

Visioning. Alternatives. Consensus.



Your Master Planning Team



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Agenda

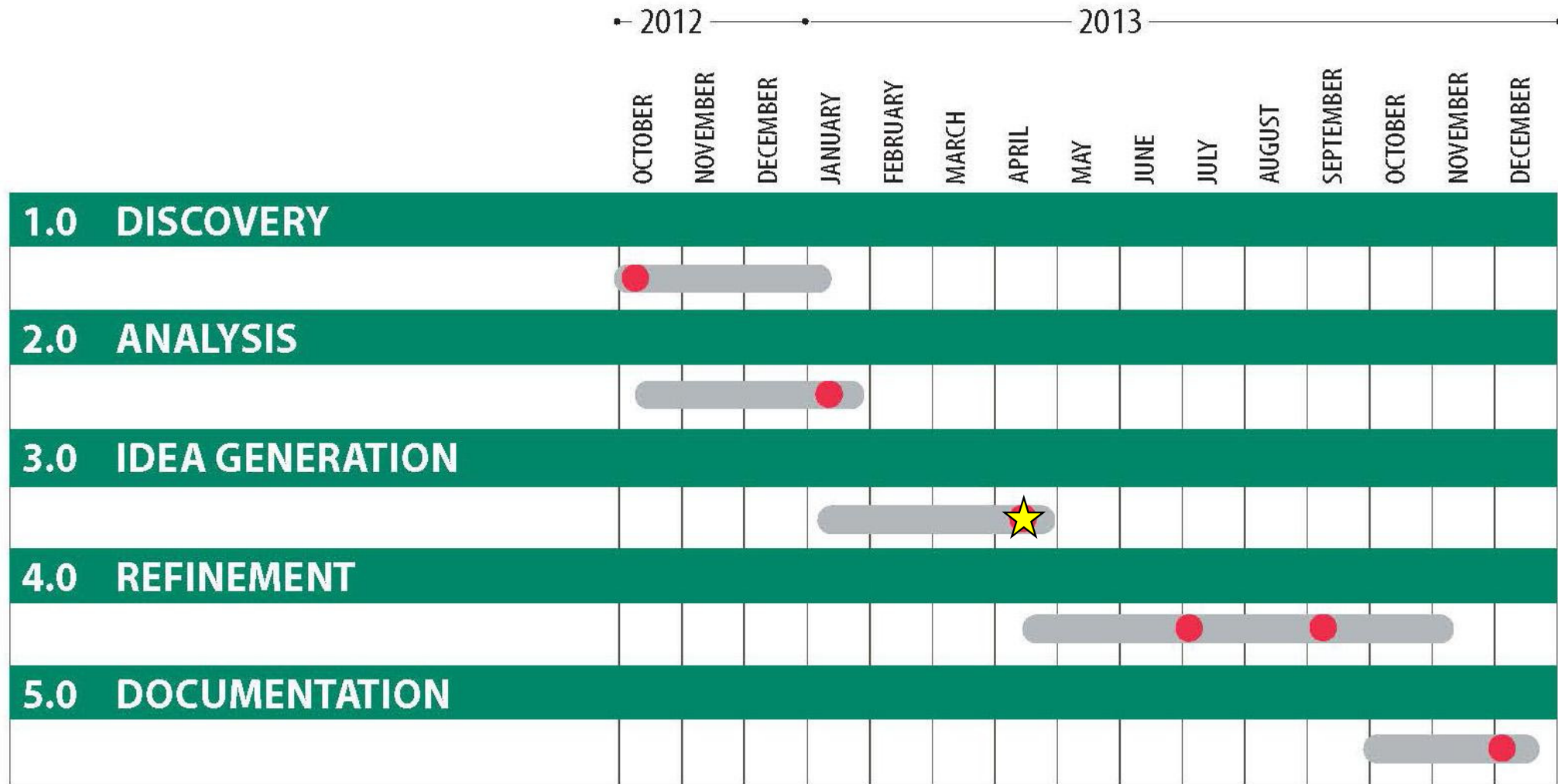
- 1 Schedule & Process
- 2 Guiding Principles
- 3 Space Needs Analysis
- 4 Campus Alternatives
- 5 Next Steps





Schedule & Process

Master Plan Schedule



Master Planning Process



Task One
Discovery & Goal Setting
Introduction to Campus



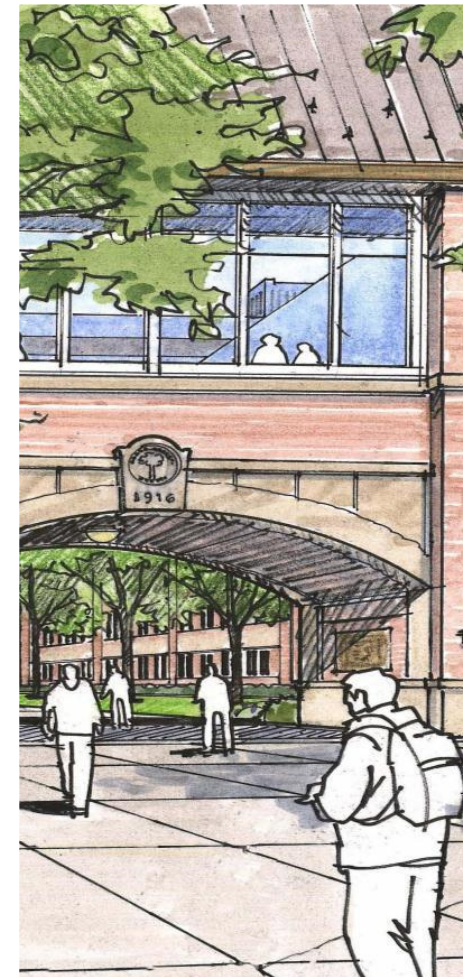
Task Two
Campus Analysis & Environ. Scan
Understanding your Campus



Task Three
Idea Generation & Space Needs
Concept Alternatives



Task Four
Refinement
Preliminary Campus Master Plan



Task Five
Documentation
Report & Final Presentation



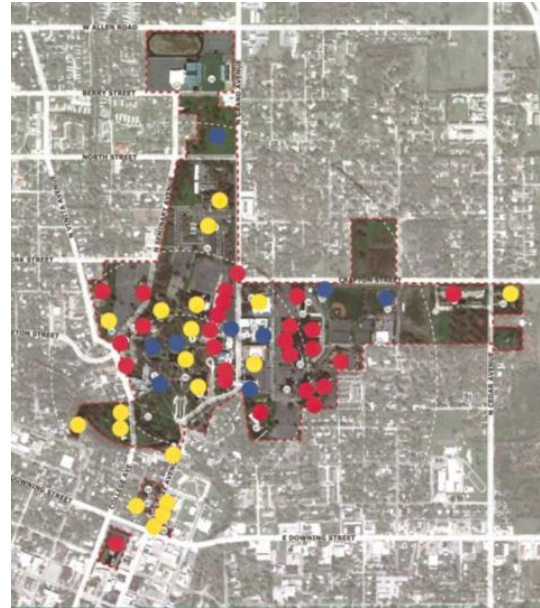
NORTHEASTERN
STATE UNIVERSITY

CAMPUS MASTER PLAN

Discovery Phase

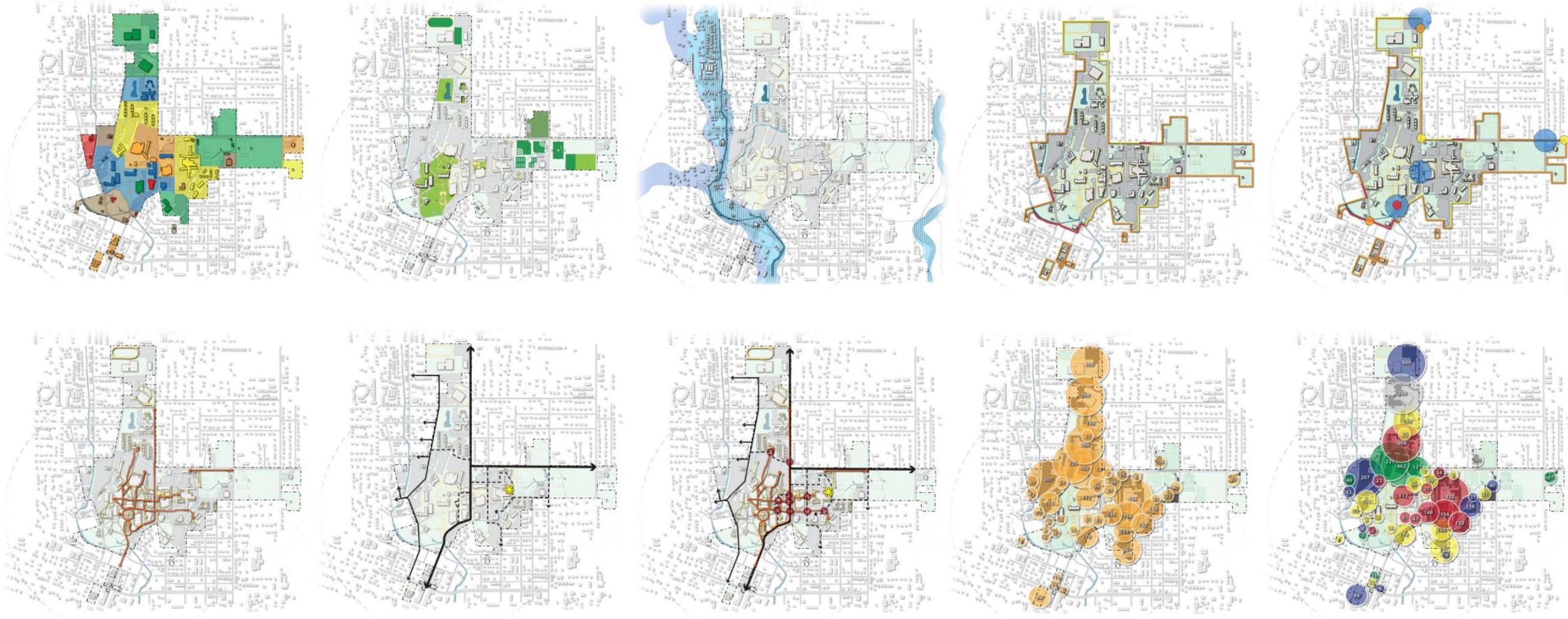
Master Plan Engagement

- Campus Steering Committee
- Campus Advisory Committee
 - Tahlequah Campus
 - Broken Arrow Campus
 - Muskogee Campus
- Community Outreach Meetings
- Campus / Community Open Forums
- Focus Group Meetings
 - Interviews by College
 - Administrative and Support
 - Athletics



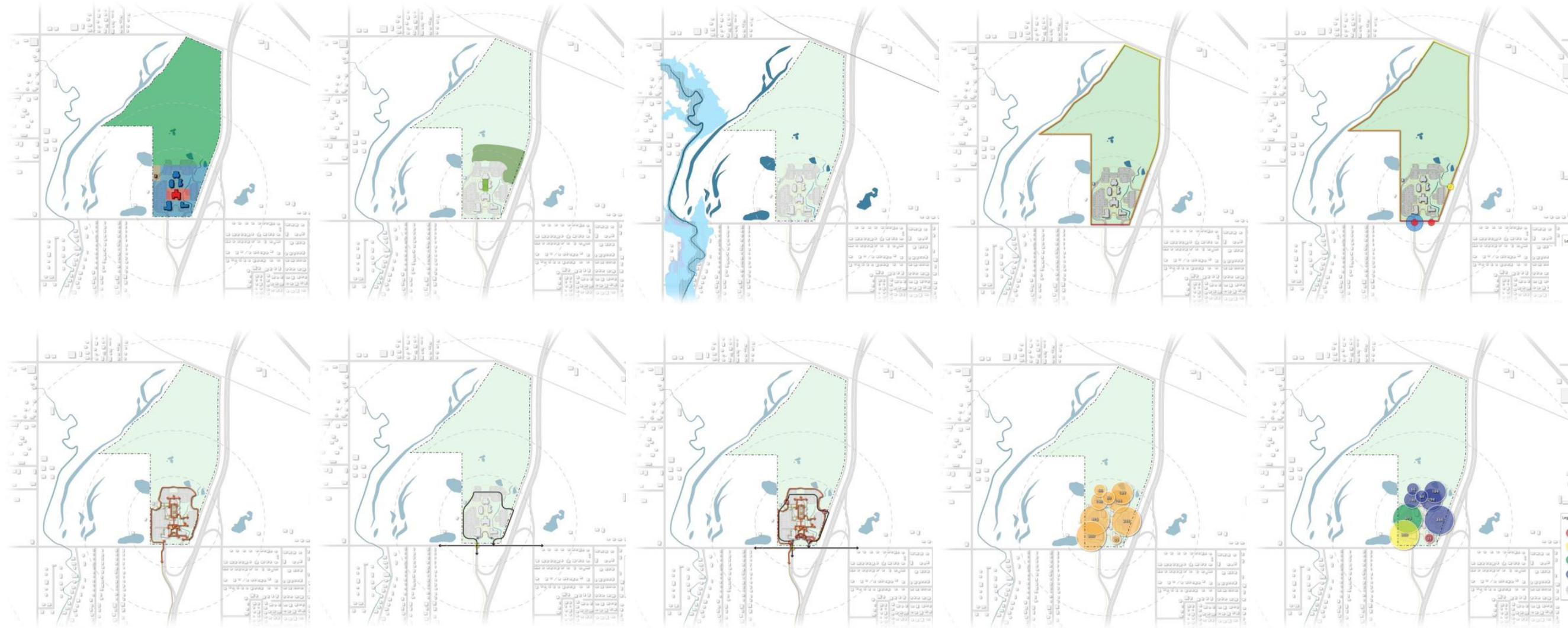
Analysis Phase

Tahlequah Campus Site Analysis



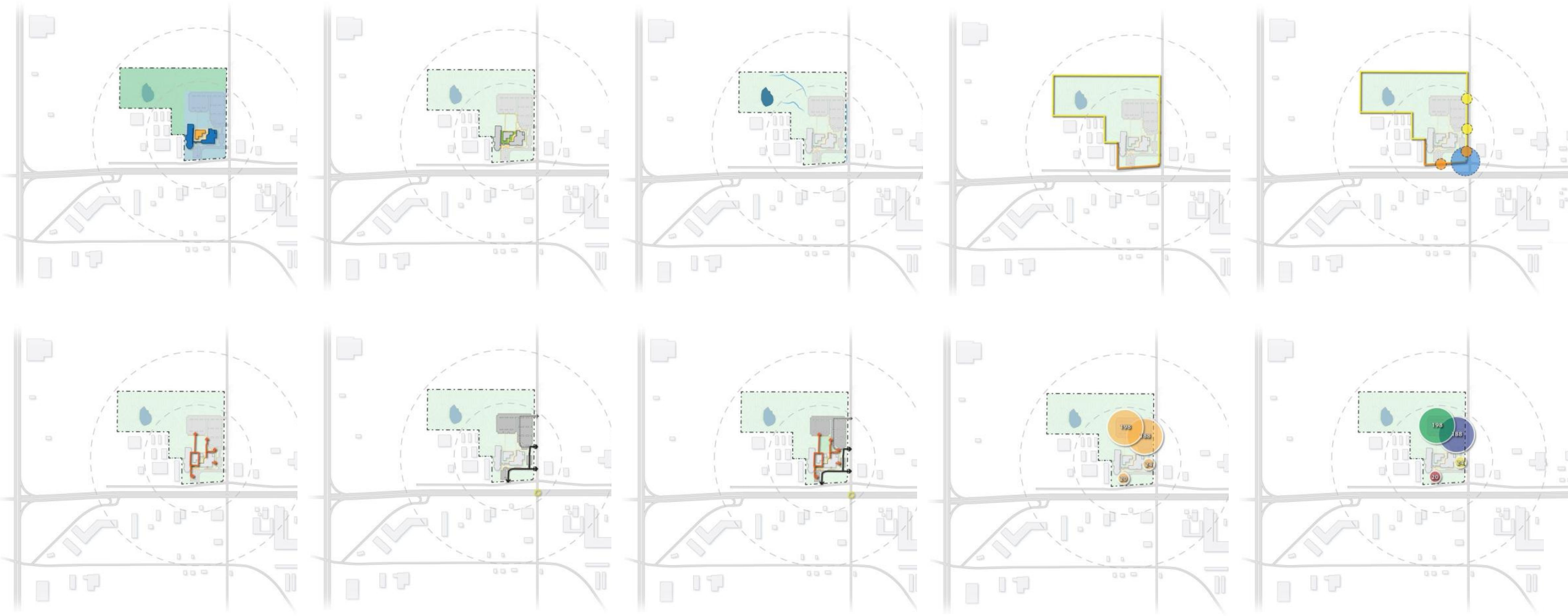
Analysis Phase

Broken Arrow Campus Site Analysis



Analysis Phase

Muskogee Campus Site Analysis



Idea Generation Phase

A Plan in Progress...



"And that's how you make a peanut-butter sandwich."

THE NEW YORKER, NOVEMBER 23, 2009



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CAMPUS MASTER PLAN



Guiding Principles

Guiding Principles

The NSU Master Plan must be:

- **Mission / Value Based**
- **Strategic**
- **Community Focused**
- **Inclusive**
- **Flexible**
- **Immediate & Long Range**
- **Environmentally Sustainable**
- **Resource Focused**
- **Distinctive / Memorable**



Guiding Principles

Mission / Value Based

- Promote a campus environment that encourages innovation, cultivates academic success, and remains rooted in the historical traditions of the institution.

Strategic

- Align campus master plan with strategic initiatives, enrollment projections, and changing technologies.

Community Focused

- Foster partnership opportunities between campus and community that enrich both entities.

Inclusive

- Engage a diversity of perspectives throughout master planning process and during implementation.

Flexible

- Anticipate changes in strategic direction, academic priorities, student expectations, and funding models.



Guiding Principles

Immediate & Long Range

- Develop a plan that provides achievable short term goals, while also planning for the next 20 years.

Environmentally Sustainable

- Promote environmental stewardship on campus to serve as a leader within the region.

Resource Focused

- Identify ways to maximize opportunities and campus resources in an economic climate of limited resources.

Distinctive / Memorable

- Preserve the buildings and open spaces that define the unique identity that is NSU.





Space Needs Analysis

Space Needs Analysis Draft Findings

Data Used

- Fall 2012 Course File
 - Includes all for-credit scheduled courses
 - Only on-campus courses included
- Staffing Data
 - Includes all full time and part time faculty and staff
- Facilities Inventory
 - Inventory assembled by NSU

Existing Space by Building

Building Name	ASF
305 N. Muskogee Ave	1,311
307 N. Muskogee Ave	1,311
309 N. Muskogee Ave	1,311
314 Goingsnake - Zoe Davis	1,956
319 N Muskogee Ave - Vidalias	2,955
323 N Muskogee	2,318
325 N. Muskogee Ave Art Gallery	782
501 N. Muskogee	1,683
512 N Muskogee Cont Edu	1,211
830 N Grand Campus Police	802
Administration	29,057
Alumni Center	5,131
Animal Care	749
Bacone House	1,186
Baseball Fieldhouse	3,275
Business & Technology Center	38,146
CASE	11,386
Cedar Craft Apartments	33,472
Ceramics	1,053
Courtside Apartments	25,941
Education	21,006
Facilities Management	2,885
Fine Arts	32,918
Fitness Center	21,288
GARRISON APT	998
GARRISON DUP	1,347
GARRISON HSE	3,086
Green House	2,535
Haskell Hall	13,451
Haskell Hall Annex	19,202
Hastings	26,695
Indoor Sports Facility-Dome	19,993
Jack Dobbins Fieldhouse	30,633
Jazz Lab	3,055
Journalism	5,645
Leoser Center	25,262
Library	95,273
Logan Hall	31,865
Motor Pool	491
North Leoser	15,095
Northeast Leoser	14,427
Northwest Leoser	17,196

ASF = Assignable Square Feet

Building Name	ASF
NSRF Building	1,777
Opt Storage	7,356
Optometry	17,534
Optometry NE bldg LC Admin	459
Optometry North bldg Lit Center	1,242
Optometry NW bldg Bilingual Ed	372
Playhouse	6,135
Presidents House	5,623
Roger Webb Tech Center	32,986
Rosamund House	2,200
Ross Hall	31,457
Science	36,449
Science Lab	34,017
Seminary Hall	24,814
Seminary Suites bldg A	20,684
Seminary Suites bldg B	21,709
Seminary Suites bldg C	15,785
Seminary Suites bldg D	15,798
Seminary Suites bldg E	8,328
Seminary Suites clubhouse	5,861
Shawnee Street Theater	14,763
Softball Fieldhouse	2,804
South Leoser	17,122
Southeast Leoser	17,248
Southwest Leoser	15,252
Special Services	7,217
Stadium	7,495
Stadium-Visitors side	3,481
University Center	63,137
Warehouse	12,756
Wilson Hall	40,001
Woods Home	861
Wyly Hall	17,898
Student Health	1,151
TOTAL = 1,081,154	

Existing Space by Building

Building Name	ASF
B.A. Building D	31,812
B.A. Building E	18,687
B.A. Building G	33,509
BA bldg A	46,740
BA bldg B	29,908
BA bldg C	40,674
BA bldg M	3,717
TOTAL = 205,047	

Existing Space by Building

Building Name	ASF
Muskogee Administration bldg	19,353
Muskogee Synar bldg	23,642
Conners State College Library	9,315
TOTAL = 52,310	

Planning Assumptions

Enrollment – Faculty & Staff

NSU Master Plan Enrollment Projection

	Headcount Fall 2012	Percent Change	Headcount Fall 2023	FTE Fall * 2023
Tahlequah Campus	6,564	14%	7,500	5,775
Muskogee Campus	298	85%	550	424
Broken Arrow Campus	1,858	59%	2,950	2,272
Total	8,720		11,000	8,470

* Assumes headcount to FTE ratio of .77

NSU Master Plan Faculty/Staff Projection

	Headcount Fall 2012	Percent Change	Headcount Fall 2023
Tahlequah Campus			
Full Time Faculty	231	14%	263
Part Time Faculty	89	14%	101
Staff	573	7%	613
Total	893		978
Muskogee Campus			
Full Time Faculty *	0	85%	10
Part Time Faculty	3	85%	6
Staff	9	43%	13
Total	12		28
Broken Arrow Campus			
Full Time Faculty	73	59%	116
Part Time Faculty	12	59%	19
Staff	92	30%	119
Total	177		254

Note: Assumes Faculty growth same as enrollment growth
and Staff at one half of enrollment growth

* Assumes full time faculty in new programs by 2023



Guidelines Applied

Academic Space

- Classroom Guideline
 - 31.5 weekly room hours
 - 65% student station occupancy
 - 22 ASF per station
- Laboratory Utilization
 - 20 weekly room hours
 - 80% student station occupancy
 - ASF per station varies by discipline
- Open Laboratory
 - Observation rooms, Testing Center, open computer labs, Music practice rooms, etc.
- Research
 - Some additional on each campus
- Office & Service
 - Academic and Administrative space
- Physical Education/Recreation
 - Campus specific guideline applied
- Other Academic Space
 - Animal quarters, lounges, departmental libraries, etc.

Academic Support Space

- Library
 - Stack space
 - Reader stations
 - Administration & Technical Services
 - Café/Lounge
- Athletics
 - Stadium Additions/Summer sports venue
- Assembly & Exhibit
 - “Academic” performing arts
- Student Center
 - Slightly less guideline applied (less than 30% housed on campus)
 - Appropriate guideline for Muskogee and Broken Arrow
- Clinics
 - Campus specific guideline applied
- Physical Plant
 - Percent of total square feet
- Other Administrative Space
 - Telecommunications, media, meeting rooms, lounge space, production studios



Space Needs Analysis – Draft Findings

Tahlequah Campus

Campuswide Space Needs Analysis

Northeastern State University • Tahlequah - Main Campus

DRAFT

- Academic Space

- Classroom & Laboratory space surplus
- Open Labs
 - Observation rooms, writing/study/tutor rooms
- Additional Research space
- Office space in relative balance
- Recreation Center expansion
- Other Academic Space
 - Departmental libraries, animal quarters, etc.

SPACE CATEGORY	2011 <i>Student Headcount = 6,564 Staff Headcount = 893</i>				Target Year <i>Student Headcount = 7,500 Staff Headcount = 978</i>			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Academic Space								
Classroom & Service	81,020	55,000	26,020	32%	81,020	61,472	19,548	24%
Teaching Laboratories & Service	52,417	27,829	24,588	47%	52,417	30,770	21,647	41%
Open Laboratories & Service	15,590	16,410	(820)	(5%)	15,590	18,750	(3,160)	(20%)
Research Laboratories & Service	4,041	6,132	(2,091)	(52%)	4,041	7,052	(3,011)	(75%)
Office & Service	118,446	113,910	4,536	4%	118,446	124,630	(6,184)	(5%)
Physical Education & Recreation	49,697	62,000	(12,303)	(25%)	49,697	62,000	(12,303)	(25%)
Other Academic Department Space	4,497	4,595	(98)	(2%)	4,497	5,250	(753)	(17%)
<i>Academic Space Subtotal</i>	<i>325,708</i>	<i>285,876</i>	<i>39,832</i>	<i>12%</i>	<i>325,708</i>	<i>309,924</i>	<i>15,784</i>	<i>5%</i>



Space Needs Analysis – Draft Findings

Tahlequah Campus

- Academic Support

- Library functional improvements
- Athletics stadium & east fields
- Assembly indicates performance venues and support spaces
- Student Center size not necessarily the issues; additional program space
- Clinic expansion
- Physical Plant in relative balance
- Other Admin Space
 - Media, lounges, meeting rooms, etc.

- Inactive/Conversion Space

- Multiple building spaces including Wylly, Shawnee Street Theatre, Haskell, etc.

Campuswide Space Needs Analysis

Northeastern State University • Tahlequah - Main Campus

DRAFT

SPACE CATEGORY	2011				Target Year			
	Student Headcount = 6,564 Staff Headcount = 893				Student Headcount = 7,500 Staff Headcount = 978			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Academic Support Space								
Library	95,273	106,137	(10,864)	(11%)	95,273	114,760	(19,487)	(20%)
Athletics	37,048	37,048	0	0%	37,048	55,400	(18,352)	(50%)
Assembly & Exhibit	29,572	36,834	(7,262)	(25%)	29,572	42,450	(12,878)	(44%)
Student Center	63,137	59,076	4,061	6%	63,137	67,500	(4,363)	(7%)
Clinics	16,766	16,766	0	0%	16,766	18,000	(1,234)	(7%)
Physical Plant	23,502	25,460	(1,958)	(8%)	23,502	25,071	(1,569)	(7%)
Other Administrative Department Spa	17,106	16,410	696	4%	17,106	18,750	(1,644)	(10%)
<i>Academic Support Space Subtotal</i>	<i>282,404</i>	<i>297,731</i>	<i>(15,327)</i>	<i>(5%)</i>	<i>282,404</i>	<i>341,931</i>	<i>(59,527)</i>	<i>(21%)</i>
CAMPUS TOTAL	608,112	583,607	24,505	4%	608,112	651,855	(43,743)	(7%)
<i>Residence Life</i>	<i>421,158</i>				<i>421,158</i>			
<i>Inactive/Conversion Space</i>	<i>51,884</i>				<i>51,884</i>			

ASF = Assignable Square Feet



Space Needs Analysis – Draft Findings

Muskogee Campus

Campuswide Space Needs Analysis Northeastern State University • Muskogee

DRAFT

- Academic Space
 - Classroom surplus
 - Offices in deficit base and target
 - Other Academic Space
 - Mainly lounge space
- Target Year
 - Assumed Allied Health programs
 - Nursing (4 yr.), Radiography, Sonography, Nuclear Med, Bio Med, Etc.
 - Fitness Center
 - Some light research (community based)

SPACE CATEGORY	2011				Target Year			
	Student Headcount = 298 Staff Headcount = 12				Student Headcount = 550 Staff Headcount = 28			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Academic Space								
Classroom & Service	13,480	987	12,493	93%	13,480	1,527	11,953	89%
Teaching Laboratories & Service	1,015	222	793	78%	1,015	7,648	(6,633)	(653%)
Open Laboratories & Service	517	745	(228)	(44%)	517	3,615	(3,098)	(599%)
Research Laboratories & Service	0	0	0	n/a	0	1,280	(1,280)	n/a
Office & Service	5,598	8,790	(3,192)	(57%)	5,598	15,300	(9,702)	(173%)
Physical Education & Recreation	0	0	0	n/a	0	2,000	(2,000)	n/a
Other Academic Department Space	4,068	4,023	45	1%	4,068	7,425	(3,357)	(83%)
Academic Space Subtotal	24,678	14,767	9,911	40%	24,678	38,795	(14,117)	(57%)



Space Needs Analysis – Draft Findings

Muskogee Campus

Campuswide Space Needs Analysis Northeastern State University • Muskogee

DRAFT

- Academic Support
 - Library/LRC
 - Additional community space
 - Expanded student center space
 - Additional clinic space
 - Physical Plant to support added space

SPACE CATEGORY	2011				Target Year			
	Student Headcount = 298 Staff Headcount = 12				Student Headcount = 550 Staff Headcount = 28			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Academic Support Space								
Library	0	2,613	(2,613)	n/a	0	4,773	(4,773)	n/a
Assembly & Exhibit	2,039	2,039	0	0%	2,039	4,679	(2,640)	(129%)
Student Center	1,443	1,788	(345)	(24%)	1,443	3,300	(1,857)	(129%)
Clinics	385	385	0	0%	385	1,500	(1,115)	(290%)
Physical Plant	735	2,063	(1,328)	(181%)	735	2,122	(1,387)	(189%)
Academic Support Space Subtotal	4,602	8,888	(4,286)	(93%)	4,602	16,374	(11,772)	(256%)
CAMPUS TOTAL Conners State College	29,280 23,030	23,655	5,625	19%	29,280 23,030	55,169	(25,889)	(88%)

ASF = Assignable Square Feet

Space Needs Analysis – Draft Findings

Broken Arrow Campus

Campuswide Space Needs Analysis Northeastern State University • Broken Arrow

DRAFT

- Academic Space
 - Classroom & Laboratory surplus (does not account for other institutional use)
 - Some additional research space
 - Office space surplus
 - Existing size vs. guideline
 - Other institutional occupants?
 - Fitness Center space added
 - Other Academic Space
 - Study areas

SPACE CATEGORY	2011 <i>Student Headcount = 1,858 Staff Headcount = 177</i>				Target Year <i>Student Headcount = 2,950 Staff Headcount = 254</i>			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Academic Space								
Classroom & Service	61,896	15,486	46,410	75%	61,896	28,243	33,653	54%
Teaching Laboratories & Service	34,611	10,030	24,581	71%	34,611	18,248	16,363	47%
Open Laboratories & Service	5,039	4,645	394	8%	5,039	7,375	(2,336)	(46%)
Research Laboratories & Service	2,142	2,628	(486)	(23%)	2,142	3,022	(880)	(41%)
Office & Service	45,115	24,160	20,955	46%	45,115	35,870	9,245	20%
Physical Education & Recreation	0	0	0	n/a	0	3,700	(3,700)	n/a
Other Academic Department Space	3,711	3,716	(5)	0%	3,711	5,900	(2,189)	(59%)
<i>Academic Space Subtotal</i>	<i>152,514</i>	<i>60,665</i>	<i>91,849</i>	<i>60%</i>	<i>152,514</i>	<i>102,358</i>	<i>50,156</i>	<i>33%</i>

Space Needs Analysis – Draft Findings

Broken Arrow Campus

- Academic Support
 - Natural growth in spaces such as:
 - Library
 - Assembly
 - Student Center
 - Clinics
 - Other Admin Space
 - Café, kitchen, faculty lounge, etc.

Campuswide Space Needs Analysis Northeastern State University • Broken Arrow

DRAFT

SPACE CATEGORY	2011 <i>Student Headcount = 1,858 Staff Headcount = 177</i>				Target Year <i>Student Headcount = 2,950 Staff Headcount = 254</i>			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Academic Support Space								
Library	12,867	12,639	228	2%	12,867	18,177	(5,310)	(41%)
Assembly & Exhibit	23,784	27,450	(3,666)	(15%)	23,784	27,450	(3,666)	(15%)
Student Center	2,191	5,574	(3,383)	(154%)	2,191	8,850	(6,659)	(304%)
Clinics	1,946	1,946	0	0%	1,946	3,100	(1,154)	(59%)
Physical Plant	3,717	8,053	(4,336)	(117%)	3,717	6,692	(2,975)	(80%)
Other Administrative Department Spa	4,004	4,645	(641)	(16%)	4,004	7,375	(3,371)	(84%)
<i>Academic Support Space Subtotal</i>	<i>48,509</i>	<i>60,307</i>	<i>(11,798)</i>	<i>(24%)</i>	<i>48,509</i>	<i>71,644</i>	<i>(23,135)</i>	<i>(48%)</i>
CAMPUS TOTAL	201,023	120,972	80,051	40%	201,023	174,002	27,021	13%
<i>Inactive/Conversion Space</i>	<i>4,024</i>				<i>4,024</i>			

ASF = Assignable Square Feet



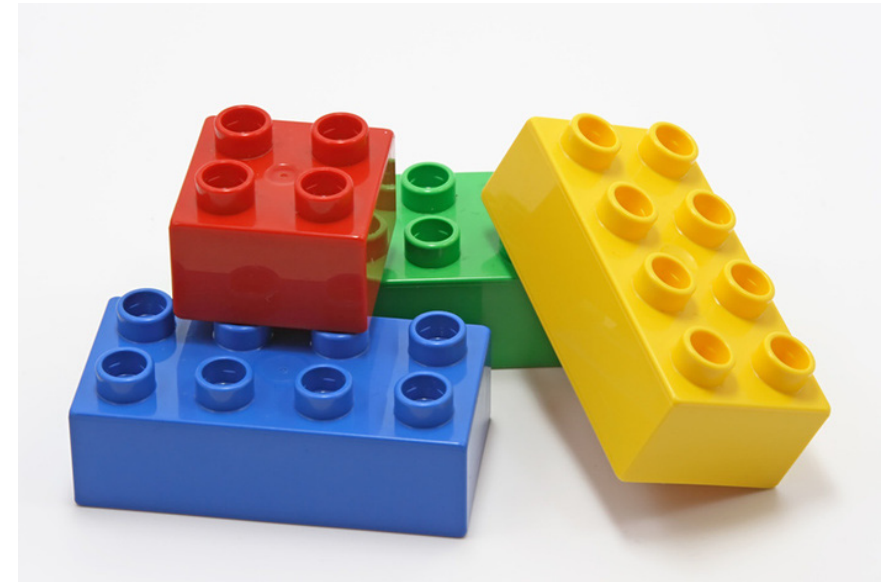


Campus Alternatives

Alternatives

What is an Alternative?

- An opportunity for brainstorming. A time to ask “What if”?
- A tool to encourage campus discussion and debate.
- A collection of ideas – some interchangeable.
- Represents a long-term view for campus.
- Depicts both discussed and new ideas.
- Won’t happen all at once!

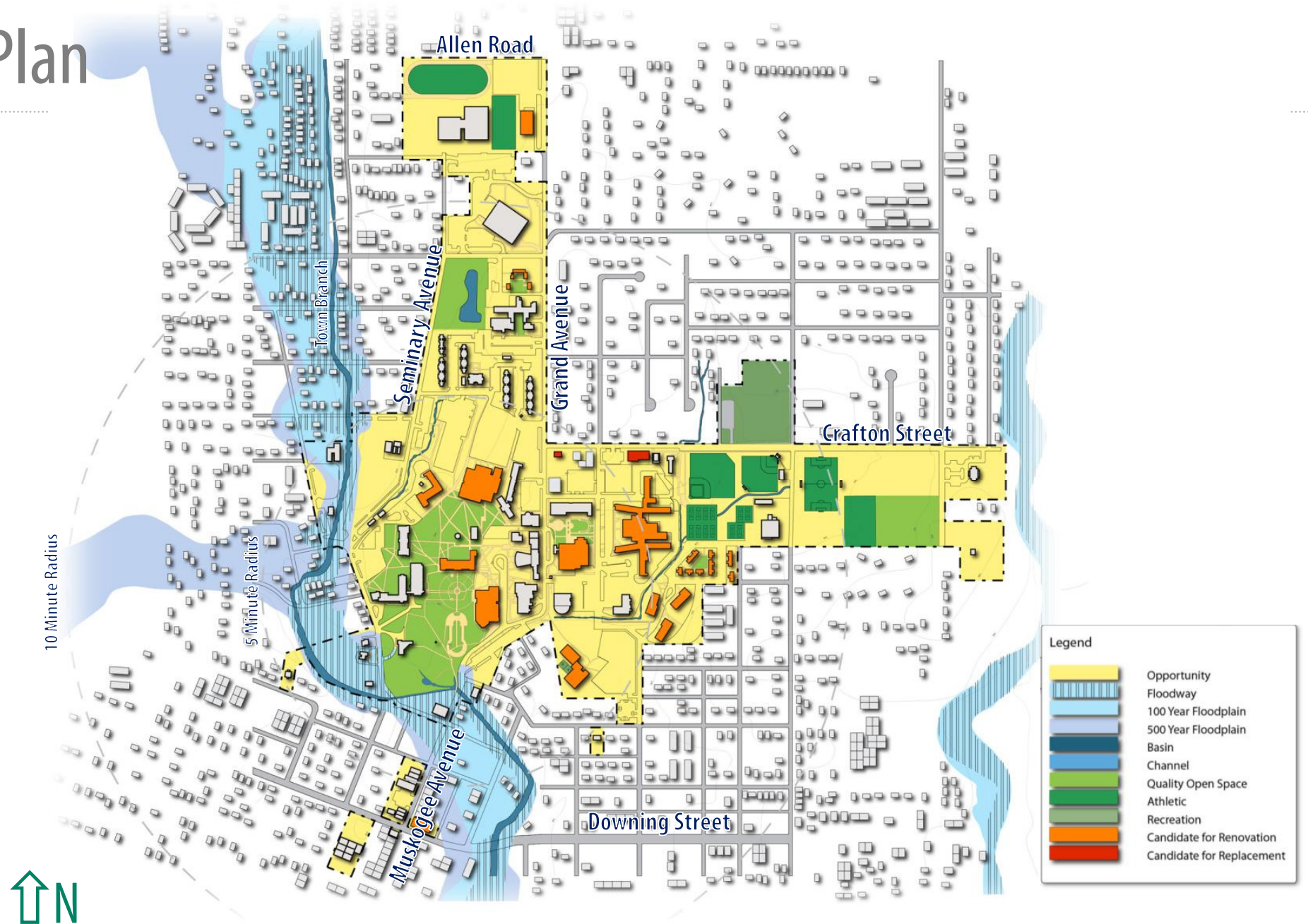


Campus Framework Plan

Tahlequah Campus

Summary:

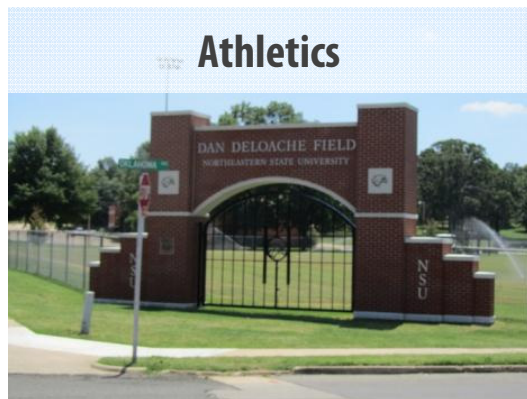
- Preserve high quality open space on campus and historic core
- Existing parking in center of campus presents possible development opportunities
- Potential for adaptive reuse of several existing buildings
- Town Branch Creek can be an asset to campus



Alternatives

Common Components

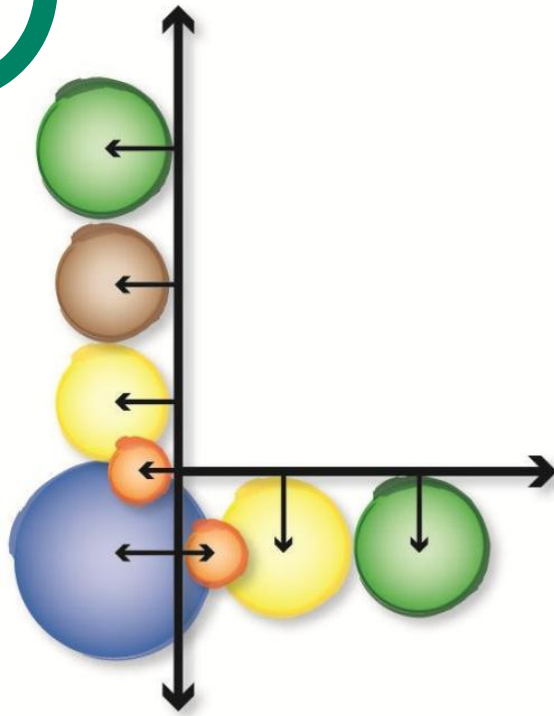
Consider the Possibilities for...



Alternatives

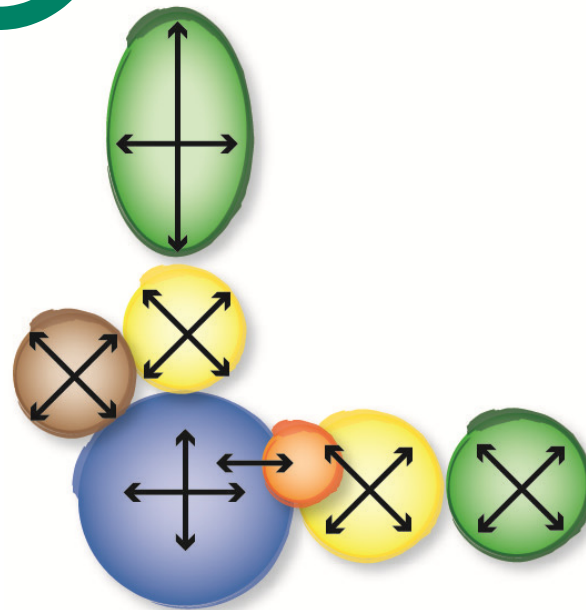
Three Big Ideas!

A



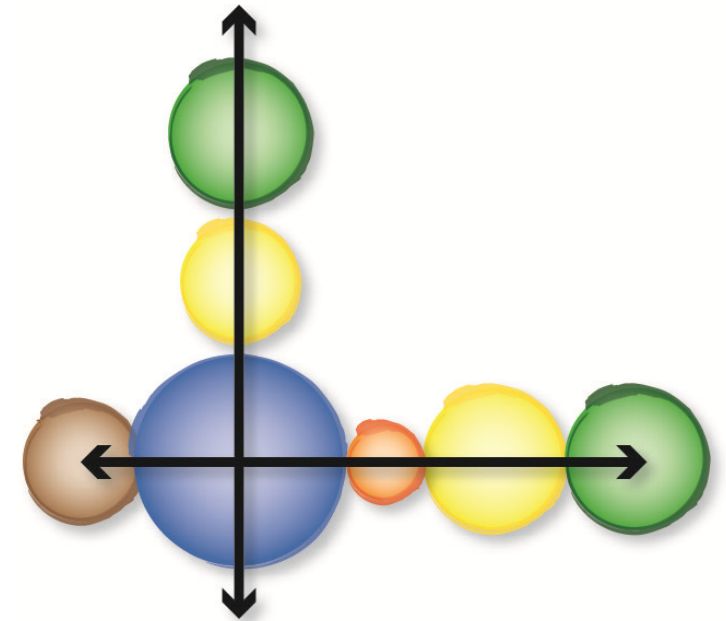
Engage the Edge

B



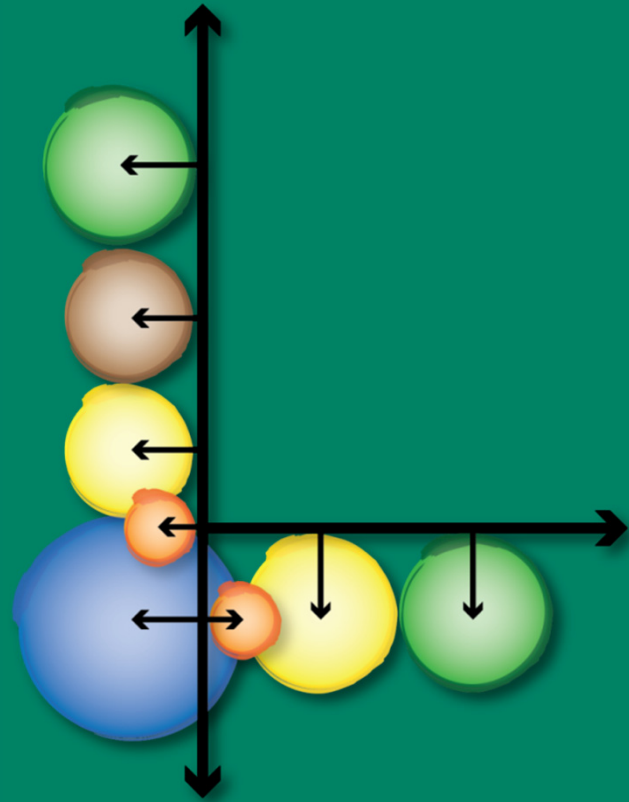
Campus Neighborhoods

C



Unite Campus





Engage the Edge

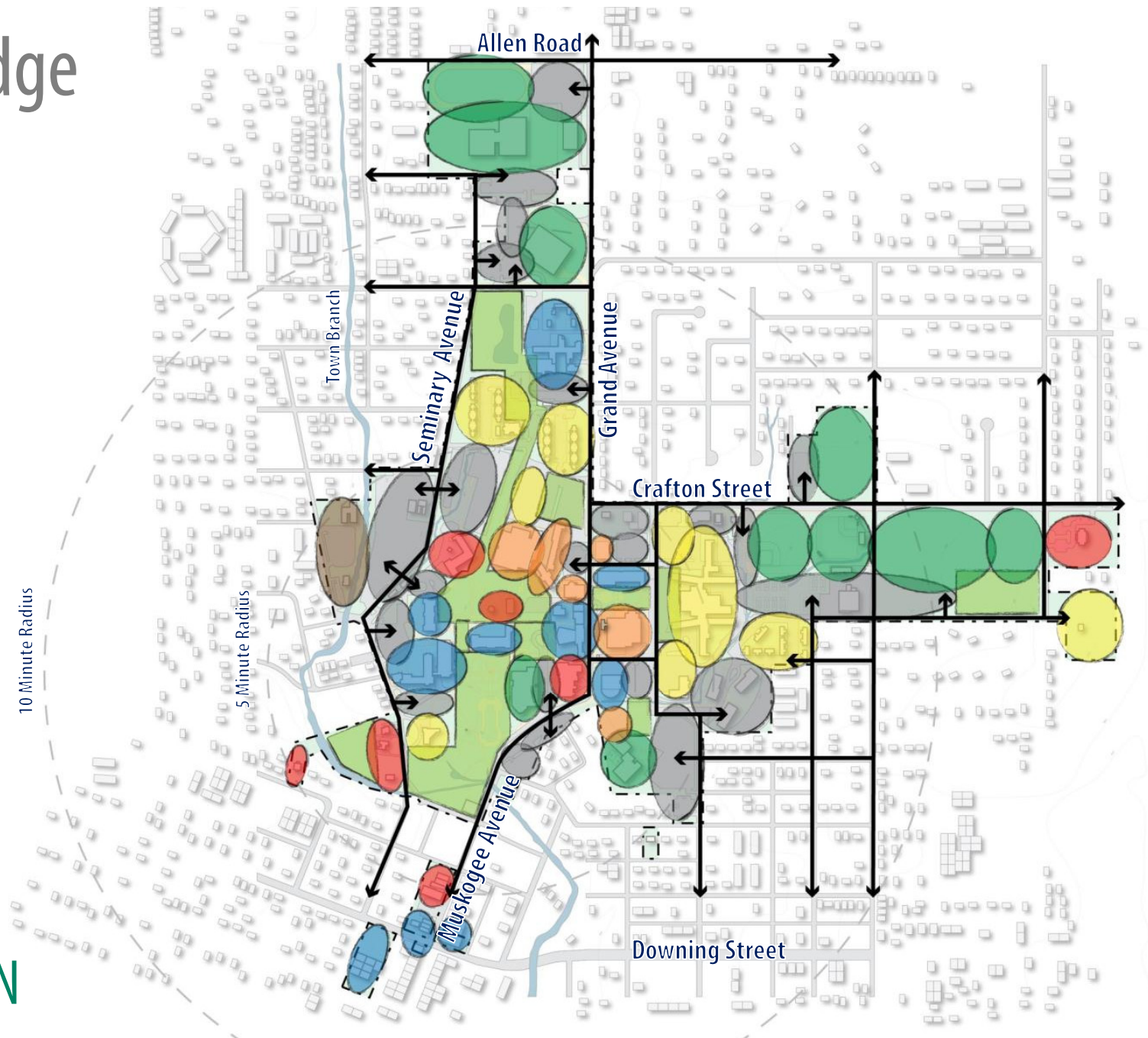
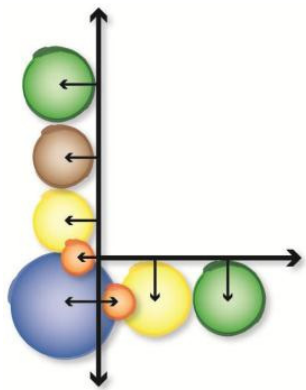
Alternative A

Alternative A – Engage the Edge

Overall Site Plan

Summary:

- Orient new development towards campus edges (Grand Avenue and Crafton Street) to project a positive public image
- Use roadways as organizing elements to better connect campus

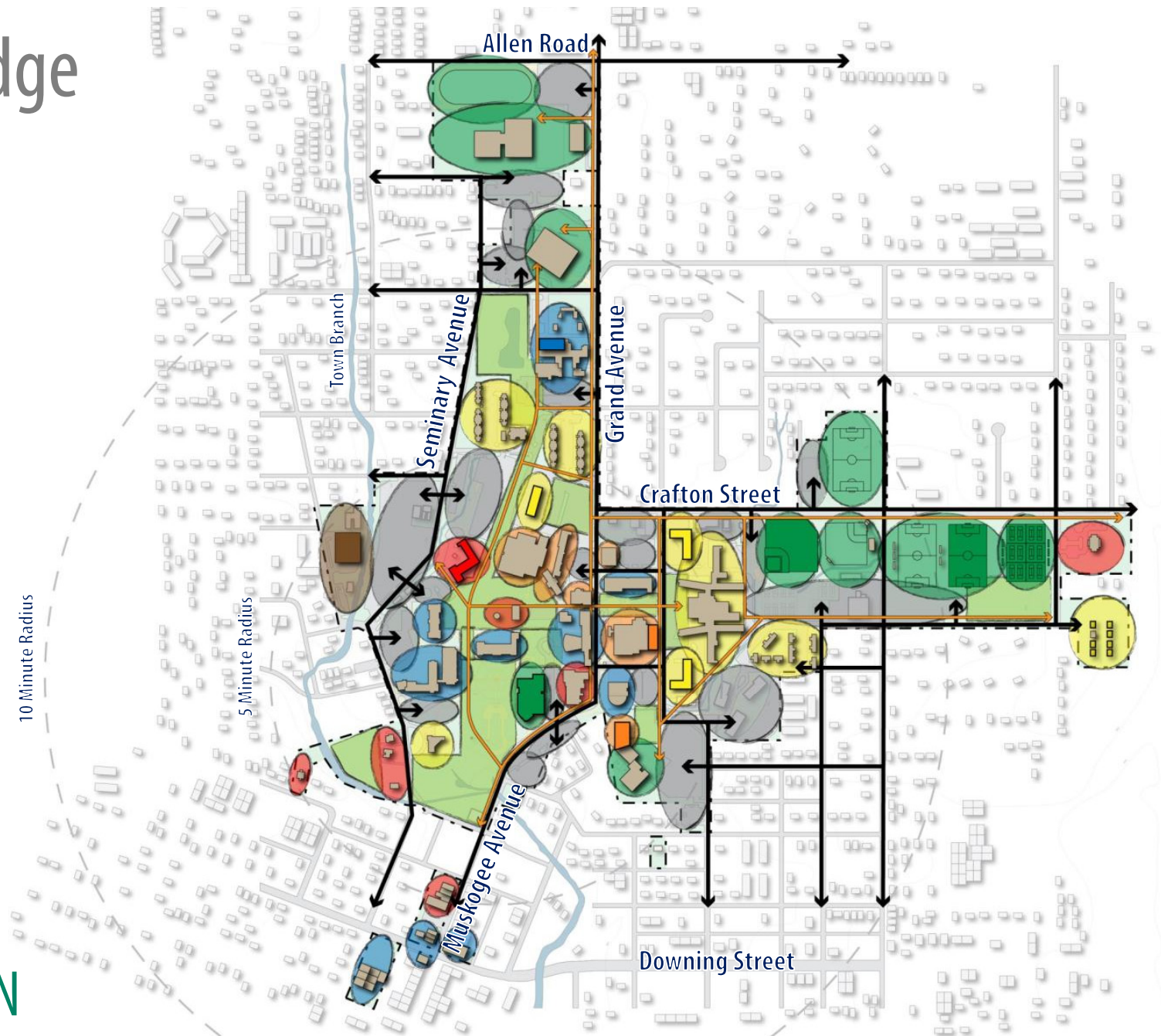
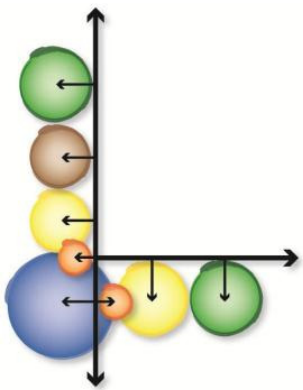


Alternative A – Engage the Edge

Overall Site Plan

Summary:

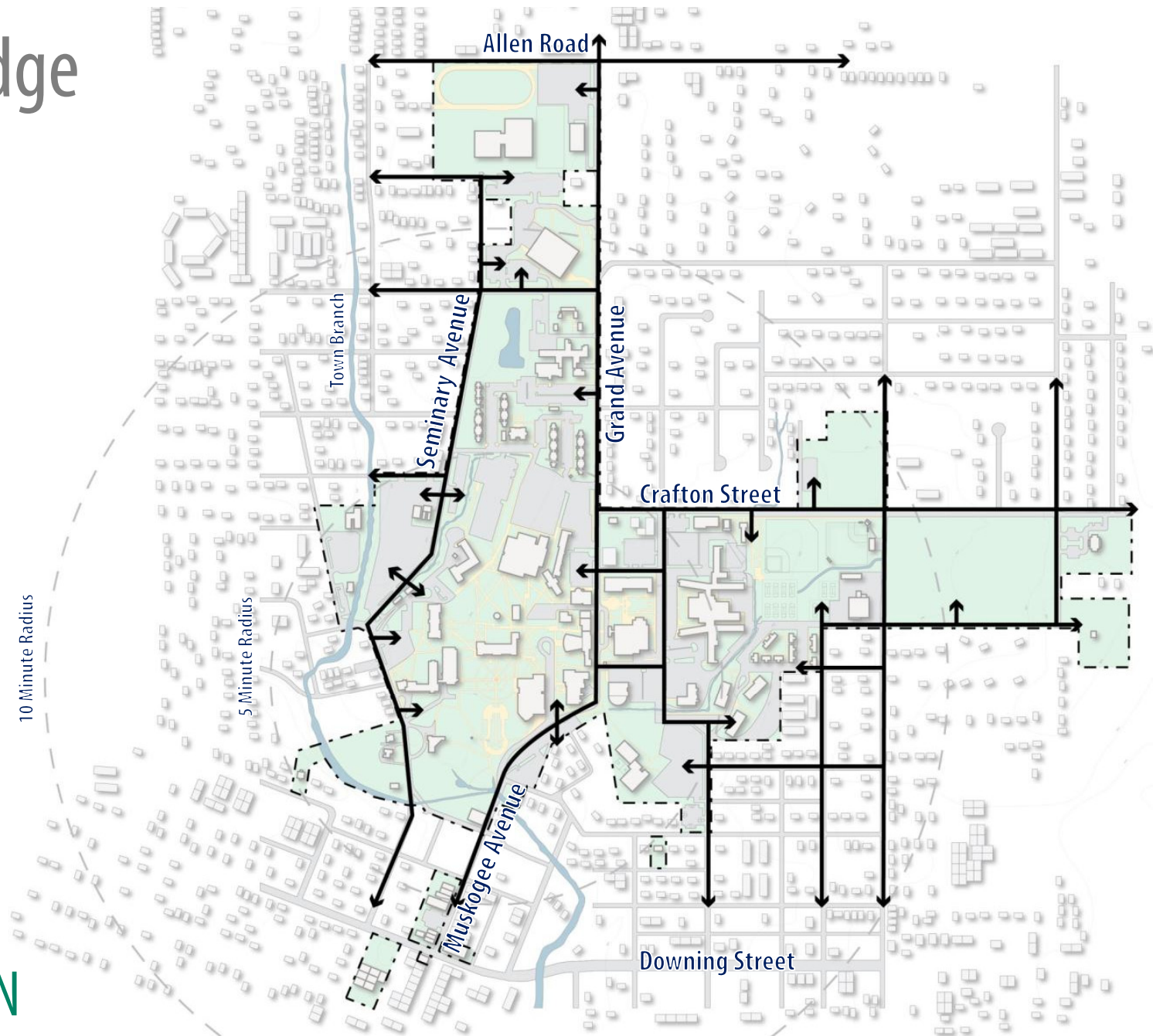
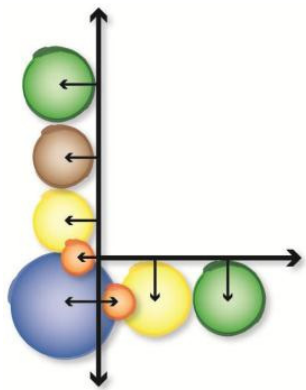
- Orient new development towards campus edges (Grand Avenue and Crafton Street) to project a positive public image
- Use roadways as organizing elements to better connect campus



Alternative A – Engage the Edge

Vehicular Circulation

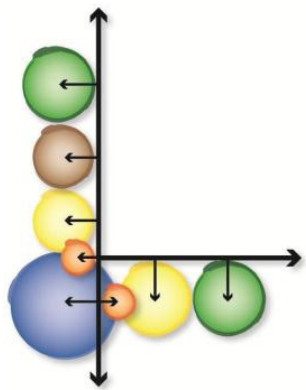
- Maintain existing vehicular circulation configuration throughout campus
- Enhance existing interior campus roadways to better accommodate pedestrians (Lewis Avenue)



Alternative A – Engage the Edge

Parking

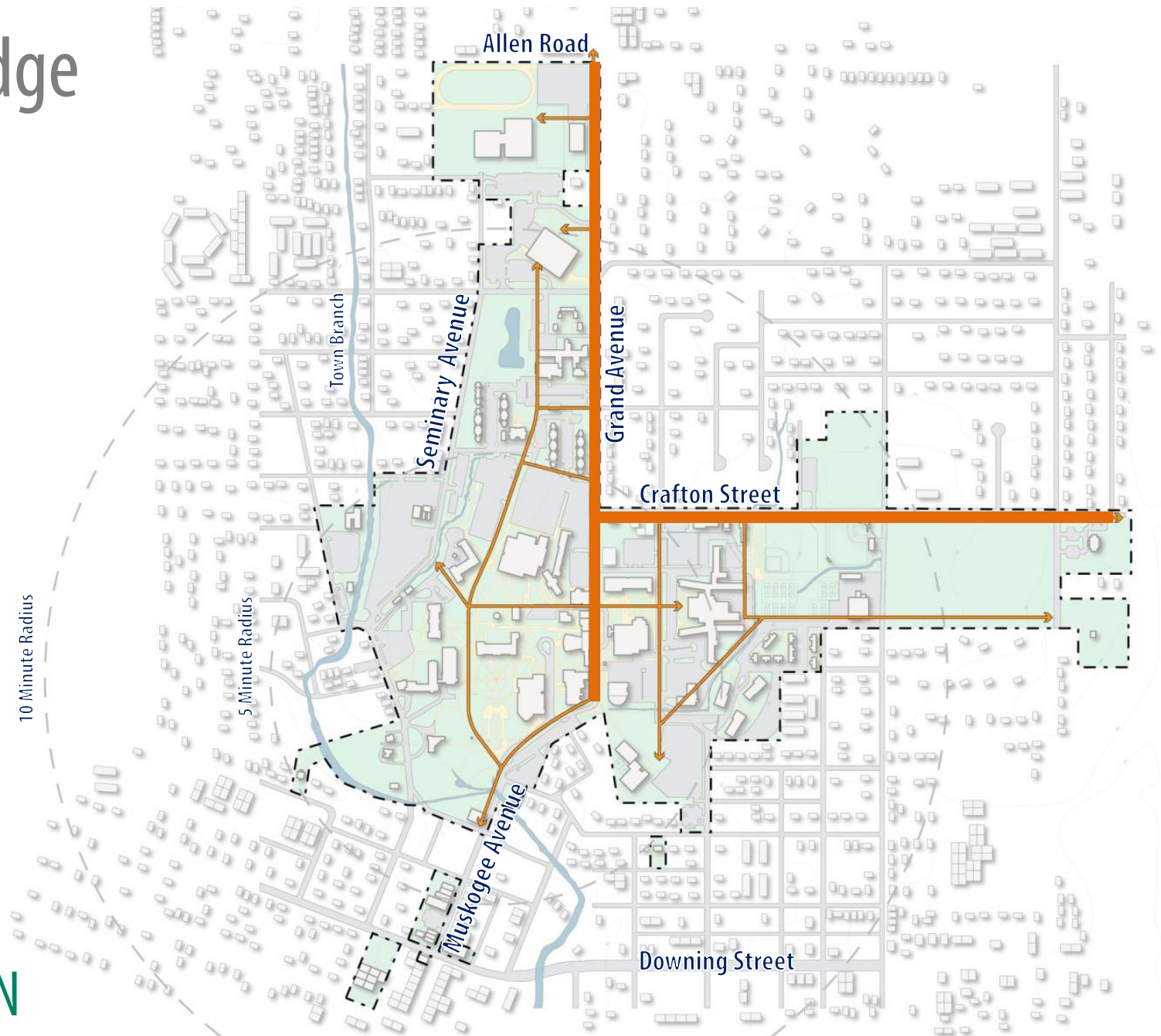
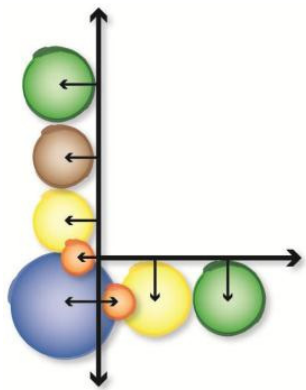
- Shift parking to backside of campus (Seminary Ave., Oak Ave., East Ave.)
- Maintain visible parking lots in strategic areas of high turnover (University Center, CASE Building, Administration Building, Library)



Alternative A – Engage the Edge

Pedestrian Circulation

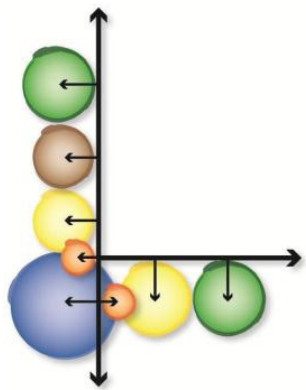
- Link pedestrian circulation network to primary north-south and east-west connectors
- Improve pedestrian experience along Grand Avenue and Crafton Street by creating inviting campus streetscapes



Alternative A – Engage the Edge

Academic

- Retain vibrant academic district in the historic core of campus
- Keep Seminary Hall as academic use
- Maintain Optometry in existing location with expansion opportunity



KEY

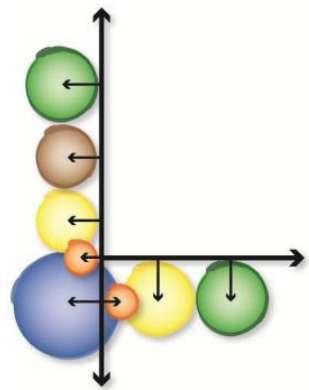
A Optometry Expansion



Alternative A – Engage the Edge

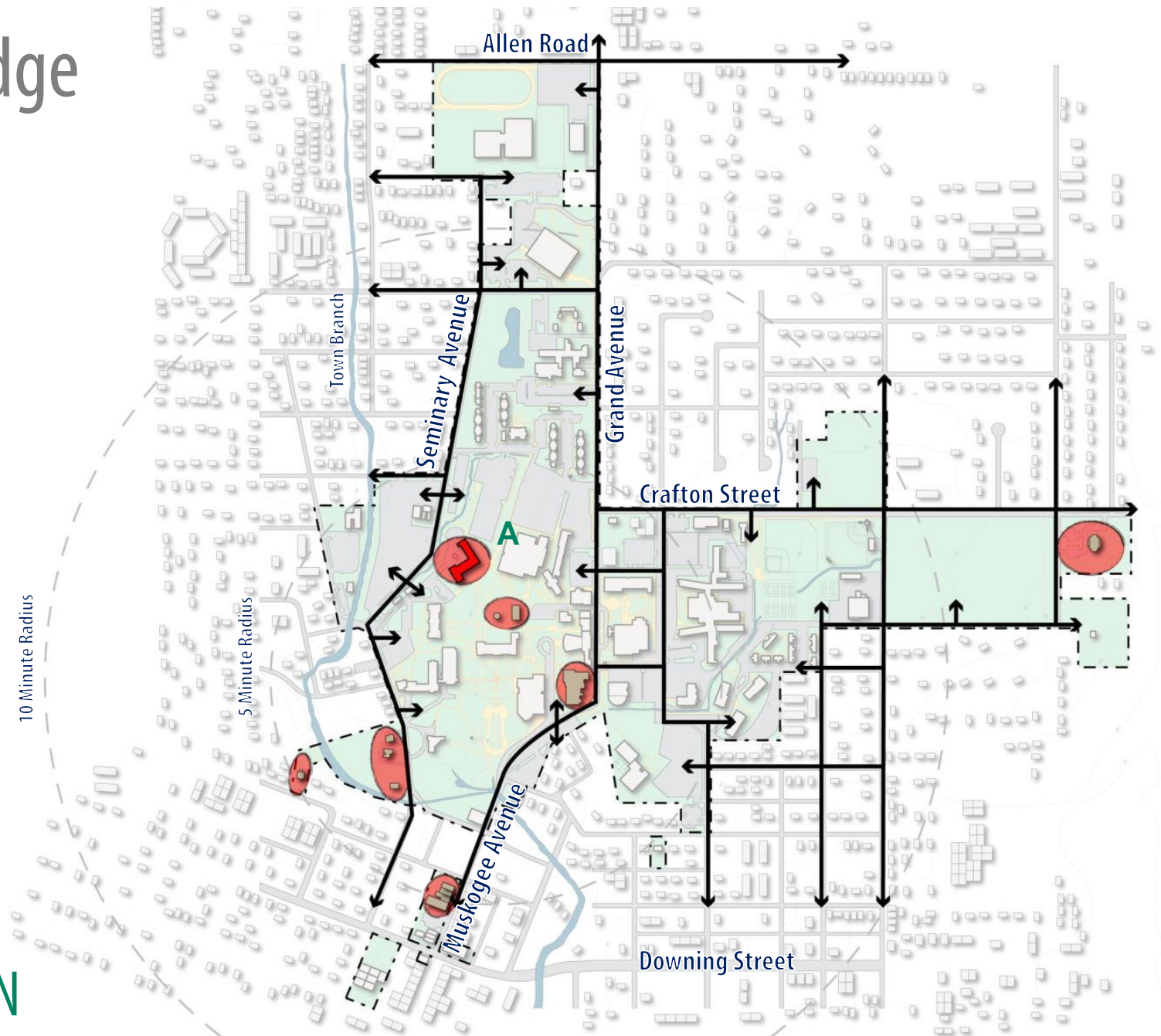
Administrative

- Maintain Administrative uses in existing locations dispersed across campus
- Renovate Wilson Hall for additional administrative space



KEY

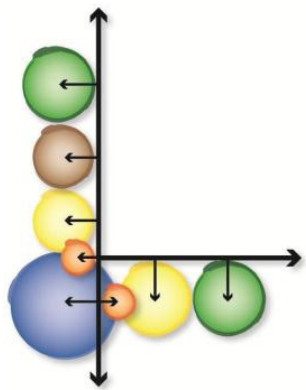
A Administrative Offices



Alternative A – Engage the Edge

Facilities

- Unite all campus facilities and support services in one central location
- Keeps activities at “back of house”
- Provides easier access for shipping-receiving



KEY

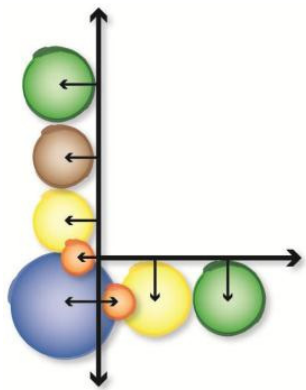
A Shipping-Receiving/
Public Safety / Motor Pool/
Parking Services / Warehouse



Alternative A – Engage the Edge

Student Life

- Expand University Center to offer increased student services to accommodate expanding student population
- Provide a Health & Wellness component adjacent to existing Recreation Center



KEY

A Health & Wellness Expansion

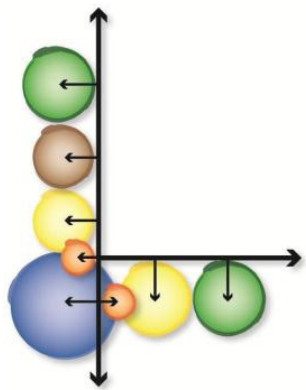
B University Center Expansion



Alternative A – Engage the Edge

Residential

- Orient new housing towards campus circulation corridors
- Renovate Leoser Residence Hall
- Develop Honors Housing to better link the campus core with Seminary Suites



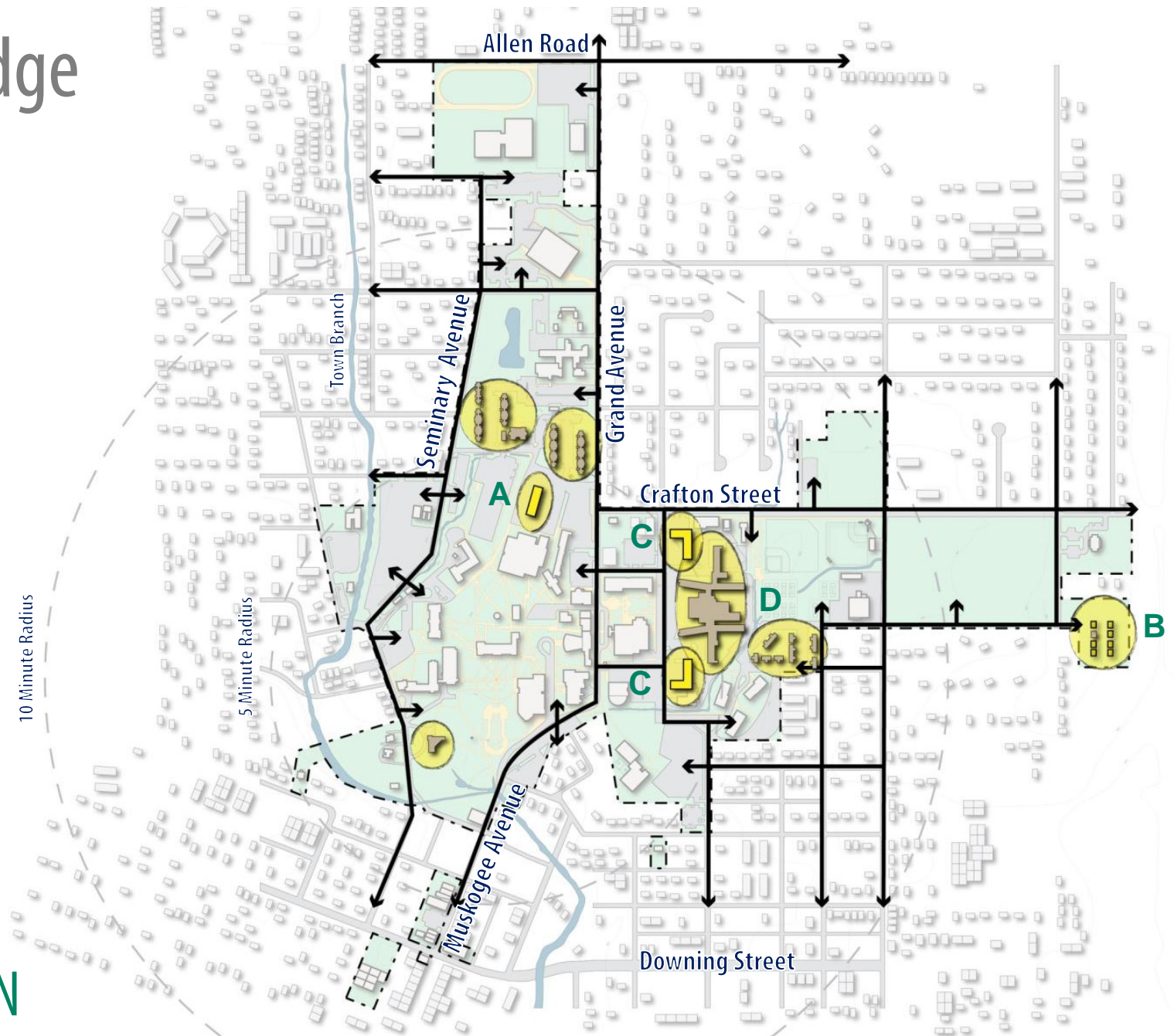
KEY

A New Honors Residence Hall

B Greek Village

C New Residence Hall

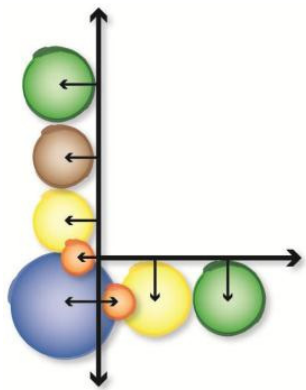
D Renovate



Alternative A – Engage the Edge

Open Space

- Preserve memorable open spaces as identified in site analysis
- Provide open space “quads” near residence halls to promote informal recreation and gathering



KEY

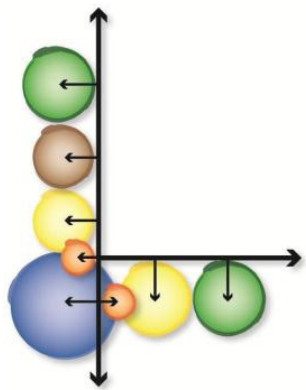
- A** Recreation Space
- B** Campus Link
- C** Residential Quadrangle
- D** Preserved Open Space



Alternative A – Engage the Edge

Athletics / Recreation

- Transform Jack Dobbins Fieldhouse into an Intramurals / Athletics Center
- Position athletics along Crafton Street for high visibility and accessibility
- Enhance northern athletics district



KEY

- A** Intramurals / Athletics Center
- B** Baseball Field Renovation
- C** Soccer Complex
- D** Tennis Complex

