

2020

# Eastern Oregon University Master Plan Amendment



# EOU MASTER PLAN AMENDMENT 2020

## I. EXECUTIVE SUMMARY

The most recent EOU Master Plan was completed in 2012, and was developed to serve as the primary planning document for campus physical infrastructure over a ten-year period. Due to significant changes in institutional leadership at both the state and local levels, shifting student demographics and enrollment trends, and the determination and clarification of campus-wide priorities, a Master Plan Amendment was developed in 2017. The 2017 Amendment included project changes and a statement of recommended project priorities.

This 2020 Amendment revisits the 2017 Amendment, and updates the priority list based on completed projects as well as changing campus priorities. The team recommends the following projects for action, and each item is explained in more detail throughout this document:

- Inlow Hall Renovation, Phase II
- Loso Hall Renovation, Phase II
- Establish an EOU University District
- University District Parking and Transportation Analysis.
- New Residence Hall
- Grand Staircase Replacement
- Co-Curricular Facilities for Students
- Comprehensive 2022-23 Master Plan Update
- Ackerman Hall Renovation
- Hoke Renovation, Phase II
- Transportation Infrastructure
- Physical Plant & Utilities Infrastructure
- Athletic Facilities
- Integrated Services Building Facility Condition Assessment
- Real Estate Purchases

## II. INTRODUCTION AND PROCESS

It is recommended that higher education campus master plans be updated every ten years. The accreditation process requires that “the institution develops, implements, and reviews regularly a master plan for its physical development that is consistent with its mission, core themes, and long-range educational and financial plans.”

Regular reviews are conducted with plan amendments being completed when substantive changes are necessary. This 2020 Amendment documents substantive changes necessary from the 2017 Amendment.

### **EOU MASTER PLAN UPDATE - SPONSOR TEAM MEMBERS**

Tom Insko, President

Lara Moore, Vice President for Finance and Administration

Tim Seydel, Vice President for University Advancement.

### **EOU MASTER PLAN UPDATE - TEAM MEMBERS**

John Garlitz, Director of Facilities & Planning

Lyle Henderson, Chair, Budget & Planning Committee.

Dr. Peter Wordelman, Member Budget & Planning.

Dr. Nathan Lowe, Dean, College of AHSS

Lori Baird, member of the Budget & Planning Committee.

### **III. PROJECT UPDATE**

The following is the list of projects identified in 2012 and/or 2017 Master Plans that have been completed or are in progress. Their completion or start dates are included.

#### **COMPLETED OR IN PROGRESS CAPITAL PROJECTS**

- Ackerman Gym Renovation/Creation of the Gilbert Center, 2011
- Pierce Library Renovation, 2012
- Zabel Hall Renovation, 2012
- Hoke Union Building Renovation, 2013
- Quinn Coliseum Renovation, 2014
- KEOL Radio Building Demolition, 2015 (radio station moved to Hoke Union Building)
- Phase 1 of the Central Campus Corridor Project, 2015
- North Campus Site Restoration / Hunt Hall Demolition, 2018
- Track Restoration Project and Football/Soccer Synthetic Turf Installation, 2018
- Athletics & Recreation Fieldhouse, 2019-ongoing
- Loso Hall Building Renovation - Phase 1, 2019-ongoing
- Ackerman Data Center, 2018-ongoing

#### **REMAINING CAPITAL PROJECTS IDENTIFIED IN THE 2012 MASTER PLAN AND/OR 2017 AMENDMENT**

- **Inlow Hall Renovation Phase II**  
The second phase of the Inlow Hall renovation will include further second floor seismic upgrades, interior renovations and additional energy efficiency improvements.
- **Eastern Learning Commons (ELC)**  
The Eastern Learning Commons will serve as a state-of-the-art technology and academic support center improving teaching resources for both on-campus and online courses. Originally envisioned as a two-phase project with the second

phase being a multiple story residence hall, the ELC is now planned as a stand-alone facility to be centrally located in the academic core of campus. The ELC project is further described in the section labeled “Project Scope Changes.”

- **New Residence Hall**

Originally envisioned as the second phase of the ELC, a new residence hall is now planned as a separate facility to be located adjacent to either Hoke Student Union or the other residence halls. The conditional concerns that led to the closing of Hunt Hall has reduced the availability of housing on campus. As seen in Table 1, a simultaneous downturn in overall student FTE has somewhat mitigated the problem. Important to note, however, is that new freshman enrollment levels have grown the last two years, and given this trend is expected to persist, additional housing will be necessary in the future.

- **Classroom and Office Academic Building**

Along with an additional residence hall, the expected on-campus growth will result in the need for additional office and classroom space.

- **Mill Creek Restoration**

The restoration of Mill Creek to an above-ground waterway will help reduce flooding risks and enhance the campus’ natural landscape. It will also create a riparian habitat that could be used for on-campus educational and research opportunities. The daylighting of the creek, however, will also cause the current location of the tennis courts, sand volleyball courts, and intramural field to be unsuitable for their current purposes. Future planning should consider opportunities to relocate these facilities to reduce disruptions when the creek is restored

- **Campus Entry/Circulation and “Sense of Arrival”**

The 2012 Master Plan identifies the need to improve the sense of arrival to the university and suggests the establishment of a ceremonial entry to campus via the 8<sup>th</sup> street hill. The need for additional signage guiding out-of-town visitors from the interstate to appropriate campus parking is critical as is the need of making a positive impression on first-time visitors by giving them a satisfying first view of campus. A clearly defined main entrance will assist with recruitment efforts, which is a high priority for the university. It will also assist visitors who are coming to campus to partake in events at the Gilbert Center. The 8<sup>th</sup> street solution to this problem with its associated establishment of a “university district”, while attractive, may not be the most cost-effective solution to the problem. Additional discussions regarding campus entry must take place with the City of La Grande to ensure a common vision.

- **The Grand Staircase (pg.112)**

The Grand Staircase is listed on the National Register of Historic Places. As a part of the history of the campus and town, its preservation remains a priority.

#### **IV. 2020 MASTER PLAN AMENDMENT RECOMMENDATIONS**

As noted, substantial progress has been made since the 2012 Master Plan and 2017 Amendment was published. Many projects have been completed, some are in-progress, and others have been reevaluated. Other projects have not been started, and new projects have arisen since the 2012 Master Plan. The team has placed the recommendations into three categories, Capital Projects, Non-Capital Projects, and On Hold projects. The order in which these projects occur will depend on funding streams and EOU's progress in the Ascent 2029 enrollment goals.

#### **CAPITAL PROJECTS**

Based on team discussions, the following is a list of recommended capital projects:

##### **INLOW HALL PHASE 2**

Seek funding to address significant building water intrusion, reduce operational costs and improve performance reliability by upgrading 90 year old HVAC to current standards, install LED lighting and controls, and complete the "incremental seismic upgrades" started by the OUS in 2009.

##### **LOSO HALL BUILDING RENOVATION PHASE 2**

Loso Hall Phase 2 will include, but is not limited to, addressing incomplete project elements in Phase 1 due to funding limitations, addressing remaining capital renewal and replacement (CR&R) items, optimizing layout and functionality to meet current teaching space standards, and increasing the footprint of Loso Hall to accommodate deficient academic support space denoted in the HECC's 2019 SCDP.

##### **NEW RESIDENTIAL HALL**

Continue planning and analysis for increased on campus housing.

##### **GRAND STAIRCASE**

The Grand Staircase is listed on the National Registry of Historical Places. As part of the history of the campus and town, it's preservation remains a priority.

##### **ACKERMAN HALL RENOVATION**

Ackerman Hall was an on campus elementary school from 1932 to 19XX. In 19XX a partial renovation was completed to convert the use to academic and academic support space. Ackerman currently requires seismic, electrical, energy code, and ADA upgrades. The building envelope requires mitigation for water intrusion and windows require replacement. The original structural system requires seismic reinforcement to meet current code provisions. HVAC controls and supply fans are aging and require renewal. Academic and academic support space renovation is necessary to maximize use of the space and increase the educational effectiveness. ADA barriers need to be removed to provide more pedestrian access into the building.

### **CO-CURRICULAR FACILITIES FOR STUDENTS**

The near future presents the opportunity to enhance student co-curricular activities. This includes the potential relocation of the sand volleyball courts, repair/relocation of the tennis courts, as well as recreation/sports court and outdoor cooking/activities areas around the residential halls.

### **HOKE RENOVATION**

Hoke was built in 1971, and while a partial renovation was completed in 2013, the building assessment shows at least \$7M in capital renewal and repair needs, as well as renovation work on the first and third floors.

### **PHYSICAL PLANT & UTILITIES INFRASTRUCTURE**

EOU's physical plant and campus utilities and tunnels were a highlighted concern in EOU's 2019 Campus Facility Study. The study noted that EOU owned utilities are in general need of an upgrade and recommended a detailed analysis be performed as some utilities may be near failure levels. Additionally, upgrades are required at the physical plant to mitigate water intrusion, to provide capital renewal of infrastructure that is beyond the useful life and failing, and to address the safety and security infrastructure.

### **TRANSPORTATION INFRASTRUCTURE**

Transportation infrastructure upgrades are necessary to address deficiencies and enhance current vehicle and pedestrian access, as well as to accommodate enrollment growth. Guiding principles and strategies for transportation management were developed based on best practices at other Universities at input from an EOU advisory committee. Implementation requires maximizing the use of existing infrastructure and installation new infrastructure including connection points at Gekeler and/or I street as development across campus occurs. Infrastructure changes are focused on providing better connectivity with public roads, bike, and pedestrian routes, as well as better access and flow within campus.

### **ATHLETIC FACILITIES**

The EOU baseball program needs a permanent location on campus including field, dugouts, restrooms, and bleachers. Community Stadium is also in need of ADA access and safety improvements. Lastly, the entrance to the stadium and field needs to be updated.

## **NON-CAPITAL PROJECTS**

Based on team discussions, the following is a list of recommended non-capital projects:

### **ESTABLISH N UNIVERSITY "OVERLAY" DISTRICT**

Complete a Land Development Code amendment with the City of La Grande to "Right-Fit" State and Local planning codes to fit EOU's Mission similar to other educational institutions across Oregon.

### **PARKING & TRAFFIC**

Build upon the 2018 Parking & Traffic Study by completing a full and comprehensive parking and transportation analysis planning document in context with a completed University District.

### **BUDGET FOR A 2022/23 MASTER PLAN UPDATE**

Develop scope and budget for a 2022/23 Master Plan update that includes, but is not limited to, space and program analysis, facility condition assessments, quantifying deficiencies/bottlenecks, identifying required capital renewal and replacement projects, developing planning principals pertaining to vehicle and pedestrian access, vehicle parking, integration with an EOU overlay District, as well as address campus entry and integration of campus wayfinding from I-84 and the City to EOU.

### **INTEGRATED SERVICES BUILDING (ISB)**

The ISB on Geckler Lane is owned by EOU, but has been leased to other agencies since its opening. The lease arrangements were intended from its inception, as the payments allow EOU to cover its debt service on the building, as well as provide regular maintenance and improvements. In 2021, the debt service is fully paid, and in 2022 the primary lease with current renters expires. EOU is currently planning on keeping tenants in the building, but a comprehensive facility condition assessment is required for EOU to plan for its future utilization.

### **REAL ESTATE PURCHASES**

There are two residential homes located between the Community Stadium parking lot and adjacent athletic fields. As of March 2019, EOU will have purchased the property on 1202 E. When available, EOU should purchase the last property on that site.

## **PROJECTS TO PLACE ON HOLD**

Additionally, the team recommends the following projects be placed “on-hold” and be re-considered for modification or removal in the 2022/23 Master Plan Update.

### **EASTERN LEARNING COMMONS**

Place the Eastern Learning Commons on hold until a full capacity analysis is developed. Space utilization may be increased with better scheduling or increasing academic and academic support space listed in the recommendations. Further analysis and alignment with academic support standards is necessary.

### **MILL CREEK**

The restoration of Mill Creek to an above ground waterway is a consensus nice to have versus need to have. Flooding risks are mitigated by upstream diversions and the campus amphitheater storage facility. Developing a common understanding of actual size and flows are necessary as concept materials illustrate a much larger waterway than the existing above ground waterway immediately upstream. Also, downstream barriers remain which may likely have negative effect of any riparian

habitat developed on campus. A full feasibility analysis is necessary to fully uncover and understand the risks and costs of a ground waterway. Lastly, current needs for capital funding are necessary in other areas where increases in enrollment and academic programs are currently a higher need.