

# Draft Campus Master Plan



# Your Master Planning Team



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Team Leader



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Architectural Designer



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Lead Campus Planner



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Campus Planner



**John Bengston**  
Educational Planning



**Frank Markley, Ph.D.**  
Academic Planning



# Agenda

- 1 Schedule & Process
- 2 Draft Campus Master Plan
- 3 Draft Project Sequencing Matrix
- 4 Next Steps

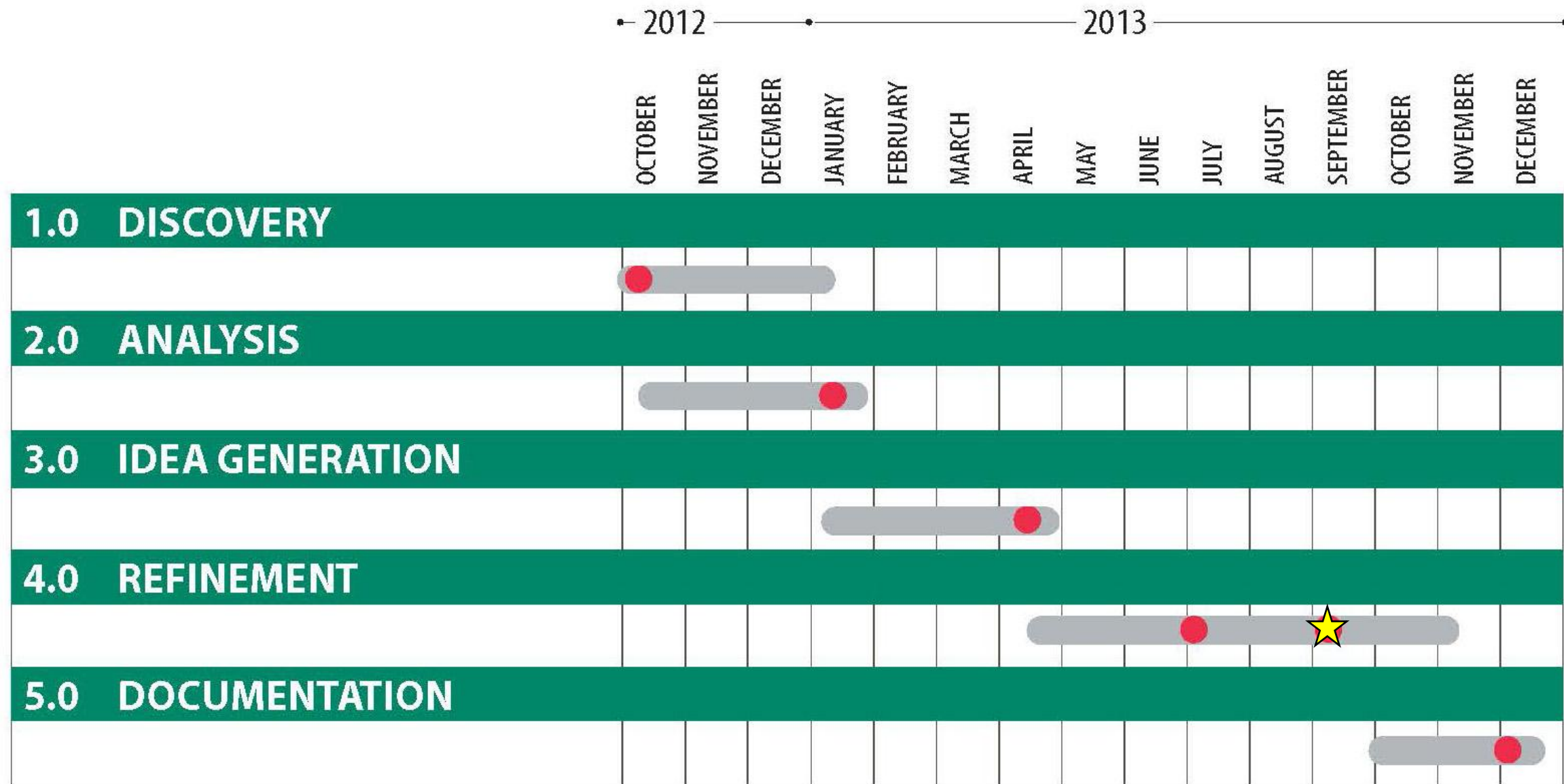




Schedule & Process



# Master Plan Schedule





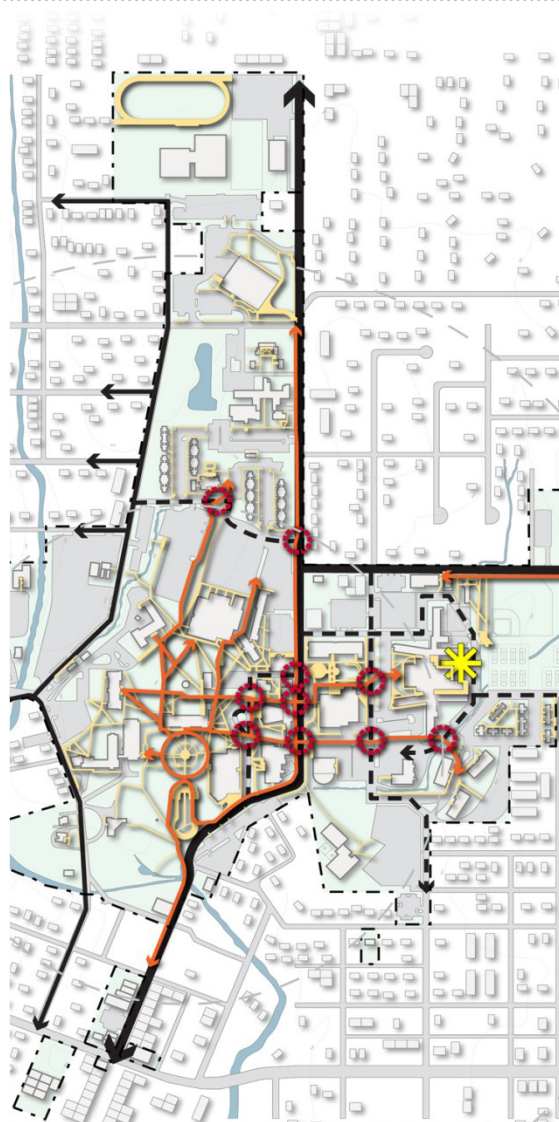
# Master Planning Process



## Task One

Discovery & Goal Setting

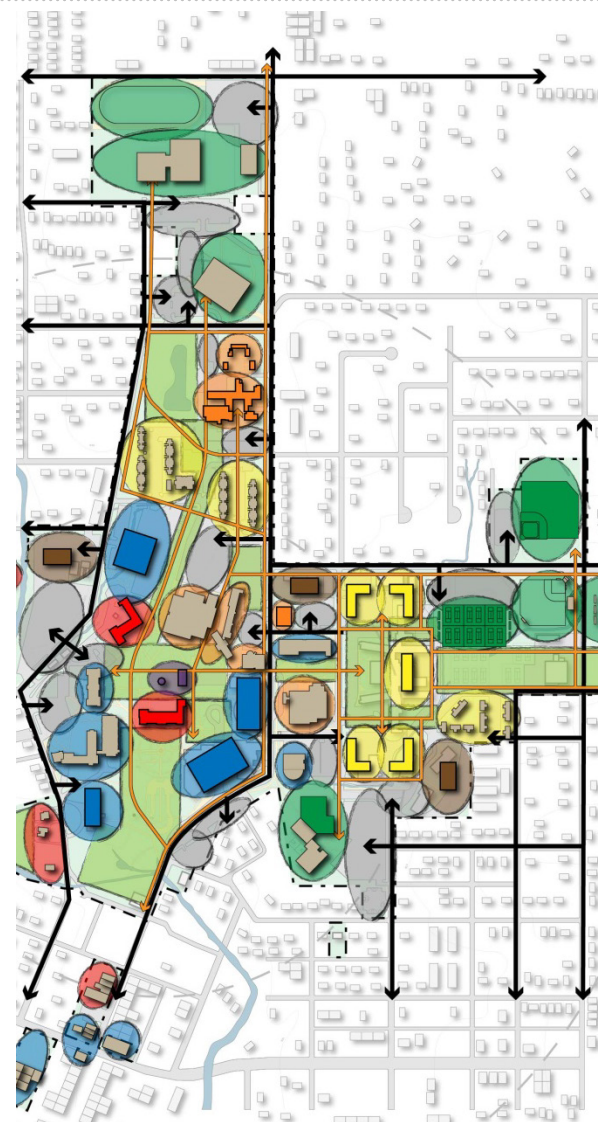
*Introduction to Campus*



## Task Two

Campus Analysis & Environ. Scan

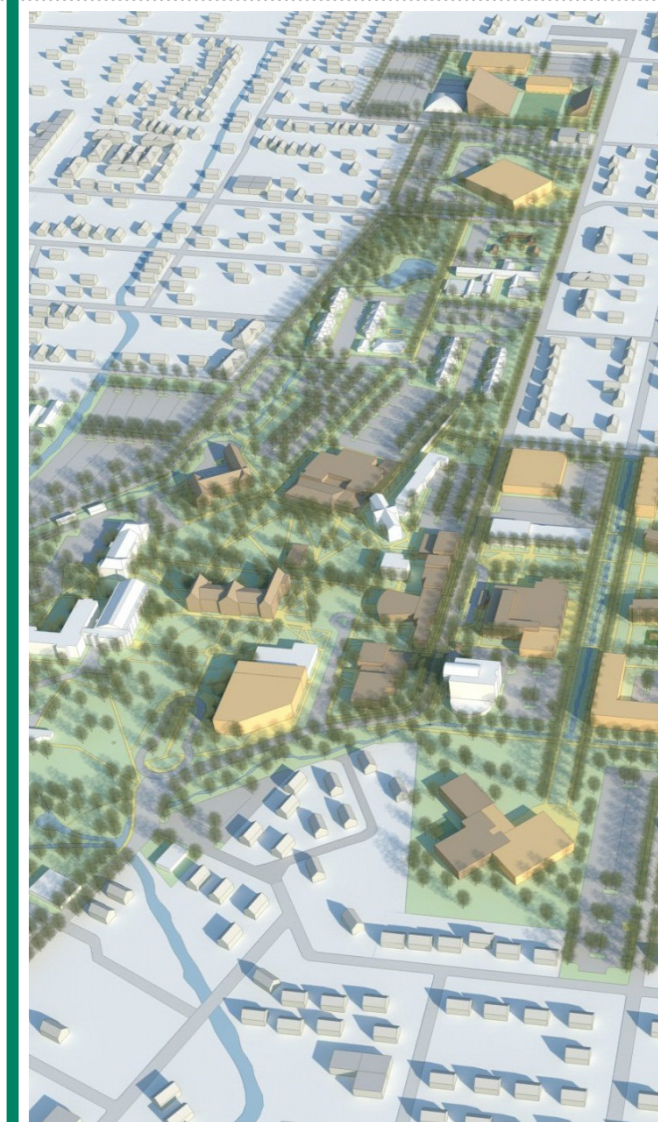
*Understanding your Campus*



## Task Three

Idea Generation & Space Needs

*Concept Alternatives*



## Task Four

Refinement

*Preliminary and Final Campus Master Plan*



## Task Five

Documentation

*Report & Final Presentation*



**NORTHEASTERN**  
STATE UNIVERSITY

CAMPUS MASTER PLAN

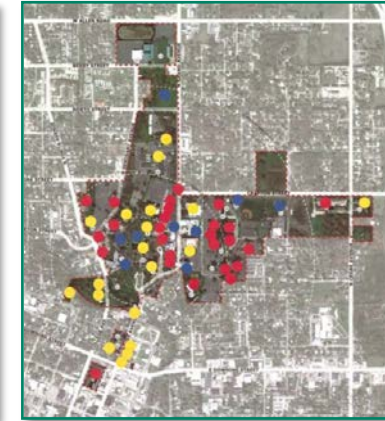


# Guided by Thoughtful Input

## *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](http://www.nsuok.edu/masterplan)



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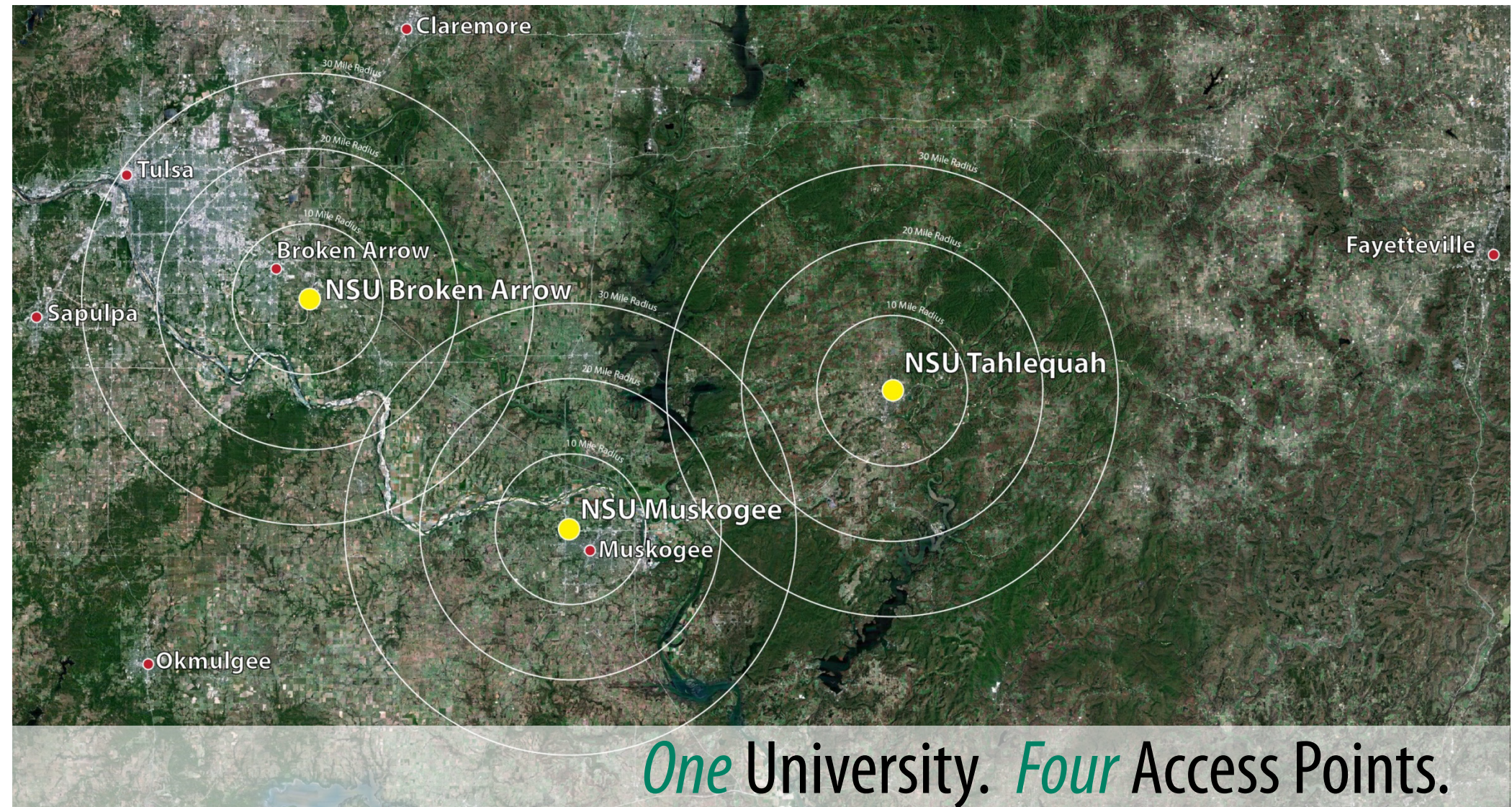


Draft Campus Master Plan



# Draft Campus Master Plan

- 1<sup>st</sup> Master Plan in University's History
- Encompasses all 3 NSU Campuses
- Embraces Campus and Community
- Provides a Long-Range Vision
- Visionary yet Realistic
- Flexible Framework for Development
- Optimizes Resources and Adjacencies
- Consensus Based





# 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.



# Planning Metrics

## Future Enrollment

**NSU Master Plan Enrollment Projection**

|                     | Headcount<br>Fall 2012 | Percent<br>Change | Headcount<br>Fall 2023 | FTE Fall *<br>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              |
| <b>Total</b>        | <b>8,720</b>           |                   | <b>11,000</b>          | <b>8,470</b>       |

\* Assumes headcount to FTE ratio of .77

**NSU Master Plan Faculty/Staff Projection**

|                        | Headcount<br>Fall 2012 | Percent<br>Change | Headcount<br>Fall 2023 |
|------------------------|------------------------|-------------------|------------------------|
| <b>Tahlequah</b>       |                        |                   |                        |
| Full Time Faculty      | 231                    | 14%               | 263                    |
| Part Time Faculty      | 89                     | 14%               | 101                    |
| Staff                  | 573                    | 7%                | 613                    |
| <b>Total</b>           | <b>893</b>             |                   | <b>978</b>             |
| <b>Muskogee County</b> |                        |                   |                        |
| Full Time Faculty *    | 32                     | 85%               | 59                     |
| Part Time Faculty      | 12                     | 85%               | 22                     |
| Staff                  | 9                      | 43%               | 13                     |
| <b>Total</b>           | <b>53</b>              |                   | <b>94</b>              |
| <b>Broken Arrow</b>    |                        |                   |                        |
| Full Time Faculty      | 73                     | 59%               | 116                    |
| Part Time Faculty      | 12                     | 59%               | 19                     |
| Staff                  | 92                     | 30%               | 119                    |
| <b>Total</b>           | <b>177</b>             |                   | <b>254</b>             |

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

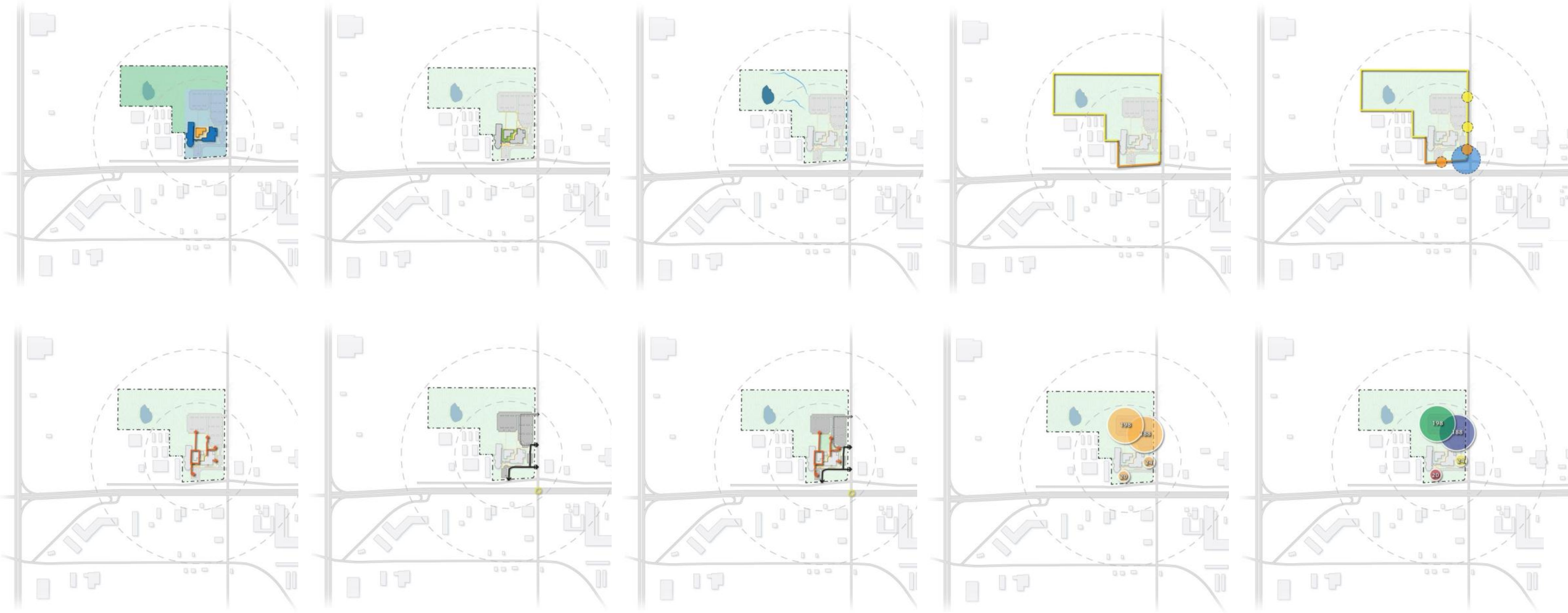


Muskogee Campus



# Analysis Phase

## *Muskogee Campus Site Analysis*





# Alternatives Phase

## *Muskogee Campus Planning Components*

### Space Needs

Total Space Needed:

25,899 ASF (41,440 GSF)

Connors State College Existing Space:  
(36,848 GSF)

- Opportunity for classroom conversion
- Increased Laboratory space
- Small Fitness Center
- Moderate need across all categories
- Library space will be needed to serve new Allied Health programs
- Additional community space identified

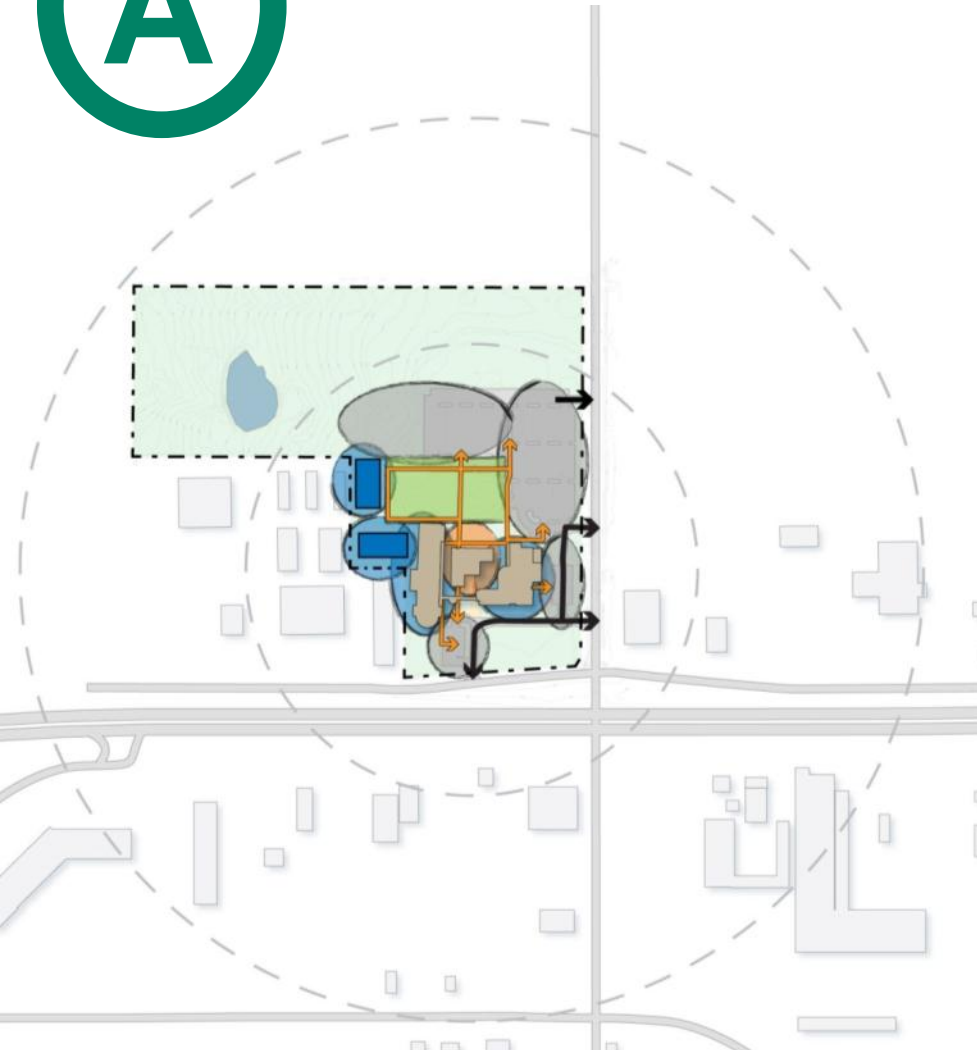
### Key Areas of Focus



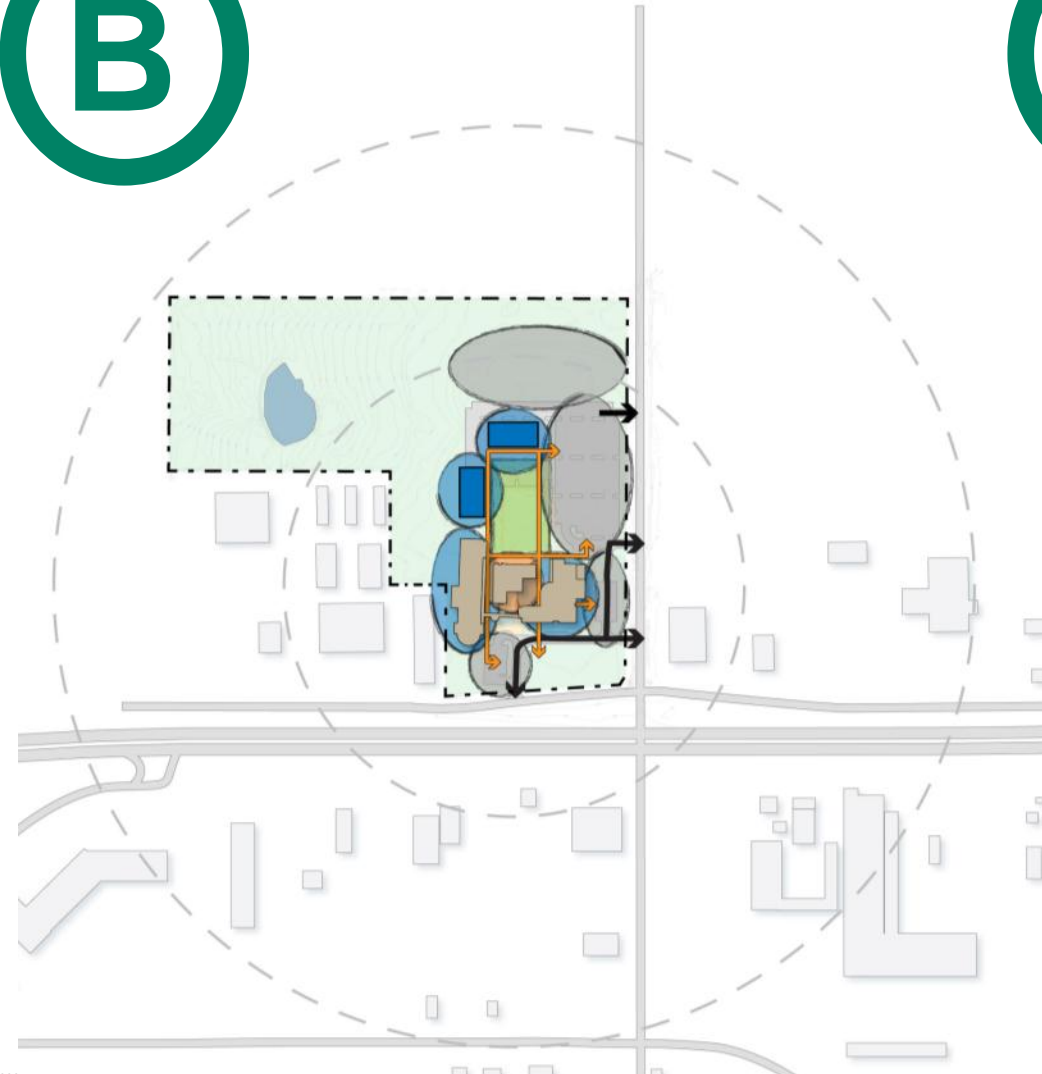
# Alternatives Phase

## *Muskogee Campus Alternatives*

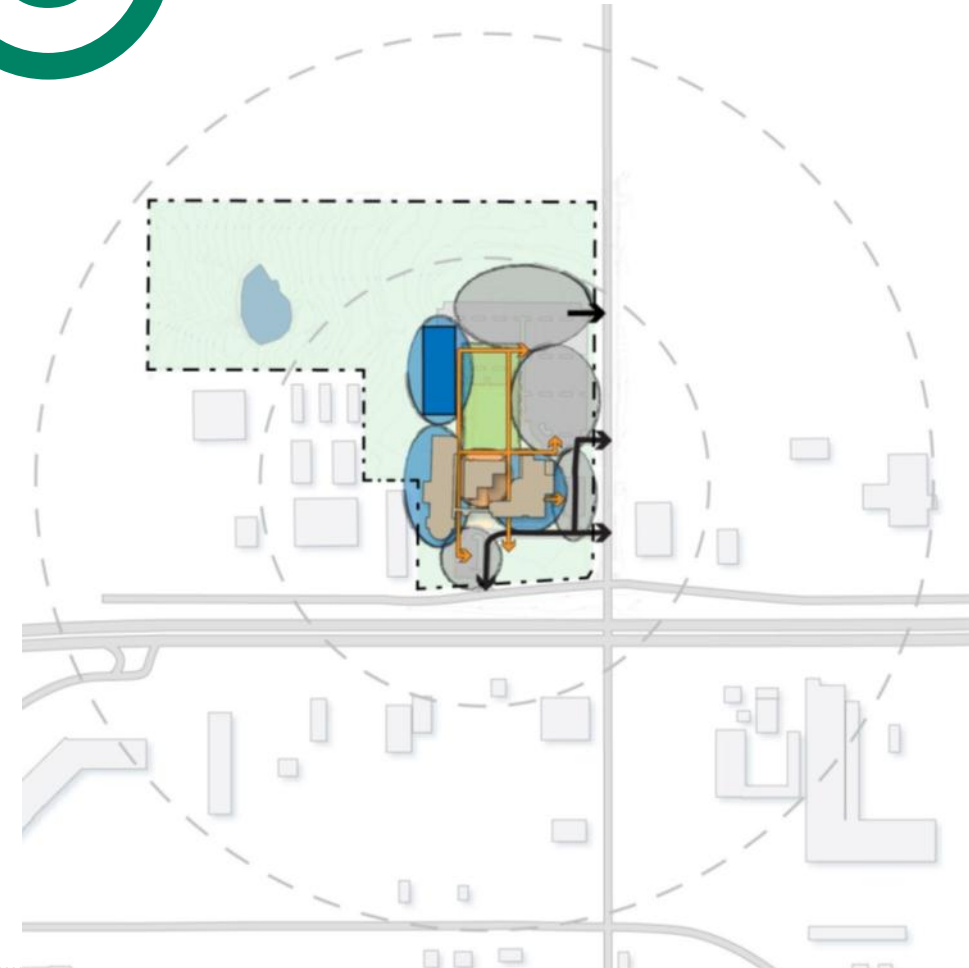
A



B



C





# Alternatives Phase

## *Reactions to Alternatives*

### **Academics:**

- Connors State College may **move 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 Regional bike network.





# Existing Campus



24<sup>th</sup> Street W

W Shawnee Bypass

- Existing Building
- Proposed Renovation
- Proposed Building



# Draft Campus Master Plan



24th Street W

W Shawnee Bypass

- Existing Building
- Proposed Renovation
- Proposed Building



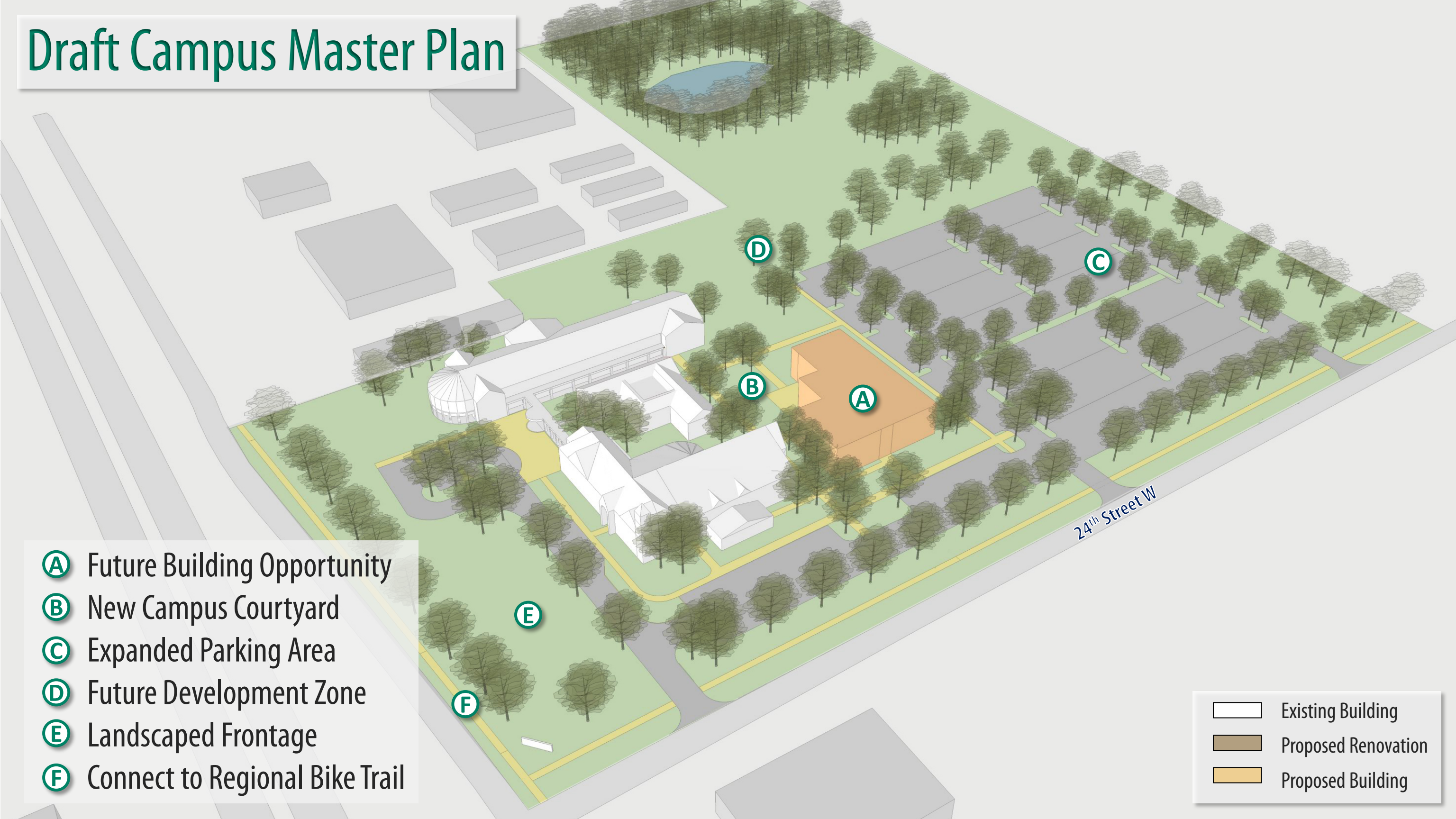
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# Draft Campus Master Plan



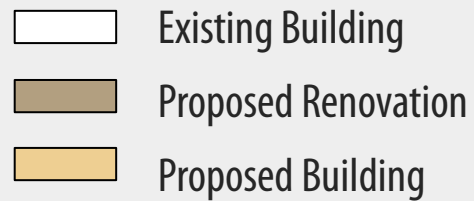
- Ⓐ Future Building Opportunity
- Ⓑ New Campus Courtyard
- Ⓒ Expanded Parking Area
- Ⓓ Future Development Zone
- Ⓔ Landscaped Frontage
- Ⓕ Connect to Regional Bike Trail

|   |                     |
|---|---------------------|
|  | Existing Building   |
|  | Proposed Renovation |
|  | Proposed Building   |

# Campus Structure

## Recommendations:

- Maintain compact campus organization to promote walkability
- Locate parking at the perimeter
- Land available for expansion
- Strengthen relationship to Shawnee Bypass





# Campus Structure

## Recommendations:

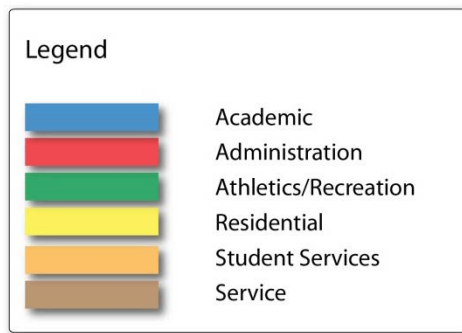
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# Building Use

## Recommendations:

- Maintain centralized student services on campus
- Locate compatible programs adjacent to one another to encourage collaboration











# Building Use

## Recommendations:

- Maintain centralized student services on campus
- Locate compatible programs adjacent to one another to encourage collaboration

| Legend  |                      |
|---|----------------------|
|  | Academic             |
|  | Administration       |
|  | Athletics/Recreation |
|  | Residential          |
|  | Student Services     |
|  | Service              |



# Open Space

## Recommendations:

- Preserve and expand high quality open space in center of campus
- Provide connections to Regional trail system
- Enhance frontage with street trees and expanded signage landscaping

### Legend

|  |                    |
|--|--------------------|
|  | Quality Open Space |
|  | Athletic           |
|  | Recreation         |
|  | Water/Stormwater   |



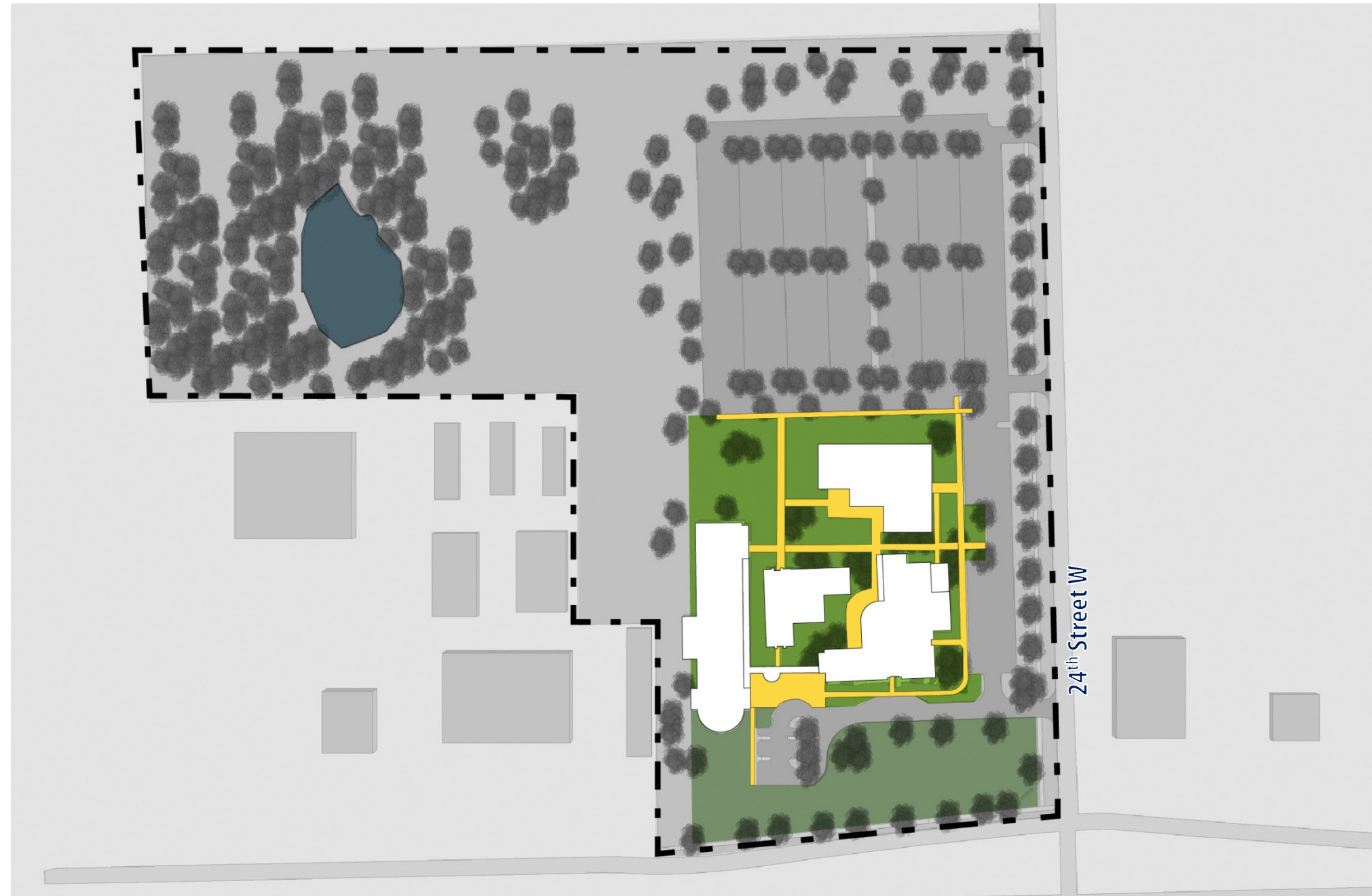
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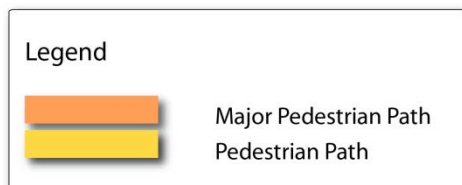




# Pedestrian Connectivity

## Recommendations:

- Maintain a pedestrian oriented campus core
- Locate building doors to exit into campus open space to activate these areas



# Pedestrian Connectivity

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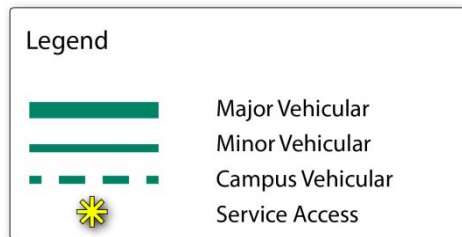
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- Locate building doors to exit into campus open space to activate these areas



# Vehicular Connectivity

## Recommendations:

- Enhance entry to campus from 24<sup>th</sup> Street
- Redevelop Shawnee Bypass service drive exit into a turnaround to improve aesthetics of frontage
- Minimize pedestrian and vehicular conflict zones

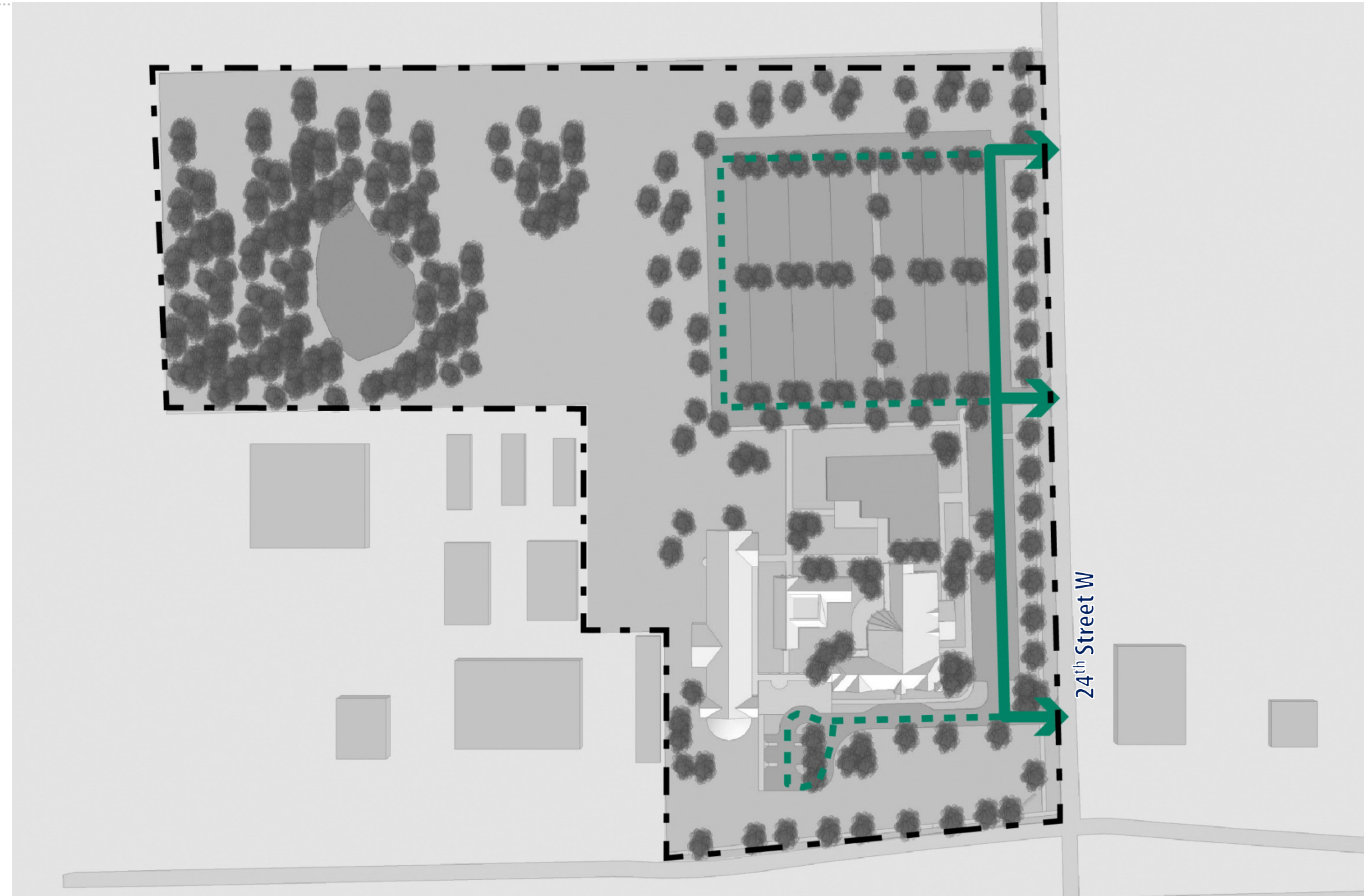
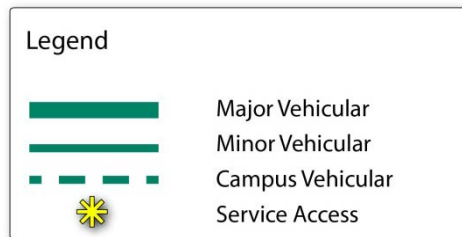




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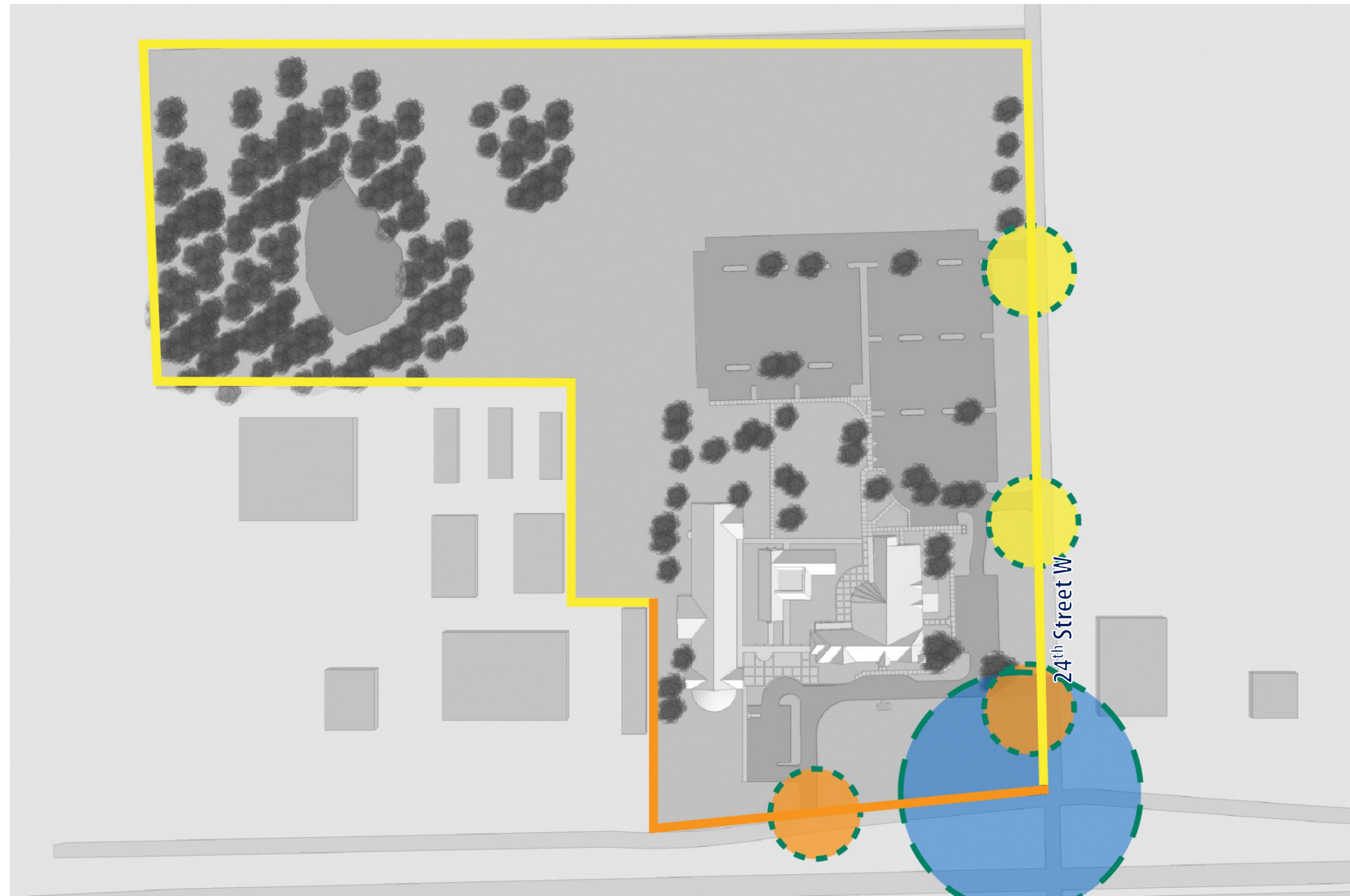
# Edges & Gateways

## Recommendations:

- Enhance Shawnee Bypass edge and 24<sup>th</sup> Street with street trees and landscaping to buffer views into parking areas
- Enlarge signage to capture attention of passing motorists
- Increase quantity of signs

### Legend

|  |                             |
|--|-----------------------------|
|  | Perceived Gateway           |
|  | High Quality Edge/Gateway   |
|  | Medium Quality Edge/Gateway |
|  | Low Quality Edge/Gateway    |






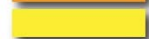


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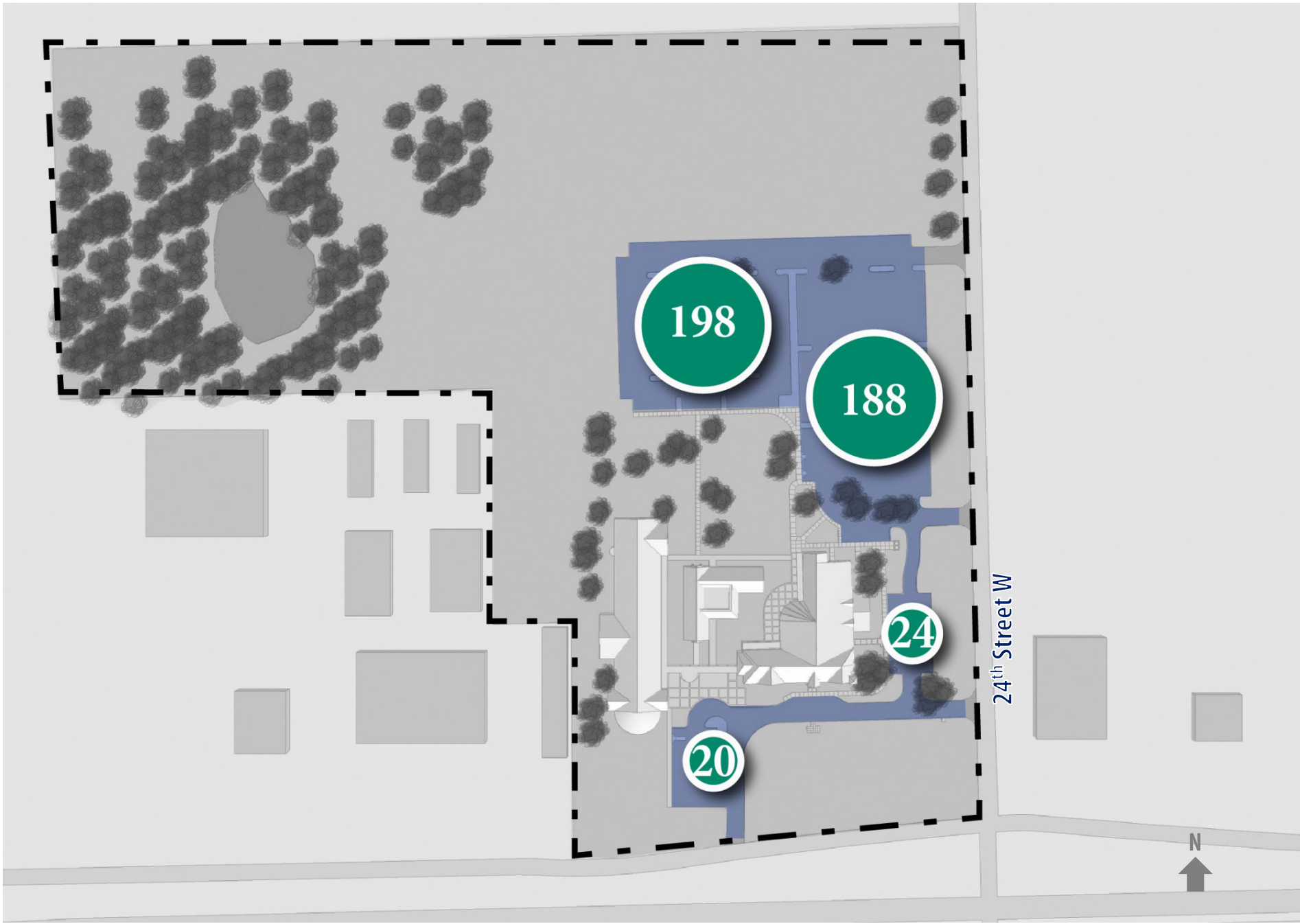


# Parking

Recommendations:

- Provide sufficient parking to accommodate commuter students
- Provide accessible parking along the south and east sides of campus
- Encourage use of public transit and the proposed regional rail network to ease parking demand

|                         | Existing  |
|-------------------------|-----------|
| Total Population        | 351       |
| Student Enrollment (HC) | 298       |
| Faculty/Staff (HC)      | 53        |
| Total Parking Spaces    | 435       |
| Ratio (People: Spaces)  | 0.80 to 1 |



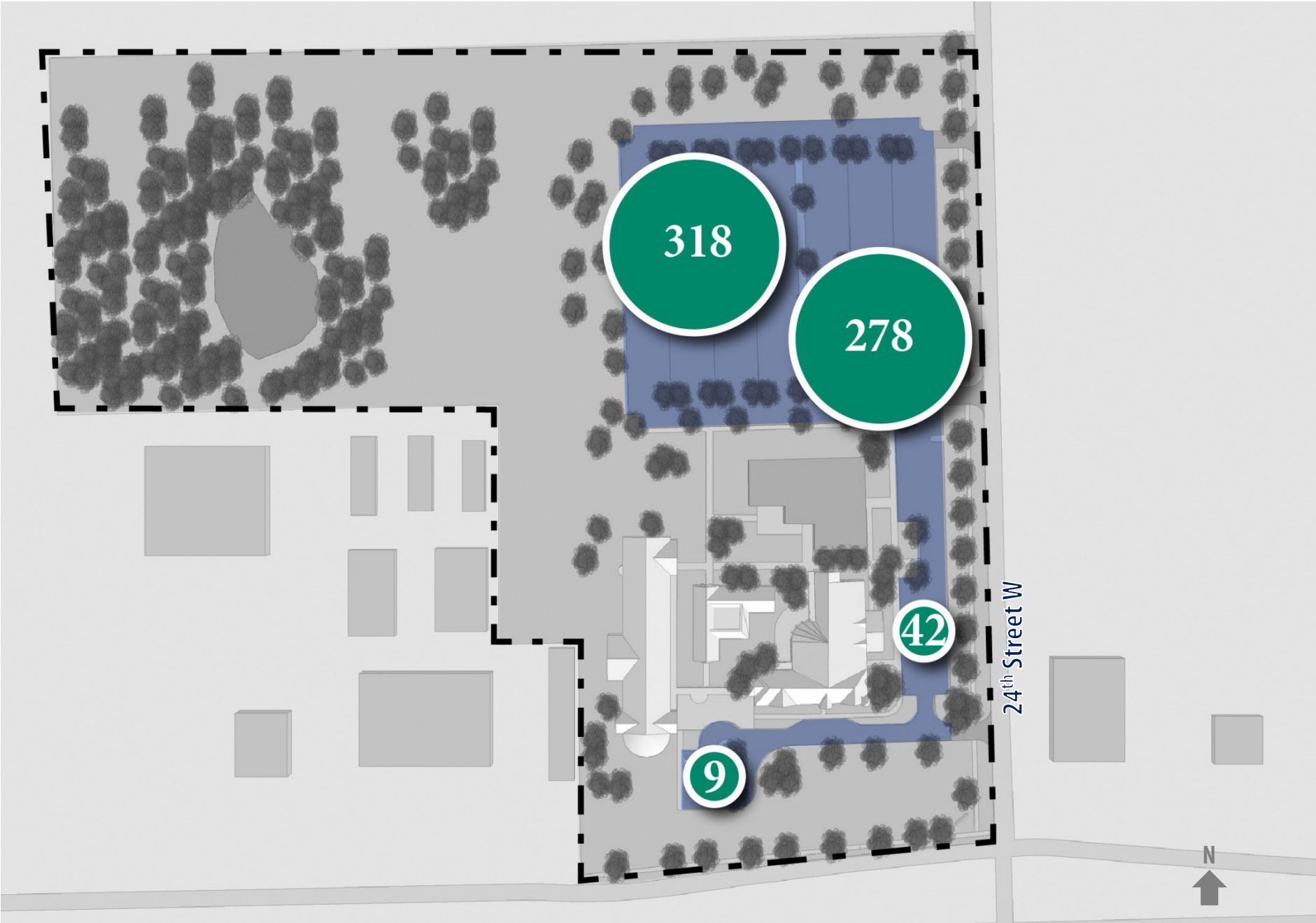


# Parking

Recommendations:

- Provide sufficient parking to accommodate commuter students
- Provide accessible parking along the south and east sides of campus
- Encourage use of public transit and the proposed regional rail network to ease parking demand

|                         | Existing  | Proposed  |
|-------------------------|-----------|-----------|
| Total Population        | 351       | 518       |
| Student Enrollment (HC) | 298       | 424       |
| Faculty/Staff (HC)      | 53        | 94        |
| Total Parking Spaces    | 435       | 647       |
| Ratio (People: Spaces)  | 0.80 to 1 | 0.80 to 1 |



Broken Arrow Campus



# Existing Campus






- Existing Building
- Proposed Renovation
- Proposed Building



# Draft Campus Master Plan



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




|   |                     |
|---|---------------------|
|  | Existing Building   |
|  | Proposed Renovation |
|  | Proposed Building   |



Tahlequah Campus

# Existing Campus



-  Existing Building
-  Proposed Renovation
-  Proposed Building



# Draft Campus Master Plan



- Existing Building
- Proposed Renovation
- Proposed Building





Draft Project Sequencing Matrix



# Draft Project Sequencing Matrix

| PROJECT TYPE LEGEND |                        |
|---------------------|------------------------|
| A                   | ACADEMIC               |
| AD                  | ADMINISTRATIVE         |
| H                   | HOUSING                |
| S                   | STUDENT SERVICE        |
| SS                  | SUPPORT SERVICE        |
| AR                  | ATHLETICS / RECREATION |
| SI                  | SITE IMPROVEMENT       |
| P                   | PARKING                |
| D                   | DEMOLITION             |

| Key  | Type | Project Description   |
|--|------|---|
| PROJECTS CURRENTLY UNDER CONSTRUCTION        |      |   |
| 1  | A    | John Vaughan Library Renovation   |
| 2  | A    | Occupational Therapy Lab at Muskogee  |
| 3  | S    | Special Services Renovation   |
| 4  | AR   | Multi-Purpose Event Center  |
| 5  | AR   | Fitness Center Renovation + Expansion   |
| 6  | SI   | Campus Lighting Improvements  |
| 7  | P    | Bill Willis Parking Lot Renovation  |
| PROJECTS THAT CAN BE COMPLETED INDEPENDENTLY |      |   |
| 1  | A    | Convert John Vaughan Library into a Learning Commons                                    |
| 2  | A    | Renovate and Expand Library at Broken Arrow   |
| 3  | A    | Expand Science Building at Broken Arrow   |
| 4  | AD   | Renovate Alumni Center  |
| 5  | S    | Repurpose Bathhouse   |
| 6  | S    | Renovate University Center  |
| 7  | S    | Construct University Center Addition  |
| 8  | AR   | Renovate Existing Competition Soccer Field  |
| 9  | AR   | Renovate + Expand Doc Wadley Stadium  |
| 10   | SI   | Convert Lewis Avenue to Lewis Pedestrian Mall   |
| 11   | SI   | Complete Grand Avenue streetscape improvements  |
| 12   | SI   | Construct new Memorial Gateway Plaza near Redmen Wall                                   |
| 13   | SI   | Complete Town Branch Creek stormwater improvements                                      |
| 14   | SI   | Construct new Multi-Purpose Event Center Entry Plaza                                    |
| 15   | SI   | Construct N-S pedestrian walk from Library to Doc Wadley Stadium                        |
| 16   | SI   | Construct E-W pedestrian walk from Seminary Avenue to Grand Avenue                      |
| 17   | SI   | Convert existing parking lot near Bathhouse to Fine Arts Sculpture Plaza                |
| 18   | P    | Complete Fitness Center Parking Lot Enhancements  |
| 19   | D    | Demolish Shawnee Street Theater   |
| PROJECT SEQUENCE: WILSON HALL REPURPOSE      |      |   |
| 1a   | AD   | Repurpose Wilson Hall for Administrative uses   |
| 1b   | AD   | Relocate uses from Seminary Hall to Wilson Hall   |
| 2a   | AD   | Repurpose Seminary Hall for Administrative, Academic, and Cultural uses                 |
| 2b   | AD   | Relocate uses from Administrative Building to Seminary Hall                             |
| 3a   | S    | Repurpose Administrative Building for Welcome Center and Student Services One-Stop Shop |
| 3b   | S    | Relocate uses from CASE Building to Administrative Building                             |
| 4  | S    | Repurpose CASE Building for Student Service use   |

# Draft Project Sequencing Matrix

| PROJECT TYPE LEGEND |                        |
|---------------------|------------------------|
| A                   | ACADEMIC               |
| AD                  | ADMINISTRATIVE         |
| H                   | HOUSING                |
| S                   | STUDENT SERVICE        |
| SS                  | SUPPORT SERVICE        |
| AR                  | ATHLETICS / RECREATION |
| SI                  | SITE IMPROVEMENT       |
| P                   | PARKING                |
| D                   | DEMOLITION             |

| Key   | Type | Project Description  |
|---|------|--|
| PROJECT SEQUENCE: FUTURE ACADEMIC BUILDING AT TAHLEQUAH             |      |  |
| 1a  | SS   | Repurpose Nerd Emporium for Campus Police Station                    |
| 1b  | D    | Demolish existing Campus Police Station                              |
| 2   | D    | Acquire and Demolish Baptist Collegiate Ministry Building            |
| 3   | D    | Acquire and Demolish Campus Christian Fellowship Building            |
| 4   | A    | Construct new Academic Building for possible relocation of Optometry |
| 5   | P    | Construct new parking lots adjacent to new Academic Building         |
| 6   | SS   | Repurpose existing Optometry Complex for Support Service uses        |
| PROJECT SEQUENCE: FUTURE ACADEMIC BUILDING AT MUSKOGEE              |      |  |
| 1   | A    | Construct new Academic Building                                      |
| 2   | P    | Expand parking lot adjacent to new Academic Building                 |
| 3   | SI   | Complete site work adjacent to new Academic Building                 |
| PROJECT SEQUENCE: FUTURE ACADEMIC BUILDINGS (A & B) AT BROKEN ARROW |      |  |
| 1   | P    | Shift campus roadway to the north to accommodate new construction    |
| 2   | A    | Construct new Academic Buildings (A & B)                             |
| 3   | P    | Construct new parking lot north and east of new Academic Buildings   |
| 4   | SI   | Complete site work adjacent to new Academic Buildings                |






Campus Master Plan Next Steps

# Continue the Discussion!

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Master Plan

## NSU Disqus Comments




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## September 4th

- Steering Committee Meeting - 9:00–11:00am
- Student Outreach Session - 12:30-1:30pm

*Two Locations: University Center and John Vaughan Library*

- Campus Advisory Group Meeting - 2:30-4:30pm
- Tahlequah Campus/Community Open House - 5:30-6:30pm

## September 5th

- Muskogee Campus/Community Open House - 8:30-9:30am
- Broken Arrow Campus/Community Open House - 11:00-12:00pm

## Next Phase - Documentation





# Task 5 - Documentation

