



CAMPUS MASTER PLAN 2004-2015

CHAPTER 3 - PROJECTED FACILITY NEEDS

3.0 Projected Facility Needs

OSU is determined to become one of the top-tier universities in the nation. Toward this end, OSU focuses on providing a compelling learning experience through an array of academic and research activities. These activities require facilities that offer advanced technological capabilities and adequate support space for laboratories, graduate student offices, conference rooms, classrooms, and work-study areas.

To meet the projected facility needs for the CMP's planning period (2004 through 2015), new development and renovation of existing facilities will be required. The new facilities and renovations will expand learning and research opportunities consistent with the Governor's mission to promote knowledge-based economic development. It is also hoped that quality facilities will foster collaboration among leaders of public and private institutions. The additional square footage is not expected to spawn growth beyond the identified projected enrollment.

OSU's facilities need to support the learning and research efforts of faculty and students and allow them to compete on the national level. OSU also needs to consider the needs and objectives of the local community. This requires campus facilities that are compatible with the surrounding community's building scale, mass, and appearance. OSU is committed to developing facilities that balance the needs of the higher education system with those of the local community.

3.1 OSU Population Projections

OSU's student population has grown substantially over the years, from just over 1,500 students in 1915 to around 19,000 today. Modest growth is expected to continue during the CMP's planning period. Table 3.1 shows historical student enrollment in 5-year increments from 1915 to 2000.

Table 3.1: Historical Student Enrollment

Year	Enrollment Population	Year	Enrollment Population
1915	1,525	1960	7,899
1920	3,077	1965	11,906
1925	3,229	1970	15,509
1930	3,347	1975	16,601
1935	3,142	1980	17,689
1940	4,759	1985	15,261
1945	3,126	1990	16,048
1950	5,887	1995	14,261
1955	6,160	2000	16,788

Source: OSU Fact Book

The Oregon University System (OUS) Institutional Research Services prepares enrollment projections for all eight Oregon public universities. Below is the enrollment projection for OSU, prepared July 2003. OSU is projected to have a student population of 22,074 by the year 2015. For planning purposes, the CMP uses an enrollment projection of 22,500.

Table 3.2: Projected Student Enrollment

Year	Head Count (HC) Population Projection
2003-2004	19,067
2004-2005	19,164
2005-2006	19,352
2006-2007	19,798
2007-2008	20,300
2008-2009	20,750
2009-2010	21,043
2010-2011	21,095
2011-2012	21,156
2012-2013	21,296
2013-2014	21,628
2014-2015	22,074
Adjusted for CMP	22,500

Source: OUS Institutional Research Services, July 2003

Potential growth in faculty has also been anticipated and incorporated into the analysis of future facility needs. For fall 2003, the OSU faculty and staff population was 4,159. This population is approximately 22 percent of student enrollment. It is anticipated that an increase in student enrollment to 22,500 will require a faculty/staff population of 5,100.

Table 3.3: Projected Increase in OSU Student Enrollment and Faculty/Staff

Group	Fall 2003 Population	Future 2015 Population	Increase in Population
Students	19,067	22,500	3,823
Faculty/Staff	4,159	5,100	941

3.2 Campus Overview

OSU's main campus currently has approximately 7.6 million gross square feet of academic, research, and support space, which is a ratio of approximately 360 gross square feet of building space per student. Comparable land-grant institutions, however, average 500 gross square feet of building space per student. To stay competitive, OSU therefore needs to increase the square footage-to-student ratio.



The average age of buildings on OSU's main campus is approximately 45 years. The average age of buildings used for instruction is 55 years. The oldest building on campus is Benton Hall, which was constructed around 1889. Halsell Hall, which was completed in 2002, is the newest building on main campus.

Figure 3.1: Halsell Hall

a. Campus Boundaries

The campus is well defined along the north boundary (Monroe and Orchard streets) and along the south boundary (Western Boulevard from 15th Street to 35th Street). The northern edge of campus is one of the more populated areas of the city and provides one of the major gateways into the campus. The sports fields between Western Boulevard and Highway 20 connect the campus to a major regional transportation system. The eastern boundary is not as well defined and does not consistently abut peripheral transportation routes and access points. The agricultural lands to the west are well defined and extend from 35th Street west to 53rd Street, north of the railroad tracks.

No major land acquisitions are anticipated in the near future. Growth can be accommodated through the focused development and redevelopment of existing land within the campus boundary. As opportunities arise, however, OSU may acquire small, individual parcels on campus (there are currently 7 privately held properties within the campus boundary).

3.3 Existing Facilities

a. General Facilities

There are 210 buildings on OSU property within the CMP plan area. These buildings house activities for instruction, research, athletics, student services, and housing and dining. As noted earlier, the average age of buildings on OSU’s main campus is approximately 38 years and the average age of buildings that contain instructional classrooms is 55 years. However, the average age of buildings varies by sector. See Table 3.4 below.

Table 3.4: Average Age of Buildings within Each Sector

Sector	Number of Buildings	Average Age in Years
A	15	38
B	29	42
C	87	57
D	12	33
E	19	42
F	15	32
G	13	29
H	2	2
J	18	67

Sector "I" is intentionally omitted. Does not include improvements other than buildings (IOTB).

Each building has a certain assigned use or uses. Of the assignable square footage for the 210 buildings, support services represents the highest percentage of assigned space, while athletics represents the lowest percentage of assigned space. Table 3.5 shows the assigned space for the five predominant use categories within the CMP plan area.

Table 3.5: Space Assignment by Use Category

Use Category	Percent
Support Services	43
Housing and Dining	18
Research	18
Instructional	17
Athletics	4
Total	100

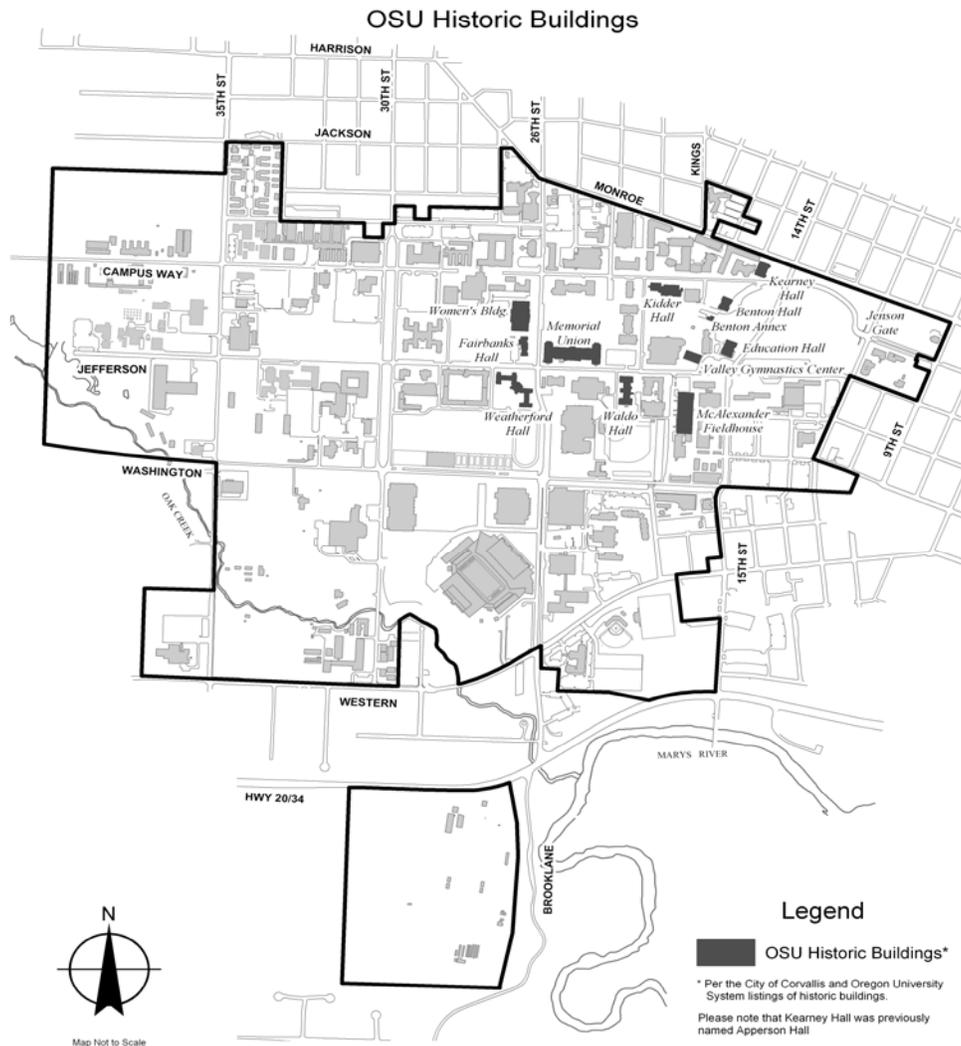


Figure 3.2: OSU Historic Buildings

b. Buildings Recognized as Historic

Although no buildings or structures on campus are included on the National Register of Historic Places, some buildings on campus are identified as “historic” by Oregon State Board of Higher Education (OSBHE) and the City of Corvallis.

Table 3.6: Historic Buildings Listed with the City and OUS

Building	Year Built	City of Corvallis	OSBHE
Benton Hall	1889	Yes	Yes
Benton Annex, previously known as Women’s Center or Paleontology Lab	1892	Yes	Yes
Fairbanks Hall	1892	Yes	Yes
Gladys Valley Gymnastics Center, previously known as Mitchell Playhouse	1898	Yes	Yes
Apperson Hall	1900	Yes	Yes
Education Hall	1902	Yes	Yes
Waldo Hall	1907	No	Yes
McAlexander Fieldhouse	1911	Yes	Yes
Kidder Hall	1917	Yes	No
Women’s Building, previously known as Women’s Gym	1926	Yes	Yes
Memorial Union	1928	Yes	No
Weatherford Hall	1928	Yes	Yes
W.A. Jenson Gate, previously known as Dad’s Gate	1940	Yes	Yes

** Waldo Hall has been listed with the Board of Higher Education as a historic structure. Consequently proposed exterior changes are coordinated with the State Historic Preservations Office (SHPO) per that listing.*

These buildings and others across campus are recognized either as historically significant resources or potentially significant resources. OSU recognizes its role as a steward of these resources and through the CMP will establish the paradigm and polices to ensure historic resources are preserved.

To this end, OSU will establish a Historic Preservation Task Force (HPTF) in accordance with the framework proposed by the City's Historic Preservation Advisory Board. The goal of the HPTF is to identify and develop a preservation or conservation plan for potentially significant historic resources (including structures, landscapes, sites or other resources 50 years of age or older) on the OSU campus within all sectors. Such a plan will consist of an inventory (i.e., profile) of the resources. This profile may include, but not be limited to photographic documentation, a description of past and current uses, a list of previous renovation or remodel projects, and an evaluation of work required to conserve existing historic resources (including seismic upgrades, exterior façade repair and maintenance). These inventories or profiles will incorporate any existing detailed inventories.

The profile will be used to assist the HPTF to establish the preservation or conservation plan. OSU's Historic Preservation Plan will include a set of design criteria for renovation and remodel projects that may include, but not be limited to such factors as replacement of architectural features (e.g., windows, doors), building additions, alterations, and attachments. The criteria will balance the most appropriate historic preservation techniques and the need for OSU to meet its other tenets of responsibility such as building and fire code regulations, energy conservation, sustainable design practices, and the University's mission of providing premier academic and research facilities.

It is anticipated that the Historic Preservation Plan will also recommend revisions to the OSU District that contains language to specifically direct historic preservation practices on campus and establish acceptable thresholds for implementation.

The HPTF shall be a seven member task force that includes professionals with a broad understanding of OSU's history, its role in the community, with expertise in preservation-related disciplines (e.g., archeology, cultural anthropology, architectural history, conservation, historic landscape architecture, historic preservation planning). If not all of these disciplines are represented at OSU, qualified experts will be invited from the broader community.

Additional representation may also include a preservation professional designated by the City's HPAB, facilities services staff, State Historic Preservation Office (SHPO) staff, University Archivist, archeology or anthropology faculty, neighbors, University Provosts and Vice Presidents.

OSU will internally adopt the inventory or profile and the Historic Preservation Plan as its charter for the preservation of its historic resources. Once adopted, the Campus Planning Committee (CPC) will use the Historic Preservation Plan to direct the review of all proposed modifications to resources identified within the Plan. When designated and potentially significant historic resources are considered by the CPC, the CPC shall include all available members of the HPTF to ensure the Historic Preservation Plan is implemented.

The HPTF will remain in effect after the completion of the profile and Historic Preservation Plan. Its status as a task force and its continuing role after the completion of the profile and plan will be described in the Historic Preservation Plan.

c. Student Housing

Student housing facilities provide students with an opportunity to experience a campus-focused lifestyle. For many students, the facilities also serve as a transition between dependent and independent living. In recent years, more freshman and sophomores have chosen to live on campus than have juniors and seniors. This trend is due in part to the preference of upper-division students for greater autonomy than is afforded through dormitory-style housing.

In response to this trend, in 2002 OSU constructed Halsell Hall. This residence hall offers suites that include individual rooms and bathrooms set back from a central living area. This housing design and style provides students with both shared living accommodations and autonomy. As new facilities are constructed, University Housing and Dining Services will further attempt to diversify housing choices through a variety of living accommodations including co-ops, single- and double-occupancy dormitory rooms, suites, and apartments.

Overall, University Housing and Dining Services provide a total of 3,714 beds (as of September 2003). Of these, 3,398 are in residence halls and 316 are in co-ops. An additional 107 are family student-housing units (apartments). Over the last five years, OSU has renewed its commitment to improve the quality and quantity of facilities and to ensure that existing housing facilities are fully utilized. From 1999 through 2003, the year-end vacancy rate decreased significantly: At the end of spring term 1999, the vacancy rate was 32 percent, while at the end of spring term 2003, the vacancy rate was 13 percent. During this same 5-year period, Buxton Hall was renovated and Halsell Hall was built.

Renovation of Weatherford Hall is currently underway. The College Inn renovation will begin in the spring of 2005. These projects will contribute additional beds to the campus housing supply and help ensure that adequate facilities are available for every freshman and all others who desire to live on campus.

Table 3.7: Student Housing Facilities

Year	Student Population	Number of Beds	% of Beds to Population	Freshman Population
1999-2000	16,201	3,687	22.7	3,762
2000-2001	16,788	3,678	21.9	2,828
2001-2002	18,034	3,330	18.5	4,345
2002-2003	18,789	3,885	20.7	4,224
2003-2004	19,067	3,714	19.5	NA
2004-2005	19,164	4,000*	20.9	NA
2005-2006	19,352	4,400**	22.7	NA
End of Planning Period (2015)	22,500	5,000***	22.2	NA

*Renovation of Weatherford Hall

**Renovation/reconstruction of College Inn

***Other new construction

NA: Not Available

d. South Farm Property

OSU currently owns property apart from the main campus. This property, known as South Farm, is approximately 52 acres and is south of Highway 20/34. The property is mostly unimproved with the exception of a few remaining agricultural buildings.

The university is interested in establishing a research technology center on the South Farm property. The center would allow OSU faculty, students, and the business community to pursue research interests, initiatives, and activities in one main location. The center would help promote the university's research and education mission, the community's economic diversification efforts, and the state's goal of capturing Oregon's technologies for local and statewide economic development.

Besides a research technology center, other options for development may include sports fields, open space with interpretive trails, student housing, and other types of university facilities. Amenities such as sports fields and interpretive trails could help promote a collegiate atmosphere and provide a venue for additional education.

The South Farm property has a wetland area identified as WC-SQU-W-1 and two riparian areas identified as WC-SQU-R-6 and R-11. All three areas have been field verified and are included in the City of Corvallis' Natural Features Inventory. Development is not anticipated to occur within the wetland or riparian areas. Any future development of the South Farm property will minimize disturbance to these areas to the maximum extent practicable.

Previous CMPs have excluded the South Farm property. This CMP, however, has included it and analyzed it as its own Transportation Analysis Zone (TAZ) in the Base Transportation Model (see Chapter 6). Due to the property's distance from the main campus, its requirement for parking improvements differs from the remainder of campus. For the South Farm property, the CMP establishes a policy that requires all parking for the development to occur on-site.

3.4 Future Growth

The general concept for growth assumes that student enrollment will increase slowly over time, as projected by OUS, with a proportional increase of building area for each student. It again should be noted that comparable land-grant institutions average 500 gross square feet (GSF) per student; if resources were available, OSU could add approximately 3.1 million GSF of buildings without enrollment increases.

OSU understands the importance of maintaining the neighborhood character in those neighborhoods adjacent to OSU. Therefore, adequate parking shall be provided in the future to ensure that the overall campus parking utilization rate of 85 percent is not exceeded. If it is exceeded, OSU will begin planning parking areas that are consistent with the CMP and directed toward locations that maintain a direct and functional travel pattern into and across campus.

In addition, when possible, OSU will direct new and replacement development towards the south and west areas of campus. This will promote an even displacement of development across campus.

Major land acquisitions are not anticipated within the planning period of the CMP. However, if land is acquired during the planning period and it is intended for University use, then said property will be included within the CMP plan boundary within a one-year period of time after the acquisition date.

a. Assignable Square Footage by Growth

Table 3.8 uses the following terms:

- **Assignable square footage (ASF).** That portion of the gross square footage (GSF) that OSU uses for instructional, research, support services, athletics, and housing and dining uses. Non-assignable square footages include hallways, stairwells, elevator shafts, restrooms, janitorial closets, and other building support spaces.
- **Most likely scenario.** This growth scenario assumes that the majority of OSU’s development needs will be met within the CMP planning horizon. This scenario is used for evaluating anticipated impacts.
- **Full build-out scenario.** This growth scenario represents a more optimistic growth trend with more generous funding available. It represents fulfillment of the majority of identified needs.

As the table indicates, OSU has approximately 7.6 million gross square feet of existing development, which includes agricultural buildings and greenhouses, and approximately 4.7 million square feet of assignable square feet. The future ASF in the most likely scenario includes the addition of 1,577,600 square feet, whereas the future ASF in the full build-out scenario is the addition of 2,082,300 square feet.

Table 3.8: Assignable Square Footage by Growth

Future Growth	Existing Development	Most Likely Scenario	Full Build-Out Scenario	Total Most Likely Scenario	Total Full Build-Out Scenario
Gross Square Footage	7,675,513	2,465,000	3,155,000	10,140,513	10,830,513
Assignable Square Footage	4,733,787	1,577,600	2,019,200	6,311,387	6,752,987

In both the most likely scenario and full build-out scenarios, OSU will strive to maintain at least a 60 percent ratio of assignable footage to gross square footage, but will seek to maximize the

amount of area that is assignable. This will help to promote good space utilization and efficiencies.

b. Assignable Percent Square Footage by Sector

Campus building usage is categorized into five use areas: instructional, research, athletics, housing and dining, and support services. Table 3.9 shows the percentage of existing ASF by sector for each use.

Table 3.9: Existing Assignable Percent Square Footage by Sector

Sector	Instructional	Research	Athletics	Housing and Dining	Support Services	Total
A	7.90%	80.90%	0.00%	0.00%	11.20%	100.00%
B	19.80%	51.30%	0.00%	12.70%	16.20%	100.00%
C	25.10%	19.30%	0.50%	15.20%	39.90%	100.00%
D	0.00%	0.00%	0.00%	90.80%	9.20%	100.00%
E	23.00%	34.80%	0.00%	8.20%	34.00%	100.00%
F	0.00%	6.90%	82.80%	0.00%	10.30%	100.00%
G	0.00%	0.40%	0.00%	74.00%	25.60%	100.00%
H	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
J	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Average	10.80%	27.70%	11.90%	28.70%	20.90%	

The ASF percentage in each sector varies depending on building type, use, and program needs. This CMP uses the existing ASF percentage for each sector to establish a baseline that can be used for future benchmarking of development needs. Table 3.10 summarizes the GSF and ASF for the most likely scenario.

Table 3.10: Most Likely Scenario by Assignable Square Footage*

Sector	Existing GSF	Existing ASF	Most Likely GSF	Most Likely ASF	Total Most Likely GSF	Total Most Likely ASF	Existing % ASF	Future % ASF
A	287,272	138,382	100,000	64,000	387,272	202,382	48%	52%
B	777,778	429,918	395,000	252,800	1,172,778	682,718	55%	58%
C	4,654,719	3,167,496	455,000	291,200	5,109,719	3,458,696	68%	68%
D	325,331	275,019	35,000	22,400	360,331	297,419	85%	83%
E	256,918	173,428	30,000	19,200	286,918	192,628	68%	67%
F	463,088	241,577	700,000	448,000	1,163,088	689,577	52%	59%
G	746,023	307,968	350,000	224,000	1,096,023	531,968	41%	49%
H	126,921	0	50,000	32,000	176,921	32,000	0%	18%
J	37,463	0	350,000	224,000	387,463	224,000	0%	58%

* Data as of November 2004

Future ASF is consistent with current percentages, but with the following exceptions:

- Sector A has an existing ASF of 48 percent because many of the buildings are for agricultural purposes with few classrooms, labs, offices, etc. that qualify as ASF.
- Sector D has the highest existing ASF: 85 percent. This area includes mostly residence halls (e.g., Callahan, McNary, Wilson) that typically have high ASF.
- Sector F has an 8 percent increase in ASF because of future Reser Stadium expansion projects.
- Sector G has an 8 percent increase in ASF because OSU plans to incorporate more support services into the area. Support services traditionally have a lower ASF than the uses presently in Sector G.
- Sector H has no existing ASF because the Hilton Garden Inn is privately leased and its square footage is not inventoried.
- Sector J also has no existing ASF because of its agricultural buildings, which are no longer in use.

Table 3.11 summarizes the GSF and ASF for the full build-out scenario. The full build-out ASF was calculated using the baseline percentage of 64 percent. This percentage is considered a reasonable average for institutional uses.

Table 3.11: Full Build-Out Scenario by Assignable Square Footage*

Sector	Existing GSF	Existing ASF	Full Build-Out GSF	Full Build-Out ASF	Total Full Build-Out GSF	Total Full Build-Out ASF	Existing % ASF	Future % ASF
A	287,272	138,382	250,000	160,000	537,272	298,382	48%	56%
B	777,778	429,918	500,000	320,000	1,277,778	749,918	55%	59%
C	4,654,719	3,167,496	750,000	480,000	5,404,719	3,647,496	68%	67%
D	325,331	275,019	35,000	22,400	360,331	297,419	85%	83%
E	256,918	173,428	120,000	76,800	376,918	250,228	68%	66%
F	463,088	241,577	750,000	480,000	1,213,088	721,577	52%	60%
G	746,023	307,968	350,000	224,000	1,096,023	531,968	41%	49%
H	126,921	0	50,000	32,000	176,921	32,000	0%	18%
J	37,463	0	350,000	224,000	387,463	224,000	0%	58%

* Data as of November 2004

Both the most likely and full build-out scenarios were modeled for transportation-related impacts. The resulting ASF percentages were similar.

3.5 Condition of Facilities

Many buildings on campus are in need of physical upgrade and maintenance. As noted earlier, the average age of buildings on campus is 45 years. Buildings of this age typically require continual maintenance to ensure that they provide an adequate environment for research and academic activities.

The issue of deferred maintenance will continue to be a challenge for OSU over the CMP's planning horizon and well into the future. OSU will continue to work with OUS to ensure that facilities on campus receive the maintenance they require to address living, safety, and/or functional concerns.

In addition, to promote a clean image along its district boundary, OSU will prevent buildings and structures from falling into disrepair.

3.6 Capital Construction

The capital construction budget process originates with the Oregon State Legislature. Every two years, the legislature determines the amount of state funding that will be available for higher education capital construction projects, and approves the biennial budget for the Oregon University System. The Chancellor's Office then allocates biennial funds to each of the eight state higher education institutions. The institutions in turn develop a budget for each year of the biennium. These budgets are based on statewide goals and objectives, institutional priorities, departmental needs, and directives at each of the institutions. Each institution has its own process for collecting input from the academic and administrative units.

The OSU Office of Budgets and Fiscal Planning is responsible for projecting, preparing, monitoring, and evaluating annual budgets for state-appropriated funds at OSU. Each year, the office distributes annual budget instructions in cooperation with the Vice President of Finance and Administration and the Vice Provost for Academic Affairs. The instructions provide information and resources necessary for budget development for a new fiscal year.

The Capital Construction Budget that OSU prepares includes:

- New building construction proposals,
- Upgrade of deteriorating general-purpose instructional facilities,
- Replacement of instructional facilities that do not meet the current or anticipated academic and research needs of the students, and
- Maintenance and repair of facilities.

a. Capital Construction Program**Additions and Renovations**

Various departments request building additions and renovations to meet their current and anticipated space needs. Additions and renovations are important to growth because they allow the departments to update or expand in their current locations.

Major Renovation

Many buildings currently undergoing deferred maintenance and improvements require major renovation to maintain the initial investment and meet program needs.

New Construction

Most requests for new building construction seek to consolidate program locations and meet the demand for high-tech instructional facilities. New construction typically focuses on providing better student services and learning centers or expanding research needs.

Campus Infrastructure Improvements

The growing student population combined with an increasing propensity of students to drive to campus has increased the demand for campus parking facilities. OSU seeks to mitigate any off-site campus impacts of autos by providing adequate on-site parking in the form of parking structures and/or surface parking lots.

Infrastructure including streets, electricity, power generation, water, and stormwater and sanitary sewer systems will be upgraded and expanded as development dictates and in coordination with the overall development plan for the campus.

OSU will continue to repair and maintain its existing system to ensure that operational deficiencies are corrected. In addition, OSU will continue to study the feasibility of an on-campus cogeneration plant that would be capable of providing half of the campus's electrical needs as well supporting steam and cooling operations.

b. Capital Construction Projects

During the CMP planning period, it is anticipated that capital construction projects will be necessary in the following areas:

Research and Academic Facilities

Research and academic facilities must be developed and operated in a manner that attracts and retains a high caliber of students, faculty, and staff. These new facilities will offer ample

research areas and state-of-the-art telecommunications, and serve as an interface between OSU and businesses for collaborative research and knowledge-based learning.

Student Housing and Dining

Improvements to student housing include renovation of existing residence halls to meet current student demands and an increase in the number of housing units to meet expanding student enrollment. OSU has been updating, renovating, and remodeling its existing residence halls. Recently, OSU added single-suite apartments to its housing portfolio and anticipates the need to construct housing for 150-250 additional students over the CMP planning horizon. This supplements the renovation/construction projects currently in the planning or construction stage.

Athletics

The Intercollegiate Athletics program recently constructed an indoor practice field and is anticipating the construction of an annex to Gill Coliseum and an 8,300-seat expansion to Reser Stadium. Additional expansions of Reser Stadium are also planned.

Student recreation and intramural sports programs continue to grow in response to student demand and increased student enrollment. Sports facilities serve three individual but related programs on campus: Intercollegiate Athletics, Physical Education, and Recreational-Intramural Sports. Most of the facilities are located south of Jefferson Way between Benton Place and 30th Street.

Department of Recreational Sports

An addition to Dixon Recreation Center is currently under construction. The addition will provide an expanded gymnasium, locker, and outdoor program space.

Agricultural Lands

The university has a unique opportunity to use its agricultural lands and agricultural buildings to enhance the identity of the College of Agricultural Sciences. High quality agricultural facilities would reflect the importance of agricultural sciences to OSU and the community.