

SRG



Facilities Master Plan

Board of Trustees Briefing, July 18th, 2018



Agenda



Planning Process & Stakeholder Engagement	4 min.
Guiding Principles, Core Issues, and Key Findings:	9 min.
Preferred Alternative	10 min.
Discussion	20 min.
Implementation/Next Steps	2 min.



Process & Engagement

Consultant Team

SRG Partnership



Kent Duffy
Principal-in-Charge



Eric Ridenour
Project Manager,
Senior Planner



Nicolai Kruger
Planner, Higher
Education Architect



Aaron Pleskac
Athletic Facilities Resource



Lisa Petterson
Sustainability Resource

Biddison Hier



Tom Hier
Project Leader for
Space Analyses

Walker Macy



Michael Zilis
Principal Landscape Architect

Ken Pirie
Planner, Project Manager

Andrea Kuns
Landscape Architect

PAE

Scott Bevan
Principal Electrical Engineer

Nick Collins
Principal Mechanical Engineer

Kittelson & Associates

Phill Worth
Principal Planner

Fred Wismer
Senior Engineer

BHE Group

Monica Anderson
Principal Civil Engineer

Geoff Larsen
Civil Engineer, Project Manager

WOU Stakeholders: Master Plan Steering Committee

The Steering committee is charged with giving direction to the Master Plan team.

Rex Fuller	WOU President	Michael Smith	Director, Facilities (Master Plan P.M.)
Jay Kenton	Interim V.P., Finance & Admin.	Mike Elliot	Construction Mgr., Facilities
Steve Scheck	Provost & V.P. for Academic Affairs	Malissa Larson	Director, Disability Services
Gary Dukes	Vice President, Student Affairs	Ethan McMahan	Assoc. Prof., Behavioral Sciences
Ryan Hagermann	Vice President & General Counsel	Ava Howard	Dir., Program for UG Research
Kathleen Cassity	Dean, College of Liberal Arts & Sci.	Michael Baltzley	Associate Professor, Biology
Mark Girod	Dean, College of Education	Gavin Keulks	Director, Honors Program
Allen McKeil	Dean, Library & Media Services	Lizzy Balding	Student Success & Advising
Tina Fuchs	Dean, Students & Judicial Affairs	Heather Mercer	Human Resources
Curtis Campbell	Executive Director, Athletics	Jessica Freeman	2017-18 ASWOU President
Erin McDonough	E.D., Strategic Comm. & Marketing	Lila Gardiner	2017-18 ASWOU Senate President
Rebecca Chiles	Director, Public Safety	Suzanne Dufner	City of Monmouth, Director of Community Development

WOU Stakeholders: Focus Groups*

Academics & Space Utilization

- **Rex Fuller**
- Debbie Braun
- Tiffany Smith
- Amy Clark
- Max Chartier
- Susan Hays

Sustainability

- David McDonald
- **Ava Howard**
- Kevin Hughes
- David Wolfe
- Bryan Dutton
- Jacob Whisenhunt
- Mark VanSteeter
- Darin Silbernagel

Student Affairs Staff

- **Gary Dukes**
- Rob Findtner
- **Tina Fuchs**
- Malissa Larson
- Aislinn Addington
- Albert Worotikan
- Rip Horsey
- Adry Snorraddottir Clark
- Anna Hernandez-Hunter
- Andrew Holbert
- Patrick Moser
- Jaime Silva
- Sandra Russell
- Marshall Habermann-Guthrie

Housing, Dining, & Conferencing

- **Tina Fuchs**
- Albert Worotikan
- Patrick Moser
- Chelsee Blatner
- Trina Horsey
- Lindsey Gibson
- Don Boderman
- Sarah Lockwood

Arts

- Dirk Freymuth
- Daniel Tankersley
- David Janoviak
- Diane Tarter
- Kathleen Cassity
- Darryl Thomas
- Scott Grim
- **Ava Howard**
- Susan Fuller

Athletics

- **Curtis Campbell**
- John Bartlett
- Amy Clark
- Max Chartier
- Susan Hays
- Holli Howard-Carpenter
- Kurtis Kidd
- Randi Lydum
- Steve Ancheta
- Jim Shaw
- Mike Johnson
- Cori Metzgar
- Alyson Boytz
- Miles Kizer
- Lonny Sargent
- Tommy Gott
- Mike McInerney
- Jason Dormeyer
- Ed Garland
- Michael Feuling
- Natasha Roman
- Arne Ferguson

*Staff invited to Participate in Focus Groups. Names in **BOLD** are members also on the M.P. Steering Committee.



Guiding Principles & Goals

Guiding Principles

Principle

Student Success

Cultivate Academic Success

Academic Excellence

Student Initiatives

Community Engagement

Improve the connections between university programs and activities and surrounding communities.

Accountability

Strengthen the university's visibility within Oregon

Sustainability

Embed sustainability as a fundamental value.

Supporting Objectives

- Provide a campus environment that enhances learning & the development of the whole person.
- Ensure appropriate class sizes to maximize faculty-student & student-student interactions
- Expand activities & partnerships with local & regional organizations.
- Strengthen & expand community college partnerships...
- Increase & support sustainable environmental systems for campus grounds, infrastructure & physical facilities.
- Ensure the availability & effective utilization of accessible & comfortable classrooms, offices & meeting spaces.

Goals & Objectives for the 2018 MP

- Accommodate **Enrollment Growth**
- Utilize Existing **Academic Space** More Efficiently, through “Off-Hour” Scheduling (Friday, Saturday, etc.), Hybrids, etc.
- Modernize **Housing & Dining Facilities** to Attract and Retain Students
- Create a **Student Success Center** as a Hub of Services & Related Programs for All Students
- Invest in **Athletics Facilities**:
 - Remediate Major Deficiencies in the Existing Facilities: New P.E. Renovation, Field Drainage & Lighting, etc.
 - Update the Stadium to Add Competitive Soccer Capability
- Enhance the **Arts Facilities** & Visibility

Enrollment Target

	← Enrollment Trends ¹											Planning Target →
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2028
HC	5,037	5,349	5,654	6,233	6,217	6,187	6,188	5,371	5,445	5,382	5,285	6,500 (+23%)
FTE	4,201	4,413	4,697	5,049	5,127	5,106	4,974	4,760	4,513	4,529	4,451	5,500 (+24%)
HC/FTE	120%	121%	120%	123%	121%	121%	124%	113%	121%	119%	119%	
Δ HC	-	6.2%	5.7%	10.2%	-0.3%	-0.5%	0.0%	-2.1%	-10.1%	-1.2%	-1.8%	
Residents, % of HC	86%	84%	85%	85%	84%	83%	82%	80%	78%	77%	76%	

1: Data Aggregated from <http://www.oregon.gov/highered/research/Pages/student-data-univ.aspx>

*“More classes (hybrid) offered with weekend meeting times --
...need for weekend friendly building use”*

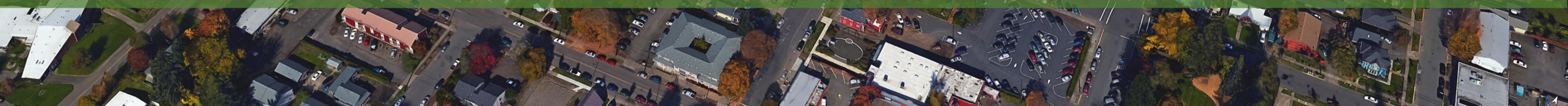
2017	2020	2030	2040
4,141,100	4,339,591	4,850,362	5,293,604
-	+ 5%	+ 17%	+ 28%

Source, 2017: PSU Population Forecast Program
Forecast Source: State and county population forecasts, 2000 to 2040 - Oregon.gov

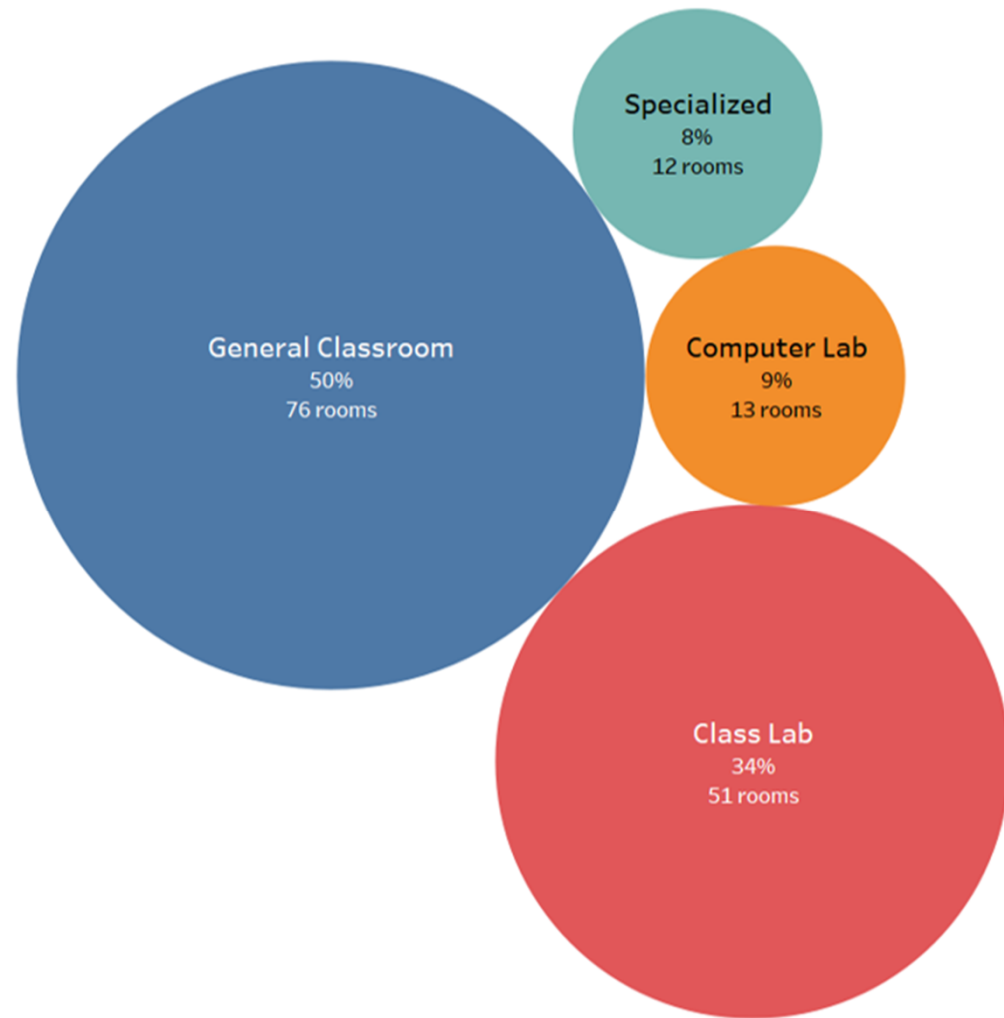
Oregon Population Forecast, to 2040



Key Findings



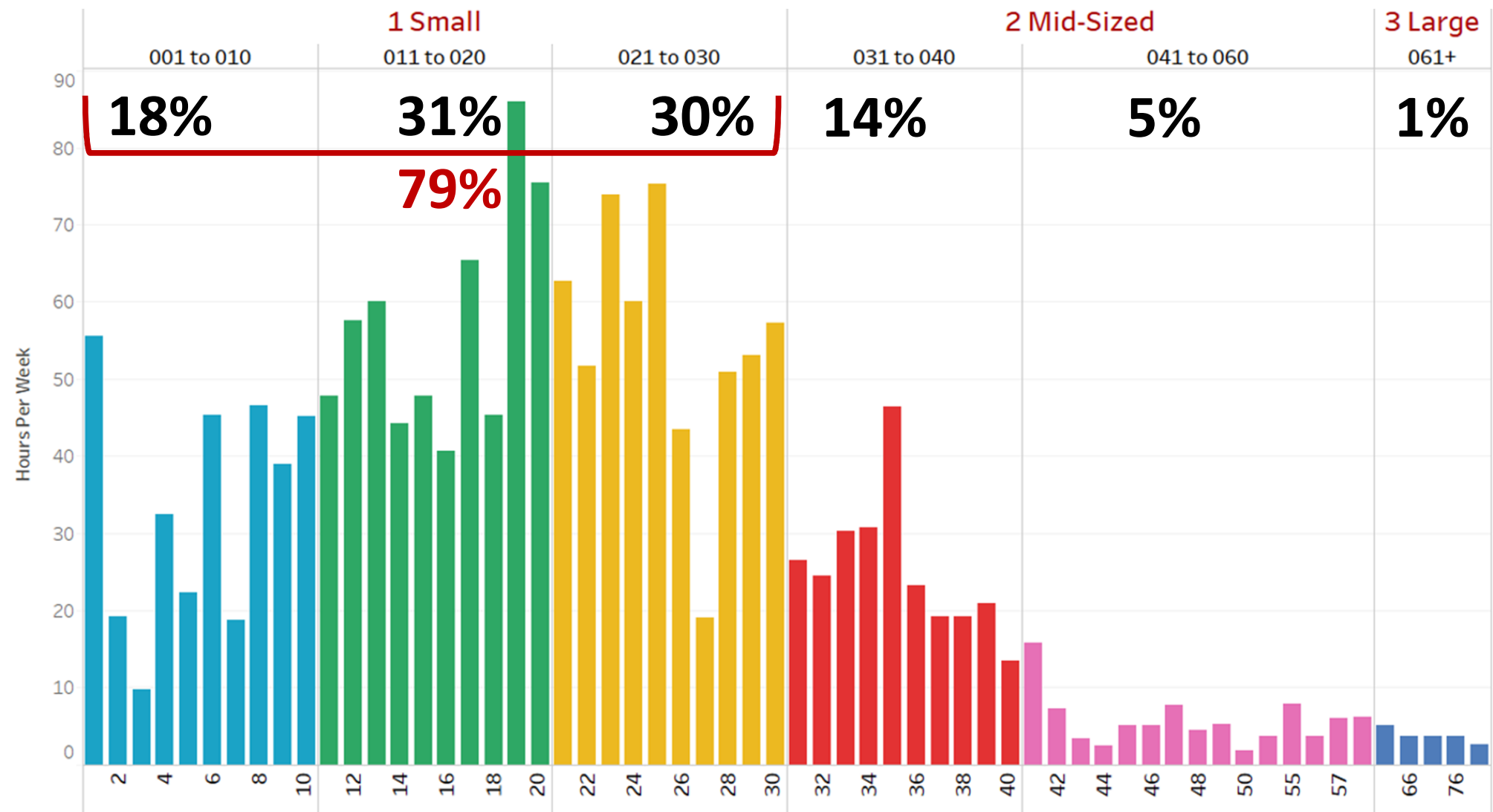
Key Findings: Utilization



Types of Instructional Spaces:

Instructional spaces are grouped into 4 categories:

- (1) general classrooms
- (2) computer labs
- (3) class teaching labs (science, music, art, etc.)
- (4) specialized spaces (primarily athletic spaces)



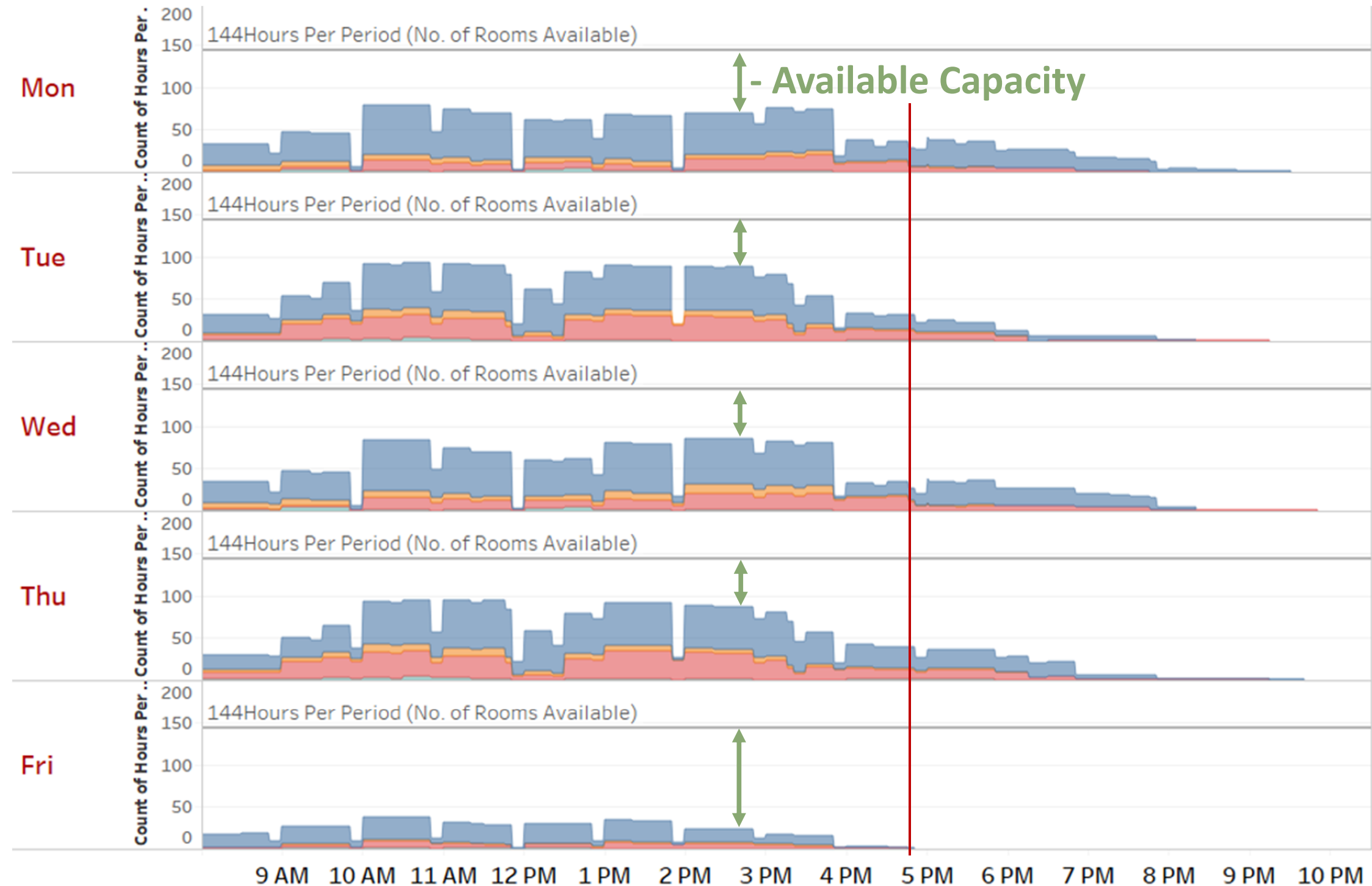
Distribution Meeting Hours by Enrollment Size –in General Classrooms

- By meeting hours, the overwhelming majority (79%) of sections enroll 30 or fewer students.
- Only 6% of sections enroll more than 40.

Key Findings: Utilization

General Classrooms:

1. There is a small amount of unscheduled capacity at:
 - morning: 10:00 am & 11:00 am
 - afternoon 1:00 pm to 4:00 pm
2. Periods of low scheduling activity:
 - early mornings every day
 - all day Friday

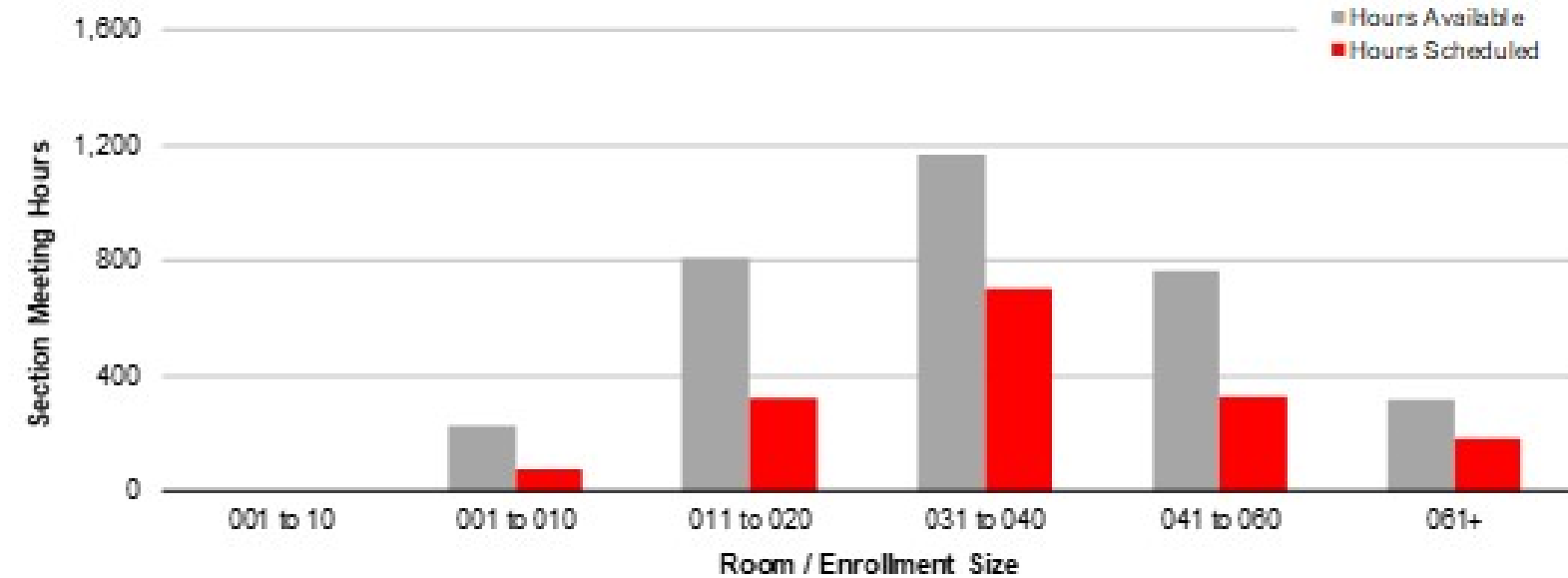


Key Findings: Utilization

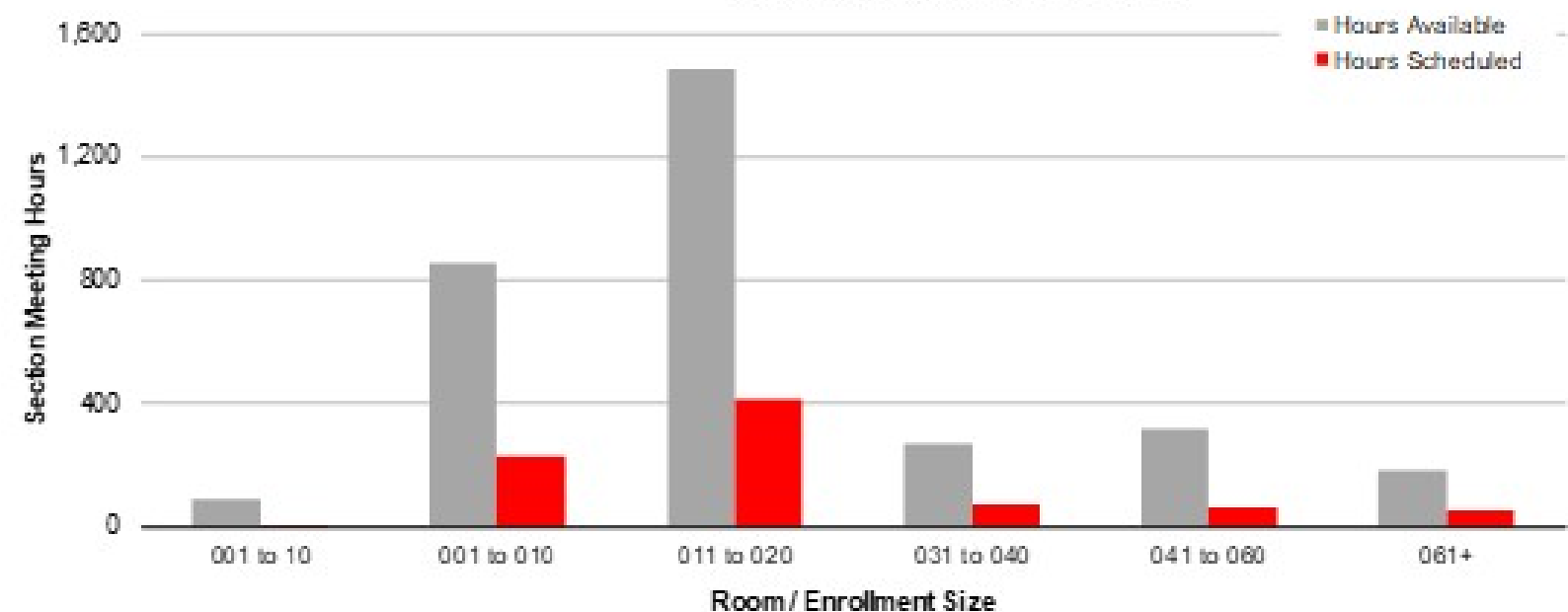
Supply v. Demand:

1. WOU has capacity in general classroom sizes where current demand is highest:
 - 3,285 available meeting hours
 - 1,616 current schedule demand
 - ∴ 49% of supply is in regular use.
2. Utilization of non-general classrooms is approx. 10%
3. Room capacity is based on older standards; updating standards to current collaborative classroom guidelines is recommended and may shift more rooms to smaller capacity.

Room Supply vs. Hours Scheduled 8:00am to 5:00pm
General Purpose Rooms



Room Supply vs. Hours Scheduled 8:00am to 5:00pm
Non-General Purpose Rooms

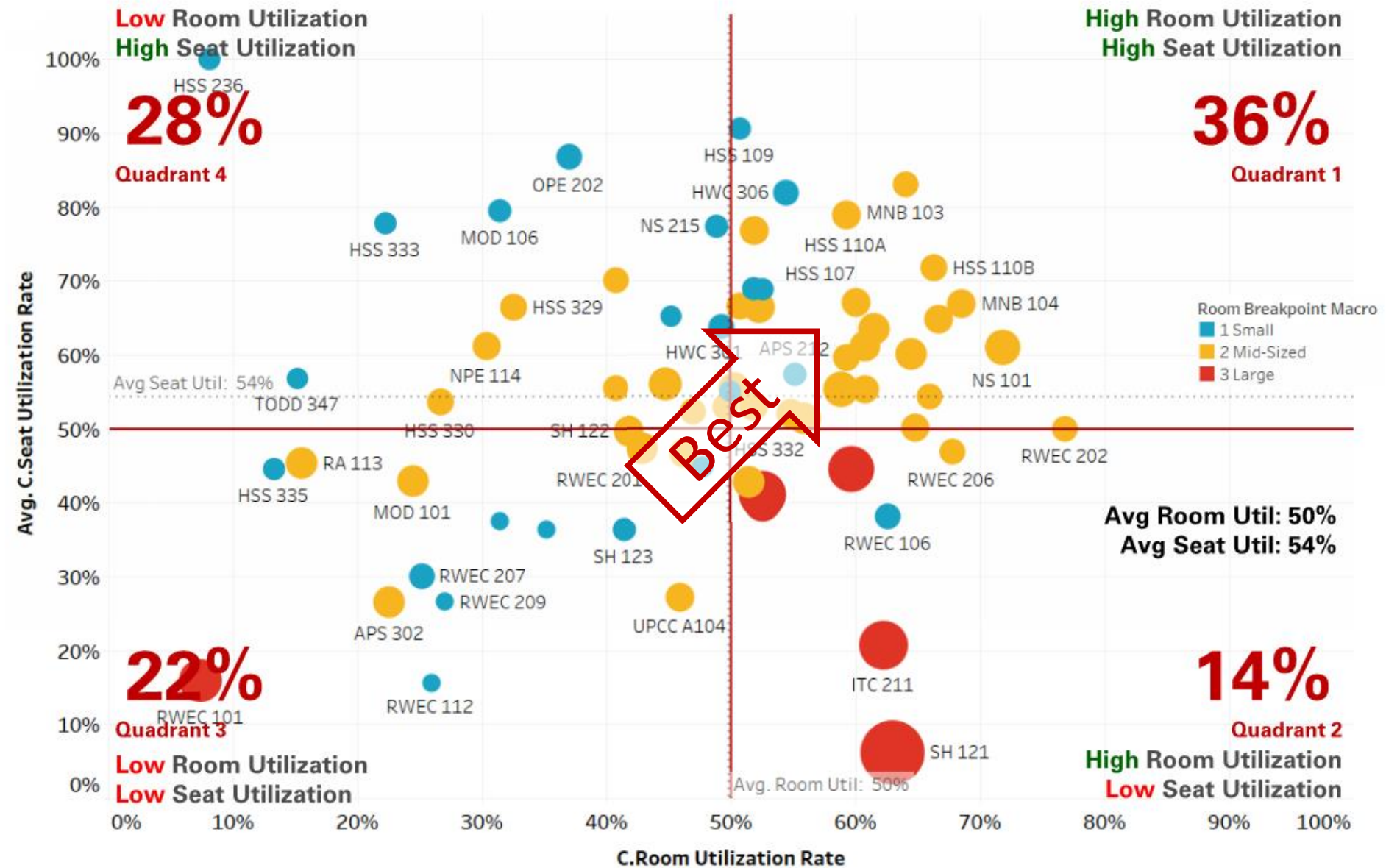


Key Findings: Utilization

Room & Seat Utilization:

- Room utilization is a measure of how frequently the room is scheduled during the week.
- Seat utilization is a measure of how many seats are filled in the room when it is in use.
- Plotted together – as room utilization versus seat utilization– a clear picture emerges as to how well, overall, rooms are being used.

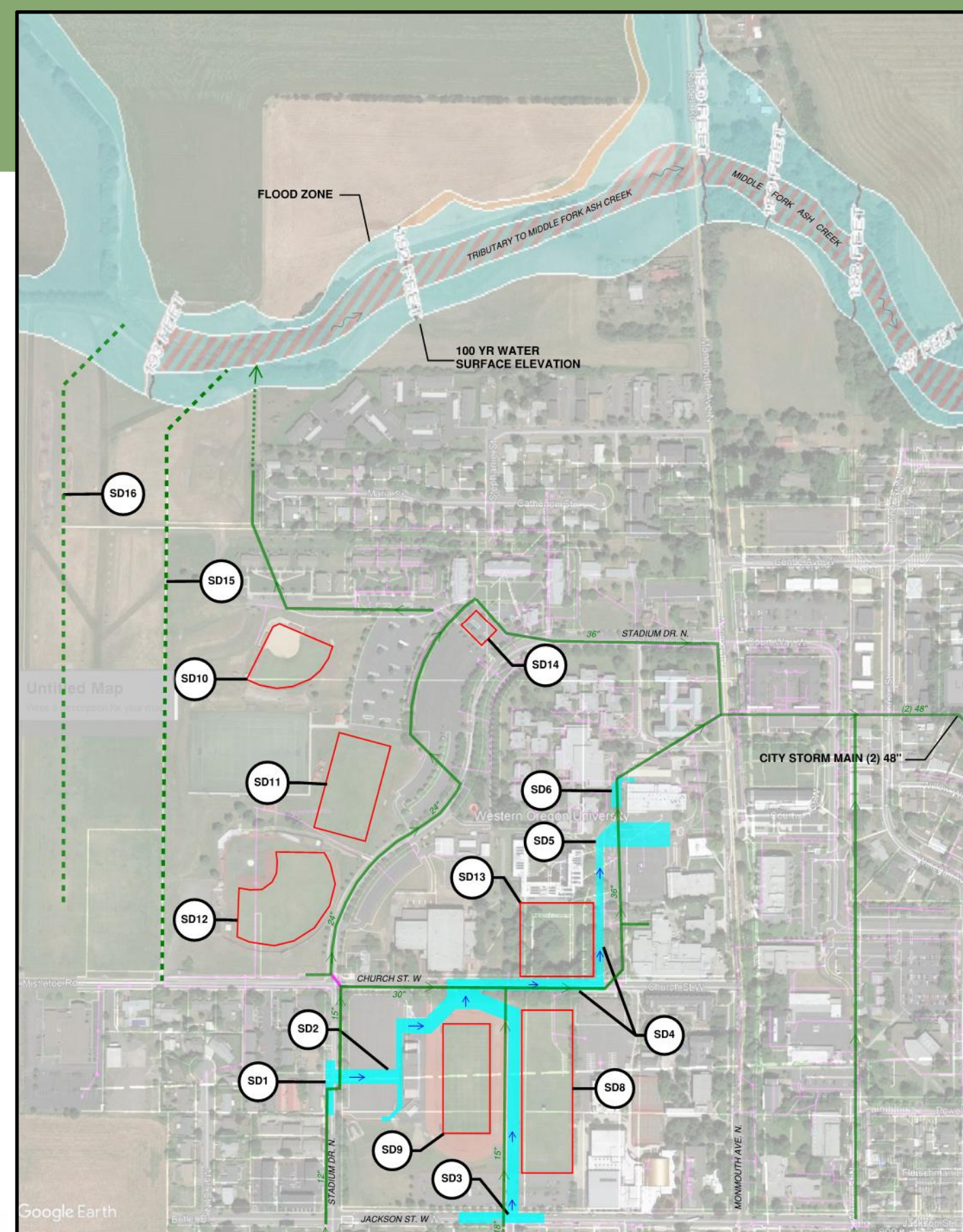
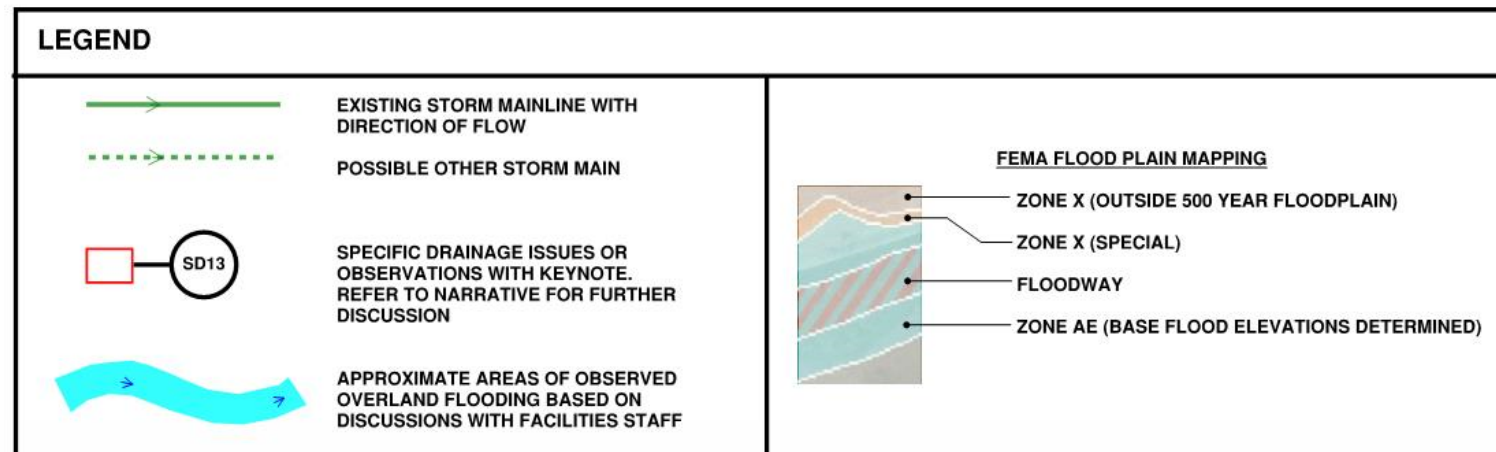
Daytime Room vs. Seat Utilization – All General Rooms (800am to 500pm)



Key Findings: Infrastructure

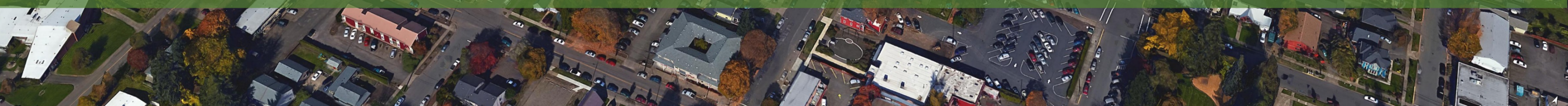
Priority - Stormwater & Flooding:

- Storm drain pipes under Church St. (30") and through Lot /Facilities area (36") are not handling stormwater adequately.
 - Contributes to flooding at Stadium/Grandstand, fields, Grove, north to Facilities Shop area
 - Tree roots are a contributing factor.
 - Replacing/expanding storm drain within right-of-way
 - City has also suggested an alternate routing, through west campus lands to Ash Creek.





Master Plan Elements



Major Program Drivers

Student Housing

Dining (& Conference)

Athletics Fields

New P.E./Field House

Creative Arts Division

Health Sciences

*Todd Hall: Condition &
Program Fit
(+ Child Care)*

Student Success Center

Welcome Center

APSC: Long-Term Use



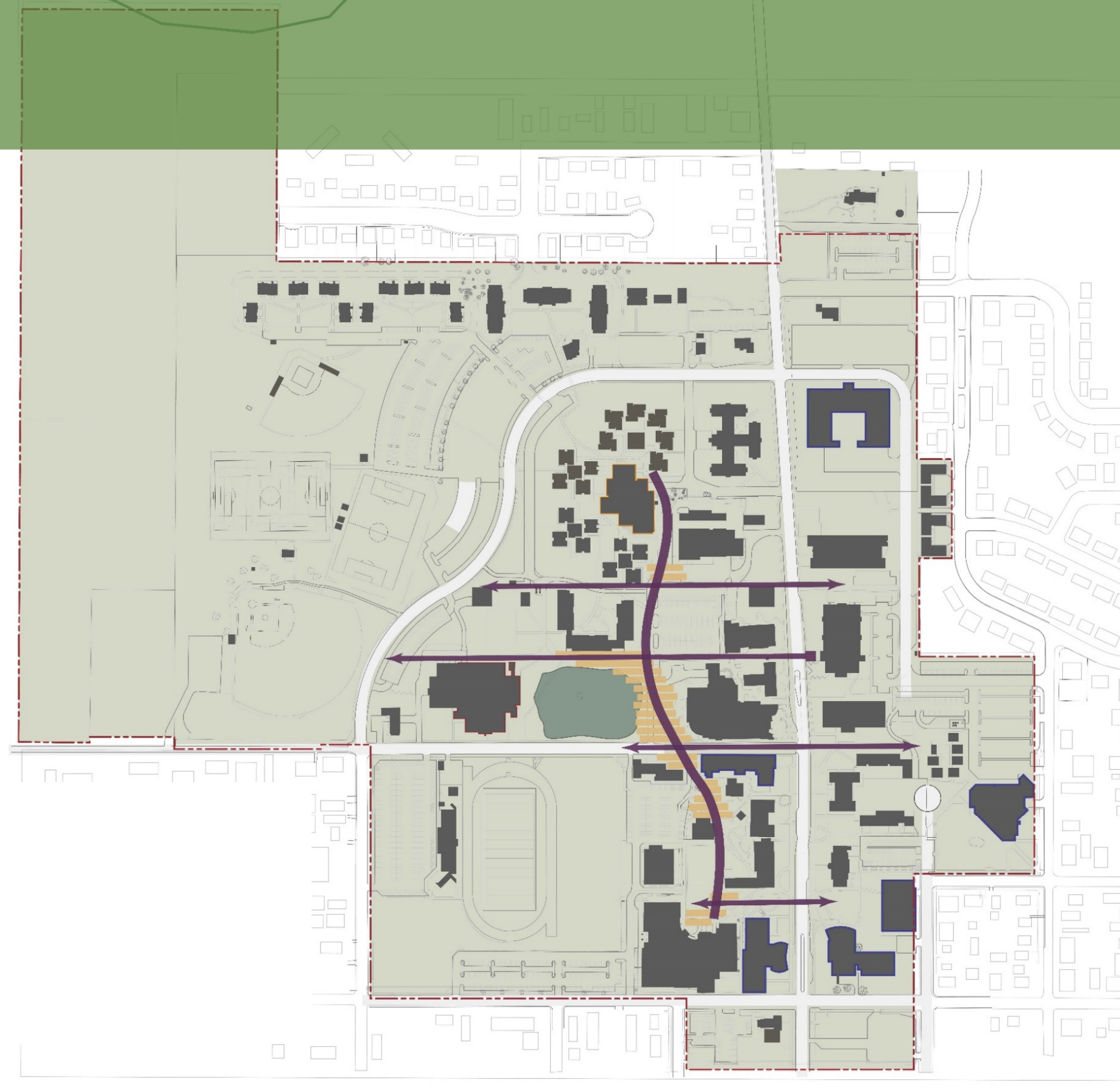
Circulation Concept

Organizing Principles:

“Keep the Core Compact”

“Create Active Areas on Campus”

“A Walkable, Sustainable Campus”



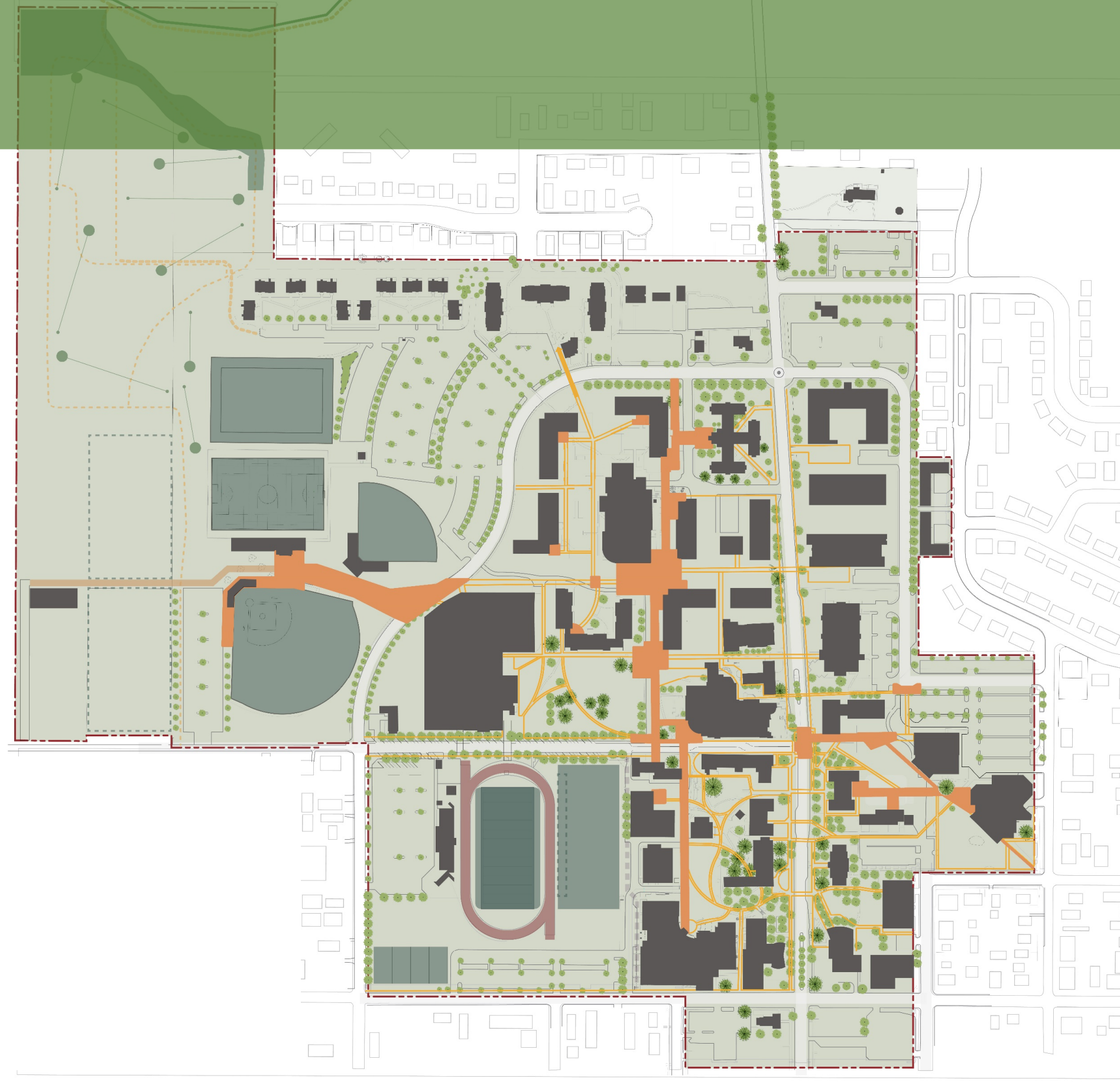
Circulation Framework

Organizing Principles:

“Keep the Core Compact”

“Create Active Areas on Campus”

“A Walkable, Sustainable Campus”



2018 Master Plan

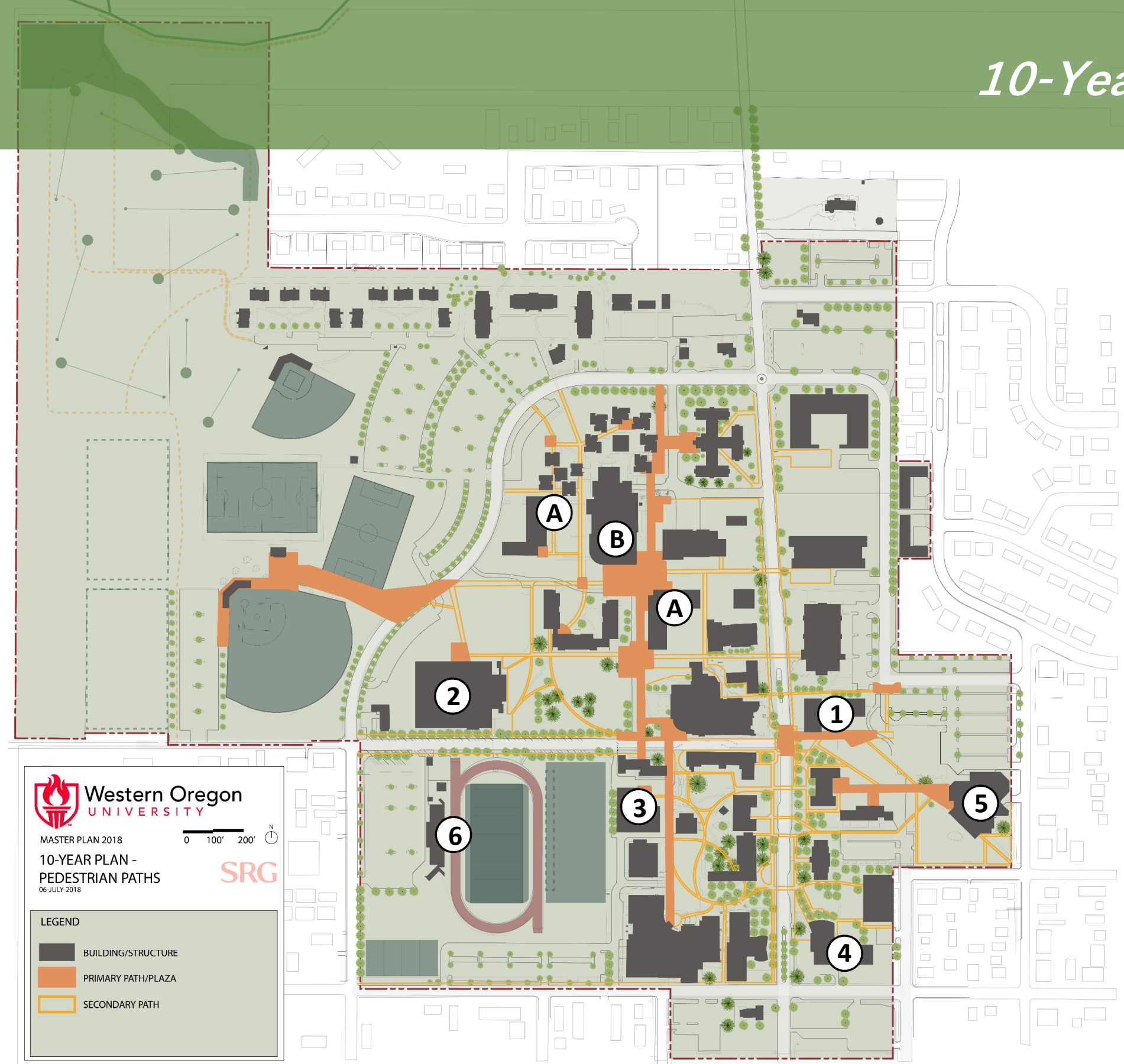
10-Year Plan


Project Priorities:

1. *Success Center*
2. *Athletics/New P.E.*
3. *Health Sciences Building*
4. *APSC*
5. *Rice Auditorium*
6. *McArthur Stadium*

A. *Housing*

B. *Dining*





 **Western Oregon UNIVERSITY**

MASTER PLAN 2018
10-YEAR PLAN - PEDESTRIAN PATHS
06-JULY-2018

0 100' 200' N

SRG

LEGEND

-  BUILDING/STRUCTURE
-  PRIMARY PATH/PLAZA
-  SECONDARY PATH

2018 Master Plan

Long-Range Plan

Long Term (>10-Year):

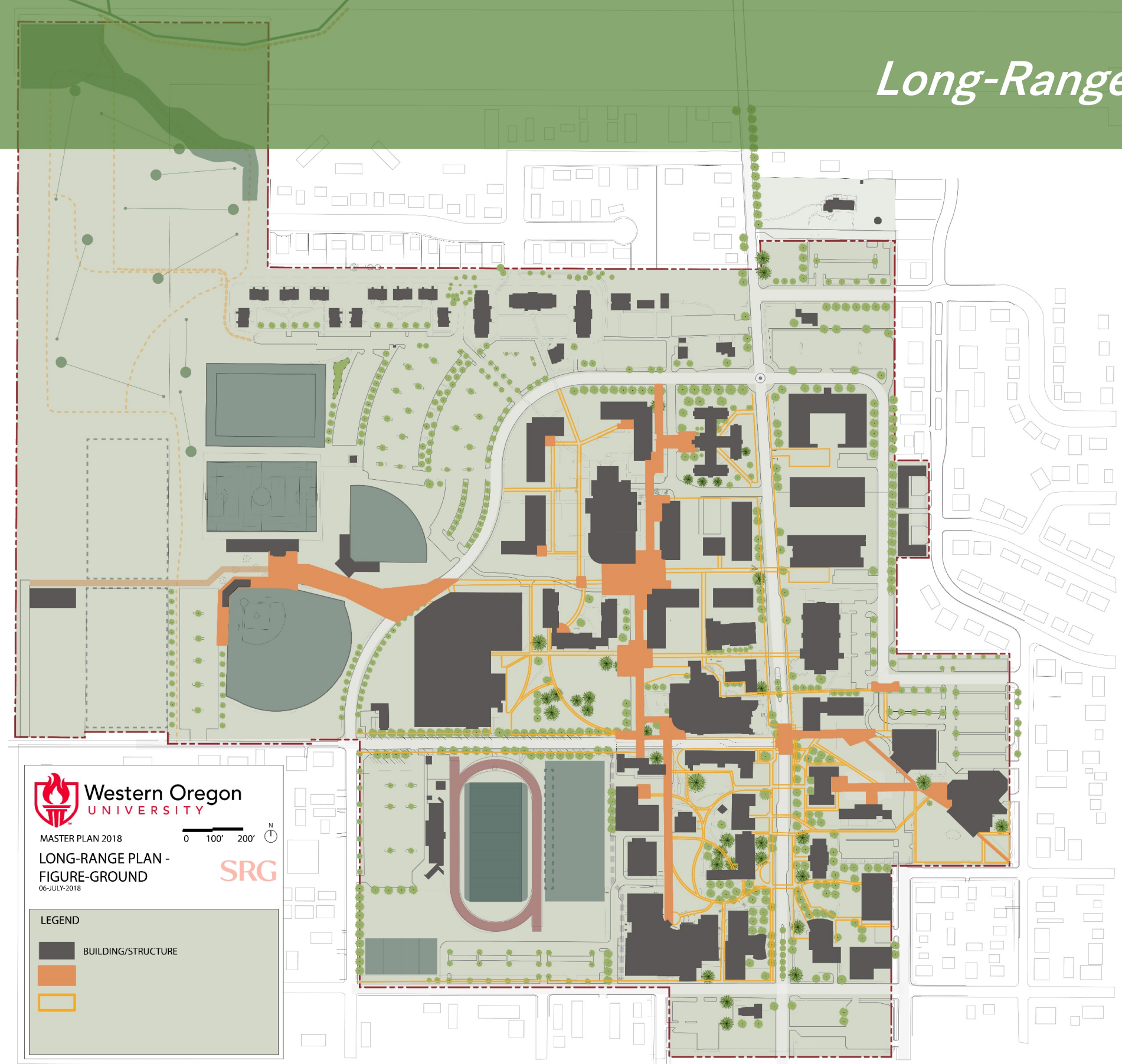
*Additional Housing Modernization
(Barnum & Landers)*

Optimize Athletics Facilities:

- *Optimize Fields*
- *Field House*

Arts – Enhanced Facilities

Academic Infill



2018 Master Plan: Vision & Framework

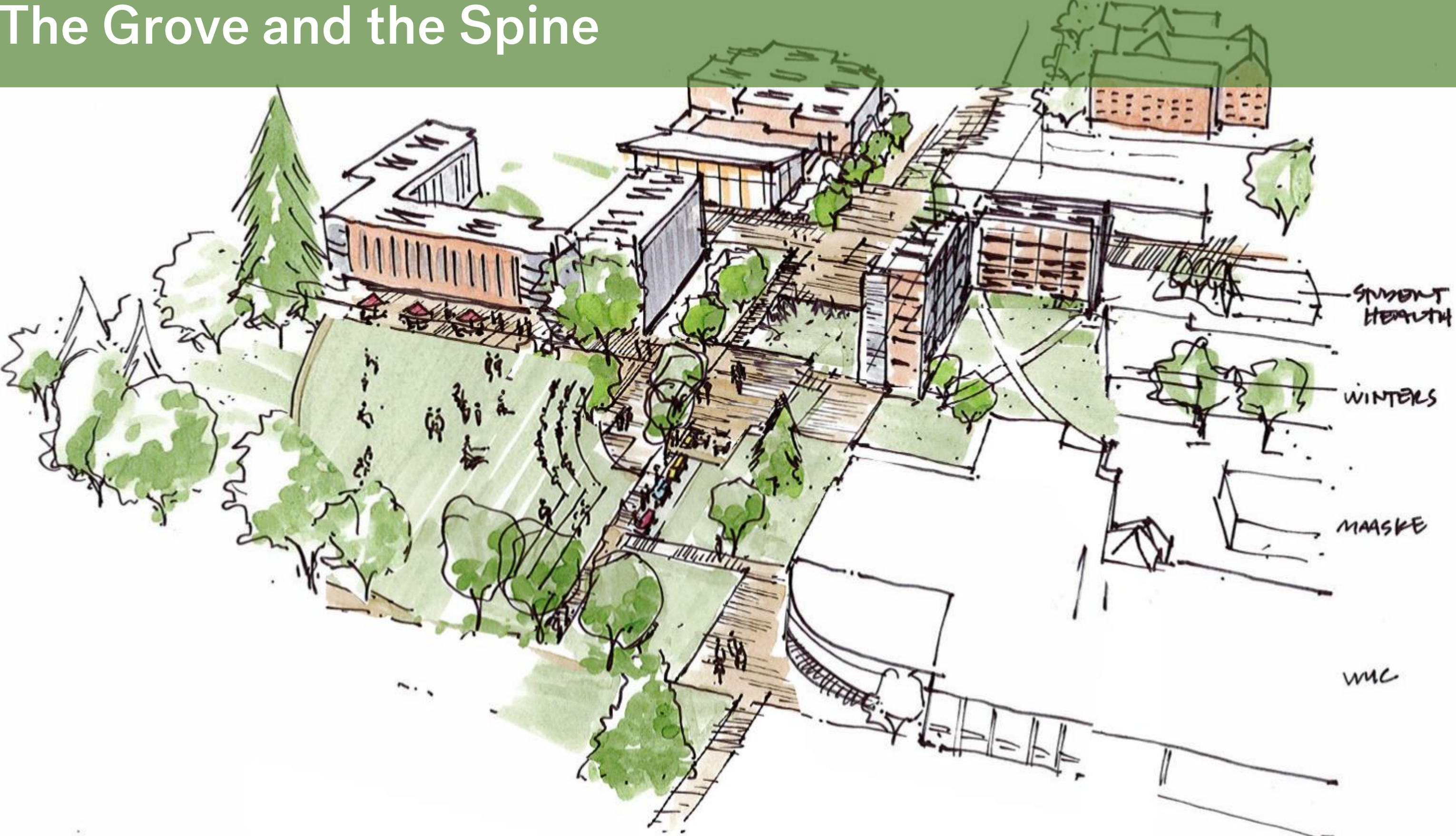
Enhanced Plaza & Path Network

North-South Ped & Bike Spine

Infill the Center with Active Program / Parking to Edges



The Grove and the Spine



The Grove and the Spine



Academics



How Can We:

*Maintain the Academic Focus on
Monmouth Ave?*

Maintain a Walkable Core?

*Celebrate the Learning and Research
that Happens Here?*



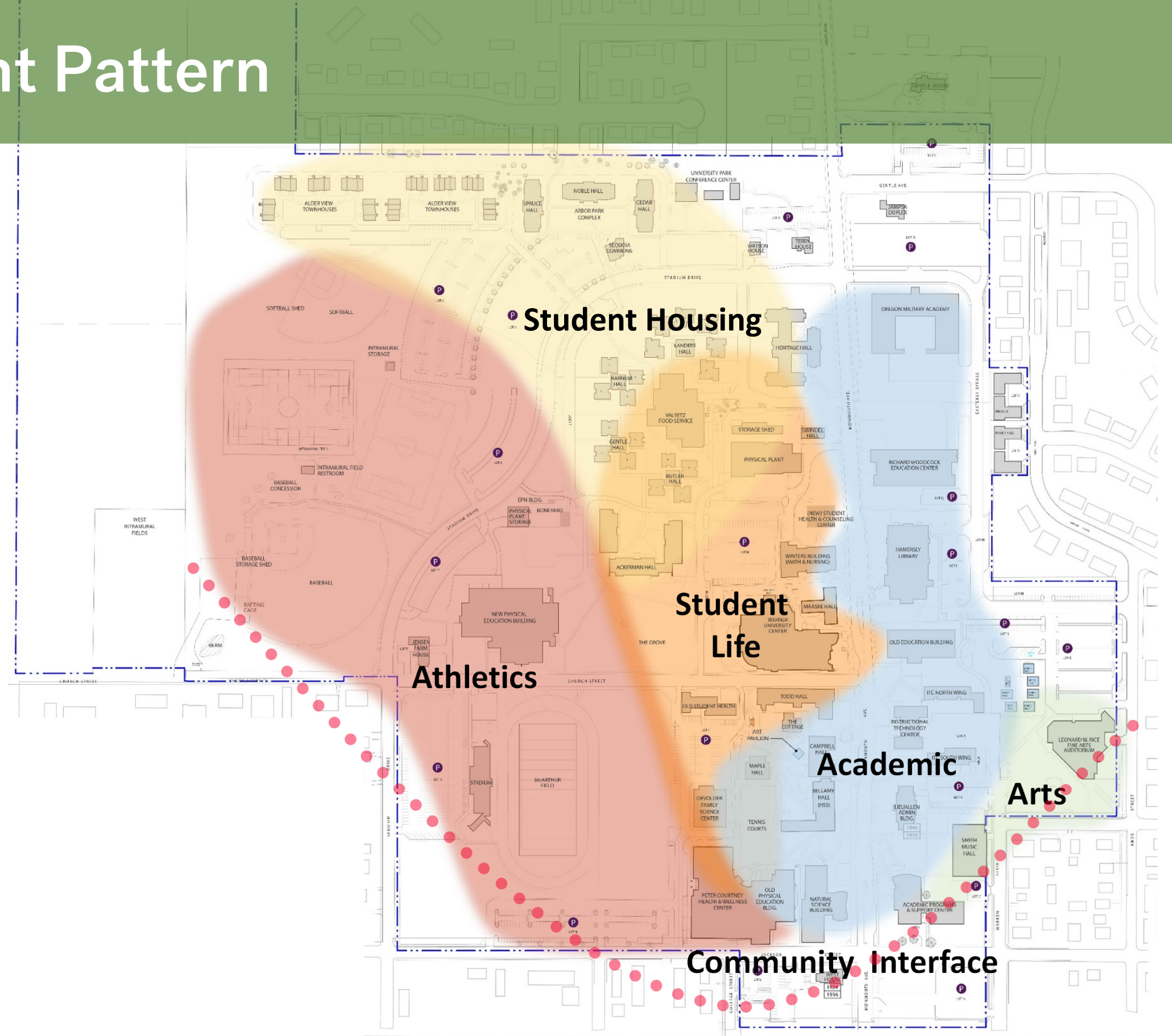
Campus Development Pattern

Reinforce the Existing Successful Pattern

Active Mixed-Use Core

Residential Zone Adjacent to Academic Core

Community-Oriented Programs to the Campus Edge



2018 Master Plan

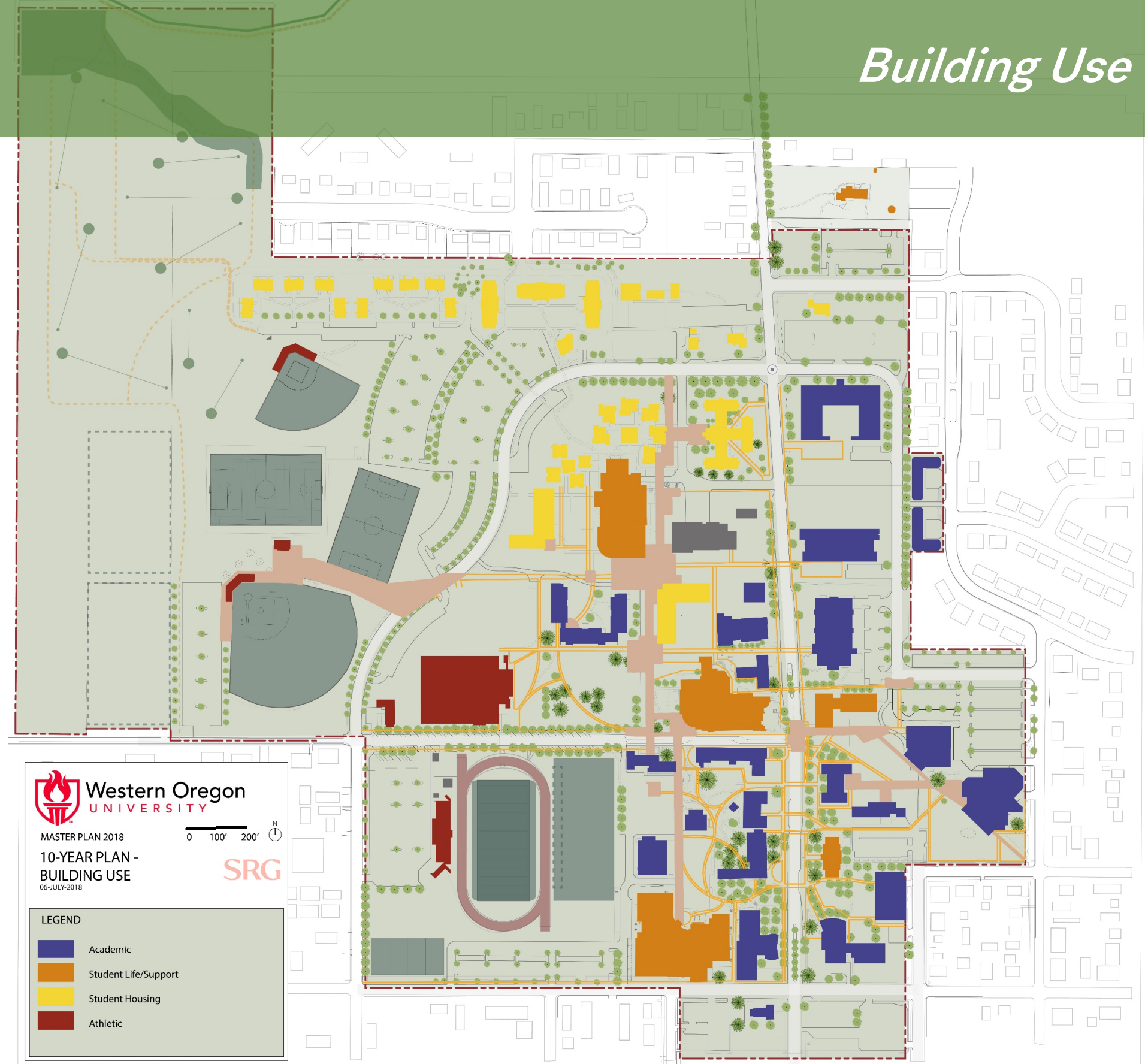
Building Use

Reinforce the Existing Successful Campus Pattern

Active Mixed-Use Core

Residential Zone Adjacent to Academic Core

Community-Oriented Programs to the Campus Edge



Housing & Dining

How Can We:

Create Facilities that Support Dining Services to Provide a Range of Healthy Choices Efficiently?

*Create a **Dynamic Gathering Place** that Contributes to a Vibrant Campus Atmosphere?*

Support Special Events, Conferences, etc. in Addition to Regular Campus Population & Activities?



Dining at the Center

Priorities:

1. Replace Butler & Gentle Halls
2. Renovate and Expand Dining Facilities
3. Better Support Conferences

Strategies:

- Provide Contemporary Housing for Current Student Demographics
- Expand on Current Valsetz Hall
- Create Visible, Central Hot Spot
- Backfill Current Facility with Conference Capacity



Athletics

How Can We:

Create a Common, Unifying Experience for WOU Athletes?

Support Student Athletes and Position WOU's Athletic Programs as a Leader in the GNAC?

Re-Invest in Current Facilities in a Cost Effective Way and Modernize Key Facilities?



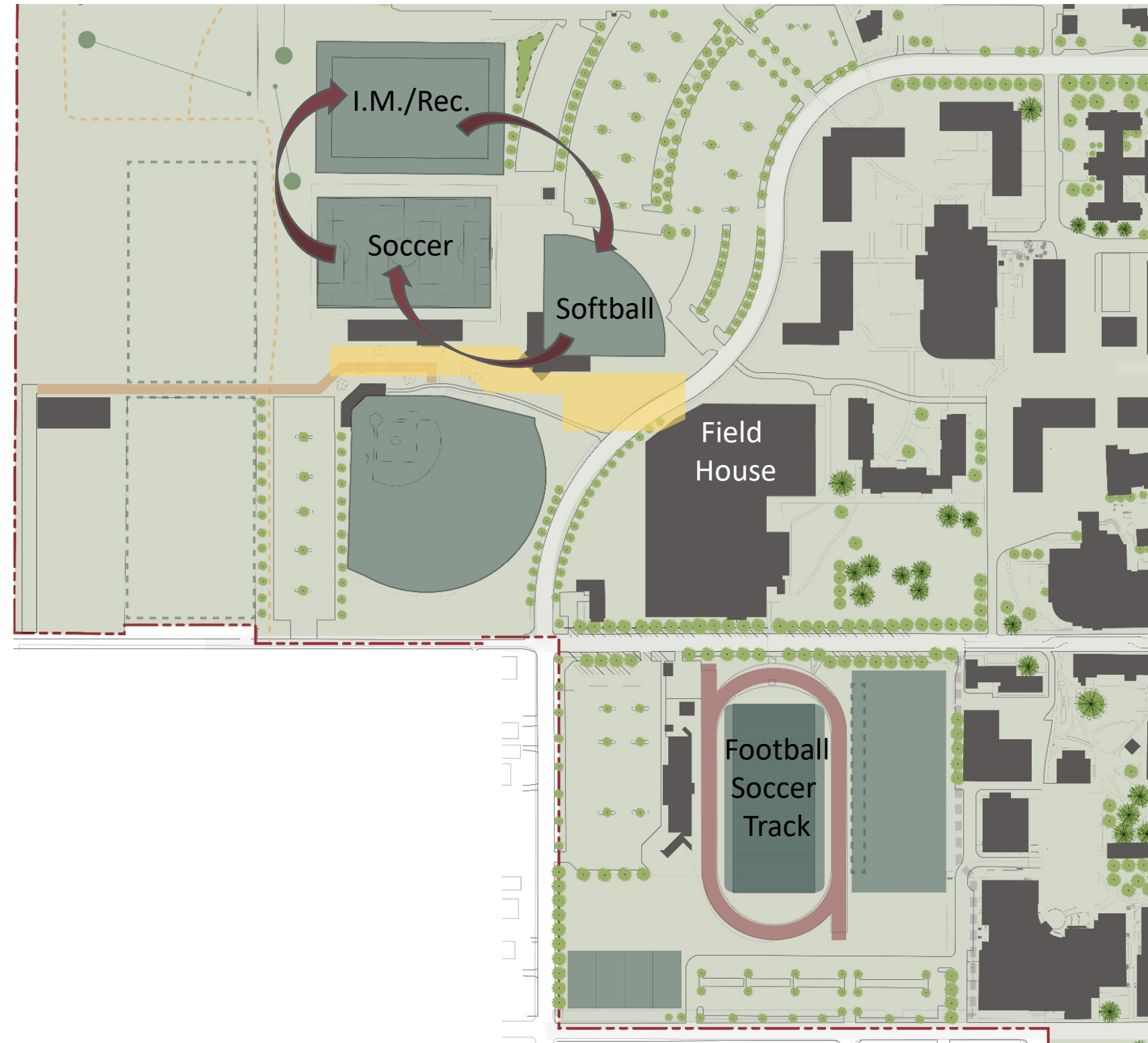
Athletics

Priorities:

1. Address Gym Deficiencies (“New P.E.”)
& Consolidate All Sports’ Locker Facilities
2. Upgrade Fields: Drainage, Turf, Lights, Fan Amenities
3. Storage for Athletics Equipment
4. Improved Weather-Protected Practice Facilities
5. Enhance Visibility of Athletics

Strategies:

1. New P.E. Renovation
2. Field Reinvestment:
 - Add Soccer to Stadium
 - Field Relocation/Consolidation
3. New P.E. Expansion, including Field House
4. Athletics “Branding” Along Stadium Drive:
“Wolf Plaza”/Concourse; Tailgating Experience



Athletics



Near-Term – Renovate “New P.E.”:

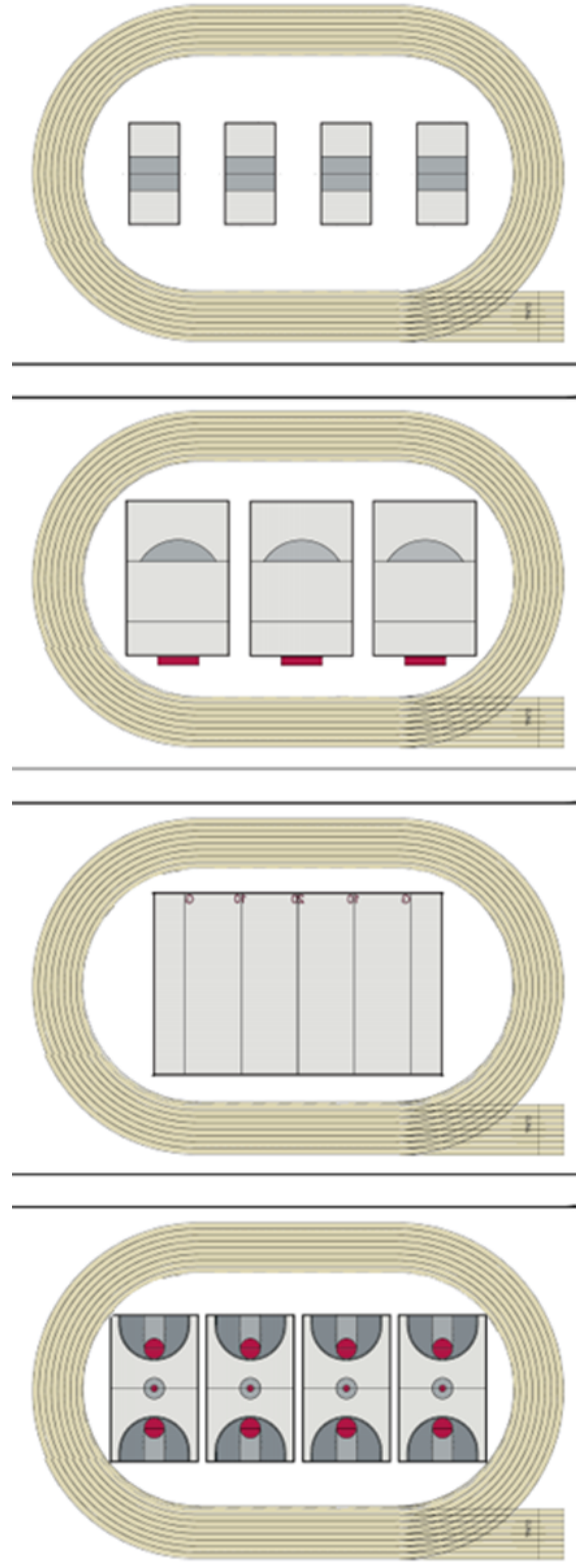
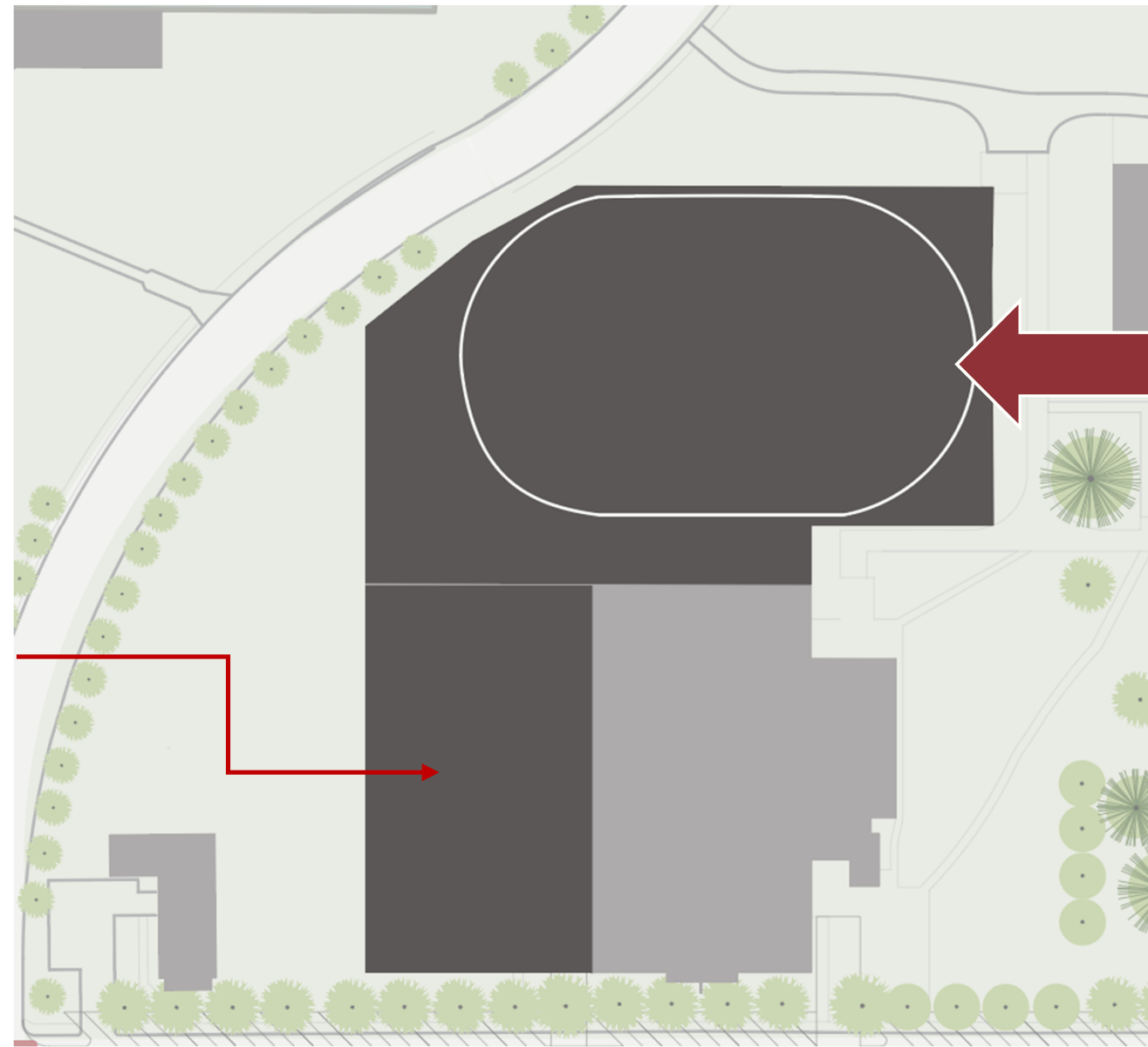
- Accessibility Priorities
- Systems Upgrades
- *Capital Plan: Top 2 Priorities*

Medium Term:

- Consolidated Locker Rooms
- Capacity to Expand Gyms, Use All 3 Courts Simultaneously
- Expanded Office & Storage

Long-Term:

- Field House: Capacity for 200 meter track, with multiple infield configurations



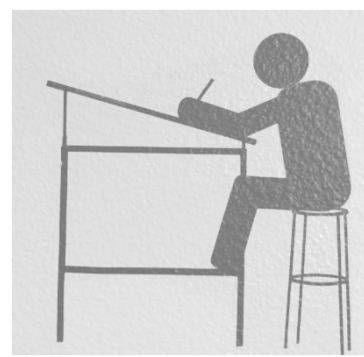
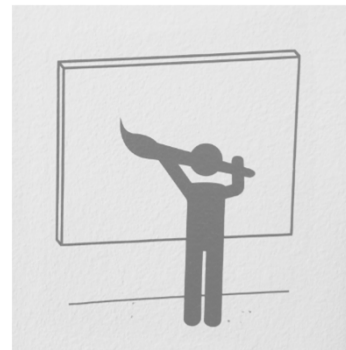
Arts

How Can We:

*Support the Growth Trend in WOU's
Arts Enrollment?*

*Enhance WOU's Performance
Offerings to the Community?*

Concentrate Arts Programs?



Arts Precinct

Priorities:

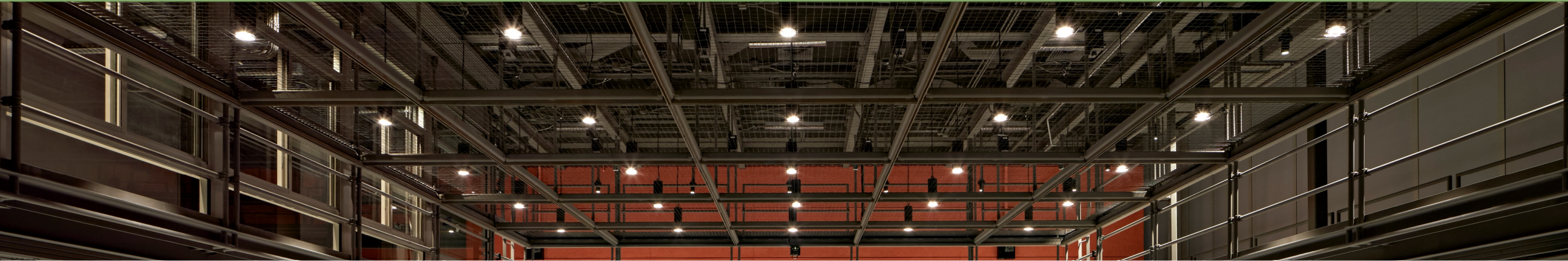
1. Scene Shop, with Separation from Performance
2. Dedicated Theater Space (Black Box), Releasing Pressure on Rice
3. Music Performance & Practice
4. Dance Performance & Practice
5. Gallery Space



Planning Strategy:

- Better Connect the Arts to Campus Core & Create a Gateway

Arts Precinct



Dynamic, Multi-Functional Flexible Space



Precedent: Rubenstein Arts Center, Duke University; William Rawn Associates

Arts Precinct



Dynamic, Multi-Functional Flexible Space



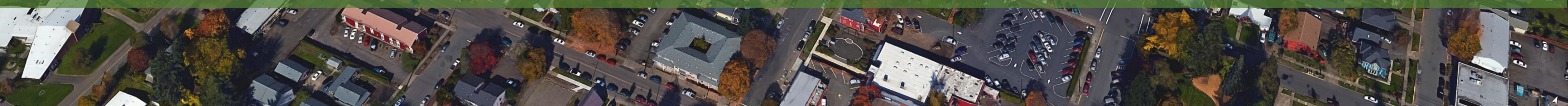
Precedent: Rubenstein Arts Center, Duke University; William Rawn Associates

Connecting the Arts Precinct





Plan Components



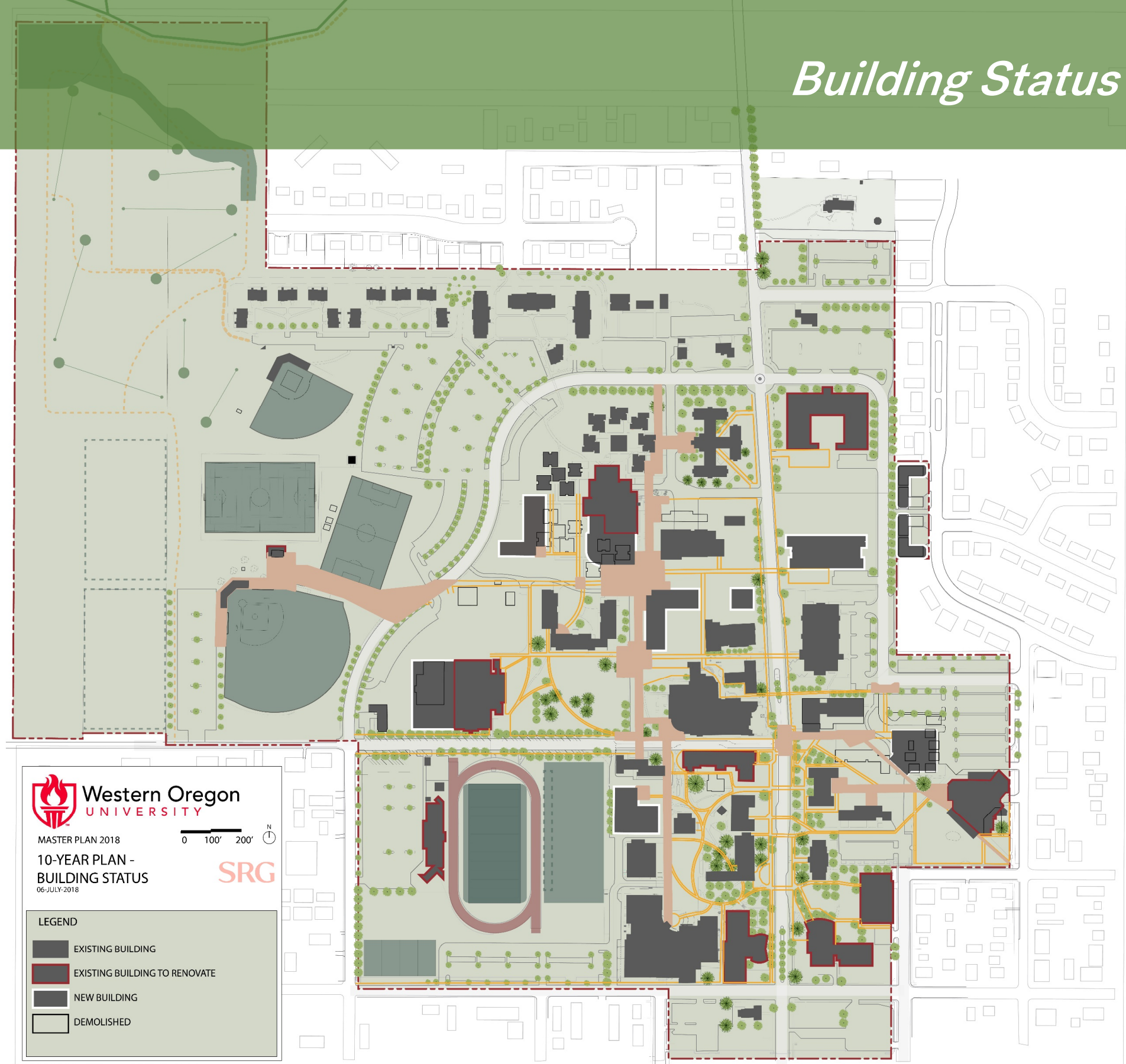
2018 Master Plan

Building Status

Approach:

*Renovation and
Reinvestment*

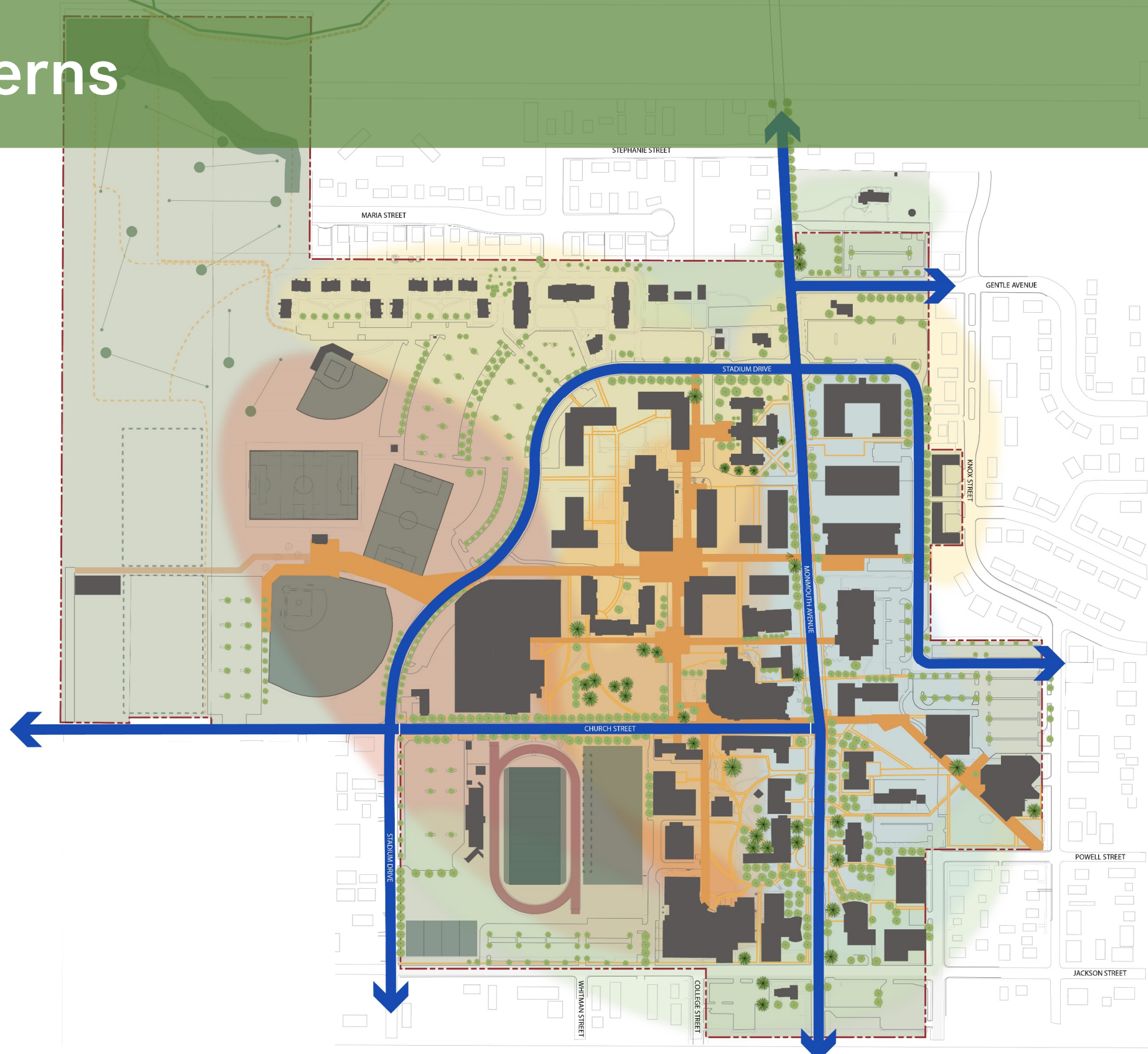
*New Facilities where Existing
Are Poorly Suited*



Circulation & Use Patterns

Approach:

*Integrate Campus Uses
and Circulation Patterns to
Create a Whole Greater
than the Sum of the Parts*



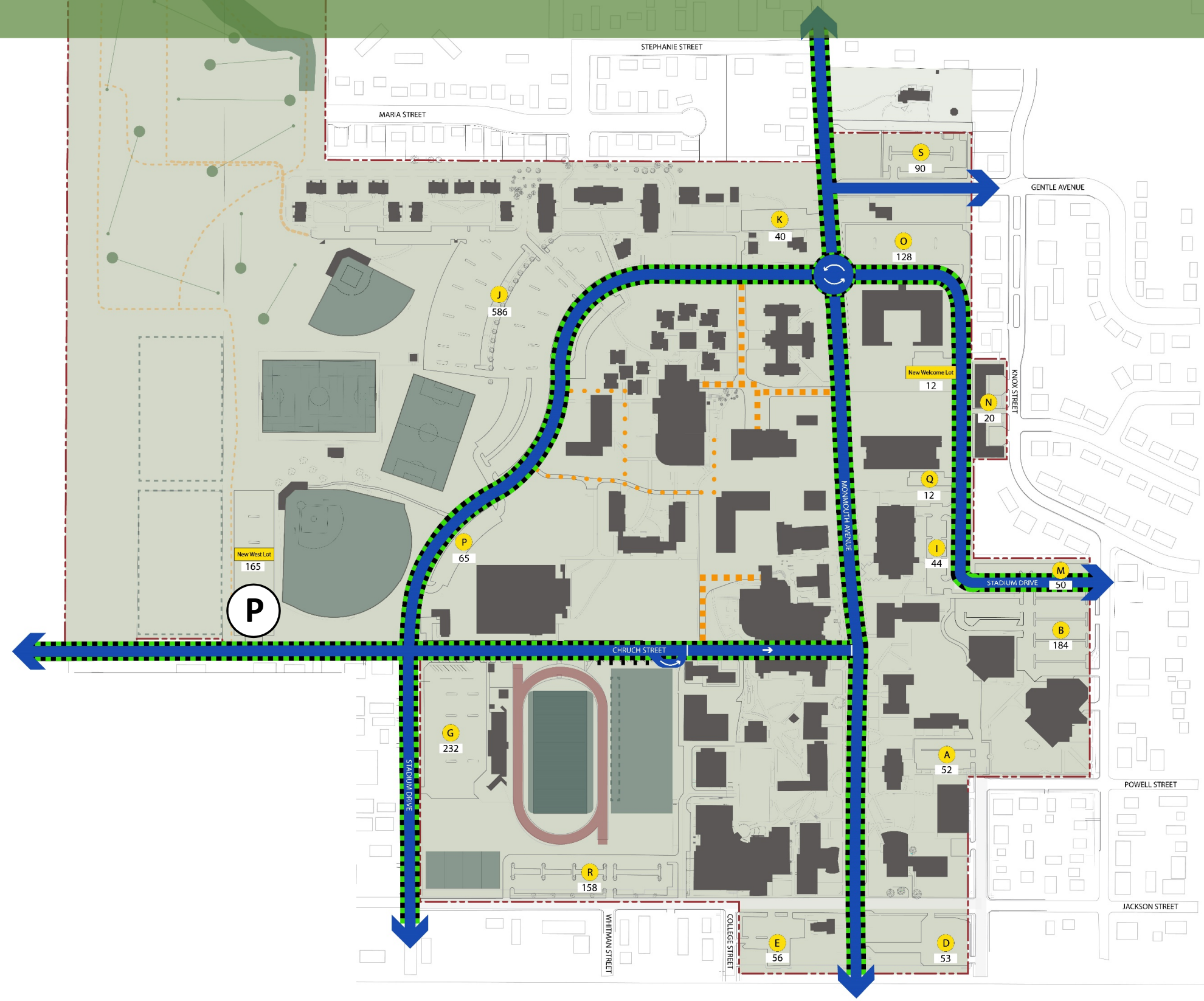
Transportation & Circulation

Priorities:

1. Support a Walkable Core Campus, with Perimeter Parking: “Park Once” Culture
2. Support Viable Transportation Options
3. Establish a Strategy to Revise Parking Requirements as TDM and Driving Alternatives Evolve in Coming Years

Strategies:

- Enhanced Traffic Calming Measures
- Church Street Modifications



Transportation & Circulation

Street Circulation:

- Monmouth Avenue: Continue to Enhance Traffic Calming
- Church Street: Explore Changes to Circulation and Multi-Use Street Design



2-way Traffic, with 45° Parking for Visitors, Tailgating

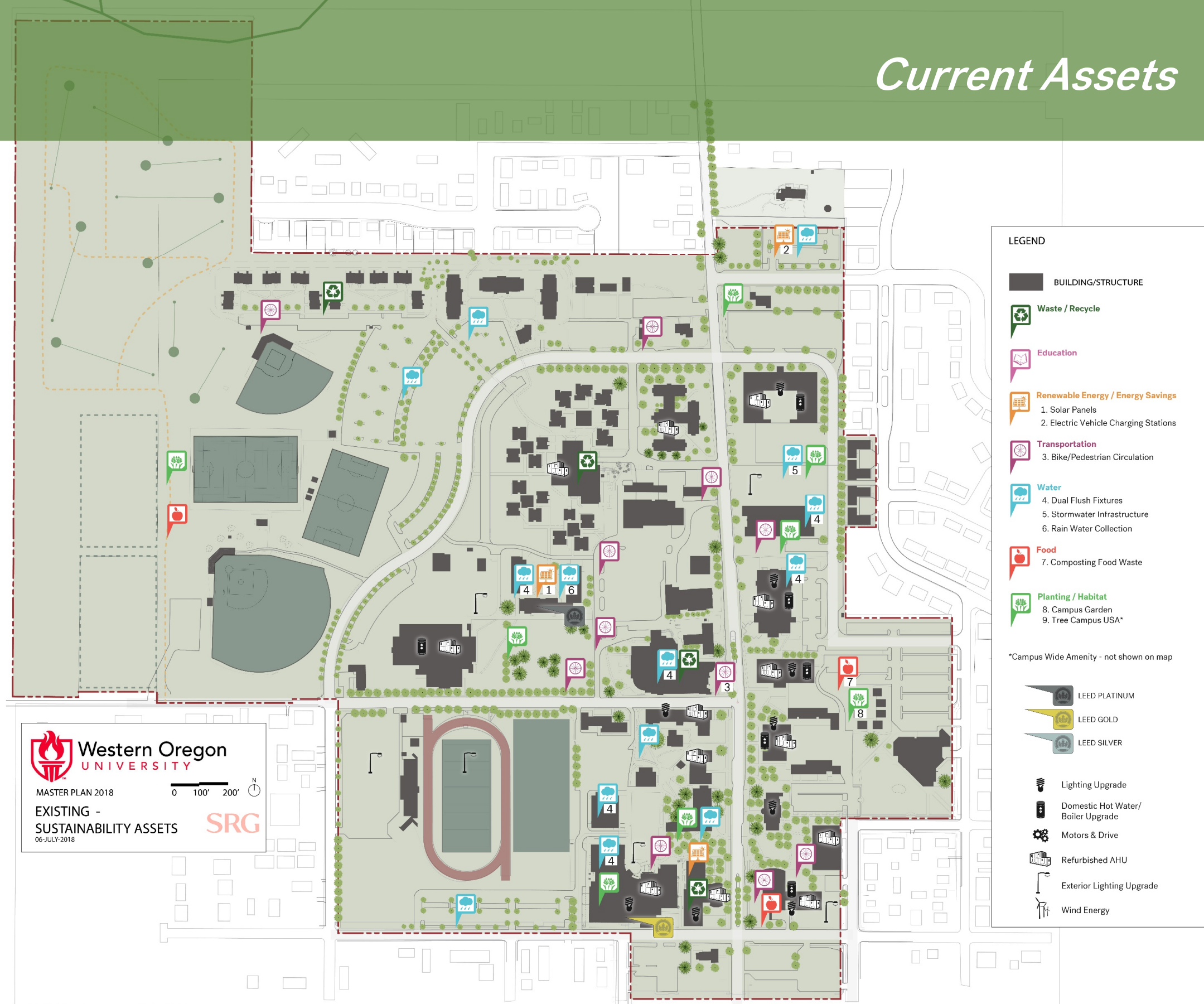
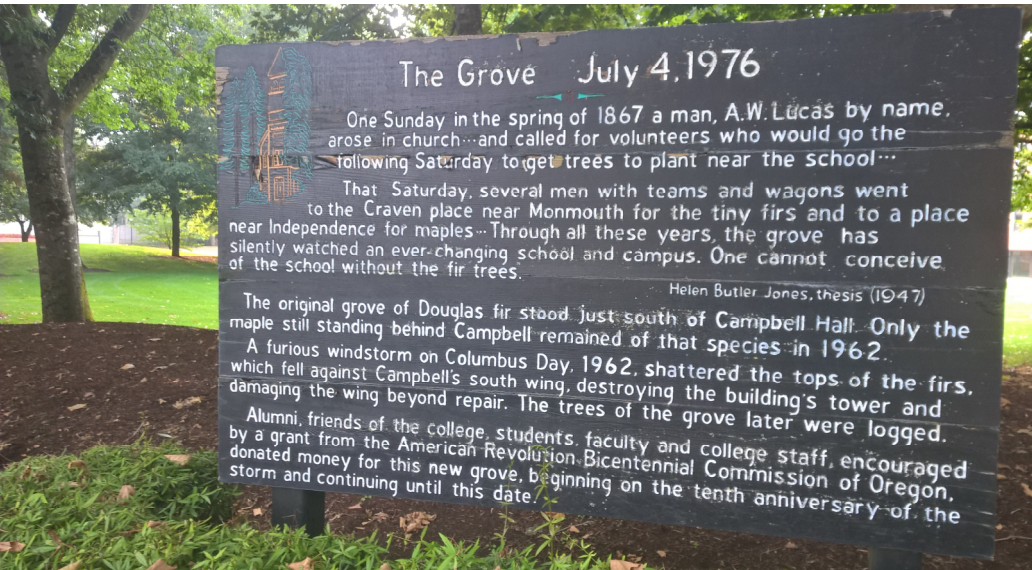
Pedestrian Spine

1-way "Chicane" w/ Festival Event Closures

Ped/Bike Extension To Arts Precinct

Sustainability

Current Assets



Sustainability

Walking Tour

A Tour of Discovery:

Self-Guided Tours

(Brochure + Phone App?)

Interpretive Signage:

“What’s Happening Here?”

Features:

Gardens

Arts

Bike Paths

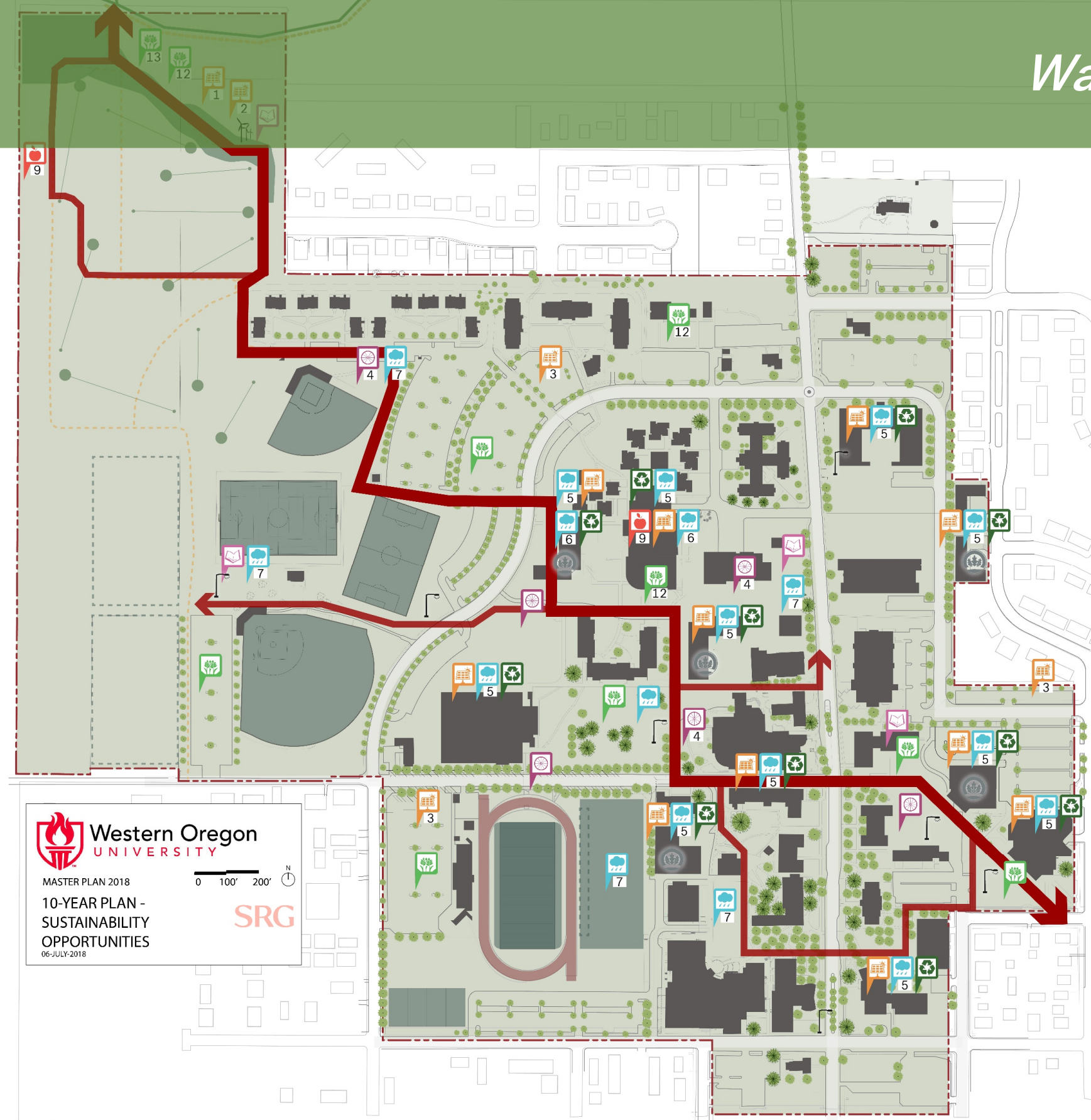
Research

Grove

Renewable Energy

Water Systems

Arboretum












 **Western Oregon UNIVERSITY**
MASTER PLAN 2018
10-YEAR PLAN - SUSTAINABILITY OPPORTUNITIES
06-JULY-2018







0 100' 200' N

SRG

LEGEND

-  BUILDING/STRUCTURE
-  SUSTAINABILITY PATH WALKING TOUR
-  Waste / Recycle
-  Education
-  Renewable Energy / Energy Savings
 - 1. Solar Panels
 - 2. Wind Turbine
 - 3. Electric Vehicle Charging Stations
-  Transportation
 - 4. Bike/Pedestrian Circulation
-  Water
 - 5. Dual Flush Fixtures
 - 6. Waste Water Recycling
 - 7. Stormwater Infrastructure
 - 8. Rain Water Collection
-  Food
 - 9. Composting Food Waste
-  Planting / Habitat
 - 10. Campus Garden
 - 11. Tree Campus USA*
 - 12. Campus Arboretum
 - 13. Hydrology/Riparian Zone

*Campus Wide Amenity - not shown on map

-  Lighting Upgrade
-  Domestic Hot Water/Boiler Upgrade
-  Motors & Drive
-  Refurbished AHU
-  Exterior Lighting Upgrade
-  Wind Energy

Highest LEED standard assumed for new buildings