BARD COLLEGE

CAMPUS MASTER PLAN

JUNE 2017

ACKNOWLEDGEMENTS

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BARD COLLEGE CAMPUS MASTER PLAN

JUNE 2017

INTRODUCTION

CAMPUS MASTER PLAN OVERVIEW

Bard College, located in Red Hook, NY and founded in 1865, is one of the most innovative and highly-ranked liberal arts colleges in the nation. To maintain its academic excellence, support the student experience and remain a vital part of its local community, Bard is preparing to upgrade and expand its campus facilities. The College also aims to integrate Montgomery Place into its campus while preserving this nationally significant, 380-acre historic site, it acquired in January 2016.

To provide assistance in funding some of these measures, Bard is submitting an application to the United States Department of Agriculture (USDA) Rural Community Development Program for financing. This application requires a Master Plan, approved by the Town of Red Hook.

This Campus Master Plan summarizes projects completed since the last Master Plan Update and describes currently planned and future projects within a 10-year planning horizon. The Master Plan also assesses a number of campus-wide considerations and summarizes the College's approach to each for long-term planning purposes, including a planning framework to integrate the Montgomery Place property into the overall campus.

Bard College Campus Master Plan follows a 2012 Amendment to the Bard College Master Plan, prepared by Morris Associates, which documented a planned baseball field. The Amendment referenced the November 2004 Campus Master Plan Update, Bard College, prepared by Buckhurst, Fish & Jacquemart, Inc. This focused on projects completed since 1997 and included a number of Near-Term and Mid-Term Project Descriptions and Long-Term Project Ideas, some of which have been implemented.

The 2004 Campus Master Plan Update builds on and references a comprehensive, original Master Plan in 1989 by Hudson & Pacific Designs, Inc. and its subsequent update in 1997. A DEIS was completed in 1998, covering both the Generic EIS for the Master Plan and the site-specific EIS on plans for the Performing Arts Center.

Since these plan updates have been incremental, and because Bard has evolved considerably in enrollment, land and facilities since the last comprehensive Master Plan, it is timely for the College to conduct a more broad-based Campus Master Plan at this time.

COLLEGE MISSION

Bard College seeks to inspire curiosity, a love of learning, idealism, and a commitment to the link between higher education and civic participation. The undergraduate curriculum is designed to address central questions facing new generations, and reshapes traditional disciplines into multidisciplinary fields and programs. Students pursue a rigorous course of study reflecting varied traditions of scholarship, research, speculation, and artistic expression. They engage philosophies of human existence, theories of human behavior and society, the making of art, and the study of science, nature, and history.

Bard's approach to learning focuses on the individual and is structured around small group seminars to encourage thoughtful discourse. Faculty are active in their fields and stress the connection between life inside and outside of the classroom. They strive to foster critical inquiry, intellectual ambition, and creativity.

Bard acts at the intersection of education and civil society. Through its undergraduate college, its distinctive graduate programs, its commitment to the fine and performing arts, and its network of international dual-degree partnerships, early colleges, prison education initiatives, and public engagement programs, Bard offers unique opportunities for students and faculty to study, experience, and realize the principle that higher-education institutions can and should operate in the public interest.

COLLEGE ECONOMIC IMPACT

The 2015 Economic Impact Study for Bard, prepared by the Independent Commission on Private Colleges and Universities in New York, estimates that the College had $165,200,000 total in direct spending and a grand total economic impact (direct and spillover) of $393,600,000.

INTRODUCTION

COLLEGE HISTORY

Since its inception in 1860 as St. Stephen's College, Bard College has grown from a small theological institution to a 1,000-acre campus that supports curricula based in the arts and sciences. The campus architecture and physical framework reflects this transformation.

In Bard's first 60 years, prominent campus buildings, including the Hoffman Memorial Library, Stone Row, and Albee Hall were constructed. These buildings are located within the central campus core and serve as a concentrated hub of student learning to this day.

With the onset of the Great Depression, the College merged with Columbia University, where it served as an undergraduate institution, similar to Barnard College. It was during this time that the campus changed its name to Bard College. The association with Columbia University ended in the 1940s and Bard began to accept women. The College emerged as an independent co-educational institute of higher learning.

In the 1950s, the campus experienced a period of large-scale expansion with the gift of the Blithewood property, greatly increasing the campus boundary to the east, west, and south. Over time, new facilities to support student growth were added, including Kline Commons, the Avery Center, and additional on-campus student housing.

Recent additions to support student learning and development include the Richard B. Fisher Center for Performing Arts, Hessel Museum of Art, the Reem-Kayden Center for Science and Computation, and Bito Conservatory Building.

In 2016, the College acquired Montgomery Place Estate, a site listed on the National Register of Historic Landmarks. Montgomery Place is located directly to the south across the Saw Kill, and almost doubled the size of the campus to its current boundaries. The diagrams to the right illustrate the physical development of campus over time.

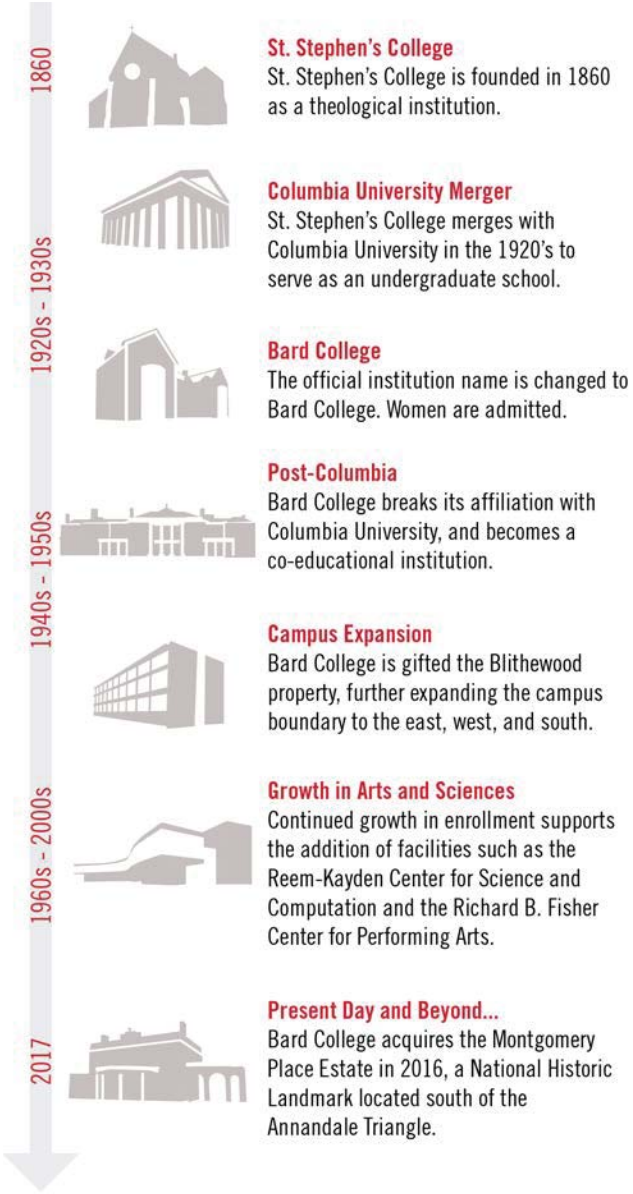


FIGURE 01.1 College History

BUILDING ERAS (FIGURE 01.2)

- 1860-1900
- 1900-1940
- 1940-1960
- 1960-2000
- 2000-2017
- Buildings as of 2017

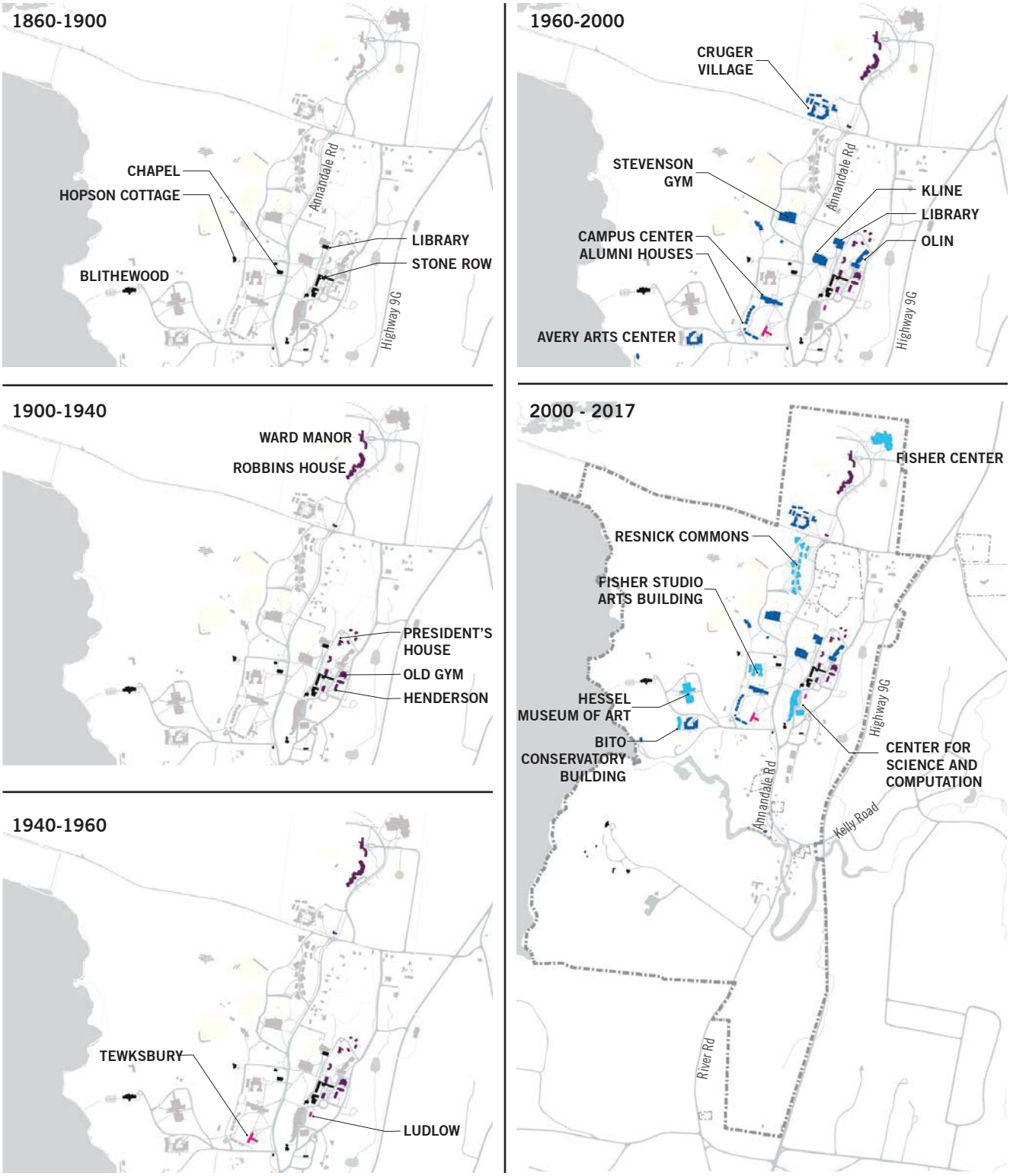


FIGURE 01.2 Historic Campus Evolution

INTRODUCTION

EXISTING CAMPUS CONTEXT

Bard College is located in the Town of Red Hook in the northern portion of Duchess County, New York. The campus encompasses the hamlet of Annandale-on-Hudson, New York. The Village of Red Hook is to the east and the Village of Tivoli to the north. Barrytown is a Hamlet south of the campus.

Bard's Hudson River location is a defining feature of the campus. South Bay, formed by the rail causeway, is the tidal body of water fronting the campus. The north edge of campus is bounded by the Tivoli Bay State Unique Area, a protected NYS natural area comprising both tidal wetlands, submerged vegetation and forested uplands. For many years, the Saw Kill defined the south edge of the campus. With Bard's acquisition of Montgomery Place, this scenic stream is now a key natural feature in the campus. Route 9G is the main access road to Bard and defines the eastern edge of most of the campus.

Bard benefits from its nearby villages. Students, faculty and staff live in Red Hook and Tivoli. Amtrak service is available in nearby Rhinecliff. The nearest cities are Kingston on the west bank of the Hudson and Poughkeepsie to the south.

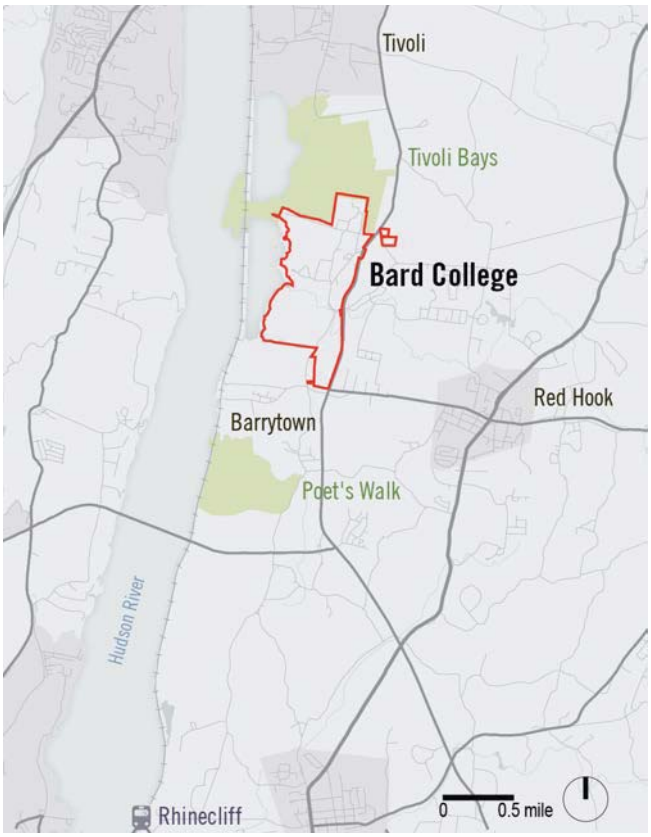
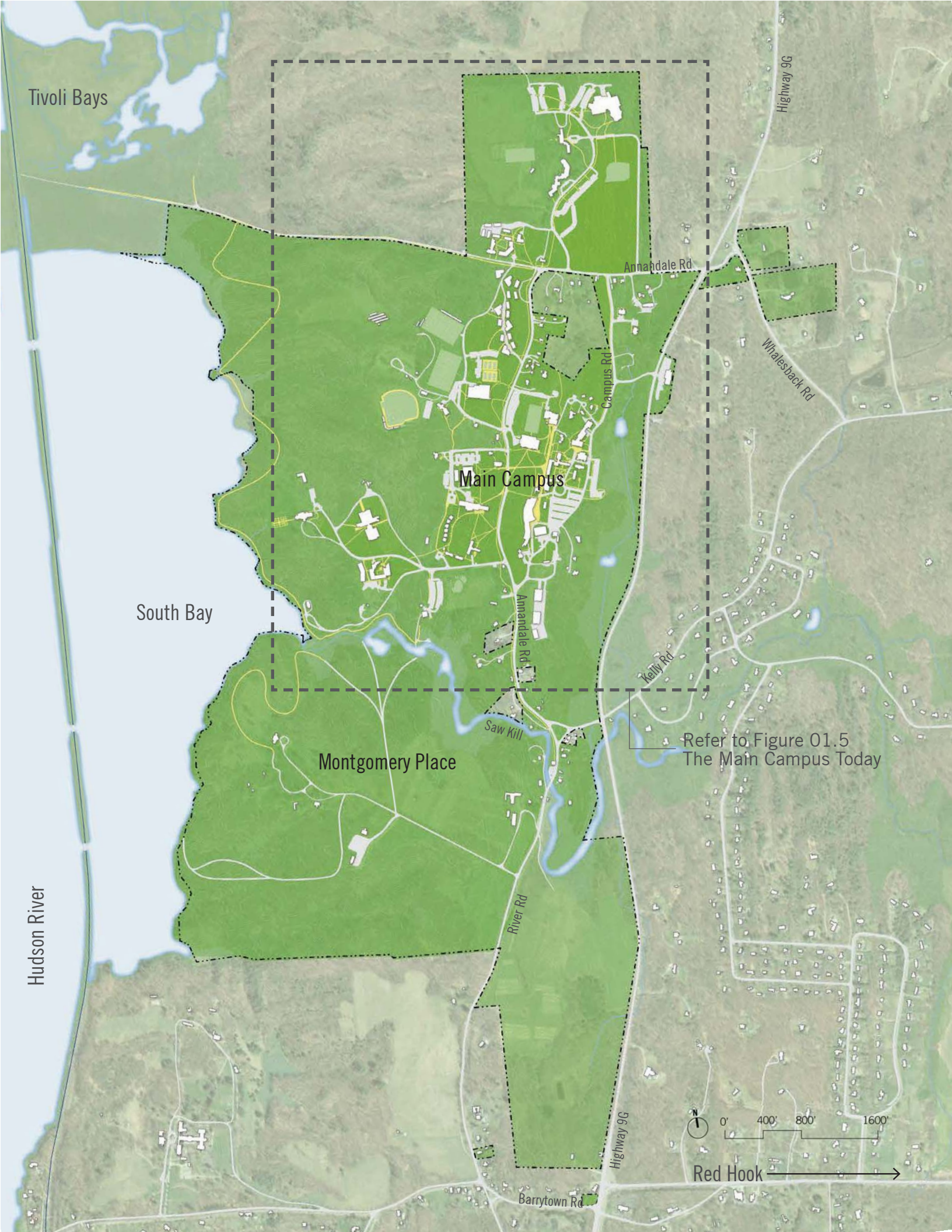


FIGURE 01.3 Campus Context

FIGURE 01.4 The Campus Today


Tivoli Bays
Highway 9G
Annandale Rd
Campus Rd
Whalesback Rd
Main Campus
South Bay
Annandale Rd
Kelly Rd
Saw Kill
Refer to Figure 01.5
The Main Campus Today
Montgomery Place
Hudson River
River Rd
Highway 9G
N
0'
400'
800'
1600'
Red Hook
Barrytown Rd

INTRODUCTION

EXISTING CAMPUS PROFILE

CAMPUS PROFILE		EXISTING / 2017	MASTER PLAN / 2027	% Change
Land				
	Original Campus	542	542	
	Montgomery Place	380	380	
	Total / Acres	922	922	0.0%
Enrollment				
	Undergraduate	1995	1995	
	Graduate Students	340	340	
	Total	2335	2335	0.0%
Employment				
	Faculty (FT)	156	160	
	Staff (FT)	192	200	
	Total	348	360	3.4%
Buildings				
	Number	163	175	7.4%
	Gross Floor Area	1,342,170	1,768,684	31.8%
	Student Housing / Beds	1,471	1,671	13.6%
	% Enrollment	63%	72%	
Parking				
	Permit Pool	1,387	1,772	
	Other Spaces	585	585	
	Total	1,972	2,357	19.5%

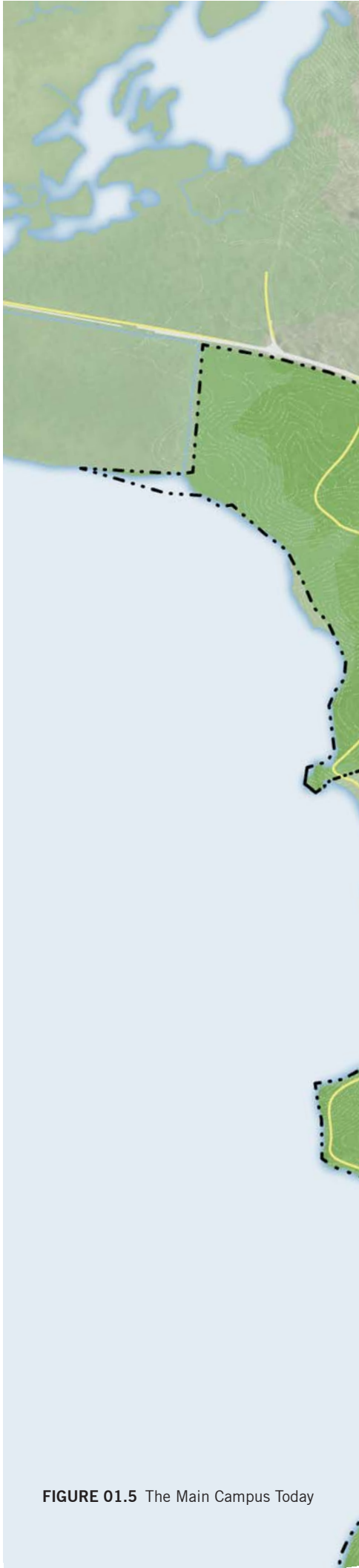


FIGURE 01.5 The Main Campus Today


Fisher Center for the Performing Arts
Ward Manor
Robbins House Annex
Robbins House
Cruger Village
Resnick Commons
Stevenson Athletic Center
Library
Kline Commons
Fisher Studio Arts Building
Campus Center
Center for Curatorial Studies and Hessel Museum of Art
Blithewood
Alumni Center
President's House
Olin Humanities Building
Old Gym
Warden's Hall
Hegeman Hall and Rose Science Laboratories
Aspinwall
Ludlow
Center for Science and Computation
Buildings & Grounds
Tewksbury Hall
Alumni Houses
Avery Arts Center
Bito Conservatory Building
Bard College Field Station
Cruger Island Rd
Robbins Rd
Manor Ave
Annandale Rd
Annandale Rd
Campus Rd
Highway 9G
Blithewood Ave
Saw Kill
South Bay
N
0
400

PURPOSE OF THE MASTER PLAN

The Campus Master Plan will serve multiple purposes that benefit the College, its students, faculty and staff, as well as the Town of Red Hook and the regional community.

- Provide the Town of Red Hook Planning Board with information on the College's near-term and mid-term plans sufficient for review, comment, SEQR, and approval of the Campus Master Plan under the Special Permit for educational campuses
- Provide Bard with an updated and forward-thinking campus "Owner's Manual" for development and stewardship to support its mission
- Support Bard's USDA Rural Community Development Program application
- Update the existing campus map, including projects completed since the 2004 Master Plan update
- Locate and describe the general characteristics of projects currently in planning phases for the USDA application
- Summarize other Mid-Projects and Long-Term Ideas that would be implemented when funded
- Identify Bard facilities that are shared with the Red Hook community
- Summarize a Planning Framework for the stewardship and use of Montgomery Place, including concepts for Mid-Term Projects to support use and access
- Identify other historic resources for continued preservation and stewardship
- Assess access, circulation and parking and identify strategies for improvements
- Identify facility planning factors, including enrollment and campus housing

ORGANIZATION OF THE MASTER PLAN

The balance of the Campus Master Plan is organized in three parts, as follows.

Campus Master Plan Map

A Site Plan shows location of intended projects and any building, circulation, and open space improvements related to Near-Term Projects.

Campus-Wide Planning Considerations

Campus-wide planning considerations are examined through a series and maps and narrative descriptions. In this section, existing conditions systems are mapped and any interventions planned as part of the Near-Term Projects are highlighted.

- Enrollment
- Future Program Expansion
- Projects Completed Since 2004
- Montgomery Place
- Zoning Districts
- Campus Preservation & Historic Designations
- Area and Bulk Analysis
- Campus Landscaping
- Building Uses
- Facilities with Public Access
- Student Housing
- Campus Entrances
- Parking
- Circulation
- Campus Infrastructure Analysis
- Sustainability
- Campus Lighting

Project Identification

Near-Term Projects
The five Near-Term Projects, listed below, as currently in conceptual design. The Campus Master Plan includes a summary description of each project's goals, location, orientation, use, and scale. Concept-level plans, site plans and preliminary views are also included.

- Kline Commons Renovation and Expansion
- Digital Science Commons
- Campus and Community Recreational Facilities, Phase 1
- Micro Hydropower on the Saw Kill
- Bard Media Lab
- Campus Infrastructure Analysis

Mid-Term Projects
Mid-Term Projects have yet to begin the design process. Project intent and scale are described in narrative form. General projects location, or candidate locations on campus are also identified. It is expected the Mid-Term Projects would be completed within 5-10 years of this Master Plan. Included are:

- Student Housing
- North Campus Live Arts Building
- Relocated Student Performance Space
- Library Expansion
- Center for Curatorial Studies Collection Expansion
- John Cage Trust Facility
- MFA Studio Building
- Campus and Community Recreational Facilities, Phase 2
- Intersection Improvements at Cruger Island Road and Annandale Road
- Pedestrian Bridge to Montgomery Place
- Campus Infrastructure Analysis

Long-Term Ideas
Long-Term Project ideas are similarly conceptual and are described in same format as Mid-Term Projects. Long-Term Ideas are expected to be completed in 10 or more years of the Master Plan. Included are:

- Additional Student Housing
- Stephen Shore Photography Archive
- College Inn
- Main Lot Expansion
- Center for Environmental Studies
- Montgomery Place Collection Facility
- Campus Infrastructure Analysis

CAMPUS MASTER PLAN

The 2017 Campus Master Plan locates the three Near-Term Projects currently in conceptual design and select Mid- and Long-Term Ideas where the location is known.

Near-Term Projects

Design in Progress

1. Kline Commons Renovation and Expansion
2. Digital Science Commons
3. Campus and Community Recreational Facilities, Phase 1
4. Micro Hydropower on the Saw Kill
5. Bard Media Lab

Mid-Term Projects

Within 5 Years

A Student Housing

B North Campus Live Arts Building

C Relocated Student Performance Space

D Library Expansion

E Center for Curatorial Studies Collection Expansion

F John Cage Trust Facility

G MFA Studio Building

H Campus and Community Recreational Facilities, Phase 2

I Intersection Improvements at Cruger Island Road and Annandale Road

J Pedestrian Bridge to Montgomery Place

Long-Term Ideas

Within 10 or More Years

K Additional Student Housing

L Montgomery Place Collection Facility

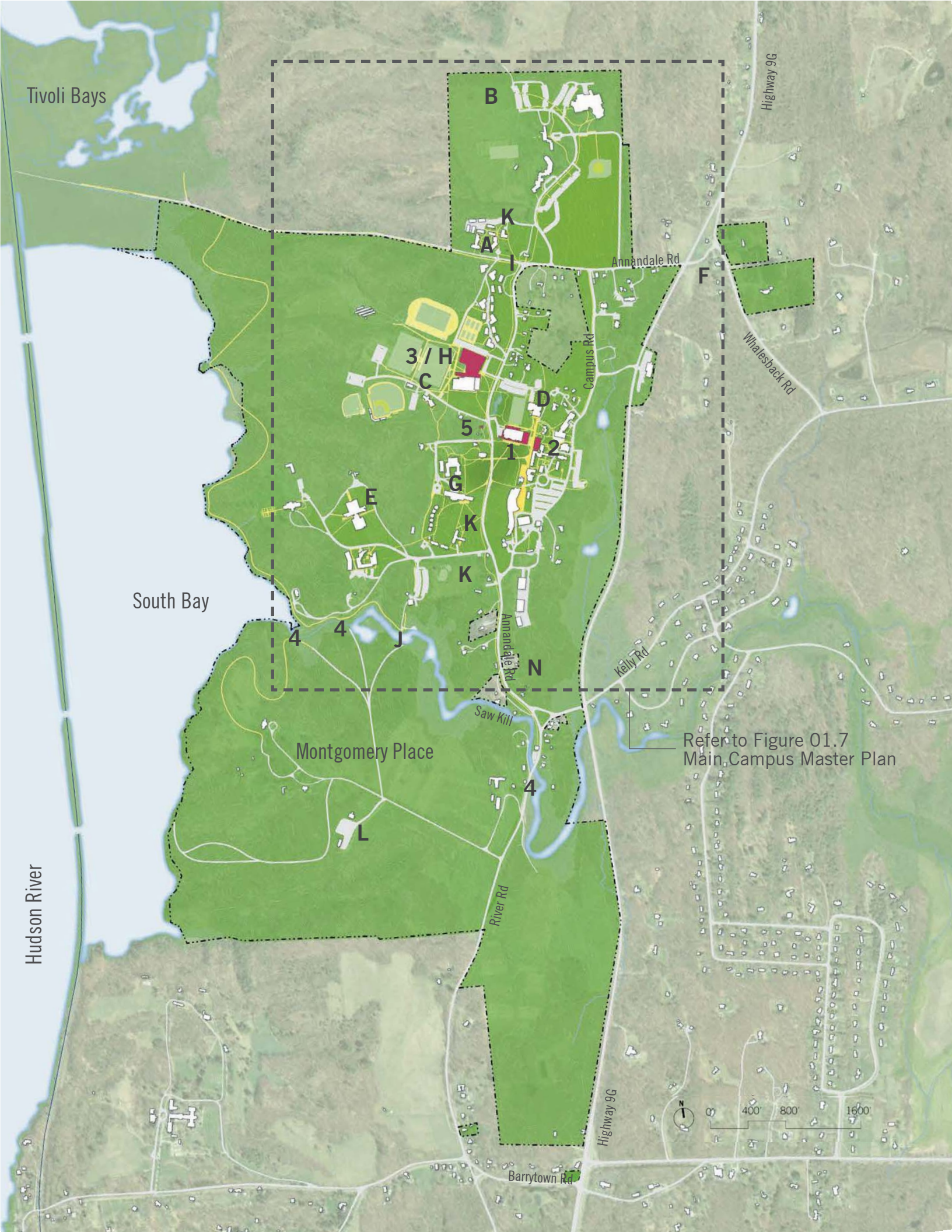
M Stephen Shore Photography Archive

N College Inn

O Main Lot Expansion

P Center for Environmental Studies

FIGURE 01.6 Campus Master Plan


Tivoli Bays
South Bay
Hudson River
Montgomery Place
Saw Kill
Annandale Rd
Campus Rd
Kelly Rd
River Rd
Barrytown Rd
Highway 9G
Whalesback Rd
B
K
A
I
F
3 / H
C
D
5
1
2
G
E
K
K
4
4
J
N
4
L
Refer to Figure 01.7
Main Campus Master Plan
N
0
400'
800'
1600'

CAMPUS MASTER PLAN

The 2017 Campus Master Plan locates the three Near-Term Projects currently in conceptual design and select Mid- and Long-Term Ideas where the location is known.

Near-Term Projects

Design in Progress

1. Kline Commons Renovation and Expansion
2. Digital Science Commons
3. Campus and Community Recreational Facilities, Phase 1
4. Micro Hydropower on the Saw Kill
5. Bard Media Lab

Mid-Term Projects

Within 5-10 Years

A Student Housing

B North Campus Live Arts Building

C Relocated Student Performance Space

D Library Expansion

E Center for Curatorial Studies Collection Expansion

F John Cage Trust Facility

G MFA Studio Building

H Campus and Community Recreational Facilities, Phase 2

I Intersection Improvements at Cruger Island Road and Annandale Road

J Pedestrian Bridge to Montgomery Place

Long-Term Ideas

In 10 or More Years

K Additional Student Housing

L Montgomery Place Collection Facility (not pictured)

M Stephen Shore Photography Archive

N College Inn (not pictured)

O Main Lot Expansion

P Center for Environmental Studies (not pictured)

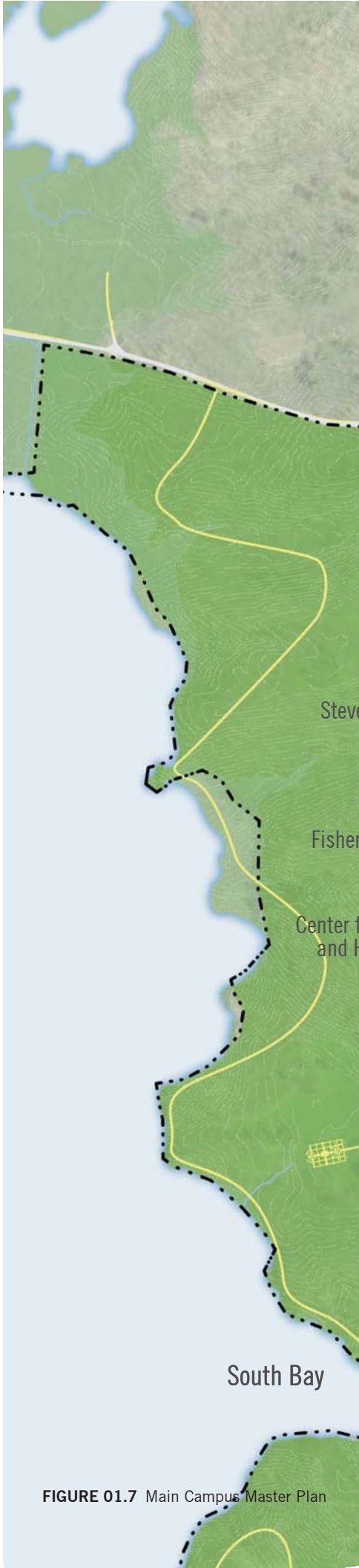


FIGURE 01.7 Main Campus Master Plan


Fisher Center for the Performing Arts
Ward Manor
Robbins House Annex
Robbins House
Cruger Village
Resnick Commons
enson Athletic Center
Library
Kline Commons
Studio Arts Building
Campus Center
for Curatorial Studies
Hessel Museum of Art
Blithewood
Tewksbury Hall
Alumni Houses
Avery Arts Center
Bito Conservatory Building
Bard College Field Station
Alumni Center
President's House
Olin Humanities Building
Old Gym
Warden's Hall
Hegeman Hall and Rose Science Laboratories
Aspinwall
Ludlow
Center for Science and Computation
Buildings & Grounds
Cruger Island Rd
Robbins Rd
Manor Ave
Annandale Rd
Campus Rd
Highway 9G
Blithewood Ave
Saw Kill
A
B
C
3 / H
D
1
2
4
E
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I
J
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O
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400

CAMPUS-WIDE PLANNING CONSIDERATIONS

Enrollment

Future Program Expansion

Projects Completed Since 2004

Montgomery Place

Zoning Districts

Campus Preservation & Historic Designations

Area and Bulk Analysis

Campus Landscaping

Building Uses

Facilities with Public Access

Student Housing

Campus Entrances

Parking

Circulation

Campus Infrastructure Analysis

Sustainability

Campus Lighting

CAMPUS-WIDE PLANNING CONSIDERATIONS

ENROLLMENT

Bard's enrollment on the Annandale Campus for Fall 2017 is 2,335. This includes 1,995 undergraduates and 340 graduate students. The graph below illustrates how the College's enrollment has remained relatively stable for the last 8 years, after a growth period.

The College does not anticipate enrollment growth over the 10-year span of this Campus Master Plan. The enrollment is projected to remain stable at approximately 2,335 total students (undergraduate and graduate) during the academic year.

There are several reasons for this stable outlook.

Policy: Bard considers itself now at the right size given its mission and academic program.

Demographics: There are fewer prospective students in the nation and in Bard's region in the coming 10 years. There will be more competition for these students. The College would not want to expand its enrollment since this could require changing its admissions criteria and rankings.

Trends: Fewer students have been applying to Liberal Arts Colleges relative to increased applications at institutions with more career-focused programs.

Economics: Expanding enrollment would require Bard to make a major investment in expanding its facilities, which is not economically feasible. The facility expansion proposed in this Master Plan is to "catch up" with the enrollment growth prior to 2008 to provide sufficient space for the College's current enrollment and to keep Bard competitive with its peers recruiting students.

FUTURE PROGRAM EXPANSION

There is no planned expansion of academic programming at the Annandale Campus for the foreseeable future.

PROJECTS COMPLETED SINCE 2004

The Projects below were built after the last Master Plan Update in 2004.

	BUILDING PROJECT	YEAR COMPLETED	GSF ADDED
A	Fisher Center for the Performing Arts	2005	10,100
B	Village Dorm J	2006	4,650
C	Village Dorm K	2006	4,650
D	Catskill Dorm [since removed]	2008	[8,500]
E	Hudson Dorm [since removed]	2009	[8,500]
F	Resnick Commons L	2011	4,500
G	Kline Commons Expansion	2012	8,000
H	Alumni Center Renovation	2012	0
I	Stevenson Gym Renovation	2012	0
J	Bito Music Center	2013	16,800
K	Resnick Commons M (McCausland)	2015	11,300
L	Resnick Commons N (Brown)	2015	11,300
	TOTAL		**71,300**

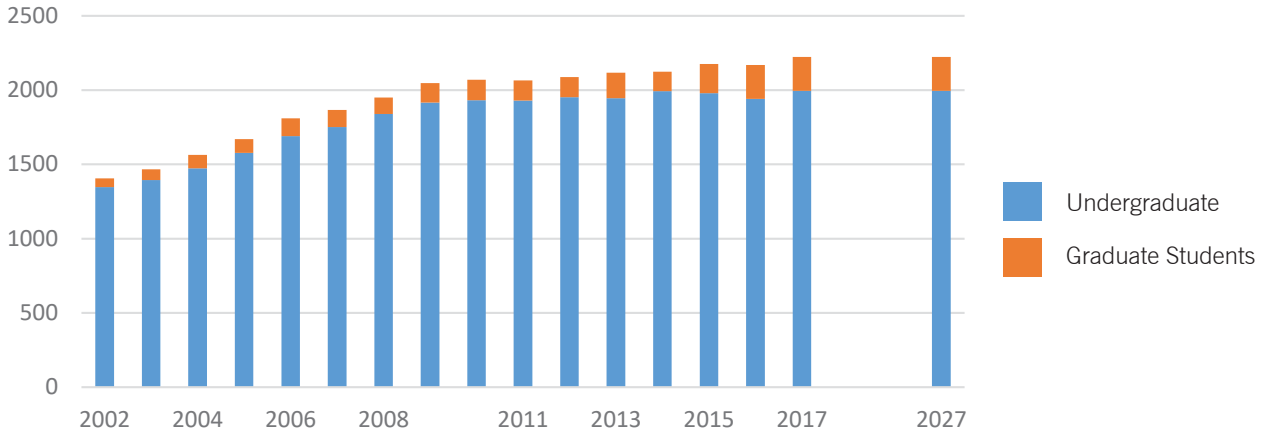


TABLE 01.1 Enrollment Chart

FIGURE 01.8 Projects Completed Since 2004

CAMPUS-WIDE PLANNING CONSIDERATIONS

MONTGOMERY PLACE: PLANNING FRAMEWORK

In January 2016, Bard acquired Montgomery Place, the historic Livingston family estate, from Historic Hudson Valley. The property is unparalleled in its architecture, landscape, archival and materials collections. The Main House is the only extant example of an early 19th c. wealthy landowner's house, landscape, interiors, furnishing that is retained and maintained authentic to its original use as a family residence. This acquisition was the College's sole remaining opportunity to purchase land adjacent to its current campus.

Bard has accomplished much since purchasing the property. The future management and use of the estate are now beginning to take concrete form. The sections below summarize this activity and the planning framework that will guide the College's future stewardship and use of the property.

This section addresses:

A. Current and Near-Term Uses and Stewardship
   - **1** Buildings and Grounds, Environmental Services and Security
   - **2** Horticulture and Arboretum
   - **3** Archives and Collections
   - **4** Public Access, Tours and Special Events
   - **5** Administration
   - **6** Fundraising

B. Montgomery Place: 1987 Master Plan

C. Montgomery Place: Municipal Regulations

The College will continue to maintain the landscape, agriculture assets, and historic architecture at Montgomery Place. All existing historic and regulatory restrictions on the site will be observed and maintained, as well as the regulatory guidelines put forth in the Town of Red Hook-approved Montgomery Place Master Plan from 1987.

The public will continue to have access to the grounds, Visitor Center and first floor of the Main House. Limited use of the grounds for larger-scale community events will continue, as the College is mindful of the impact of repeated high-occupancy events on the soils and other landscape elements.

Farm operations will continue in their current location, utilizing both the primary field areas and the Montgomery Place Farmstand.

Montgomery Place's garden, arboretum and other landscape features will continue to be maintained and preserved by the College buildings and grounds staff.

Dutchess County DOT has approved plans to install a new sidewalk on the east side of River Road from the Hamlet of Annandale to the main entrance to Montgomery Place.

For more information on improvements planned at Montgomery Place, refer to Project Identification / Lonh-Term Ideas.

FIGURE 01.9 Montgomery Place, Main House

MONTGOMERY PLACE

Buildings and Grounds, Environmental Services and Security

Significant capital improvements and maintenance projects completed by Bard since the acquisition include:

- Installation of a new phone control center at the Coach house and new / improved internet service to the Coach House, Greenhouse, Squash Court, Thompson House and Butler Building.
- Squash Court: Complete renovation to house new Bard Prison Initiative (BPI) offices.
- Major renovations:
  - Main House: Completed extensive Existing Conditions report, installed crack monitors to track building movement, replaced gutters, installed chimney caps and restored select window shutters in accordance with historic guidelines. Compliance with Fire code regulations are in process.
  - Butler Building South completed extensive cleaning, painting and upgrading space to accommodate housing the Archives and selected collection materials. Included installation of extensive shelving systems, replaced boiler, installed new propane tanks, new gutters and de-humidification unit.
  - Visitor Center weatherized to house BPI book stock and upgrade bathrooms to be used year round.
  - Coach House basement completed electrical upgrades and installed generator system to support the phone switch and other nearby buildings.
- Additional renovations:
  - Property-wide improvements made to all roads including managing storm water, improved signage, re-paved asphalt curtain at front gate.
  - Gardeners Cottage installed a new septic and leach field system, replaced bluestone walkway, painted and refinished floors throughout.
  - Thompson House upgraded appliances, repaired roof, porch and gutters, and insulated basement and attic.
  - Annandale Road Cottages installed lighting and signage for First Responders.
  - Modular House installed new boiler and well pump, resurfaced gravel driveway.

Horticulture and Arboretum

Bard's horticulture grounds crew has maintained the property to the same peak standards as the main Bard campus. The College's intent is to continue this level of stewardship. Work completed since January 2016 includes:

- Removed dead and dying trees from the grounds and Farm stand, and invasive trees and vines from Visitor Parking lot, cleared and cleaned woods at main gate, and began replanting of the historic rose garden.
- Completed an Existing Conditions Report on the greenhouse and received a $100,000 grant for the restoration of the building; restoration is currently underway and completion date is April 2017.
- Measured and verified with DEC there are 5 trees that are distinguished as "New York State Big Trees"
- Director of Horticulture supervised 12 legacy garden volunteers, 2 legacy Abilities First students and 24 new work study students to assist on grounds and garden upkeep.
- Director of Horticulture researched MP archives for horticulture related information, digitized several maps and interviewed 2 former Montgomery Place gardeners.
- Director of Horticulture led monthly and special event garden and arboretum tours to both Bard and local community members; helped organize a MLK day of community service that included trail maintenance and tree measuring.

CAMPUS-WIDE PLANNING CONSIDERATIONS

MONTGOMERY PLACE

Archives and Collections

The College has gathered information on the scope of the collections and archives and is developing policies, procedures and strategies on how they might be utilized by the College. The first year focus has been on matching the physical inventory with the existing records, reviewing storage locations, proper insurance coverage and the acquisition of a working data base. Activities have included:

- On-going project to manually inventory the 8,000+ accessioned and un-accessioned collection items that are stored inside the mansion house. To date, the first floor four main rooms and most of the second floor collections have been completed. Third floor inventory and other objects stored in other buildings still to do, photography for all objects is still to be completed.
- Completed the renovation of the old carpenter shop into a secure space to house all paper archives and selected collection items. Work included installing extensive shelving units and creating an identification system where material is housed.
- Drafted Mission Statement and Policies regarding Collections Management, Outgoing Loans, Research and Reproduction Requests, Special Events and Professional Photography and Filming Requests. Policies are pending final management approval.
- Completed appraisals of silver and jewelry collections.
- Scheduled Conservation assessment of the painting collections.
- Revised insurance coverage for all MP archive and collection materials.
- Extracted the MP database of information from Historic Hudson Valley's master list.
- Trained seven student workers, two staff and four volunteers to assist in various aspects of collection inventory, storage management, photography, and researching and drafting policies and procedures manual.

Public Access, Tours and Special Events

In the first year of operations, the College has expanded visiting hours to the property, maintained a summer tour schedule, hosted various one off events and scheduled various private tours when possible. The College's intent is to maintain this general level of public access in the future. A summary of activity in the past year includes:

- Extended open property hours from a 10 AM – 4 PM schedule to a sunrise to sunset schedule 365 days/year.
- Completed first summer season of public tours scheduled on Saturdays from Memorial Day through Labor Day, four times a day; Plans to extend tour season through October 2017 are in process.
- Honored HHV commitments to host 2 private weddings summer of 2016; current private Special Event policy is under review.
- Trained several students as tour guides.
- Hosted Bard's Fisher Center's SummerScape Gala, Big Ideas gathering on curriculum changes and a day-long outdoor history program, "Celebrating the Saw Kill".
- Arranged private tour for patrons of the Metropolitan Museum of Art, hosted day long tours in conjunction with Hudson River Heritage County Seats regional event and led guided tours for several VIPs.
- Scheduled open house tours to coincide with several Bard student and family events.
- Organized Volunteer Fall field trip and Winter Appreciation Luncheon for all garden and house volunteers.
- Participated in MP Orchards annual Apple Pie Contest.

Administration

Since acquiring Montgomery Place, the College has undertaken to integrate the property into the College, transforming its operations from a stand-alone tourist destination to a larger part of Bard's campus with its own unique character and conditions. Administrative activities have included:

- Created two campus Committees regarding (1) Collections and Archives and (2) Academic and Co-curricular Activities.
- Reviewed MP Orchard lease and reassigned or clarified control of various spaces in the MP Orchard complex.
- Prepared press and public relations initiatives including a new website, brochure, map and campus-wide walking tour guide. Bard has also held meetings with local historians and preservation groups to build community relations.
- Started discussions with Bard Athletics and Red Hook Central School District to create a cross country course for team practices and invitations.

Fundraising

In the first year of operations, Bard has raised $230,000 to support Montgomery Place from individual donors and a Foundation. Several other grants are currently pending. The College intends to continue applying for grant funding in the foreseeable future to supplement its financial support for the property.

FIGURE 01.10 Montgomery Place Greenhouse and Gardens

CAMPUS-WIDE PLANNING CONSIDERATIONS

MONTGOMERY PLACE: 1987 MASTER PLAN

The 1987 Montgomery Place Master Plan established a long-range framework for use and development of the historic property. The Master Plan was approved by the Town of Red Hook and will continue to serve as a guiding framework for Bard's use of the area, and will be assessed as to whether its provisions meet current environmental standards and conformance.

The Master Plan established the following use areas for the property:

Historic Core: The entire area west of the Historic Core Boundary line shall be maintained in perpetuity according to the U.S. Secretary of Interior Preservation Standards of 1986.

Historic Allees: 100 feet from the centerline of the historic drive on both sides, from River Road to the Historic Core, shall be maintained in perpetuity according to the U.S. Secretary of Interior Preservation Standards of 1986.

Scenic Hudson Viewshed Buffer: The view of entire area East of the high water mark of the South Bay as viewed from the Hudson River shall be maintained in perpetuity.

Saw Kill and Water Course Protection Buffer: A 200 foot Ecological Buffer shall be maintained from the high water mark of the Saw Kill and all streams within Montgomery Place. Any and all construction, repair and maintenance must satisfy the standards of the 1986 NYSDEC regulations.

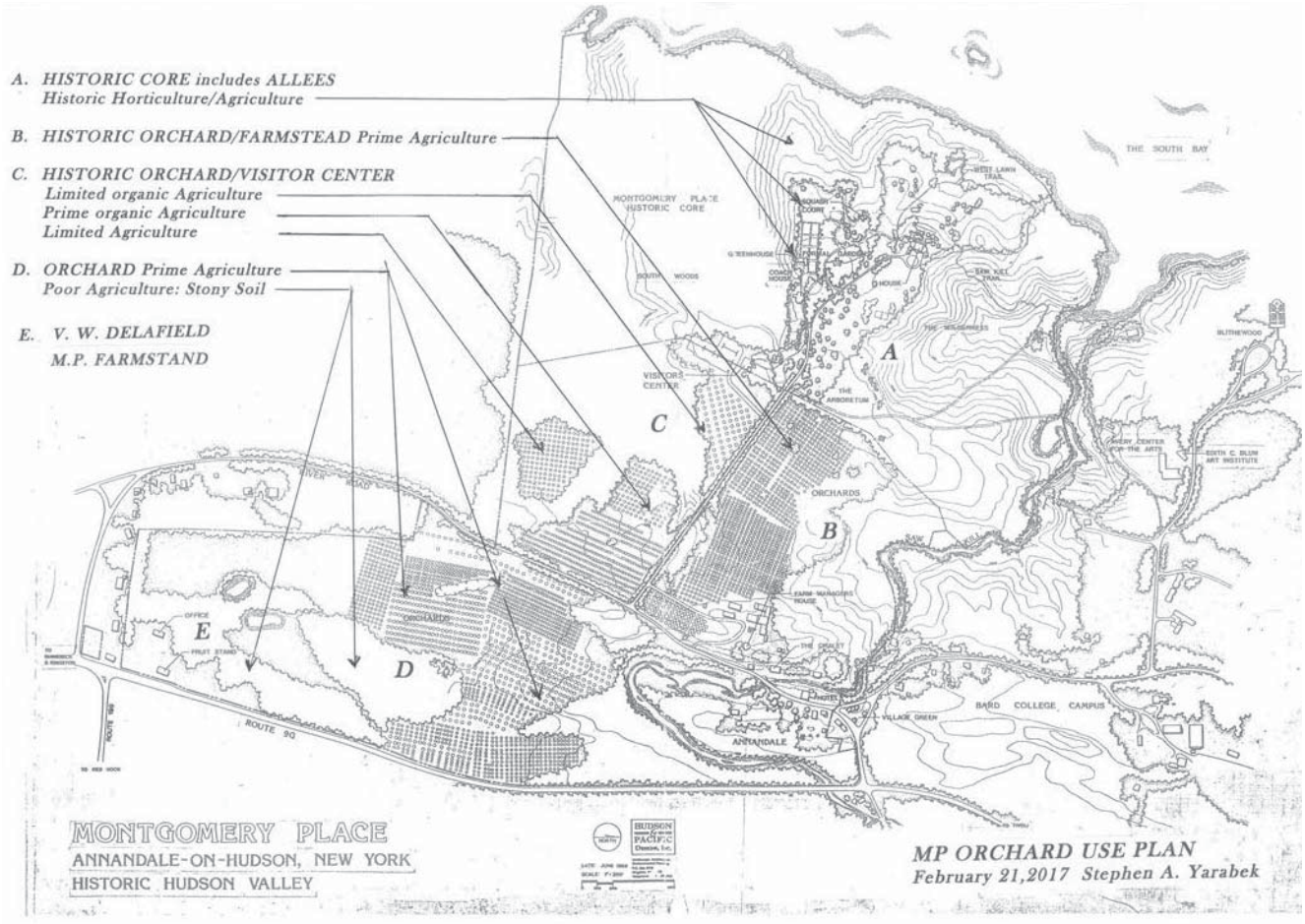


FIGURE 01.11 1986 Montgomery Place Master Plan, as Adopted by Historic Hudson Valley

MONTGOMERY PLACE MUNICIPAL REGULATIONS

Bard will adhere to all existing Municipal Regulations that apply to Montgomery Place. In addition to Master Plan land use buffers shown on the drawing below, the following municipal regulations apply to the use and development of Montgomery Place:

NYS SASS - NYS Scenic Area of Statewide Significance: Any and all land improvements must have a minimum mitigatable impact on the property as viewed from the Hudson River and Ulster County.

Town SC-O Scenic Corridor Overlay District: Amplifies the NYS SASS- NYS Scenic Area of Statewide Significance regulations, including but not limited to the provision that the required front yard setback be doubled for all structures and parking areas located within the SC-O District.

Any construction and maintenance must also be accordance with the U.S. Secretary of Interior Preservation Standards which protects the Scenic Quality of the Road within One Hundred Feet from the centerline of the road and all that can be viewed from the road.

Additional regulations that apply to this area include:

Zoning Districts in which the properties comprising Montgomery Place are located (WC, I, and AB); additional overlay districts, including the Historic Landmark Overlay (HL-O) District (which is governed by § 143-46),the Flood Fringe Overlay (FF-O) District (§ 143-111), and the Environmental Protection Overlay (EP-O) District (§ 143-47); and additional provisions throughout the Zoning Law, in particular the requirements for historic structures and districts found in § 143-45 of the Zoning Law.

Additional special planning districts that should be mentioned include: the Town of Red Hook Local Waterfront Revitalization Program; New York State's Mid-Hudson Historic Shorelands Scenic District; Estates District Scenic Area of Statewide Significance; American Heritage River; Hudson River Valley National Heritage Area; Hudson River National Historic Landmark District; and New York State Hudson River Valley Greenway.

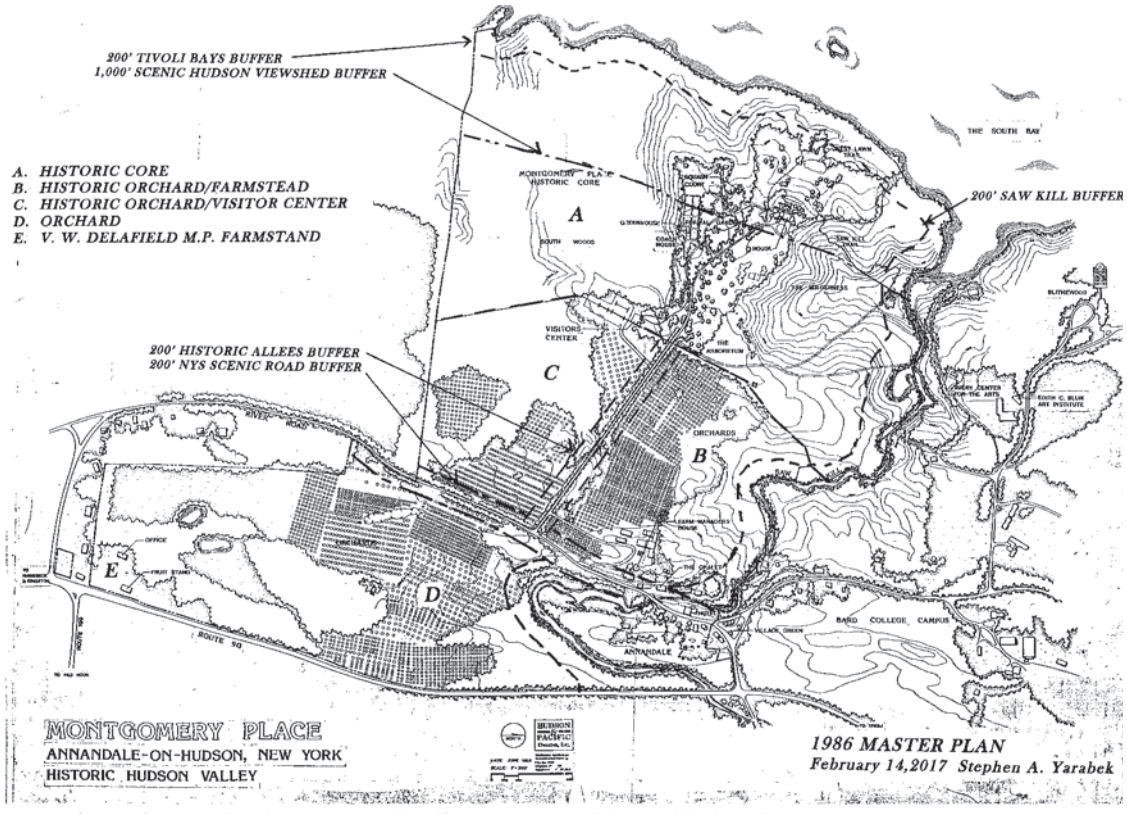


FIGURE 01.12 1986 Montgomery Place Master Plan and Land Use Buffers

CAMPUS-WIDE PLANNING CONSIDERATIONS

ZONING DISTRICTS

The map on the opposite page (Figure 01.13) reflects the zoning of Bard's Campus as of April 2017. It illustrates that the majority of the College's property is zoned as institutional. Two small clusters of residential zoning exist in the north half of the campus. The Town of Annandale properties fall within the Hamlet zoning district. Montgomery Place is largely zoned as Agricultural Business District. Lastly, a consistent 1,000-foot buffer along the Hudson River is zoned a Water Conservation District, as well as the corridor within 100 feet of the high water mark of the Saw Kill.

According to the Town of Red Hook, the following uses are permitted within the Water Conservation (WC) District, including functions that require a special permit and/or site plan:

- Existing single-family dwellings
- New or adaptive reuse single-family dwellings with a special permit and site plan
- Agriculture
- Roadside stand
- Conservation uses, including nature and wildlife preserves
- Farms
- Fishing clubs, with special permit and site plan
- Forestry management uses
- Outdoor recreation facilities (including uses such as skiing, skating, picnicking, and outdoor camping), with a special permit and site plan
- Public parks and trails and/or trail system, with a special permit and site plan
- Timber operations
- Timber harvesting, with a special permit
- Marinas, boat clubs, docks, and boat ramps, with a special permit and site plan

The potential change of zoning designation for any parcels owned by Bard is not included in the scope of this Campus Master Plan.

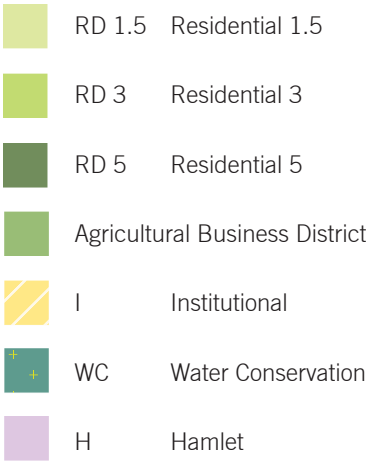
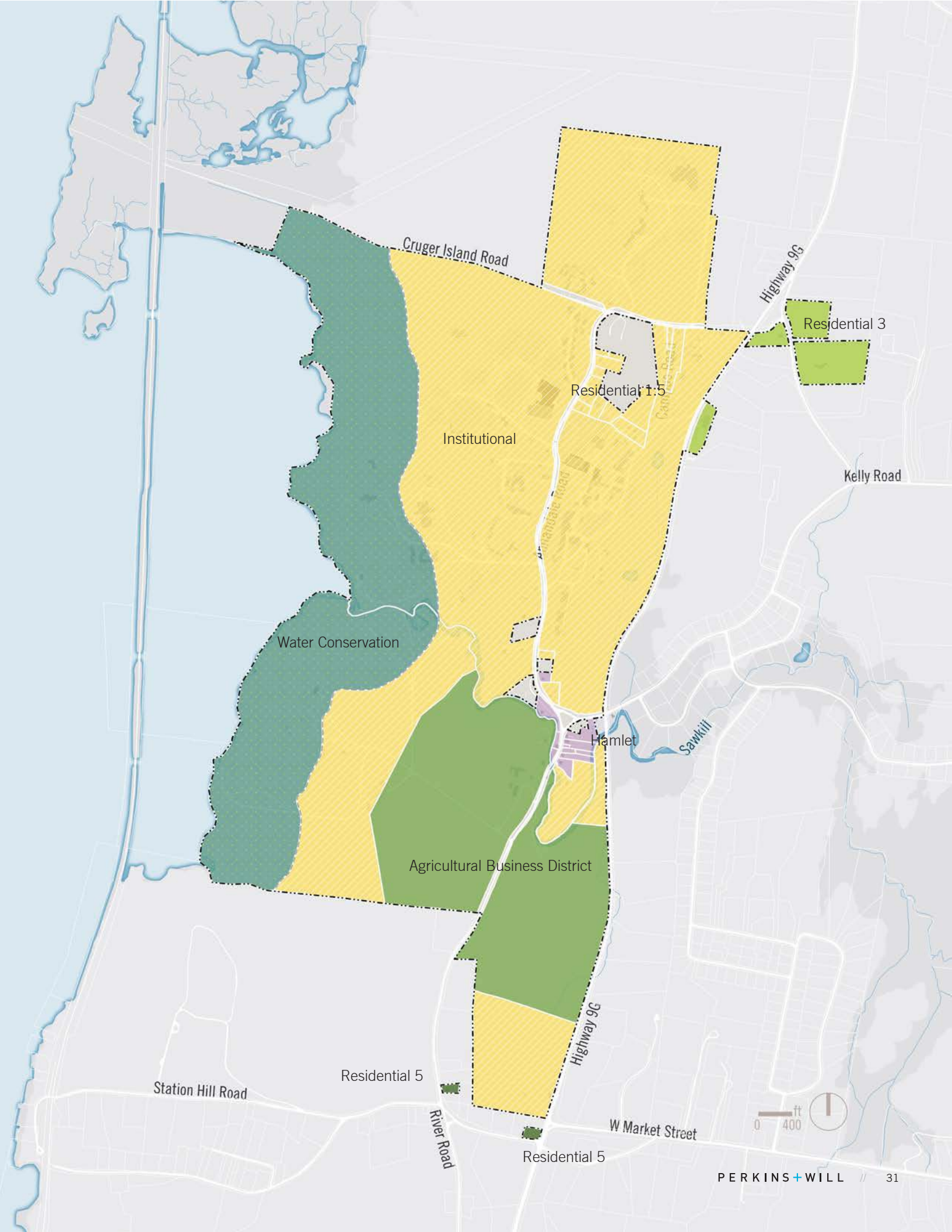


FIGURE 01.13 Existing Zoning Districts


Cruger Island Road
Highway 9G
Residential 3
Residential 1:5
Institutional
Kelly Road
Water Conservation
Hamlet
Sawkill
Agricultural Business District
Highway 9G
Residential 5
Station Hill Road
River Road
W Market Street
Residential 5
ft
0
400

CAMPUS PRESERVATION AND HISTORIC DESIGNATIONS

The College has a long history of historic preservation and adaptive reuse of the 19th century buildings and landscapes. The 2008 Preservation Master Plan for Bard College defined the overall vision for campus stewardship. Cultural landscapes were identified and treatment guidelines and recommendations established for their care and maintenance. Similar assessments and recommendations were outlined for Bard College buildings.

In addition to the Bard Preservation Plan, a number of key land use and landscape regulations exist on campus, as illustrated in the diagram to the right. Some regulations such as the Montgomery Place Historic Allee buffers are identified in previously adopted master plans, while other environmental and scenic buffers exist within State legislation. All future development will conform to existing regulations and the general intent of the Campus Preservation Plan.

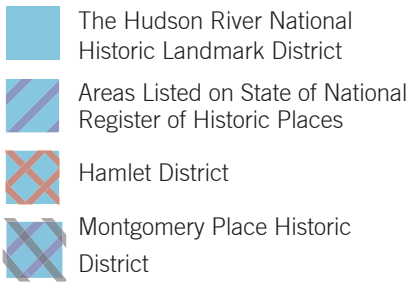
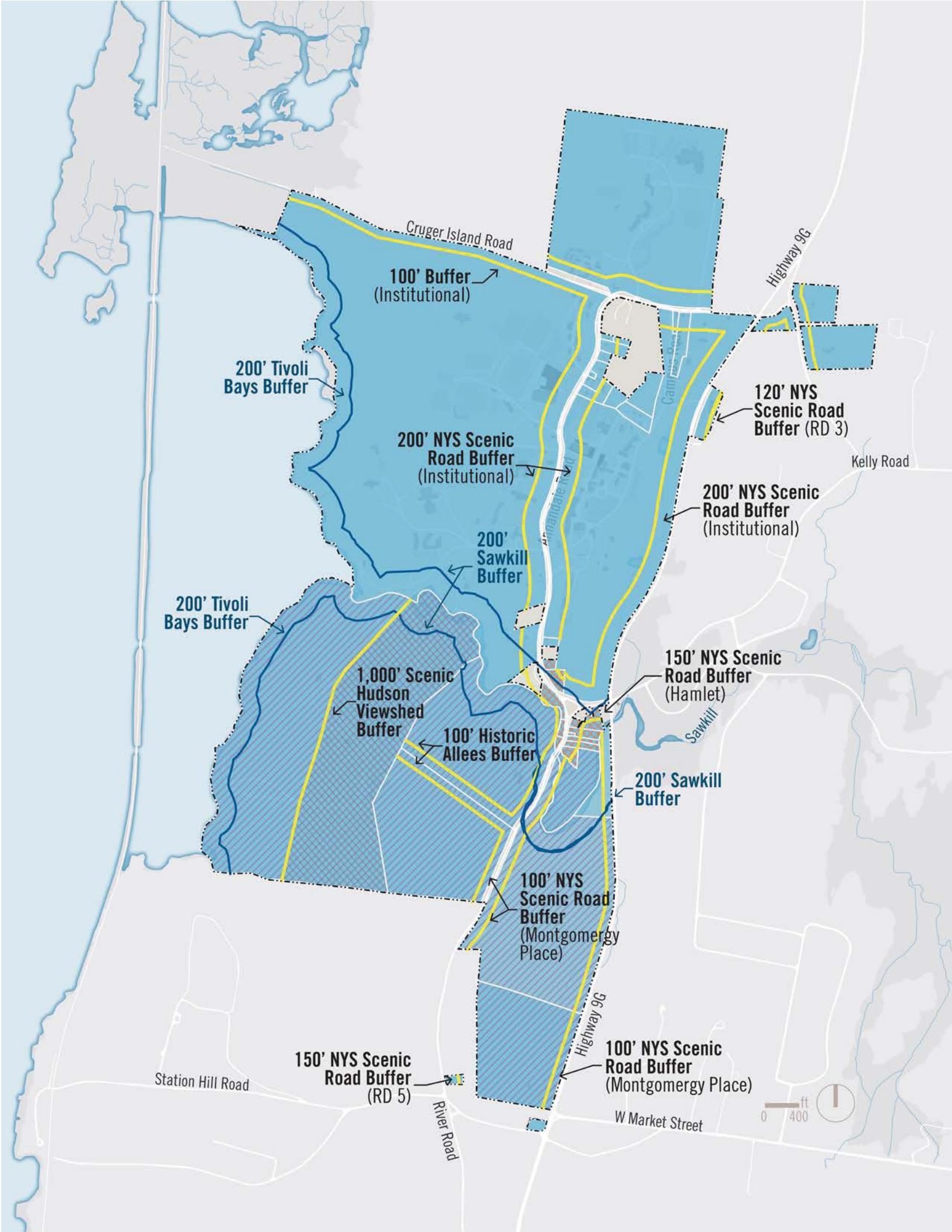


FIGURE 01.14 Existing Historic Designations and Preservation Areas


Cruger Island Road
100' Buffer
(Institutional)
Highway 9G
200' Tivoli
Bays Buffer
120' NYS
Scenic Road
Buffer (RD 3)
200' NYS Scenic
Road Buffer
(Institutional)
Kelly Road
Annandale Road
200' NYS Scenic
Road Buffer
(Institutional)
200'
Sawkill
Buffer
200' Tivoli
Bays Buffer
150' NYS Scenic
Road Buffer
(Hamlet)
1,000' Scenic
Hudson
Viewshed
Buffer
100' Historic
Allees Buffer
Sawkill
200' Sawkill
Buffer
100' NYS
Scenic Road
Buffer
(Montgomergy
Place)
Highway 9G
150' NYS Scenic
Road Buffer
(RD 5)
Station Hill Road
River Road
100' NYS Scenic
Road Buffer
(Montgomergy Place)
W Market Street
0
400
ft

CAMPUS-WIDE PLANNING CONSIDERATIONS

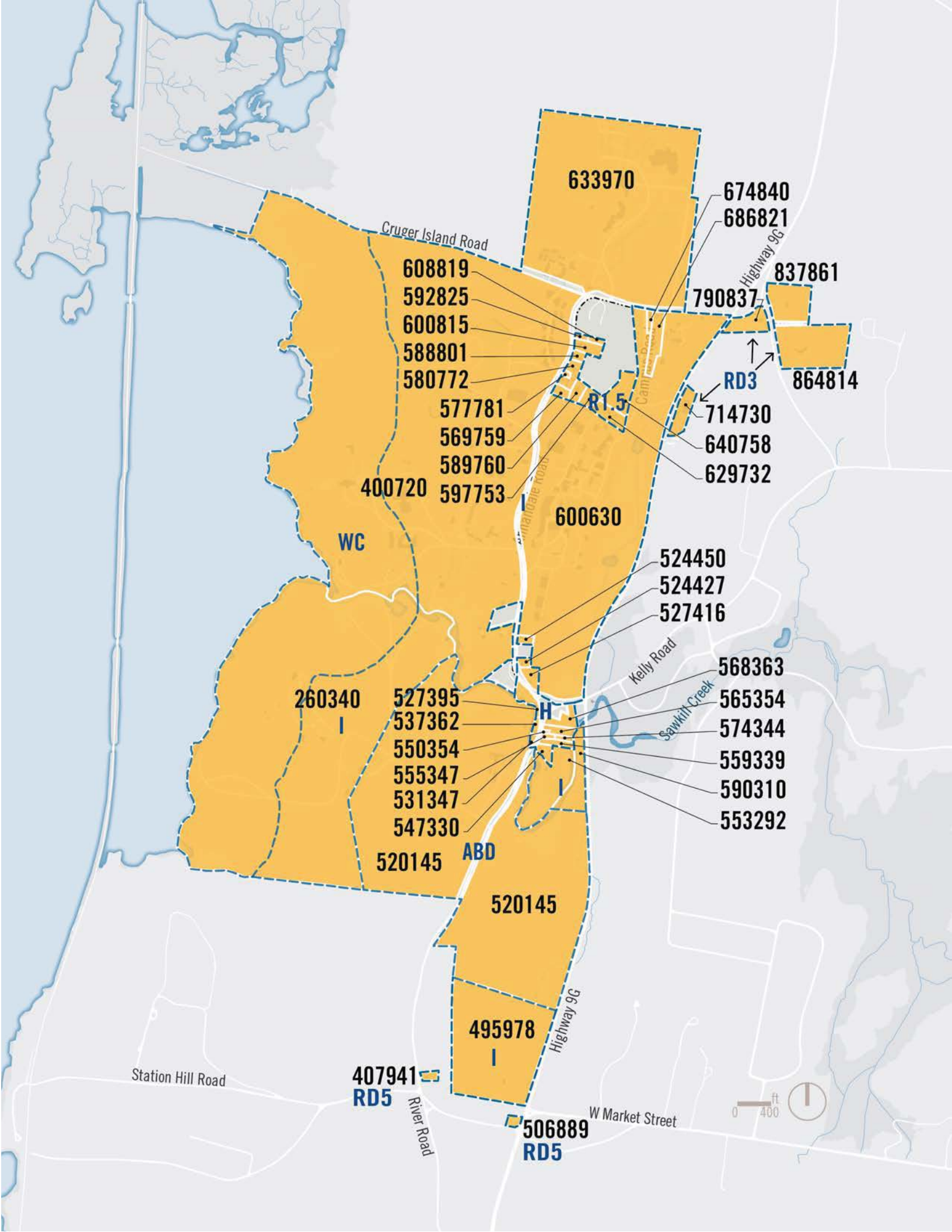
AREA AND BULK ANALYSIS

The tables on the following pages document the existing coverage for Bard's multiple parcels of land.

Proposed area and bulk reporting for planned projects applies only to parcels 600630 and 400720, where the three Near-Term Projects are located. Mid-Term and Long-Term Ideas are not sufficiently defined at this time to allow for calculation of area and bulk metrics.

Over time, Bard will continue to work with the Town of Red Hook Planning Board to consolidate existing small parcels that were historically under separate owners into the larger College parcels, where appropriate. This should remedy some non-compliant conditions where historic structures that predate current zoning exceed allowable coverage today. This consolidation of parcels is a separate process from the Master Plan.

FIGURE 01.15 Bard Parcel Map


633970
674840
686821
Cruger Island Road
608819
592825
600815
588801
580772
577781
569759
589760
597753
400720
600630
WC
837861
790837
Highway 9G
RD3
864814
R1.5
714730
640758
629732
524450
524427
527416
Kelly Road
568363
565354
574344
559339
590310
553292
Sawkill Creek
260340
I
527395
537362
550354
555347
531347
547330
H
I
ABD
520145
520145
495978
I
Highway 9G
Station Hill Road
407941
RD5
River Road
W Market Street
506889
RD5
0
400
ft

CAMPUS-WIDE PLANNING CONSIDERATIONS

AREA AND BULK ANALYSIS (CONT.)

Parcel	Zoning District	Parcel (SF)	Existing Building Coverage (SF)	Near-Term Building Coverage (SF)	Mid-Term Building Coverage (SF)	Allowable Building Coverage (%)	Existing Building Coverage (%)	Near-Term Building Coverage (%)	Mid-Term Building Coverage (%)
633970	Institutional	4,012,992	145,393	145,393	197,519	5%	3.6%	3.6%	4.9%
837861	RD3	215,776	2,501	2,501	2,501	7%	1.2%	1.2%	1.2%
864814	RD3	430,001	5,240	5,240	5,240	7%	1.2%	1.2%	1.2%
600630	Institutional	4,806,417	231,716	263,216	242,716	5%	4.8%	5.5%	5.0%
686821	Institutional	98,936	5,246	5,246	5,246	5%	5.3%	5.3%	5.3%
674840	Institutional	16,537	2,702	2,702	2,702	5%	16.3%	16.3%	16.3%
592825	Institutional	11,069	1,506	1,506	1,506	5%	13.6%	13.6%	13.6%
608819	Institutional	14,268	958	958	958	5%	6.7%	6.7%	6.7%
600815	Institutional	48,041	1,535	1,535	1,535	5%	3.2%	3.2%	3.2%
588801	Institutional	18,828	1,905	1,905	1,905	5%	10.1%	10.1%	10.1%
640758	Institutional	124,279	-	-	-	5%	0.0%	0.0%	0.0%
580772	Institutional	55,688	5,624	5,624	5,624	5%	10.1%	10.1%	10.1%
577781	Institutional	5,823	769	769	769	5%	13.2%	13.2%	13.2%
569759	Institutional	25,779	1,677	1,677	1,677	5%	6.5%	6.5%	6.5%
589760	Institutional	37,007	3,651	3,651	3,651	5%	9.9%	9.9%	9.9%
597753	Institutional	45,902	-	-	-	5%	0.0%	0.0%	0.0%
629732	Institutional	70,851	3,760	3,760	3,760	5%	5.3%	5.3%	5.3%
524450	Institutional	21,378	863	863	863	5%	4.0%	4.0%	4.0%
524427	H	17,884	732	732	732	5%	4.1%	4.1%	4.1%
527416	Institutional	42,104	1,961	1,961	1,961	5%	4.7%	4.7%	4.7%
568363	H	62,886	1,064	1,064	1,064	5%	1.7%	1.7%	1.7%
565354	H	37,200	2,232	2,232	2,232	5%	6.0%	6.0%	6.0%
550354	H	3,565	-	-	-	5%	0.0%	0.0%	0.0%
555347	H	9,245	-	-	-	5%	0.0%	0.0%	0.0%
574344	H	12,922	-	-	-	5%	0.0%	0.0%	0.0%
559339	H	30,582	978	978	978	5%	3.2%	3.2%	3.2%
547330	H	32,147	1,394	1,394	1,394	5%	4.3%	4.3%	4.3%
553292	Institutional	377,799	1,345	1,345	1,345	5%	0.4%	0.4%	0.4%
590310	Institutional	187,010	-	-	-	5%	0.0%	0.0%	0.0%
407941	RD5	22,175	1,667	1,667	1,667	5%	7.5%	7.5%	7.5%
495978	Institutional	1,388,477	3,008	3,008	3,008	5%	0.2%	0.2%	0.2%
520145	Agricultural Business District	7,086,573	23,272	23,272	23,272	7%	0.3%	0.3%	0.3%
260340	Institutional	3,000,139	10,983	10,983	10,983	5%	0.4%	0.4%	0.4%
260340	WC	4,420,582	6,388	6,388	6,388	3%	0.1%	0.1%	0.1%
531347	H	9,678	-	-	-	5%	0.0%	0.0%	0.0%
537362	H	13,128	1,963	1,963	1,963	5%	15.0%	15.0%	15.0%
527395	H	53,199	1,058	1,058	1,058	5%	2.0%	2.0%	2.0%
400720	Institutional	7,624,322	250,001	247,244	322,618	5%	3.3%	3.1%	4.2%
400720	WC	5,566,399	41,925	41,925	41,925	3%	0.8%	0.8%	0.8%
714730	RD3	99,812	10,138	10,138	10,138	7%	10.2%	10.2%	10.2%
790837	RD3	91,476	2,500	2,500	4,224	7%	2.7%	2.7%	4.6%

TABLE 01.2 Parcel Area and Bulk Analysis

Parcel	Zoning District	Minimum Lot Area (Acres)	Existing Lot Area (Acres)	Minimum Lot Width (Feet)	Existing Lot Width (Feet)	Minimum Frontage (Feet)	Existing Frontage (Feet)
633970	Institutional	10	92.1	400	1,225	320	1,225
837861	RD3	3	5.0	240	436	160	436
864814	RD3	3	9.9	240	529	160	529
600630	Institutional	10	110.3	400	9,420	320	9,420
686821	Institutional	10	2.3	400	131	320	131
674840	Institutional	10	0.4	400	82	320	82
592825	Institutional	10	0.3	400	75	320	75
608819	Institutional	10	0.3	400	n/a, landlocked	320	n/a, landlocked
600815	Institutional	10	1.1	400	135	320	135
588801	Institutional	10	0.4	400	120	320	120
640758	Institutional	10	2.9	400	n/a, landlocked	320	n/a, landlocked
580772	Institutional	10	1.3	400	250	320	250
577781	Institutional	10	0.1	400	69	320	69
569759	Institutional	10	0.6	400	140	320	140
589760	Institutional	10	0.8	400	n/a, landlocked	320	n/a, landlocked
597753	Institutional	10	1.1	400	n/a, landlocked	320	n/a, landlocked
629732	Institutional	10	1.6	400	n/a, landlocked	320	n/a, landlocked
524450	Institutional	10	0.5	400	110	320	110
524427	H	5	0.4	300	134	200	134
527416	Institutional	10	1.0	400	370	320	370
568363	H	5	1.4	300	99, 86	200	99, 86
565354	H	5	0.9	300	66	50	66
550354	H	5	0.1	300	40	200	40
555347	H	5	0.2	300	60	200	60
574344	H	5	0.3	300	n/a, landlocked	200	n/a, landlocked
559339	H	5	0.7	300	74	200	74
547330	H	5	0.7	300	57	50	57
553292	Institutional	10	8.7	400	92	320	92
590310	Institutional	10	4.3	400	1,095	320	1,095
407941	RD5	5	0.5	300	95	200	95
495978	Institutional	10	31.9	400	1,218	320	1,218
520145	Agricultural Business District	See § 143-39.1	162.7	See § 143-39.1	2000, 2575, 2415	See § 143-39.1	2000, 2575, 2415
260340	Institutional	10	68.9	400	n/a	320	n/a
260340	WC	10	101.5	500	n/a	300	n/a
531347	H	5	0.2	300	240	200	240
537362	H	5	0.3	300	200	200	200
527395	H	5	1.2	300	555	200	555
400720	Institutional	10	175.0	400	3,836	320	3,836
400720	WC	10	127.8	500	3,836	300	3,836
714730	RD3	3	2.3	240	660	160	660
790837	RD3	3	2.1	240	528	160	870

TABLE 01.3 Parcel Area and Bulk Analysis

AREA AND BULK ANALYSIS (CONT.)

First figure below is required minimum setback for principal structure. Second figure is required minimum setback for off-street parking spaces and related accessways (except for driveways serving single-family or two-family dwellings, per § 143-21)

Parcel	Zoning District	Minimum Yards, Front (Feet)	Supplementary Scenic Corridor Overlay (SC-O) District § 143-48, Minimum Yards, Front (Feet)	Existing Yards, Front (Feet)	Minimum Yards, Side (Feet)	Existing Yards, Side (Feet)	Minimum Yards, Rear (Feet)	Existing Yards, Rear (Feet)
633970	Institutional	100/100	200/120	0/296	100/100	200/532	100/100	247/141
837861	RD3	60/35	120/70	184/ n/a	35/20	192/ n/a	35/20	256/ n/a
864814	RD3	60/35	120/70	213/ n/a	35/20	187/ n/a	35/20	464/ n/a
600630	Institutional	100/100	200/120	26/0	100/100	n/a, no sides	100/100	n/a, no rear
686821	Institutional	100/100	200/120	20/ n/a	100/100	6/ n/a	100/100	371/ n/a
674840	Institutional	100/100	200/120	4/ n/a	100/100	7/ n/a	100/100	194/ n/a
592825	Institutional	100/100	200/120	60/ n/a	100/100	9/ n/a	100/100	43/ n/a
608819	Institutional	100/100	200/120	n/a, landlocked	100/100	n/a, landlocked	100/100	n/a, landlocked
600815	Institutional	100/100	200/120	47/ n/a	100/100	28/ n/a	100/100	244/ n/a
588801	Institutional	100/100	200/120	60/ n/a	100/100	33/ n/a	100/100	50/ n/a
640758	Institutional	100/100	200/120	n/a, landlocked/ no structures	100/100	n/a, landlocked/ no structures	100/100	n/a, landlocked/no structures
580772	Institutional	100/100	200/120	16/ n/a	100/100	60/ n/a	100/100	30/ n/a
577781	Institutional	100/100	200/120	26/ n/a	100/100	11/ n/a	100/100	37/ n/a
569759	Institutional	100/100	200/120	77/ n/a	100/100	24/ n/a	100/100	82/ n/a
589760	Institutional	100/100	200/120	n/a, landlocked	100/100	n/a, landlocked	100/100	n/a, landlocked
597753	Institutional	100/100	200/120	n/a, landlocked/ no structures	100/100	n/a, landlocked/ no structures	100/100	n/a, landlocked/no structures
629732	Institutional	100/100	200/120	n/a, landlocked	100/100	n/a, landlocked	100/100	n/a, landlocked
524450	Institutional	100/100	200/120	29/ n/a	100/100	14/ n/a	100/100	128/ n/a
524427	H	75/50	150/100	24/ n/a	50/25	31/ n/a	50/25	82/ n/a
527416	Institutional	100/100	200/120	13/ n/a	100/100	77/ n/a	100/100	150/ n/a
568363	H	75/50	150/100	2/ n/a	50/25	18/ n/a	50/25	378/ n/a
565354	H	75/50	150/100	19/ n/a	50/25	9/ n/a	50/25	318/ n/a
550354	H	75/50	150/100	83/ n/a	50/25	40/ n/a	50/25	83/ n/a
555347	H	75/50	150/100	86/ n/a	50/25	47/ n/a	50/25	158/ n/a
574344	H	75/50	75/50	n/a, landlocked/ no structures	50/25	n/a, landlocked/ no structures	50/25	n/a, landlocked/no structures
559339	H	75/50	150/100	4/ n/a	50/25	15/ n/a	50/25	343/ n/a
547330	H	75/50	150/100	36/ n/a	50/25	30/ n/a	50/25	120/ n/a
553292	Institutional	100/100	200/120	224/ n/a	100/100	52/ n/a	100/100	317/ n/a
590310	Institutional	100/100	200/120	120/ n/a	100/100	1095/ n/a	100/100	120/ n/a
407941	RD5	100/100	150/100	34/ n/a	50/25	16/ n/a	50/25	114/ n/a
495978	Institutional	100/100	200/120	13/0	100/100	215/0	100/100	612/0
520145	Agricultural Business District	25/25	50/50	5/1572	100/60	65/98	100/60	1158/0
260340	Institutional	100/100	200/120	n/a, landlocked	100/100	n/a, landlocked	100/100	n/a, landlocked
260340	WC	100/60	100/60	n/a, landlocked	75/50	n/a, landlocked	75/50	n/a, landlocked
531347	H	75/50	150/100	87/0	50/25	240/0	50/25	87/20
537362	H	75/50	150/100	0/ n/a	50/25	8/ n/a	50/25	37/ n/a
527395	H	75/50	150/100	108/34	50/25	60/101	50/25	40/80
400720	Institutional	100/100	200/120	7/237	100/100	402/920	100/100	138/351
400720	WC	100/60	200/120	7/237	75/50	402/920	75/50	138/351
714730	RD3	60/35	120/70	58/0	35/20	114/20	35/20	33/10
790837	RD3	60/35	120/70 (along Hwy 9G)	138/86	35/20	44/ n/a	35/20	95/58

Parcel	Zoning District	Minimum Open Space (Percent)	Existing Open Space (Percent)	Near-Term Open Space (Percent)	Mid-Term Open Space (Percent)
633970	Institutional	75%	86%	86%	83%
837861	RD3	80%	98%	98%	98%
864814	RD3	80%	97%	97%	97%
600630	Institutional	75%	86%	85%	85%
686821	Institutional	75%	88%	88%	88%
674840	Institutional	75%	79%	79%	79%
592825	Institutional	75%	76%	76%	76%
608819	Institutional	75%	78%	78%	78%
600815	Institutional	75%	87%	87%	87%
588801	Institutional	75%	86%	86%	86%
640758	Institutional	75%	100%	100%	100%
580772	Institutional	75%	81%	81%	81%
577781	Institutional	75%	52%	52%	52%
569759	Institutional	75%	92%	92%	92%
589760	Institutional	75%	86%	86%	86%
597753	Institutional	75%	93%	93%	93%
629732	Institutional	75%	83%	83%	83%
524450	Institutional	75%	88%	88%	88%
524427	H	80%	95%	95%	95%
527416	Institutional	75%	92%	92%	92%
568363	H	80%	97%	97%	97%
565354	H	80%	91%	91%	91%
550354	H	80%	100%	100%	100%
555347	H	80%	100%	100%	100%
574344	H	80%	100%	100%	100%
559339	H	80%	95%	95%	95%
547330	H	80%	96%	96%	96%
553292	Institutional	75%	100%	100%	100%
590310	Institutional	75%	100%	100%	100%
407941	RD5	80%	84%	84%	84%
495978	Institutional	75%	99%	99%	99%
520145	Agricultural Business District	80%	98%	98%	98%
260340	Institutional	75%	98%	98%	98%
260340	WC	90%	100%	100%	100%
531347	H	80%	48%	48%	48%
537362	H	80%	78%	78%	78%
527395	H	80%	86%	86%	86%
400720	Institutional	75%	92%	91%	86%
400720	WC	90%	97%	97%	97%
714730	RD3	80%	63%	63%	63%
790837	RD3	80%	88%	88%	86%

TABLE 01.4 Parcel Area and Bulk Analysis

Data Sources:
Parcel SF: Dutchess County GIS, January 2017
Building SF: Dutchess County GIS, January 2017
Parking and Roadways/Accessways: Dutchess County GIS, January 2017 and manual CAD takeoffs.

BUILDING HEIGHTS ANALYSIS
LISTED IN ALPHABETICAL ORDER

Buildings Constructed After 1993	Number of Stories	Height (in Feet)	Notes
Alumni Center/ Two-Boots Pizzeria 4604 Rt. 9G 1930/ 2012	2	24.84	To peak of higher roofline, calculated from elevation drawings
Avery Film Center 55 Blithewood Ave. 1971-2004	3	21.51 38.5	From lowest grade to highest roofline on Avery north elevation (A200) From lowest grade to highest roofline on Avery south elevation (A201)
Bito Music Center 59 Blithewood Ave. 2012-2013	3	33.67 35.00	From average grade to highest roofline, east elevation (A-300.00) Max building height (A-301.00)
Bito Practice Rooms 5 S. Ravine Road 2012	1	< 35	1-story with A-frame roof, less than 35 ft See “Roof truss package”
Blum Music Center 59 Blithewood Ave. 1980-2004	2	25.81 36.66	From lowest grade to highest roofline on Blum north elevation (A200) From lowest grade to highest roofline on Blum south elevation (A201)
Botstein House 1307 Annandale Rd. 1995	2	< 35	2-story residential house with A-frame roof, less than 35 ft
Brandeis House 1329 Annandale Rd. 1970-2007	2	< 35	2-story residential house with A-frame roof, less than 35 ft
Campus Center Ravine Rd. 1995-2006	2	32	Max building height = 32 ft, grade to parapet (A3.1 and A3.2)
Campus Center Recycling Building Ravine Rd. 1995	1	< 35	Standing brick wall, less than 12 ft
Catskill Dorm 31 Robbins Rd. 2008	1	N/A	Modular building no longer exists
Center for Curatorial Studies (CCS) 33 Garden Rd. 1992-2006	1	27.5 21.8	CCS: Max height of "barrel roof", from grade to peak (A3.1) Hessel: Max height to parapet, excludes "sawtooth windows" (A3.0)
Cruger Village-- Cruger 14 Cruger Island Rd. 1999	2	36.25 38.75 43.75	Max height of "outer wings", grade to A-frame roof peak (A3.1) Max height of "middle wings", grade to A-frame roof peak (A3.1) Max height of "central gateway", grade to A-frame roof peak, excluding cupola (A3.1)
Cruger Village-- Maple 28 Robbins Rd. Ext. 2003	1	< 35	1-story modular (double-wide) with A-frame, less than 35 ft
Cruger Village-- Mulberry 29 Robbins Rd. Ext. 2003	1	< 35	1-story modular (double-wide) with A-frame, less than 35 ft
Cruger Village-- Spruce 27 Robbins Rd. Ext. 2003	1	< 35	1-story modular (double-wide) with A-frame, less than 35 ft
Cruger Village-- Sycamore 26 Robbins Rd. Ext. 2003	1	< 35	1-story modular (double-wide) with A-frame, less than 35 ft

TABLE 01.5 Building Heights Analysis

Buildings Constructed After 1993	Number of Stories	Height (in Feet)	Notes
Finberg House 51 Whalesback Rd. 2003	2	31	Max height from grade to highest A-frame roof peak (A201)
Fuel Depot Canopy Carriage House Lane 2007	1	< 35	Build-off of South Storage building, < 18 ft at highest pitch
Gahagen House 1333 Annandale Rd. 1850; 2012	2	< 35	Exclude: was built pre-1993, only had renovation that didn't alter height. Regardless, still < 35 ft.
Garage 24 Campus Rd. 2008	1	24.5	Max height from grade to highest A-frame roof peak (05A)
Hirsch Hall (#1 & 2) 6 Tremblay Lane 2003	2B	40	Max height from grade to highest A-frame roof peak (A8)
Hudson Dorm 33 Robbins Rd. 2009	1	N/A	Modular building no longer exists
Kline Commons (Existing) 1400 Annandale Rd. 1972, 2012	1	23.8 29.46	Max height from grade to highest A-frame roof peak, south elevation (4_Exterior Elevations) Max height from grade to highest A-frame roof peak for EAST DINING Room, south elevation (4_Exterior Elevations)
Near-Term Renovation and Expansion	*2*	*37*	*Max height from average grade to roof parapet*
New Science Center *Near-Term Project*	*3*	*44*	*Max height from average grade to roof parapet*
Nursery School 1500 Annandale Rd. 1988-1999	1	< 35	1-story building with A-frame, less than 35 ft
Olin Humanities Building 77 Campus Rd. 1987 Exempt	3	68.25 80.5 66.5	North elevation: main entrance steps (grade) to peak of roof (A3.1) East elevation: grade to peak of roof (A3.1) West elevation: grade to peak of roof (A3.1)
Olin Language Building 77 Campus Rd. 1995	2	52.5 43.75 49	East elevation: grade to peak of roof (A3.2) West elevation: grade to peak of roof (A3.2) North elevation: grade to peak of roof (A3.2)
Performing Arts Center 60 Manor Ave. 2005	3	103	Granted variance for building height
Ravine Houses-- Bleucher 19 Ravine Walk 2003	3	30.33	Max height entry walk to roof parapet (A301)
Ravine Houses-- Bourne 17 Ravine Walk 2003	3	30.33	Max height entry walk to roof parapet (A301)
Ravine Houses-- Leonard 21 Ravine Walk 2003	3	30.33	Max height entry walk to roof parapet (A301)

BUILDING HEIGHTS ANALYSIS (CONT.)

Buildings Constructed After 1993	Number of Stories	Height (in Feet)	Notes
Ravine Houses-- Obreshkove 23 Ravine Walk 2003	3	30.33	Max height entry walk to roof parapet (A301)
Ravine Houses-- Shelov 15 Ravine Walk 2003	3	30.33	Max height entry walk to roof parapet (A301)
Ravine Houses-- Wolf 25 Ravine Walk 2003	3	30.33	Max height entry walk to roof parapet (A301)
Raw Water Pumping Station 33 Blithewood Ave. 1995	1	< 35	Stand-alone, shed-like structure
RKC Science Phase 1 (Biology) 31 Campus Rd. 2005-2008	2	41	West elevation: Sidewalk to top of metal roof screening (A3.1.1)
RKC Science Phase 2 (Chemistry) 31 Campus Rd. 2005-2008	2	41	West elevation: Sidewalk to top of metal roof screening (A3.1.1)
Robbins House (New Addition) 43 Robbins Rd. 2006	3B	46 50	Southeast elevation: TO 1st floor to roof peak ("Exterior Elevations 6-18-03) Northwest elevation, basement revealed by hilled grading: TO basement slab to roof peak ("Exterior Elevations 6-18-03") Granted variance for building height.
Soccer Storage Shed 33 Woods Ave. 2006	1	< 35	Stand-alone, prefab shed.
Stevenson Gym (Existing) 32 Woods Ave. 1989, 2012 *Near-Term Renovation and Expansion*	2 *2*	24 *39*	2012 Addition ONLY… original construction = 1989 Grade to roof parapet *Max height from average grade to roof parapet*
Storage Building North 16 Carriage House Lane 2006	1	30.5	30 ft from Finish Floor to peak of A-frame roof… add 4-6" for slab (A201)
Storage Building South 22 Carriage House Lane 2006	1	30.5	30ft from Finish Floor to peak of A-frame roof… add 4-6" for slab (A201)
Tremblay Hall (#1 & 2) 1 Tremblay Lane 2003	2	40	Max height from grade to highest A-frame roof peak (A8)
Village Dorm A 7 Village Walk 2000	2B	28.5 38	Northeast elevation: grade to roof peak Southwest elevation: lowest grade to roof… includes exposed basement
Village Dorm B 6 Village Walk 2002	2	28.5	Northeast elevation: grade to roof peak
Village Dorm C 5 Village Walk 2000	2	< 35	

Buildings Constructed After 1993	Number of Stories	Height (in Feet)	Notes
Village Dorm D 8 Village Walk 2002	2	< 35	
Village Dorm E 10 Village Walk 2002	2	< 35	
Village Dorm F 3 Village Walk 2002	2	< 35	
Village Dorm G 1 Village Walk 2000	2	< 35	
Village Dorm H 2 Village Walk 2002	2	< 35	
Village Dorm I 4 Village Walk 2002	2	< 35	
Village Dorm J Village Walk 2006	2	25.18	Grade to roof peak (A404 J K)
Village Dorm K Village Walk 2006	2	25.18	Grade to roof peak (A404 J K)
Village Dorm L Village Walk 2011	2	30.8	Grade to roof peak (A301 L)
Village Dorm M (McCausland) Village Walk 2015	2B	28.5 38	Southeast elevation: grade to roof peak North elevation: lowest grade to roof… includes exposed basement
Village Dorm N (Brown) Village Walk 2015	2B	28.5 38	Southeast elevation: grade to roof peak North elevation: lowest grade to roof… includes exposed basement
Water Plant Building 33 Blithewood Ave. 2000/ ?	1	33.8	East elevation: grade to peak of A-frame roof (A-1 & A-3)
Water Storage Tank 33 Blithewood Ave. 2010	N/A	42.7	From Finish Floor to top of shell + cap (SD-1)
Woods Studio 23 Woods Ave. 1972-1998	2	27.31	East elevation: grade to peak of A-frame roof (330_Building Elevations)
New Science Center *Near-Term Project*	*3*	*44*	*Max height from average grade to roof parapet*

CAMPUS-WIDE PLANNING CONSIDERATIONS

CAMPUS LANDSCAPING

The Bard Campus landscape is one of cultural and ecological significance. The campus is defined by a dramatic natural landscape of forested bluffs and ravines characteristic of the Hudson River Valley, but also by superb examples of cultural landscapes iconic to the Region. The majority of the 922 acres of campus are covered by a mix of hardwood and evergreen forests that line the stream corridors and ravines that wind their way through campus to the Hudson River.

In addition to this natural setting, historic academic core and the Hamlet of Annandale-on-Hudson, the character of Bard's campus landscape is defined by the historic farms and estates on campus: Ward Manor (north Campus), Blithewood, and Montgomery Place are prime examples of estate landscapes characteristic to the region. Blithewood and Montgomery Place are particularly superb examples of picturesque era landscapes for which the Hudson River Valley is well known. Prized campus open spaces reflect these estate landscapes (arboretums, lawns, allees and formal gardens), as well as the agricultural heritage of the region (farms, orchards and pasture / meadow). Indeed, the campus has long been recognized for its spectacular gardens and superb collection of living trees and plants, and this has only been expanded with the recent acquisition of Montgomery Place.

The distinctive quality of Bard's most prized open spaces, including the vistas and overlooks offered from ridgelines and expansive lawns as well as the honorific and reflective character of groves and woodlands are defined by the combination of natural topography and vegetation and the rich cultural history of landscape design and stewardship of the region.

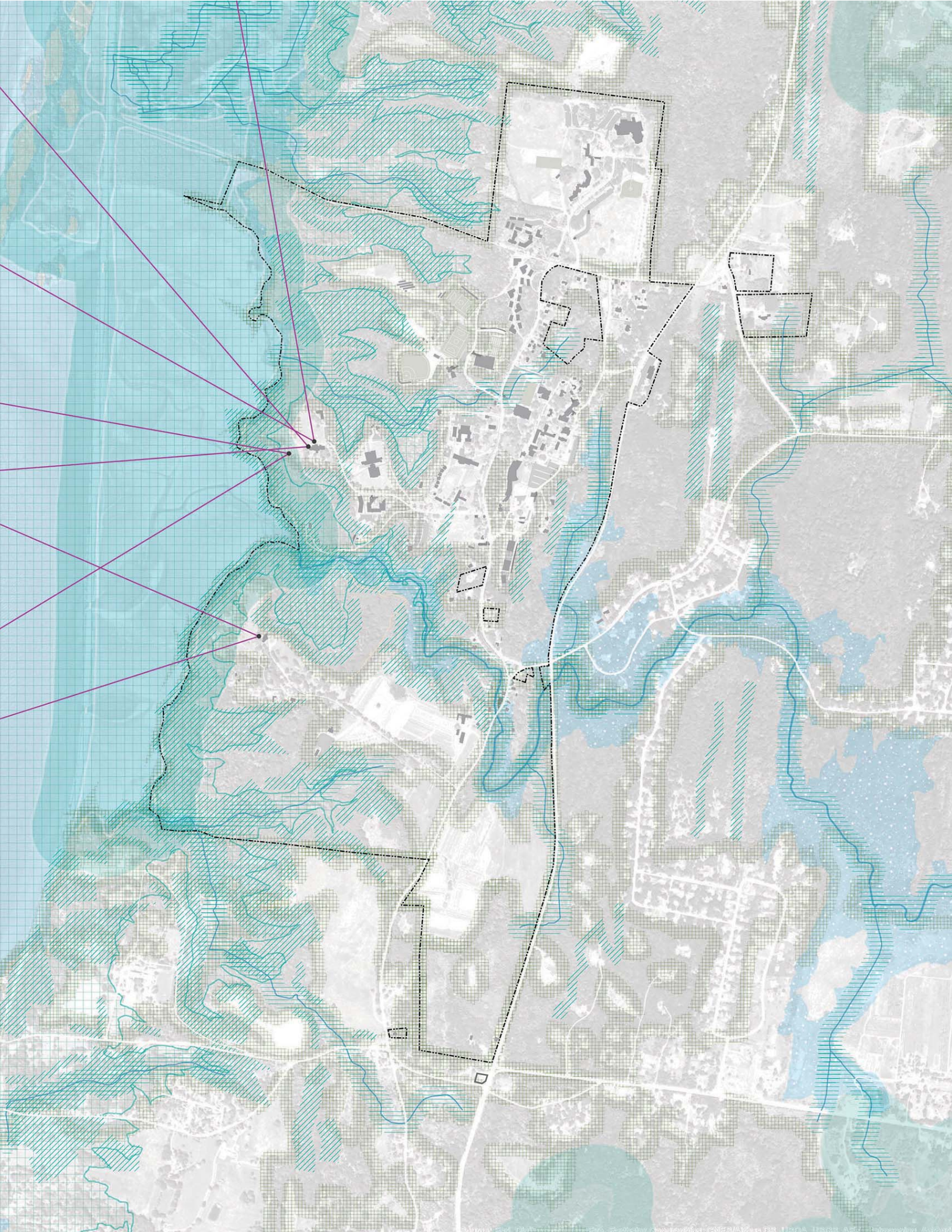
The stewardship of this landscape is a part of Bard's planning and operations and is advanced through the work of the maintenance staff as well as the horticulture department landscape and arboretum program. The College's "Landscape and Tree Care Guidelines, Standards and Considerations Manual," recently updated in January of 2017, provides both campus design principles as well as specific guidance for: building and site design, landscape specifications, landscape site preparation, landscape maintenance, general tree care practices, plant healthcare & integrated pest management, fertilization, sustainable landscape principles, roads & path specifications, protection & preservation policies and procedures, temporary installations, vegetation damage assessment, and landscape details.

In addition, in 2007 – 2008, the College commissioned a Preservation Master Plan for the campus which provided a detailed history of the campus development, extensive documentation of historic and culturally significant buildings and landscapes, and treatment recommendations for the campus's cultural landscapes. The recommendations of this plan have informed this campus Master Planning process.

Notes on the Environmentally Sensitive Area Map:
The Creek setbacks shown on the map are from the stream centerlines, as that was the data available at the scale of the map presented. It should be noted that the Waterfront Conservation District is measured from the high water mark of the stream corridor and the regulated stream corridor of the Environmental Protection Overlay district includes lands within 100 feet of a normal stream bank. A closer analysis of the relation of any proposed activity / development sites to the actual stream bank would be required prior to the initiation of any specific projects.

NYS DEC check zones may or may not represent the occurrence of an actual wetland or wetland adjacent area; should any proposed activity / development be proposed in these areas, an actual wetland survey / delineation of the location of the wetland and wetland adjacent area (100' adjacent to the freshwater wetland) would be required prior to the initiation of any specific projects.

FIGURE 01.16 Environmentally Sensitive Areas



CAMPUS-WIDE PLANNING CONSIDERATIONS

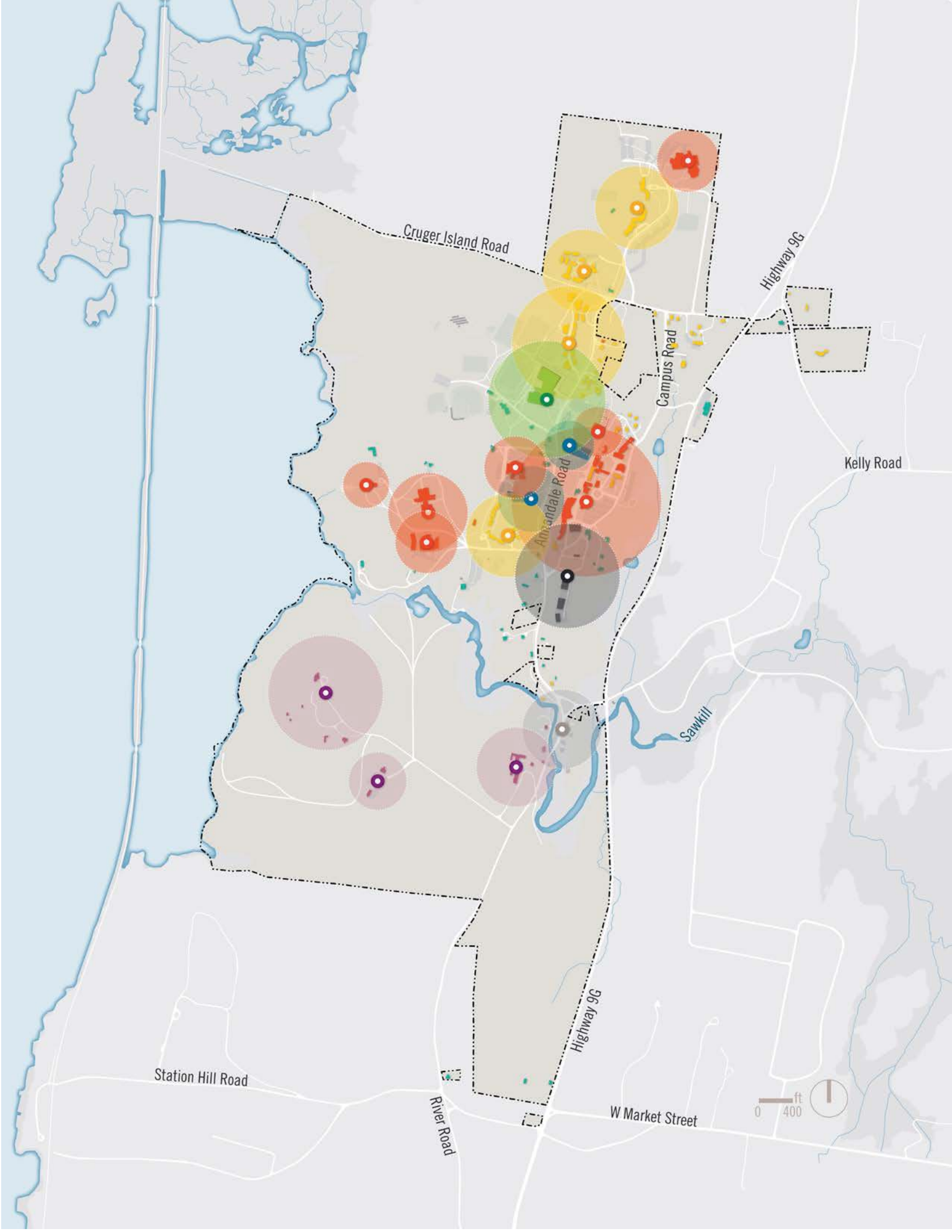
BUILDING USES

The plan below identifies the primary use of all the major existing buildings on campus by category of space use. Academic uses are generally concentrated in the campus core, while residential and student support are more dispersed. Campus support and facility management uses are concentrated together to the south of the Campus Center.

There will continue to be public access to Montgomery Place and its historical and cultural assets. Montgomery Place Farms will continue their current agricultural operation and market presence at the Montgomery Place Farm Stand.

Near-Term Projects will not alter the general building use distribution on campus.

FIGURE 01.17 Building Uses


Cruger Island Road
Highway 9G
Campus Road
Kelly Road
Annandale Road
Sawkill
Highway 9G
Station Hill Road
River Road
W Market Street
0
400
ft

FACILITIES WITH PUBLIC ACCESS

Bard College has multiple facilities with public access which serve the greater community through diverse cultural and recreational amenities. The Fisher Center, Hessel Museum and Montgomery Place are three of the most significant facilities with community programs. The College will continue to carefully manage parking and access to these facilities in coordination with student and academic use.

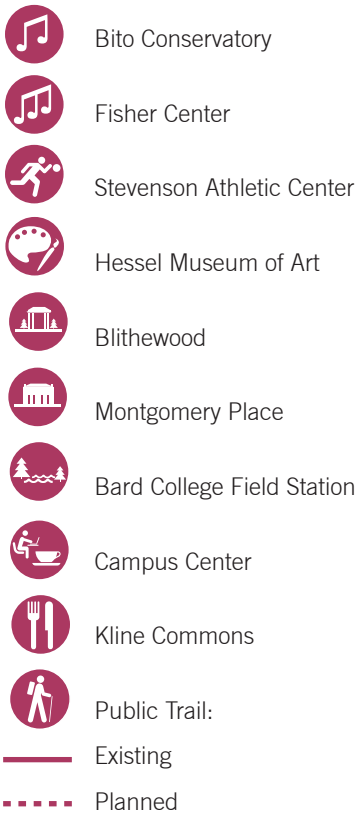
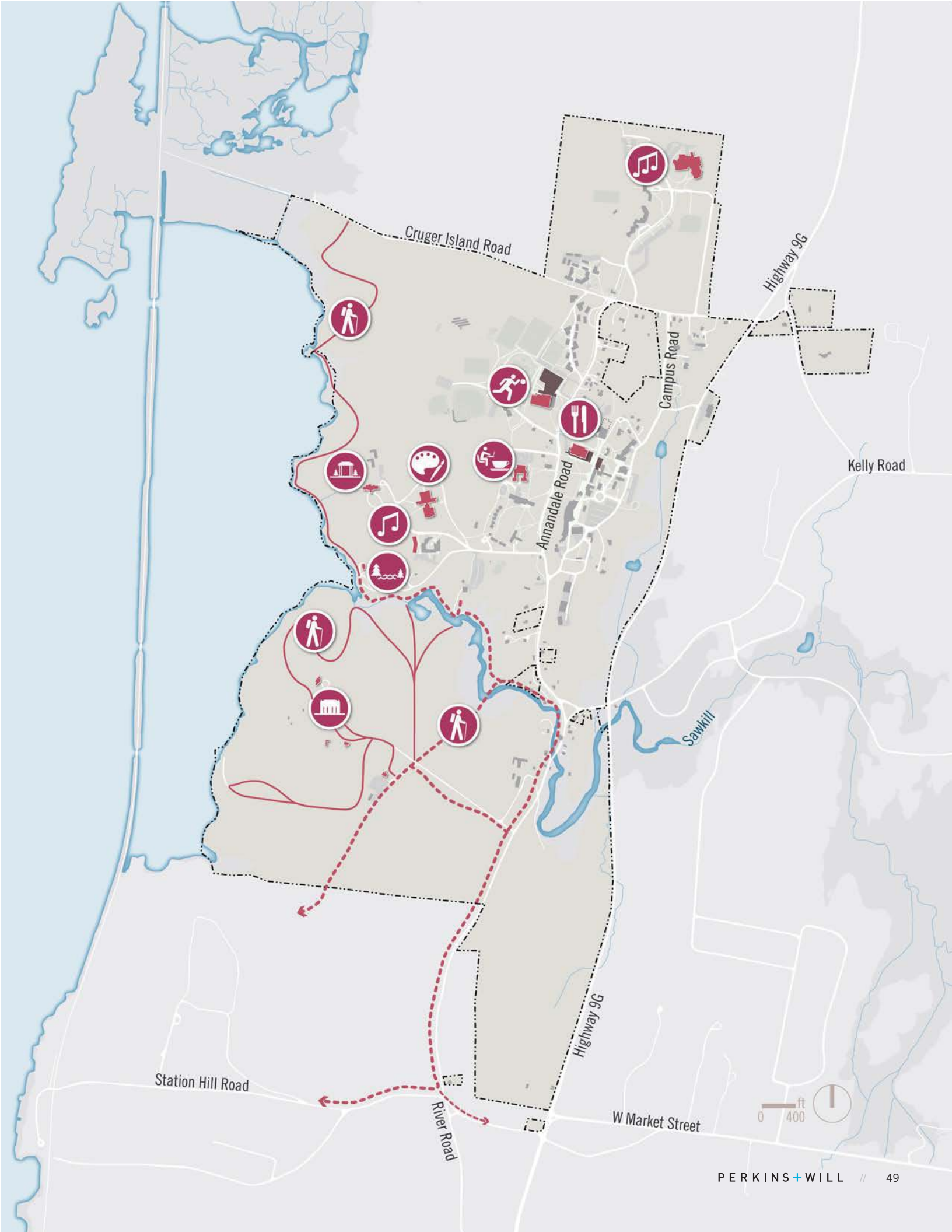


FIGURE 01.18 Facilities with Public Access


Cruger Island Road
Highway 9G
Campus Road
Annandale Road
Kelly Road
Sawkill
Highway 9G
Station Hill Road
River Road
W Market Street
0
400
ft

CAMPUS-WIDE PLANNING CONSIDERATIONS

STUDENT HOUSING

Bard College offers broad range of housing options and room configurations with facilities located throughout campus. Housing facilities range from multi-story dormitory buildings to clusters of single-family style buildings. Approximately 40 percent of the existing housing facilities are located in the North Campus above Cruger Island Road and 60% in the campus core.

The College plans to add 200 new beds in the next 5-10 years. Bard also plans to remove outdated housing and replace them with approximately 200 additional new beds.

- Existing Student Housing: 1,471 beds
- On-campus residents: 72% of undergraduate students
- Additional beds: 200
- Replacement beds: 200 approx.

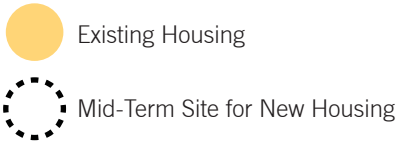
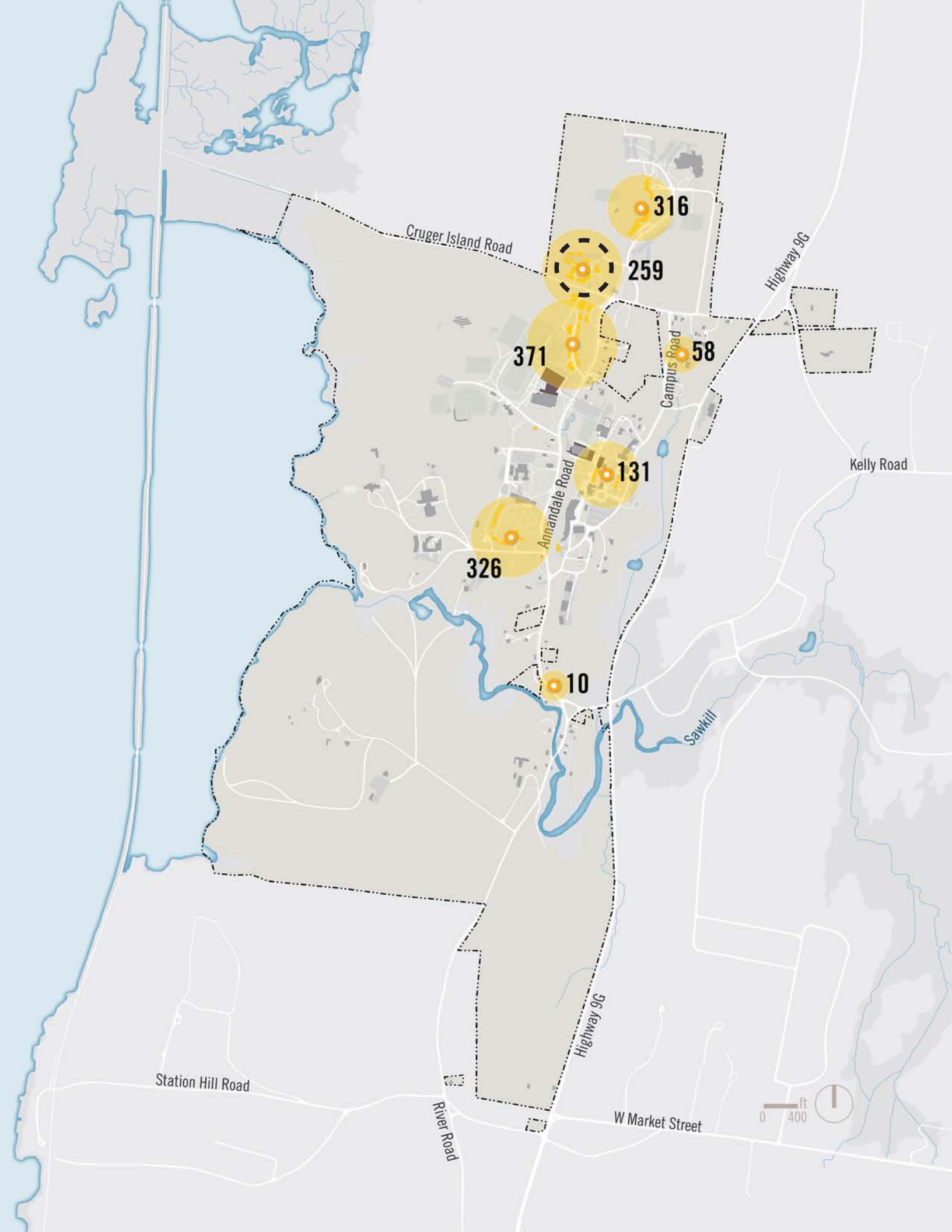


FIGURE 01.19 Student Housing


316
259
371
58
131
326
10
Cruger Island Road
Highway 9G
Campus Road
Annandale Road
Kelly Road
Sawkill
Highway 9G
Station Hill Road
River Road
W Market Street
0
400
ft

CAMPUS ENTRANCES

Bard today has multiple entrances from Route 9G to the campus at the south, east and north, as well as from River Road at the south. The Bard College Campus Map notes the Main Entry as the drive opposite 9G from the Alumni Center. This route connects to Campus Road and areas that effectively are the back of the campus. Improvements are needed to the hierarchy and identity of the Bard College campus entrances, to make the arrival experience for visitors more welcoming, legible and clear.

South Entrance / River Road to Annandale Road

This entry from 9G onto River Road currently has modest signage, but is not perceived as a major gateway into campus. The Master Plan recommends measures to enhance this entrance to serve as the Main Entrance. Many of first-time visitors approach from the south which is the most direct route to Admissions and the campus core. It is also a gateway Main Campus south to Montgomery Place. The enhancement to mark this entrance could be a gateway, prominent signage, or a monument with the College name and graphic identity. Improved wayfinding signage beyond this entrance, especially to Admissions and visitor parking should also be enhanced.

East Entrance to Campus Road

This entrance should remain as a secondary entrance for faculty, staff, students and service, with appropriate modifications to signage. This entrance is not appropriate for visitors who are not familiar with the campus it directs them to the peripheral areas that are removed from most of the College's visitor destinations.

North Entrance / Cruger Village Road to Annandale Road

This entrance will remain a significant one, given its link to Annandale Road and proximity to the Fisher Center for the Performing Arts and other facilities accessed by the public. Signage on 9G should be enhanced. The intersection of Cruger Village Road and Annandale Road is problematic. Improving the appearance, safety and flow of this key area is included as a Mid-Term Project.

FIGURE 01.21 Existing South College Entrance from 9G

FIGURE 01.22 Existing North College Entrance from 9G

FIGURE 01.20 Campus Entrances


Cruger Island Road
Cruger Island Rd
& Annandale Rd
Intersection
Highway 9G
North Entrance
Campus Road
East Entrance
Kelly Road
Annandale Road
Sawkill
South Entrance
Highway 9G
Station Hill Road
River Road
W Market Street
0
400
ft

PARKING

Existing Lots

Bard has approximately 1,968 total existing parking spaces in paved and some unpaved lots across the campus, as detailed in the table below and map opposite. 1,387 of these spaces in the parking inventory managed by Bard's Office of Safety and Security. The balance are for use by Facilities and Maintenance and located at smaller residential properties and at Montgomery Place, During periods of peak parking demand for select events, grass areas are used as occasional overflow parking in some areas.

Parking Policy and Operations

Bard issues parking permits to faculty and staff. There are 1,004 faculty/staff permits currently issued. This includes part time employees and some duplicate permits for those with more than one vehicle.

Parking permits are available to students for a fee. There are 683 student permits currently issued, or approximately 29% of the total enrollment. Approximately 700 students live off campus of Bard's total enrollment of 2,224. Many off campus students utilize the Bard shuttle, while some drive.

All students are able to apply for a parking permit. Between 10 – 15% of first year students have cars at Bard. In comparison, some colleges do not allow first year students to have cars on campus. Others limit the number of student permits. Bard is not currently considering a change in policy, but may consider policy changes as a way to manage parking if typical demand begins to outpace the supply of parking, given the cost of additional spaces.

Most parking lots in the campus core are signed for designated users, including faculty / staff, commuter students and visitors. Currently, Bard does not enforce parking with tickets or towing.

	LOT NAME	PARKING INVENTORY	OTHER PARKING SPACES	TOTAL
North				
	Fisher PAC	255		255
	Fisher PAC overflow*			0
	Manor House		12	12
	Robbins Annex	76		76
	Robbins	111		111
	Cruger	18		18
	Tremblay / Hirsch	20		20
	Arendt Center		5	5
	Annandale Houses		6	6
	Subtotal	480	23	503
Core NE				
	Kline	102		102
	Library	52		52
	Faculty Circle		5	5
	Subtotal	154	5	159
Core NW				
	Stevenson Gym	36		36
	Resnick Dorm Lot	87		87
	Honey Field	37		37
	Subtotal	160	0	160
Core SW				
	Fisher Arts	73		73
	Media Lab			0
	Campus Center	26	25	51
	Subtotal	99	124	223
Core SE				
	Olin	84	9	93
	Main	198		198
	Sands House		14	14
	Facilities, Operations		168	168
	Subtotal	282	191	473
East				
	Alumni Center		50	50
	Finberg House		5	5
	John Cage Trust		10	10
	Subtotal		65	65
West / South				
	Blithewood / Levy	38		38
	Hessel Museum of Art		64	64
	Bito/Blum	56		56
	Tewksbury Hall		5	5
	Ottaway Gatehouse		3	3
	Water Plant	118		118
	Annandale Hotel		12	12
	Annandale Triangle		6	6
	Subtotal	212	90	302
Montgomery Place				
	Farm Complex		3	3
	Orchards Farmstand		15	15
	Visitor Center Lot		69	69
	Subtotal	0	87	87
Total		**1387**	**585**	**1972**

TABLE 01.6 Existing Parking Spaces

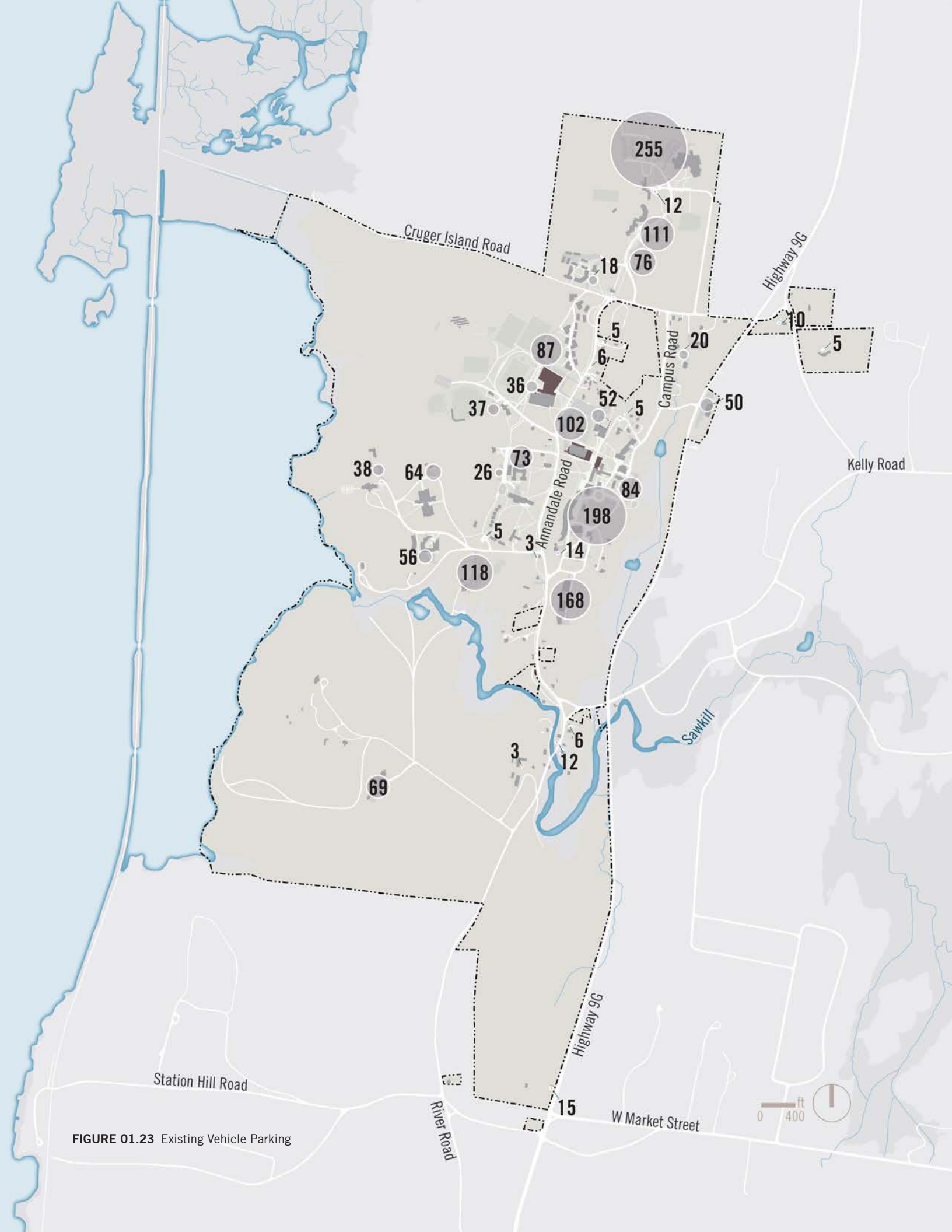


FIGURE 01.23 Existing Vehicle Parking

Unique Factors for Campus Parking Demand

Unlike a stand-alone property with a single building, a college campus has a number of buildings with a wide range of uses. Parking is not a resource individually dedicated to each building, as in typical zoning codes. Such an approach would go against sustainable, best practices in campus planning. Instead, parking on a college campus is a shared resource. The best campuses are pedestrian-oriented environments where sufficient parking is provided at the periphery and shared among a number of buildings so it is efficient. Good campuses also promote a range of access options beyond the single occupancy vehicle – including walking from dorms to class, and shuttle use, as at Bard.

Non-simultaneous use is a key factor for assessing campus parking need. The same population moves between a number of buildings during the day. Parking demand must be factored accordingly, rather than calculated cumulatively for all occupied areas, which would result in an unrealistically high parking count. The Red Hook Zoning Code, 143-26 / B.1.b and c, acknowledges how non-simultaneous use can mitigate parking demand, through staggered hours of use, or for a churches, theaters or other places of assembly with evening or weekend demand results in non-simultaneous use with adjacent facilities.

Typical Demand and Peak Demand Events

Bard experiences typical parking demand Monday through Thursday during the business hours over the course of the academic year. There is less parking demand on Fridays, however this is offset at times by community and regional participants in the Lifelong Learning Initiative (LLI).

Peak demand periods include graduation and performances at the Fisher Center. These often occur outside the typical demand period when classes are in session, in the summer or during the evening.

Colleges as best practice typically do not provide parking for absolute peak demand periods given the high cost of investment and the low frequency. Bard proposes to continue to use strategies such as overflow parking to address the difference between typical parking demand and rare peak demand occasions.

FIGURE 01.24 Existing Campus Core Parking Lot Aerial View

Existing Parking Utilization

North Campus: The Robbins and Robbins Annex Lots are typically 50% full. These primarily serve student housing and faculty and staff who work in this area. The parking lots west of the Fisher Center for the Performing Arts are typically underutilized when the Fisher main performance spaces are not in use. For peak performance periods, Fisher staff estimate a total of 500 spaces are needed. There are approximately 400 existing spaces between the lots west of Fisher, Robbins and Robbins Annex. The additional 100 overflow spaces are provided on the field west of the Fisher lots. Absolute peak times see 1,500 visitors and 200 staff members using the area around the Fisher Center. During these periods, parking attendants are used to manage parking.

Campus Core: In general, parking lots in the campus core are highly utilized and often nearly full during typical working days. To assess the relationship between available spaces and those who work in the campus core, the consultant team mapped the office location of all full-time faculty and staff in the campus core, looking at 4 quadrants east and west of Annandale Road. (Part time faculty and staff primarily work in the summer when parking is less in demand). The consultant team compared the available parking spaces to faculty and staff who work in these areas, as shown in the table below.

A key finding is that total faculty and staff account for 51% of the spaces in the campus core. Since some personnel are not on campus every day or the entire day, the actual number of spaces used by faculty and staff at any time may be less. The balance of spaces are available for students, visitors and community members accessing the campus.

AREA	FACULTY / STAFF	PARKING SPACES	%
NE Core / Kline, Library	21	159	13%
NW Core / Stevenson	41	160	26%
SW Core / MFA, Campus Center	87	124	70%
SE Core / Stone Row, RKC, Facilities	321	473	68%
Total Core	**470**	**916**	**51%**

TABLE 01.7 Existing Parking Analysis: Campus Core

The Main Lot and Olin lots are typically at or near capacity at typical peak times during the academic year. The unpaved lot north of Kline Commons and unpaved lot near the Library are likewise often near capacity during peak times during the academic year.

The lots near the Campus Center, Admissions and Fine Arts are typically at or near capacity. Enforcement of parking (limiting student access) could address this condition, or expanding parking.

The lot behind Stevenson Gym is typically full. The parking lots north of the Tennis Courts are not typically full. Managing parking in this area could provide more spaces at the Gym for visitor and community access.

West / South Campus: The parking lot at CCS/Hessel Museum is never used to capacity. The lot at Blithewood is typically not over-utilized. The lot is full for occasional events, in which case the Hessel lot is used for overflow parking. The Water Plant lot is parking used for student housing. It is rarely full, except for events. The Bito Center lot is well utilized. Additional spaces are available within easy walking distance at the Water Plant lot when Bito is full.

Montgomery Place: There are approximately 70 spaces in the gravel lot next to the Visitor Center. This lot is typically very underutilized. The field is used for overflow parking when needed for events.

Addressing Current Parking Needs

To address current parking needs, Bard proposes to continue to manage demand, using events staff, operations and shuttle service. Parking congestion in the Core can be addressed by managing student use to encourage more walking, biking, and shuttle use.

Parking for Near-Term and Mid-term Projects

The following Chapter, Project Identification, outlines 5 Near-Term Projects (within the next 5 years, if funding is available) and 9 Mid-Term Projects (within the next 10 years, if funding is available). Some of these projects do not generate additional parking demand. Examples are infrastructure projects like a new pedestrian bridge, or open space projects. Each project is summarized at a master plan level in the following chapter, including an assessment of additional parking demand (if any) generated by the project and how additional parking is being provided.

The following table summarizes the total additional parking to be provided to meet all Near and Mid-Term Projects when and if these are implemented:

LOT NAME	EST. ADD'TL PARKING DEMANDS	PARKING ADDED (REMOVED)	PARKING LOCATION / COMMENT
Near-Term Projects			
Kline Commons	20	20	Reconfigured Kline and Library Lots
Digital Science Commons	15	15	Reconfigured Kline and Library Lots
Campus & Community Recreation Facilities, Phase 1	0	0	N/A
SUBTOTAL	35	35	
Mid-Term Projects			
Student Housing (200 beds added)	64	64	Expanded Robbins Annex Lots
Student Housing (212 replacement beds)	0	0	
Campus & Community Recreation Facilities, Phase 2	98	98	See below
North Campus Live Arts Building	0	56	New Shared lot west of Fisher Center Lots
Student Performance Space (SMOG)	4	4	New lot west of Ferrari Main Field
Stevenson Library Expansion	4	4	Reconfigured Kline and Library Lots
CCS Collection Storage Expansion	0	0	CCS/Hessel Lot has additional capacity
John Cage Trust Facility / Griffiths House Addition	0	0	
MFA Studio Building (summer program)	0	33	Optional expansion to meet typical area demand
Intersection Improvements at Annandale Road and Cruger Island Road	0	0	
Pedestrian Bridge to Montgomery Place	0	0	
SUBTOTAL	170	259	
Total Demand / Potential Added	**205**	**294**	
Existing Parking Inventory for Visitors / Permit Holders		**1,387**	
% Increased		**21%**	

**73 total existing spaces at Stevenson Gym (not incl. Resnick Lot and spaces east of Annandale Road) Proposed 171 spaces (not incl. spaces available east of Annandale Road) Lot Expansion; added Resnick Lot (student parking) is removed and replaced with same 87 spaces at expanded Robbins Lot.*

TABLE 01.8 Added Parking Spaces

CAMPUS-WIDE PLANNING CONSIDERATIONS

VEHICLE CIRCULATION

The campus road network is largely defined by the north-south corridors formed by Highway 9G and Annandale Road/River Road. A finer grain of both paved and unpaved roads form ribs off these two primary spine roads. Some minor road closures and realignments are anticipated as part of the Near-Term Projects in the campus core, and are shown in more detail in the Campus Core Precinct Plan section of this document.

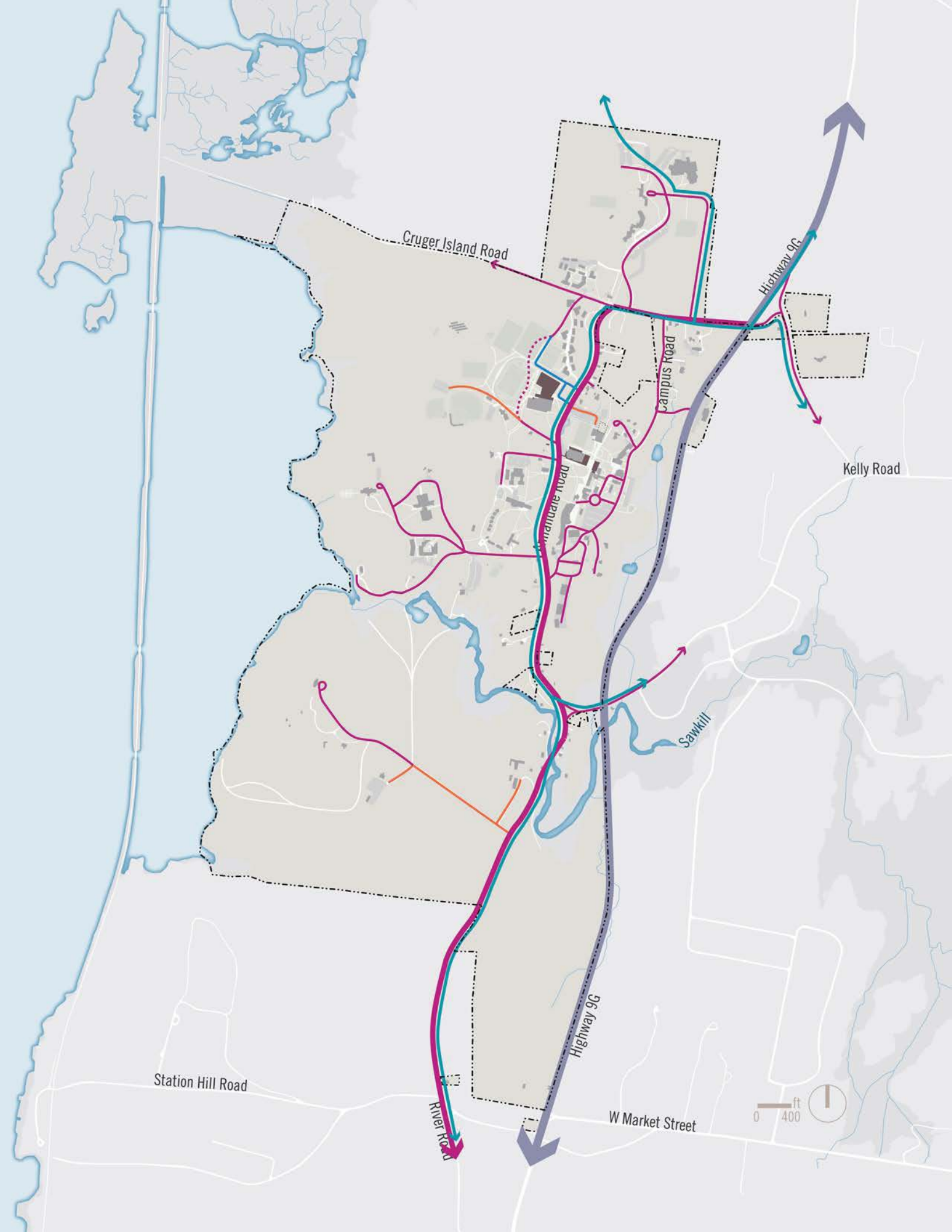
The College will also be actively engaging with the Poughkeepsie-Dutchess County Transportation Council's Upper Route 9G Corridor Management Plan for sections of 9G adjacent to the College as well as along Annandale Road and River road within the campus. A potential Mid-Term Project to work with DOT to increase pedestrian safety around the intersection of Cruger Island Road and Annandale Road is also being considered. Primary objectives would be to decrease the 'blind corner' condition, and increase pedestrian safety for students traveling between north campus and main campus.

The College is also planning to implement improved vehicular wayfinding on main campus. This may include directing visitors toward the more robust northern and southern 9G entrances to campus, and discouraging visitor use of the central entrance that leads to Campus Road and a smaller series of one-way roads and service drives.

CIRCULATION KEY

- Highway 9G Corridor
- Vehicular Road
- Road To Be Removed
- Improved Roadway
- New Roadway
- Shuttle Route

FIGURE 01.25 Vehicle Circulation


Cruger Island Road
Highway 9G
Campus Road
Kelly Road
Annandale Road
Sawkill
Highway 9G
Station Hill Road
River Road
W Market Street
0
400
ft

PEDESTRIAN AND BIKE CIRCULATION

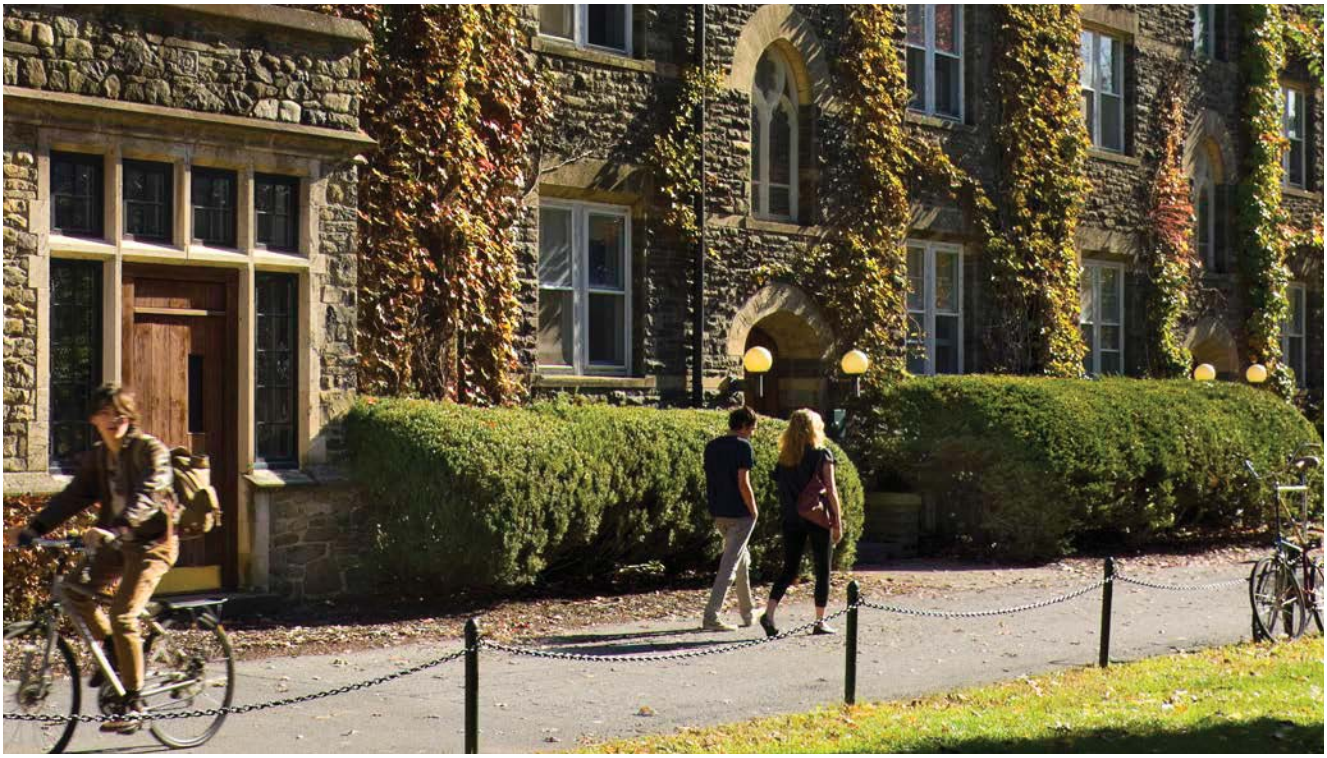
Pedestrian Circulation

The existing network of pedestrian routes around campus include paved sidewalks, unpaved pathways and trails. As part of the Near-Term Projects, a number of sidewalks would be reconfigured / installed to connect new building entries and better serve revitalized open spaces. Included in these changes, would be improvements within public roads, such as crosswalks on Annandale Road in the campus core or intersection improvements at Cruger Island Road and Annandale to reduce traffic speed and increase visibility.

The College also supports increased future trail access to through its more natural areas. The proposed Red Hook Trail Plan and Tivoli South Bay Shoreline Trail are currently in development and would provide significant new public access to the Saw Kill and Montgomery Place. The College plans to connect the main campus to Montgomery Place via one or two pedestrian bridges, one in the historic Upper Falls area and a possible second bridge to the west. The location of the bridges would take into consideration FEMA, New York State, and local floodplain regulations. A preferred southern alignment for the Red Hook Trail that avoids sensitive wooded areas is shown in the diagram below.

CIRCULATION KEY

- Montgomery Place Public Trails
- Pedestrian Route
- Recommended Multi-purpose Pathway Widening
- Planned Pedestrian Route
- New Sidewalk
- Mid-Term Project: Pedestrian Bridge Location



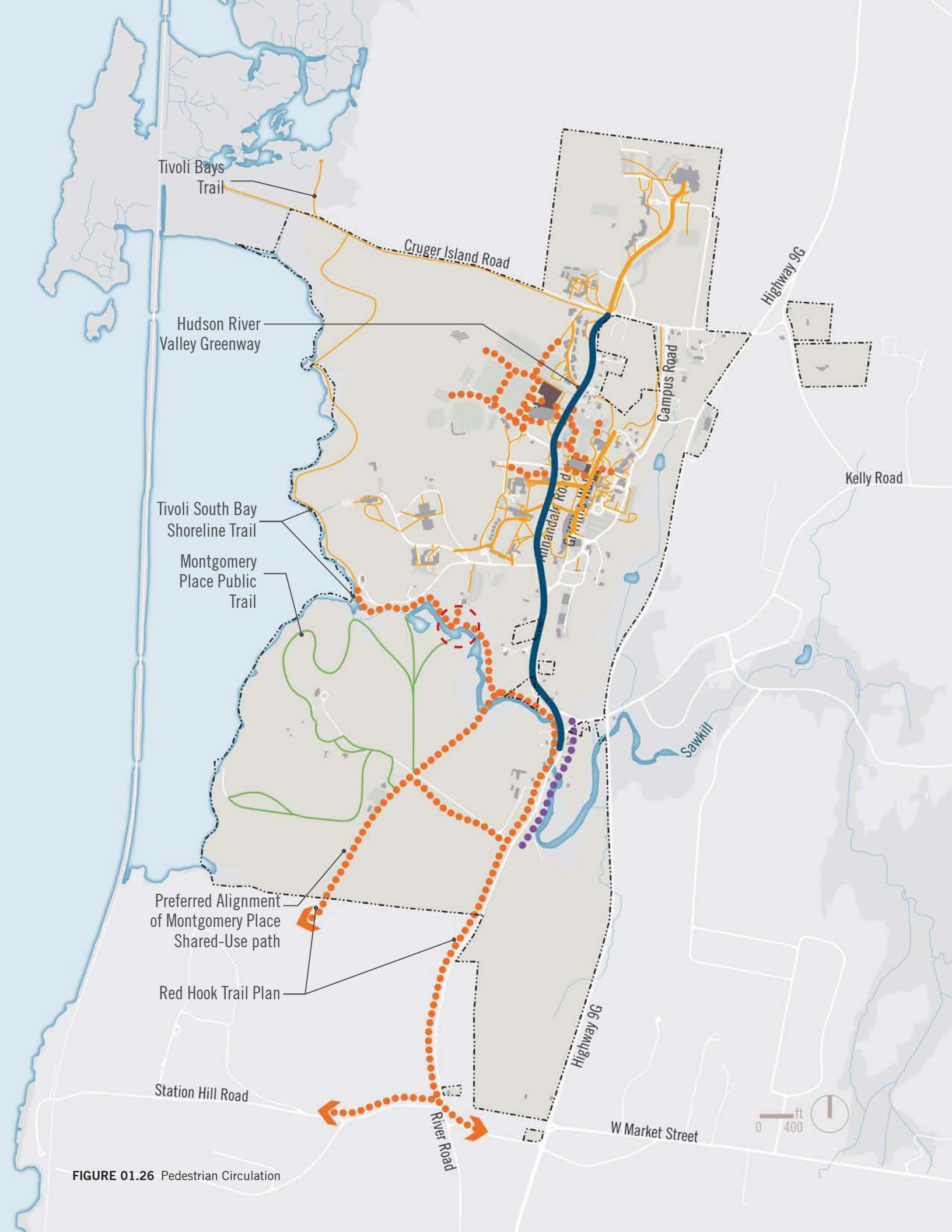


FIGURE 01.26 Pedestrian Circulation

Bike Circulation

The existing campus bicycle system runs north-south along River Road and Annandale Road as part of the Hudson River Valley Greenway (HRVG) Trail system, and includes the multi-purpose pedestrian/bike pathway on the main campus. This trail links Saratoga County to the north with New York City to the south. Designated external safe-routes from the campus link with the Village of Tivoli to the north and the Village of Red Hook to the east along Kelly Road and Whalesback Road. Recommended improvements from the Highway 9G corridor study includes the widening of the multi-purpose path running along Annandale Road through the main campus. Additionally, recommendations from the Red Hook Trails Plan includes stronger wayfinding signage to support the planned Village to Village (V2V) Trail, linking the Village of Red Hook with the Village of Tivoli.

CIRCULATION KEY

- Regional Bike Route
- Recommended Multi-purpose Pathway Widening

FIGURE 01.27 Bike Circulation

CAMPUS-WIDE PLANNING CONSIDERATIONS

CAMPUS INFRASTRUCTURE ANALYSIS

Water Supply

Bard College is served by its own water supply facility. Water is withdrawn from the Saw Kill and treated at the water plant prior to distribution to the campus and hamlet of Annandale. In 2011 the water treatment facility was rehabilitated, and is permitted to withdraw 250,000 gallons per day from the Saw Kill. Based on 2016 NYSDEC reporting records, the average withdrawal from the Saw Kill is approximately 125,000 gallons per day during the higher usage months when school is in session. The water plant is operating at approximately half of its allowed permitted water withdrawal, resulting in approximately 125,000 gallons of excess capacity.

Wastewater Treatment

Bard College is served by its own wastewater treatment facility. The facility discharges treated effluent to the Saw Kill down-gradient from the water plant withdrawal location. In 2001, the facility was rehabilitated to permit 200,000 gallons per day to be discharged to the Saw Kill. Sewage from the campus and Hamlet of Annandale is conveyed to the treatment plant by gravity collection pipes. Based on 2016 NYSDEC monthly reporting records, the sewage treatment discharges an average of approximately 145,000 gallons per day during the higher usage months when school is in session. The wastewater treatment facility discharges approximately 20,000 gallons per day more than is withdrawn at the water supply facility. This is a result of inflow and infiltration (I&I) in the campus sewage collection pipes and manholes. I&I is defined as stormwater and groundwater that enters the sewage collection system through cracks in older pipes and manholes. The older campus sewage collection pipes are clay tile pipes subject to cracking and joint separation. The older manholes on campus were made of brick and mortar which deteriorates over time. The wastewater treatment facility is operating below the permitted discharge capacity, resulting in approximately 55,000 gallons per day of excess capacity.

Stormwater

Stormwater runoff is collected by a series of collection pipes and most of the campus drains to the Hudson River via discharges to the Saw Kill or other on-site tributaries. Since 2003 when the NYSDEC enacted stormwater regulations adopted by the Environmental Protection Agency, any new construction projects disturbing over one acre are required to conform to these regulations. Since 2003, these stormwater regulations have been updated several times, the most recent being in 2015. The NYSDEC stormwater regulations require that runoff be treated to improve water quality prior to discharge, and must also ensure that the rate of runoff after development does not exceed the rate of runoff prior to development.

The regulations also require each construction project to prepare an Erosion and Sediment Control Plan that ensures sediment laden runoff from construction sites is properly captured and treated prior to discharge from the project.

Electric

The College is serviced by Central Hudson Gas and Electric (CHGE). CHGE has transmission poles along Annandale Road, and the College owns and maintains all the secondary underground, and limited overhead lines serving buildings throughout the campus.

** Campus infrastructure analysis based on NYSDEC flow reporting records from the past 12 months and past electric usage.*

SUSTAINABILITY

Bard will continue actively planning ways to promote sustainability within the College and in the greater community. The Bard Office of Sustainability (BOS) operates under the mission to enhance the sustainability of the College in its operations, academics, and outreach, while making Bard carbon neutral by 2035.

By signing the Carbon Commitment (formerly ACUPCC) in 2009, President Botstein agreed to launch an ambitious and important process to achieve carbon neutrality and "actions to make climate neutrality and sustainability a part of the curriculum and other educational experience for all students."

The Carbon Commitment begins the process of deliberate and systematic steps towards carbon neutrality, and lays out a prescribed timeline. To aid in this process, Bard has prepared annual green house gas inventories, a detailed Climate Action Plan and maintains regular progress reports.

Bard has also recently updated the College New Construction and Major Renovation Policy, which strives to create high performance buildings using a "whole building as a system" approach.

Bard also operates a Sustainability Council, which conducts sustainability planning, advises the College on sustainability issues, and collaborates on sustainability events. In addition, the Sustainability Council helped move the College along the STARS spectrum from a silver rating to a gold rating for the 2011-2014 reporting period.

Academically, Bard strives to fully integrate environmental responsibility and sustainability into its academic programs and research endeavors. This incorporates everything from safe disposal practices in the lab, to an emphasis on academic programs that train the next generation of environmental leaders.

CAMPUS LIGHTING

The College will continue to reference the Campus and Town of Red Hood lighting standards for new building and exterior lighting projects. The campus has recently converted all of its exterior lighting to LED and will continue to strive towards energy efficient and environmentally sensitive lighting in all areas of campus. Particular attention will be made towards selecting historically and architecturally compatible lighting at Montgomery Place.

PROJECT IDENTIFICATION

Near-Term Projects

Kline Commons Renovation and Expansion

Digital Science Commons

Campus and Community Recreational Facilities, Phase 1

Micro Hydropower on the Saw Kill

Bard Media Lab

Campus Infrastructure Analysis

Mid-Term Projects

North Campus Live Arts Building

Relocated Student Performance Space

Library Expansion

Center for Curatorial Studies Collection Expansion

John Cage Trust Facility

MFA Studio Building

Campus and Community Recreational Facilities, Phase 2

Student Housing

Intersection Improvement at Cruger Island Road & Annandale Road

Pedestrian Bridge to Montgomery Place

Campus Infrastructure Analysis

Long-Term Ideas

Additional Student Housing

Montgomery Place Collection Facility

Stephen Shore Photography Archive

College Inn

Main Lot Expansion

Center for Environmental Studies

Campus Infrastructure Analysis

NEAR-TERM PROJECTS

KLINE COMMONS RENOVATION & EXPANSION

Existing Conditions

Kline Commons is Bard's primary dining facility, serving students, faculty and staff. Built in 1970, it was originally sized for an enrollment less than half the current size. The building has been renovated several times, most recently in 2011 with an addition on the north side to expand the dining area. It is currently 24,256 gross square feet.

Proposed Project

Kline Commons project expands and upgrades this key facility to serve as vibrant, mixed-use hub for student and community life at the core of the campus. The project will enhance and expand dining, which will remain Kline's core function. It will also add a range of spaces to support student life and community engagement. The expansion will connect the building directly to Griffiths Walk, to frame and enhance this important open space at the heart of the campus, and improve circulation.

Additions to the east, south and west sides of the building total 20,000 gross square feet. The south addition will provide needed extra dining space. The east addition will provide space for a student lounge / café, classrooms, the Bard Food Lab and a multipurpose space. The west addition will provide an improved service access and include screening measures.

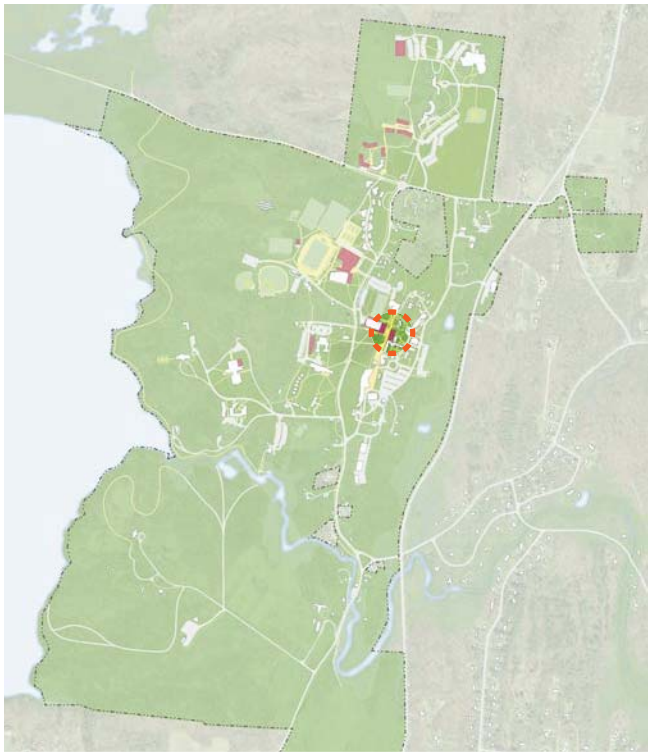


FIGURE 01.28 Key Map

Proposed Added Floor Area	22,660 GSF
Uses	Educational, Dining
Occupancy Types	Classrooms, Student dining, Lounges
Additional Parking Required / Provided	20 / 20 spaces* , 2 improved ADA spaces added
Maximum Height	32 feet at east elevation, 36 feet at stair tower
Parcel / Zoning / Acreage	600630 / Institutional / 110.3
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	4.8% / 5.2% / 5.0%
Min. Open Space %: Existing / Proposed / Min. Allowable	86% / 87.1%** / 75%
Circulation and Access	Pedestrian access improved with new entry and plaza No change to vehicle and service access
Water, Sewage and Related Infrastructure	[to come from Morris]
Minimum Yards	Existing non-conformance with SC-O District front yards, compliant with existing rear and side yards
Variances Required	Building Coverage, Open Space, Yards

**As part of the reconfigured lots north of Kline Commons, west of the Library*
***for Kline plus portion of new paved parking lots.*

TABLE 01.9 Project Metrics

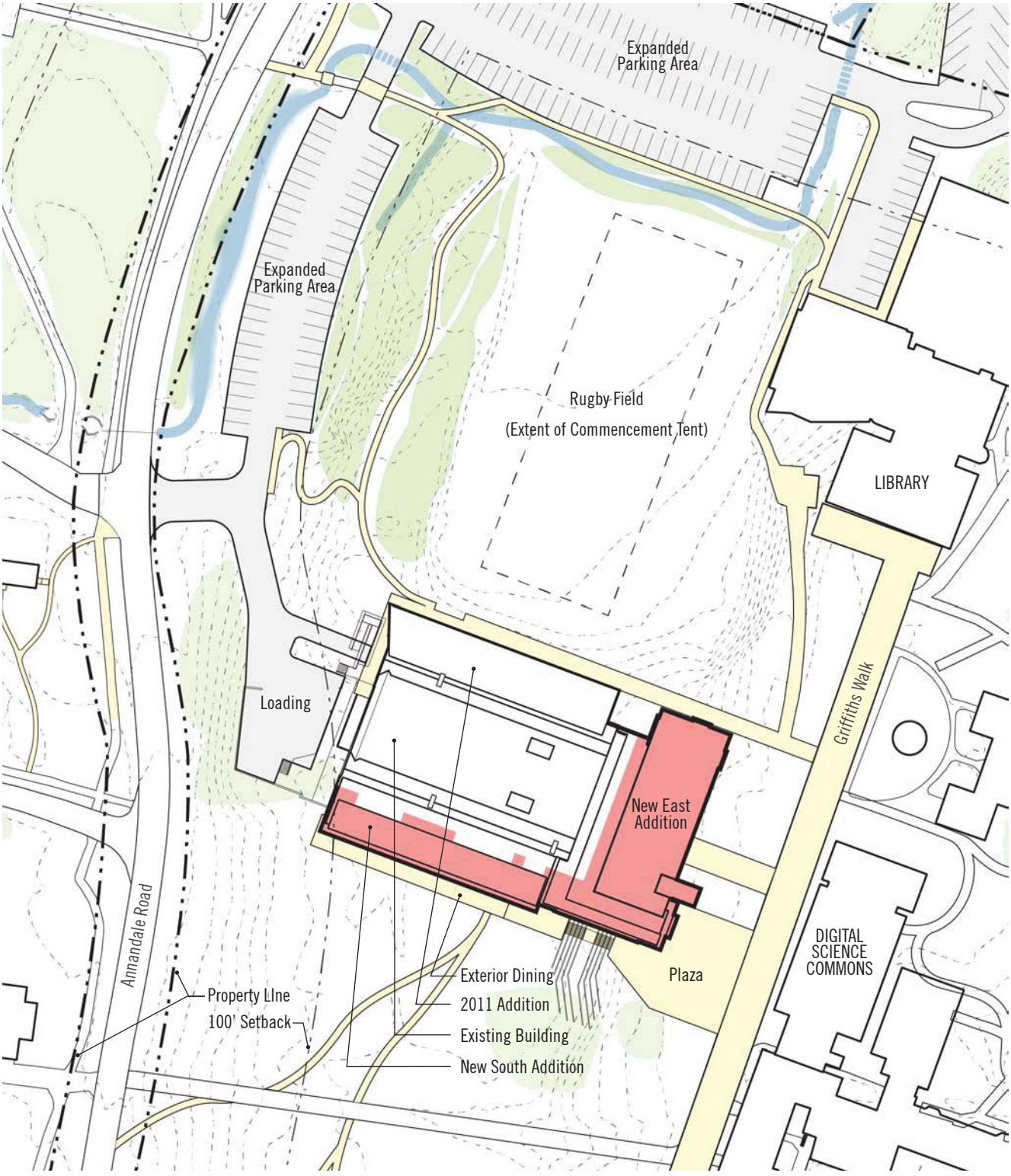


FIGURE 01.29 Conceptual Site Plan

NEAR-TERM PROJECTS

KLINE COMMONS RENOVATION & EXPANSION

The Kline Commons dining service will continue and expand on the current use of locally sourced food, with a Farm to Table concept. A variety of dining options will be provided in the building to address a diverse range of food preferences. The project will support a new initiative, the Bard Food Lab. Separate from the commercial dining operation, the Lab will provide space for teaching, research and community engagement related to food science. A kitchen lab will provide a dedicated space for instruction and research in food preparation, supported by an adjacent multipurpose classroom and storage space. A second flexible classroom, also for 30 people will also be provided. Both will be available for campus-wide use and for events and meetings when not in use for instruction. The project will also include a generously-sized student lounge / café and multipurpose space. Individual and group study areas are included on the top floor. There is a significant need for these types of space on campus.

The project will also address site accessibility given the surrounding sloping site, and code upgrades. Improving the service area facing is a priority so it is more attractive and functional. A wall or continuous landscaping will be installed to screen views from Annandale Road to the service yard.

Sustainability measures will be incorporated as the project is further developed.

Calculating parking demand is problematic using standard types of uses since this facility is used primarily by students who live on campus. Students are not meant to drive between buildings on campus, but rather walk, bike and/or take the shuttle whenever possible. The project adds approximately 64 seats for dining. Applying the restaurant use to this is not applicable for reasons noted above. The project adds 76 classroom seats. The project also adds a lounge and a multipurpose space. The College proposes to add 20 spaces north of Kline for access to the building by visitors to support the expansion. The plan also provides 2 additional ADA-compliant parking spaces adjacent to the building to replace the current space accessible up a steep incline.

The proposed loading dock extension is 78' from the centerline of Annandale Road; the nearest corner of the west addition is 102' from the centerline of Annandale Road. The proposed addition and existing building are inside the setbacks from Annandale Road, as established by the Scenic Corridor Overlay and base zoning districts.

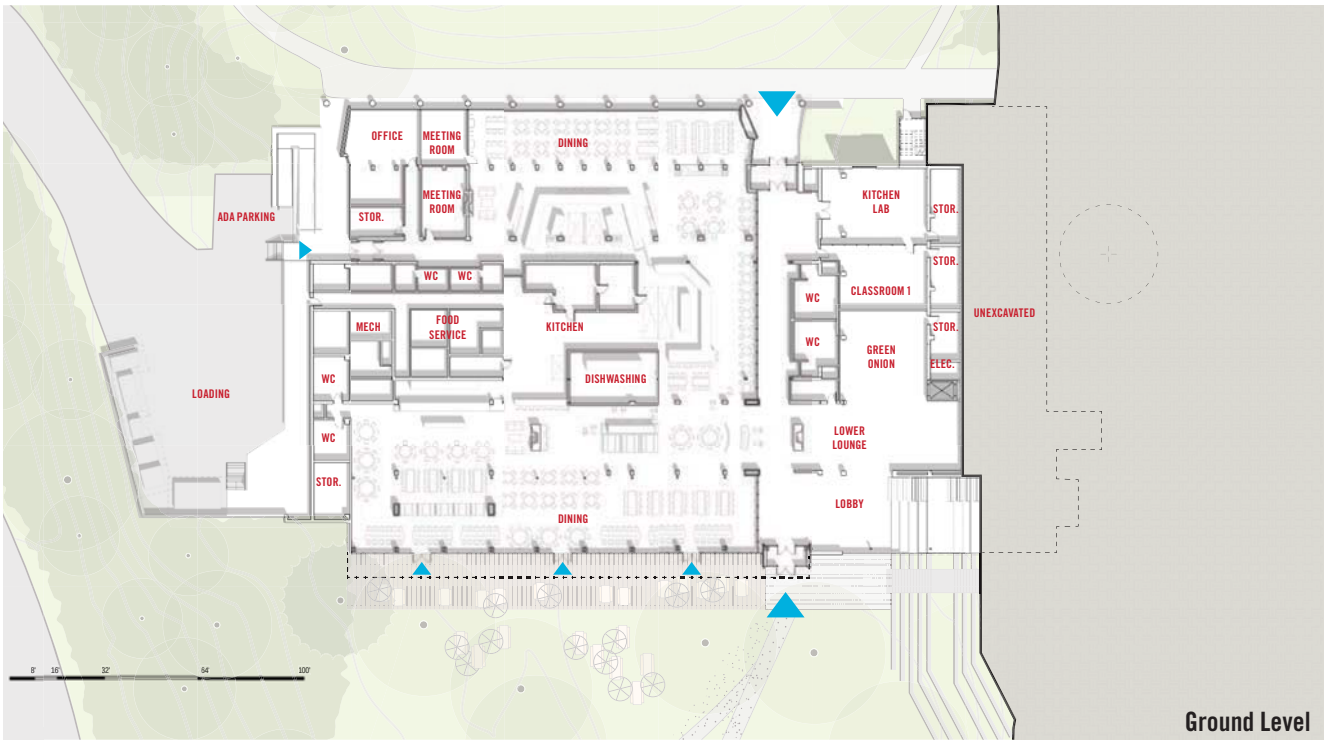
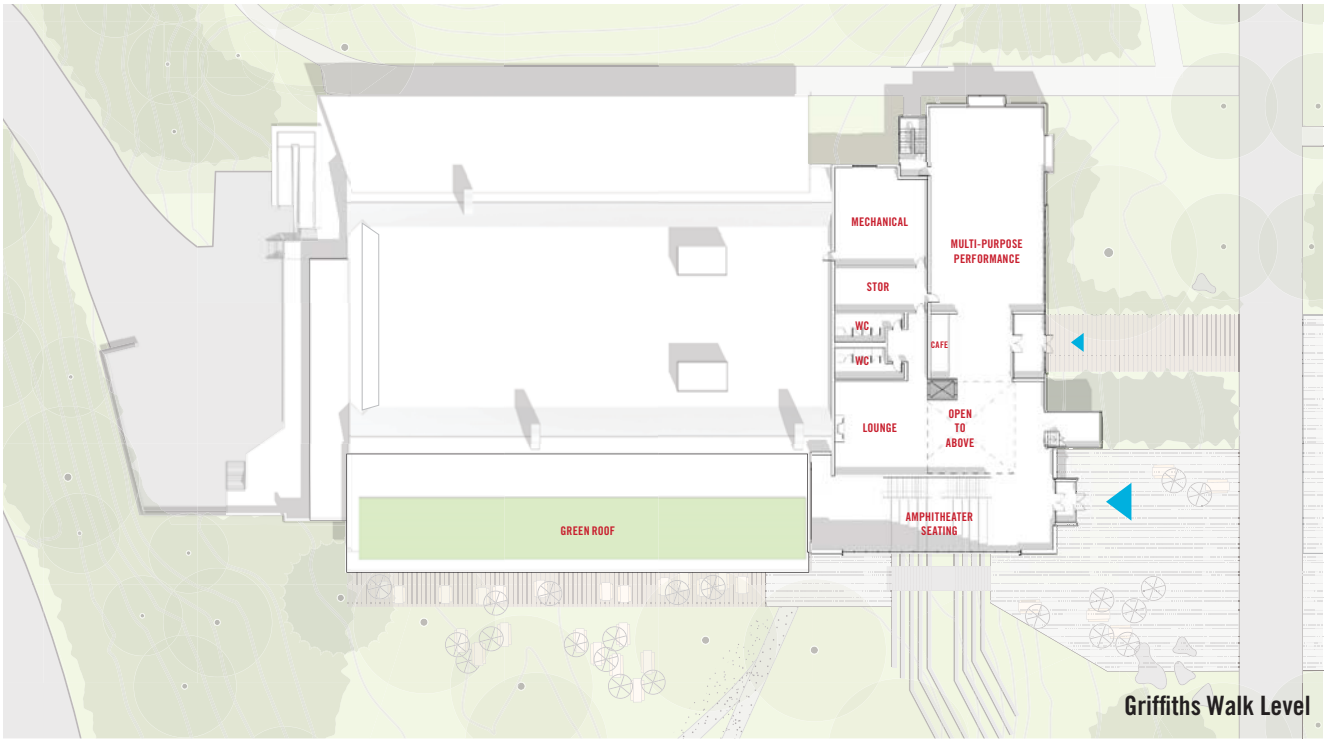
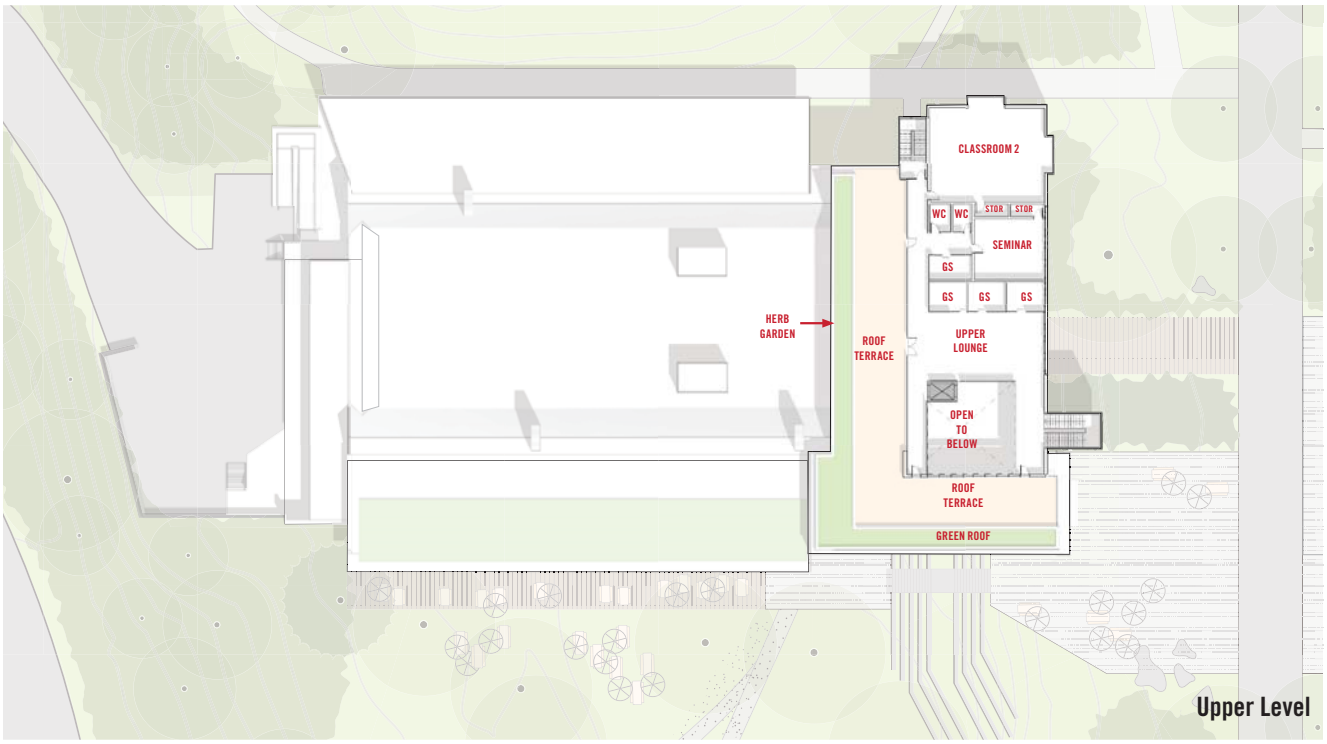


FIGURE 01.30 Conceptual Floor Plans



Griffiths Walk Level



Upper Level

NEAR-TERM PROJECTS

KLINE COMMONS RENOVATION & EXPANSION

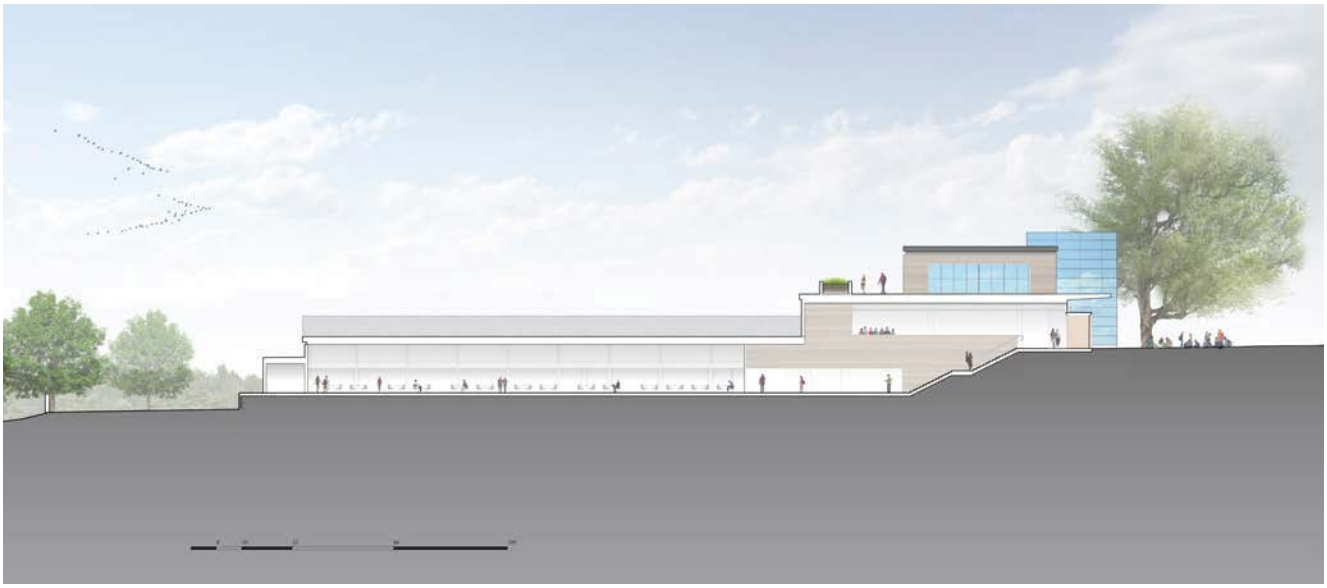


FIGURE 01.32 Kline Commons Building Section

FIGURE 01.31 Conceptual Rendering View of Kline Commons from the South

NEAR-TERM PROJECTS

DIGITAL SCIENCE COMMONS

Existing Conditions

The site for this new building is open space between the Rose Laboratory Building and Griffiths Walk.

Proposed Project

The Digital Science Commons is a new, 3-story building that will serve as the departmental hub for Bard's Physics program, currently housed in Hegeman and Rose Halls. The Physics program includes research and teaching labs as well as faculty offices, lounge and seminar spaces. The building will have a five-meter observatory dome and telescope deck for teaching and night sky public viewing.

Since the building will occupy a central location on the Bard campus, it is seen as an opportunity to organize spaces and activities that will welcome the larger Bard campus population. The followings are proposed: general use classrooms (30 seats); physical labs, a shared maker space for use both by Bard as well as for the larger Red Hook community including K-12 students; and a digital media commons for Bard student group work with dedicated support staff.

The building will align with existing Stone Row along Griffiths Walk at a scale that will blend with this historic edge while at the same time punctuating the center of campus with a contemporary structure with a transparent facade to show off learning activity within.

The building will have 134 classroom seats (including seminar and maker space) resulting in a need for 12 spaces. Offices total 800 SF, resulting in a need for 3 spaces. (Note that two laboratories will be taken off-line in the Rose Building and converted to office space. The reduction in parking demand is not included in this figure.)

Proposed Added Floor Area	33,810 GSF
Uses	Educational
Occupancy Types	Classrooms, Office
Additional Parking Required / Provided	15 / 15 spaces*
Minimum Yards	Complies with SC-O and I District yards
Maximum Height	44 Feet
Parcel / Zoning / Acreage	600630 / Institutional / 110.3
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	4.8% / 5.0%** / 5.0%
Min. Open Space %: Existing / Proposed / Min. Allowable	86% / 86.3%** / 75%
Circulation and Access	Pedestrian access improved with new entry and plaza No change to vehicle and service access
Water, Sewage and Related Infrastructure	[to come from Morris}
Variances Required	Maximum Height, Minimum Open Space

**As part of the reconfigured lots north of Kline Commons, west of the Library*
***for this project only. __% building coverage including all proposed Near-term projects.*

TABLE 01.10 Project Metrics

NEAR-TERM PROJECTS

DIGITAL SCIENCE COMMONS

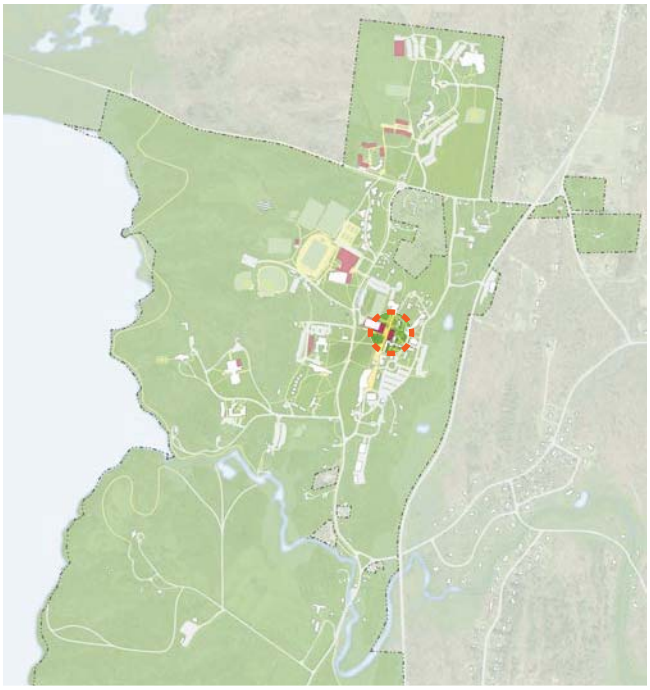


FIGURE 01.34 Key Map

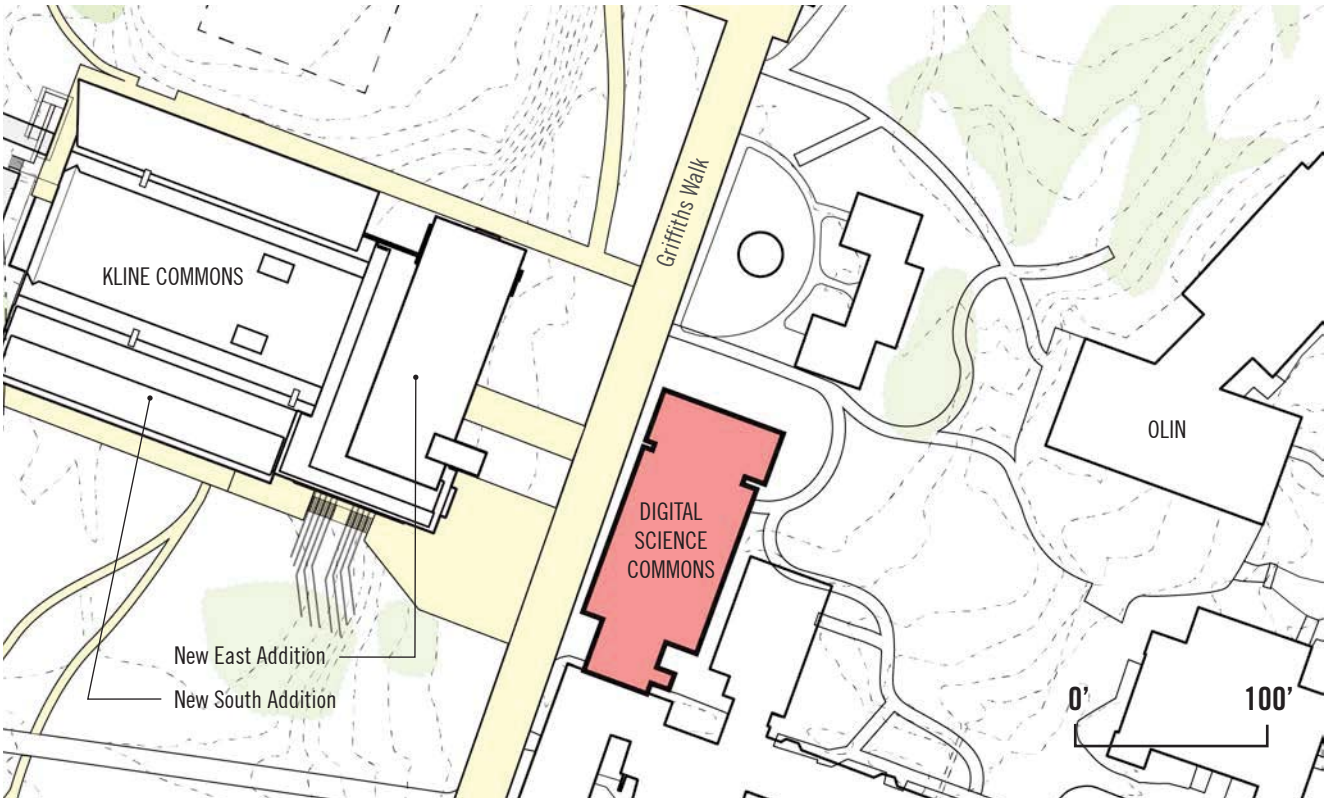


FIGURE 01.33 Site Plan: 1" = 100'

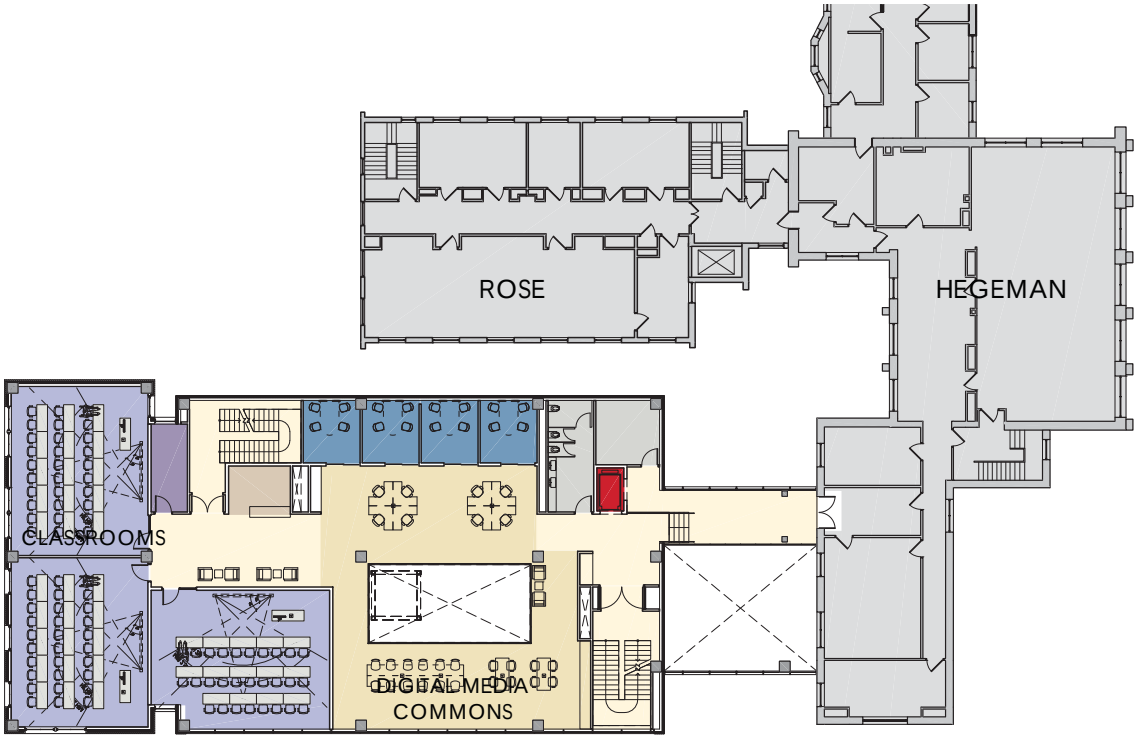


FIGURE 01.36 Conceptual Second Floor Plan

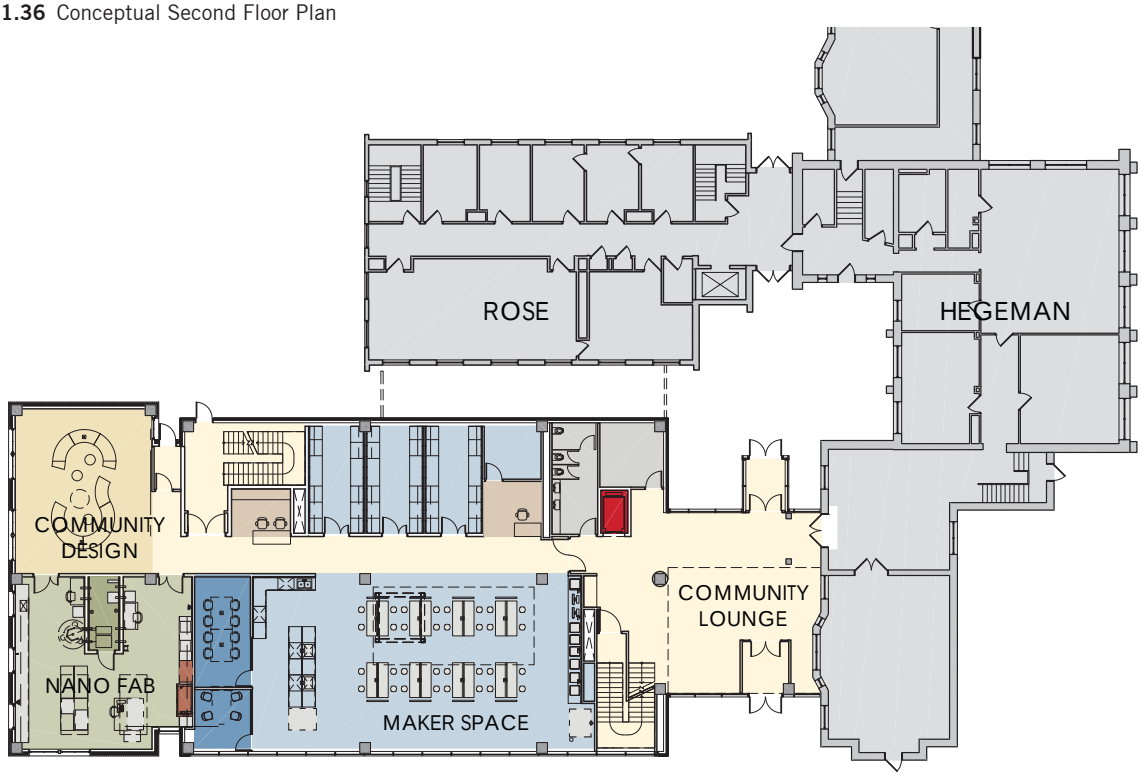


FIGURE 01.35 Conceptual Ground Floor Plan

NEAR-TERM PROJECTS

DIGITAL SCIENCE COMMONS

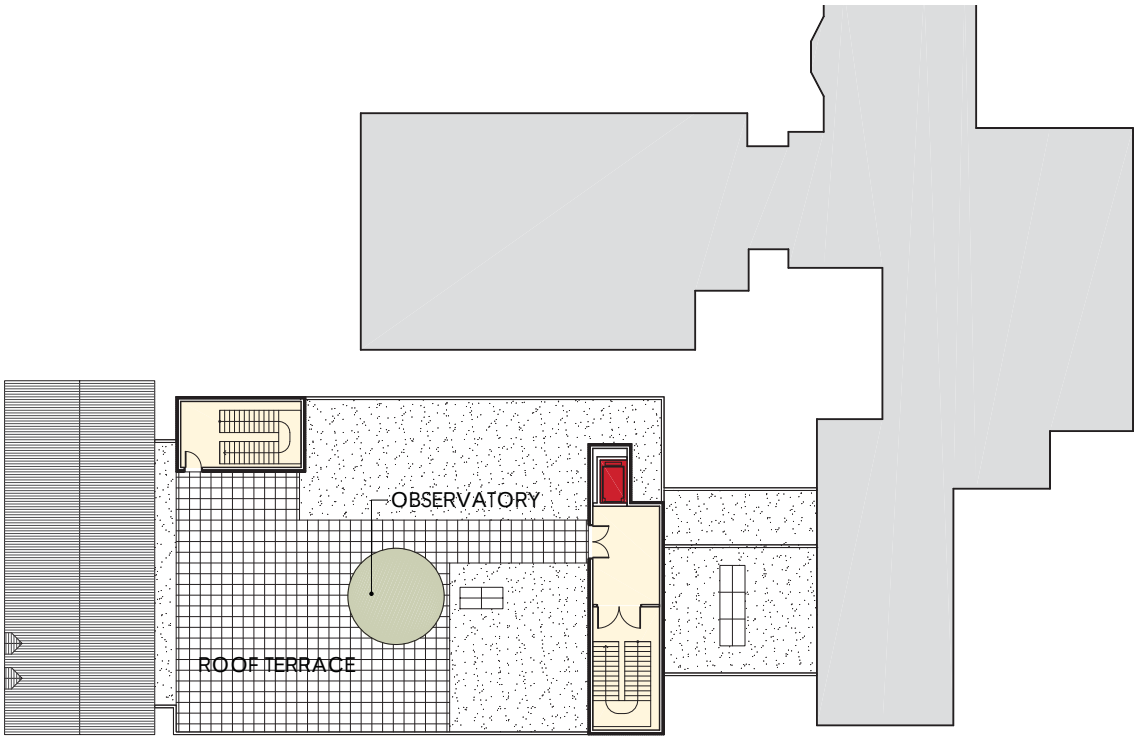


FIGURE 01.37 Conceptual Roof Plan

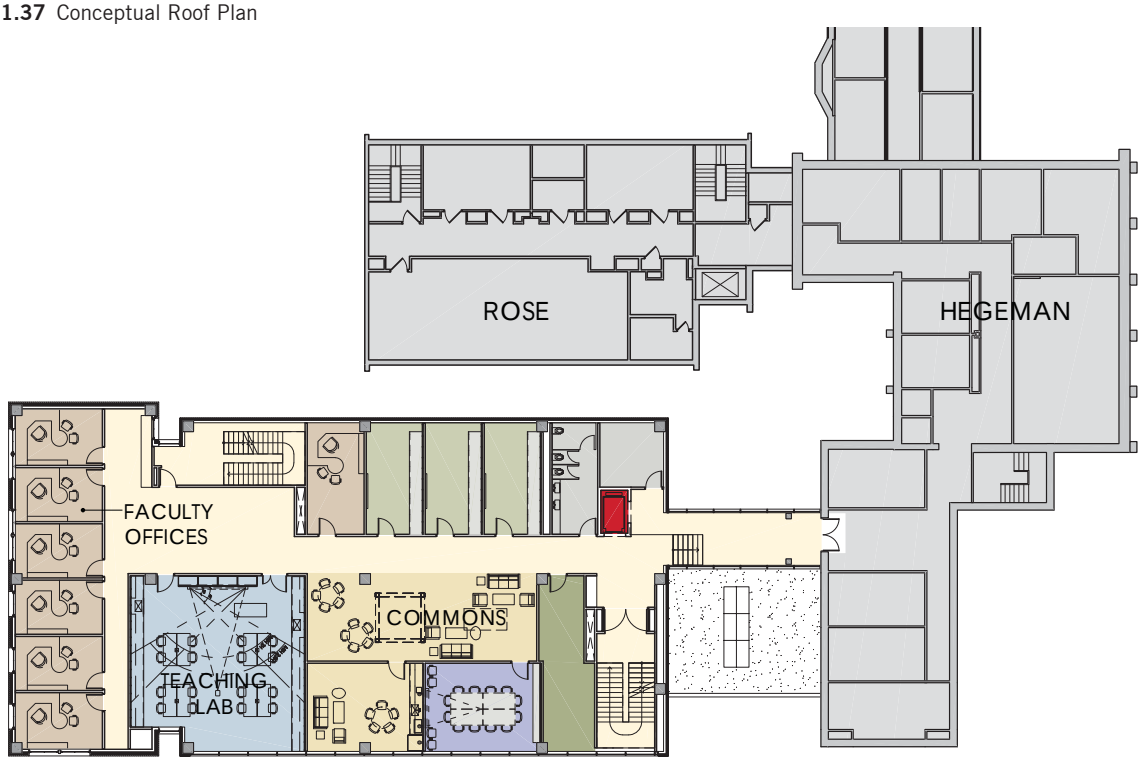


FIGURE 01.38 Conceptual Third Floor Plan

FIGURE 01.39 Conceptual Rendering

FIGURE 01.40 Conceptual Rendering

FIGURE 01.41 Model View

NEAR-TERM PROJECTS

CAMPUS AND COMMUNITY RECREATIONAL FACILITIES, PHASE 1

Existing Conditions

The area is currently occupied by Stevenson Gymnasium, tennis courts, access drives and parking, athletic fields, a grounds keeping staging area.

Proposed Project

The scope for phase 1 of the project includes creating a new artificial turf field for soccer and lacrosse at Ferrari Main Field; leveling and planting a new grass practice field on the grounds keeping staging area (which will be relocated) and renovating the existing locker rooms in Stevenson Gymnasium. Other more comprehensive improvements are planned in a second phase when funding is available for implementation.

The existing 125 seats at Ferrari Main Field will remain when this is converted to artificial turf. The grass practice field will not have seating and will support the current student population.

To address the congestion in the Stevenson Gym parking lot and improve community access, Bard will allow use of part of the under-utilized Village parking lot (est. 25 spaces) next to the tennis courts for use by faculty, staff and the community using the athletic / recreational facilities. Bard will designate 5 spaces with signage for exclusive use by the surrounding community. On evenings and weekends, the parking lots east of Annandale Road will have parking capacity suitable for athletics and recreation participants, spectators, staff and visitors.

Proposed Added Floor Area	0 GSF
Uses	Athletics and recreation / exterior space
Occupancy Types	NA
Additional Parking Required / Provided	0 / 25 spaces
Minimum Yards	Existing non-compliance with SC-O District front yards, compliant with rear and side yards
Maximum Height	NA
Parcel / Zoning / Acreage	400720 / Institutional / 175
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	3.3% / 3.3% / 5%
Min. Open Space %: Existing / Proposed / Min. Allowable	92% / 90% / 75%
Circulation and Access	Pedestrian access improved with new entry and plaza No change to vehicle and service access
Water, Sewage and Related Infrastructure	[to come from Morris}
Variances Required	None

TABLE 01.11 Project Metrics

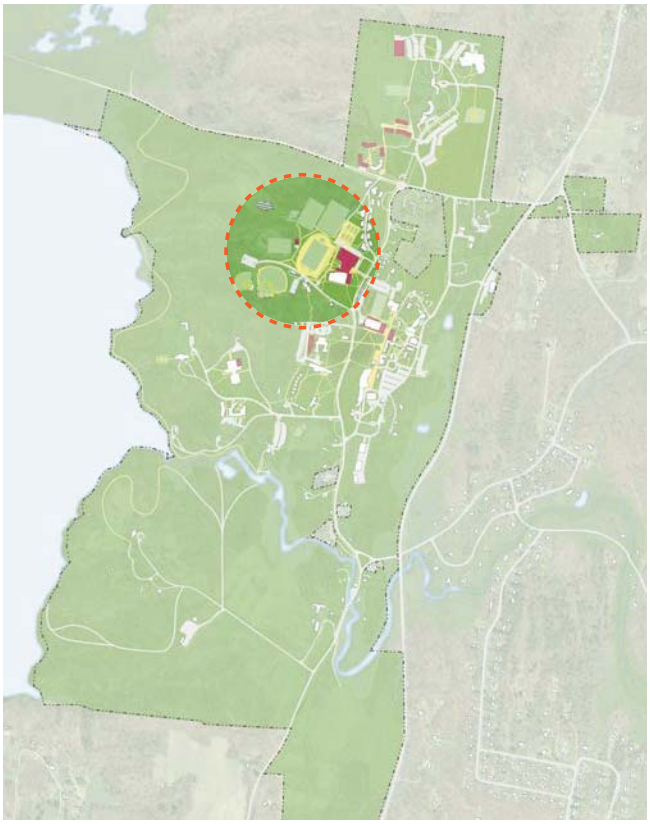


FIGURE 01.42 Key Map

NEAR-TERM PROJECTS

CAMPUS AND COMMUNITY RECREATIONAL FACILITIES, PHASE 1

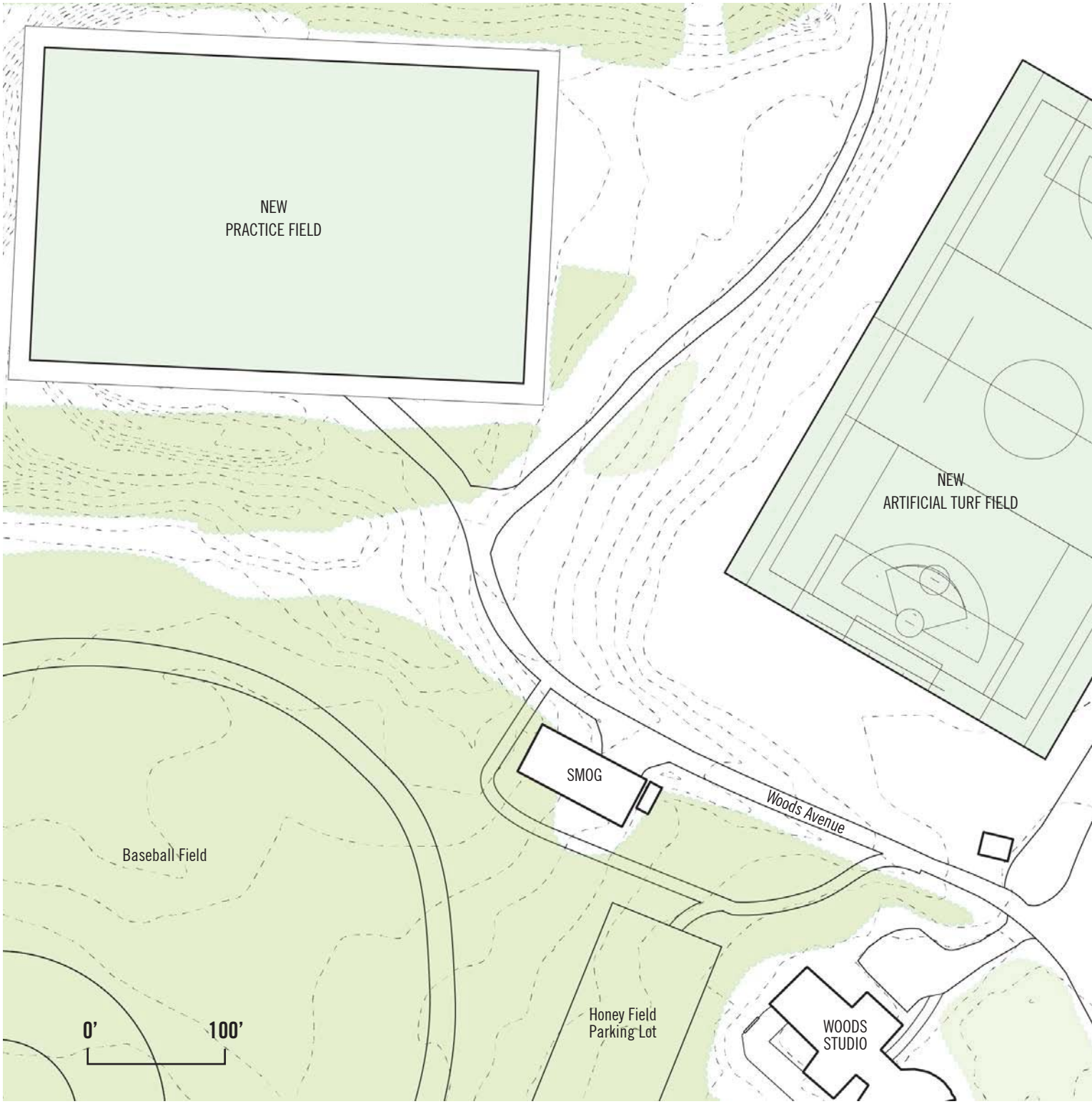
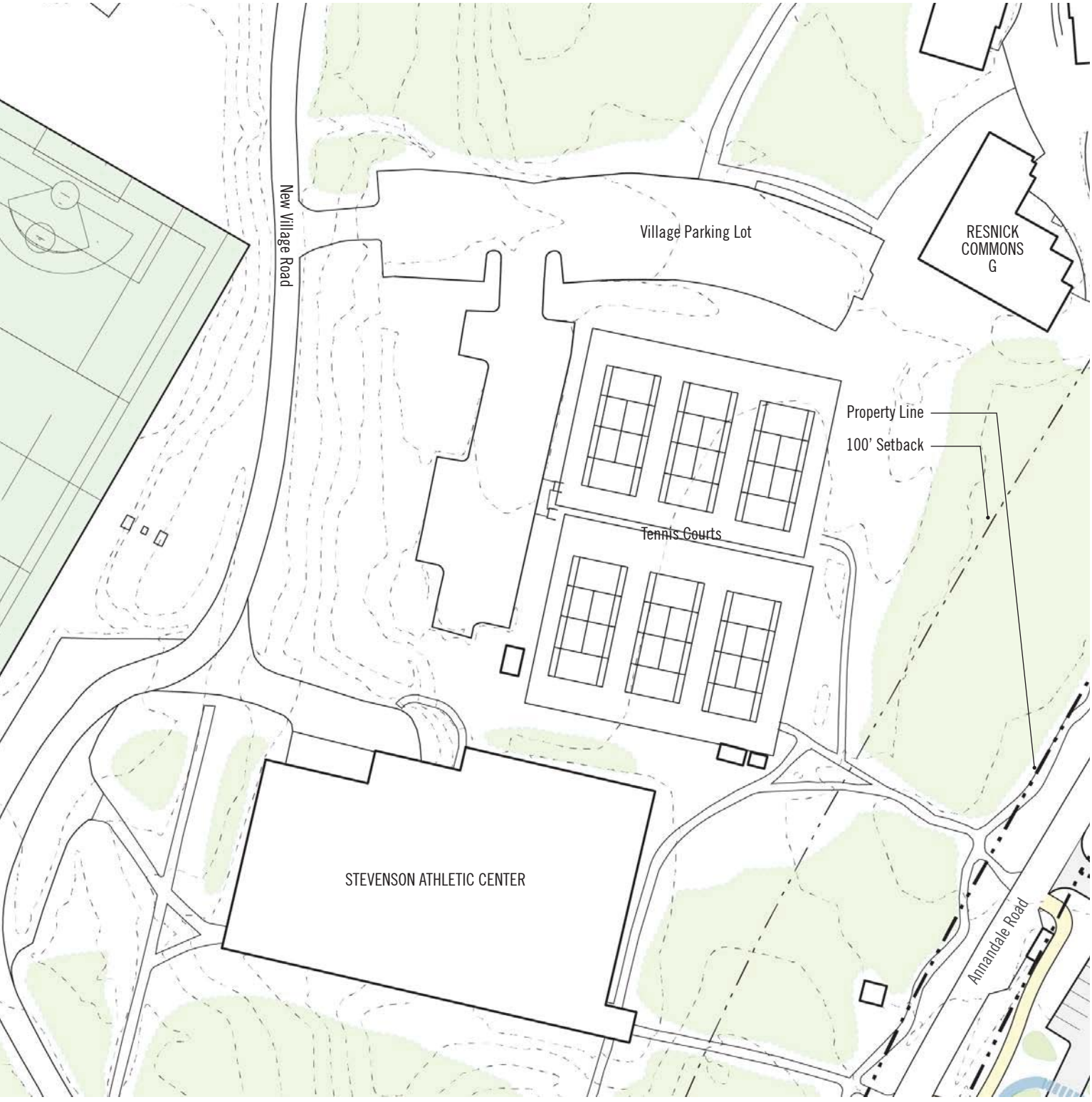


FIGURE 01.43 Site Plan: 1" = 100'


New Village Road
Village Parking Lot
RESNICK
COMMONS
G
Property Line
100' Setback
Tennis Courts
STEVENSON ATHLETIC CENTER
Annandale Road

NEAR-TERM PROJECTS

MICRO HYDROPOWER ON THE SAW KILL

Existing Conditions

The site is the Saw Kill. An existing hydropower plant exists near the outlet to the Hudson River.

Proposed Project

Three micro hydropower projects are under review associated with two dams owned by Bard on the Saw Kill Creek as part of a NYSERDA grant. None of the projects currently is approved by Bard, the Town of Red Hook, or regulating authorities including the DEC, FERC, ACOE. The intent for the timeline is to make a decision of which project or projects (none, any or all) can go forward by the end of this summer. Regardless of whether micro hydropower proceeds, planning for the future of both Bard dams, whether to remove or continue to Operation & Maintain them, will need to be made by the College.

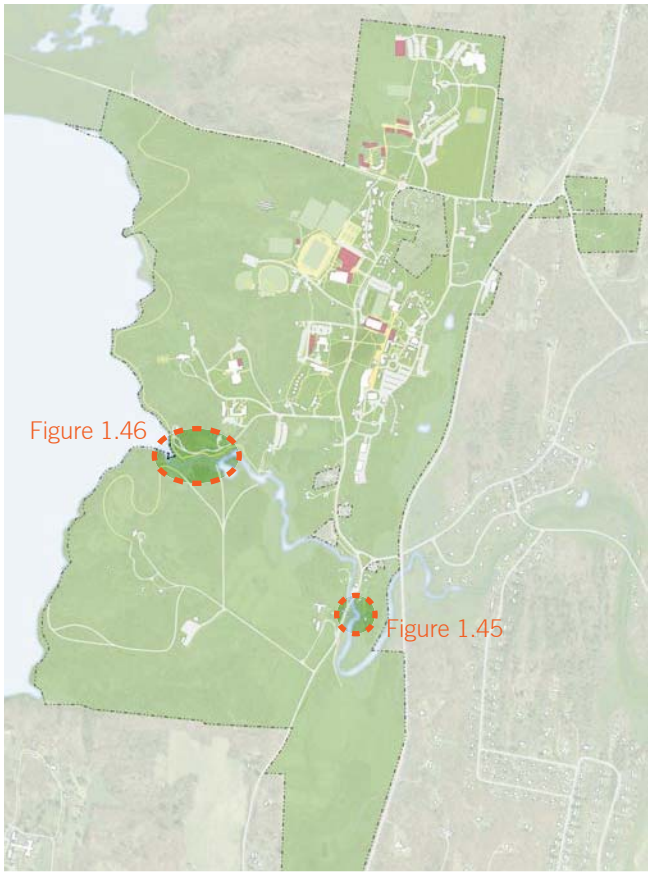


FIGURE 01.45 Key Map

Proposed Added Floor Area	NA
Uses	Turbines and power plant for hydro power project
Occupancy Types	NA
Parking Requirement	0 spaces
Minimum Yards	The 3 proposed projects are within 100' of the property line in the Saw Kill
Maximum Height	TBD
Parcel / Zoning / Acreage	260340 / WC / 101.5 ; / 553292 / I / 5.05
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	NA
Min. Open Space %: Existing / Proposed / Min. Allowable	NA
Circulation and Access	Utilizing existing unpaved roads and trails.
Water, Sewage and Related Infrastructure	[to come from Morris}
Variances Required	Project approval is under Federal jurisdiction

TABLE 01.12 Project Metrics

FIGURE 01.46 Site Plan: 1" = 100'

NEAR-TERM PROJECTS

MICRO HYDROPOWER ON THE SAW KILL

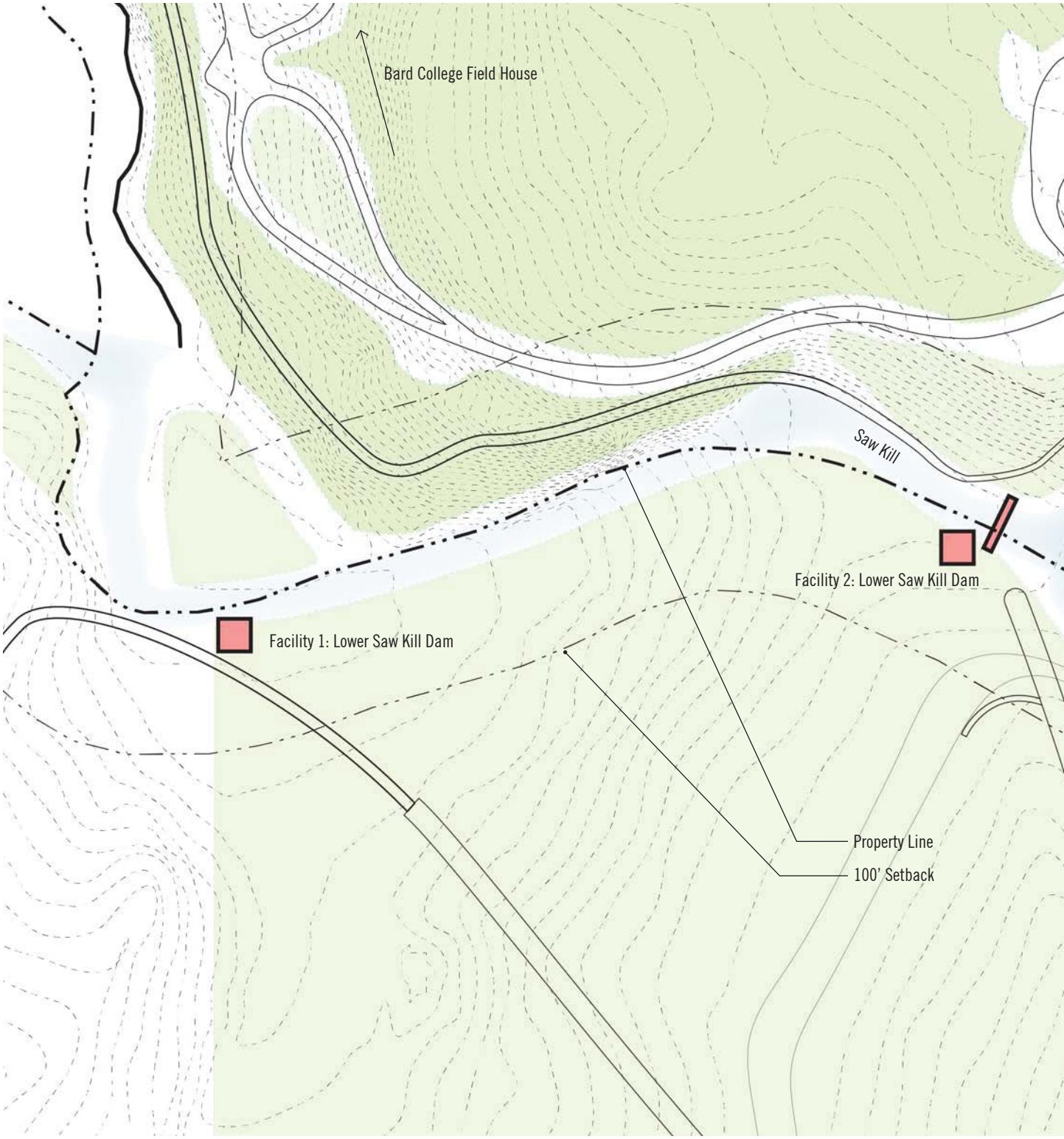


FIGURE 01.47 Site Plan: 1" = 100'


Head of Meadow
Parking Lot
Upper Falls
The Lake
Mid-Term Project:
Pedestrian Bridge
0’
100’

NEAR-TERM PROJECTS

BARD MEDIA LAB

Existing Conditions

The site is currently occupied by the Annandale House at the intersection of Annandale Road and Woods Avenue. It is west of Annandale Road, opposite Kline Commons.

Proposed Project

The Bard Media Lab is a new academic facility. It will support current and future student learning needs with additional classroom/lab space designed to accommodate video/distance-learning. This is achieved with a two-level modular design that includes a classroom, publication bar, and upper-level mezzanine.

The centrally-located lab is in close proximity to primary student learning, housing, and support functions, including Kline Commons to the east, the Fisher Studio Arts Building to the south, and the Stevenson Athletic Center to the north.

Parking is available in the shared Kline Lot on the opposite side of Annandale Road.

The project has received site plan approval.

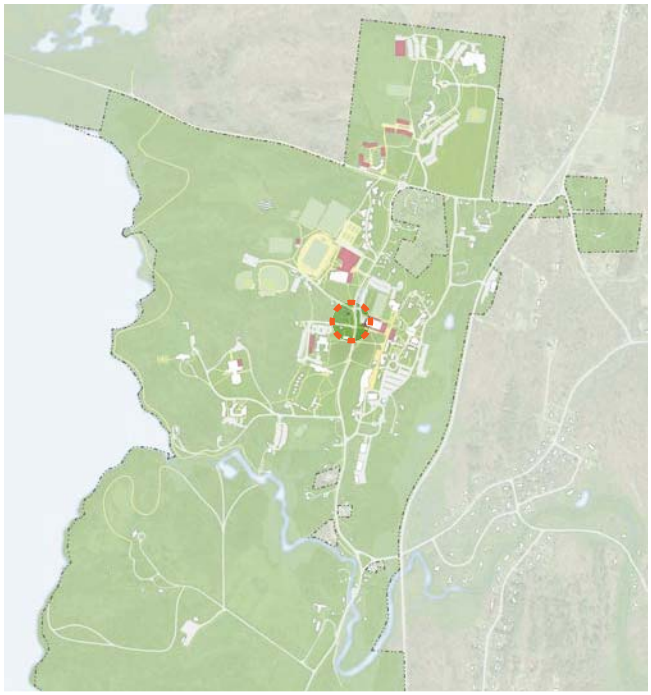


FIGURE 01.48 Key Map

Proposed Added Floor Area	906 GSF
Uses	Classrooms, Work Area, Restroom
Occupancy Types	Classrooms (12 seats), Study Area (3 seats)
Additional Parking Required / Provided	NA
Minimum Yards	Non-conformance with SC-O District min. front yard. Compliant with side and rear yards.
Maximum Height	19 Feet
Parcel / Zoning / Acreage	400720 / Institutional / 175
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	3.3% / 3.3% / 5%
Min. Open Space %: Existing / Proposed / Min. Allowable	92% / 91.9% / 75%
Circulation and Access	Pedestrian access. No vehicle service access required
Water, Sewage and Related Infrastructure	[to come from Morris}
Variances Required	None - Project has received site plan approval

TABLE 01.13 Project Metrics

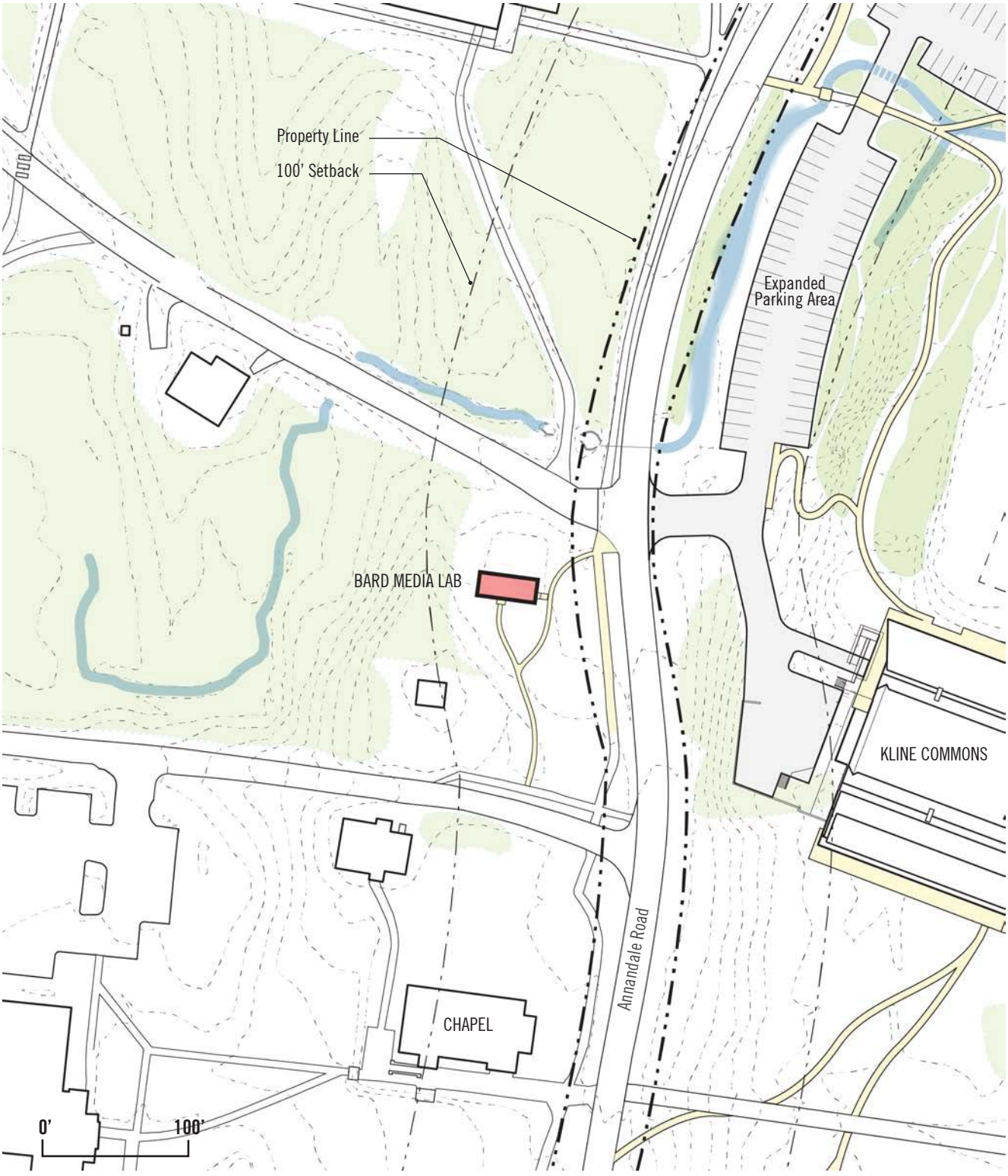


FIGURE 01.49 Site Plan: 1" = 100'

NEAR-TERM PROJECTS

BARD MEDIA LAB

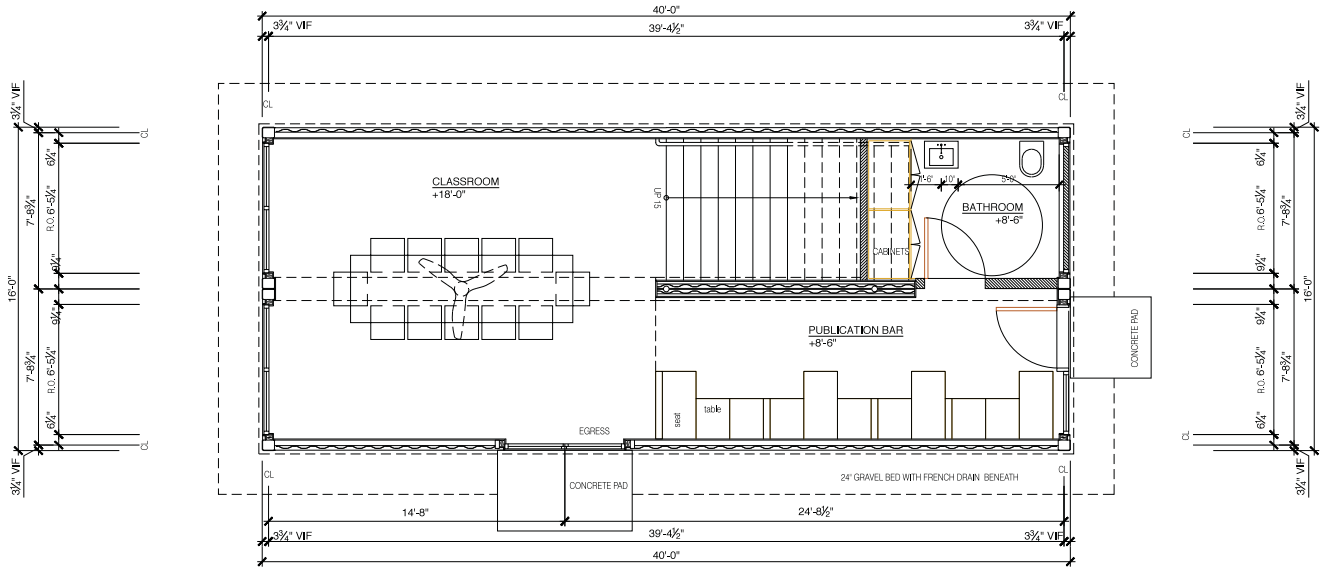


FIGURE 01.51 Conceptual First-Floor Floorplan

FIGURE 01.50 Conceptual Rendering of Media Lab Exterior

NEAR-TERM PROJECTS INFRASTRUCTURE ANALYSIS

The Near-Term Projects in the Master Plan will not require any improvements to the wastewater and water supply treatment facilities. In addition to both facilities having excess capacity, the projects are not expected to increase the student enrollment and daily water usage. Each project however, will require installation of water supply distribution and sewage collection pipes connected to the existing campus water and sewer piping. In most cases, these projects will require Dutchess County Board of Health approval for extension of water and sewer piping.

If any project on the Near-Term list would disturb over one acre, the project will need to conform to the latest NYSDEC Stormwater Regulations and will prepare a Stormwater Pollution Prevention Plan to be reviewed and approved by the Town of Red Hook's engineering consultant during the Site Plan Approval process. Projects that disturb less than one acre will still be required to prepare an Erosion and Sediment Control Plan. Each project will also install a stormwater collection system to convey runoff to the project's stormwater practices and ultimately connect to an existing campus collection system or discharge directly to an existing Hudson River tributary.

Near-Term Projects will have no effect on electric service capacity at the College. Electric service will be routed to each project on the Near-Term list and be coordinated with the College's facilities staff.

** Campus infrastructure analysis based on NYSDEC flow reporting records from the past 12 months and past electric usage.*

MID-TERM PROJECTS

NORTH CAMPUS LIVE ARTS BUILDING

Existing Conditions

The site is currently undeveloped in the northwest corner of the Bard campus, to the west of the Fisher Arts Center parking lots.

Proposed Project

The College is planning to provide a new building for its undergraduate Dance, Theater and Performance programs. While Bard is noted for the Fisher Center for the Performing Arts, this notable facility is not designed or intended to be used by undergraduates on a regular basis for general academic use, including rehearsals and instruction. This new facility for undergraduates, will therefore meet an unmet demand for the current student population. The new building will include spaces for studios, rehearsal rooms, classrooms, faculty offices, storage and production workspace as well as multi-purpose rooms.

Use of this building will typically be staggered, or non-simultaneous, with use of the Fisher Center for the Performing Arts. Parking demand is not cumulative. During the summer, when not in use by undergraduates, the new North Campus Live Arts Building will be used in conjunction with other venues in the area for seasonal programming. It will host SummerScape programs and may be able to host.

Vehicle access is provided via the drive connecting the current Fisher Lots. A service dock area is provided at the north side of the building. Pedestrian and bike access is provided by extending the existing sidewalks linking the Fisher Center to its parking lots.

FIGURE 01.52 Key Map

A pedestrian plaza at the south side of the Live Arts Building will connect to the main entry and provide sweeping views to the meadow and Bard Farm.

Parking demand for typical use by undergraduates during daytime weekday hours over the academic year will be met by adjacent parking for the Fisher Center, which is largely vacant at these times. Bard will manage event scheduling in order to avoid simultaneous programs/events in major venues in Fisher and Live Arts at the same time. In order to address the peak overflow parking need in the north campus during major programming events, the Master Plan proposes to add 56 additional paved parking spaces and to replace overflow parking west of the new facility by leveling an area to be a grass area suitable for parking, separate from adjacent stormwater management areas.

Proposed Added Floor Area	25,000 GSF
Uses	Academic
Occupancy Types	Performance space, offices, classrooms, restrooms
Additional Parking Required / Provided	0 / 56 paved plus 104 overflow lawn overflow.
Minimum Yards	Compliance with front. rear. side yards
Maximum Height	Approximately 40 feet
Parcel / Zoning / Acreage	633970 / I / 92
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	3.6% / 4.2% / 5%
Min. Open Space %: Existing / Proposed / Min. Allowable	86% / 85% / 75%
Circulation and Access	Pedestrian, vehicle and service access provided.
Water, Sewage and Related Infrastructure	[to come from Morris}
Variances Required	Maximum height

TABLE 01.14 Project Metrics

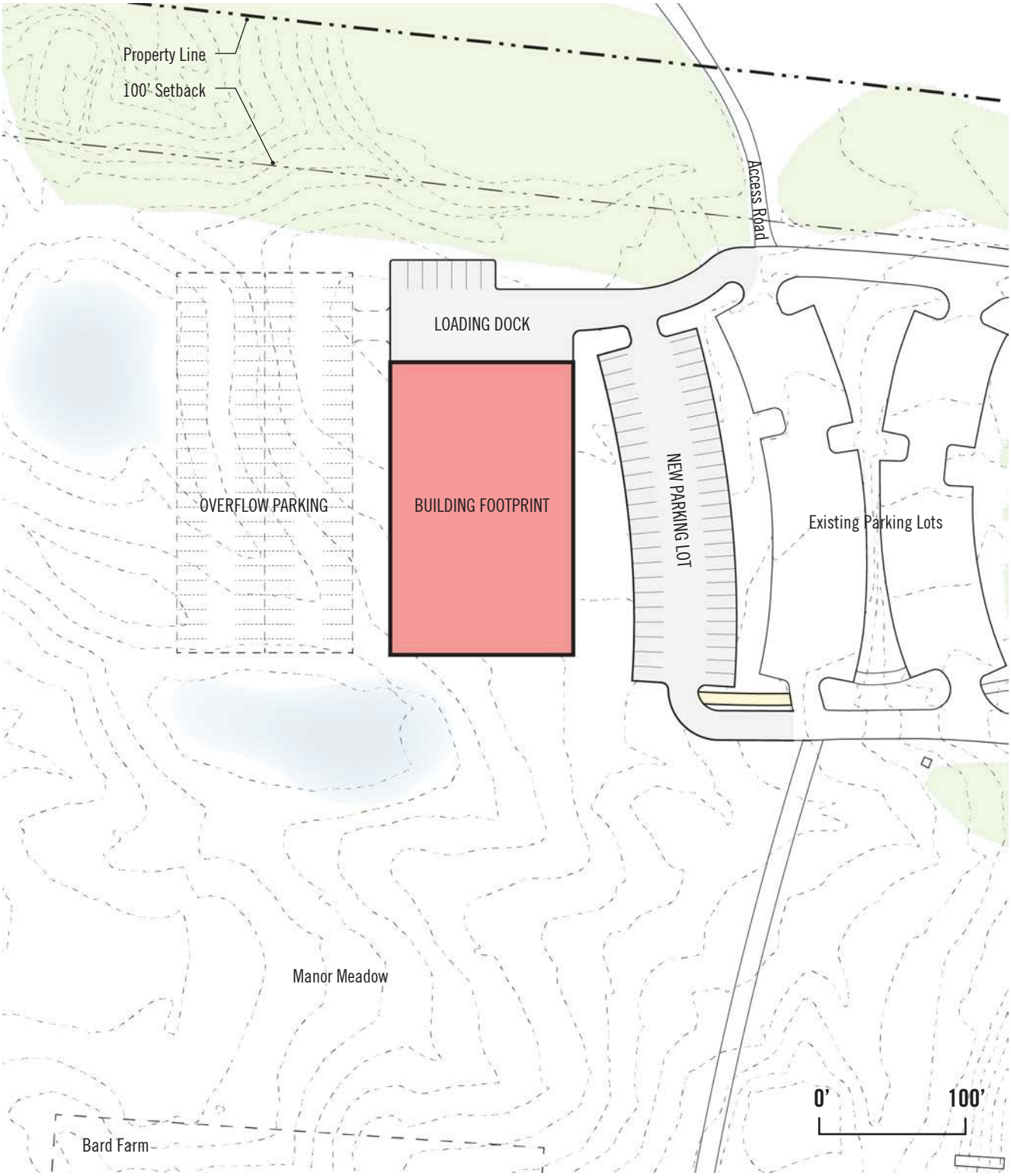


FIGURE 01.53 Site Plan: 1" = 100'

MID-TERM PROJECTS

RELOCATED STUDENT PERFORMANCE SPACE (SMOG)

Existing Conditions

The existing Student Performance Space (nicknamed SMOG) is 906 GSF and located to east of the existing baseball field in a repurposed facilities building. The building is undersized for its purpose and does not have sufficient restrooms and storage space for musical instruments. The current space has no dedicated parking spaces immediately adjacent, but is close to the Honey Field parking lot.

Proposed Project

A relocated Student Performance Space building would be located to the west of Ferrari Main Field and east of the proposed grass field to be created on the grounds staging area. It would be approximately 3,000 square feet and purpose-built for student music performances. Design of the facilities would include special attention to sound attenuation and reduction of any nighttime light pollution. It is expected that the relocated student performance space would continue to be exclusively programmed for student use. It would include a main space, storage areas and restrooms.

Parking considerations: Well-lit and accessible walking paths would connect the building to the campus core. The new site would also provide 4 parking spaces for accessible access to the building.

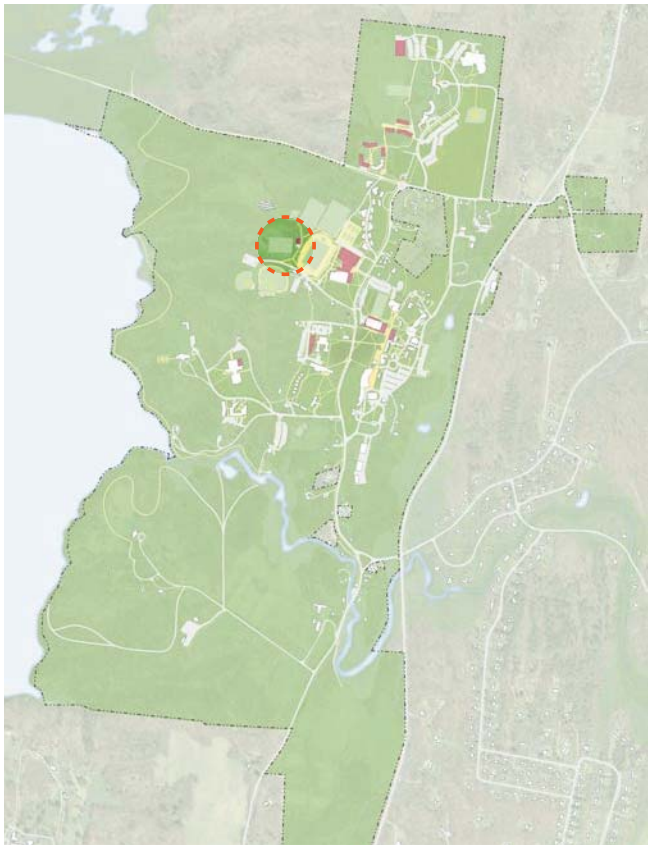


FIGURE 01.54 Key Map

Proposed Added Floor Area	3,000 GSF
Uses	Cultural facility
Occupancy Types	Assembly, storage, restrooms
Additional Parking Required / Provided	4 / 4
Minimum Yards	Compliant with front, side, and rear yards
Maximum Height	32 feet
Parcel / Zoning / Acreage	400720 / Institutional / 175
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	3.3% / 3.4% / 5.0%*
Min. Open Space %: Existing / Proposed / Min. Allowable	92% / 91.9% / 75%
Circulation and Access	Pedestrian and vehicle access
Water, Sewage and Related Infrastructure	[to come from Morris}
Variances Required	None

**for this project. For cumulative coverage of all near and mid-term projects, refer to Area and Bulk Analysis Table.*

TABLE 01.15 Project Metrics

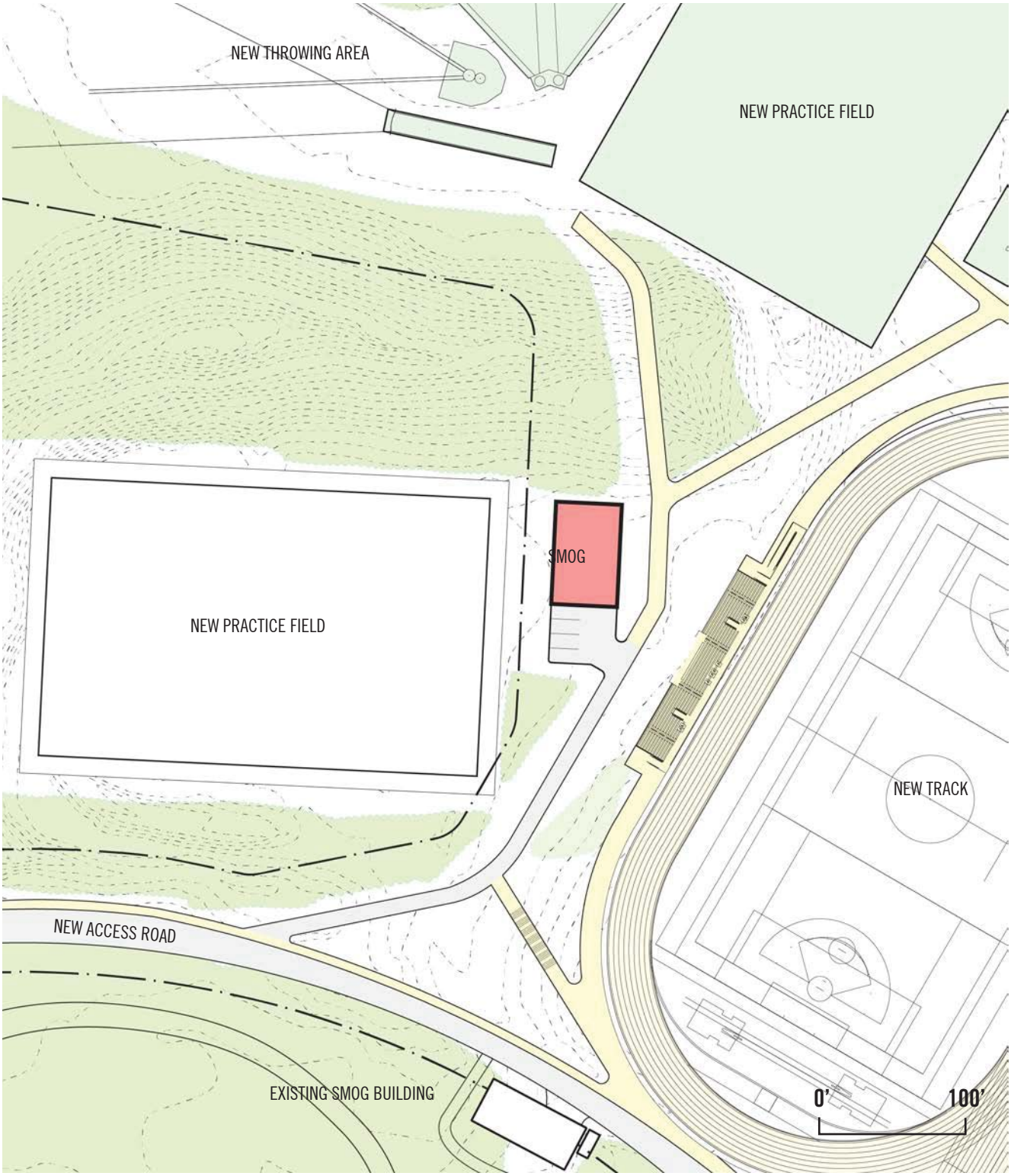


FIGURE 01.55 Site Plan: 1" = 100'

MID-TERM PROJECTS

LIBRARY EXPANSION

Existing Conditions

The Library expansion area is in an area directly to the north of the existing library that includes a hillside and a paved loading and parking area.

Proposed Project

The project is a 4 story addition to the north side of the existing Stevenson Library. The expansion is needed for growing library collections, an information commons, additional study space and other uses, including some seminar rooms. The expansion may include modern compact shelving system for space efficiency and potentially provide a central location for Student Academic Services. Project provides a new loading / service entrance from reconfigured parking area.

Parking considerations: The expansion does not add any staff offices. Three seminar rooms are added with a total of 45 seats to serve the existing student body and provide more scheduling flexibility. This would result in a need for 4 additional spaces using the standard for schools. The reconfiguration of the Library Lot planned to support the near-term projects will provide these 4 added spaces.

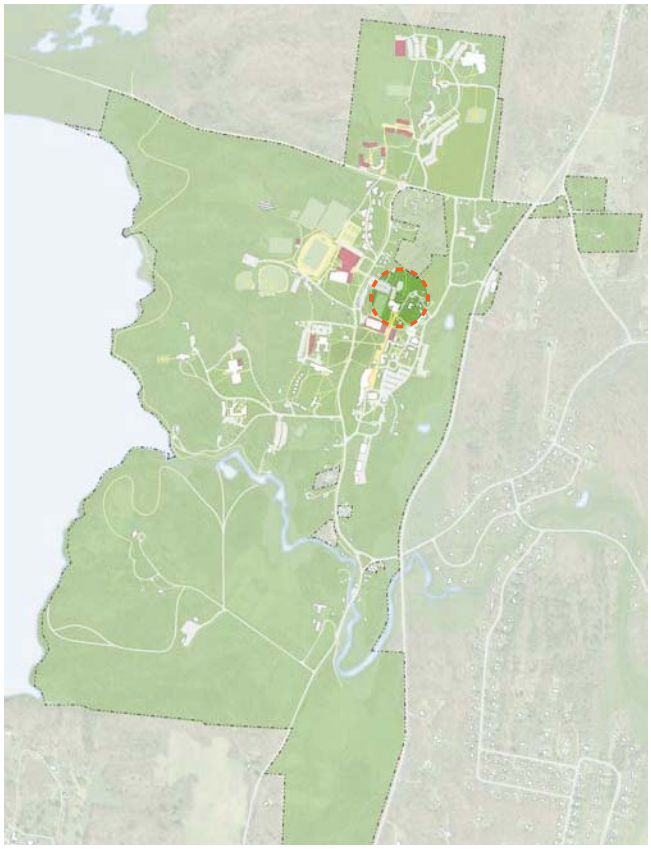


FIGURE 01.56 Key Map

Proposed Added Floor Area	28,500 GSF
Uses	Academic Library Space
Occupancy Types	Library Shelving, Areas, Seminar rooms
Additional Parking Required / Provided	4 / 4
Minimum Yards	Complies with SC-O and I District yards
Maximum Height	Approximately 45 feet
Parcel / Zoning / Acreage	600630 / Institutional / 110.3
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	4.8% / 5.0% / 5.0%
Min. Open Space %: Existing / Proposed / Min. Allowable	86% / 86.3 / 75%
Circulation and Access	Pedestrian access from existing building. Reconfigured dock.
Water, Sewage and Related Infrastructure	[to come from Morris]
Variances Required	Maximum Height and Minimum Open Space

TABLE 01.16 Project Metrics

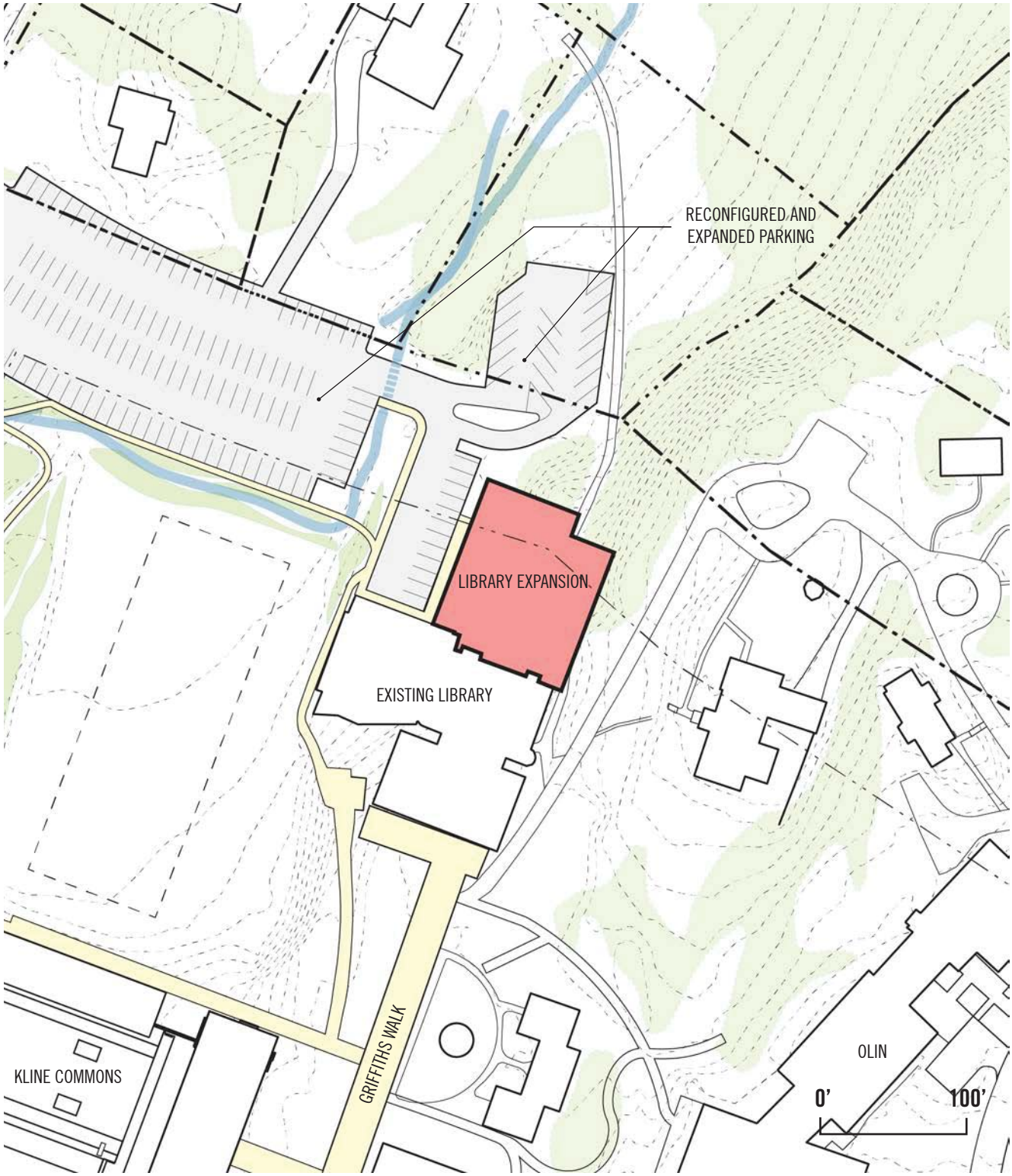


FIGURE 01.57 Site Plan: 1" = 100'

MID-TERM PROJECTS

CENTER FOR CURATORIAL STUDIES COLLECTION EXPANSION

Existing Conditions

The site for the expansion is an open space adjacent to the collection storage areas in the existing CCS / Hessel Museum building.

Proposed Project

The CCS Collection Expansion will provide critically needed additional storage space for the Museum's collections / archives as well as a study area for those researching the collection. The project is a two-story expansion at the northwest corner of the existing museum, to blend with the existing architecture. Access to the expansion will be controlled for security and come from inside the existing building. A new exterior entrance is not required.

Parking Considerations: The expansion is primarily for storage and a small number of researchers who may come occasionally. Accordingly, the project does not generate an additional parking need. The existing CCS/Hessel Museum lot is underutilized, so ample parking is available.

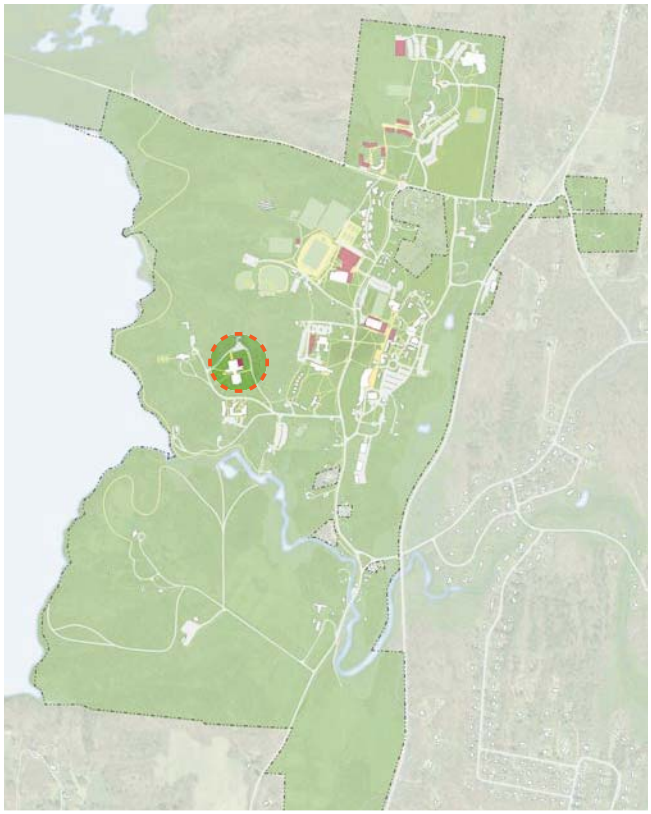


FIGURE 01.58 Key Map

Proposed Added Floor Area	12,000 GSF
Uses	Cultural facility / collection storage space
Occupancy Types	Storage, Study Area
Additional Parking Required / Provided	0 / 0
Minimum Yards	Complies with SC-O and I District yards
Maximum Height	Approximately 21 feet
Parcel / Zoning / Acreage	400720 / I / 175.0
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	3.3% / 3.4%* / 5.0%
Min. Open Space %: Existing / Proposed / Min. Allowable	92% / 91.9% / 75%
Circulation and Access	Utilizing existing pedestrian and vehicle access
Water, Sewage and Related Infrastructure	[to come from Morris]
Variances Required	None

**for this project. For cumulative coverage of all near and mid-term projects, refer to Area and Bulk Analysis Table.*

TABLE 01.17 Project Metrics

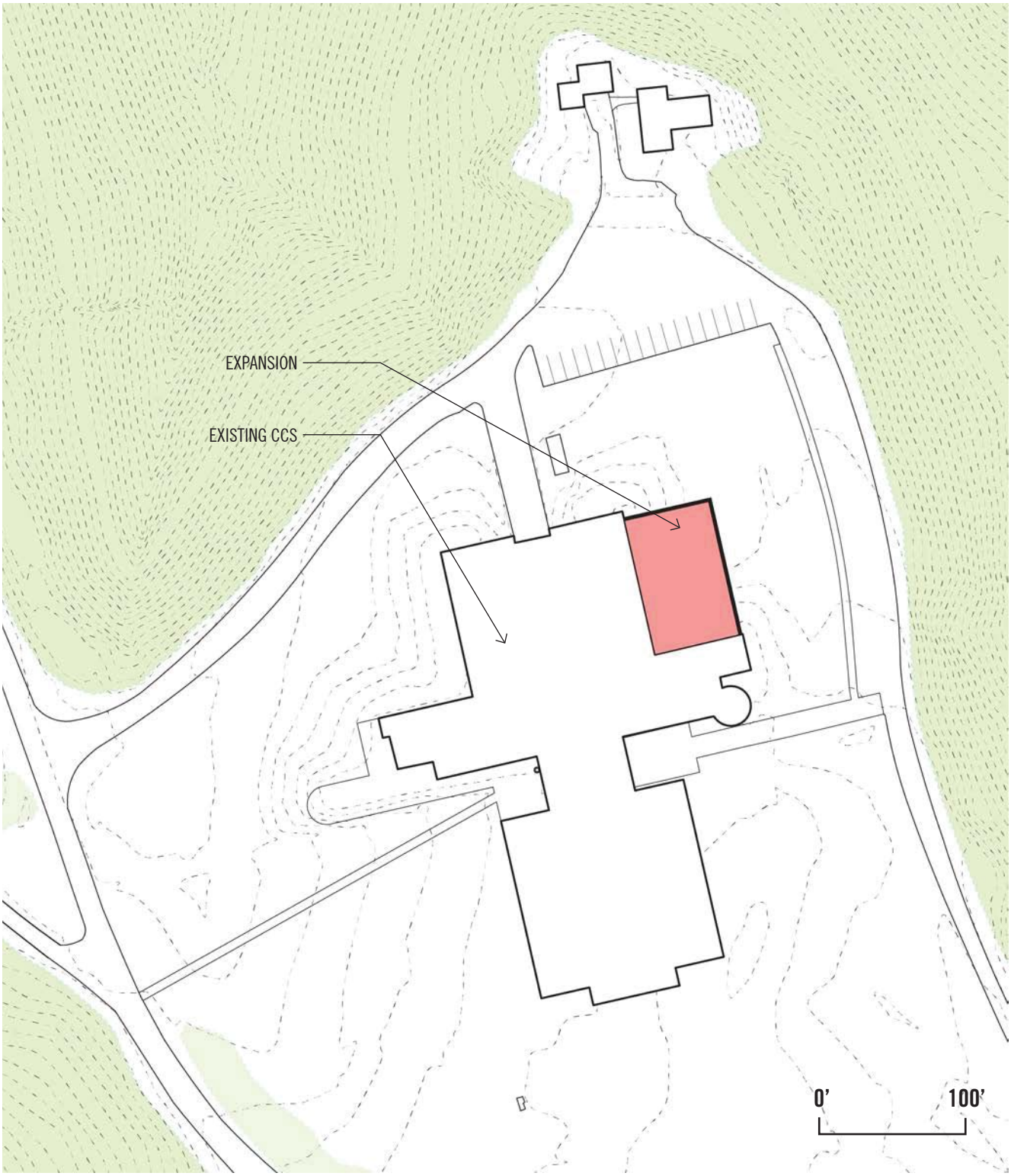


FIGURE 01.59 Site Plan: 1” = 100’

MID-TERM PROJECTS

JOHN CAGE TRUST FACILITY

Existing Conditions

The John Cage Trust Facility is currently located at 15 Old Whalesback Road in a converted residence.

Proposed Project

The project is a 2,000 GSF addition to the south side of the existing building to provide critical expansion space for collections and a new study area. The 2-story addition would be entirely located outside zoning setbacks. Access to the facilities for users and visitors would primarily through the existing building, accessed by the existing drive and parking area.

No addition parking need is expected. The College expects 1-2 visitors to the facility at a time. Visitors would park in the 10 existing spaces at the property.

FIGURE 01.60 Key Map

Proposed Added Floor Area	2,000 GSF
Uses	Archive storage space and study space
Occupancy Types	Archive, storage and study space
Additional Parking Required / Provided	0 / 0
Minimum Yards	Expansion complies with RD 3 yards. Existing principal structure and related accessways are non-compliant
Maximum Height	30 feet
Parcel / Zoning / Acreage	790837 / RD 3 / 2.10
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	1.9 % / 3.0 % / 7%
Min. Open Space %: Existing / Proposed / Min. Allowable	98.1% / 97.0% / 80%
Circulation and Access	Utilizing existing roads and pedestrian access.
Water, Sewage and Related Infrastructure	[to come from Morris]
Variances Required	None

TABLE 01.18 Project Metrics

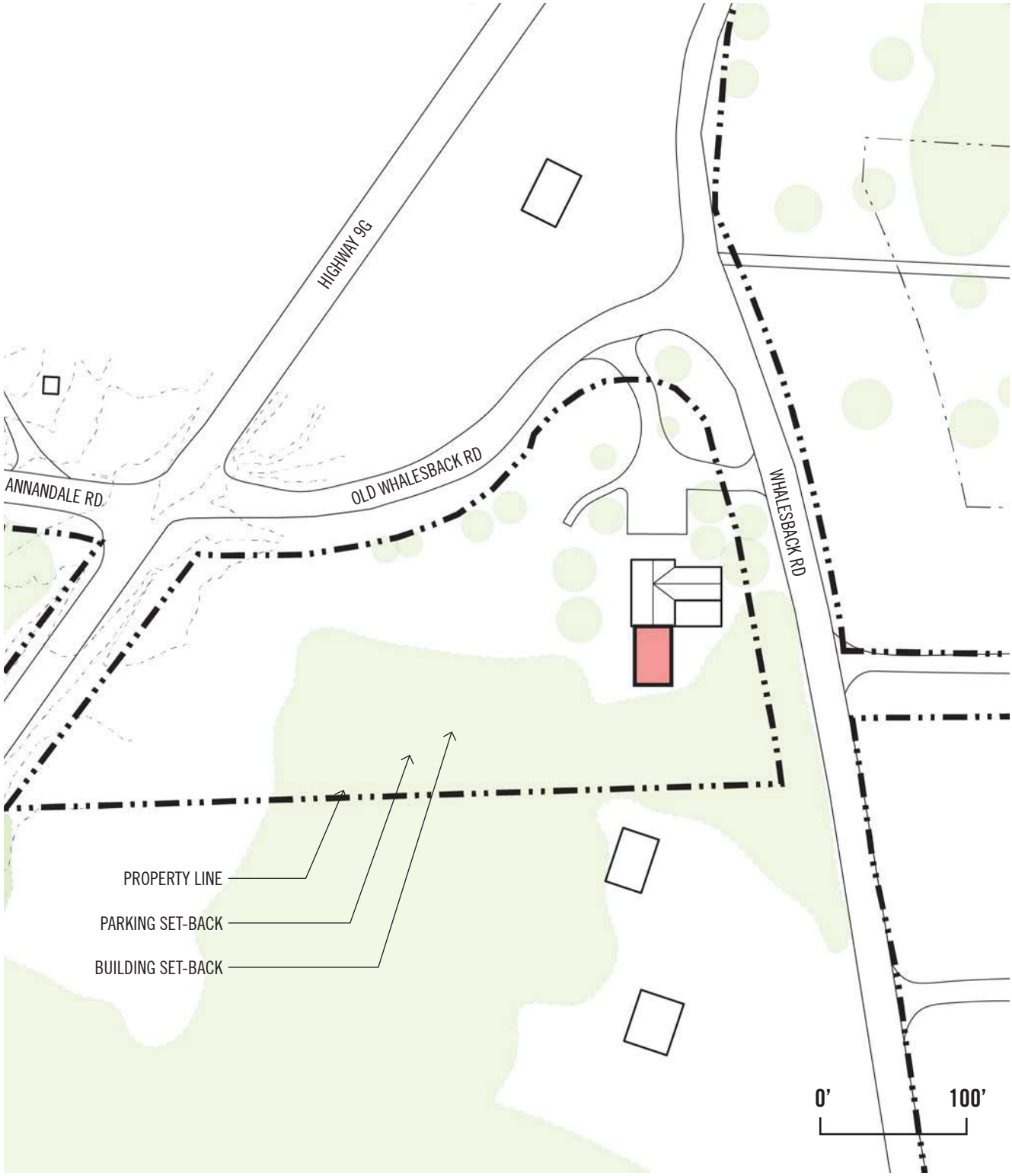


FIGURE 01.61 Site Plan: 1" = 100'

MID-TERM PROJECTS

MFA STUDIO BUILDING

Existing Conditions

The site for the proposed project is the Fisher Annex Building. This single-story, obsolete metal temporary building housing offices will be demolished. The College currently rents space in the Town of Red Hook for its summer MFA program. The project intent is to relocate this function onto the campus so it is better integrated with other programs and college facilities.

Proposed Project

The project is a new, 3-story building west of the Fisher Studio Building and east of an existing drive and parking lot beyond. The building will include 80 MFA studio spaces, and replacement offices for those eliminated when the Fisher Annex is demolished.

The parking lot will be expanded to address current congestion in this area which also serves Admissions, the Fine Arts programs and the Campus Center.

Parking considerations: The MFA Program is unique in that it occurs over the summer exclusively when parking demand is low. Since parking need is staggered by season in this case (rather than by time of day, or day of the week), the existing 99 spaces north and west of the project site should be sufficient. (If Bard desires and has funding, the lot to the west could be expanded to provide more spaces to meet demand during the academic year).

FIGURE 01.62 Key Map

Proposed Added Floor Area	38,000 GSF
Uses	Academic
Occupancy Types	Art studios, offices, restrooms
Additional Parking Required / Provided	0 / 0
Minimum Yards	Compliant with SC-O District yards
Maximum Height	42 feet
Parcel / Zoning / Acreage	400720 / Institutional / 175
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	3.3% / 3.4%* / 5.0%
Min. Open Space %: Existing / Proposed / Min. Allowable	92% / 91.8% / 75%
Circulation and Access	Utilizes existing pedestrian and vehicle access
Water, Sewage and Related Infrastructure	[to come from Morris}
Variances Required	Maximum Height

**for this project. For cumulative coverage of all near and mid-term projects, refer to Area and Bulk Analysis Table.*

TABLE 01.19 Project Metrics

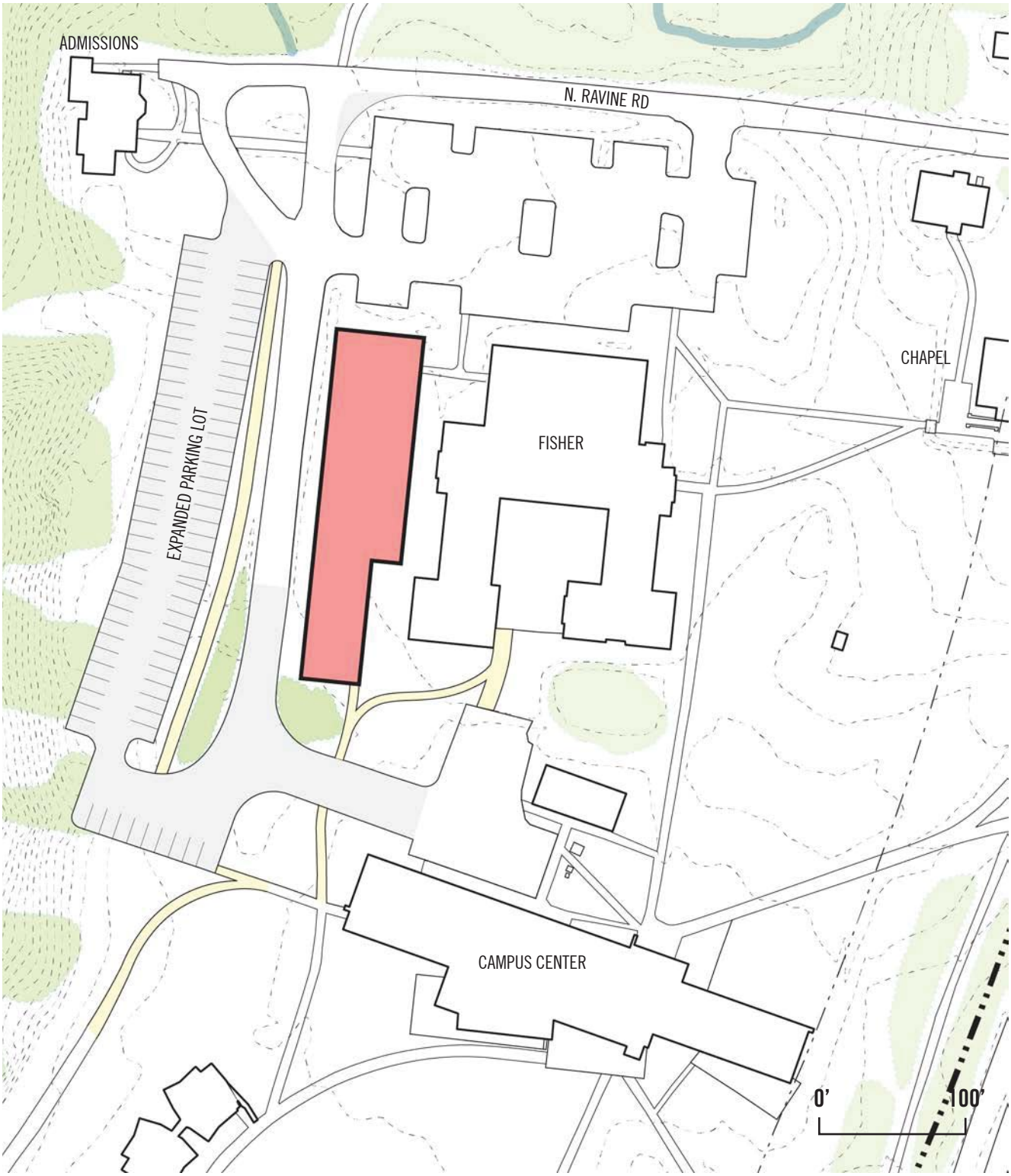


FIGURE 01.63 Site Plan: 1" = 100'

MID-TERM PROJECTS

CAMPUS AND COMMUNITY RECREATIONAL FACILITIES, PHASE 2

Existing Conditions

The area is currently occupied by Stevenson Gymnasium, tennis courts, access drives and parking, athletic fields, a grounds keeping staging area.

Proposed Project

The second phase of the Campus and Community Recreation Facilities project around the Stevenson Athletic Center will add significant new indoor and outdoor space to enhance student life and community engagement at Bard. The addition will be for recreational use by the campus and by community members. It will include a space for basketball, tennis and volleyball surrounded by an elevated track. This large space will be suitable for occasional assemblies by the college and community. The addition will also include spaces for fitness and group exercise, as well as meeting areas that vary in size and privacy. The expansion will not be used as a competition venues for athletic teams. The existing gym will be fitted with retractable seating for 500 people.

The new volume will form an exterior courtyard of lawns and outdoor play surfaces to complement a cascade of new terraces and roof gardens focused toward Ferrari Main field and views to the Hudson River and Catskill mountains beyond.

This project includes several new outdoor field amenities: a new 400-meter track around Ferrari Main with spectator viewing integrated into the new Stevenson courtyard. (Converting Ferrari Main from grass to artificial turf is a near-term project). This project will also re-orient Ferrari North for a more efficient field alignment. It will relocate six tennis courts onto the space now occupied by the parking lot with 87 spaces, used primarily by students in the Village complex. This parking will be replaced to the north in the expanded Robbins/ Robbins Annex lots. This project is separate from parking needed for the Recreation Facility project (see below).

Proposed Added Floor Area	97,000 GSF
Uses	Athletics and recreation / interior space
Occupancy Types	Fitness and group exercise, meeting areas, locker rooms, storage, restrooms
Additional Parking Required / Provided	200 / 189 add. sp. (plus 193 sp. east of Annandale*)
Minimum Yards	Existing building and accessway non-compliant with SC-O District front yards. Proposed addition and accessways also non-compliant.
Maximum Height	39 feet
Parcel / Zoning / Acreage	400720 / Institutional / 175
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	3.3% / 4.6%/ 5%
Min. Open Space %: Existing / Proposed / Min. Allowable	90% / 86%** / 75% (existing = proposed near term)
Circulation and Access	Improvements to pedestrian, vehicle, service access.
Water, Sewage and Related Infrastructure	[to come from Morris}
Variances Required	Maximum Heights, Minimum Yards (front)

**max. available for stagger use on evenings and weekends when Kline and Library Lots are not utilized*
***for this project only. For cumulative assessment, see summary table.*

TABLE 01.20 Project Metrics

FIGURE 01.65 Conceptual Rendering of Annandale Road Entry

FIGURE 01.64 Conceptual Rendering of Facility Interior

MID-TERM PROJECTS

CAMPUS AND COMMUNITY RECREATIONAL FACILITIES, PHASE 2

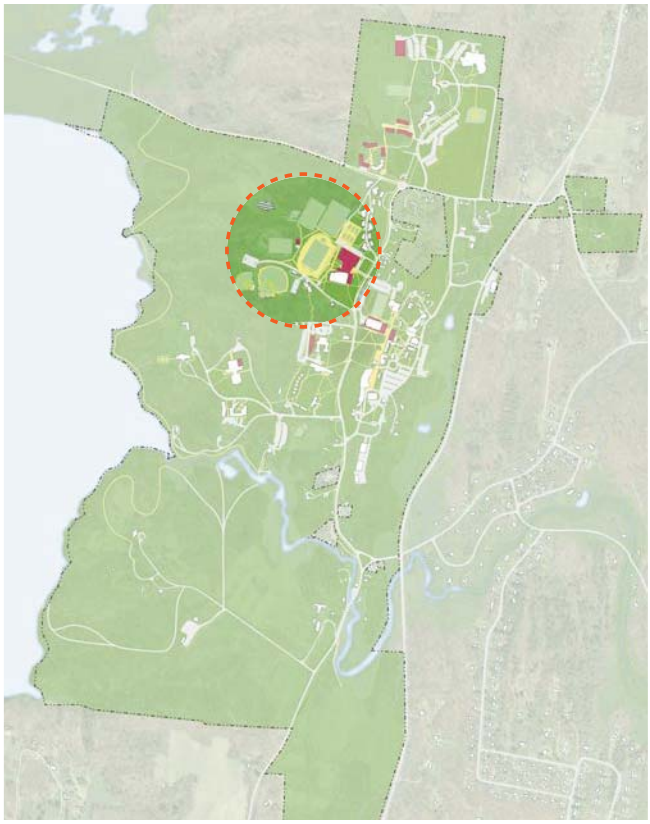


FIGURE 01.66 Key Map

The project also includes two additional grass practice fields, a throwing area, and a softball field. The re-designed site circulation promotes safety and legibility by transforming the north-south road west of Stevenson into an access road open only to emergency and service vehicles. Public traffic routes are strengthened by the augmentation of access to existing and expanded parking, and by the addition of a drop-off loop.

To address the congestion in the Stevenson Gym parking lot and improve community access, the plan will utilize new 3 new parking lots that will provide an additional 134 spaces in nearby walking distance. These are supplemented by additional parking on the east side of Annandale Road in the reconfigured Kline and Library Lots (Near-term project). On evenings and weekends when the Recreation Center parking demand is higher, these lots have lower demand. Staggered use is applicable. Bard will designate 5 spaces with signage for exclusive use by the community members.

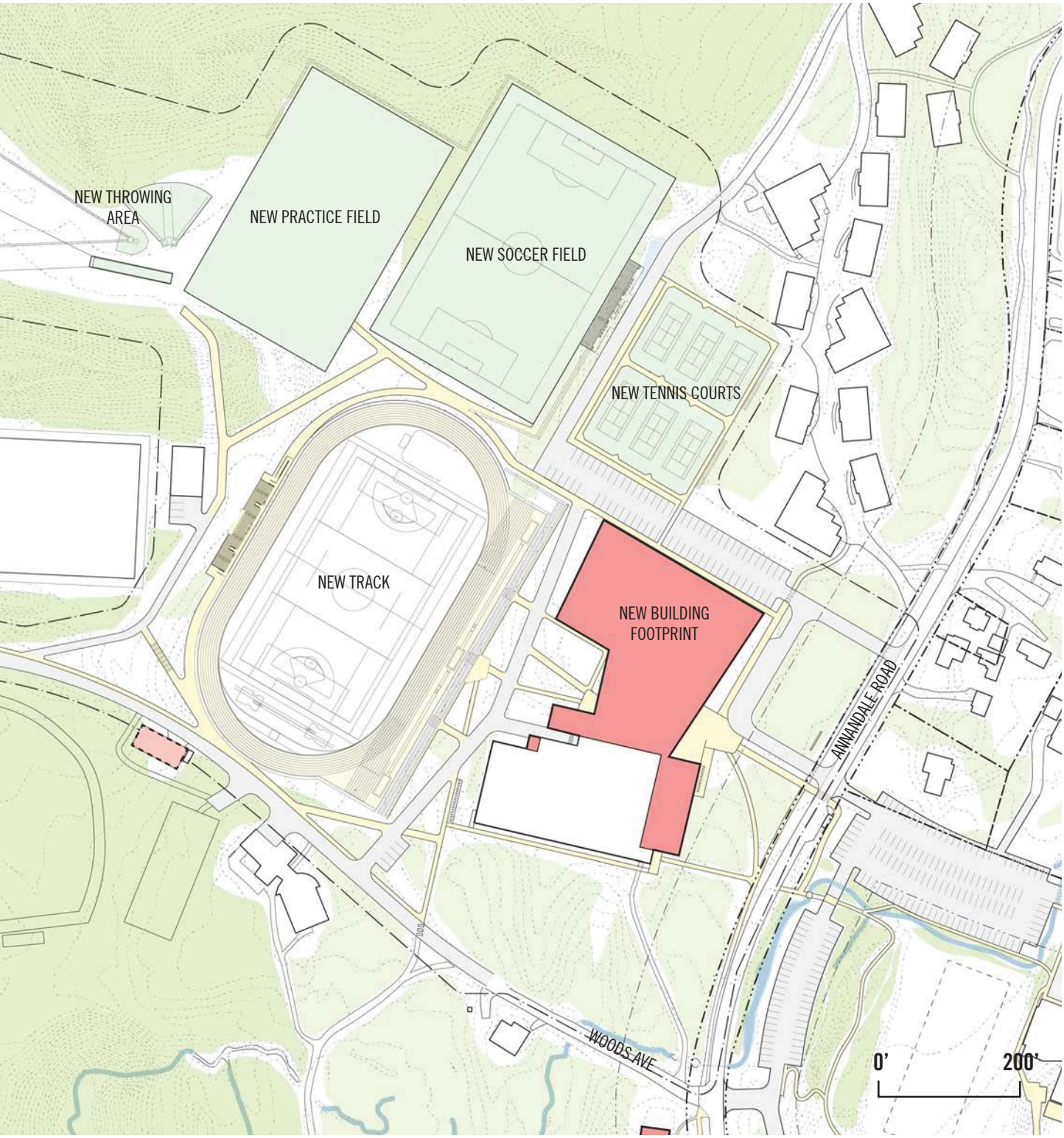


FIGURE 01.67 Site Plan: 1" = 200'

MID-TERM PROJECTS

STUDENT HOUSING

Existing Conditions

The project will be built in two stages on two nearby sites. The first site will provide 200 new student beds. This site is southwest of Robbins Annex and was formerly used for two temporary dormitory structures, Catskill and Hudson. The site is level, open space and has electrical and plumbing infrastructure in place. The second site is Cruger Village. This complex is primarily comprised of obsolete, single-story structures that have outlived their useful life. The buildings lack amenities that are expected by current students, are energy inefficient and unattractive. The obsolete structures to be replaced include Oberholzer, Keen and the Tree House" dorms, which together total 212 beds, 28,052 SF of building coverage and 44,092 GSF. Cruger Hall will remain.

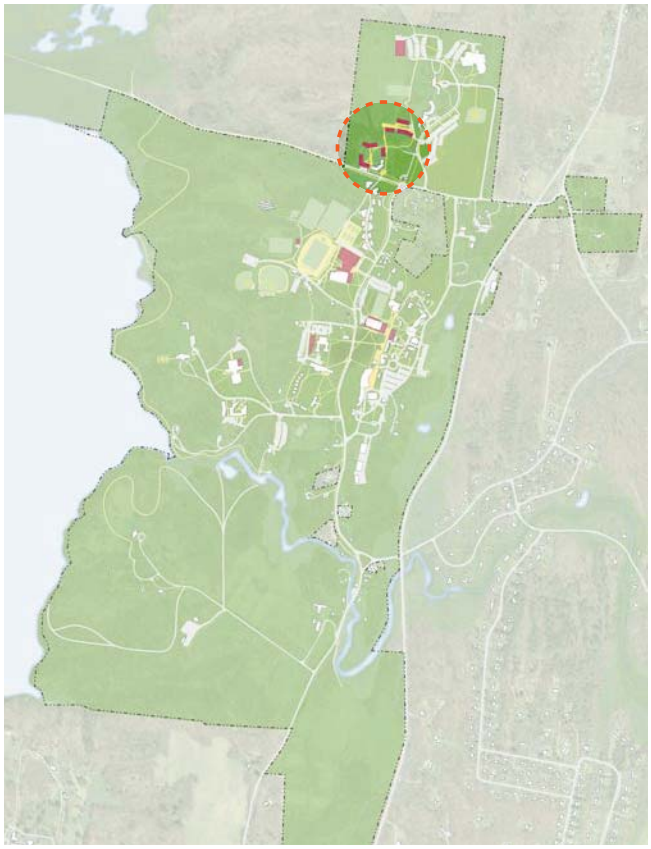


FIGURE 01.68 Key Map

Proposed Added Floor Area	Stage 1: 75,000 GSF / Stage 2: 46,442 GSF additional
Uses	Student Apartments
Occupancy Types	Student residence (200 added beds / 212 rplc. beds)
Additional Parking Required / Provided	80 / 80
Setbacks	Stage 1: complies; stage 2 within 100' setback from Cruger Island Road
Height	34' approx. (to midpoint of slopped roof)
Parcel / Zoning / Acreage	633970 / R1.5 / 92.1
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	3.6% / __%* / 10%
Min. Open Space %: Existing / Proposed / Min. Allowable	86% / __% / 70%
Circulation and Access	Pedestrian access and vehicle service access
Water, Sewage and Related Infrastructure	[to come from Morris}
Variances Required	Yes (open space and setback)

**for this project. For cumulative effect of all near-term and mid-term projects, refer to summary table.*

TABLE 01.21 Project Metrics

Proposed Project

Stage 1 will encompass 200 additional beds for undergraduate students, intended for third and fourth year students. The unit type will be 4-bedroom apartments, with single bedrooms. The ground floor will contain amenities and shared study, lounge and support spaces. The structures are planned for 3 stories to make efficient use of land and avoid sprawl. The buildings will be designed to be highly sustainable. The preliminary program is based on 375 GSF per bed, or 75,000 GSF total. The concept design shows three buildings. Two are located along the edge of the wooded ravine; the third on the former site of the Hudson temporary dorm. The site design intent is to maintain views of the Catskill Mountains from the campus drive as well as for residents of the complex. By locating the housing at the south end of the larger meadow, this important open space is preserved. The housing cluster will include open space improvements for use by residents, including a quadrangle framed between the two wings. It will be connected by a new pedestrian bridge over the raving to Cruger Village and by extension to the main north-south pedestrian route that extends through Resnick Commons to the campus core. By providing a more direct route to main campus academic and student support spaces, the bridge should encourage a more walkable campus and discourage “car hopping”. The complex will have a vehicle drop off for load in and adjacent ADA parking spaces. The central quadrangle will be designed to provide emergency vehicle access.

The project will include an additional 66 parking spaces to support the 200 additional residents, based on an assumption of 1 car per 3 students, similar to the current upper class permit rate. This parking is located in easy walking distance as a new bay adjacent to the current Robbins and Robbins Annex lots. To achieve this, the current berm and landscape will be removed and relocated in order to provide continuous screening of this area from Fisher Meadow. The lots are configured to preserve the mature Sycamore tree specimen that is a character defining feature of the meadow.

The 212 beds of replacement housing are also assumed to be 4-bedroom apartments with 375 GSF per bed, at three stories. The total added floor area equals 35,408 GSF - the new construction (79,500 approx.) minus the demolished facilities (44,092 GSF). The concept design show four replacement buildings arranged to frame a central quadrangle for use by student residents to enhance the sense of a residential community. This second stage will be done once stage 1 is completed so this can serve as swing space. The number of students and parking demand is unchanged from current conditions.

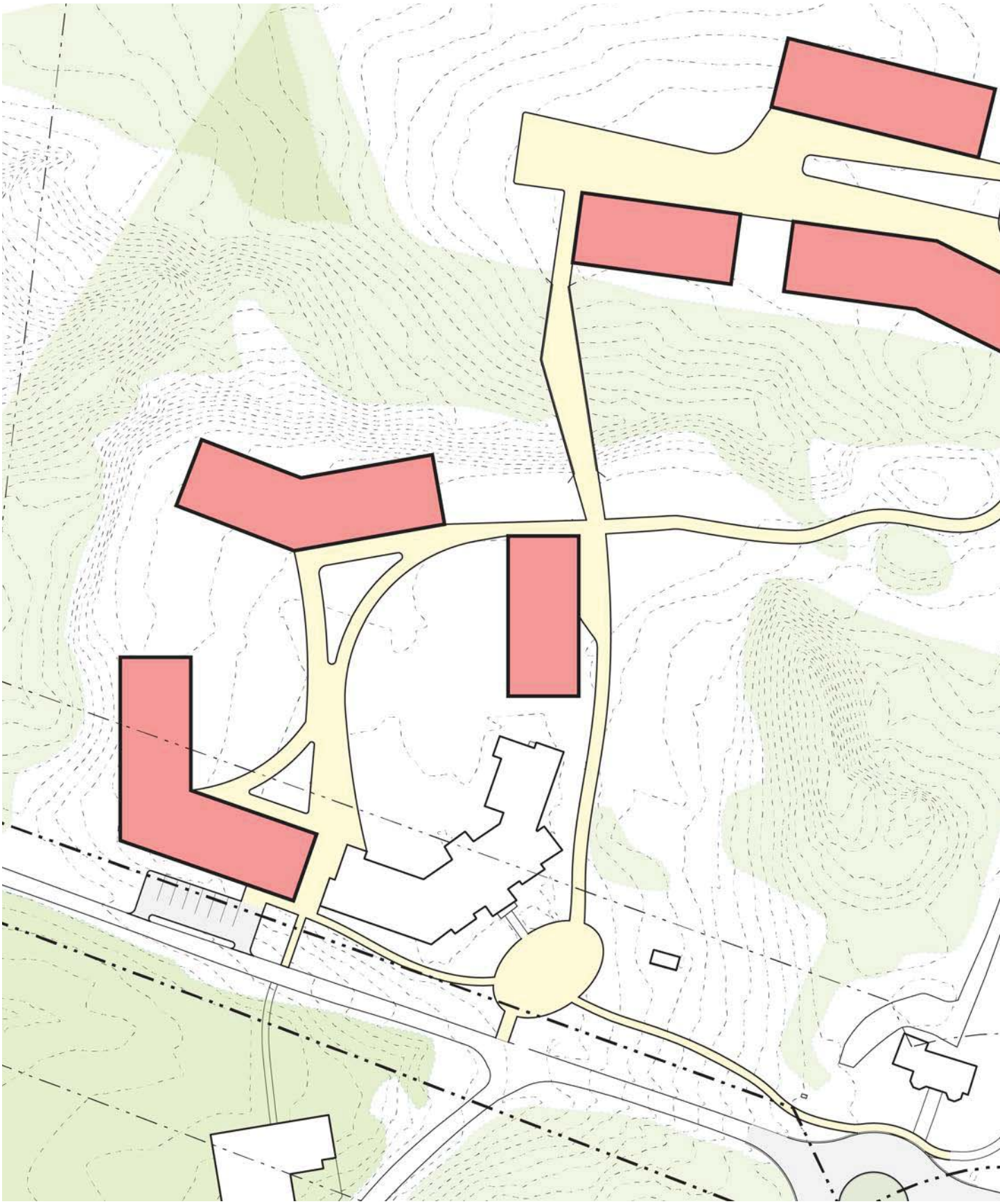


FIGURE 01.69 Site Plan: 1" = 100'


0’
100’

MID-TERM PROJECTS

INTERSECTION IMPROVEMENTS AT CRUGER ISLAND ROAD AND ANNANDALE ROAD

Existing Conditions

The existing intersection of Annandale Road and Cruger Island Road is problematic. The sharp turn of Annandale Road roadway and heavy landscaping create an unsafe blind corner. The recent 9G Corridor Management Plan identified the intersection as unsafe and needing improvement. It suggested reconfiguring as a "T" intersection as one potential approach. The intersection also serves as threshold into the main part of Bard Campus for vehicles arriving from the north entrance off Route 9G. It is also a node with a major pedestrian corridor running north-south. This key location lacks definition, however, as a major threshold into Bard's campus.

Proposed Project

The proposed project would reconfigure the intersection with a new traffic circle, signage, landscaping and sidewalks. The purpose and benefits would include improving safety by eliminating a blind corner, calming traffic and creating better signage. The reconfiguration would also create a more legible north entrance into at the main campus, creating a true sense of arrival at Bard where this does not exist now. The relationship to the historic stone gatehouse, on axis with the rotary, integrates the rotary into its surroundings with a strong sense of place.

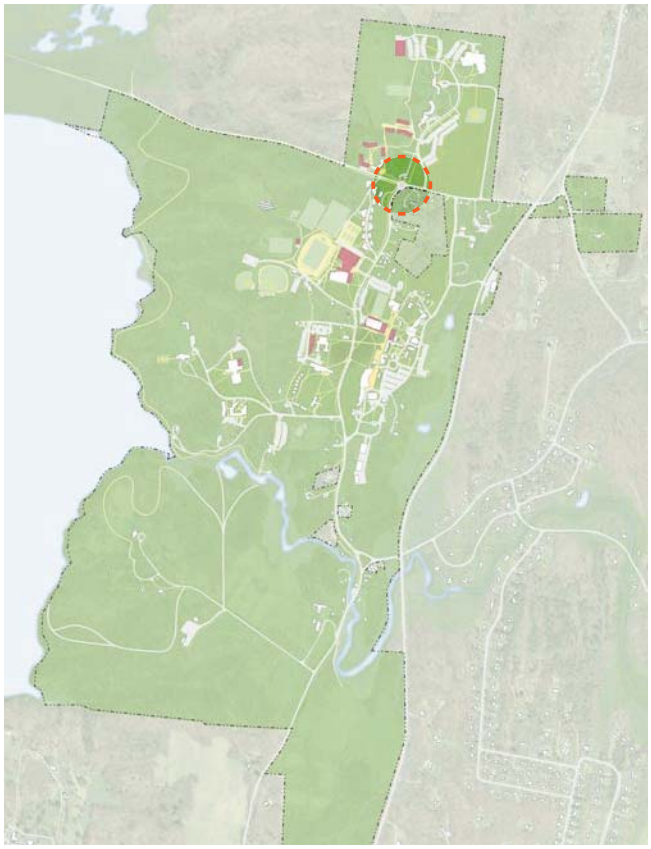


FIGURE 01.70 Key Map

Proposed Added Floor Area	NA
Uses	Circulation infrastructure
Occupancy Types	NA
Additional Parking Required / Provided	NA
Minimum Yards	NA
Maximum Height	NA
Parcel / Zoning / Acreage	East side: 400720 / I / 175.0; North side: 633970 / R1.5 / 92.1
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	NA
Min. Open Space %: Existing / Proposed / Min. Allowable	NA
Circulation and Access	Pedestrian and vehicle access.
Water, Sewage and Related Infrastructure	NA
Variances Required	None (permitting by NYS DOT, other agencies TBD)

TABLE 01.22 Project Metrics

Rotaries are in common use in the area, including in Kingston and Poughkeepsie. The detailed design for this rotary will comply with New York State DOT requirements and accommodate trucks and emergency vehicles accessing the College. The roadway width would be factored to provide adequate vehicle clearances while ideally preserving the stone wall extending from the gatehouse. The project will require additional land to be dedicated to the reconfigured public right of way. Part of this land would come from Bard's parcels (as noted below). It remains to be determined during subsequent detailed design if any property is needed from the adjacent owner on the east side of the intersection, south of Annandale Road. Bicycle access will be outboard of the rotary, on a shared pedestrian / bicycle path.

FIGURE 01.71 Conceptual Rendering

FIGURE 01.72 Site Plan: 1" = 100'

MID-TERM PROJECTS

PEDESTRIAN BRIDGE TO MONTGOMERY PLACE

Existing Conditions

The proposed area is near the historic Upper Falls where walking trails exist on either side of the Saw Kill. The College has plans to improve the existing trails on the north side of the Saw Kill down to the Hudson River. Trails on the south side are part of the Montgomery Place trail system.

Proposed Project

The project is a new pedestrian bridge to better integrate and connect Bard's main campus with Montgomery Place. The bridge will be wide enough for pedestrians and bicycles. A 12' width would also allow the bridge to serve as part of a NCAA compliant cross country course, if desired. The bridge will not only create better access between the main campus and Montgomery Place, but also enhance appreciation for the Saw Kill itself, with its winding runs and falls. The final design and location of the bridge would take into consideration FEMA, New York State, and local floodplain regulations. The Bridge will become an asset both for the community and the College, by improving access to the area and linking woodland trails, overlooks, and other historic locations along the Saw Kill.

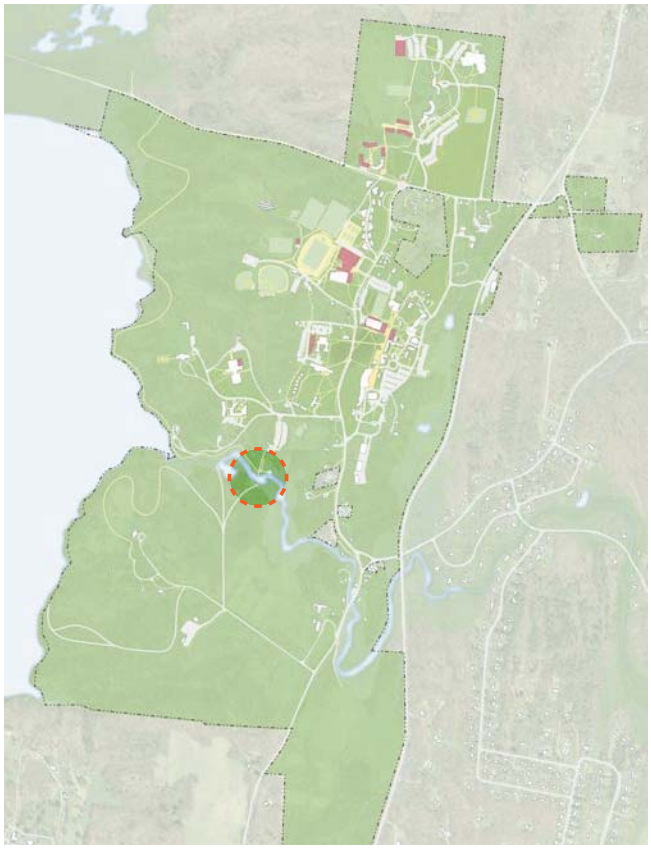


FIGURE 01.73 Key Map

Proposed Added Floor Area	NA
Uses	Circulation infrastructure
Occupancy Types	NA
Additional Parking Required / Provided	NA
Minimum Yards	NA
Maximum Height	NA
Parcel / Zoning / Acreage	North bank: 400720 / WC / 127.8; south bank 260340 / WC / 101.5
Max. Bldg. Coverage %: Existing / Proposed / Max. Allowable	NA
Min. Open Space %: Existing / Proposed / Min. Allowable	NA
Circulation and Access	Pedestrian and bike access.
Water, Sewage and Related Infrastructure	NA
Variances Required	None (Other permitting as required)

TABLE 01.23 Project Metrics

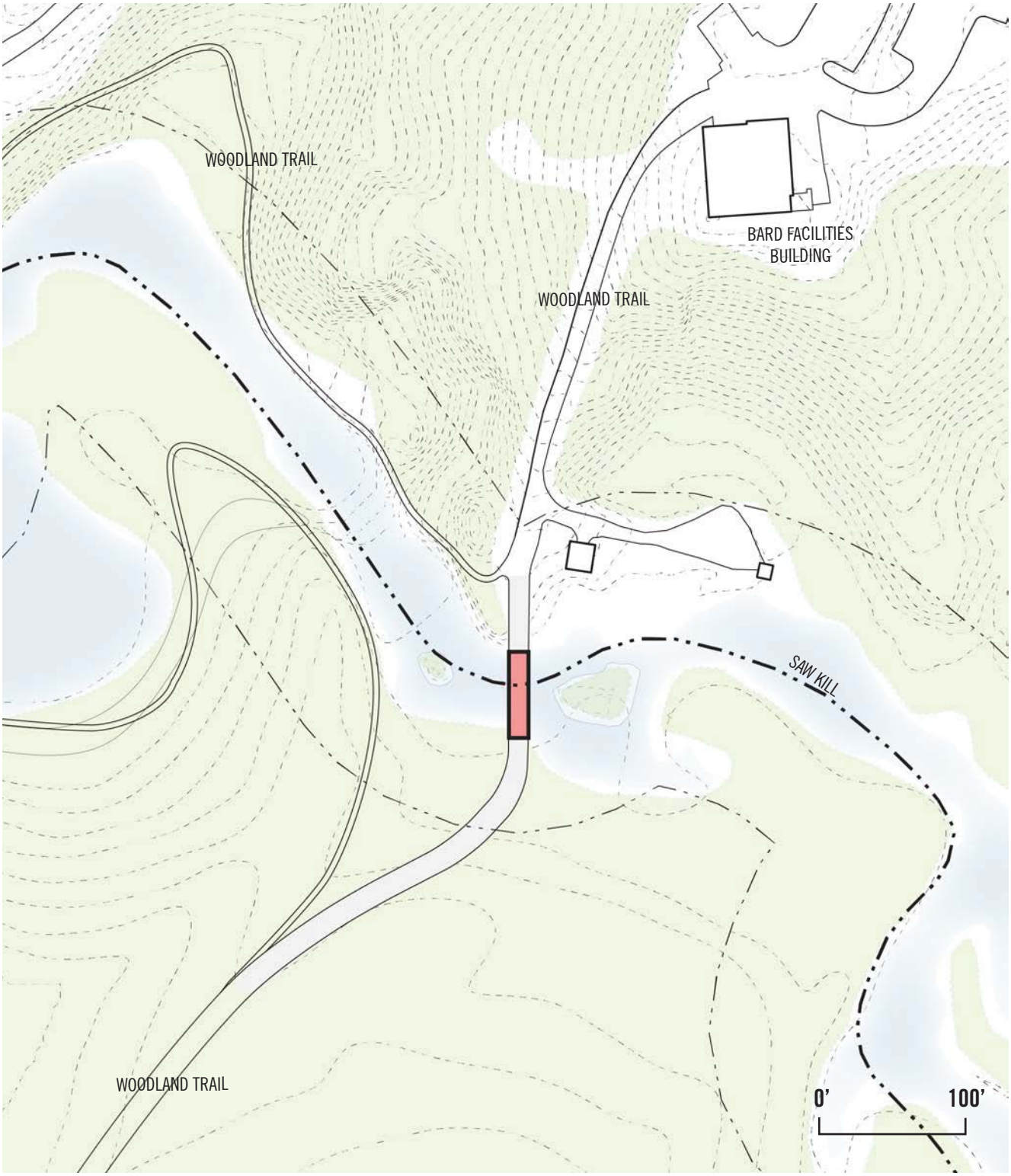


FIGURE 01.74 Site Plan: 1" = 100'

MID-TERM PROJECT INFRASTRUCTURE ANALYSIS

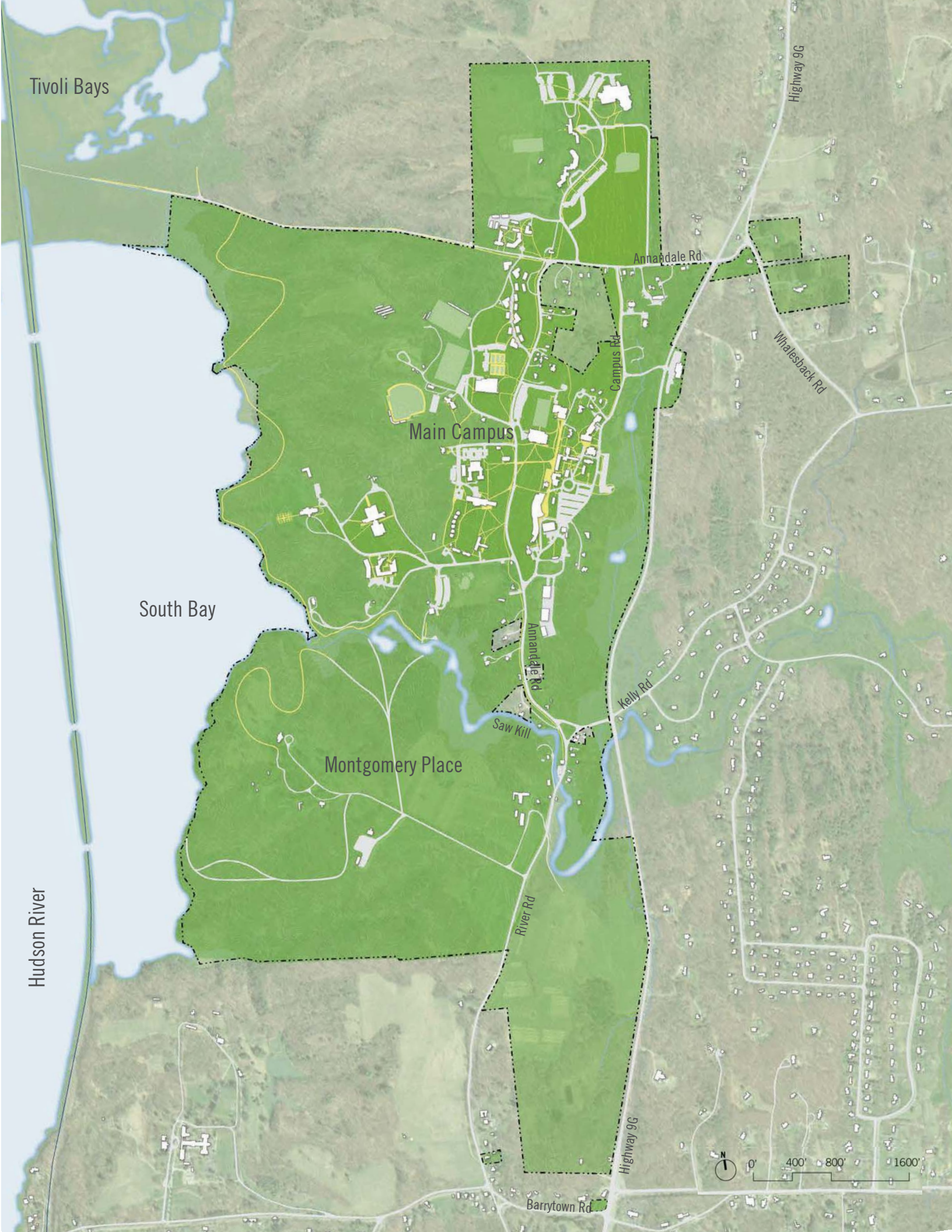
The Mid-Term Projects in the Master Plan are not anticipated to require any improvements to the wastewater and water supply treatment facilities as the projects are primarily expansions of existing educational facilities. The concern with wastewater treatment facility capacity is the addition of students onto campus that previously resided in off campus housing, which will increase flow to the treatment facility. The Additional Student Housing project will have to be further analyzed when it is developed, however, the housing constructed will not be large enough to exceed the wastewater treatment plant capacity, given the limited area available in the designated location. Each project on the Mid-Term list however, will require installation of water supply distribution and sewage collection pipes connected to the existing campus water and sewer piping. In most cases, these projects will require Dutchess County Board of Health approval for extension of water and sewer piping.

Any planned improvements to the Montgomery Place site in the Mid-Term will likely be reconstruction of existing buildings which will not increase sewage or water demands. Currently, Montgomery Place is served by an individual water supply system served by wells, and sewage is discharged via subsurface sewage disposal systems. If any existing building reconstruction project does result in an increase in water supply or sewage disposal demand, it will likely be minor enough that the existing water and sewage disposal systems on the site will be upgraded with approval from the Dutchess County Department of Health.

If any project on the Mid-Term list is disturbing over one acre, the project will need to conform to the latest NYSDEC Stormwater Regulations, and will prepare a Stormwater Pollution Prevention Plan to be reviewed and approved by the Town of Red Hook's engineering consultant during the Site Plan Approval process. Projects that disturb less than one acre will still be required to prepare an Erosion and Sediment Control Plan. Each project will also install a stormwater collection system to convey runoff to the projects storm water practices and ultimately connect to an existing campus collection system or discharge directly to an existing Hudson River tributary.

Mid-Term Projects will have no effect on electric service capacity at the College. Electric service will be routed to each project on the Mid-Term list and coordinated with the College's facilities staff.

** Campus infrastructure analysis based on NYSDEC flow reporting records from the past 12 months and past electric usage.*


Tivoli Bays
Main Campus
South Bay
Montgomery Place
Hudson River
Annandale Rd
Campus Rd
Whalesback Rd
Highway 9G
Kelly Rd
Saw Kill
River Rd
Barrytown Rd
N
0'
400'
800'
1600'

LONG-TERM IDEAS

A. ADDITIONAL STUDENT HOUSING

The College would like to eventually house 85% of students on campus (undergraduate and graduate). This correlates to 314 additional beds, following the Mid-term Housing Project, which adds 200 beds (plus demolishing obsolete facilities with 212 beds and replacing these with 212 beds in new construction). The realization of this project will depend both on market conditions, student preferences and available funding.

	Students
Projected Enrollment (UG+GR)	2,335
Long-term on campus housing goal / 85%	1,985
	Beds
Existing Beds	1,471
Proposed Additional Beds (Mid-term)	200
Proposed Additional Beds (Long-term)	314
Total Beds	1,985

The College has multiple available sites suitable for student housing. Some additional beds are feasible in the vicinity of the Mid-term Housing Project. A new student residence hall could be accommodated between Tewskbury Hall and the Campus Center, to complete framing this quadrangle. With a three-story building, this site could fit approximately 80 beds. The site south of Blithewood Avenue and east of the water tower parking lot could accommodate housing around the perimeter, maintaining a green central open space. Housing in this central location would be in close walking distance of dining, student services, the library and most academic buildings on campus.

B. MONTGOMERY PLACE COLLECTION FACILITY

Bard intends to construct a new facility to provide long-term stewardship of the historic collection materials associated with Montgomery Place. The building would primarily be a archival storage building, with study areas for visitors, support space and staff offices. The building would also have an area open to the public at regular times for interpreting the site, structures and historic significance of Montgomery Place. The building together may be 25,000 GSF.

The location of this new facility will be in the area now occupied by the Visitor Center, its parking lot and environs. The Visitor Center, now used primarily for storage, with some space open for visitors at times, is obsolete functionally, deteriorated physically and makes poor use of an important site that is proximate but removed from historically and environmentally sensitive area.

The parking for the building would reflect it function as primarily a storage / curatorial facility with some visitor use. Overflow parking on suitable lawn areas (away from historic areas and buffers) would be used for visitor and staff parking for special events.

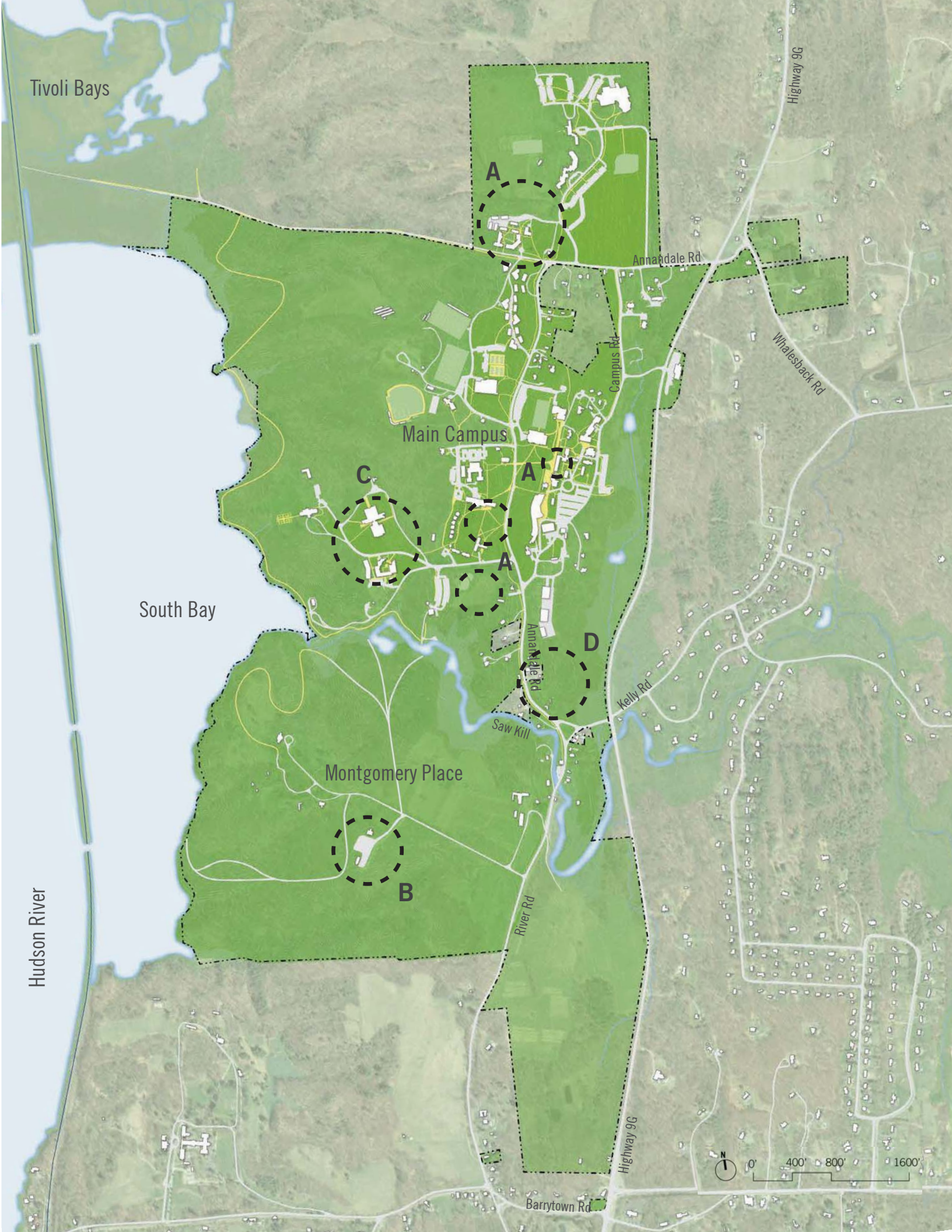
C. STEPHEN SHORE PHOTOGRAPHY ARCHIVE

The College intends to build Photography Archive Building to be an active study, research and collection facility. A significant part of the facility will house works by Stephen Shore, the Director of the Photography Program at Bard and a notable professional photographer. The project could be in collaboration with the Center for Curatorial Studies and may be located near the CCS/Hessel Museum for efficiencies and to promote collaboration. The building or addition would include cold storage for long-term preservation of photographs, an archival study room, offices, support areas and possibly a small gallery.

D. COLLEGE INN

Bard would like to build a small College Inn to accommodate visitors, scholars, parents of students and members of the community. One site being considered is the south end of the campus core. The inn would be accessed from Annandale Road and provide requisite on-site parking and drop off. This site would both be near the south entrance to the campus and also in walking distance of main venues in the center of the campus. Any new building(s) would maintain the scenic character of Annandale Road. (The project is separate and distinct from the Annandale Hotel property that was purchased by Bard in 1998 and renovated to house the Public Relations and Publications Departments.)

FIGURE 01.76 Long-Term Ideas Locations


Tivoli Bays
Hudson River
South Bay
Main Campus
Montgomery Place
A
A
A
B
C
D
Annandale Rd
Campus Rd
Whalesback Rd
Highway 9G
Kelly Rd
Saw Kill
River Rd
Barrytown Rd
N
0'
400'
800'
1600'

LONG-TERM IDEAS

E. MAIN LOT EXPANSION

Proposed near and mid-term projects provide additional campus parking to meet this demand and address current areas that are near capacity. In the long-term, Bard will explore other ways to manage and accommodate parking in order to support access, promote sustainability and foster a pedestrian-friendly campus environment.

One opportunity to expand parking in an area of high demand is to reconfigure the main parking lot and expand this to the north. A new layout could re-orient the direction of the parking bays to separate the campus loop road from parking aisle, improving visibility and safety. A reconfiguration and expansion of the Main Lot could yield up to 110 additional parking spaces. Bard has sufficient space east of the Olin Lot expand this visitor and commuter lot, however this area became a wetland in recent years, making development of part of this area for parking challenging.

F. CENTER FOR ENVIRONMENTAL STUDIES

Bard envisions a new facility to house an interdepartmental Environmental Studies program. The program, size and location of the building will be determined after further study. The project in part will replace outdated facilities at the Field Station, with state-of-the-art labs more suitable to current standards. A location close to other science departments may permit greater interdisciplinary collaboration.

LONG-TERM IDEAS INFRASTRUCTURE ANALYSIS

As the Long-Term Ideas are potentially anticipated within a 10-year period, more in-depth analysis will be required on campus infrastructure. The College Inn, and additional student housing would significantly increase the water and sewage demands if connected to the existing college systems. In any scenario however, given the significant excess capacity of 125,000 gallons per day at the water supply facility, it is unlikely that any of the Long-Term Ideas will require any improvements to the water supply facility if they are connected. The capacity of the wastewater treatment facility will have to be analyzed further at the time each of these two projects are contemplated. Given its location away from the existing campus infrastructure, the Clustered Residential Development will require significant extensions of water and sewer pipes to serve the proposed project. These water and sewer pipe extensions will require approval of the Dutchess County Department of Health.

If any project on the long-term list is disturbing over one acre, the project will need to conform to the latest NYSDEC Stormwater Regulations, and will prepare a Stormwater Pollution Prevention Plan to be reviewed and approved by the Town of Red Hook's engineering consultant during the Site Plan Approval process. Projects that disturb less than one acre will still be required to prepare an Erosion and Sediment Control Plan. Each project will also install a stormwater collection system to convey runoff to the projects stormwater practices and ultimately connect to an existing campus collection system or discharge directly to an existing Hudson River tributary.

Long-Term Ideas will have no effect on electric service capacity at the College. Electric service will be routed to each project on the Long-Term list and coordinated with both CHGE and the College's facilities staff. As several Long-Term Ideas will occur in previously undeveloped areas, CHGE will need to review extensions of primary transmission lines.

** Campus infrastructure analysis based on NYSDEC flow reporting records from the past 12 months and past electric usage.*

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