



Lamar State College

— Orange —

2020 Campus Master Plan



PRESIDENT'S LETTER



At Lamar State College Orange, we are committed to building a longer table, not a higher barrier for our students. Creating an environment that is welcoming to all students, regardless of age, status, or ability, is a priority on our campus. Our students arrive with the hope of a productive future and leave with the knowledge and opportunities for success that a Lamar State College Orange education provides.

The Lamar State College Orange Campus Master Plan provides a road map for our future. The new master

plan will be used by LSCO to prepare for growth, expansion, and the ability to offer a Bright Orange Future for our students. The intent is to strategically expand the college to meet our community's needs as we progress toward 2030. The plan will focus on creating a shared vision throughout our campus community that reflects our vision, mission, and core values. It will include improved pedestrian flow around campus, open gathering spaces, and much needed instructional spaces surrounding the heart of the college, the Ron E. Lewis Library building.

The Lamar State College Orange Campus Master Plan contains elements related to future building sites, potential land acquisitions, parking lots, and landscaping. The master plan is a critical instrument that will be

used over the next ten years as we expand our faculty, staff, buildings, and course offerings to meet our growing college and our surrounding communities' needs.

Lamar State College Orange's leadership team, faculty, staff, students, and community leaders contributed to the overall plan. I am proud of this team's work and feel blessed to be a part of such an amazing organization, where the Future is Bright Orange.

Your humble servant,

Tom

Dr. Thomas Johnson
President

ACKNOWLEDGMENTS

The planning team would like to thank the many individuals who contributed to the development of the 2020 Lamar State College Orange Campus Master Plan. We are particularly grateful to the Master Plan Steering Committee, the President, executive staff, deans, community stakeholders, students, faculty and staff who provided valuable insight and feedback about the future of the Lamar State College Orange Campus.

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RON E. LEWIS
LIBRARY



1

EXECUTIVE SUMMARY

COLLEGE VISION & GOALS

Lamar State College Orange (LSCO) is a two-year college in Southeast Texas offering degrees, certifications and institutional awards. LSCO is committed to providing a first-class education to prepare students for the workplace or a four-year degree. LSCO's growth, development and progress is steered by a collective vision, mission, set of core values and series of goals.

OUR VISION: WHERE HOPE MEETS OPPORTUNITY

Lamar State College Orange will be the college of choice serving Southeast Texas and Southwest Louisiana. As an exemplary place of learning, Lamar State College Orange will prepare the workforce of tomorrow. Our students will arrive with the hope of a productive future and leave with the knowledge and opportunities for success that a Lamar State College Orange education provides.

OUR MISSION: TRANSFORMING LIVES

Lamar State College Orange transforms lives and communities through the continual pursuit of academic, professional, and personal excellence. We provide new and unique opportunities for growth and success. We are the bridge connecting those we serve to a bright, Orange future.

OUR CORE VALUES

- **Quality:** Providing excellence through education
- **Growth:** Building a shared vision of opportunity and advancement
- **Service:** Meeting the needs of the communities we serve
- **Innovation:** Creating an array of unique educational opportunities
- **Success:** Achieving personal and professional goals



GOAL STATEMENTS

LSCO has five primary goals — one derived from each core value. Each goal has associated strategies, outcomes and targets available for public view on the LSCO website.

GOAL 1 (DERIVED FROM CORE VALUE OF QUALITY)

- Lamar State College Orange will provide programs and services that meet the highest standards of excellence.

GOAL 2 (DERIVED FROM CORE VALUE OF GROWTH)

- Lamar State College Orange will engage our students and a wide circle of partners to build and realize a shared vision of opportunity and advancement for a bright Orange future.

GOAL 3 (DERIVED FROM CORE VALUE OF SERVICE)

- Lamar State College Orange will continually strive to meet the growing and changing needs of our students, local business and industry partners, and area school districts.

GOAL 4 (DERIVED FROM CORE VALUE OF INNOVATION)

- Lamar State College Orange will create and continually adapt a broad array of educational opportunities to help our students and community respond to the challenges posed by an ever-changing world.

GOAL 5 (DERIVED FROM CORE VALUE OF SUCCESS)

- Lamar State College Orange will lead our students and the members of our community to achieving their personal and professional goals.



MASTER PLAN GUIDING PRINCIPLES

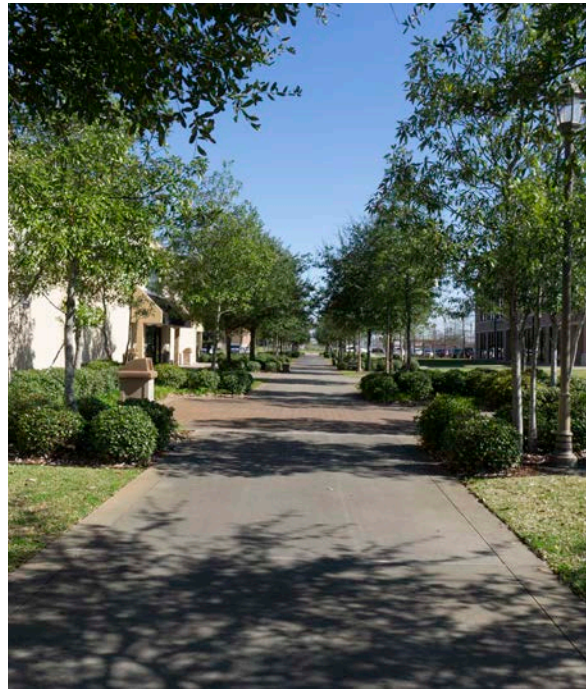
1. EMPHASIZE PEDESTRIAN EXPERIENCE

- Maintain emphasis on pedestrian pathways, circulation, and connectivity.
- Locate most parking resources at the campus perimeter for convenient access and encourage the enhancement of a pedestrian-oriented campus.
- Create exterior gathering areas.
- Provide areas of shade and comfort.



2. CAPITALIZE ON VIEW CORRIDORS

- Leverage natural and physical view corridors.
- Continue landscaping along new view corridors as they develop.
- Establish view corridors that capitalize on the Sabine River.



3. ENHANCE CAMPUS EDGES

- Improve campus edges, making them comfortable, safe, and convenient for pedestrians.
- Create campus gateways through monument signs and landscaping to help announce the arrival and establish campus boundaries.
- Provide safe intersection crossings to limit vehicular and pedestrian conflicts.



4. STRATEGIC, RESPECTFUL GROWTH

- Encourage campus growth and development to positively impact adjacent land use, campus accessibility, and natural surroundings.
- Build on the sense of place for visual continuity.
- Strategically acquire property that contributes to the campus long-term vision.



5. IMPROVE THE LEARNING EXPERIENCE

- Build a new Academic Building to provide quality and technologically enhanced classrooms and spaces.
- Explore new program and degree offerings that provide opportunities for students to qualify for local industry employment.



6. EMBRACE THE COMMUNITY

- Create an environment and campus that encourages the community of Orange and surrounding areas to participate in the College's local programming.
- Build a Welcome Center that helps build relationships with local high school students.
- Develop community relationships with adjacent land uses and owners to help encourage development in Downtown Orange.



CAMPUS MASTER PLAN OVERVIEW

Campus master plans are often referred to as “living” documents because change is inevitable. For more than 50 years, Lamar State College Orange has changed and evolved into a respected institution of higher education in southeast Texas and Louisiana. Just as previous campus leaders played a role in the College’s successes, under Dr. Thomas Johnson’s leadership, the campus’ physical evolution over the years has resulted in a foundation helping to enhance LSCO’s growth and development.

LSCO is a unique institution that is expanding, innovating, and is an educational leader in the region. As industries grow and new careers enter the market, institutions like LSCO will have the opportunity to help produce job-ready employees for the present and the future. To meet market demands, LSCO should be prepared to respond to such needs by providing quality facilities for learning, enhanced learning experiences, and implement strategic and growth plans.

The 2020 Campus Master Plan provides a vision and framework to guide LSCO for the next ten years. While the plan’s Guiding Principles focus on the campus’ physical development, they also emphasize improving the learning experience and establishing a lasting connection with the surrounding community.

Improving the student’s learning experience is a focus of the 2020 Campus Master Plan as major physical initiatives highlight four facilities to enhance student life, a Transportation Logistics Training Center, a new Academic Building, a Welcome Center, and an Industrial Technology Academy. These facilities not only cater to student learning, but push and establish the campus boundaries along its edges. The Transportation Logistics Training Center and the new Academic Building already have plans in place for near-term implementation. They will immediately expand the campus’ physical presence on both the east and west sides of the existing campus boundary.

The Campus Master Plan reinforces the pedestrian experience through continuing a walkway connection through the center of campus

and strengthening existing view corridors. New plazas are proposed throughout the campus to provide outdoor gathering spaces with shade. Wayfinding and signage improvements contribute to the ease of overall pedestrian movement on campus and add to the institution’s aesthetically pleasing appearance.

Finally, an emphasis on safety and addressing potential pedestrian/vehicular conflicts is accomplished by creating specific locations for enhanced intersections and crosswalks, particularly along West Green Avenue, where medium to long-term campus expansion occurs.

It is evident LSCO has embraced campus planning and its implementation over the years and continues today to focus on making its campus community a place campus users can enjoy and experience. Following the 2020 Campus Master Plan’s direction and vision will help build on the legacy of LSCO campus planning.



Figure 1. *Campus Master Plan Illustration*



Figure 2. Campus Master Plan



J. Michael and Bridget Shahan
Events Center

THE FUTURE IS
BRIGHT
ORANGE
Lamar State College
Orange





2

INTRODUCTION

PLAN PURPOSE AND PROCESS

SCOPE OF THE CAMPUS MASTER PLAN

The Lamar State College Orange Campus Master Plan provides the overarching vision and framework for future campus development, growth and improvements. In order to support LSCO's goals and provide an enhanced experience for students, faculty and staff, the campus is evaluated in terms of usage, open spaces, infrastructure and enrollment. The Campus Master Plan includes campus-wide and project-specific recommendations to expand and improve educational and experiential offerings in both the near to long-term.

The Campus Master Plan is not intended to be constraining and prescriptive. The plan and its graphics do not represent specific building or site designs. Rather, they illustrate recommended uses and locations of buildings and pedestrian gathering areas. The intent within this plan is to allow flexibility and imagination while ensuring consistent, sustainable and quality implementation. The Campus Master Plan is intended to serve as the baseline to guide project designers while allowing and encouraging creativity. However, the Campus Master Plan should not be interpreted

so loosely as to permit entirely different initiatives and conceptual directions. The goal is to achieve a balance between the Campus Master Plan and mutual decisions that must be reached throughout each project's development process. The skillful use of this Master Plan by college planners, designers and facility managers will result in a functional, memorable and sustainable campus.

Just as this plan is an update and expansion on the 2008 Campus Master Plan, this document should be a living document, periodically re-examined and updated as campus challenges evolve.

**THE FUTURE IS
BRIGHT ORANGE.**



MASTER PLANNING PROCESS

The development of the Campus Master Plan was conducted in four phases:

- **Mobilization and Discovery** | The planning team collected information and initial input from stakeholders.
- **Analysis and Schematic** | The existing conditions were analyzed and evaluated for opportunities and constraints for future growth and development. A schematic master plan was created.
- **Review and Recommendations** | Recommendations and a revised master plan were made to assist college leadership with future decision making.
- **Final Lamar State College Orange Campus Master Plan** | The planning team prepared the final Campus Master Plan document using the information from previous phases.



STRENGTHS

- Accessibility
- Affordable
- Student/Faculty Ratio
- Improved Image
- Programs [Old/New]
- Social Support
- Campus Appeal
- Positive Changes
- Proximity
- Relationship/Local Schools
- Providing Workforce for Region
- Good Transition
- Culture

ASSETS/OPPORTUNITIES

- Library
- Water front/Pavilion
- Cafe
- Beautiful Green Spaces
- Building Campus Feel
- See LSC as Part of the Community
- Chamber hosts events on campus
- Community Events
- Brings People to downtown
- World Class Theatre
- Safe Campus (Poor Perception)

Weaknesses

- OLDER Buildings (1900s)
- Need updated/Expanded Buildings to meet needs
- Academic Building
- Limits to Expansion
- Student Center needs help
- Not Reaching out

Vision/Future

- 4,000 students in 10 years
- Leverage Relationship/Lamar University Center
- Increased high school enrollment
- Provide Support for under prepared students

OPPORTUNITY HOPE DESIRE
PASSION BLESSED

ONE WORD

COLLABORATION AND INPUT

Several types of review and participation were involved in the planning process. The input gathered came from a combination of web-based outreach methods, a Master Plan Steering Committee (MPSC), stakeholder interviews, and separate faculty and staff surveys. Highlights of engagement results are illustrated in Figure 3.

WEB-BASED OUTREACH

As the primary web presence for the planning process, a plan website provided information regarding the phases of the project, hosted both surveys, and included a platform for direct submission of feedback.

MASTER PLAN STEERING COMMITTEE

Led by Dr. Thomas Johnson, the MPSC consisted of 16 members. The committee met with the consultant team three times to discuss existing conditions, draft recommendations and the Campus Master Plan, and to give guidance to the planning process.

STAKEHOLDER INTERVIEWS

Over the course of five focus group meetings, the consultant team met with a variety of stakeholders from staff and leadership, the community, members of student services and support offices, and several academic programs. The meetings were used to gather input on LSCO's strengths, weaknesses, opportunities and visions in open, candid conversations.

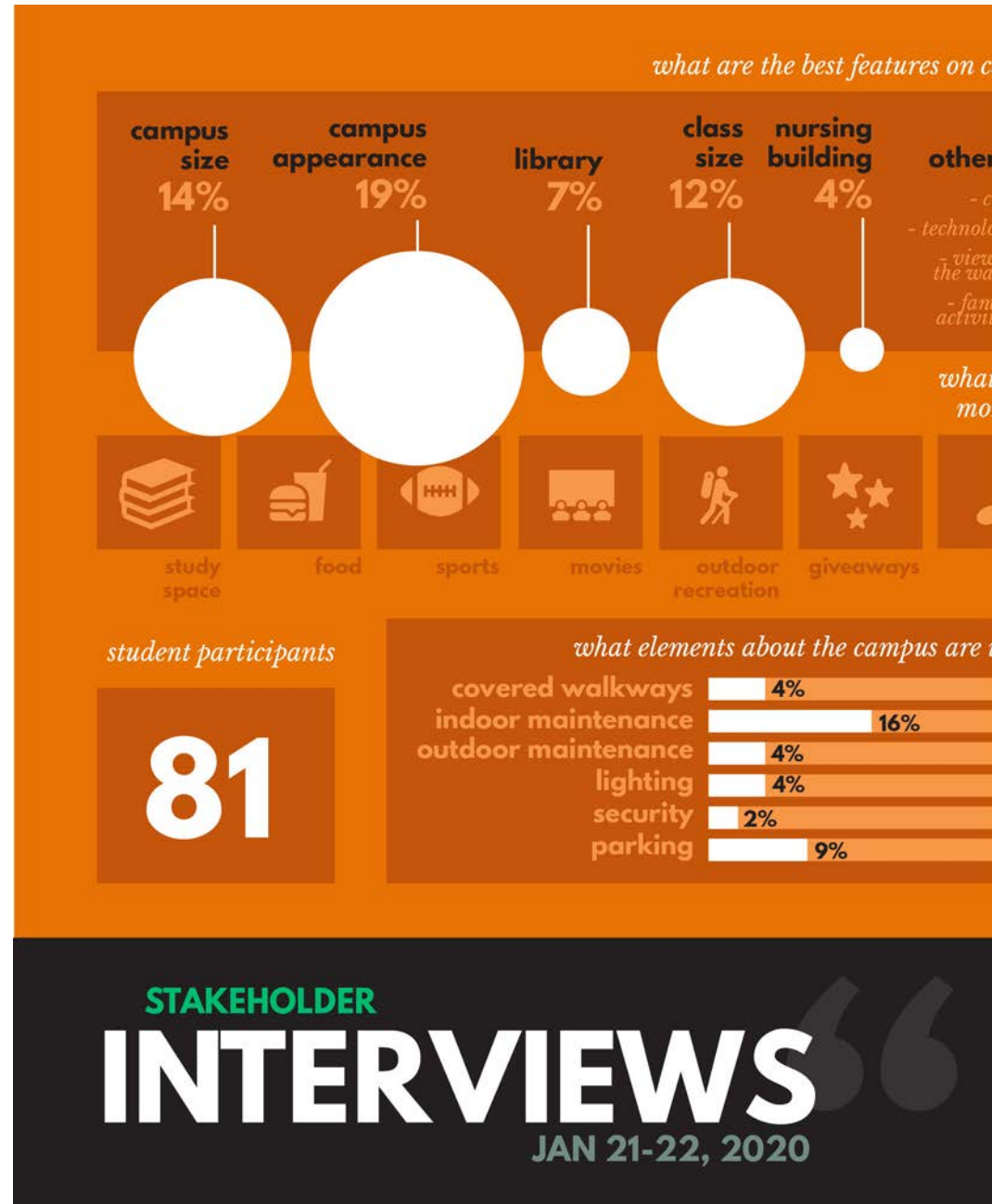
FACULTY SURVEY

A 13-question online survey was utilized to collect feedback from LSCO faculty and staff. The survey consisted of questions regarding specific faculty needs for each department as well as the campus overall. The survey was completed by 84 faculty and staff members.

STUDENT SURVEY

A nine-question online survey was utilized to collect feedback from the LSCO student body. The survey included questions regarding on-campus facilities and amenities, parking, connectivity, and walkability. The survey was completed by 81 students.

Figure 3. Engagement Highlights



campus?

rs:

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What would encourage you to spend more of your free time on campus?

music kid-friendly events gym

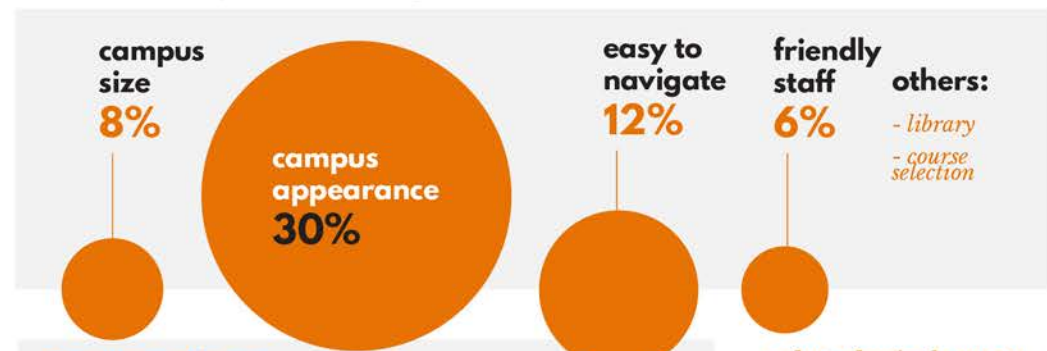
What elements about the campus are in need of the most attention?

◀ STUDENT & FACULTY ▶
SURVEYS

faculty & staff participants

84

what are the best features on campus?



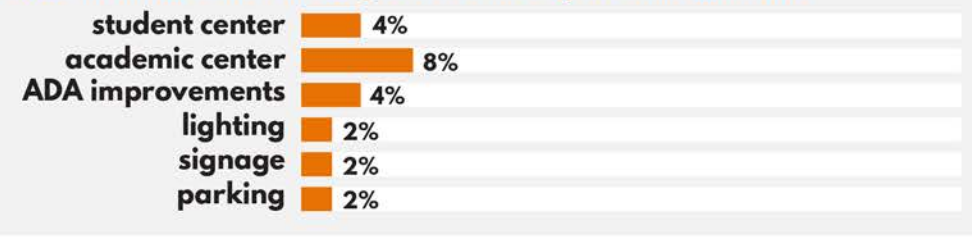
Key survey themes:

- 1 departments **anticipate growth** in their programs and need classrooms and labs to **accommodate growth**
- 2 **need to improve** the Academic and Students Centers, parking, lighting, signage, and wayfinding”

what physical aspects would you change?

- new equipment
- more classrooms and labs
- renovate interior
- more office space

what elements about the campus are in need of the most attention?



“expand nursing **classrooms** and **sim labs**”
 “modernize **buildings** - improve the quality and capacity of **classrooms**”

“**parking** may be an issue as enrollment increases”
 “want more spaces for students to gather”

“need more **signage** and **wayfinding**”
 “need **better technology**”



Pedestrian Walkway
No Motorized Vehicles



TOBACCO FREE CAMPUS

Pedestrian Walkway
No Motorized Vehicles

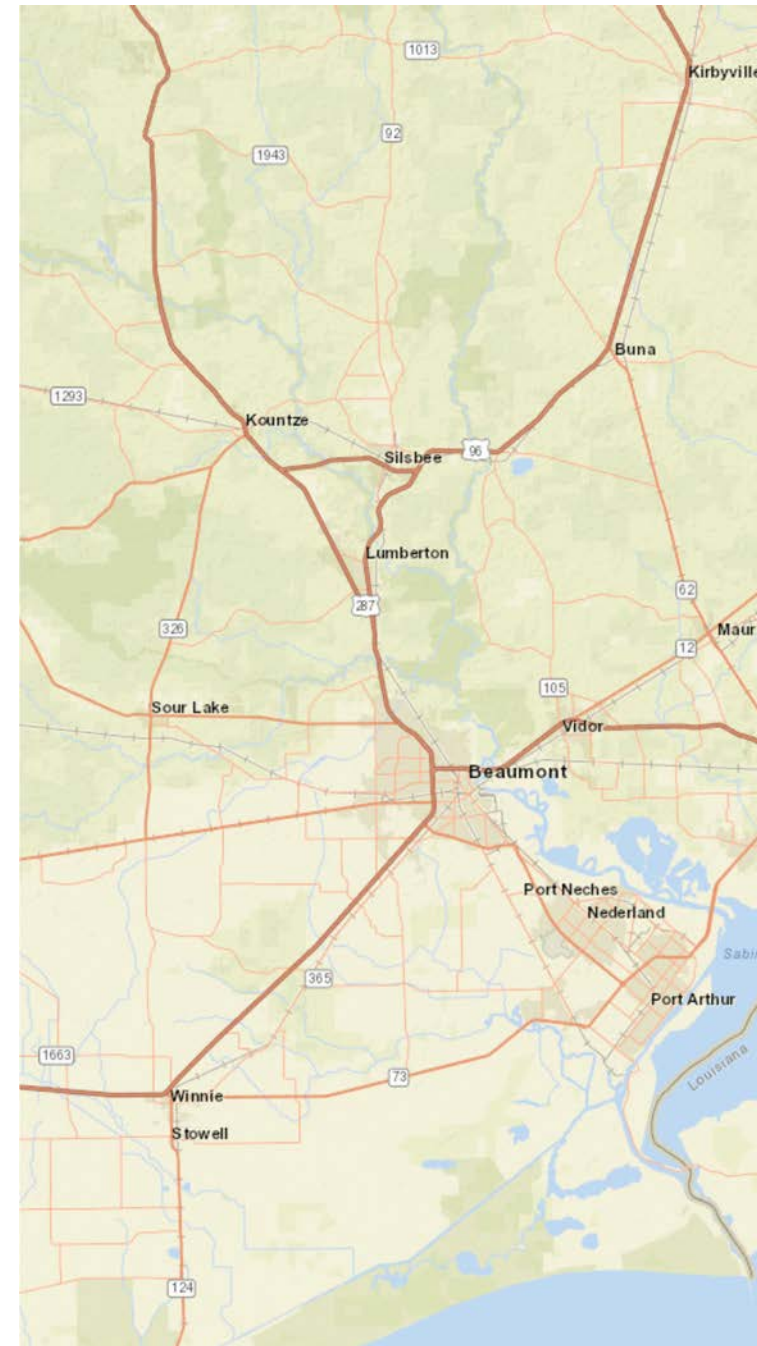


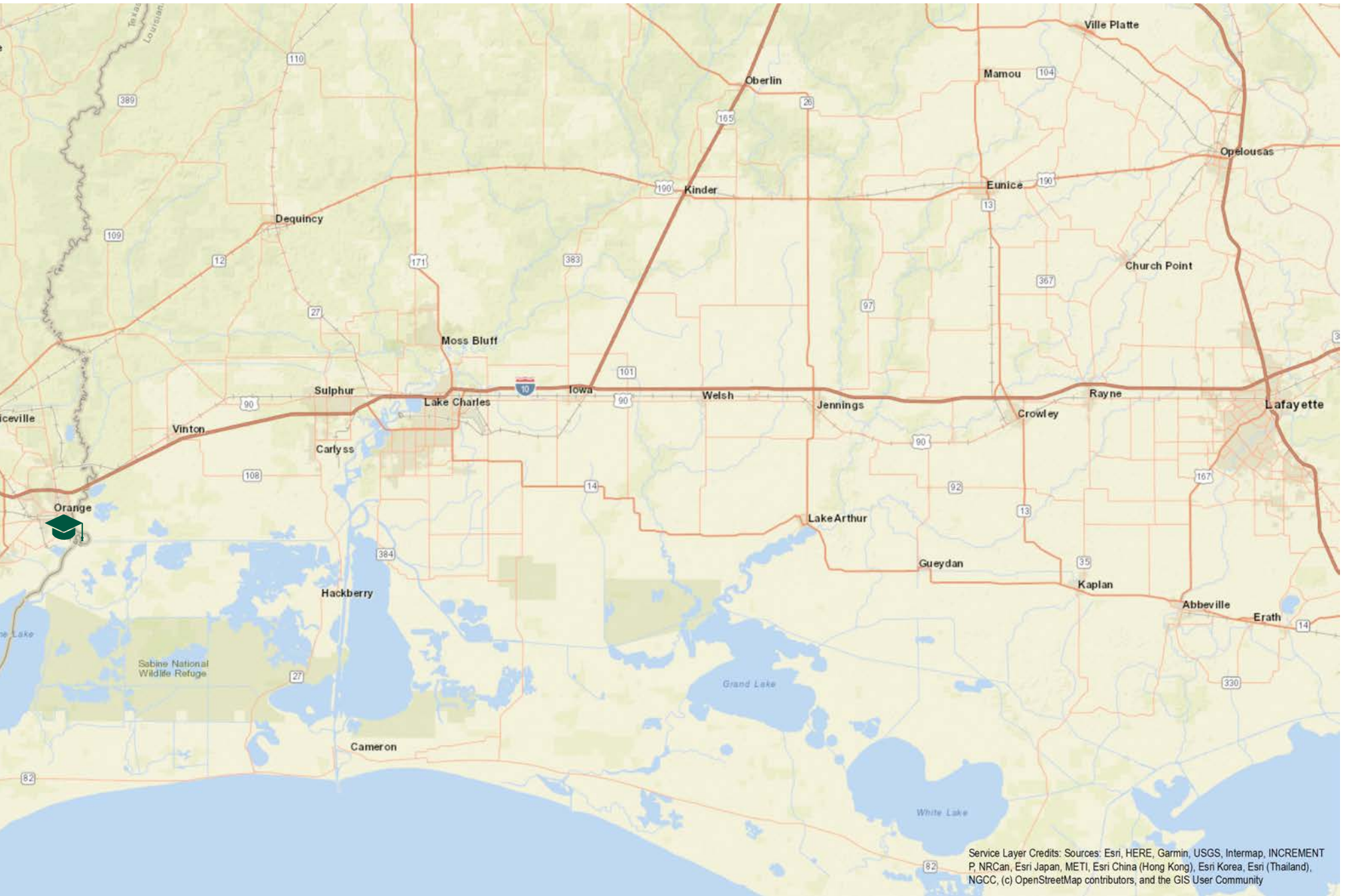
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DEMOGRAPHICS & ENROLLMENT

INTRODUCTION

To better understand how demographics are likely to impact the future requirements of Lamar State College Orange, this analysis combines demographic and College enrollment data to provide a basis for strategic decisions. Areas of focus for the data gathering and analysis include economic indicators (e.g. income, housing, educational attainment, employment, growing and declining industries and employment), historical and projected population (by census tract), area high school graduation rates, as well as student residence and ethnicity. The data and analysis provide the basis for five methodologies for enrollment projections, each illustrating different potential enrollment growth scenarios based on population growth and historically demonstrated performance. The College's strategic vision, supported by targeted initiatives to grow enrollment, offers an aspirational goal to guide the master plan.

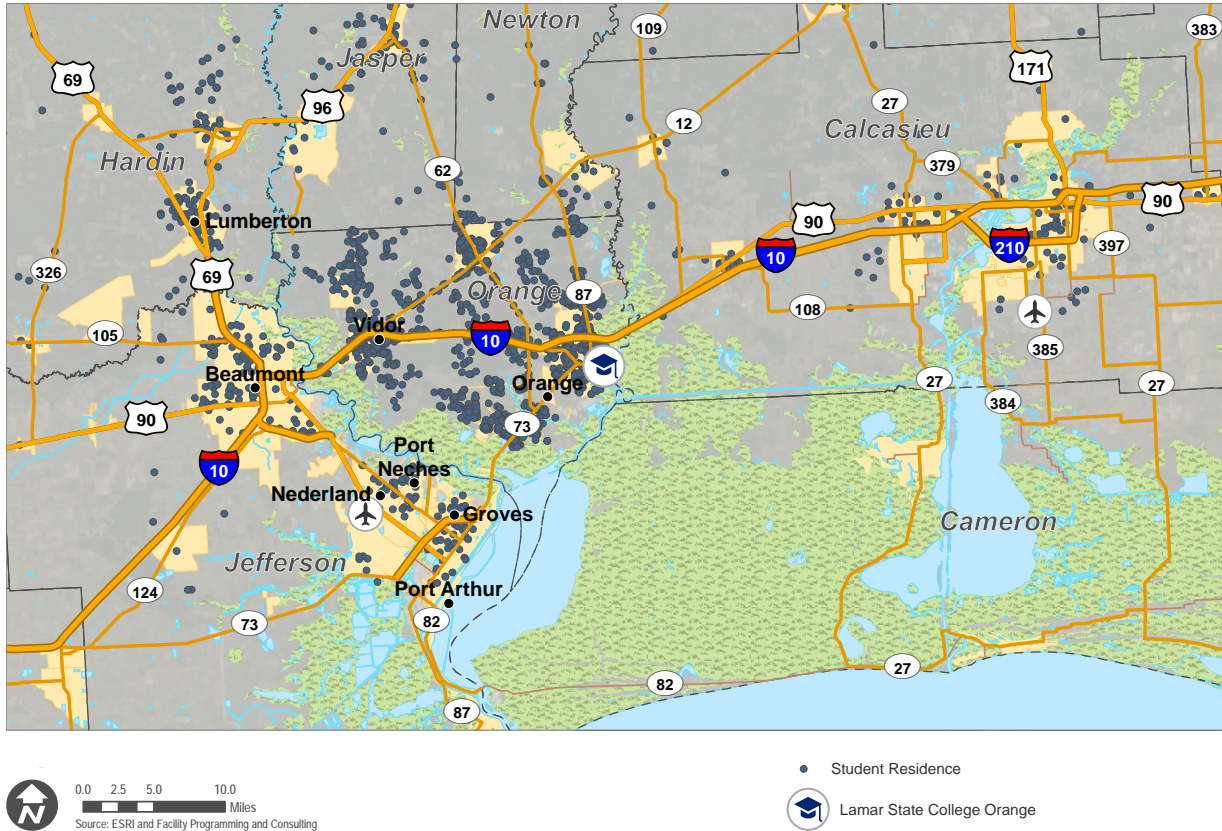




Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

GEOCODE

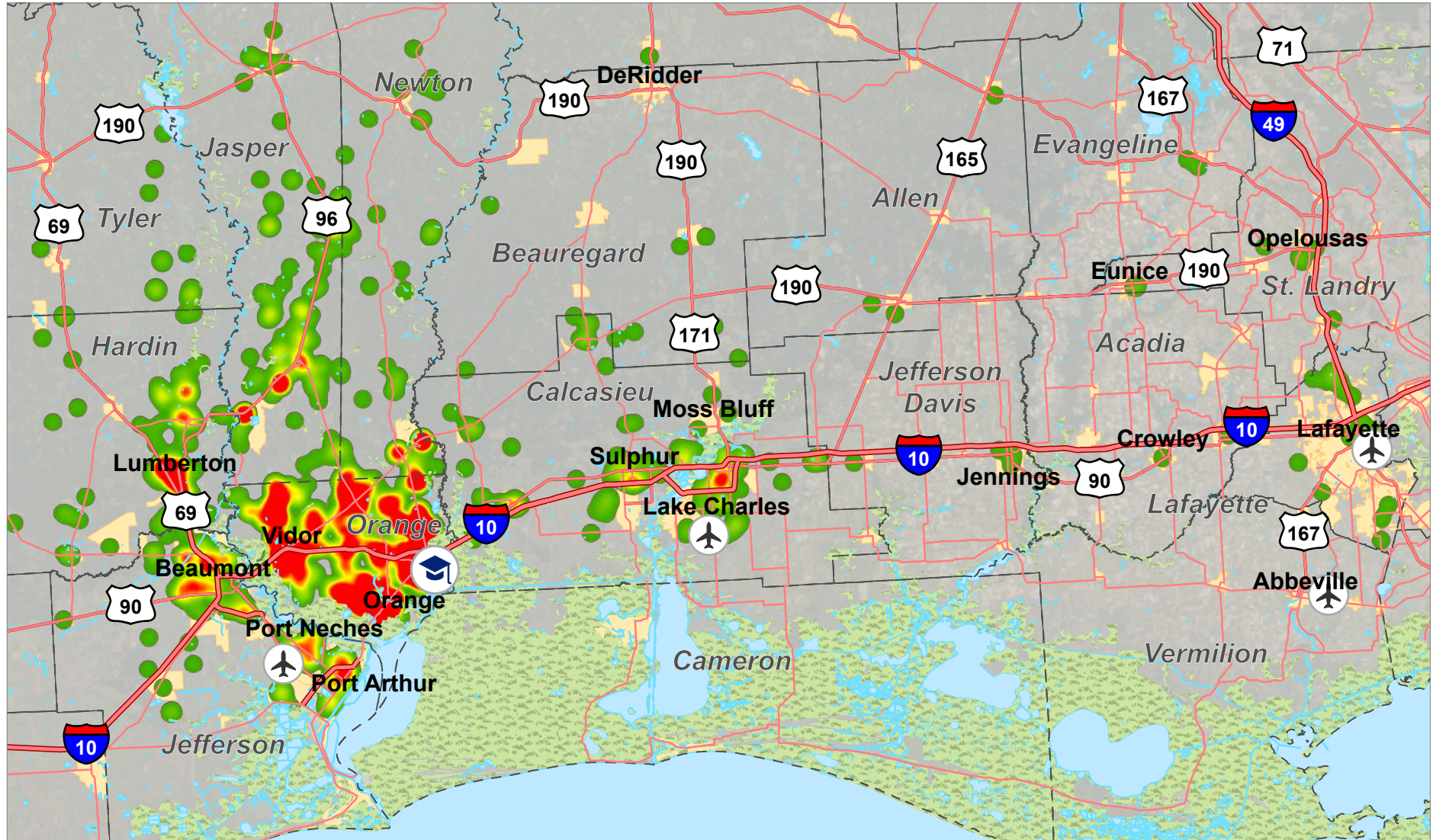
Figure 4. Student Resident Density Fall 2019



Geocoding, a subset of Geographic Information System (GIS) spatial analysis, is the computational process of transforming a postal address description into a geographic location. In the illustration, each student address of residence for Fall 2019 is represented as a dot on the map. Geocoding provides an intuitive, easily understood representation of the geographic distribution of student residences for the campus.

Geocoding the location of student residences visually illustrates that the majority of students live within a 30-minute drive-time of the campus in the immediate area of Orange along the I-10 corridor. However, a significant concentration of students who attend the College reside further west in the communities of Lumberton, Beaumont, Port Neches, and Port Arthur. In addition, the College successfully attracts students from Louisiana, primarily in the area around Lake Charles.

Figure 5. Student Resident Density Fall 2019



0 3 5 10 15 20
Miles

Source: ESRI and Facility Programming and Consulting



Lamar State College Orange



Sparse

Dense

CATCHMENT AREAS

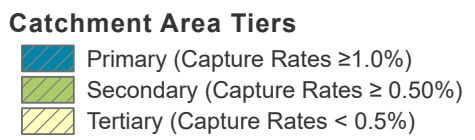
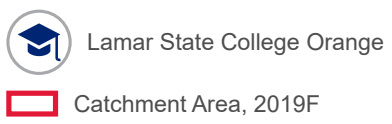
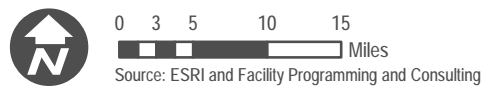
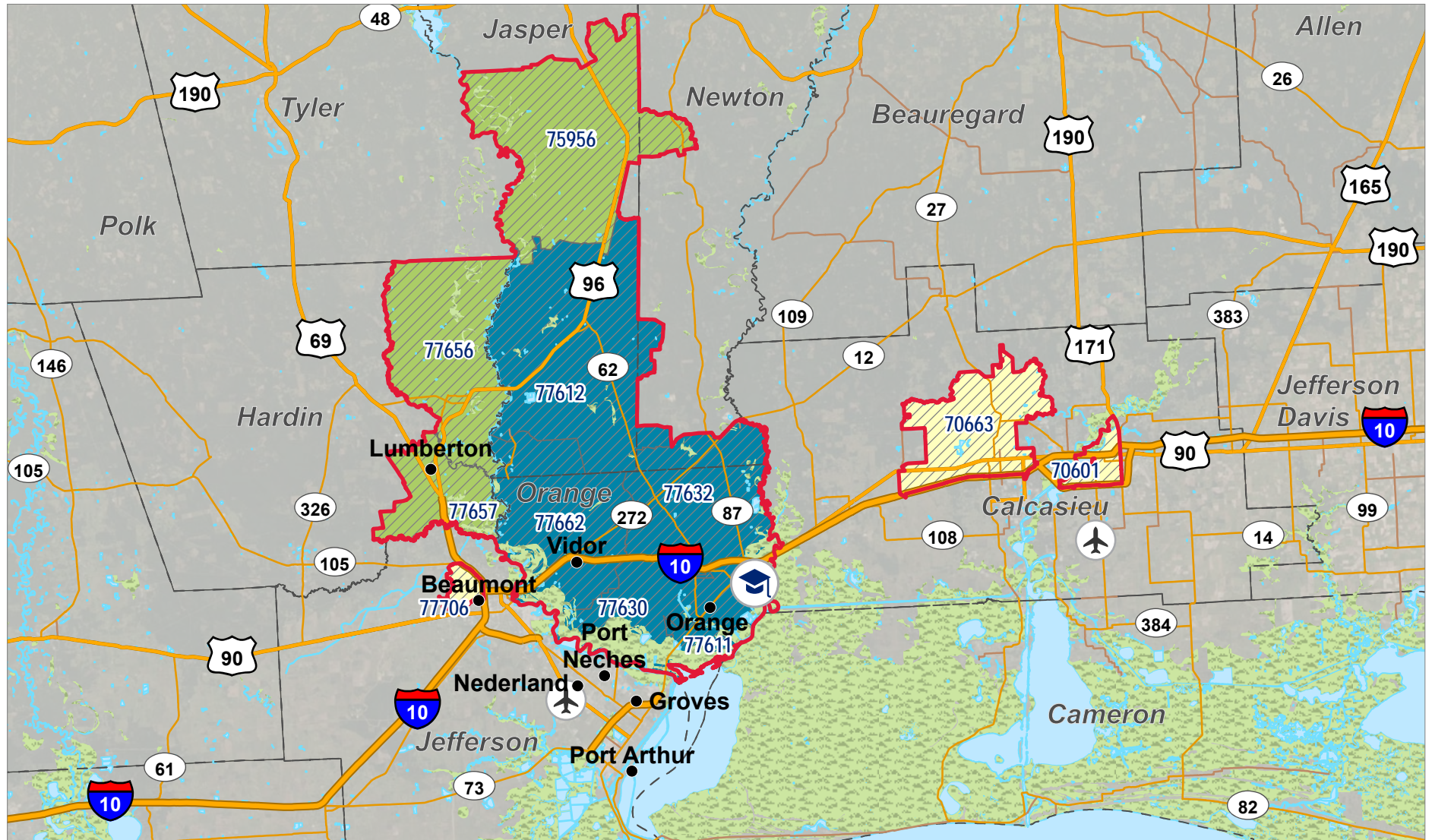
For higher education, a catchment area is the area from which the institution attracts the students that use its services. In Fall 2019, analysis of LSCO geographic capture rates (student enrollment as a percentage of population) indicates the catchment for the College divides into three distinct geographic areas.

Proximity matters and almost 70% of students reside in the primary catchment area, a group of five zip codes generally along the eastern edge of Texas, where the capture rates range from 1.77% to 3.36%—a strong performance relative to peer institutions. Likely due to competition from other schools, in the secondary catchment areas—mostly to the west and north—capture rates range from 0.51% to 0.90%. Although relatively low in absolute number and capture rate, the tertiary catchment area suggests the College has an opportunity to attract students from Louisiana.

Figure 6. Student Residency by Zip Code Fall 2019

Catchment Area, CUMUL. 80.4% of all Students						
	ZIP	Records	Percent of Total	Cumulative Percent	2019 Population Age 18-64	Capture Rate
Primary	77630	517	21.6%	21.6%	16,813	3.08%
	77632	501	20.9%	42.5%	14,929	3.36%
	77662	349	14.6%	57.1%	16,512	2.11%
	77611	182	7.6%	64.7%	5,795	3.14%
	77612	109	4.6%	69.2%	6,156	1.77%
Secondary	77657	88	3.7%	72.9%	13,938	0.63%
	77656	53	2.2%	75.1%	10,378	0.51%
	75956	41	1.7%	76.8%	4,551	0.90%
Tertiary	77706	31	1.3%	78.1%	17,232	0.18%
	70663	27	1.1%	79.2%	17,489	0.15%
	70601	27	1.1%	80.4%	19,879	0.14%
Subtotal		1,925	80.4%	80.4%	143,672	1.34%

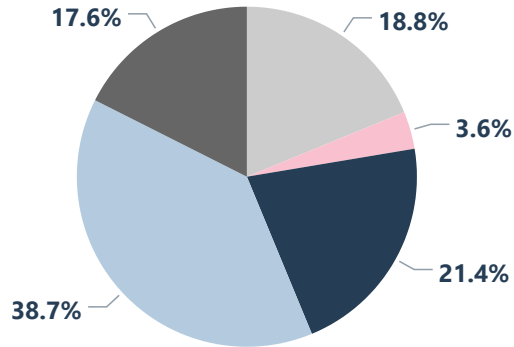
Figure 7. Catchment Area: Top Student Resident Zip Codes by Tiers Fall 2019



MARKET ANALYSIS

Population by Age Cohort

● 0-14 ● 15-17 ● 18-34 ● 35-64 ● 65 Plus



Households and Income

85,900

Households



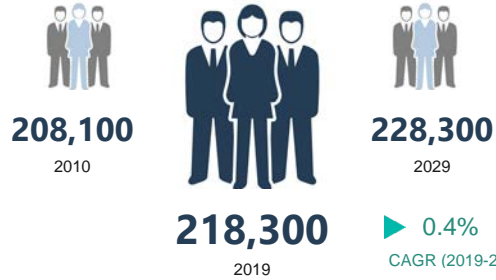
\$139,800

Median Home Value

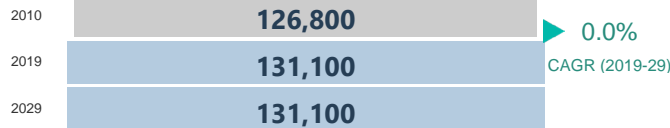
\$52,400

Median HH Income

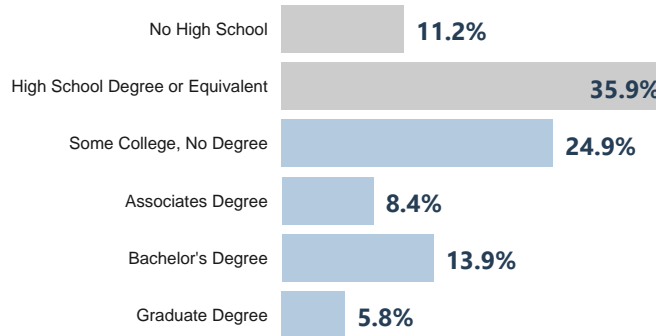
Total Population



Population Age 18-64

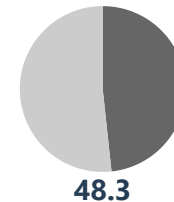
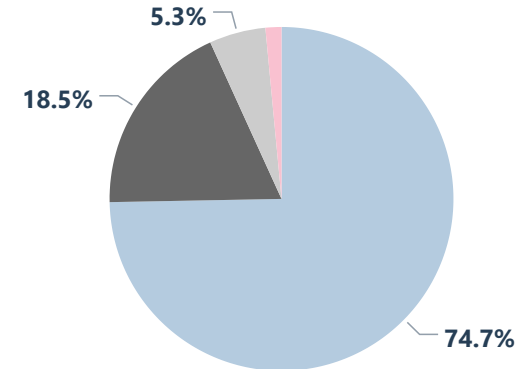


Educational Attainment

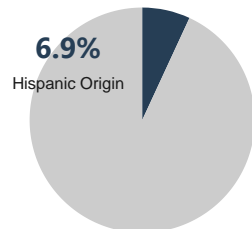


Race and Ethnicity

● White ● Black ● Other ● Asian



Diversity Index



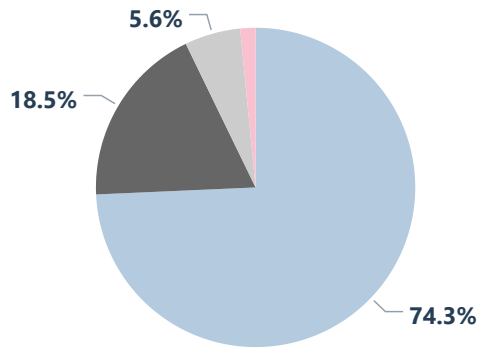
NOTE: Persons of Hispanic Origin may be of any race. | The Diversity Index measures the probability that two people from the same area will be from different race / ethnic groups. A Diversity Index increases from 0 to 100 as the population is evenly divided into two or more race / ethnic groups.

Catchment area market analysis starkly illustrates both the challenges facing and the strong need for LSCO. Catchment area projected population growth is very slow, suggesting there is no demographic *tailwind* to drive enrollment growth. Over the next ten years (2020-2030) census tract projections for the catchment area show total population growth from 208,100 to 228,300—a compounded annual growth rate (CAGR) of 0.4%— compared to 1.5% CAGR for Texas and 0.8% for the United States.

Racial Composition

LSC Orange

● White ● Black ● Other ● Asian



Market Area	Asian	Black	Other	White
Texas	5.1%	12.4%	15.4%	67.1%
US	5.8%	12.9%	11.7%	69.6%

Diversity Index

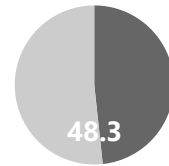
75.6

Texas



48.3

LSC Orange

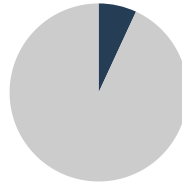


64.8

US

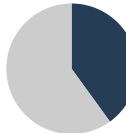


Ethnicity: Hispanic Origin



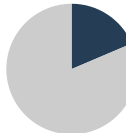
6.9%

LSC Orange



40.0%

Texas

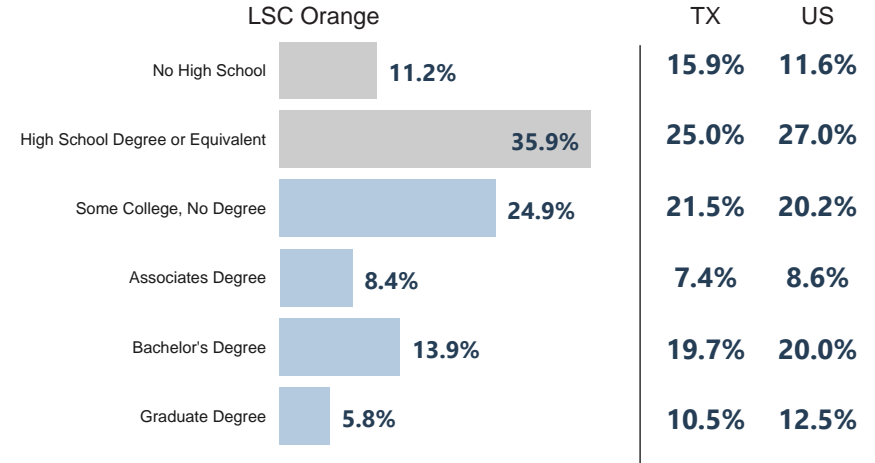


18.6%

US

Educational Attainment

LSC Orange



LSC Orange

\$52,400

Median HH Income

\$139,800

Median Home Value

Households and Income

Market Area	2019	2029
LSC Orange	85,900	89,800
Texas	10,383,800	12,025,400
US	125,168,600	134,613,700

Market Area	Median HH Income	Median Home Value
Texas	\$59,676	\$190,473
US	\$60,548	\$234,154

Within the catchment, the need for higher education and subsequent economic opportunities is clear from the demographic profile. Almost three-quarters (72%) of the population have not completed an associate degree or higher level of educational attainment while over half (55%) of employment occupations are in sectors categorized as *white collar*. Correlating with lower educational achievement, household income and home values are well below Texas and National averages. Students of LSCO face significant barriers to successful degree completion, including limited economic resources and corresponding spending on education.

BARRIERS TO SUCCESS



View of instructional area in the existing Academic Building

The ongoing success of Lamar State College Orange is often achieved in spite of significant campus facility deficiencies which serve as barriers to success. Identification of the barriers, which are described below, targets the master planning effort by defining the conditions to be addressed.

Poor classroom teaching environment – The quality of general purpose classrooms varies widely between campus buildings. Older, often re-purposed buildings not originally built for higher education offer a low-quality teaching environment with limited instructional technology, difficult configurations, and widely different classroom sizes and capacity.

Poor quality and limited instructional laboratories – The basic science laboratories are converted classrooms with limited capabilities that are not to current instructional standards. The range of disciplines supported does not include physics, advanced chemistry, or engineering.

Program-specific instructional capabilities – Academic initiatives to grow credit enrollment need proper facilities in support of existing instruction (physics, chemistry, higher math, engineering). Expanding industrial training for existing programs—such as Process Technology—are envisioned as providing a platform for an expanded range of instruction in partnership with local industry.

Dated welcome and student enrollment service areas – The College currently has no Welcome Center to engage and successfully recruit prospective students. Student enrollment services areas are dated, largely invisible, and fragmented in multiple locations.

STRATEGIC PLAN INITIATIVES TO INCREASE ENROLLMENT

The Lamar State College Orange strategic plan and workshops associated with master plan development offer a series of strategies with a primary focus on growing enrollment and improving student persistence, progression, and graduation. Initiatives to increase enrollment include the following areas:

QUALITY PROGRAMS AND SERVICES

- Expanded faculty and staff professional development
- Expanded evaluation and training
- Facilitate efficient admission, advising, and registration
- Tuition reductions to increase affordability

EXPANDED OUTREACH

- Grow community communication
- Partner with industry to identify workforce training needs in response to expanding industry opportunities
- Collaborate with local school districts to create bridge programs and pathways that align curricula
- Work with local school districts to expand dual credit and promote enrollment of dual credit students following graduation
- Review and repackage academic transfer requirements and articulation agreements with partner institutions
- Develop new low-cost, easy-access continuing education and leisure learning opportunities and programs

HIGH QUALITY INSTRUCTIONAL ENVIRONMENT

- Modern 32-seat classrooms
- Full range of state-of-the-art instructional labs

STUDENT SUCCESS

- Identify and remove barriers to completion, graduation, and transfer
- Lower cost and increase financial assistance
- Research and redesign course schedules to meet student needs
- Create and maintain a learning and support environment to promote course and program completion

NEW AND EXPANDED PROGRAMS

- Maritime
- Logistics
- Pre-Engineering
- Print Professionals
- Business Management
- Real Estate
- Construction Management
- Nursing and Allied Health
- Pre-medical Professional
- Transportation Logistics
- Industrial Technology
- Workforce Training

ENROLLMENT PROJECTIONS

HISTORIC ENROLLMENT

After a relatively sharp decline early in the decade, LSCO Total Unduplicated Headcount Fall Enrollment has increased in recent years as shown for the ten-year period of 2010 through 2019, especially since 2017.

PROJECTIONS

The data and analysis provide the basis for five enrollment projections, each illustrating different potential enrollment growth scenarios. The scenarios based on capture rates of area population and local high school enrollment are essentially flat. To the credit of the College, in recent years the College has outperformed the underlying area demographics as shown by recent enrollment trends.

2030 GOAL

The 2030 Goal scenario quantifies the impact of the specific initiatives of the strategic plan and suggests an aspirational goal of approximately 3,200 students.

FALL 2014-2019 TOTAL HEADCOUNT ENROLLMENT TREND

The Historical Headcount Enrollment Trend scenario can be described as *looking backwards to project forward* and relies on the historical enrollment performance without reference to population growth. This scenario illustrates potential future enrollment based on historically demonstrated performance.

CONTRIBUTORY POPULATION GROWTH (CATCHMENT AND MULTI-COUNTY)

The Contributory Population Growth methodologies (catchment and multi-county area) project enrollment growth based on the enrollment capture rate for the 18 to 64 target population within the catchment area. These methodologies hold the enrollment capture rate constant and grow

the population for the geographic area. This allows projected population growth to be reflected in the enrollment scenarios. These scenarios illustrate the challenges of the slow growth within the catchment area adult population.

TEXAS HIGHER EDUCATION COORDINATING BOARD (THECB)

The THECB is a State of Texas agency charged with gathering and measuring statistics related to higher education as a basis for policy and funding decisions of the Texas Legislature. The THECB generally projects enrollment growth based on historical credit enrollment and broad trends in population. This scenario reflects the enrollment projections established by the THECB extrapolated to illustrate the projection period through 2029.

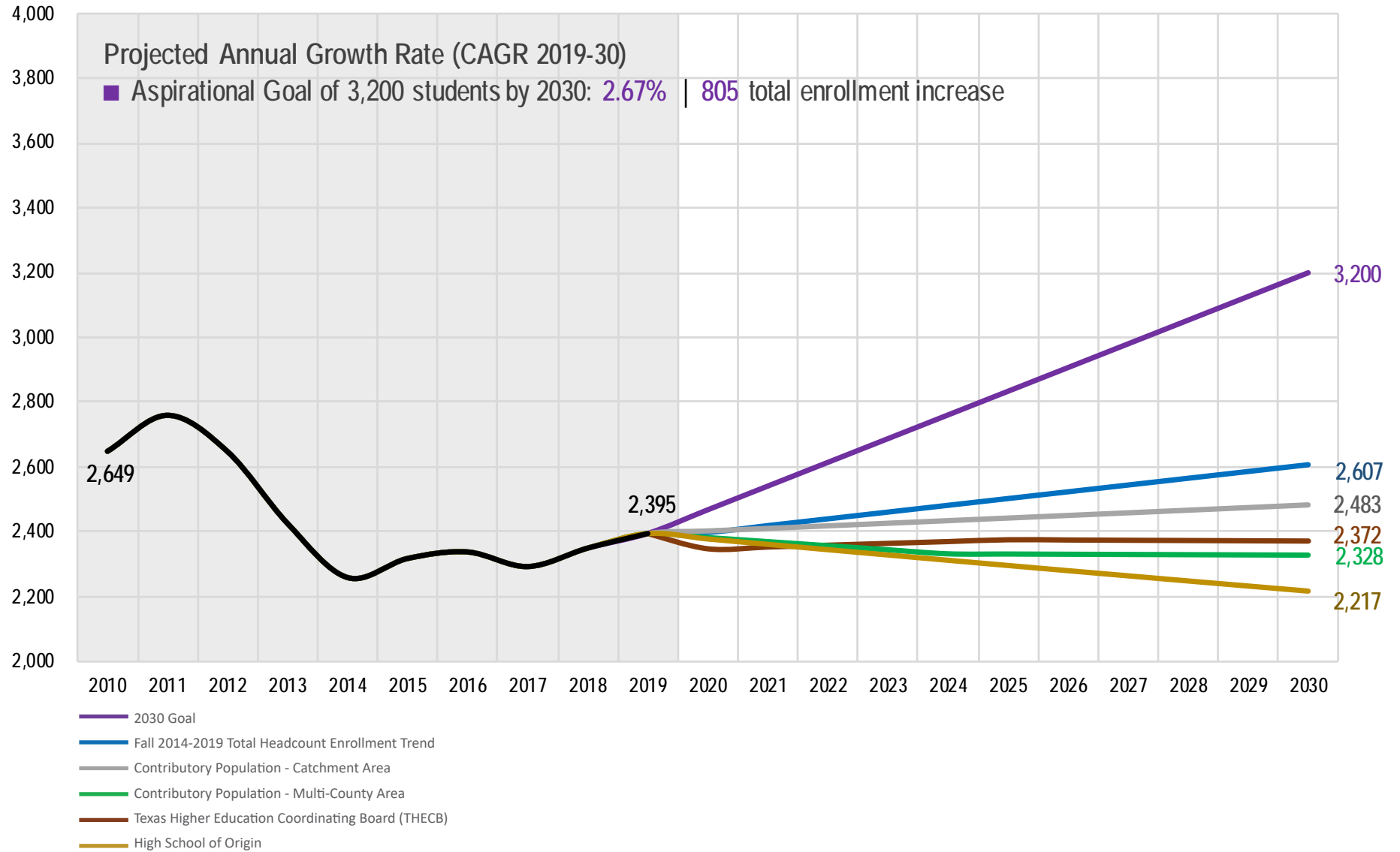
HIGH SCHOOL OF ORIGIN

The High School of Origin methodology projects enrollment based on the weighted average historical growth of 12th grade enrollment for the 11 primary contributory high schools of origin.

PLANNING LINE

Enrollment projection methodologies suggest achieving the 2030 goal of 3,200 student enrollment will require steady growth over the next decade at a rate above the growth rate of the contributory populations. Encouragingly, demonstrated performance over the last several years and the specific initiatives of the strategic plan suggest faster growth is achievable and total headcount enrollment can be reasonably expected to grow to over 3,000 students during the next decade.

Figure 8. Total Headcount: Historic and Projected Enrollment



SOURCE: Lamar State College Orange: 2008-2019 Historical Enrollment Table, THECB, and Facility Programming and Consulting

INSTRUCTIONAL UTILIZATION

Utilization measures the extent of the current practical use of the existing instructional facilities in conformance with goals established by the Texas Higher Education Coordinating Board (THECB). Distinctions can be made by looking at the components of utilization measurement. Classroom utilization measures only the hours per week that sections are scheduled. Classroom fill only measures the student enrollment of scheduled sections that are assigned to rooms. Utilization for instructional laboratories is evaluated separately from classrooms. Their specialized capabilities generally prevent them from being used as intensely as classrooms.

CLASSROOM/LABORATORY UTILIZATION

Based on THECB Fall 2019 SUE reports, peak period demand for classrooms is Wednesday morning between 11:00 a.m. and 12:00 p.m. when average daily classroom utilization approaches 80%, confirming there is substantial instructional classroom capacity available to accommodate current enrollment. Section fill is approximately 55% versus the THECB goal of 65%, at least partially due to the wide variety of classroom capacity which makes efficient scheduling difficult.

Peak period demand for laboratories is early Tuesday afternoons between 1:00 p.m. and 3:00 p.m. when approximately two-thirds of campus labs are scheduled. Section fill is approximately 59% versus the THECB goal of 75%. Utilization of laboratories is inherently specialized making overall averages less relevant as the instructional demand is discipline-specific.

The THECB utilization statistics for classrooms and laboratories suggest the primary issues associated with instructional spaces are fundamentally the quality, capabilities, *fit* of individual spaces, and lack of support for specific disciplines—not available capacity or potential denied demand. Simply stated, looking forward the College should focus on better, modern, and consistently sized classrooms and laboratories, replacing substandard facilities and adding to the range of disciplines supported.





A photograph of a stone sign for Lamar State College Orange. The sign is a light-colored stone wall with a brick pillar on the left. The text "LAMAR STATE COLLEGE" is on the top line and "ORANGE" is on the bottom line. In the foreground, there are purple flowers and a grassy area. In the background, there are large trees and a building.

LAMAR STATE COLLEGE
ORANGE



4

EXISTING CONDITIONS & ANALYSIS

CONTEXT WITHIN THE CITY AND REGION

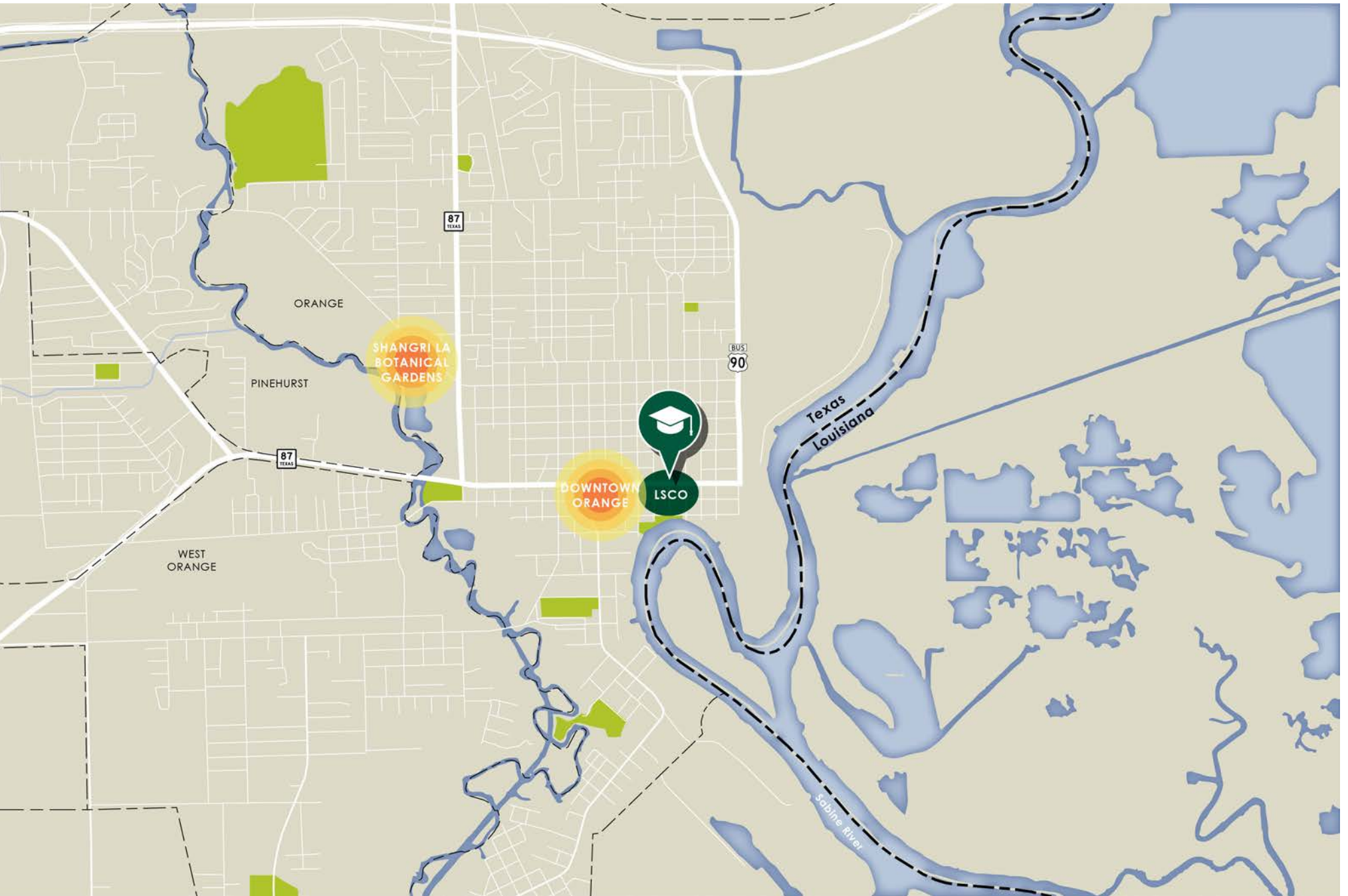
LSCO is located in southeastern Orange, Texas. The city is home to approximately 19,000 people. It is the county seat of Orange County and is part of the Beaumont-Port Arthur metropolitan area. Orange is located approximately 113 miles east of Houston, Texas and 35 miles west of Lake Charles, Louisiana. Regionally, the city is primarily accessed via US Highway 90/Interstate 10 and State Highway 87.

The LSCO campus is situated just north of the Sabine River, which is also the state boundary with Louisiana. Throughout history, the city's location along the river has created economic opportunities such as the deep water Port of Orange. The city and College have also experienced environmental challenges and hurricane impacts with rising floodwaters along the Sabine River. Potential flooding during severe storm events will continue to be a risk for LSCO.

The city is home to a variety of cultural destinations operated by Stark Cultural Venues such as Shangri La Botanical Gardens and Nature Center (250+ acre garden and open space), Lucher Theater, Stark Museum of Art, and The W.H. Stark House. Many of these venues are concentrated directly west of the LSCO campus in Downtown Orange.



Figure 9. Regional Context Map



LAND HOLDINGS

LSCO currently owns approximately 23.8 acres of largely contiguous land. The campus is bound by West Front Avenue and the Sabine River on the south, North Mill Street on the east, West Elm Avenue on the north, and North 5th Street on the west. The land holdings illustrated on Figure 10 include approximately 5.6 acres of land recently acquired by LSCO. The new, yet unprogrammed properties include the following:

- Bank building and property located on the southwest corner of West Green Avenue and North 4th Street.
- Building and parcel that includes the entire block on the northeast corner of West Front Avenue and North 1st Street.
- Multiple buildings and parcels located on the northwestern corner of West Green Avenue and North 1st Street.

These new land holdings provide opportunities to expand the campus footprint and educational offerings while also reinforcing the campus presence along both sides of North Green Avenue.



Recently acquired building and parcel at West Front Avenue and North 1st Street



Recently acquired bank building and parcel at West Green Avenue and North 4th Street



Recently acquired parcels and buildings at West Green Avenue and North 1st Street

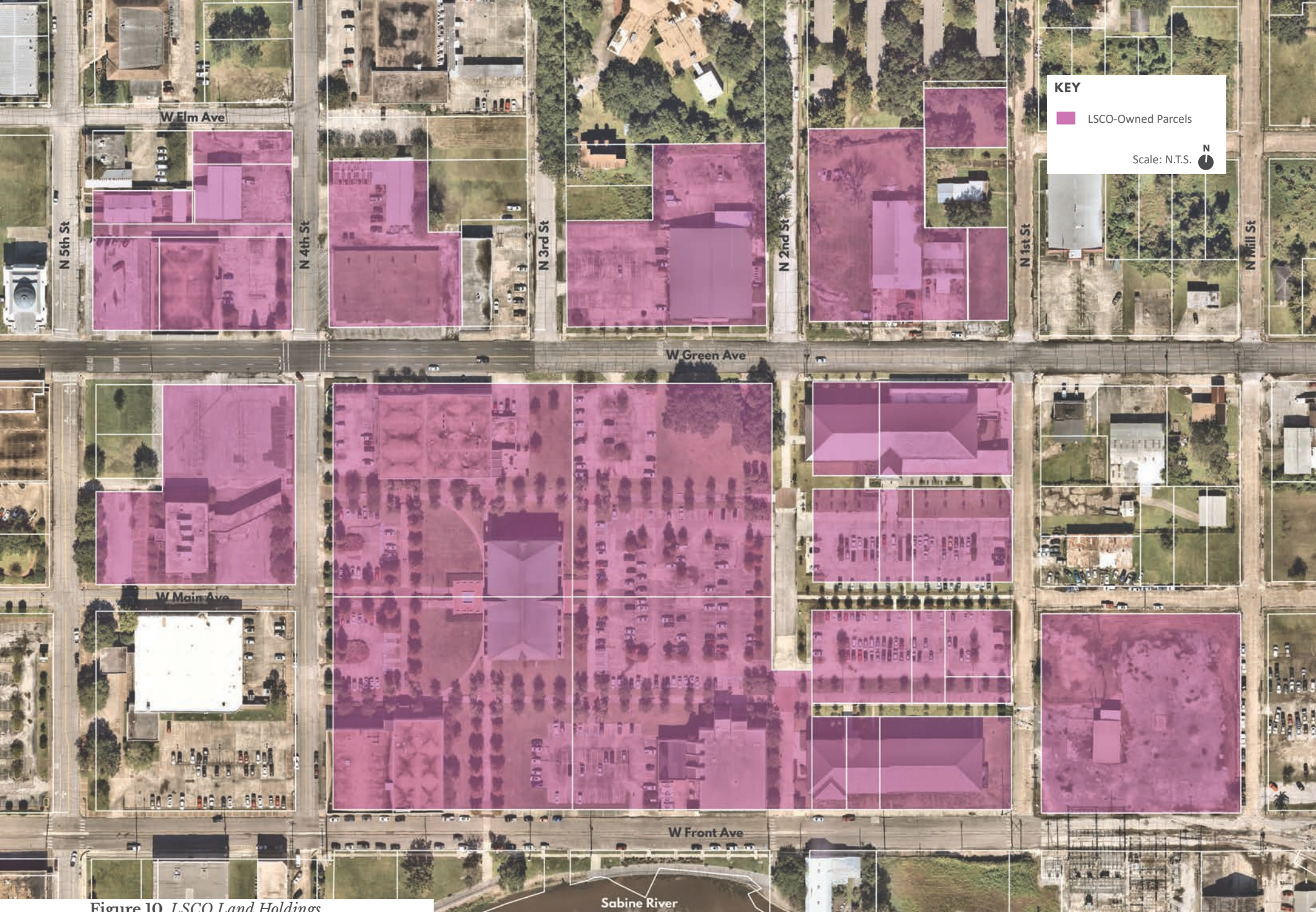


Figure 10. LSCO Land Holdings

EXISTING CAMPUS LAYOUT & AESTHETIC

The LSCO campus includes a mixture of old and new buildings nestled within an axial pedestrian network and lush landscape plantings (see Figure 11). The clean aesthetic and evident landscape investment create a memorable first impression for students and their families. Notably, student survey respondents listed appearance as the campus's best feature.

Over the years, many campus buildings were acquired or received from other entities, and were thus designed for a different initial use. This includes the Allied Health Building, Academic Center, Student Center,

Wilson Building, Workforce Education Building and the Physical Plant. Newer campus buildings including the Ron E. Lewis Library, Nursing Classroom Building and J. Michael & Bridget Shahan Events Center (Shahan Events Center) are designed with a consistent material palette including brick, masonry and glass.

The maps on the following pages use the existing campus layout as their base, including the recent acquisitions.





Figure 11. Existing Campus Layout

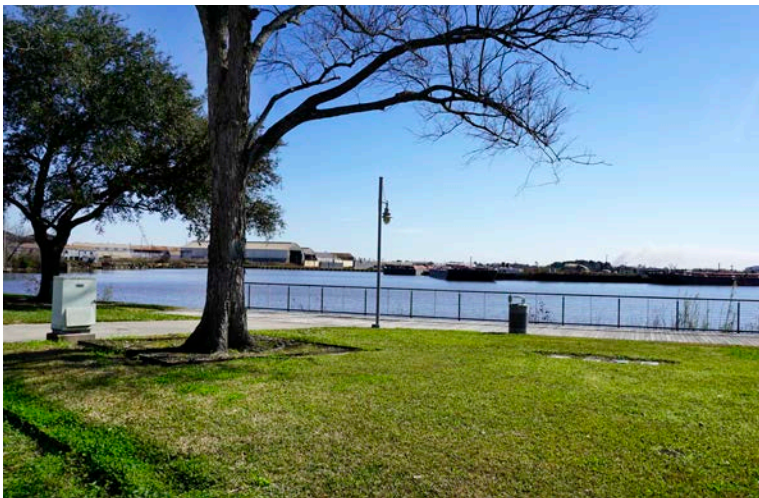
EXISTING CAMPUS AND SURROUNDING LAND USE

The LSCO campus is surrounded by a variety of land uses. Downtown Orange and multiple historic and cultural venues are located west of campus. This includes multiple Stark cultural venues, religious institutions and the Orange Public Library. Despite being close to interesting cultural venues, there is a notable lack of restaurants in the area and students are largely dependent on the Gator Cafe for food.

The areas north and east of the campus include predominantly residential, commercial and vacant properties and/or buildings. The West Port Orange shipyard and multiple industrial businesses are located southeast of the campus.

Ochiltree Inman Park is located south of the campus along the Sabine River. This is a great visual and physical asset for LSCO. Students and faculty can quickly access a boardwalk within the park that extends south towards a performance pavilion along the river.

Figure 12. Existing Campus and Surrounding Land Use Map



Ochiltree Inman Park

BUILDING FUNCTIONALITY

Academic, administrative and student services make up the majority of the building functionality of campus. Some buildings currently serve multiple purposes including the Workforce Education Building, Shahan Events Center and the Ron E. Lewis Library.

Student services are largely concentrated in the north-central part of campus along West Green Avenue and North 4th Street. There may be an opportunity to further reinforce this functional area with the addition of a new Welcome Center in the vicinity.

Academic buildings currently flank the edges of the campus along West Front Avenue and north of West Green Avenue. The newly acquired parcels with unoccupied buildings provide opportunities to extend the academic areas and potentially relocate some uses which are in need of expanded

Figure 13. Building Functionality Map



ACCESS AND CIRCULATION

Primary vehicular access to the LSCO campus is off of West Green Avenue. Vehicles turn south on North 1st or North 4th Streets to access parking lots on either side of the Ron E. Lewis Library. West Main Avenue and West Front Avenue provide easy access to Downtown Orange and North 1st through North 4th Streets provide connectivity to the residential areas north of campus.

The campus has a strong axial network of pedestrian paths that allows for efficient connectivity. The similar look of the pathways and buildings may warrant additional wayfinding signage to help direct new students and visitors.

The central pedestrian spine that provides connectivity between West Main Avenue on the west and east sides of campus is currently broken by the layout of the central parking lot. Sidewalk connectivity is also lacking along North 1st Street between the Shahan Events Center and West Front Avenue.

Crosswalks are painted at pedestrian crossings along West Front Avenue. The intersection of West Green Avenue and North 4th Street is the only pedestrian crosswalk providing access to LSCO facilities north of West Green Avenue.

LSCO monument signs are located at the intersections of West Green Avenue with North 4th and North 2nd Streets. Based on the design of the recently developed Shahan Events Center, there is no space available to relocate a monument sign to the new eastern terminus of campus. Consequently, as vehicles approach the campus from the east, it is not readily apparent when one enters the campus area.

Figure 14. Access and Circulation



PARKING

There are approximately 780 parking spaces on the LSCO campus. All campus parking is off-street, with the exception of angled on-street parking at the northeastern corner of West Green Avenue and North 4th Street. This on-street angled parking requires vehicles to reverse onto West Green Avenue, thus creating potential for vehicle crashes.

LSCO’s two largest lots are located at the heart of the campus. While this provides convenient access to adjacent buildings, it takes up valuable area that could be otherwise dedicated to pedestrian activities. There may be opportunities to improve pedestrian circulation through the large parking areas and give greater priority to pedestrian comfort and safety.

Since the acquisition of the bank building and property, students, faculty and staff have been able to use the bank’s old parking lot. Based on their condition, the parking areas at the other newly acquired parcels do not currently provide parking opportunities for LSCO.

On average, people are willing to walk up to 1/4 mile to get to a destination. The dashed circle on the map in Figure 16 illustrates a 1/4-mile radius with the center of the circle placed in the central parking lot. Based on the size of the LSCO campus, all destinations are within a comfortable walking distance of all others.



Figure 16. 1/4-Mile Walking Radius

Figure 15. Parking Map



OPEN SPACE AND LANDSCAPE

The LSCO campus is notably green and most students and faculty agreed that the appearance is one of the campus's best features. Tree, shrub and perennial plantings are used to provide a unified character, enhance the long sightlines along pedestrian corridors and create a memorable experience. Three signature mature Oak trees are located near the Shahan Events Center. Any future campus developments should take care to avoid disturbing these specimens.

Over the years, landscape investments have been concentrated along pedestrian corridors and around new buildings and parking lots. This has meant that older buildings and parking lots, and especially those north of West Green Avenue, are lacking landscaping.

Despite the landscaping investment, there are only a few areas with outdoor seating, and almost none which provide shade. With the heat and strong sun in Texas, providing shade is essential for outdoor activities. Creating additional opportunities for people to gather in outdoor shaded areas could allow greater enjoyment of the campus grounds. As the College plans for future plantings, consideration should be given to species that will provide shade within and around parking lots and pedestrian gathering areas.

Figure 17. *Open Space and Landscape Map*



ACADEMIC CENTER FACILITY ASSESSMENT

LSCO purchased the Academic Center in 1971. The building was renovated in 1992 and again in 2003 as part of the Phase II Improvements. The HVAC system for the building was inadequate for its current occupancy, and 75% was replaced. Additionally, the Exterior Insulated Finish System (EIFS) was restored to like-new condition. During the campus master planning process, a high-level facility assessment was conducted and revealed the following:

- **Exterior** - There were a few findings of extreme deterioration on the east face of the building where there is buckling in the synthetic plaster finish and at the bases of columns near the building entrances. Areas where EIFS was used as a veneer over structural steel columns appear to have water infiltration to the structural steel as evidenced by the rust stains at the bases of the columns, and EIFS failures at the bottom of some columns.
- **Roof** - There are reported leaks at the elevator penthouse associated with the failing expansion joint at the roof base flashings. The expected life of the roof is two to three years before needing replacement.
- **Structural** - There were no structural or foundation failures found during the investigation.
- **Mechanical** - Two air handlers in the building are old and in need of replacement. Restroom exhaust fans are in poor or non-working condition.
- **Electrical** - Light fixtures throughout the building are fluorescent. Maintenance has replaced some with LED type fixtures on a funds-available basis.
- **Plumbing** - Maintenance reports that all plumbing piping in the building is serviceable.
- **Fire Protection** - The building currently does not meet code requirements for educational occupancy. There is no fire sprinkler system. The fire alarm system has deficiencies, and the entire building needs to be upgraded to meet current code requirements.

The building continues to provide a serviceable environment for both students and staff due to the College's maintenance operations. The life expectancy for this building is about five to ten years with major electrical and mechanical upgrades due to the system's age. The building has been renovated and repurposed three times since 1971. The building should be replaced to avoid the long-term expenses associated with renovating a mid-20th century building. LSCO would be well served to replace this building and plan for future development on this site.



Evidence of water infiltration at base columns



Roof replacement will be needed

TECHNOLOGY INFRASTRUCTURE

The OSP (Outside Plant) technology designs for campus expansion in new building construction and renovation projects will continue to deploy the various strategies, standards, and best practices developed by the Information Technology team to deliver the most robust and reliable communication and security infrastructure possible. This is not a static methodology but one that will continue to evolve through an iterative process. Information Technology initiatives for campus development will continue to focus on the core infrastructure to support continued network availability and growth.

Following OSP standards developed by the LSCO Information Services (IS) team, current campus fiber connectivity is meeting network traffic demands. Latency and bandwidth capacity have not negatively affected network operations through everyday use, even at peak demands. However, as new facilities, technologies, and initiatives are brought online, they will tax the system to unreliability. A constraint in developing a cohesive integration strategy of existing OSP routes, manholes, and pull boxes, with new conduits, manholes, and pull boxes, is the limited documentation of the current pathways. In this scenario, we used industry best practices and design expertise to provide the most probable locations for existing manholes and conduit pathways.

Physical security and access control are and will remain a priority for the campus. Continued development of high-resolution IP surveillance cameras is recommended for the detection and deterrence of crime. Increasing exterior wireless access is a prime initiative for LSCO IS. Given our current hyperfocus on health safety awareness, deploying fast, scalable, carrier-class Wi-Fi infrastructure to outdoor spaces is crucial.

INFRASTRUCTURE NEEDS TO SUPPORT CAMPUS EXPANSION

New construction projects like the New Academic Center, Welcome Center and Enrollment Services, and Industrial Technology Academy and Service yard, require a combination of existing maintenance holes,

duct bank use, and new communications infrastructure that will provide connectivity to each building. These campus backbone systems should continue to use the telecommunications industry OSP standards and best practices to deliver intra-building connectivity.

Providing communications backbone to the New Academic Building is a straightforward design that should follow industry and LSCO IS's best practices and standards. OSP routing for backbone connectivity will use existing pathways from the current Academic Building to the proximal location of the four (4) 4" conduits placed during the Student Plaza project where a new manhole will be needed on both sides of 4th Street.

The Welcome Center and Enrollment Services building should be fed communications connectivity from the current Academic Building to the existing manhole at the corner of West Green Avenue and 4th Street.

Backbone connectivity to serve the Industrial Technology Academy and Service Yard should be accomplished to reduce construction costs by utilizing existing pathways as much as possible. To that end, it is proposed to follow the same path created for the Welcome Center, to the existing manhole south of the Workforce Education Building, across West Green.

IMPACT OF CAMPUS DEVELOPMENT ON EXISTING TELECOM DISTRIBUTION

Future campus development will potentially tax an already aging telecom distribution infrastructure. The existing 30-year-old campus backbone infrastructure consists of a mixture of multimode and single-mode fiber and copper, carried through aging pathways, which may be too old to be reliably altered or relocated. The map on page 46 shows the current OSP distribution and the recommended OSP expansion.



Figure 18. Technology Infrastructure Plan

DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS










Considering the previous analysis and input received from stakeholders, students, faculty and staff, there are a variety of areas that provide opportunities for future development and/or improvement. These include:

- The newly acquired parcels provide opportunities for new and/or expanded uses. The bank building and building north of the Shahan Events Center should be removed to allow development of suitable facilities. The existing building east of the Nursing Classroom Building may be suited for renovation and re-use.
- Developing a new academic building in place of the old bank building creates an opportunity for either new use or new building at the location of the Academic Center.
- There is an opportunity to enhance the student services core of the campus with development of a Welcome Center along West Green Avenue.
- There may be opportunities to expand the campus through key acquisitions to complete block ownership or provide additional development space, if needed.
- Through additional plantings, furnishings and wayfinding signage, there are opportunities to enhance existing pedestrian corridors and encourage enjoyment of views toward the water.
- Through reconfiguration of the central parking lot, there is an opportunity to fill in the east-west pedestrian spine running through the center of campus.
- There are opportunities to enhance the campus edges, parking lots and gathering areas with the additional plantings.
- There are opportunities to create new, safer parking areas north of West Green Avenue.
- There may be opportunities to enhance entry signage visibility and develop new campus monument signs as the campus expands.




There are also some constraints to consider during project design. Constraints include:

- The current configuration of the central parking lot disrupts the east-west pedestrian connectivity east of the library.
- Since the LSCO campus straddles multiple roads, there are potential pedestrian/vehicular conflicts at all crossings. Any street crossing improvements will need to be coordinated with the City of Orange and/or TxDOT.
- There are also pedestrian/vehicular conflicts in and around the central parking lot based on the number of cars in the center of campus.
- Railroad tracks owned by a private entity run down the center of West Front Avenue. LSCO will likely need to coordinate with this entity as well as the City of Orange and/or TxDOT for street crossing improvements along West Front Avenue.

OPPORTUNITIES

- Buildings to Remain 
- Buildings or Uses to Remove 
- Buildings to Potentially Re-purpose 
- Opportunity for New Activity/Use 
- Potential for Campus Expansion 
- Opp. to Emphasize Campus Entry 
- Opp. for New/Enhanced Pedestrian Connections 
- Opp. to Emphasize View 
- Opp. for New or Relocated Parking 

CONSTRAINTS

- Parking Disrupts Pedestrian Corridor 
- Railroad Tracks Owned by Other 
- Potential Pedestrian/Vehicle Conflict 

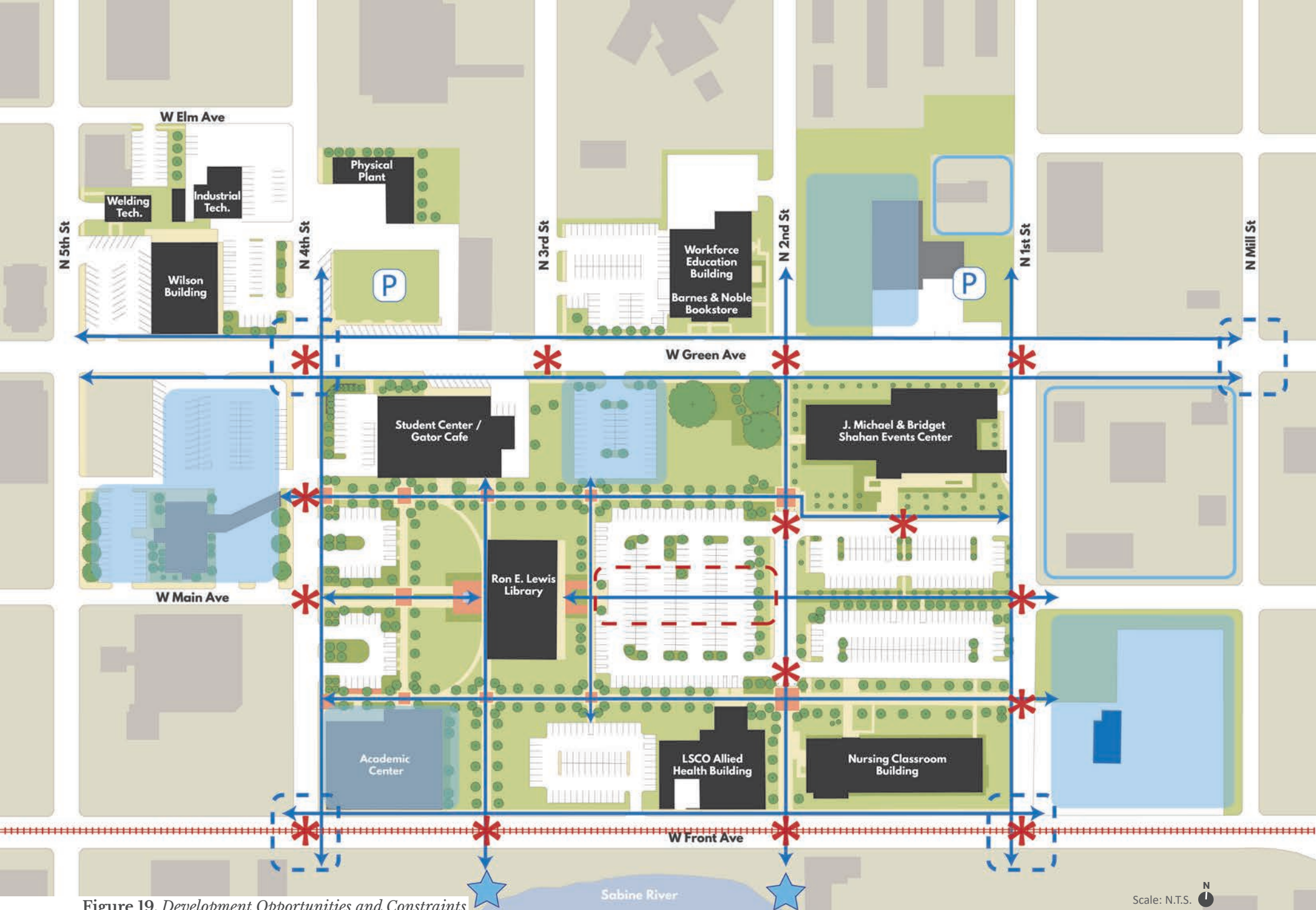


Figure 19. Development Opportunities and Constraints





5

RECOMMENDATIONS

INTRODUCTION

LSCO is a respected institution in southeast Texas and Louisiana. Its physical evolution over the years has resulted in a great foundation to allow and enhance campus growth and development. Many college campuses lack the characteristics of LSCO's campus (i.e., the campus landscape, rich history, adequate parking, accessibility to major roadways, and adjacency to community assets). Although there is some need for physical and facility improvements, the Campus Master Plan builds on the strength of the existing environment to enhance the campus identity, reinforces pedestrian connections, and recommends new facilities that enhance the campus user's experience. With the incremental implementation of the Campus Master Plan, it is envisioned that LSCO:

- **Be Recognized as a Marketing Asset** – A higher education institution is a tremendous marketing asset for any community. LSCO is precisely that for the surrounding neighborhoods and the City of Orange. This plan aims to help others visualize the potential of LSCO and recognize the tremendous asset the College is to the community.
- **Upgrade Facilities to Meet Technological and Functional Needs for Advanced Learning** – As a higher education institution, the College continually faces the ever-present necessity to advance technological and functional requirements for academic learning. This plan fully recognizes the need by recommending changes and upgrades to address facility needs over the next decade.
- **Invest in Aesthetics Improvements to Enhance the Student's Quality of Life** – LSCO recognizes that improvements can be made on campus to enhance the college experience and the students' overall quality of life. This plan provides recommendations for aesthetic, landscaping, and hardscaping improvements to give visual unity to the campus and enrich its users' experiences.
- **Enhance the Student Experience** – Although the LSCO student populations are commuters, student interaction and gathering spaces cannot be diminished. Providing adequate spaces to facilitate study, collaboration, and recreation among students is critical in cultivating



Figure 20. 2020 Campus Master Plan Bird's Eye View

and enhancing the students' campus experience. This plan recognizes the need for additional spaces to enable student interaction and envisions a new open space to stimulate student activities and provide a vital public space for functions.

The Campus Master Plan illustrates physical planning for ten years and beyond. The long-term planning boundary extends from West Front Avenue on the south, North Miller Street on the east, North 5th Street on the west, and West Elm Avenue on the north. Existing campus buildings



are shown in gray, and facility and project recommendations have been labeled and shown in blue. Phasing for new physical initiatives and improvements can be viewed in Chapter 6, Phasing Strategy (see page 68). The short-term recommendations include logical groupings of projects that may be priorities and can make an immediate impact on LSCO's physical identity. There are recommendations for property acquisitions that would allow for future expansion if needed. The Campus Master Plan's goal is to create a cohesive campus that adds to the character of Orange's downtown and cultural district.

MAJOR PHYSICAL INITIATIVES

The 2020 Campus Master Plan is divided into three physical initiatives: Buildings, transportation, and landscape. When implemented, these initiatives will help address issues, constraints, and opportunities discussed during stakeholder interviews, and those derived from the faculty, staff, and student surveys. Chapter 6, Phasing Strategy, will discuss the various initiatives and when implementation might occur. In addition to these physical initiatives, a variety of general recommendations will ensure future campus growth and development. The following pages detail the recommendations by initiative type and tie in high-level associated cost estimates.

MAJOR BUILDING INITIATIVES

- ① Transportation Logistics Training Center
- ② Academic Building
- ③ Welcome Center & Enrollment Services
- ④ Industrial Technology Academy
- ⑤ Remodeled or Future Building
- ⑥ Library in-fill

MAJOR TRANSPORTATION INITIATIVES

- ① 1st Street sidewalk
- ② Partial closure of 4th Street
- ③ Reconfigure central parking lot
- ④ 4th Street and Green Avenue parking lot
- ⑤ Intersection safety and aesthetic improvements

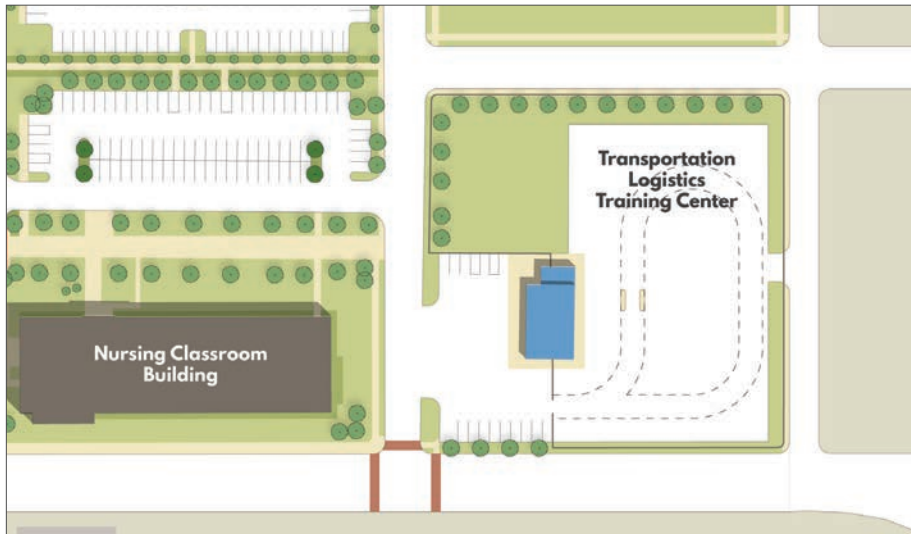
MAJOR LANDSCAPE INITIATIVES

- ① Enhanced landscape along campus edges
- ② LSCO monument signs
- ③ Green parking lot enhancements



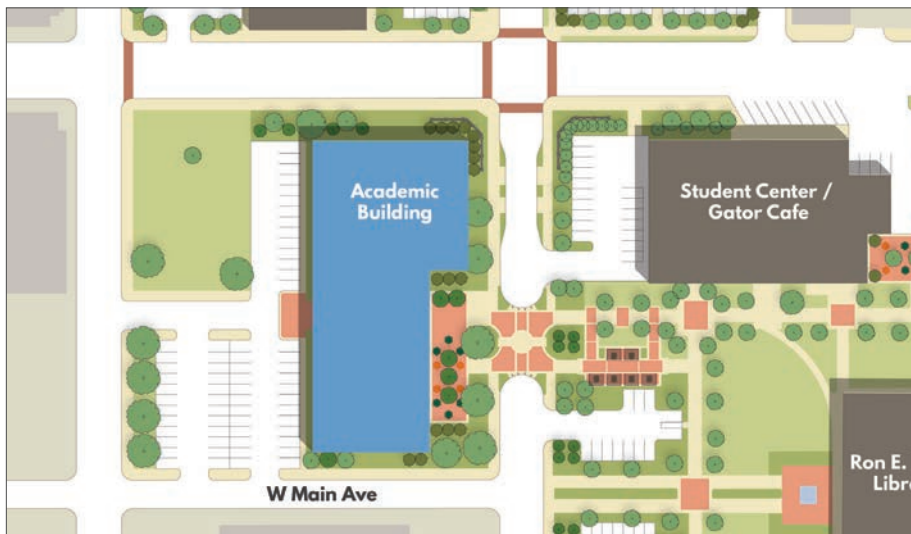
Figure 21. Campus Master Plan

PROPOSED NEW OR REPURPOSED BUILDINGS



① TRANSPORTATION LOGISTICS TRAINING CENTER

Located just east of the Nursing Classroom Building and North 1st Street, a new Transportation Logistics Training Center will be developed. The two-acre site will utilize an existing structure on the property for instructional space. The remainder of the site will feature approximately 14 parking spaces, including two handicap spaces, new gas pumps, and new paving for a training course. Landscaping improvements are recommended for campus consistency, as this site pushes the southeastern edge of the campus to North Miller Street.



② ACADEMIC BUILDING

LSCO's existing Academic Center is nearly 50 years old after being purchased by the College in 1971. Before its life as the existing Academic Center, the building served as a wholesale supplier, and the community bowling center and restaurant. Although the Academic Center was renovated in 2003, the age of the facility and various facility assessments reveal it is no longer feasible for additional renovations and should be replaced. LSCO is requesting Tuition Revenue Bond funding from the Texas Legislature to construct a new Academic Building. The new building will replace the instructional and administrative spaces currently housed in the existing Academic Center. It is proposed to be located on the site of the old bank building (to be demolished) located at 302 North 5th Street, which was purchased by LSCO in 2019.

The new Academic Building will house classrooms, laboratories, a new student commons, a leadership suite, faculty and staff offices, and an Information Services suite. The new facility is proposed to be 36,000

assignable square feet and approximately 58,000 gross square feet. The new Academic Building will be located just west of the Student Center/ Gator Café and the Ron E. Lewis Library and connected to the existing campus by a new outdoor plaza that will allow pedestrian traffic to cross North 4th Street, which will be closed for vehicular traffic (see proposed transportation improvement #2). With this western extension of the

campus, a new monument sign is recommended on the west side of North 4th Street to announce the campus arrival.

Cost Estimate*: \$40,000,000

**Total project cost based on 2020 values*



Figure 22. *New Academic Building*



③ WELCOME CENTER & ENROLLMENT SERVICES

Socializing, interacting, and networking are becoming lost art forms because of the technological advances with cellular devices, tablets, and computers. Still, these are threatened when there is no environment to encourage such activities. Higher education institutions across the country realize that students will socialize and interact more when spaces for them to do so are provided. These spaces attract current campus users, but they also become marketing tools to attract prospective students. In addition to gathering spaces, adequate space for prospective and current students that house various services in one location enhances the student experience and provides one-stop enrollment services and supports student life. Currently, enrollment services are in the library.

The recommendation for a new Welcome Center and Enrollment Services will bring various student services together, but it would also provide spaces to attract and encourage student interaction. The new facility would be 25,000 gross square feet and located just east of the Student Center/Gator Café, where a parking lot exists. It would feature presentation space and enrollment services offices, along with other student spaces and services. The welcome center would not only have interior gathering spaces, but exterior spaces in the form of two outdoor plazas, one connecting the existing Student Center, and the other on the opposite of the proposed facility with a view of mature Oak trees in the current open space.

Cost Estimate: \$13,500,000*

**Total construction cost based on 2020 values*



④ INDUSTRIAL TECHNOLOGY ACADEMY

As indicated on page 26, the Campus Master Plan suggests an aspirational goal of 3,200 students. The achievement of this goal will require student enrollment to grow over the next ten years steadily. One of the strategies to help increase enrollment is to offer new and expanded programs, such as Industrial Technology. In the southeast Texas region, Industrial Technology provides students with the knowledge and skills local industries desire in their workforce. In response to industry needs, and to support an increase in student enrollment, an Industrial Technology Academy is proposed.

The new program would be housed in a 25,000 gross square foot, two-story facility with a service yard. Its proposed location is north of West Green Street and the J. Michael & Bridget Shahan Events Center. The new facility would have a dedicated parking lot with 78 standard spaces, covered and uncovered service yards, bus parking and drop-off, and a small outdoor plaza. New Process Technology instructional space and areas to expand industrial training and certification would be included. There is an opportunity for this facility or a portion that could be funded by the local industry.

Cost Estimate: \$14,300,000*

**Total construction cost based on 2020 values*



⑤ REMODELED OR FUTURE BUILDING

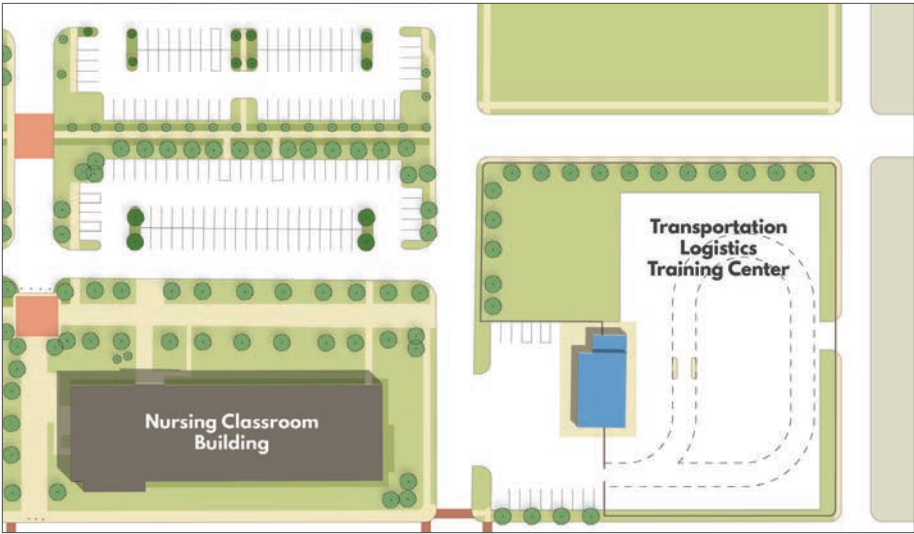
When the new Academic Building is constructed and occupied, the existing Academic Center will become vacant. Once vacated, the current Academic Center could serve as swing space, storage, or other functions. The facility assessment reveals the need for significant improvements to improve its current condition dramatically. However, LSCO will face a decision, whether it is feasible to remodel and keep the building or demolish it. If demolished, the site of the existing Academic Center should be reserved as a future building site. The current Academic Center serves as an anchor and establishes LSCO boundary and presence to the southwestern edge of campus. If a new facility is constructed, it should also anchor this edge of the campus, and be designed and oriented to take advantage of the Sabine River view.



⑥ LIBRARY IN-FILL

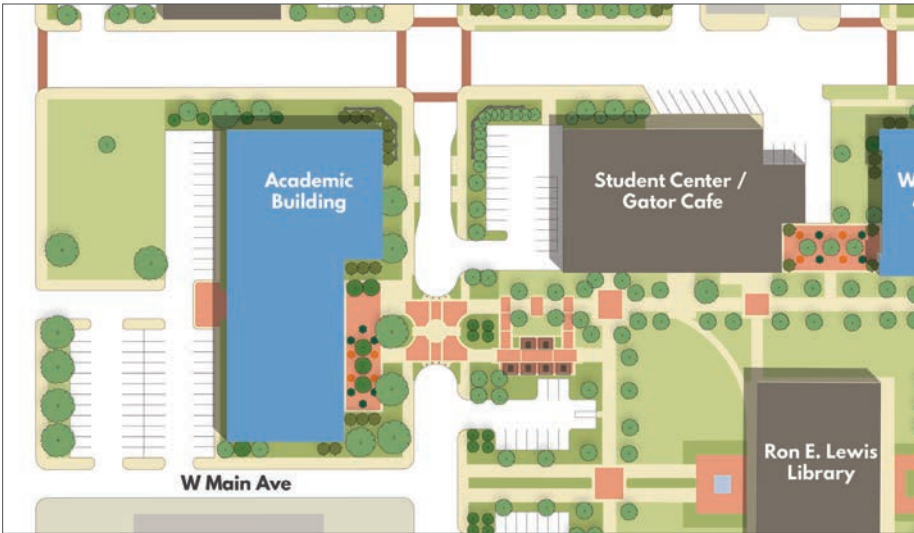
The campus library has several functions, supplying space for the College's administration and enrollment services. Suppose a new Welcome Center is constructed in the future. In that case, enrollment services in the library will move to the new Welcome Center, supplying space for any immediate needs, such as more administration offices and storage.

PROPOSED TRANSPORTATION IMPROVEMENTS



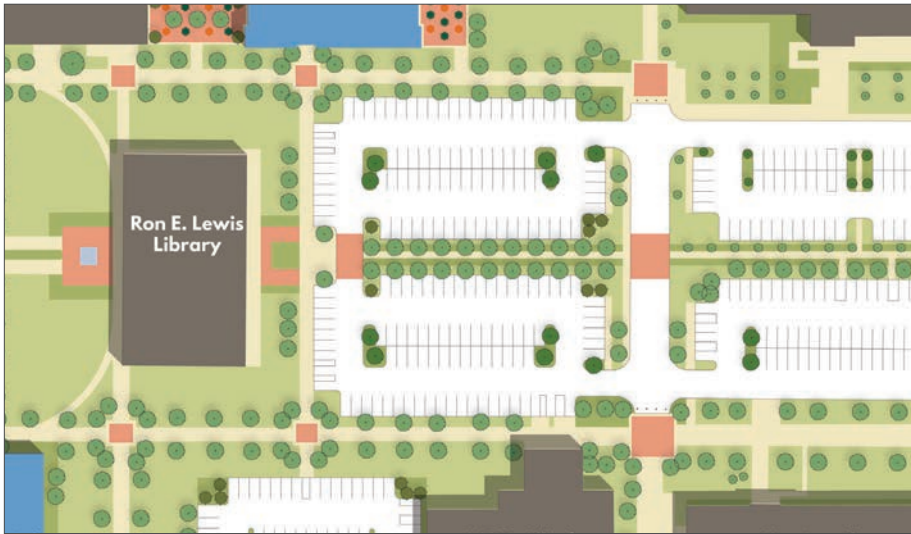
1 1ST STREET SIDEWALK

LSCO provides pedestrian connections through sidewalks and walking paths throughout the campus. These connections are important and help campus users access facilities and parking areas. With the development of the Transportation Logistics Training Center on the far east side of campus, it is important that it is not only connected visually to the campus, but physically as well. A sidewalk is recommended to be constructed west of North 1st Street, and connected by a crosswalk, providing pedestrian connectivity to the Transportation Logistics Training Center.



2 PARTIAL CLOSURE OF 4TH STREET

The proposed Academic Building will extend the western campus boundary by one block. A portion of North 4th Street will be closed to vehicular traffic to extend pedestrian connectivity to the new Academic Building. Since North 4th Street is a public roadway and is an existing route used to access the public library, LSCO should coordinate any partial closure with the City of Orange. The street closure should include breakaway bollards to allow access for emergency vehicles, if needed. Also included in the recommendation is the removal of an existing parking area south of the Student Center, replaced with a pedestrian plaza with shade structures, seating and landscaping. This new plaza, extending from the Ron E. Lewis Library to the new Academic Building creates space for informal gathering and collaboration as well as larger special events.



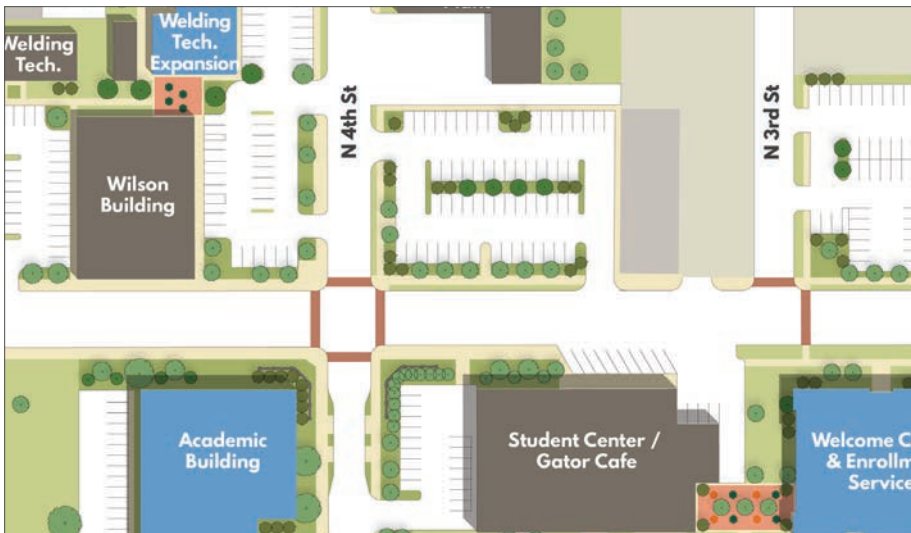
3 RECONFIGURE CENTRAL PARKING LOT

The central parking lot located east of the Ron E. Lewis Library serves as the main campus parking area. Since this is one of the original parking areas before major facilities expansion, it is located at the heart of the campus. While significantly reducing the number of parking spaces is not feasible, to provide logical pedestrian movement and connection, a wide planted median with a sidewalk is recommended. The pedestrian median would ensure a continuation of the existing pedestrian median that bisects the parking areas between the J. Michael & Bridget Shahan Events Center and Nursing Classroom Building.

The central parking lot's striping is oriented east and west, while the striping in the parking areas between the Shahan Events Center and Nursing Classroom Building is oriented north and south. When the landscaped pedestrian median is constructed, the central parking lot's striping should be reoriented north and south for consistent vehicular circular patterns that help contribute to pedestrian safety.

Cost Estimate: \$1,000,000*

**Total construction cost based on 2020 values*



4 4TH STREET AND WEST GREEN AVENUE PARKING LOT

On the northeast corner of North 4th Street and West Green Avenue, LSCO owns a half-acre property next to Baker's Transmissions. The property is open with several small trees along the fence line, a total of 23 angled parking spaces off both North 4th Street and West Green Avenue. A new parking lot is recommended to add 109 parking spaces, landscaped medians and islands, perimeter landscaping, and perimeter sidewalks. The new parking lot would capture overflow parking from the new Academic Building and Welcome Center once constructed.

Cost Estimate: \$800,000*

**Total construction cost based on 2020 values*



5 INTERSECTION SAFETY AND AESTHETIC IMPROVEMENTS

Many institutions are divided by roadways and thoroughfares because of growth and expansion over time. Roads and major thoroughfares separate three institutions in the Texas State University System in southeast Texas campuses. The bisecting of campuses by roadways are not only challenging but can also be dangerous. West Green Avenue passes through the LSCO campus. While most of the College's facilities are south of West Green Avenue, LSCO still has facilities, including the Barnes and Noble Bookstore, and parking areas on the north side of West Green Avenue.

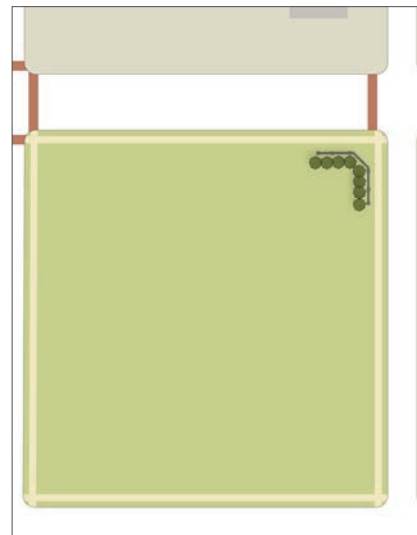
Roadway intersection and aesthetic improvements are proposed in the form of enhanced crosswalks to provide pedestrian safety and help decrease pedestrian/vehicular conflict. Enhanced crosswalks can be colored or use special paving for visibility. Intersection crossings could also feature LSCO's school colors, logo, or mascot. The intersection and aesthetic improvements provide a level of safety for pedestrians frequenting both sides of campus, but they also help to slow vehicular traffic naturally. Since West Green Avenue is a Texas Department of Transportation (TxDOT) maintained and operating roadway, LSCO would need to coordinate any improvement efforts. There might also be an opportunity to fund intersection improvements by TxDOT.

PROPOSED LANDSCAPE IMPROVEMENTS



1 ENHANCED LANDSCAPE ALONG CAMPUS EDGES

The landscaping that exists on the north side of the Shahan Event Center along West Green Avenue should extend along all campus edges where it does not currently exist. Landscaped campus edges help provide an identity for the College and establish the campus boundaries. They also help slow vehicular traffic for pedestrian safety and enhances the campus experience. As the campus expands, creating a visual campus boundary is essential and helps with overall campus safety.



2 LSCO MONUMENT SIGNS

Gateways can create a sense of place and serve as icons to announce the arrival to a destination. The Campus Master Plan recommends two primary locations for monument signage that serve as gateways on the outer edges of campus at the southern corners of West Green Avenue and North 4th Street and the southwest edge of West Green Avenue and North Mill Street. These two locations would serve as the main entrances to the expanded campus boundaries. However, the existing monument sign outside of the Shahan Event Center should remain to avoid any damage to the adjacent mature Oak trees. There is also an opportunity to create secondary gateways serving the same purpose at the campus entries along West Front Avenue.



3 GREEN PARKING LOT ENHANCEMENTS

Overall, LSCO is a beautifully landscaped and green campus. Both the central parking lot and the parking areas between the Shahan Event Center and Nursing Building are professionally landscaped. The same green treatment used in those two parking areas should also exist in other parking lots on campus to increase visual continuity. Landscaping and green enhancements in parking areas also reduce the heat island effect in concrete and paved areas.



GENERAL CAMPUS RECOMMENDATIONS

UPDATE TECHNOLOGY PROGRAMMING

During the new academic building construction, reserve dedicated space to house a new Campus Data Hub. Like the foundation of a building, the primary building block of the Campus Data Hub is the foundation upon which all other technological systems and services rely. This foundation must be resilient, scalable, and flexible to support data center services that add value, performance, and reliability.

The new Campus Data Hub will serve as the new point of demarcation (DMARC) or Main Point of Entry (MPoE) for Internet Service Providers (ISP) and Telco providers or Local Exchange Carrier (LEC), as well as provide space and equipment to act as the Hub for all Local Area Network (LAN) spokes to the College's current 10-building campus. Transitioning to the new Hub location in the new academic building provides an opportunity to introduce risk mitigation factors into the campus area network, such as: providing diverse and redundant OSP pathways which will help reduce outages and their effects due to a cut, damaged, or broken cable. The Campus Hub design should provide a secure, resilient environment to protect LSCO's investment in technology.

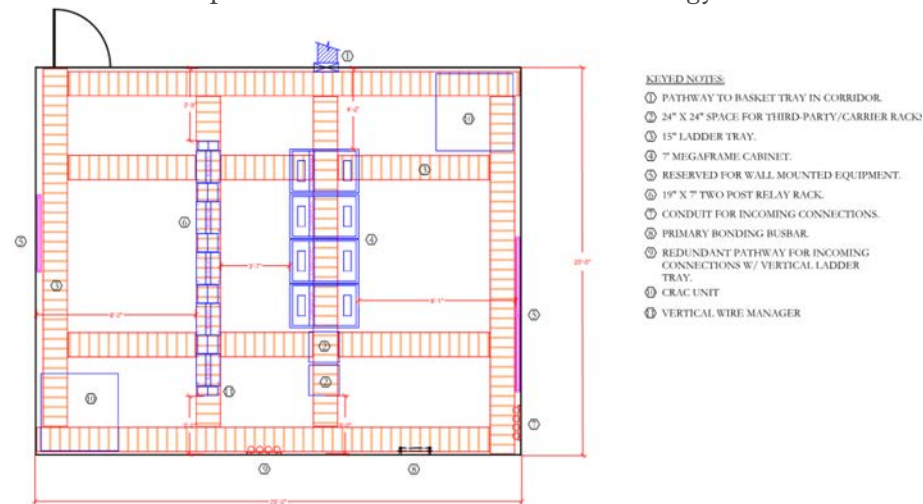


Figure 23. New Campus Technology Hub

ACQUIRE DESIGNATED LAND

LSCO has been strategic while acquiring properties adjacent to its campus to ensure there is adequate space for future expansion of its physical environment. As stated previously, LSCO owns 23.8 acres of its campus. There are 10 parcels of land identified as priority acquisition. These acquisitions are adjacent to property currently owned by the College. All parcels identified as priority acquisitions are within the short- to mid-term planning phases. These parcels can fill gaps, complete LSCO block ownership, or provide expansion opportunities in the future. Property acquisition is important for the institution's physical growth. It provides opportunities to expand the campus footprint and educational offerings while also reinforcing the campus presence along both sides of North Green Avenue.

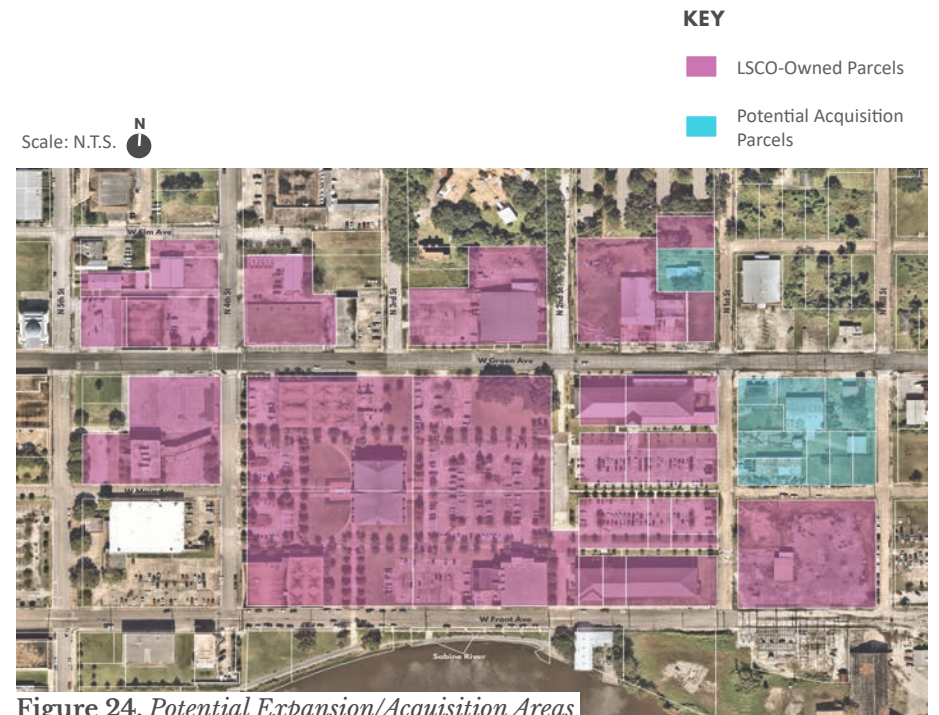


Figure 24. Potential Expansion/Acquisition Areas

REPLAT CAMPUS PARCELS

Since the transformation of its campus in the early 2000s, LSCO has purchased several properties that have allowed the College to create a welcoming, aesthetically pleasing, and pedestrian-friendly campus. With the closing of former streets and the purchase of once disconnected properties, LSCO owns 29 individual parcels. To replat is the act of platting lots, parcels, and easements in a recorded subdivision or partition plat to reconfigure the existing subdivision or partition plat, in this case, to decrease the number of lots in the subdivision. Replatting the campus is the best way to create an inventory of current land holdings in a consolidated manner and help the City of Orange and Orange County Appraisal District update current property ownership and parcel information in their respective databases.

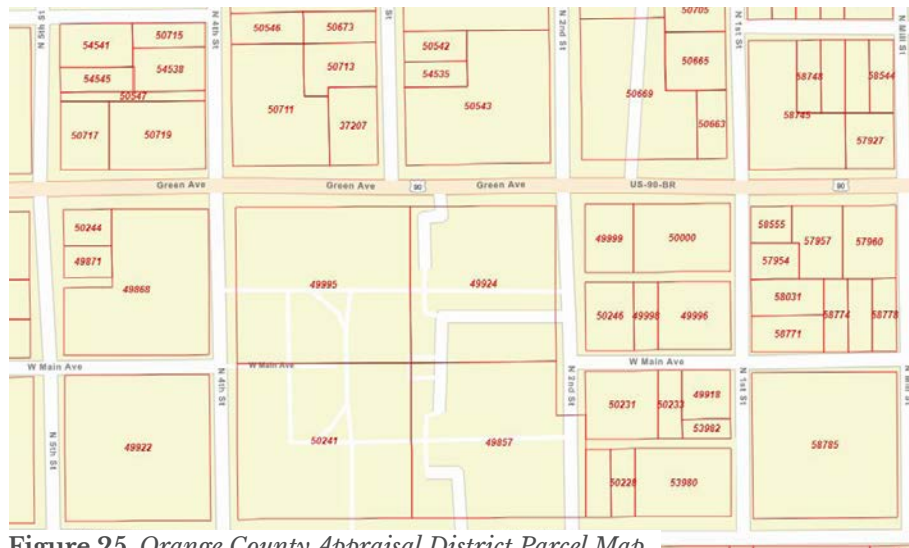


Figure 25. Orange County Appraisal District Parcel Map

ENHANCE WAYFINDING & SIGNAGE

Wayfinding is a process for people to decide where they need to travel and then execute their plan. Helping staff, students, and visitors to facilitate their travel makes the campus environment comfortable and memorable. A comprehensive wayfinding system should include not only signs but several other visual clues that will help people quickly grasp their current location and decide on a logical way to get there. The Campus Master Plan recommends improvements to the current wayfinding system at LSCO. The wayfinding system's operating principles are to respond to the movement of people around, through, and within the campus. The majority of visitors to the campus arrive in vehicles using the public street system. They must decide where to park and then choose a direction to proceed toward their destination. An improved wayfinding system will assist motorists and pedestrians with maps and directional signage that facilitate decision-making, reaffirm selected pathways, and provide a sense of orientation, leading to a more pleasant and memorable campus visit.





**Pedestrian
Walkway**
No Motorized
Vehicles



6

PHASING STRATEGY

NEAR-TERM IMPROVEMENTS

1 - 5 YEARS

There are many variables in implementing campus master plans such as funding, student enrollment, campus leadership, and the economy. These variables determine when and how various improvements take place. Phasing strategies are subject to change based on the timing of the land acquisition, funding, and the campus vision. The following pages outline near-, mid-, and long-term improvements to achieve LSCO's vision during the next ten years.

Near-term initiatives are essential because they set the stage for how the Campus Master Plan is ultimately carried out. This phase includes the development of the Transportation Logistics Training Center, proposing a sidewalk along North 1st Street to help pedestrians connect to the new development. The new Academic Building would also move forward in the near-term, causing a domino effect of recommendations like the partial closure of North 4th Street and the new monument sign. The reconfiguration of the central parking lot, enhanced landscape along campus edges, and green parking lot enhancements conclude near-term initiatives.

NEAR-TERM INITIATIVES

- 1 Transportation Logistics Training Center
- 2 1st Street sidewalk
- 3 Academic Building
- 4 Partial closure of 4th Street
- 5 Reconfigure central parking lot
- 6 Enhanced landscape along campus edges (on-going)
- 7 LSCO monument signs (on-going)
- 8 Green parking lot enhancements (on-going)



Figure 26. Near-Term Projects

MID-TERM IMPROVEMENTS

5 - 10 YEARS

The mid-term initiatives focus on facility development on the north side of campus and pedestrian safety. The construction of a new Welcome Center that accommodates enrollment services would allow for the library in-fill, which is currently occupied by enrollment services. A new Industrial Technology Academy would require property acquisition and help prompt intersection and aesthetic improvements along West Green Avenue and West Front Avenue that could be phased over time.

MID-TERM INITIATIVES

- 9 Welcome Center & Enrollment Services
- 10 4th Street and Green Avenue parking lot
- 11 Library in-fill
- 12 Industrial Technology Academy
- 13 Intersection safety and aesthetic improvements (on-going)

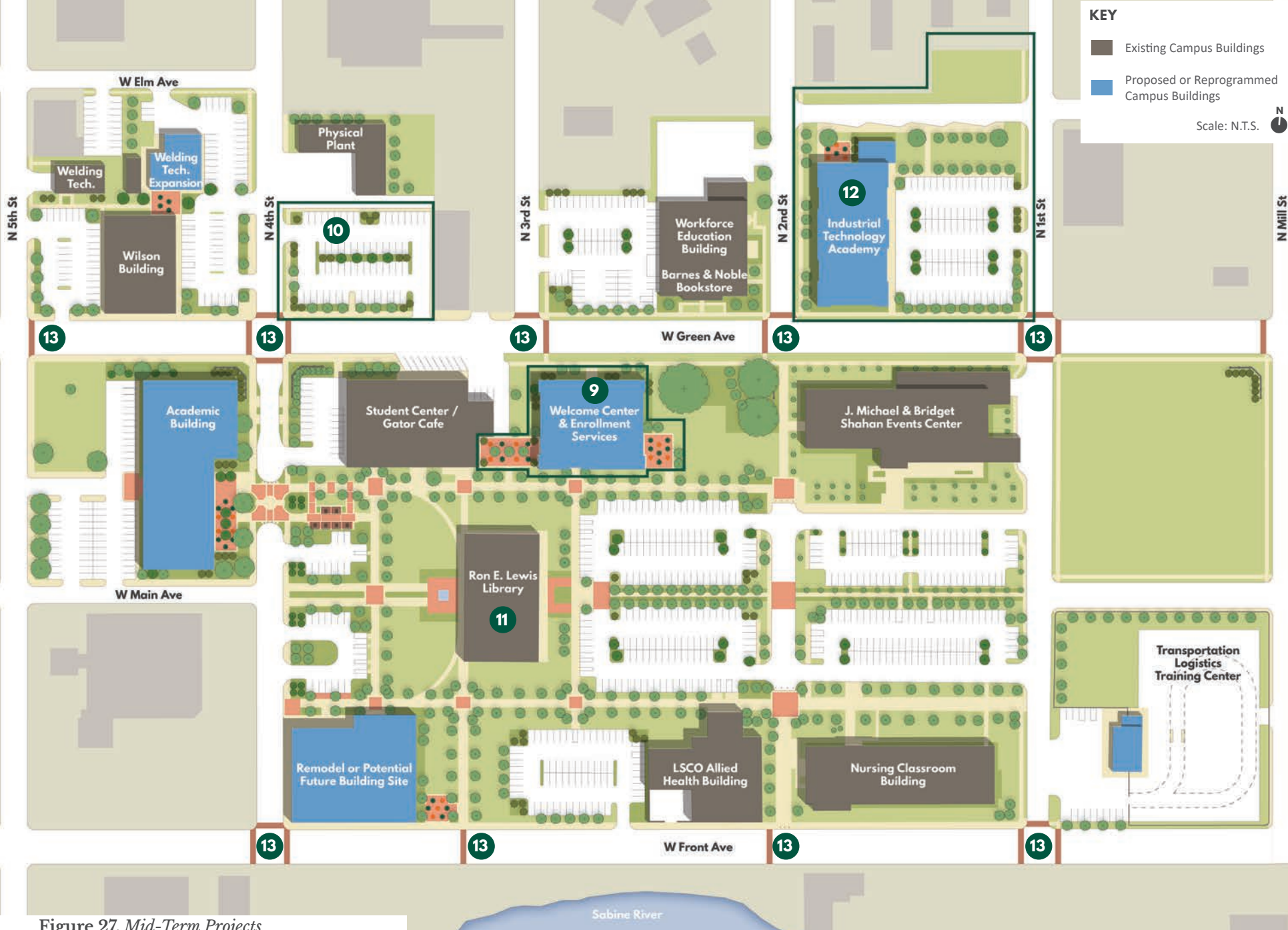


Figure 27. Mid-Term Projects

LONG-TERM IMPROVEMENTS

10+ YEARS

Long-term initiatives typically change and are revisited during a campus master plan update due to the time frame of implementation. With the construction of the new Academic Building in the near-term, the current Academic Center would become vacant. While it may not be feasible to remodel due to its current condition and the cost to update the building due to its age, its current location on campus is prime real estate and should be reserved if or when there is a need for a newer facility. Correctly placing monument signs is also a long-term or on-going initiative. As stated in Chapter 5, Recommendations, monument signs should be placed on the edges of the campus boundaries, providing a sense of arrival, and establishing the campus edges. As the campus develops and grows, primary and secondary gateways and signage should follow.

LONG-TERM INITIATIVES

- 14 Remodeled or future building
- 15 LSCO monument signs (on-going)



Figure 28. Long-Term Projects



Lamar State College
— Orange —

410 Front Street, Orange, TX 77630
(409) 883-7750
www.lsco.edu/

