



Lamar State College
— Orange —

2020 Campus
Master Plan



November 10, 2020

The Process and Input



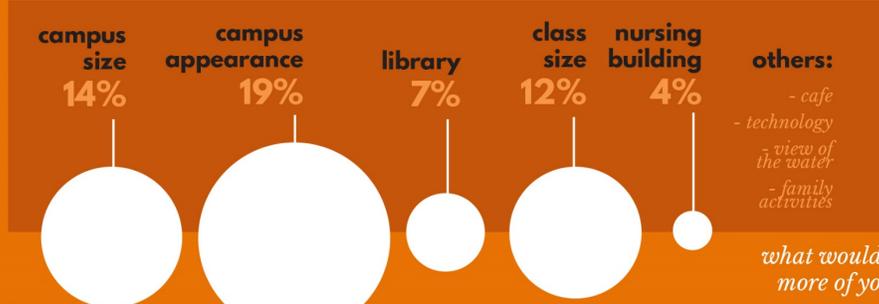
The Process and Input



- **Project Kickoff – January 2020**
- **Stakeholder Interviews – January 2020**
 - Leadership and Staff
 - Student Services
 - Community Stakeholders
- **Academic Center Facility Assessment – March 2020**
- **Engagement, Analysis and Concepts – May 2020**
- **Campus Plan Presentation – September 2020**
- **Planning & Construction Committee – November 2020**
- **Board of Regents Presentation – November 2020**

The Process and Input

what are the best features on campus?



STUDENT & FACULTY SURVEYS

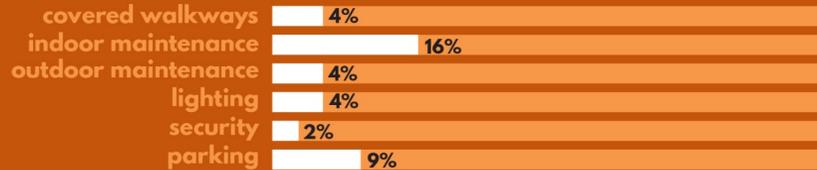
what would encourage you to spend more of your free time on campus?



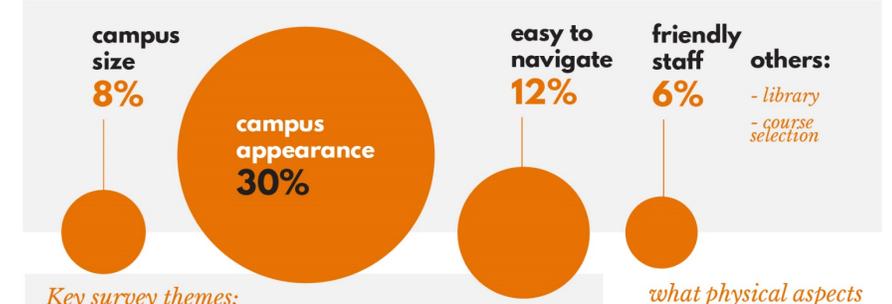
student participants

81

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



what are the best features on campus?



faculty & staff participants

84

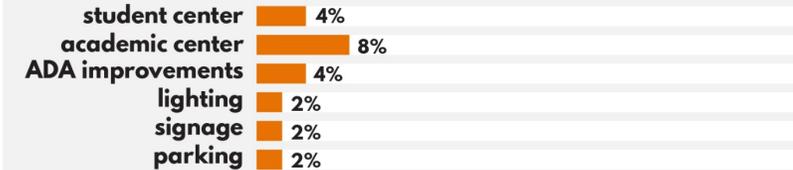
Key survey themes:

- 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?



STAKEHOLDER INTERVIEWS

JAN 21-22, 2020

“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”

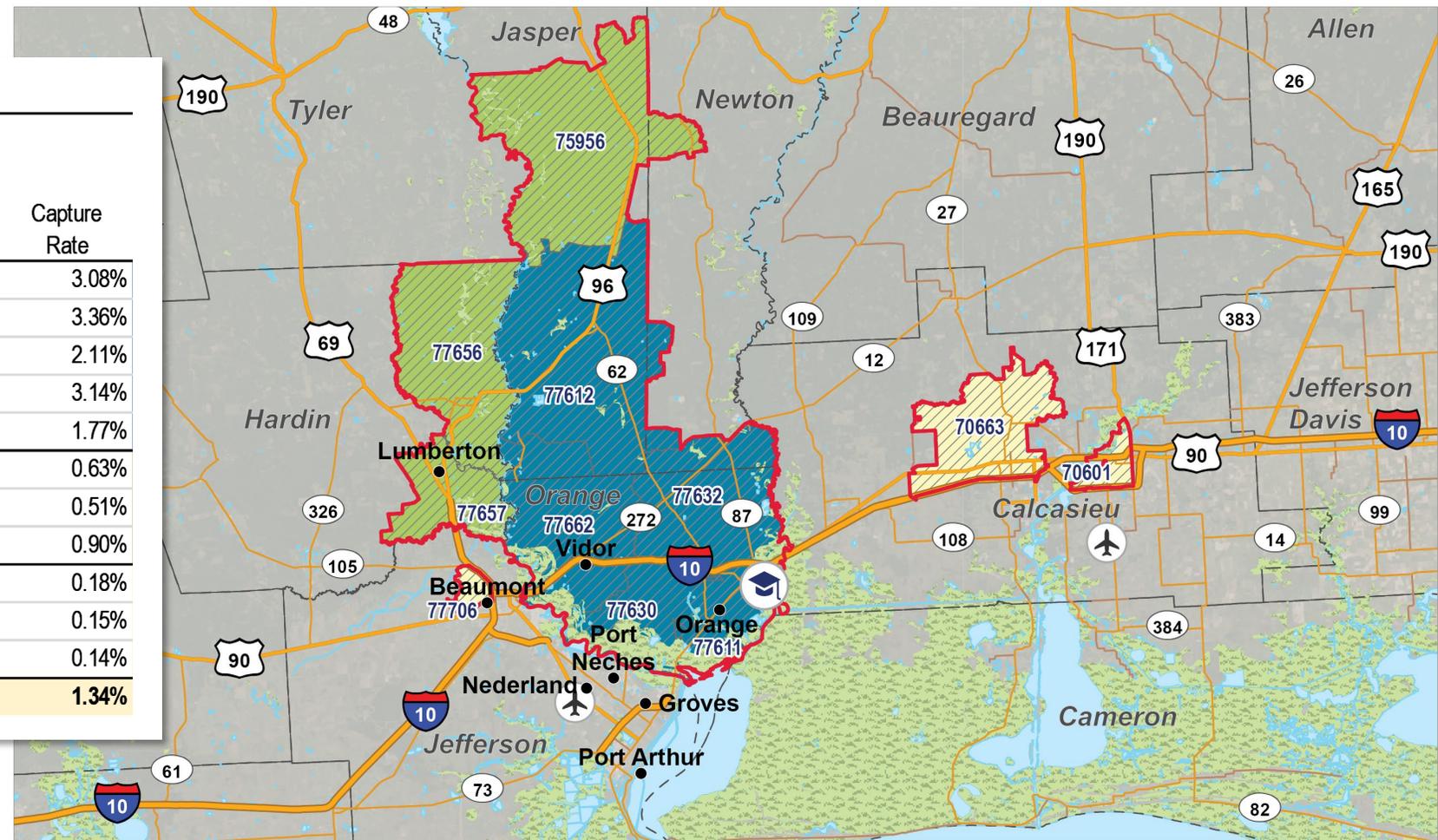
“need more signage and wayfinding”
“need better technology”

Demographics and Enrollment



Catchment Area

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



Source: ESRI and Facility Programming and Consulting

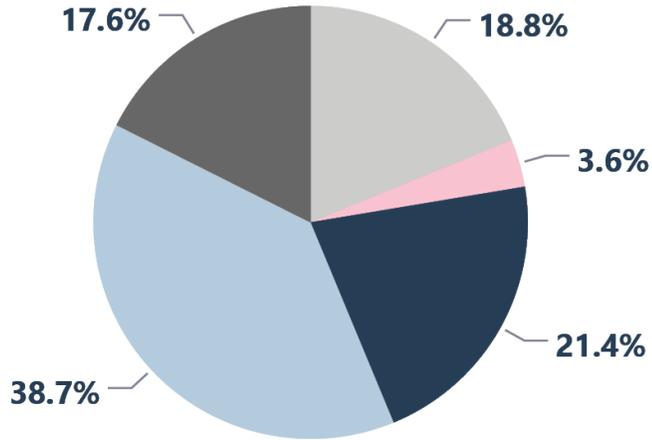
Figure 6. Student Residency by Zip Code Fall 2019

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%

Market Analysis

Population by Age Cohort

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



Households and Income

85,900
Households



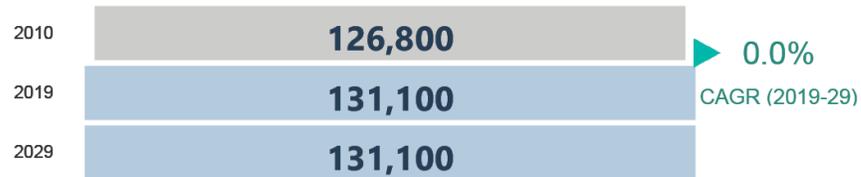
\$139,800
Median Home Value

\$52,400
Median HH Income

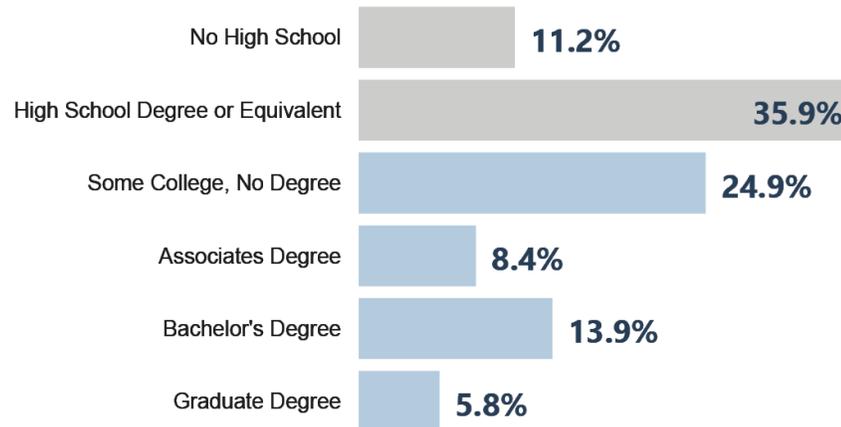
Total Population



Population Age 18-64

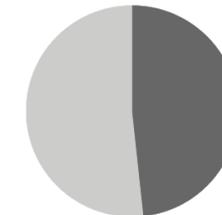
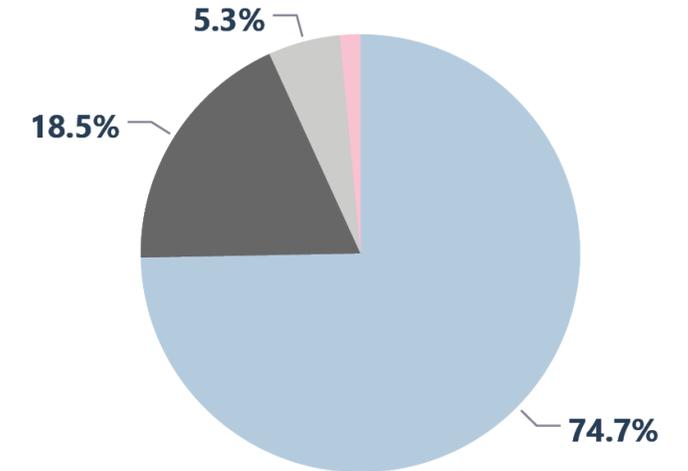


Educational Attainment

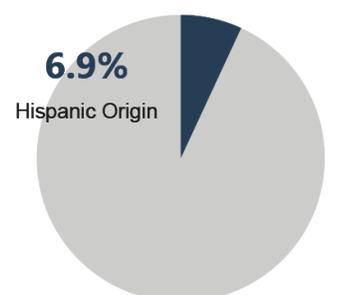


Race and Ethnicity

● White ● Black ● Other ● Asian



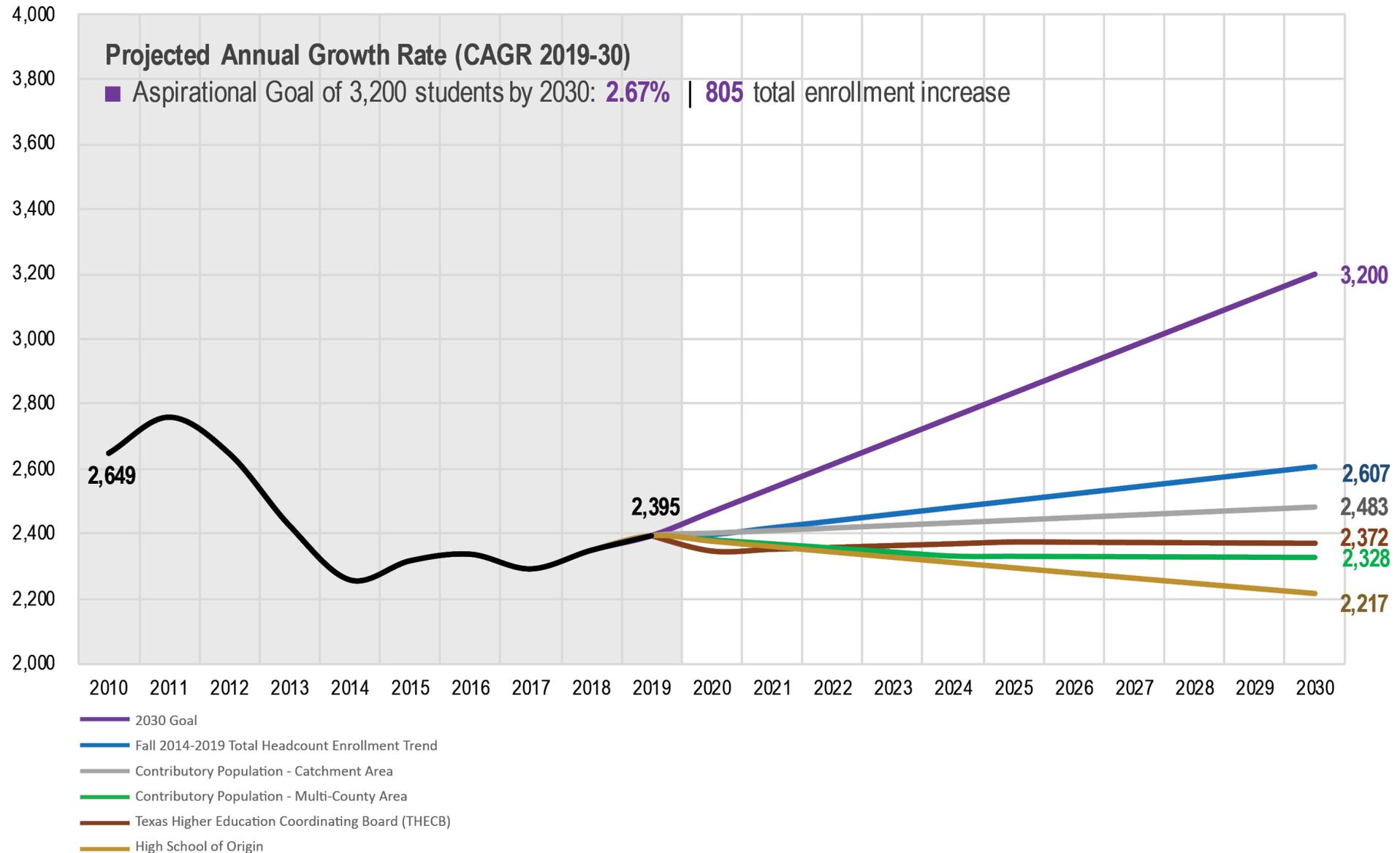
48.3
Diversity Index



6.9%
Hispanic Origin

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.

Enrollment Projections



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

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

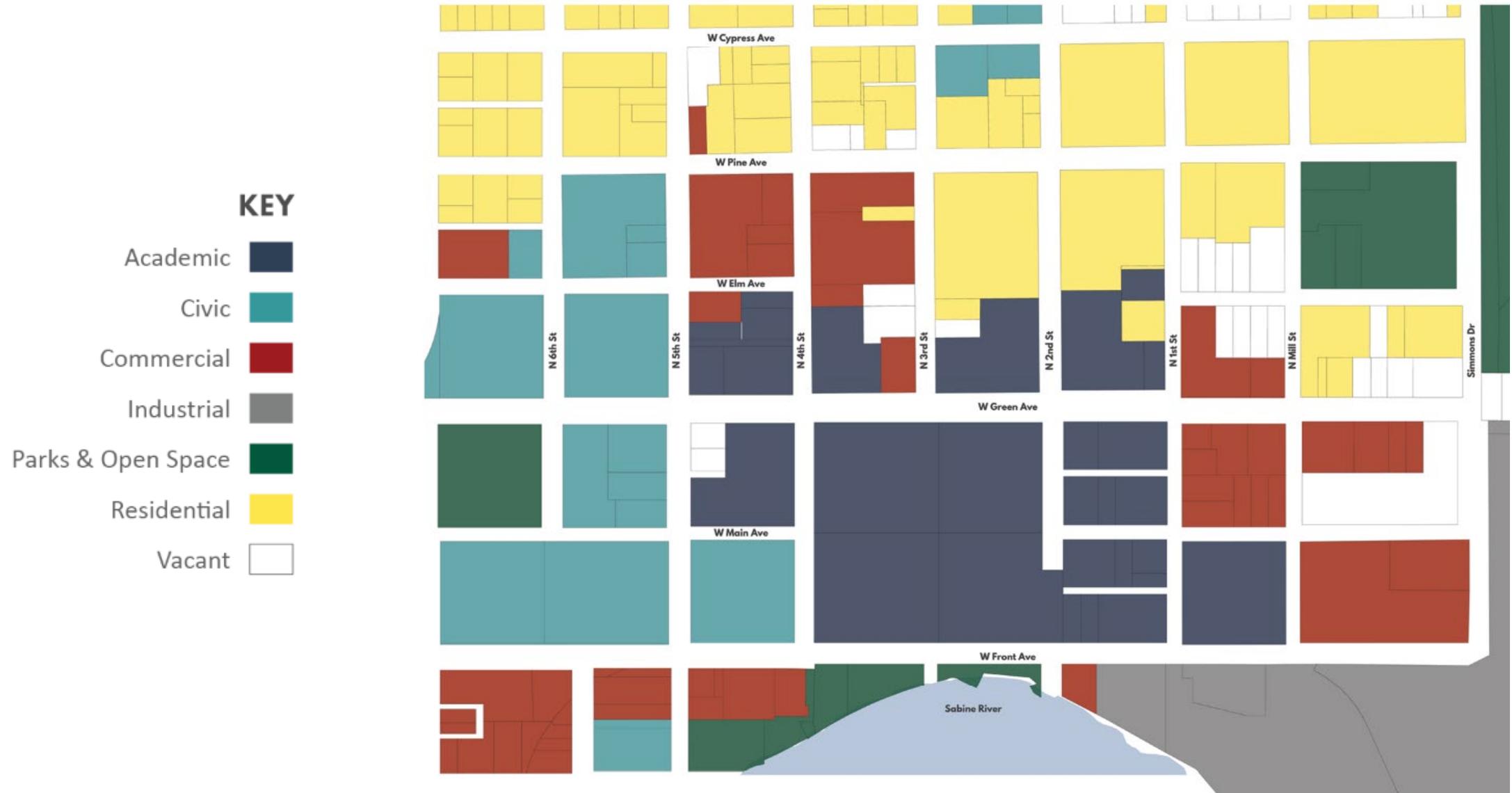
Existing Conditions and Analysis



Existing Campus Layout



Surrounding Land Uses



KEY

Academic 

Civic 

Commercial 

Industrial 

Parks & Open Space 

Residential 

Vacant 

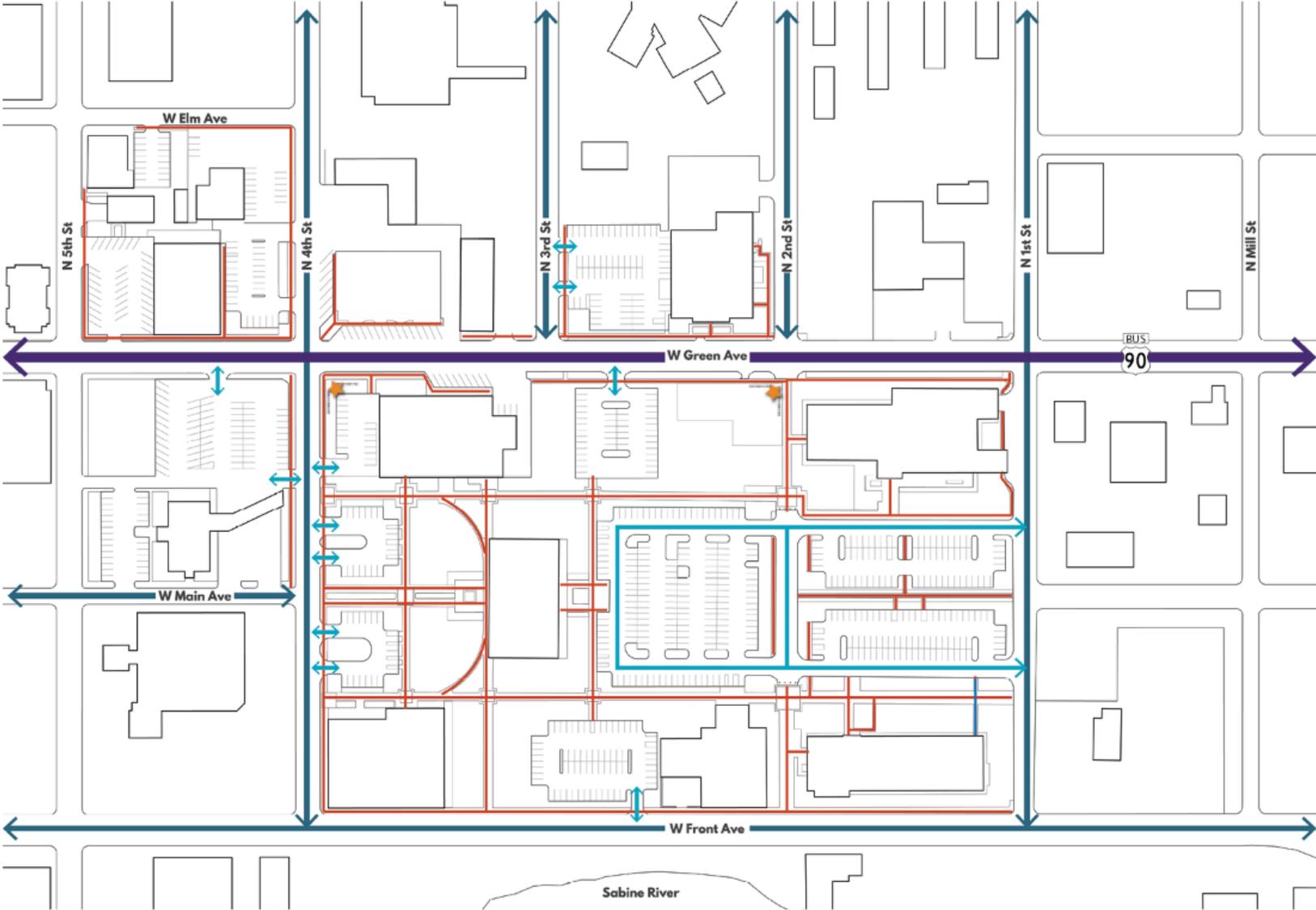
Scale: N.T.S. 

Building Functionality



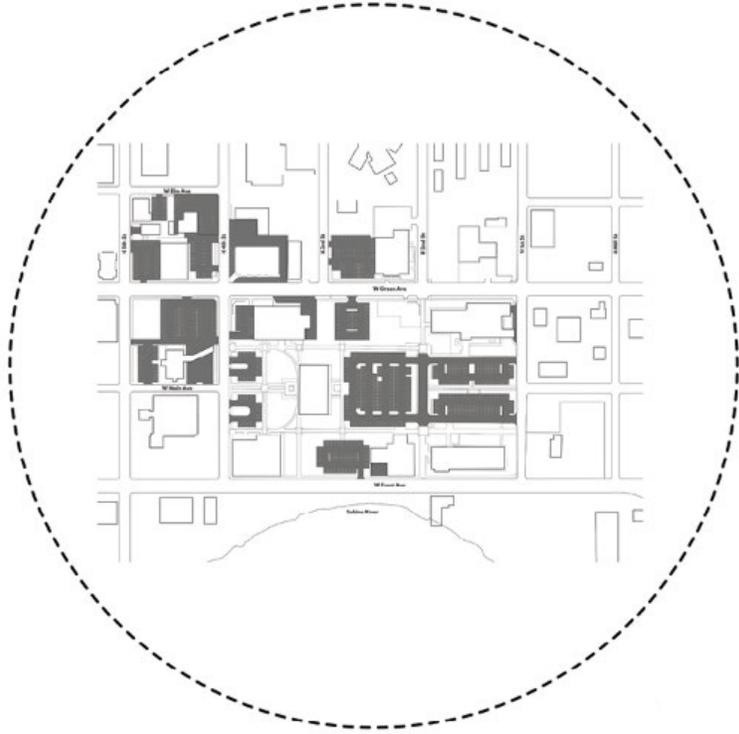
Access and Circulation

- KEY**
- Primary City Connection
 - Local Road Connection
 - Major Driveway
 - Sidewalk
 - Campus Monument Sign



Scale: N.T.S.

Parking



¼-mile walking radius



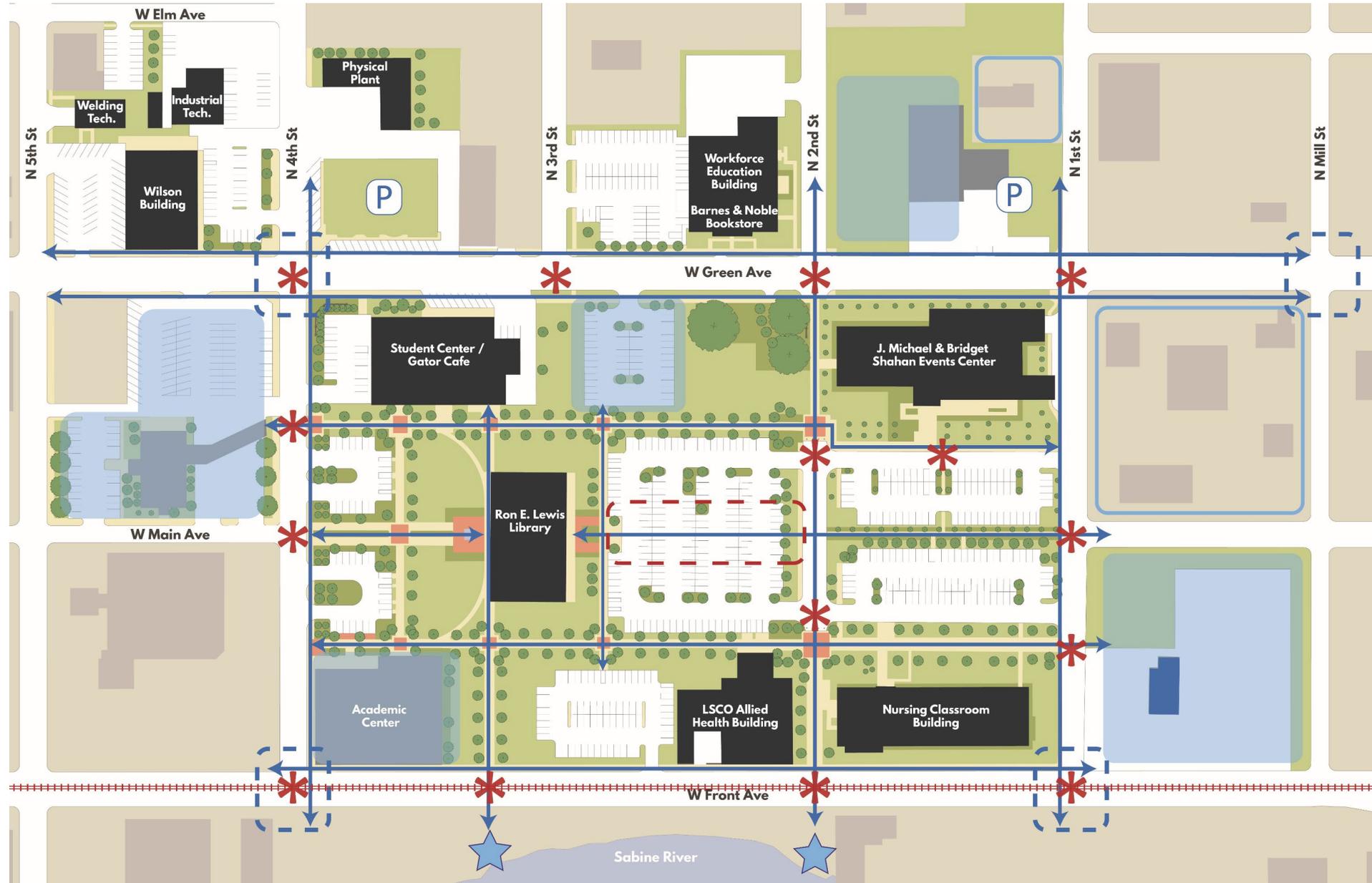
Development Opportunities & Constraints

Opportunities

-  Buildings to Remain
-  Buildings or Uses to Remove
-  Buildings to Potentially Repurpose
-  Opportunity for New Activity/Use
-  Potential for Campus Expansion
-  Opportunity to Emphasize Campus Entry
-  Opportunity for New/Enhanced Pedestrian Corridors & Connections
-  Opportunity to Emphasize View
-  Opportunity for New or Relocated Parking
-  Question

Constraints

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



Campus Master Plan Recommendations



Guiding Principles

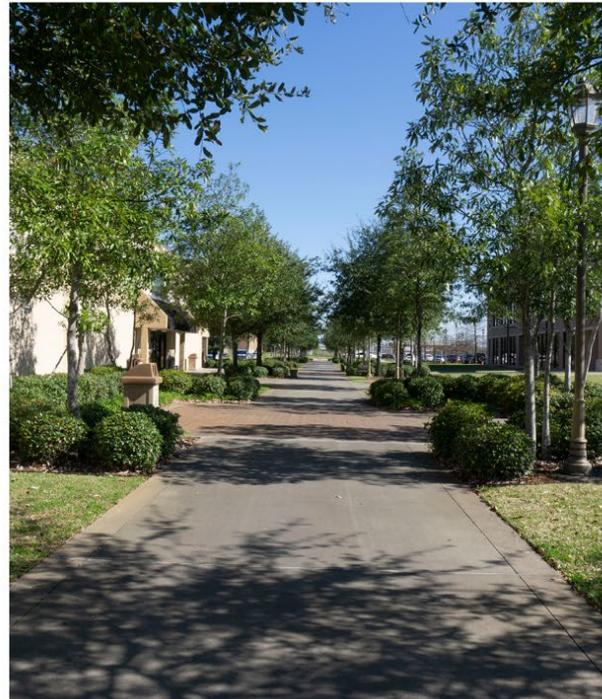
1. EMPHASIZE PEDESTRIAN EXPERIENCE

- 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.



Guiding Principles

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



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

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







Proposed New or Repurposed Buildings



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.



General Campus Recommendations

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 22. 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.

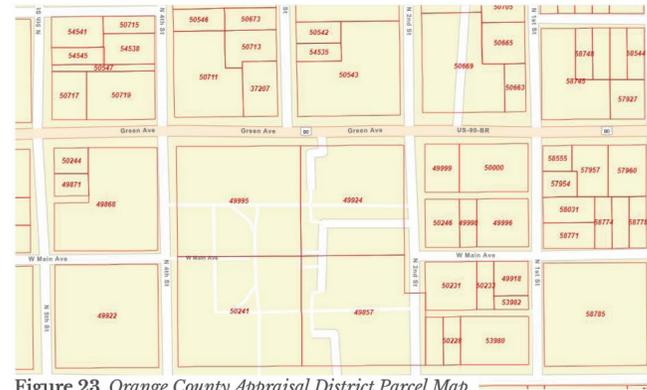


Figure 23. Orange County Appraisal District Parcel Map

ENHANCE WAYFINDING & SIGNAGE

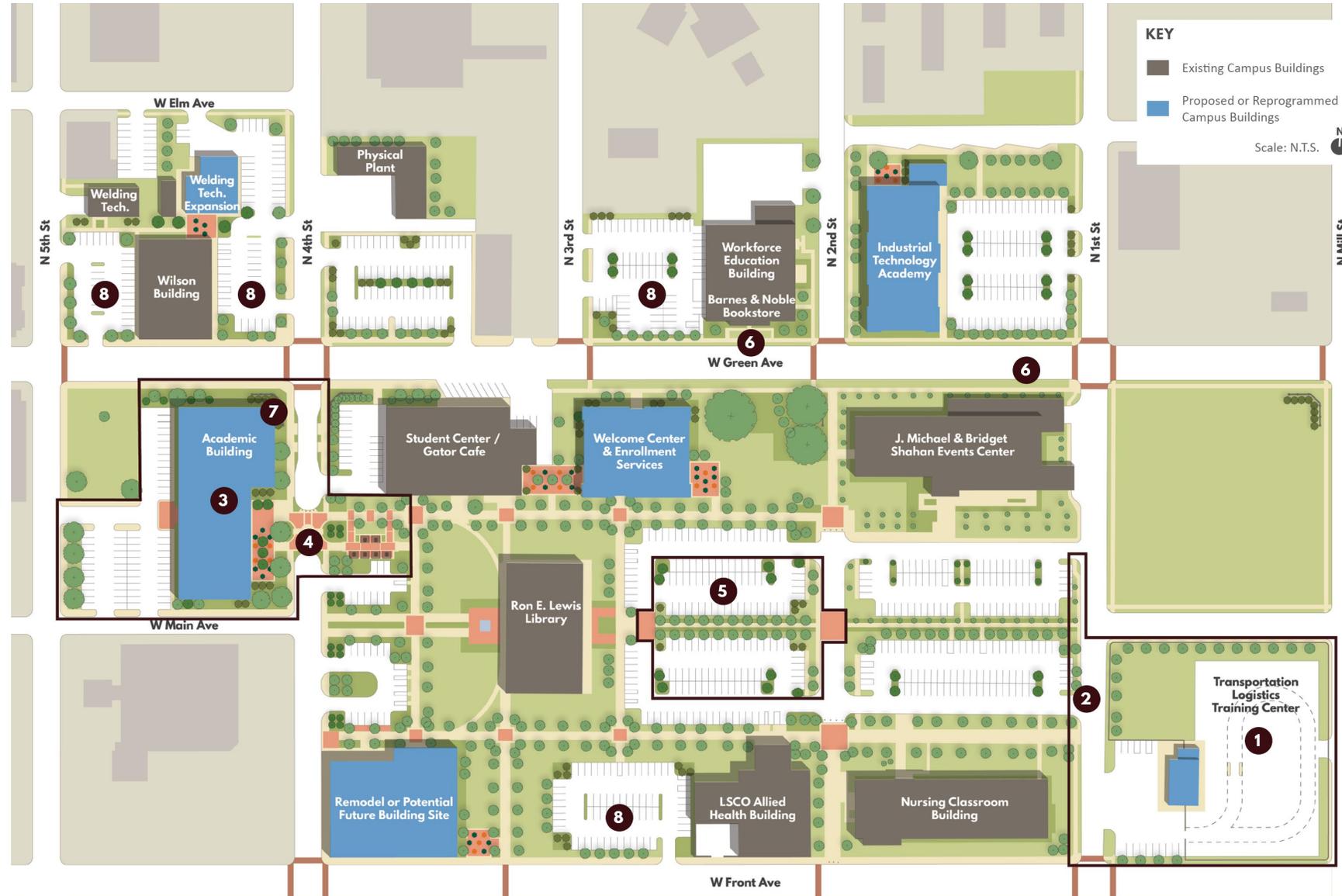
Wayfinding is a process for people to decide where they need to travel and then execute their plan. Helping staff, students, and visitors to facilitate their travel makes the campus environment comfortable and memorable. A comprehensive wayfinding system should include not only signs but several other 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.



Phasing Strategy – Near-Term (1 – 5 years)

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)





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Questions or Comments