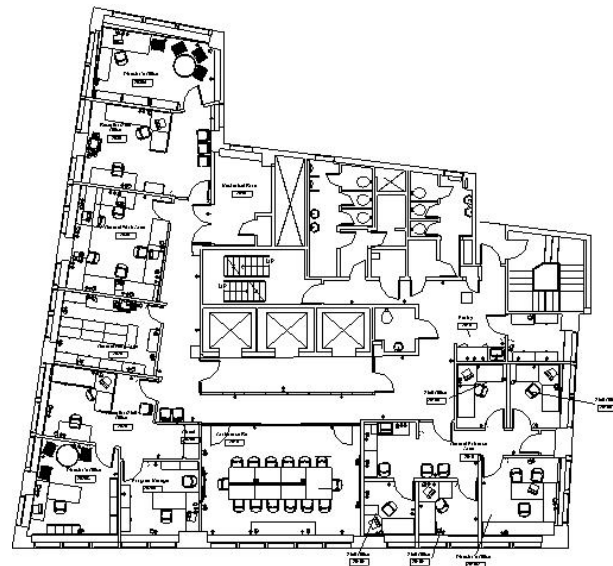
## Executive MBA at 163 William St.

Three departments of the Lubin School of Business, the doctoral program, the MBA program, and the Small Business Development Center will be relocating to the 20th floor of 163 Williams. The program for the 20th floor consists of a large conference room, file areas, a general work area, and three separate suites for each department. Several floors within 163 Williams had already been designed and constructed when the twentieth floor was being designed. The in-house staff wanted to retain similar themes from the other floors such as the Adanlock frame glass walls and the breakout lounges. The Adanlock walls demarcate the entrance of each department giving each suite its own point of arrival. In the place of a breakout lounge we have placed a conference room across from the elevators. A glass curtain wall was used in order to bring light from the exterior into the corridor giving the space a feeling of openness and light.

**Architects:** Pace University Architecture and Planning Services

Daniel Okoli, Theresa Cichetti, Audrey Vuong, Omar Isaac, Kannan Govindarajan.

**Engineers:** Tangel Engineering Associates, Lilker Technology Consultants



## Center for Urban Education

Poorly utilized space offers a great opportunity for transformation





# Multi-Purpose Room

The Multi-Purpose Room at 1 Pace Plaza was designed in the summer of 2002 by Pace's in-house architecture staff to address the need for an upscale space for student and faculty activities.

The contextual conditions of the space were first analyzed in order to generate a suitable design concept. The sculpture courtyard played a major role in creating the form of the ceiling. We wanted to bring the exterior into the interior space. We did this by making the ceiling seem to grab the exterior as if it were a mouth engulfing the courtyard. In order to blur the transition between the curtain wall and the ceiling, the ribs of the ceiling are placed at the location of the mullions on the curtain wall thus giving the space a fluid appearance.

## MULTI PURPOSE SPACE @ 1 PACE PLAZA

PACE UNIVERSITY ARCHITECTURE AND PLANNING SERVICES  
SUMMER 2002

THE MULTI-PURPOSE ROOM AT 1 PACE PLAZA WAS DESIGNED IN THE SUMMER OF 2002 BY PACE'S IN-HOUSE ARCHITECTURE STAFF TO ADDRESS THE NEED FOR AN UPGRADE SPACE FOR STUDENT AND FACULTY ACTIVITIES.



THE CONTEXTUAL CONDITIONS OF THE SPACE WERE FIRST ANALYZED IN ORDER TO GENERATE A SUITABLE DESIGN CONCEPT. THE SCULPTURE COURTYARD PLAYED A MAJOR ROLE IN CREATING THE FORM OF THE CEILING. WE WANTED TO BRING THE EXTERIOR INTO THE INTERIOR SPACE. WE DID THIS BY MAKING THE CEILING SEEM TO GRAB THE EXTERIOR AS IF IT WERE A MOUTH ENGLUFING THE COURTYARD. IN ORDER TO BLUR THE TRANSITION BETWEEN THE CURTAIN WALL AND THE CEILING, THE RIBS OF THE CEILING ARE PLACED AT THE LOCATION OF THE MULLIONS ON THE CURTAIN WALL. THIS GIVING THE SPACE A FLUID APPEARANCE.

IN HOUSE DESIGN TEAM: DUN DRILL, CHAR KANG, SURESH VANDU, KANISH, SASTI SHAW, THERESA CICHETTI  
CONSULTANTS: LUBER ENGINEERING ASSOCIATES, TANGEL ENGINEERING ASSOCIATES, HARVEY MARSHALL LIGHTING CONSULTANTS



LEFT: VIEW OF COURTYARD  
RIGHT: NORTH ELEVATION OF MULTI-PURPOSE ROOM

# Multi-Purpose Space Rendering





# 1 Pace Plaza Courtyard

The interior courtyard at the downtown campus offers a nice and quiet outdoor gathering space for students, faculty and staff.



There exists opportunity to transform interior spaces adjoining the boundaries of the courtyard to generate more energy around it. The multi-purpose space at the eastern edge and the student union at the western edge are activity centers with connectors at the north and south.



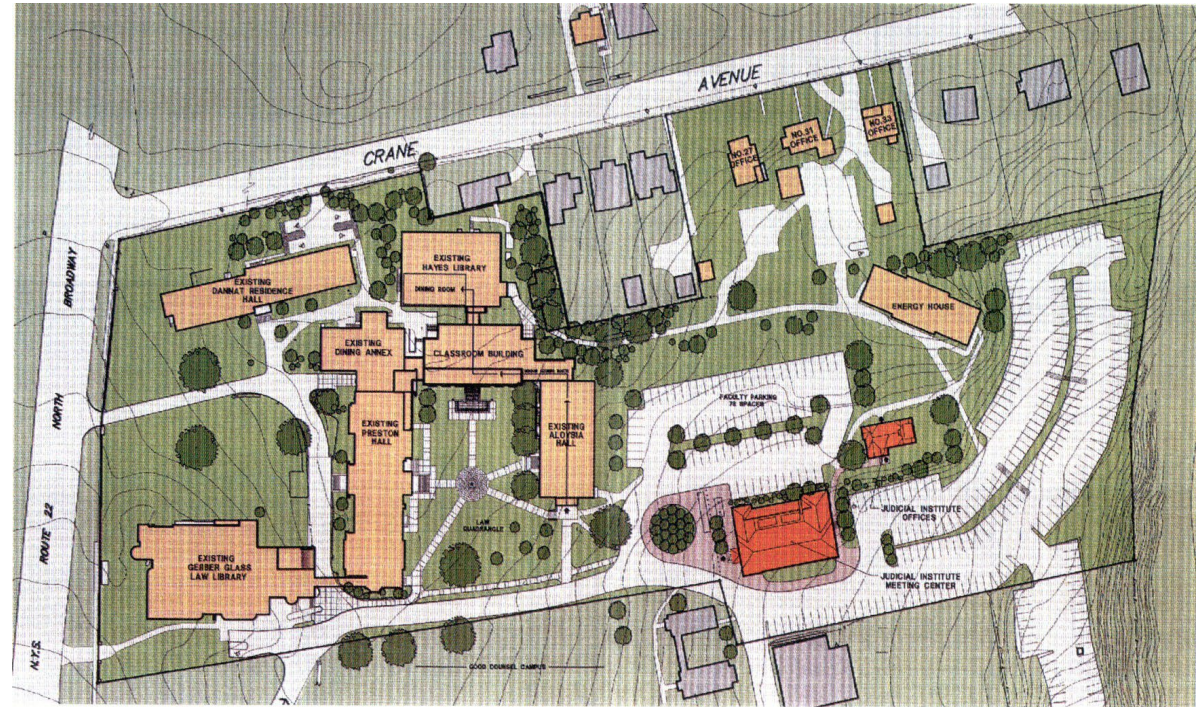
## Smoker's Yard

- This fenced and landscaped area with hardscape and benches provides a good alternative to the front plaza for smokers to hang out.



## White Plains Campus Map

The White Plains campus on North Broadway is home to the nationally-ranked Pace University School of Law. The Judicial Institute, a New York State-sponsored site for the training of judges, is now located on the Law School campus, as well. The Evelyn and Joseph I. Lubin Graduate Center, at 1 Martine Avenue across the street from the White Plains railroad station, houses graduate programs in business, public administration and information technology.





## The New Judicial Institute at White Plains



## White Plains Student Life Center

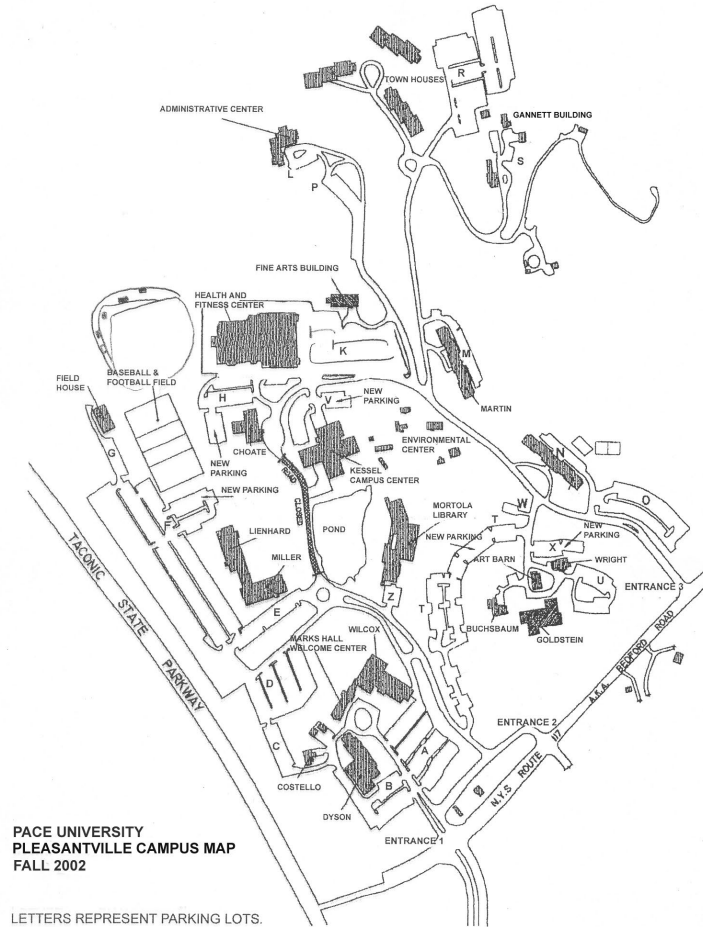
New life for an old dilapidated building at the White Plains Campus





## Pleasantville Campus

The Pleasantville campus in mid-Westchester County is a lively residential setting on 200 acres of rolling countryside. Here, the University flourishes as a preeminent institution of higher education offering a broad range of undergraduate degree programs, and graduate programs in nursing.



## One of the issues at the beautiful Pleasantville Campus

The existing traffic circulation system is an unplanned, haphazard, and unsafe network resulting from Piecemeal acquisition of residential and farm estates.

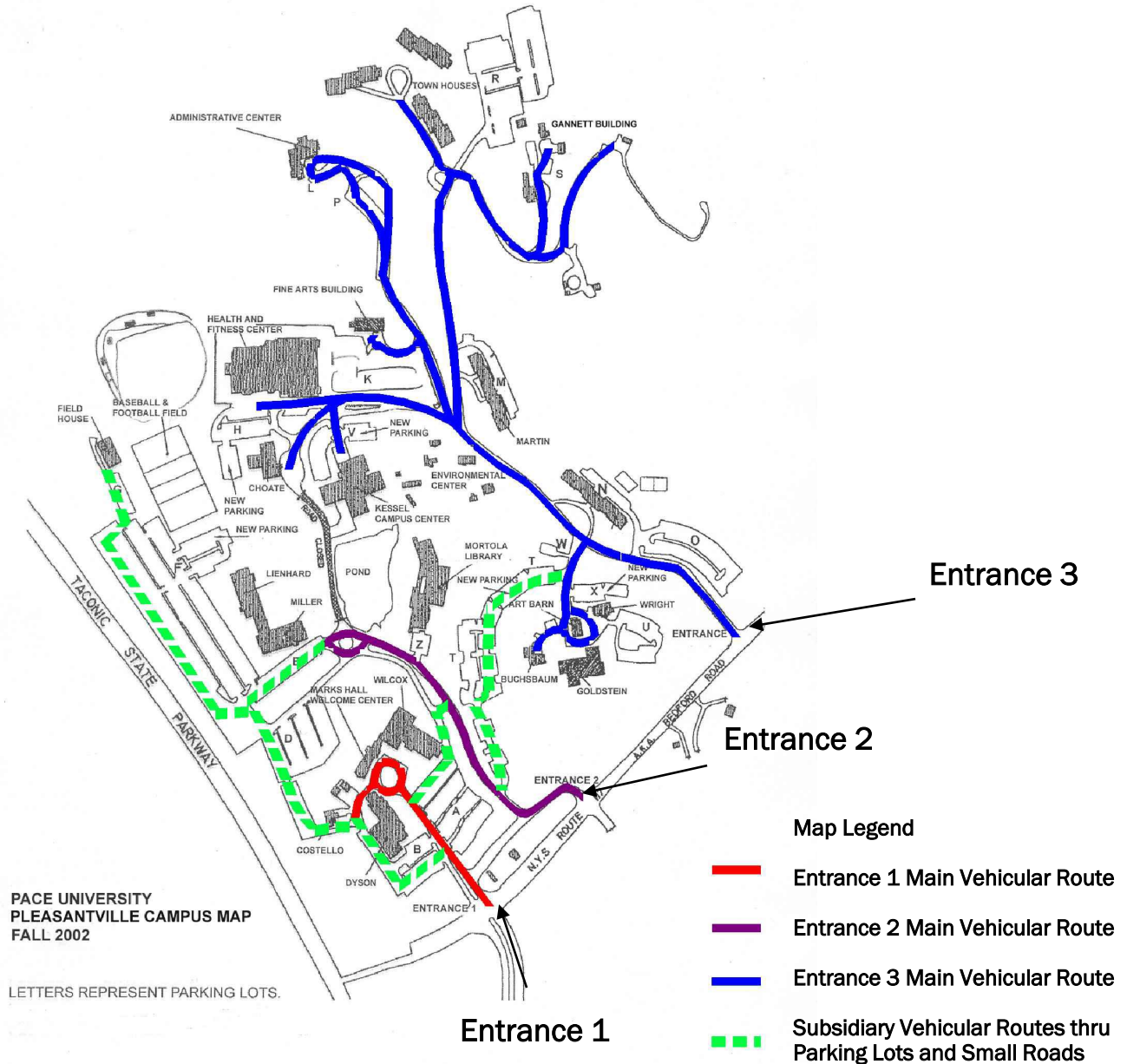
- Disconnection: There are three main entrances to the Pleasantville Campus with three main vehicular circulation route that are only connected by parking lots or smaller roads.

### **Proposed Transformation in the Master Plan**

- Loop Road Concept: Build a main Loop Road around the perimeter of the entire campus providing orientation. Build smaller spur roads branching from the main Loop Road to areas within and outside of the Loop Road.



## Existing Pleasantville Vehicular Circulation map



## Pleasantville Campus – Loop Road Concept



# Pleasantville Master Plan

## Plan Legend

### Existing Structures

- A. Administration Center
- B. Paton Barn
- C. Choate House
- D. Dyson Hall
- E. Willcox Hall
- F. Marks Hall
- G. Costello House
- H. Mortola Library
- J. Farm Houses & Barns
- K. Campus Center
- L. Lienhard/Miller Halls
- M. Martin Residence Hall
- N. North Residence Hall
- O. Observatory
- P. Fieldhouse
- Q. Wright Cottage
- R. Art Barn
- S. Buchsbaum House
- T. Townhouse Student Residences
- U. Gannett House
- V. Finnerty Field

### Proposed Structures

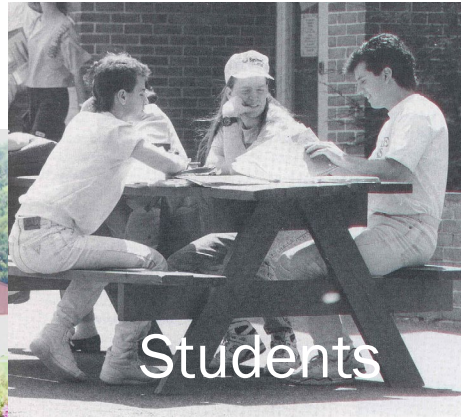
- 1. Gatehouse
- 2. Faculty Center
- 3. Faculty Townhouses
- 4. Campus Technical Services Bldg.
- 5. Library Expansion/Clock Tower
- 6. Academic Core
- 7. Campus Center Expansion
- 8. Health/Fitness Center
- 9. Football Field
- 10. Campus Services Building
- 11. Dining/Exercise Lodge
- 12. Student Residence Halls
- 13. Faculty Condominium





## Buildings around the Lake

Campus Center



Mortola Library



## Health & Fitness Center

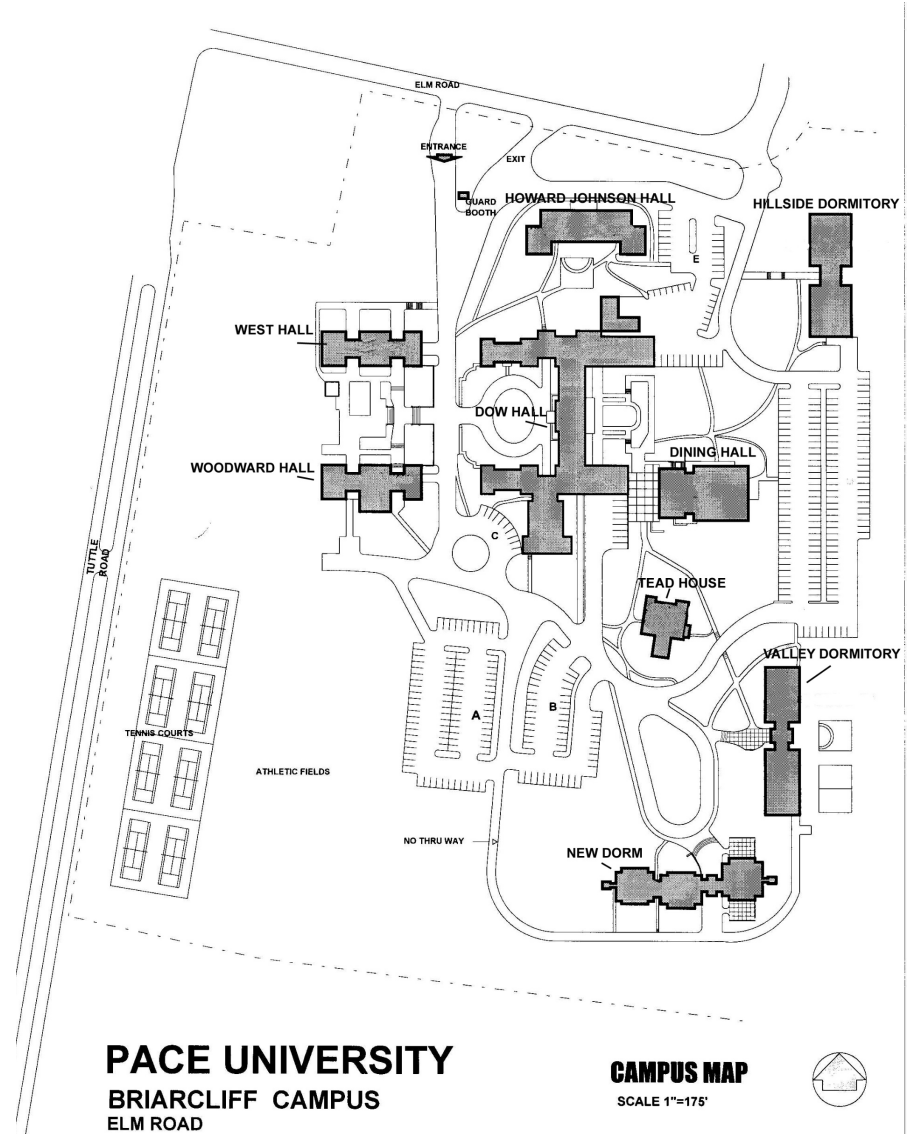
- The New Health & Fitness Center for the Pleasantville Campus, completed in 2002





# Briarcliff Campus Map

Briarcliff College in Briarcliff Manor became part of Pace University in 1977. It's an educational and research center, focused on ethical issues in medicine, the life sciences and the professions. There are residence halls, recreational facilities and administrative offices on campus.





## Briarcliff Dining Hall



The architect designed a large glass volume to enclose the student-dining center. The high ceiling evokes feelings of openness while the glass curtain wall allows natural light to illuminate the space. If one enters the building from the third floor, one must go down a brick barrel staircase. Openings in the brick barrel staircase allow one to gaze out on to the student seating area and allow students in the seating area to gaze up at the new arrivals. Moments of anticipation build up the experience of arriving at the main dining hall.





## Student Dorms

### Dow Hall



The buildings on the Pace campus exhibit a wide array of architecture styles. There is opportunity and plan to replace some of the more modernist buildings without distinctive architectural character



# Tead House

## My White House



My White House with Donald Trump's Golf course and its 100 foot high water fall in the back yard engenders controversy with the village





## **Briarcliff Manor vs. Trump**

[Briarcliff vs. Trump](#)

## Student in a pensive mood

In the end it is all about students. Campus buildings and their physical environment should provide places, by accident or design, for students to live, interact, learn, reflect, grow and have fun. This is the measure of our success in bringing about positive transformation of the physical campus environment.

