

Draft Preliminary Master Plan



Your Master Planning Team



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Agenda

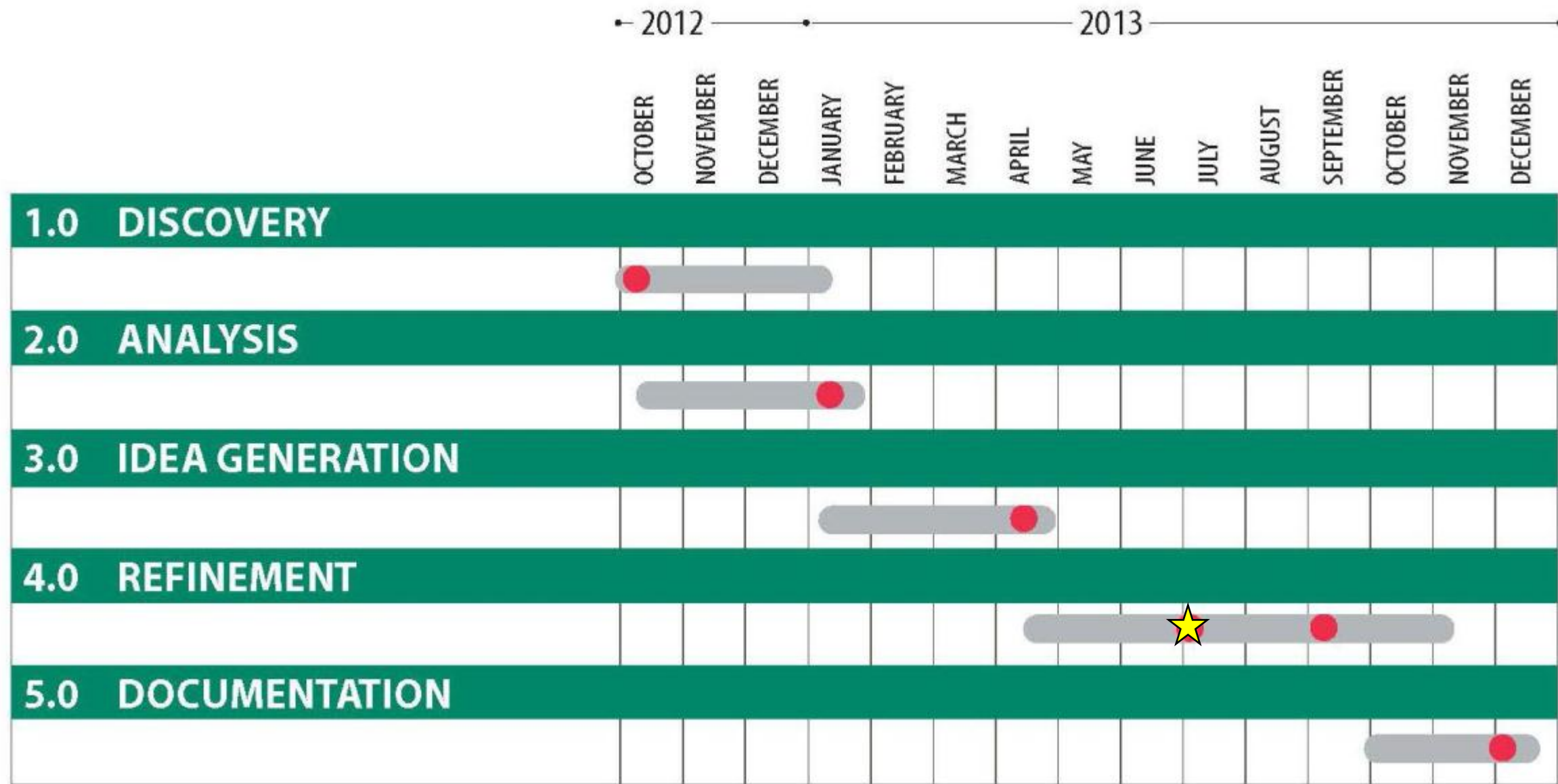
- 
- 1 Schedule & Process
 - 2 Reactions to the Alternatives
 - 3 Draft Preliminary Master Plan
 - 4 Next Steps





Schedule & Process

Master Plan Schedule



Master Planning Process



A NORTHEASTERN STATE UNIVERSITY PRODUCTION STARRING
NSU-TAHLEQUAH • NSU-BROKEN ARROW • NSU-MUSKOGEE

THE
MASTER PLAN
ONE
LAST LOOK

BE A PART
OF THE
DISCUSSION

Learn more about
the future of your
campuses



Master Planning Process



Task One
Discovery & Goal Setting
Introduction to Campus



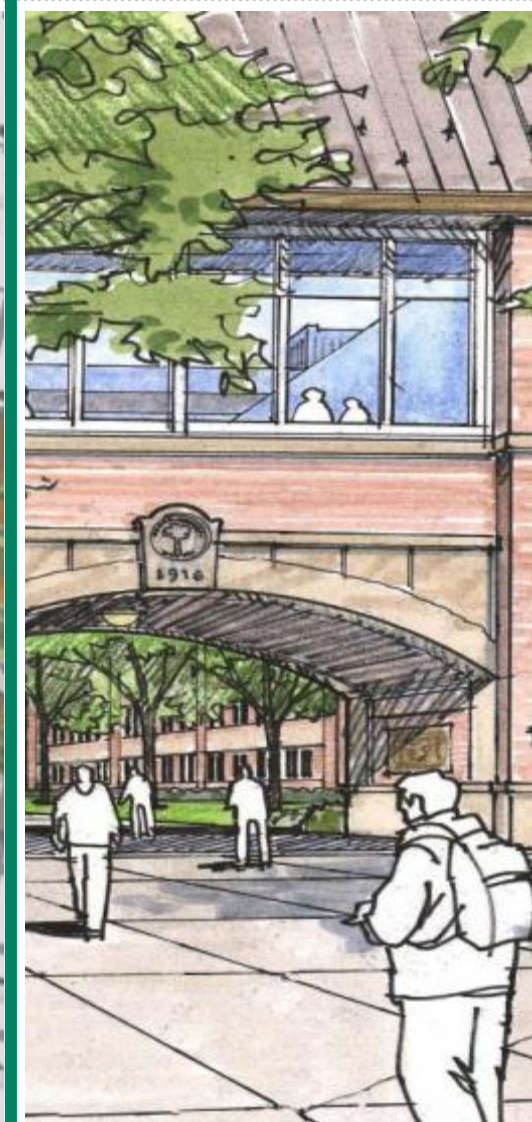
Task Two
Campus Analysis & Environ. Scan
Understanding your Campus



Task Three
Idea Generation & Space Needs
Concept Alternatives



Task Four
Refinement
Preliminary Campus Master Plan



Task Five
Documentation
Report & Final Presentation



An Inclusive and Transparent Process.

Master Plan Engagement

- Campus Steering Committee
- Campus Advisory Committees
 - Tahlequah Campus
 - Broken Arrow Campus
 - Muskogee Campus
- Campus / Community Open Forums
- Student Outreach Sessions
- Focus Group Meetings
 - Interviews by College
 - Administrative and Support
 - Alumni Association
 - Athletics
- Master Plan Website

www.nsuok.edu/masterplan



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.





Reactions to Alternatives

Alternatives

Broken Arrow Campus

A



B



C



Reactions to Alternatives

Stakeholder Summary

Academics:

- Consider **re-organization** to foster collaboration across disciplines.
- Existing **geothermal wells** should **guide placement** of new facilities.

Recreation:

- City is considering **sports complex** across road from campus.
- If built, a recreation center should be **financially self-sustaining**.

Student Life:

- Combine **recreation with wellness and student life** in centralized location.

Pedestrian / Vehicular Circulation:

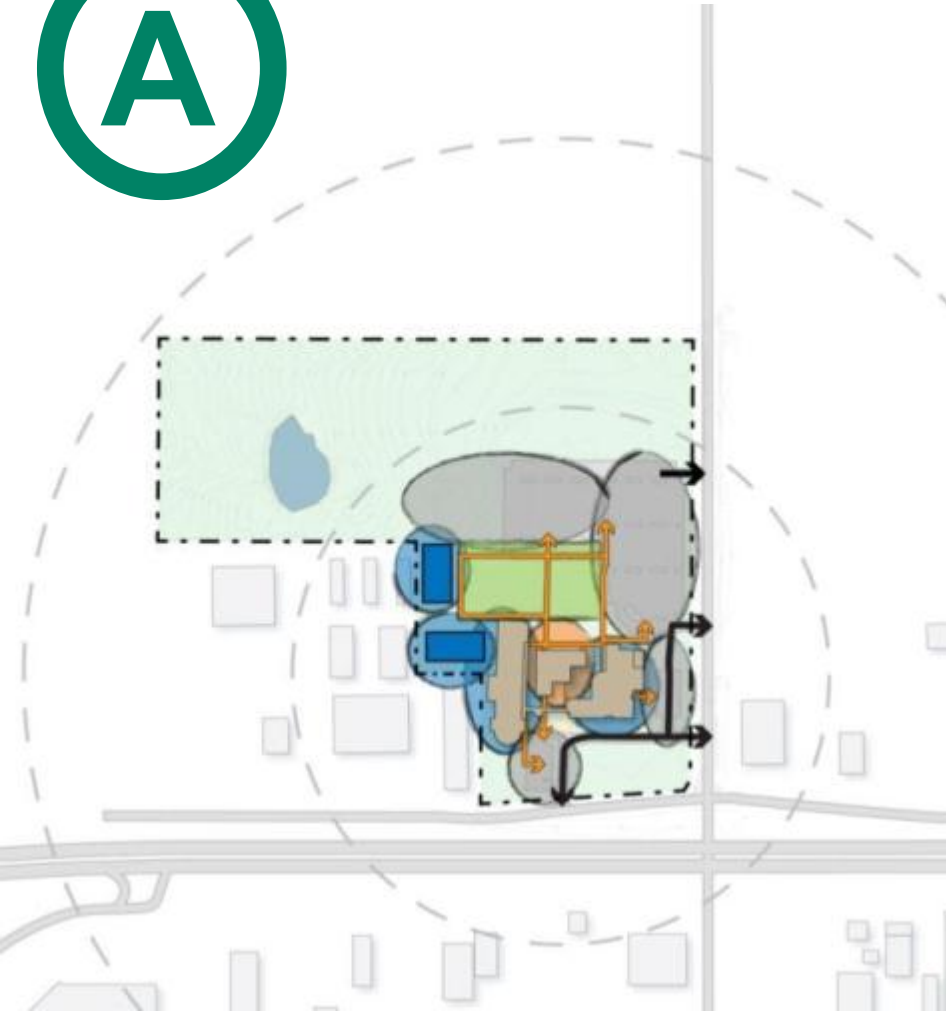
- Entry from **East 91st Street** should be **enhanced** to capture more traffic.



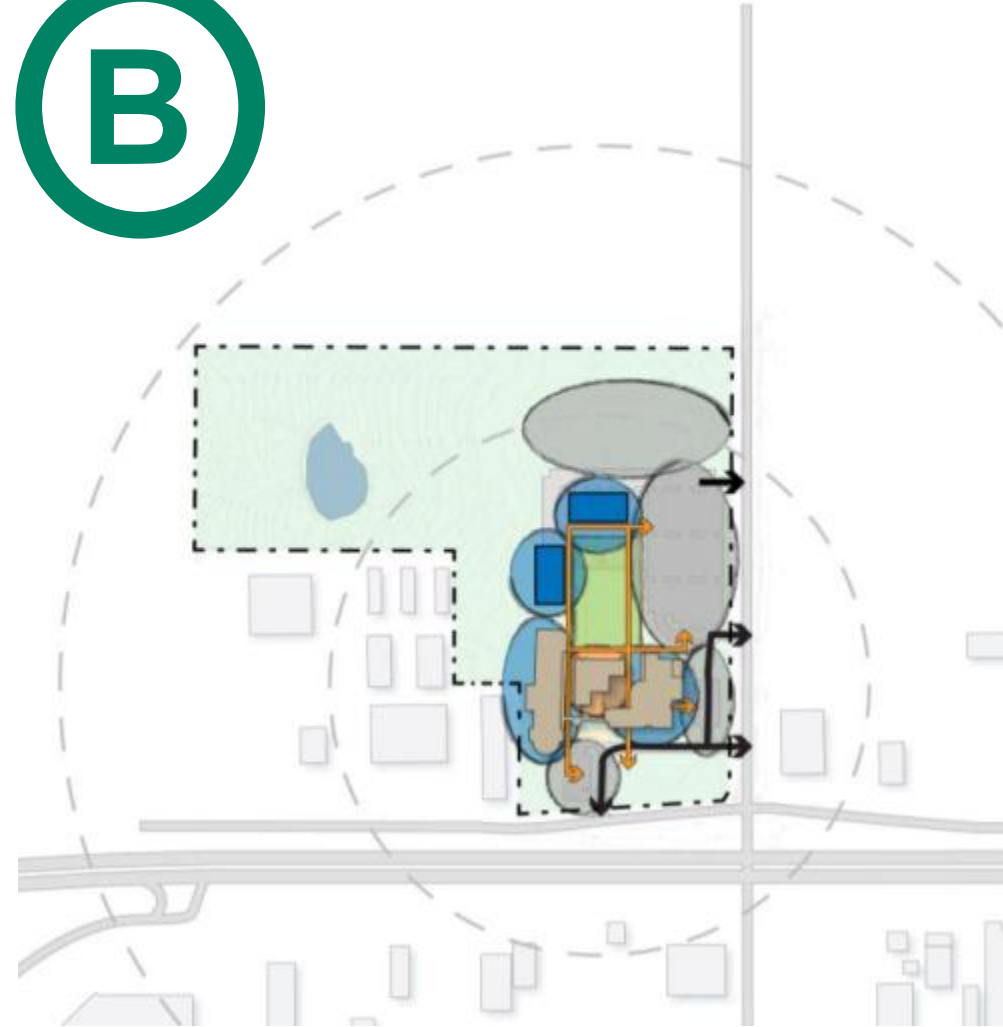
Alternatives

Muskogee Campus

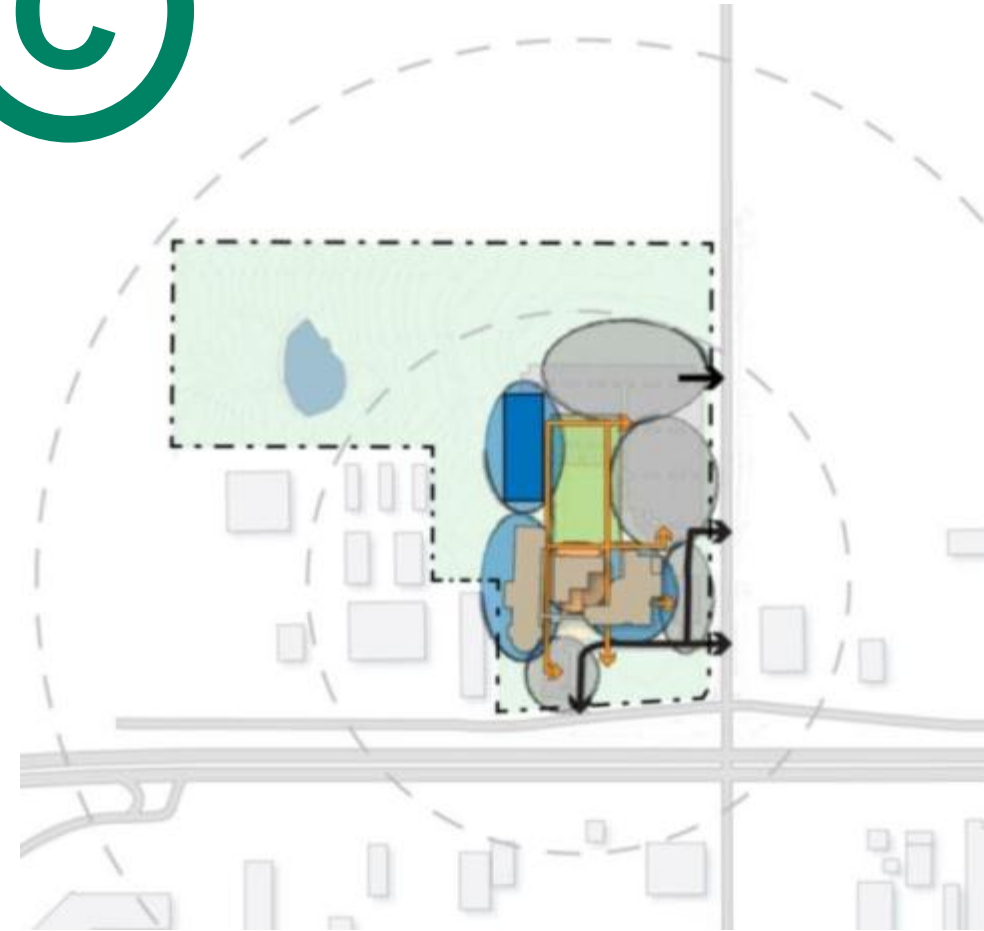
A



B



C



Reactions to Alternatives

Stakeholder Summary

Academics:

- Connors State College is **moving out of Synar Building**.
- A **single facility** would provide greatest opportunities for collaboration.

Student Services:

- Student Services will **need to grow** with increased enrollment.

Campus Life:

- Campus life would benefit from food service.
- Consider addition of **meeting room space** for Community use.

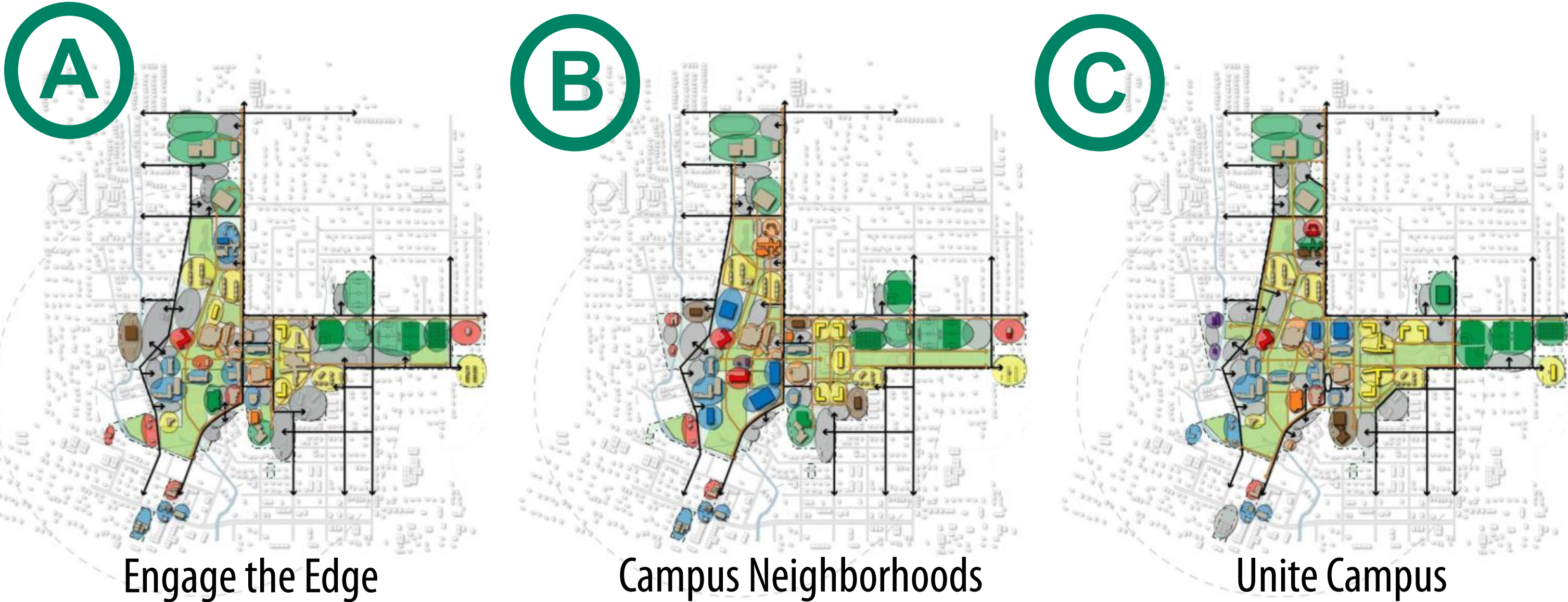
Pedestrian / Vehicular Circulation:

- Campus should **encourage connections** to City bike network.



Reactions to Alternatives

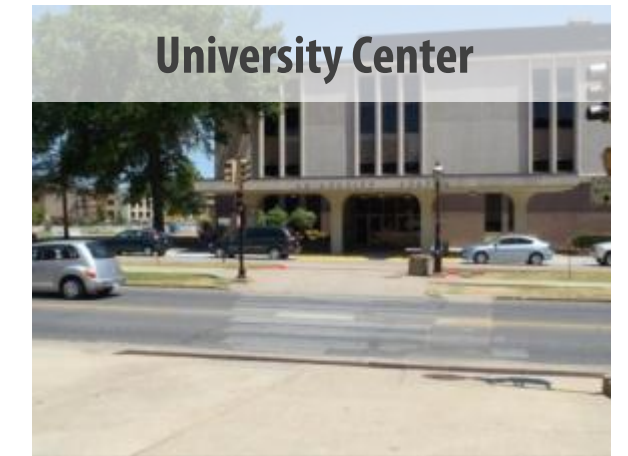
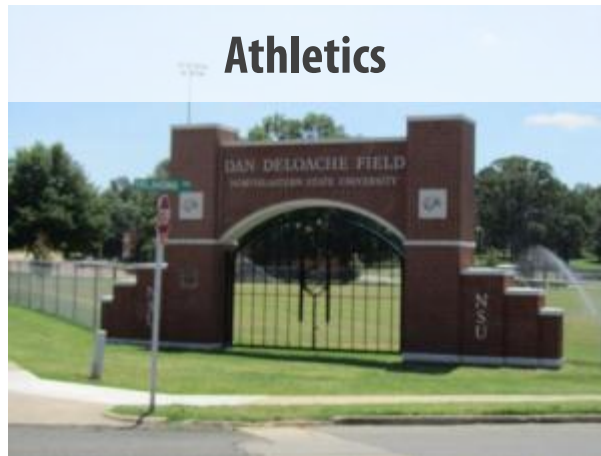
Tahlequah Campus



Reactions to Alternatives

Common Components

Possibilities were considered for...



Reactions to Alternatives

Stakeholder Summary

Academics:

- Existing classrooms do not encourage active learning / new technology.
- Students prefer Seminary Hall for academics – Faculty / staff prefer Seminary Hall for administrative and cultural functions.
- Optometry would benefit by being more integrated into campus core.

Student Services:

- Consider easy access to key “enrollment” destinations on campus.
- University Center should be renovated to better address student needs.

Residence Life:

- Residential facilities should be framed by open space.
- A mix of price points and unit types should be maintained.



Reactions to Alternatives

Stakeholder Summary

Athletics / Recreation:

- Stakeholders **divided on Jack Dobbins Fieldhouse**, but agreed if preserved needs considerable renovation work.
- Olympic **sports work well grouped together** along Crafton Avenue.

Auxiliary Services:

- Move **“back of house” activities** to edge of campus.
- Preserve **Alumni House in existing location** as gateway to campus.

Pedestrian / Vehicular Circulation:

- Grand Avenue closure would **improve pedestrian flow**. Is it possible?
- Transform **Lewis Avenue into open space** / pedestrian corridor.
- Unite campus through **increased pedestrian connections**.





Draft Preliminary Master Plan

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Planning Metrics - Enrollment

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			
Full Time Faculty	231	14%	263
Part Time Faculty	89	14%	101
Staff	573	7%	613
Total	893		978
Muskogee County			
Full Time Faculty *	32	85%	59
Part Time Faculty	12	85%	22
Staff	9	43%	13
Total	53		94
Broken Arrow			
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



Broken Arrow Campus

Draft Preliminary Master Plan

Planning Metrics – Space Needs

Total Space Needed:

0 ASF (0 GSF)

Existing Space Surplus:

27,021 ASF (43,235 GSF)

Academic Space Needs:

- Opportunity for Classroom Conversion
- Some Additional Research Space
- Small Fitness Center
- Other Academic Space
 - Includes Study Areas

Campuswide Space Needs Analysis Northeastern State University • Broken Arrow

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>



Draft Preliminary Master Plan

Planning Metrics – Space Needs

Academic Support Space Needs:

- Natural growth across all categories
 - Library
 - Assembly
 - Student Center
 - Clinics
- Other Admin Space
 - Café, Kitchen, Faculty Lounge

Campuswide Space Needs Analysis Northeastern State University • Broken Arrow

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>			

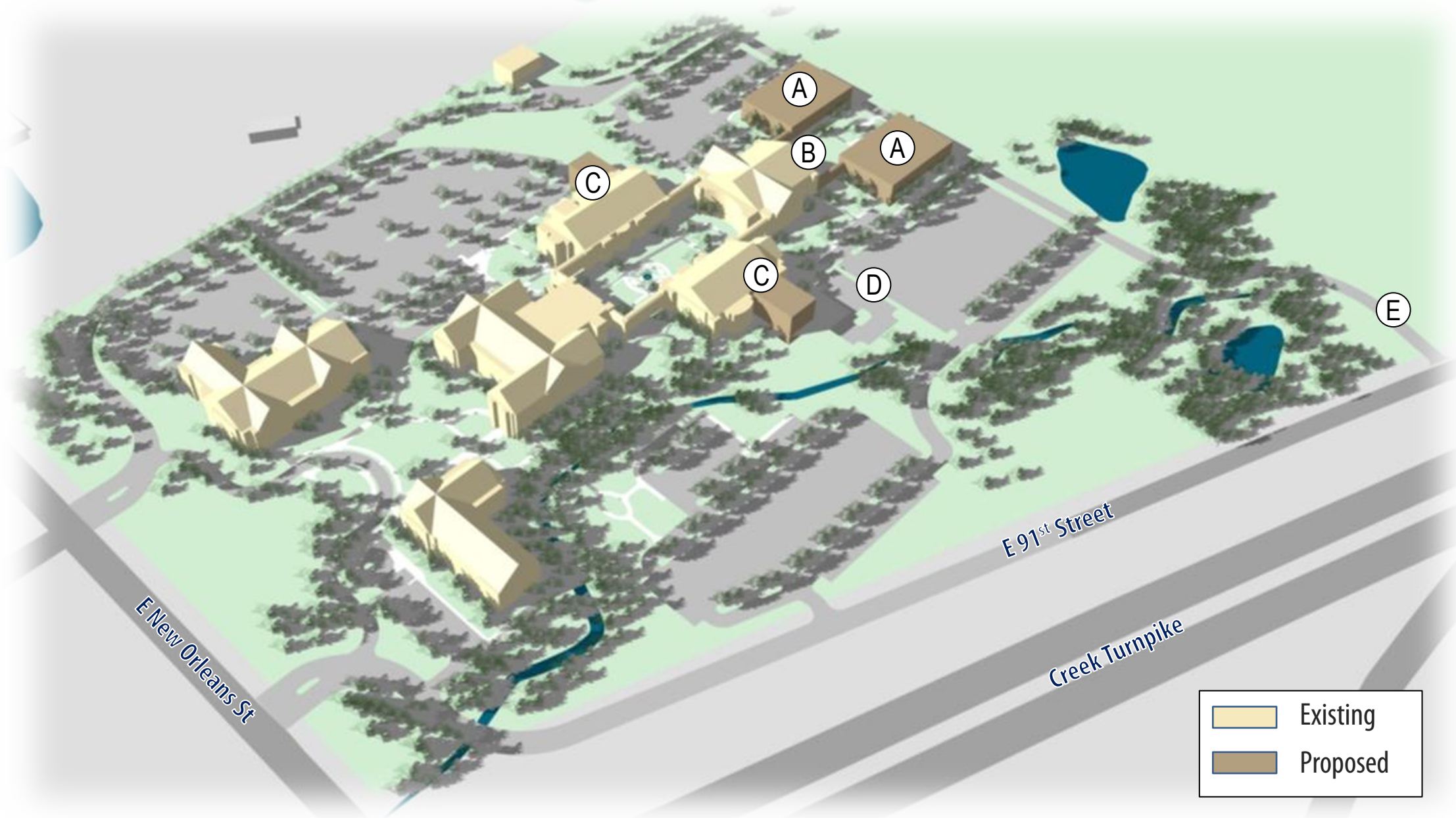
ASF = Assignable Square Feet



Draft Preliminary Master Plan

View Northwest

- Ⓐ Future Building Opportunity
- Ⓑ Campus Courtyard
- Ⓒ Building Expansion Opportunity
- Ⓓ Expanded Parking Area
- Ⓔ New Entry Drive



Draft Preliminary Master Plan

View Northeast



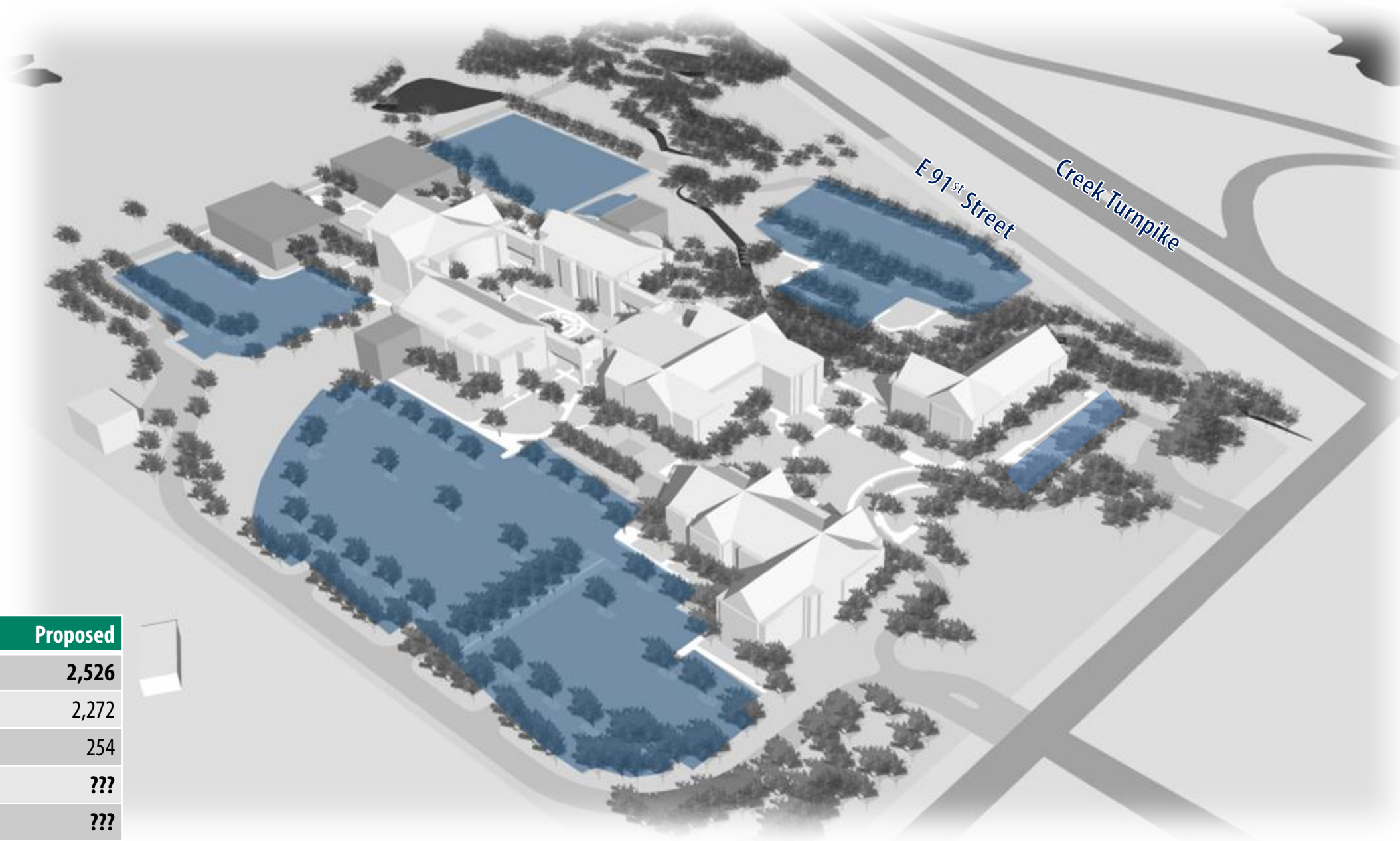
Draft Preliminary Master Plan

Open Space Network



Draft Preliminary Master Plan

Parking Metrics



	Existing	Proposed
Total Population	2,035	2,526
Student Enrollment (HC)	1,858	2,272
Faculty/Staff (HC)	177	254
Total Parking Spaces	1,680	???
Ratio (People: Spaces)	1.21 to 1	???

Muskogee Campus

Draft Preliminary Master Plan

Planning Metrics – Space Needs

Total Space Needed:

25,899 ASF (41,440 GSF)

2023 Target Year:

- Assumed Allied Health program growth

Academic Space Needs:

- Opportunity for Classroom Conversion
- Increased Laboratory space
- Offices in deficit at base and target years
- Small Fitness Center
- Other Academic Space
 - Includes mainly lounge space

Campuswide Space Needs Analysis Northeastern State University • Muskogee

SPACE CATEGORY	2011 <i>Student Headcount = 298 Staff Headcount = 12</i>				Target Year <i>Student Headcount = 550 Staff Headcount = 28</i>			
	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%)
<i>Academic Space Subtotal</i>	24,678	14,767	9,911	40%	24,678	38,795	(14,117)	(57%)



Draft Preliminary Master Plan

Planning Metrics – Space Needs

Academic Support Space Needs:

- Moderate need across all categories
- Library space will be needed to serve new Allied Health programs
- Library currently owned by Connors
- Café type food service space provided
- Additional community space identified

Notes:

- Connors State College existing space (36,848 GSF) nearly equals target year space needs

Campuswide Space Needs Analysis Northeastern State University • Muskogee

SPACE CATEGORY	2011 <i>Student Headcount = 298 Staff Headcount = 12</i>				Target Year <i>Student Headcount = 550 Staff Headcount = 28</i>			
	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%)
<i>Academic Support Space Subtotal</i>	<i>4,602</i>	<i>8,888</i>	<i>(4,286)</i>	<i>(93%)</i>	<i>4,602</i>	<i>16,374</i>	<i>(11,772)</i>	<i>(256%)</i>
CAMPUS TOTAL	29,280	23,655	5,625	19%	29,280	55,169	(25,889)	(88%)
<i>Connors State College</i>	<i>23,030</i>				<i>23,030</i>			

ASF = Assignable Square Feet



Draft Preliminary Master Plan

View Northeast

- Ⓐ Future Building Opportunity
- Ⓑ Campus Courtyard
- Ⓒ Expanded Parking Area
- Ⓓ Future Development Zone
- Ⓔ Landscaped Frontage
- Ⓕ Connection to City Bike Trail
- Ⓖ Enhanced Entry Signage



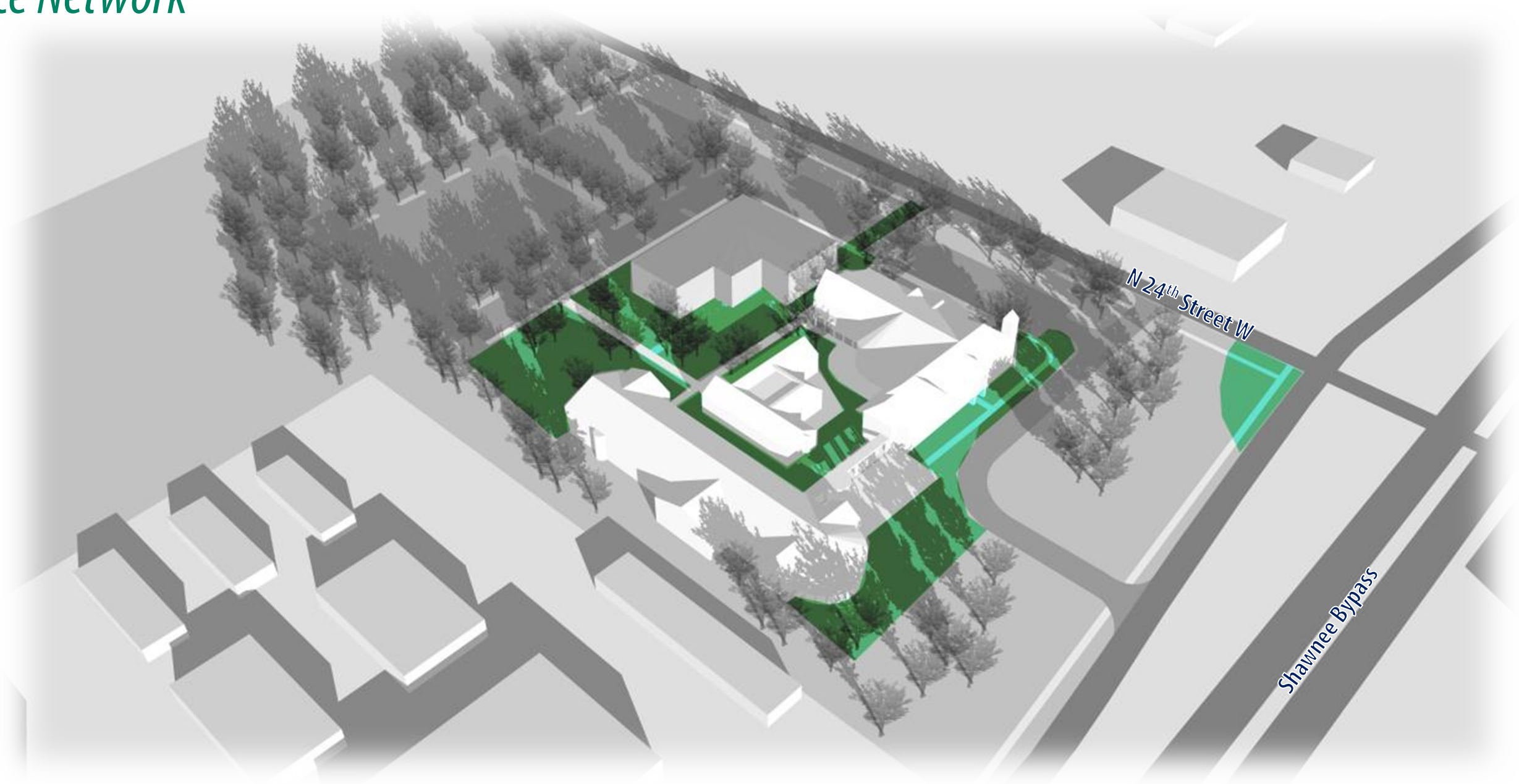
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View Northwest



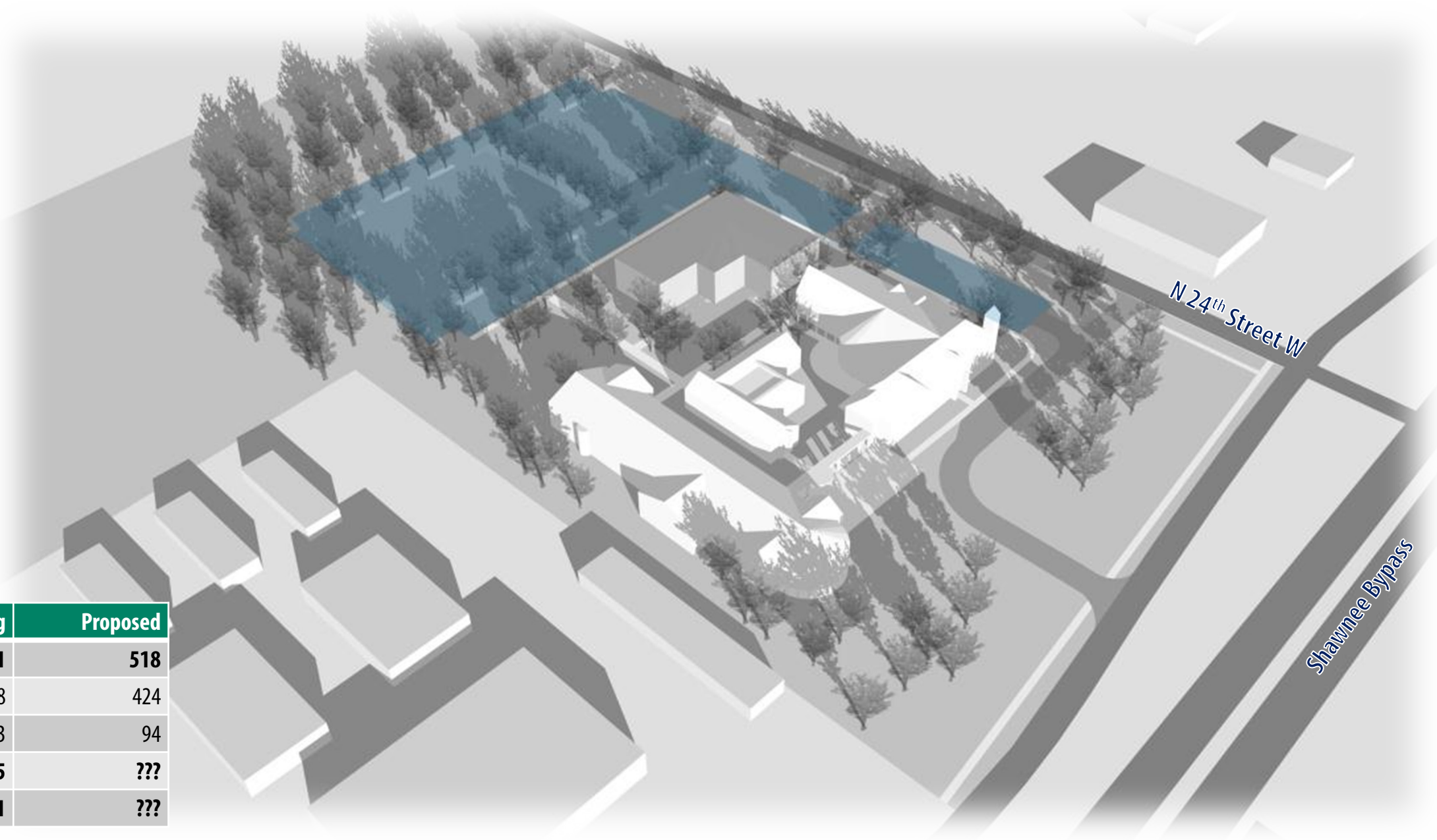
Draft Preliminary Master Plan

Open Space Network



Draft Preliminary Master Plan

Parking Metrics

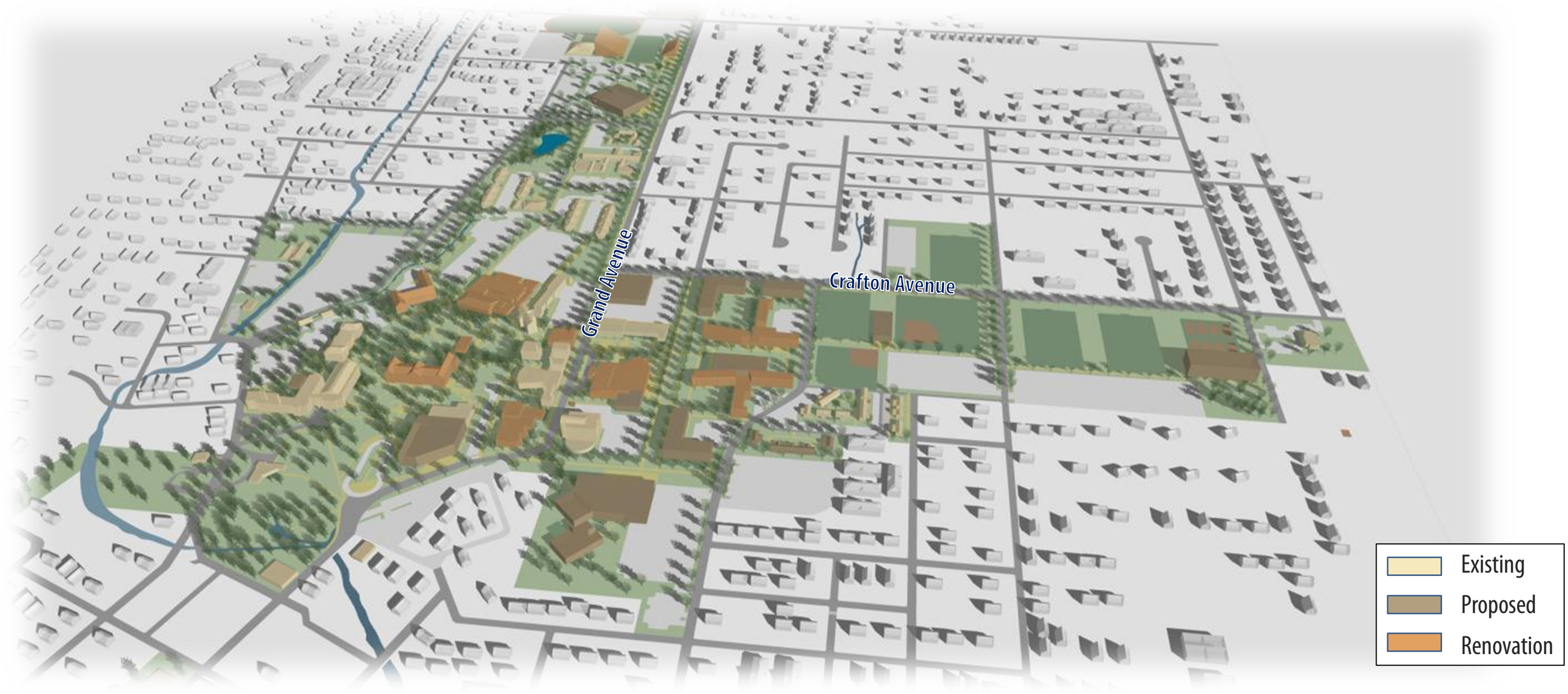


	Existing	Proposed
Total Population	351	518
Student Enrollment (HC)	298	424
Faculty/Staff (HC)	53	94
Total Parking Spaces	435	???
Ratio (People: Spaces)	0.80 to 1	???

Tahlequah Campus

Draft Preliminary Master Plan

Tahlequah Campus






Next Steps

Continue the Discussion!

NSU Home | Tahlequah | Broken Arrow | Muskogee | Online

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MASTER PLAN

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ATHLETICS

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Project Team



Master Plan

NSU Disqus Comments

★ 0



Leave a message...

Discussion

Community

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www.nsuok.edu/masterplan

Next Steps

Yesterday

- NSU Steering Committee
- Tahlequah Campus Advisory Committee
- Tahlequah Open House

Today

- Muskogee Open House
- Broken Arrow Open House

Next Phase (September) - Preliminary Refinement

- Steering Committee, Advisory Committee, Open Houses



Task 4 - Refinement

Preliminary and Final Master Plan



Phase 1: 0-5 Years



Phase 2: 5-10 Years



Phase 3: 10-20 Years



INITIAL PRIORITIES

Project	Unit	Est. Cost	Fund*
01 Landscape improvements on DOT property		\$450,000	2,4
02 Vertical wind turbines on DOT property		\$150,000	2,3,4
03 Change one-way circulation to two-way		Not Available	1,4,5
04 Deferred maintenance		Not Available	1
05 Short-term space for IT, support services + staff		Not Available	1,5
06 Construct classroom building "C"	75,000 (SF)	\$20,400,000	1,2,3,4,5
07 Central plan for south side of campus		\$3,200,000	3
08 Geothermal for building "C"		\$1,125,000	3
09 Site work and additional parking for building "C"		\$1,500,000	1,2,3,4,5

SECONDARY PRIORITIES

10 Construct facilities/IT building "E"	45,000 (SF)	\$9,720,000	1
11 Renovate building 10 for data center	22,000 (SF)	\$3,850,000	1
12 Removal of buildings 59,113,25,20		\$1,300,000	1,4,5
13 Renovate building 60 for student use	6,500 (SF)	\$1,000,000	1
14 Additional parking at building 20	140 (SP)	\$700,000	1
15 Renovate Distefano	14,500 (SF)	\$2,500,000	1,4
16 Remove buildings on 30th St		\$1,400,000	1



Task 5 - Documentation

