



## AMENDMENT 1

### **PROJECT: WOU MASTER PLAN 2011**

**ISSUE DATE: 3 February 2014**

**TO: City of Monmouth,  
Master Plan Steering Committee**

This amendment to the 2011 Master Plan is issued to identify specific accomplishments since its adoption and to update the status of capital projects listed in the 2011 Master Plan based on the consensus of the Master Plan Steering Committee which convened on October 31, and November 22, 2013. As stated in the document itself: Master Plan 2011 "... is intended to provide WOU with a framework for growth," and also serves to establish "...a general guide for good campus form and a basis for agreement between the University, the Oregon University System (OUS), and the City of Monmouth." The Master Plan Steering Committee agreed to edit, and reclassify some of the capital projects noted in the 2011 Master Plan and add others that were not included in the original document. These modifications reflect the Committee's recommendations for campus development based on changing conditions and academic priorities of this dynamic university and comply with the framework, guidelines, and intent of the Master Plan. Table 1.1 of this amendment identifies the current status of capital projects through the 2023/2025 biennia.

### **ACCOMPLISHMENTS**

- ITEM I.** The **DeVolder Family Science Center** was completed in the summer of 2013 and opened for classes in the fall. This 22,000 square foot state-of-the-art science laboratory features six "wet labs," faculty and staff offices, and ancillary space to meet growing enrollment and expanding programs offered by WOU's science department. Located on what was formerly a portion of Parking Lot "F", the site is adjacent to the location actually designated for it in the Master Plan. This minor shift in location allows the continued use of the tennis courts while preserving that site for potential future development.
  
- ITEM II.** The 2013 Oregon Legislature approved the expenditure of \$18.6M for WOU to construct a new **College of Education** facility. The site for the proposed 57,000 square foot building, as designated in the Master Plan, is on vacant property immediately north of Hamersly Library. The project has been designated as one of two demonstration projects under Governor Kitzhaber's Executive Order 12-16, Promoting Wood Products in Commerce as a Green Building Material, Encouraging Innovative Uses of Wood Products and Increasing Markets for Oregon Wood Products. Upon completion this building will feature Oregon wood products in both traditional and innovative applications. Funding to begin designing the proposed building is expected to be allocated in the Spring of 2014, with construction tentatively schedule for 2015/2016.
  
- ITEM III.** A complete, shovel-ready design for a new 310 space **Parking Lot** was completed in 2012. The site for the proposed parking lot is west of the baseball field and adjacent to Church Street. This location is approximately 1,600 feet south of its proposed location shown on the Master Plan. This site change was necessary to avoid various conflicts with the original site including safety and environmental issues. While this alternate site will require relocating the proposed track and field facilities, shown in that athletic zone, it is ideally suited for athletic event parking it and does not compromise the basic

framework of the Master Plan. The status of this project is currently on hold until such time as enrollment forces a demand for additional campus parking.

**ITEM IV.** The initial step to seismically upgrade Todd Hall was made possible by a \$1M grant from the Oregon Office of Emergency Management. The **Todd Hall Phase 1 Seismic Rehabilitation Project**, completed September 2011, improved the structural integrity of this 100 year-old building by tying the floor structure to the exterior wall thus increasing its ability to withstand seismic forces. Because the project required the partial demolition of floors and ceilings, most of the occupants were relocated during the construction period and their offices renovated with new finishes. While additional work is still required to fully seismically upgrade and remodel the building, this project was a major step toward the intended goal described in the Master Plan.

**ITEM V.** To comply with the City of Monmouth parking space per FTE ratio, **Parking Lot S** was constructed on the vacant property south of Gentle House. This 89-space parking lot, completed in the Spring of 2012, is accessible from Gentle Avenue and is available for use by WOU students, faculty, and staff as well as guest attending Gentle House events.

#### **REVISED CAPITAL PROJECT STATUS**

**ITEM I.** Table 1.1 reflects the revisions made with respect to the status of capital projects and the direction of campus development

#### **ATTACHMENTS**

- Table 1.1
- Master Plan Development Framework Drawing
- Steering Committee Meeting Minutes:
  - October 31, 2013
  - November 22, 2013

End of Addendum

Table 1.1

MASTER PLAN PROJECT STATUS UPDATE					
FUND	BLDG/FACILITY	PROJECT TYPE	MASTER PLAN STATUS		REMARKS
			ORIGINAL	AMENDED	
E&G	APSC	Renovation		Proposed	
E&G	College of Education	New Const.	Proposed	Unchanged	Approved
E&G	Ed Bldg	Renovation	Proposed	Unchanged	See "d" on MP Legend
E&G	ITC	Renovation	Proposed	Unchanged	See "e" on MP Legend
E&G	Lieuallen Admin. Bldg	Renovation		Proposed	
E&G	Natural Science Bldg	Renovation		Proposed	
E&G	New PE	Renovation & Add.	Shown	Proposed	
E&G	Parking Lot T	New Const.		Proposed	
E&G	Rice Aud/Performing Arts	Remodel & Addition	Proposed	Unchanged	w/Smith Hall; See "f" on MP Legend
E&G	Smith Hall	Demolition		Proposed	Replacement Included w/ Rice Aud
E&G	Stadium	Remodel	Shown	Proposed	
E&G	Todd Hall	Renovation	Proposed	Unchanged	See "f" on MP Legend
	OMA	Remodel & Repurpose		Proposed	Purchase Pending
AUX.	New Res Hall/SHC	New Const.	Opportunity	Proposed	See "gg" on MP Legend
AUX.	SHC	Remodel & Addition		Proposed	
AUX.	Valsetz	Remodel	Shown	Proposed	
AUX.	WUC	Remodel/Add		Proposed	
E&G	Science Phase 2	New Const.	Opportunity	Unchanged	See "jj" on MP Legend
E&G	Stadium, West Side	Remodel	Shown	Opportunity	
E&G	Track/Soccer Field	New Const.	Shown	Opportunity	w/Softball
AUX.	New Res Hall w/ 1st Flr Offices	New Const.	Opportunity	Unchanged	See "ii" or "hh" on MP Legend
AUX.	New Res Hall/Dining	New Const.	Opportunity	Unchanged	See "hh" on MP Legend
AUX.	Artificial Turf Field 2	New Const.	Shown	Opportunity	
E&G	Relocate Softball Field	New Const.	Shown	Unchanged	See Track
E&G	West Entry Upgrade	New Const.	Shown	Unchanged	

**Proposed Capital Projects**

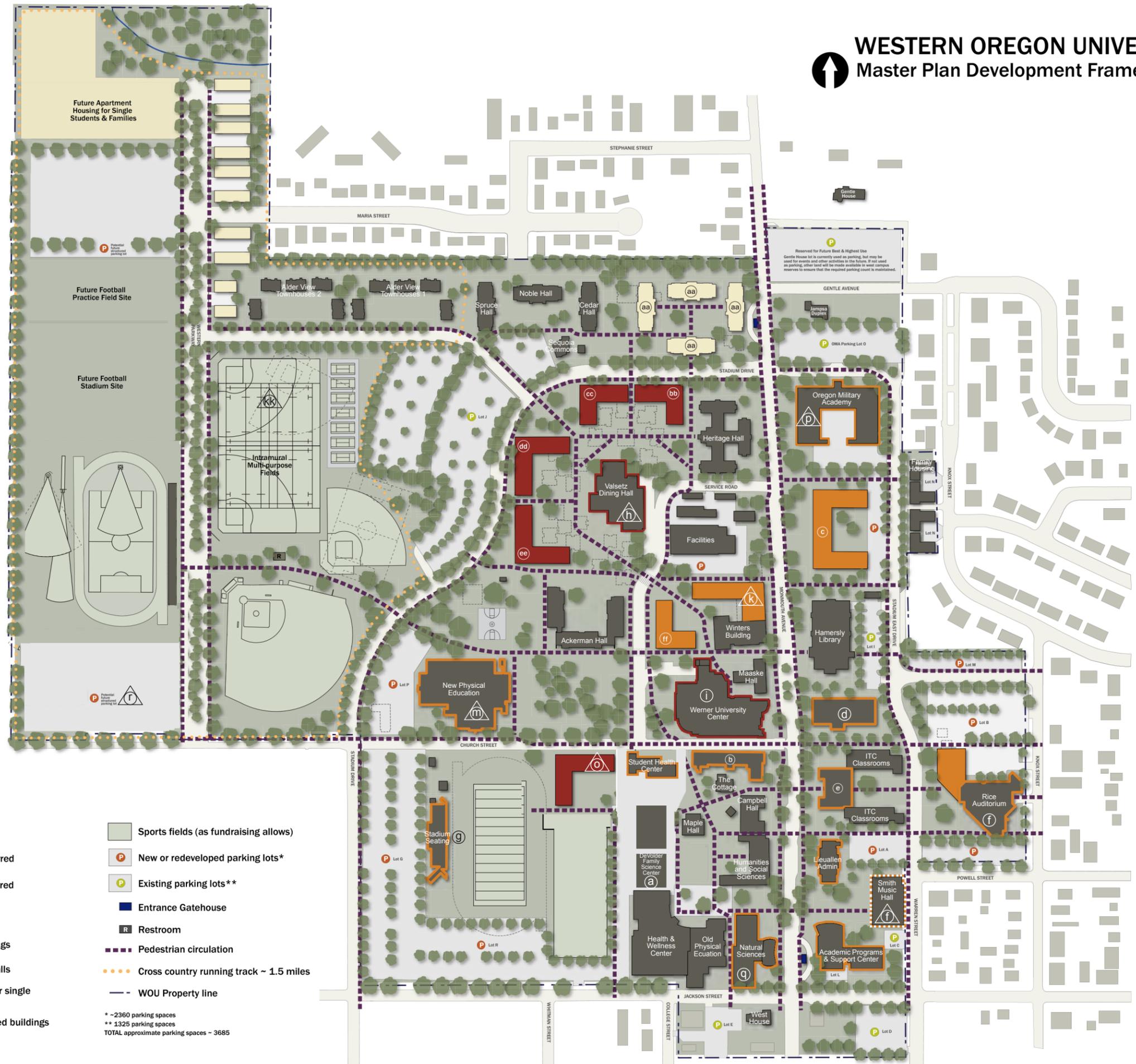
- a DeVolder Family Science Center (completed 2013)
- b Todd Hall seismic upgrade & remodel
- c New Education facility: GSF 27,000
- d Education building remodel
- e ITC Classroom remodel
- f Rice Auditorium renovation & Performing Arts addition: GSF 27,000 and Smith Music Hall demolition
- g Stadium
- h Valsetz
- i Werner University Center remodel & addition
- j Lieuallen Administration Building renovation
- k Potential future academic building with office space (ground floor use): GSF 48,000
- l Academic Programs and Support Center renovation
- m New P.E. addition/renovation
- o Student Health Center addition/remodel
- p Oregon Military Academy remodel
- q Natural Science Building
- r Parking Lot "T"

**Opportunity Sites**

- aa Potential future mixed use office & apartment housing
- bb Replacement residential hall: GSF 36,000
- cc Replacement residential hall: GSF 36,000
- dd Replacement residential hall with academic/office (ground floor use): GSF 50,000
- ee Replacement residential hall with academic/office (ground floor use): GSF 50,000
- ff Potential future academic building: GSF 42,000
- ii Residential hall with additional dining hall (ground floor use): GSF 50,000 – as expansion occurs
- jj Science Center 2
- kk Turf 2

**Legend**

- Existing buildings
  - Existing building deferred maintenance projects
  - Existing building deferred maintenance projects
  - Existing building to be razed
  - New academic buildings
  - Student Residence Halls
  - Apartment housing for single students & families
  - Anticipated demolished buildings
  - Sports fields (as fundraising allows)
  - New or redeveloped parking lots\*
  - Existing parking lots\*\*
  - Entrance Gatehouse
  - Restroom
  - Pedestrian circulation
  - Cross country running track ~ 1.5 miles
  - WOU Property line
- \* ~2360 parking spaces  
\*\* 1325 parking spaces  
TOTAL approximate parking spaces ~ 3685



Minutes

I. Discussion began with where we stand with the existing 2011 Master Plan

1. New Science Lab is complete

2. Todd Hall Seismic and Remodel is partially finished with the completion of the OEM Seismic Grant – probably unwise to place a high priority on completion since a previously funded project was traded for the new science building.

3. New Education Facility has approval for funding from the 2013 Legislature

4. Education Building Remodel is in question. A study will be made in the future to determine the viability of a remodel vs. a demolition and new building

5. ITC Classroom Remodel is partially complete with the Phase I and II third floor remodel. First and second floor remodels to be accomplished along with seismic upgrade in the future.

6. Rice Remodel and Performing Arts Addition is awaiting funding.

II. Possible additions, deletions or modifications

1. OMA will be ours in the future. The only question is when. When it becomes available, the first floor is readily available as classroom space (three classrooms are currently being utilized) and office space. Also on the first floor are an armory and a dining room and kitchen. Second floor could potentially be used as residence hall space in a Live/Learn configuration. Some possibilities for the first floor are:

a. Campus Public Safety

b. ROTC

c. Student Health Services – discussed other possible locations including ground floor of a new residence hall but the SHS need is existing and a future residence hall is years away.

2. Student Health Services – existing facility is too small and location is not appropriate for expansion and compatibility with the 2011 Master Plan – see II. 1. c. above

3. NPE – South portion is currently under utilized. Locker rooms, restrooms, team rooms and training space all need complete remodel including HVAC, electrical and plumbing systems. Second floor offices are not ADA accessible –addition of an elevator is required.

4. Stadium – Space under the seating area is in need of a complete remodel including the weight room, old kinesiology lab and track storage areas.. Restrooms are also in need of a complete remodel and ADA access to seating and press box and team scouting areas is non-existent.

5. Jensen Museum – will be vacated –usage is unknown. Modular building behind the original farmhouse will need to be demolished.

6. Terry House – DEP is vacating. Potential future use could be a veteran’s center.

7. WUC – future expansion will be needed. No current direction to expand. Only direction to consider is north but Maaske is in the way. A consultant will need to review the possibilities. If Maaske is demolished a replacement for the International Students and Scholars Affairs program and the 44 LAS offices will be required. Possible replacement includes the old COE and OMA.

8. Residence Halls – an email from Tina Fuchs was summarized. Currently funding and need are not there but in the future a second Arbor Park (apartments) in the north will be a priority. Later, a demolition of Butler, Gentle and Barnum Halls will make way for additional modern residence hall(s).

9. Dining – Valsetz will need a remodel in the not too distant future. Gary Dukes and Karen Nelles will need to comment on the need. An additional dining facility will be necessary as growth occurs. Current plan calls for a new dining hall located where SHS is located.

## Q&A

1. Is there a timeline?

All is dependent on growth and funding

2. Status of city-wide housing?

No numbers but city is currently 40% multi-family housing

3. Will OMA be remodeled?

Yes, as funding is available

4. What is the interim plan for the old COE?

If possible, use as flex space for remodels in Admin., ITC, Todd

5. What is the plan for Monmouth Avenue?

Will construct alternate routes –Warren Street – to allow traffic to bypass Monmouth Ave and consider possible limited shutdowns through campus. Also, construction of bulb outs and other traffic slowing methods to be looked into.

6. What is the future for Smith Hall and the need for additional practice rooms?

Smith is not a wise use of acreage. Potential for a new facility in its place or plan on the Performing Arts addition to include Music.

7. What is the process for the initiating projects for the Master Plan?

This committee is an integral part of the process and will make recommendations that will be brought to the President's staff.

Final product, if it is an update, must be approved by the city Planning Commission and forwarded to OUS.

8. What is the Lot D status? Past discussions have been held with the city and developers. No decisions have been made. Will continue to be used as a parking lot.

9. Where can the campus expand?

With limited area around the campus –purchases of individual lots/homes should be pursued by the administration, the only direction available for growth is to the west. That area is also being looked at as future addition to the urban growth boundary by the city and potential multi-family housing area.

III. Standards – reviewed bench, pole light, bike hoops and bike shelters.

Discussed future potential locations for new shelters.

It was asked how much use the bike lockers get –minimal usage –could be additional cost.

Please send comments, suggestions to Tom at [nealt@wou.edu](mailto:nealt@wou.edu)

Master Plan Committee Meeting November 22, 2013

Attendance: Steve Scheck, Mark Girod, Sue Monihan, Gary Dukes, Barb Dearing, Denise Visuano, Jay Carey, Michael Phillips, Travis Meuwissen, Malissa Larson, Tyler Crawford, Tony Kment, Judy Vanderburg

Minutes

I. Discussion and explanation of the Capital Project Submittal. Next submittal will probably be this spring but where it is going is part of the OUR/Future Governance discussion. The first biennium is the most important with future years being progressively “fuzzier”. Many of the Auxilliary projects are place holders. Note that numerous projects are not funded through General Funds including:

2015-17

WUC

Residence Hall

Valsetz

Stadium

Track/softball

2017-19

Residence Hall

2019-21

Artificial Turf 2

2021-23

Stadium

Residence Hall

These will be funded through XI-F Bonds (self supporting), raised funds, or student fees.

II. Campus future needs include areas affected by the Master Plan:

Student Health Center

Campus Public Safety

Classrooms(Mods, UPCC)

ROTC

Also other areas in need of space:

Veterans Center

Club Teams

NCAA Teams (Title IX)

Classrooms – N. wing ITC

III. Space that may come available:

Jensen-decision - best possible use is for NCAA Team space

Terry House – decision - best temporary use is for the Veterans Center

OMA – possible uses include:

TRI

CDC

CPS

SHC

International Students and Programs

Discussion about Todd Hall if TRI and CDC move included space for club teams and replacement office space for Maaske offices.

IV. Master Plan Addendum

A. Add to Master Plan Proposed Capital Projects:

WUC Remodel/addition –Maaske?

Valsetz Remodel

Stadium remodel, Track Overlay and field Modifications

Smith added into Rice/Performing Arts

Natural Science

B. Add to Master Plan Opportunity Sites

Track/Soccer/Softball

Administration Building

Artificial Turf 2

West Side Stadium

ITC N. and S. Wings

V. Capital Project Priority Discussion involved raising the priority of Rice/Smith and NPE and lowering the priority of the Old COE.

VI. Questions for individuals/Departments

Barb Dearing:

Add West Side Stadium to the Capital Project list or leave off?

Place Track/Soccer/Softball on the list and move to the last Biennium or leave off?

Need a better definition of the Stadium Remodel

Need A better definition of the NPE remodel/addition

Gary Dukes:

What projects to submit in the next Biennium –Res. Hall, Valsetz? Or move to future bienniums

Place the Artificial Turf in the last biennium or leave out?

Include Maaske demo with WUC remodel/addition?

Sue Monihan:

Add Natural Science Remodel and keep Science 2 or?

Need a better definition of the Rice/Performing Arts/Smith project

VII. Further discussion involved future needs for Record Storage. As regulations are added or requirement are increased, the need for record storage is rapidly outpacing the availability of storage space. Possible to add software and “cloud” storage for the future?

VIII. Discussion of Student Health Center with money currently available for possible commitment to SHC. Will submit for these priority needs with potential for either an addition to the existing building or a remodel at OMA depending on when OMA becomes available.