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Campus Master Planning Process

In March 1999, the Board of Trustees approved a resolution authorizing the initiation of a "comprehensive campus master planning effort with broad based consultation and campus representation." A "comprehensive master plan shall be presented to the Board of Trustees for approval by March 2001." The Task Force is charged with developing a physical master plan through the year 2020.

The master plan will build on the university's recent planning efforts which began with the Strategic Plan in 1995 and Creating the Future in 1998. The development of a physical master plan is critical at this point in Oakland University's development. With our current rate of growth and the number of new initiatives on the horizon, it is important to plan the right facilities to serve that growth.

An effective comprehensive master plan reflects the institution's mission, vision and strategic goals. It is a tool for making management decisions about facilities and resources. It helps to ensure that projects are done right the first time and that future projects follow a logical and systematic development plan. A master plan is also useful as a guide for future development by defining the location, scope, and character of proposed facilities, and as a schedule for capital budget projections.

Co-chaired by Provost Esposito and VP Schaefer, the Task Force convened in fall 1999. The membership is representative of a cross section of the campus community.



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Oakland University

Sailing into the Future

Physical Master Plan

2001 to 2020

Adopted April 2001

Table of Contents

Executive Summary

Section 1: Planning Framework

- 1.1 Physical Master Planning Principles
- 1.2 Master Planning Design Principles
- 1.3 Campus Master Plan Maps

Section 2: Plan Elements

- 2.1 Aesthetics
- 2.2 Historic Preservation
- 2.3 Open Space
- 2.4 Facilities
 - 2.4.1 Academic
 - 2.4.2 Administrative
 - 2.4.3 Auxiliaries
 - 2.4.4 Recreation/Athletics
 - 2.4.5 Housing
- 2.5 Parking & Circulation
- 2.6 Utilities

Section 3: Implementation

Appendices

- A. Plan Development Process
- B. Task Force Membership
- C. Importance of Existing "Squirrel Rd." Natural Area

Executive Summary

This document is the culmination of one and one-half year's work on the part of the Campus Master Planning Task Force. President Gary D. Russi commissioned the task force in September 1999, following authorization from the Board of Trustees in March 1999 to initiate a "comprehensive campus master planning effort with broad based consultation and campus representation". The task force is co-chaired by Vice President for Academic Affairs Louis Esposito and Vice President for Finance and Administration Lynne C. Schaefer. Full task force membership can be found in Appendix B. The task force has met regularly since October 1999, and engaged in a three-part campus wide consultation process in Winter 2000, Fall 2000 and Winter 2001.

This document is intended to offer a plan for the orderly development of the campus as the University evolves over the next 20 years. It provides answers to the questions "where and how", should the University decide to move in certain directions. The entire community has been engaged in its development. It is meant to reflect Oakland University's values, mission, vision and strategic goals. It is based on information gathered from various sources, including the Enrollment Planning Council, the Ad Hoc Parking Committee, the Office of Institutional Research, consultant reports, and others.

Key physical master planning principles developed by the task force, and affirmed by the campus community, include retaining an academic core campus at the northwest corner, clustered to encourage a pedestrian environment, with roads and parking on the periphery. Priority is given to the academic mission of the University, with most of the focus in the plan on the future development of the academic core campus. The planning principles also suggest there should be a critical mass of on-campus student housing of a minimum of 2,500 student beds.

The master plan also puts forth a number of design principles intended to guide specific facilities developments that may occur on campus in the future. These principles reinforce many of the planning principles, such as those regarding maintaining the academic core campus as a pedestrian environment. There are also recommendations regarding overall campus and facilities design, suggesting maintaining the rural or green belt edge of campus, establishing a minimum height for new buildings of three-stories, constructed of brick, pre-cast concrete and glass, incorporating technology as it develops and others.

To maintain this document as a useful development tool, it should be revisited and updated on a regular basis. Annually, the implementation section will be updated as part of the capital program. Other sections will be updated as major changes in facilities or administrative policy occur. Minimally, it should be reviewed every five years.

This plan identifies potential future sites for facilities construction or expansion to accommodate anticipated general and discipline-specific growth, consistent with other planning documents of the institution.

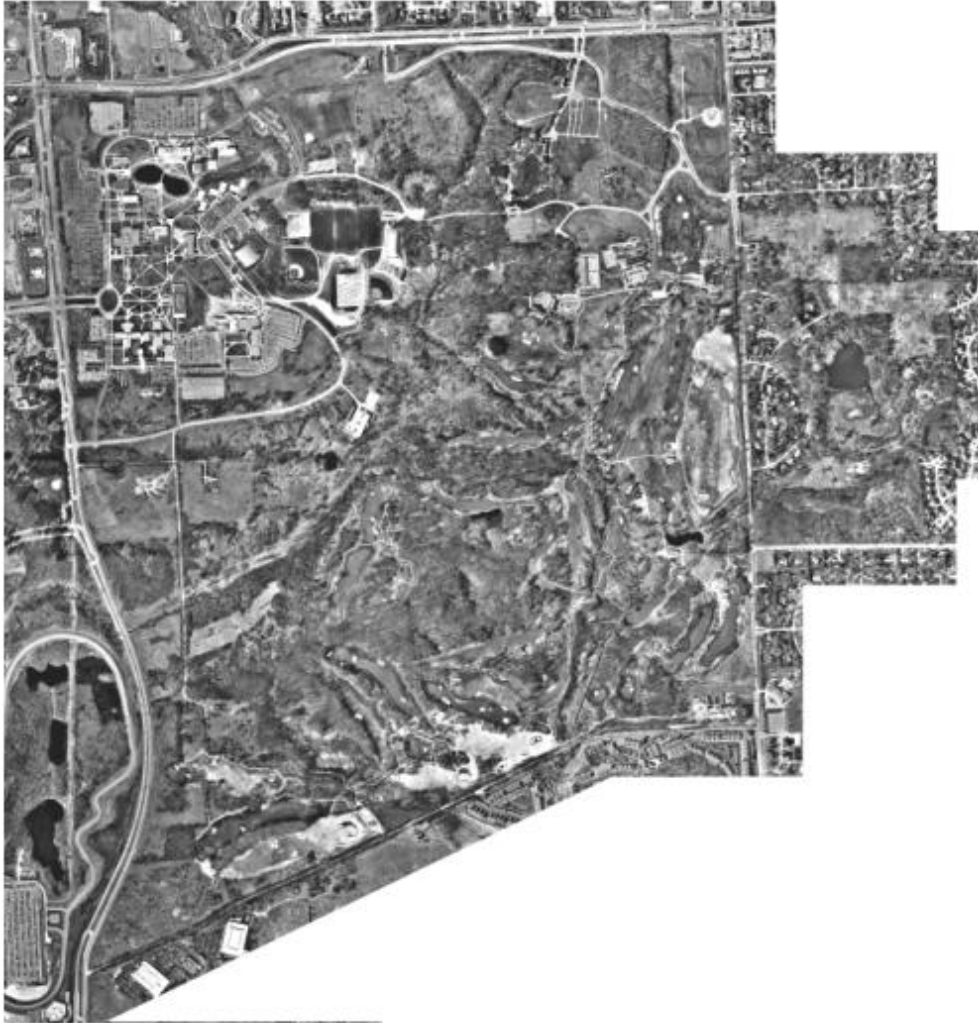
There are several important issues that are not covered by this plan, as the task force felt they were beyond the scope of its efforts. First, the plan does not address the Meadow Brook Subdivision, which is property owned by the University and leased on a long-term basis to Oakland University faculty and staff. The homes in the subdivision are owned by the individual faculty and staff members. Because of the long term lease commitments involved, the task force did not foresee any significant alternative use for this portion of the campus over the life of this master plan.

The plan also does not attempt to calculate or determine the programmatic or financial feasibility of any of the projects

described in this document. It is assumed that the University will undertake this type of analysis for individual projects as part of its regular strategic planning and capital budgeting processes.

Oakland University Campus, including Meadow Brook Subdivision

Aerial Photo Courtesy of Oakland County - Taken in Spring 2000



Oakland University Main Campus Area

Aerial Photo Courtesy of Oakland County - Taken in Spring 2000



Section 1.0: Planning Framework

Oakland University's mission statement was adopted by the Board of Trustees on July 21, 1982. It emphasizes four essential ingredients for the direction of the university: excellent and relevant instruction, high quality basic and applied research and scholarship, responsive and effective public and community service, and a comprehensive schedule of student development activities.

"As a state-supported institution of higher education, Oakland University has a three-fold mission. It offers instructional programs of high quality that lead to degrees at the baccalaureate, master's and doctoral levels as well as programs in continuing education; it advances knowledge and promotes the arts through research, scholarship, and creative activity; and it renders significant public service. In all its activities, the university strives to exemplify educational leadership."

In recent years, the university has been actively engaged in refining its mission and clarifying its future direction. These efforts include the 1995 ten-year strategic plan, the 1998 "Creating the Future" process, and the recent enrollment planning process. All of these are key inputs to this physical master plan.

The enrollment planning process has projected growth for the next ten years to be accommodated as part of the physical master plan. Based on growth in areas served by the university and recent growth trends at OU in particular, the enrollment planning report suggests that OU will grow by 33% over the next ten years, from the current 15,000 students to 20,000. No enrollment projections have been made beyond 2010. This physical master plan has allowed for the possibility of an undefined additional amount of growth beyond 20,000 by designating additional future building sites.

The enrollment planning report states: “As Oakland University plans for the future, it is critically important to note that the quality of academic and student services must keep pace with past and future changes in enrollment size and mix. As such, the University has a responsibility to maintain and in many cases improve teaching, advising, and service ratios in order to assure a quality educational experience for its future students. For example, the recruitment and retention of a diverse student population will require investments in numerous areas including faculty, staff, and facilities.”

The growth projected in the enrollment planning report is suggested to occur in a controlled manner. Undergraduate students are expected to continue to make up about 80% of the total enrollment. Enrollment growth will occur through continued increase in market share, and through the development of new and expansion of existing programs to meet student and community needs.

The projected growth patterns, along with facilities planning initiatives currently underway suggest a number of new facilities to be accommodated within the physical master plan. These are discussed in the Implementation Section.

The Planning Process

The planning process followed in the development of this document is fully described in Appendix B.

1.1 Physical Master Planning Principles

The first key document developed by the task force was the Physical Master Planning Principles. These twenty principles provide the underlying framework for the proposed physical master plan, and are intended to reflect the values, vision, mission and strategic priorities of the University.

1. The physical master plan shall give priority to the needs of the academic mission of Oakland University.
2. Oakland University’s 1,500 acres are a valuable and finite resource.
3. The physical master plan shall promote the development of a functionally effective and distinctly attractive university campus. Development should continue to promote the real and perceived safe environment of the campus.
4. Physical development should reflect the university’s values and visions, unique site conditions, and history. Although it should reflect the history of the institution, it should not be constrained by the past.
5. The campus shall be developed around a single academic core clustered to encourage and give preference to pedestrian traffic.
6. A well-designed principal campus entrance, including an information kiosk, should be developed so people can easily locate their destinations. All other entrances should be clearly marked with an Oakland University identification and signed for easy way-finding.
7. Campus visitors should have easy access to a centrally located welcome center, designed to provide assistance and key services.
8. To promote a pedestrian oriented campus, parking and roads should be on the periphery of the academic core. Parking should be sufficient to serve the needs of commuters. It should also accommodate the needs of special events.
9. Buildings should be organized around inviting, humanly scaled outdoor areas. Outdoor gathering areas are part of the campus identity and provide informal opportunities to gather as community. The Lake is a unique

feature that could serve as more of a focal point.

10. Academic facilities should meet the needs of teaching and scholarly endeavors as defined by the academic plan. A quality academic experience requires quality facilities. As much as possible, facilities for like disciplines should be physically adjacent/clustered, integrating teaching, research, and offices.
11. Facilities should anticipate and support changing technologies.
12. OU's competitive advantage will continue to be as a physical campus, not as a virtual university, however, distance learning and other alternative delivery modes for course offerings will be offered to provide additional scheduling flexibility for our students.
13. Student service facilities should be designed to promote a high quality, tradition-rich experience for both residential and non-residential students. The services should be inclusive of administrative functions that are convenient and highly accessible, including residences, food service, bookstore, assembly spaces (formal and informal), and recreation (indoor and outdoor).
14. There should be a critical mass of student housing sufficient for a 7 x 24- hour campus and a spirit of student life (a minimum of 2,500 beds). The University should move toward having a higher proportion of its student population living on campus. Housing should be clustered together around the edge of and in close proximity to the primary academic core and should be integrated into a campus system of safe pedestrian circulation.
15. Central administration space should be clustered and sufficient for the size of the campus population.
16. The natural features of the landscape should influence the placement of facilities.
17. The east campus National Register Historic District is a resource which the university has a custodial responsibility to maintain.
18. The physical master plan should consider the needs of all the campus auxiliaries including athletics and our unique array of cultural resources: Meadow Brook Hall, Theatre, Art Gallery and Festival.
19. The university should recognize the importance of building pedestrian and programmatic links to the surrounding community.
20. Partnerships between OU and other public or private entities should be pursued within the context of their compatibility with the university's mission and strategic goals and the planning principles stated above.

1.2 Master Planning Design Principles

The next key document developed by the task force was the Master Planning Design Principles. These design principles provide guidelines for overall campus design and begin to provide direction for design of specific new campus facilities.

1. Future development of the campus should maintain the rural/green belt edge, maintaining a uniform image of the property from the perimeter. The campus should be visible beyond the green belt from the outside community. A defined image should be developed to present to the community.
 - Parking lots and paved areas should be screened and not be the primary view from off-campus.
 - The landscape of the non-academic campus should continue to incorporate park-like areas as well as natural areas.
2. Green space is a characteristic of the OU campus.

- The main campus should have a mix of outdoor spaces incorporating seating areas into the design. There should be some large formal spaces such as the Library Mall. Other spaces should be smaller, more informal, adjacent to buildings in areas like the SEB courtyard and in association with the Oakland Center. The Lake should be enhanced to be an inviting outdoor gathering area.
 - Plantings should be enhanced in key locations. The selection of plant materials should consider maintenance, aesthetics, and safety. Native plants should be given priority. Specific plant types are identified in the Site Development Guidelines maintained by Campus Facilities and Operations.
 - Outdoor non-smoking areas should be established.
3. The circulation systems should separate vehicular and pedestrian traffic.
- Vehicular circulation should be confined primarily to the perimeter of the academic campus.
 - The loop service road should be maintained, however, through traffic is of some concern. Consideration should be given to moving the loop road to the far side of the lower playfields.
 - The academic campus should be primarily a pedestrian environment. Eight-foot wide concrete walks should connect buildings efficiently.
 - Pedestrian and bicycle access from off campus must be improved.
 - The university should consider linking to county trail systems.
 - Facilities should be designed to accommodate bicycles to supplement both automotive and pedestrian traffic.
 - Transit areas should be considered.
4. The design of new buildings on the academic campus should respond to a number of design principles:
- Generally, new buildings should be a minimum of three stories. Additional height uses less land and provides an opportunity for visibility, particularly from off campus.
 - Building materials should be compatible with existing building materials-emphasizing brick, pre-cast concrete, and glass.
 - Buildings should be fully and conveniently accessible.
 - Building entrances should be obvious as well as inviting. Primary entrances should open into lobby areas. Corridors should be wider in more public areas. Interior lighting upgrades should provide clear direction and orientation within buildings.
 - Building design should incorporate the needs of technology.
 - Providing exterior windows for offices is a design objective.
 - Indoor and outdoor spaces for students to gather informally should be incorporated into the design.
5. Exterior signage should present a consistent image campus wide.
- Signage should provide for clear direction and orientation both day and night. Lighting should be added to signs, particularly those providing information for areas generally accessed by the community.
 - An entry information kiosk should be considered.
 - Special event signage should be consistent with permanent signage.
6. More artwork and more varied artwork should be incorporated into facilities and throughout the grounds.

1.3 Campus Master Plan Maps

Based on the Physical Master Planning Principles and the Master Planning Design Principles, three maps were developed to show potential future development sites on campus. The campus master planning task force is not recommending any particular facility included on these maps, but rather is suggesting appropriate sites if the University

should choose to go forward with any of these types of facilities in the future.

Map 1 – Main Campus, Potential Building Sites

Potential new facilities are located consistent with the following identified principles:

Cluster like academic disciplines together:

- Three sites are identified for future growth in the sciences, engineering, health sciences, and nursing, clustered at the southwest corner of the academic core campus.
- A site near the new Elliott Hall is identified for possible future expansion of the School of Business Administration.
- An additional site at the south end of South Foundation Hall could allow for the future expansion and consolidation of the Humanities, with classrooms, laboratories, and offices in the same facility.
- An expansion of performing arts academic and professional programs would be connected to Varner Hall where existing academic programs are located.

More visibility from off campus:

- Two building sites for future buildings frame the front entrance.
- Phase 1 Student Apartments are located along Walton Blvd. To create visible signs of campus life.
- Minimum three-story height for new buildings.

Priority to the academic mission:

- Education and Human Services Building site.
- Future academic building site located near O'Dowd Hall.
- Potential future expansion sites for Social Sciences, Humanities, Business Administration.
- Relocation of facilities services away from core campus to allow for prime future academic expansion.

Student service facilities for a quality experience:

- Sites for expansion of the Oakland Center and North Foundation Hall.
- Identification of site for future expansion of outdoor student recreational areas.

A critical mass of student housing:

- Two sites for student apartments and a third site for a possible suite-style residence hall.

Map 2 – Main Campus, Open Space and Parking Sites

Green space is a distinguishing characteristic for Oakland University, including the desire to maintain a rural/green belt edge:

- Maintain open Library Mall at front entrance.
- Maintain and enhance The Lake as an open space area.

Space for recreation and athletics:

- Maintain outdoor recreational field areas for their current use.

Sufficient parking to meet needs, but on the periphery:

- Future sites for parking structures have been identified by Walker Parking Consultants following a comprehensive study.

Map 3 - Entire Campus, Other Development Sites

Maintain the National Register Historic District.

Natural features influence the placement of facilities:

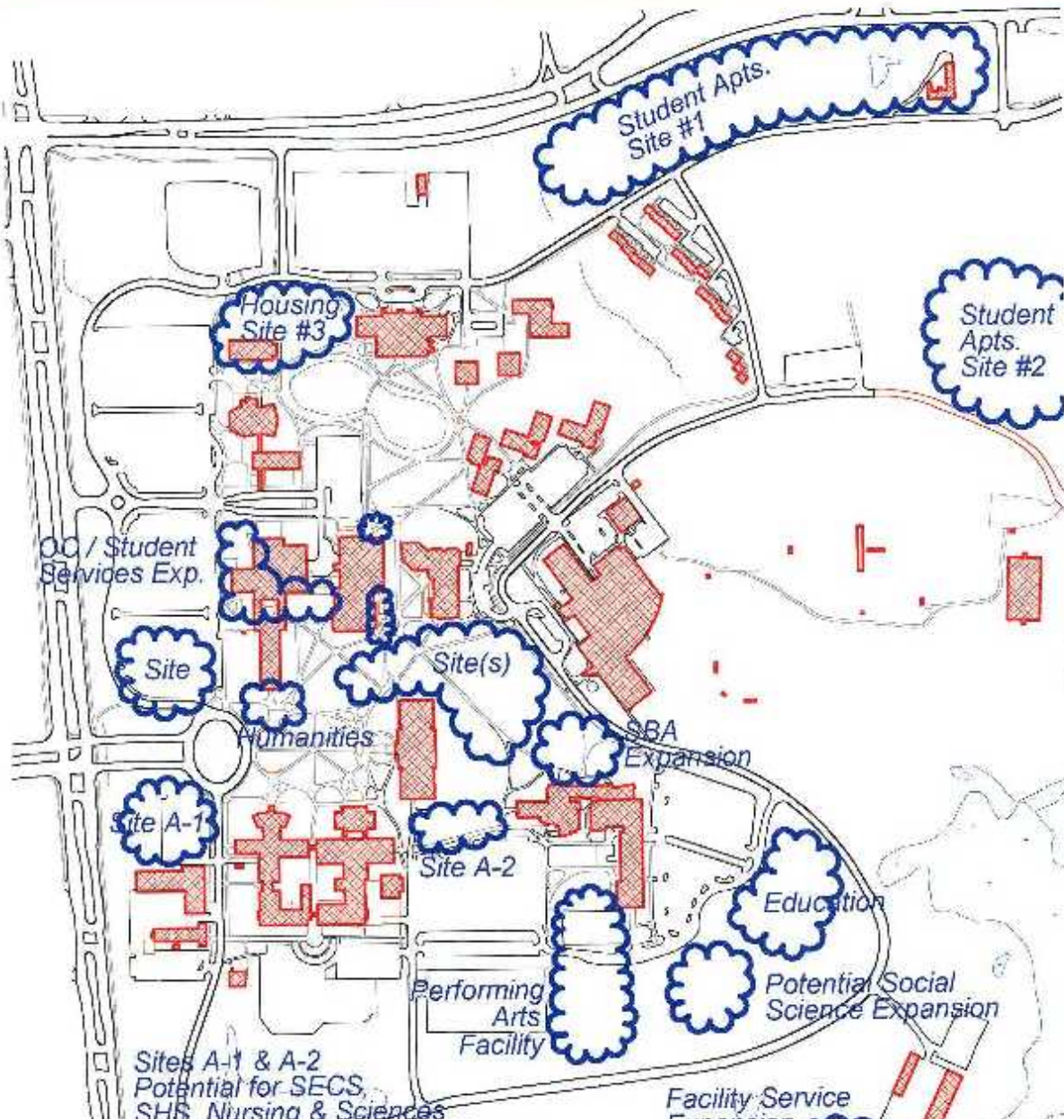
- Two University Preserves are designated at the south end of the campus, in response to a recommendation from the University Senate.

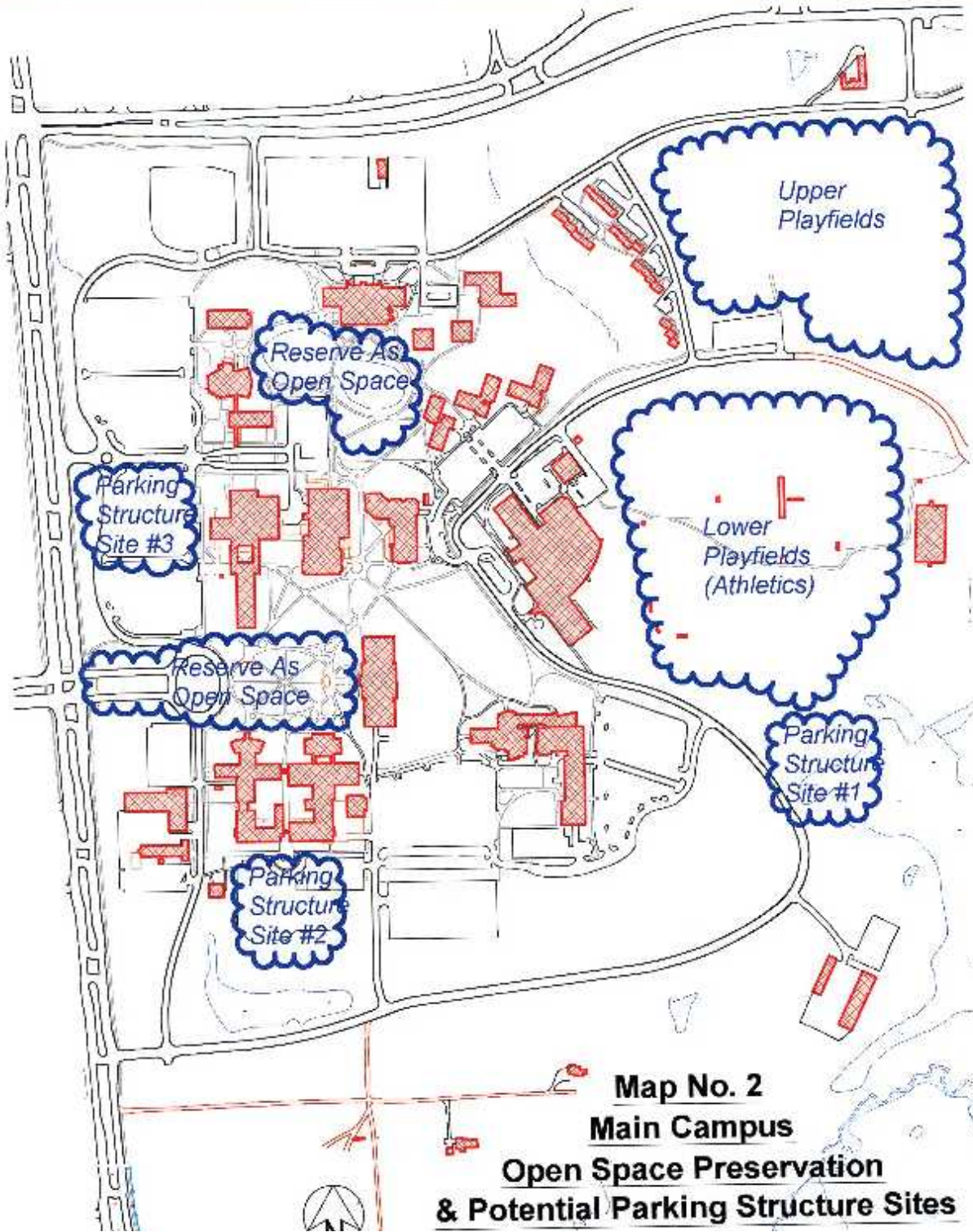
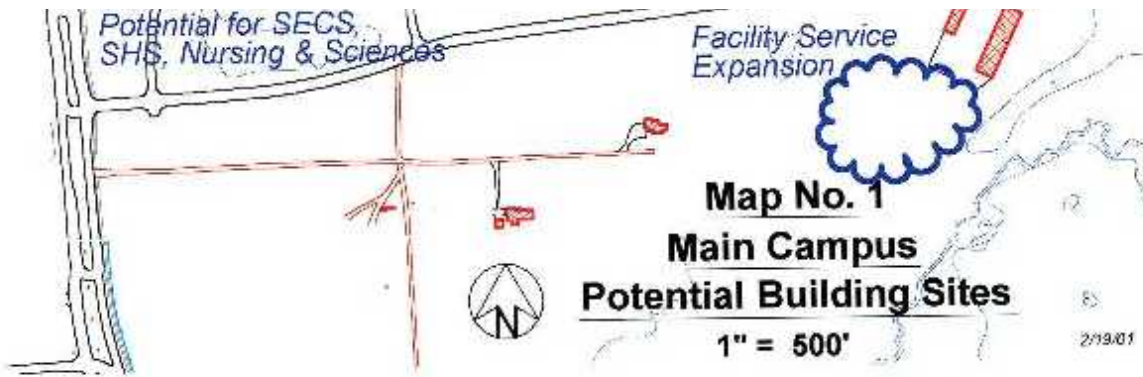
Sites for possible partnerships area identified:

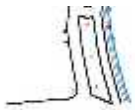
- A potential hotel/conference center.
- A potential research and development park.

Providing high quality student services and addressing the facility needs of the auxiliaries:

- A potential convocation center/arena site.



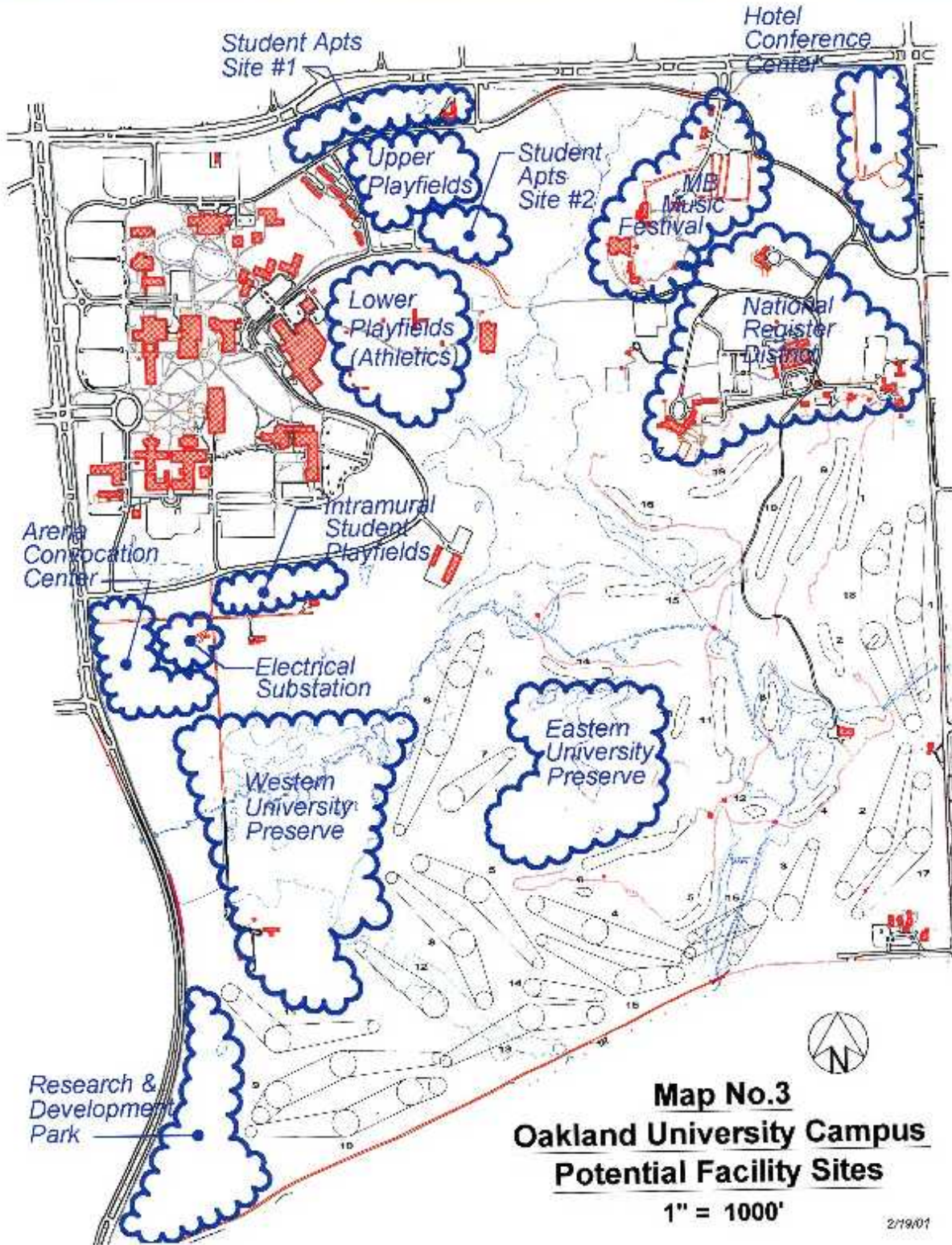




& Potential Parking Structure Sites

1" = 500'

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Map No.3 Oakland University Campus Potential Facility Sites

1" = 1000'

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Section 2.0: Plan Elements

2.1 Aesthetics

Background and Historic Context

The 1500 acres that comprise the Oakland University property were donated to the State for the purpose of establishing a university. In 1957, at the time of the university's founding, the surrounding area was very rural in character. The university property was a mix of field areas, woodland, and wetland, with rolling topography. The property had been a country estate, mansion and farm. Significant structures in existence at that time are now listed on the National Register of Historic Places (see Historic Preservation). There were several other farm buildings at the time, some of which have been converted to university use and form part of the aesthetic character of the campus.

Existing Conditions

By the 1990's the area surrounding the university had developed a suburban character. Adjacent property development has occurred without considering its relationship to the university.

Viewed from off campus from most directions, it is not readily obvious that the property is home to a university. The dominant aesthetic image of Oakland University is rolling green space with a large number of mature trees. Buildings generally do not make major architectural statements. The extensive signage system is subdued. Lighting, using uniform fixtures, is designed to provide a safe environment.

Landscaping is designed for ease of maintenance with some higher maintenance gardens at key image areas. Large expanses of lawn and trees are dominant throughout the main campus and parts of east campus. Extensive natural areas are dominant elsewhere on the property. Landscaping is discussed in more detail under Open Space.

Existing buildings generally use varying combinations of brick, concrete/pre-cast, and glass. Most of the main campus buildings are not distinctive from a design perspective. More recent buildings, beginning with Science and Engineering, have attempted to incorporate more interesting design details.

Looking Ahead to 2020

Many of the physical master planning principles are in direct response to the existing aesthetic environment.

- The principles reaffirm existing conditions on campus, calling for an effective and attractive campus that is safe. The University should continue to focus on upgrading and enhancing lighting on campus in support of a safe, comfortable campus environment.
- The plan calls for more attention to the main campus entrance, including a "welcome" center or information kiosk, better signage for way finding and visibility from off-campus, and better defining the periphery of campus.
- The plan recognizes that the university is currently an island separated from surrounding community by streets that are not pedestrian friendly. Ways to improve the pedestrian links should be explored to enhance campus life. This is discussed in more detail under Parking and Circulation.
- Original farm buildings from the Meadow Brook estate provide a visible linkage to the University's past. The future disposition of the remaining farm buildings should be decided on a case-by-case basis, following an evaluation of the cost to retain compared to their aesthetic and functional value. (Criteria for this evaluation is expected to be brought forward by the Campus Development and Environment Committee.)

The master planning design principles were developed in response to positive and negative images of existing development. All of the design principles relate to campus aesthetics.

- From off campus, from most perspectives, there is little to tell the passerby that the property is home to a major public university. The plan seeks to enhance the images of the campus from the periphery while continuing to separate it with a defined edge. Positive images include the main entrance sign at University Drive and the SEB tower. Negative images include the view of the main parking lot.

- Since smoking is not allowed inside buildings, many smokers gather at building entrances, creating a nuisance for people coming in and out of the buildings. Alternative accommodations for smokers should be explored.
- The circulation systems should separate vehicular and pedestrian traffic. This principle and its components are discussed in detail in the Parking and Circulation section.
- The plan envisions the creation of additional visible landmarks on campus. The SEB tower, while functionally not required, is visible from off campus and has become a landmark.
- Most of the existing campus buildings are architecturally similar, and are functional but don't make strong design statements. Future facilities design should strive for distinction while maintaining consistency with existing building materials. These materials should be used creatively to provide stronger design statements.
- The plan emphasizes the importance of providing full and convenient access for persons with disabilities to campus facilities. This accessibility should not appear to be an afterthought.
- Many entrances to existing campus buildings are not clearly defined. The plan identifies as examples of good definition the entrance to the Student Recreation and Athletic Center, and poor definition the entrances to Varner Hall. Once inside buildings, there should be sufficient signage about departments housed there and how to find key rooms. Existing buildings could be improved and new buildings should not repeat past mistakes.
- The plan does not attempt to predict what form future technology will take. At minimum, the University should attempt to anticipate future technological directions in the design and construction of new facilities.
- Indoor and outdoor gathering spaces for students will enhance campus life. These spaces provide opportunity for informal interaction, a major benefit of a physical university over a virtual university.
- The need for clear and adequate signage is addressed in several of the principles.
- The arts are part of the history of Oakland University. Incorporation of artwork enhances the university experience. Existing artwork should be placed on a maintenance schedule and additional future artwork should be planned. The primary responsibility for this is through the Meadow Brook Art Gallery, which has curatorial responsibility for the collection.

2.2 Historic Preservation

Background and Historic Context

The history of the Oakland University property is an important part of the context for future plans. In 1957, the Meadow Brook property was donated by Alfred G. and Matilda Dodge Wilson for the purpose of establishing a university. In 1980, the 123.5 acres and 15 structures known as Meadow Brook Farm were listed on the Federal Register of Historic Places (V45, No. 54, P.174461, March 18, 1980). A campus map showing the boundaries of the District, as well as identifying the structures that are included on the National Register can be found at the end of this section. The structures are Meadow Brook Hall, Knole Cottage, Carriage House, Riding Ring and Stables, Sunset Terrace, Power Plant/Garage, Playhouse, Danny's Cabin, Pool and Cabana, Clubhouse, Dodge Farmhouse, Ice House, Greenhouse, Root Cellar, and Water Tower. The nomination form states: "The Meadow Brook Estate achieves significance not only for the architectural, cultural, and educational attributes of Meadow Brook Hall, but also for the agricultural excellence of Meadow Brook Farms, for the associations with automotive entrepreneur John Dodge, and for the natural beauty of its landscape." The addition of these facilities to the National Register occurred in April 1979.

The property is governed by the National Historic Preservation Act of 1966 (Public Law 89-670) and the Archaeological and Historical Preservation Act of 1976 (Public Law 98-291). The latter requires an archaeological survey prior to all excavations and alterations on all the natural and man-made environments. The former requires projects with federal funds that involve the sale, transfer, alteration and destruction of such "sites" must be submitted to the State Historic Preservation Officer for review. This is to ensure that the historic properties are not destroyed without a careful assessment of project alternatives.

Existing Conditions

The majority of the structures on the Register continue to be used by the university.

Meadow Brook Hall, along with Knole Cottage, is maintained as a museum house. The Carriage House is a support

building for the Hall. A visitor arrival area has been developed in the courtyard framed by the carriage house. Meadow Brook Hall is a self-supporting auxiliary. Revenue sources include admissions, special events such as weddings, and its major fundraising event, the Concours d'Elegance. Relatively recently, courses in museum curating have been developed and are offered through the Department of Art and Art History. Currently underway is a project to reduce ultra violet light to protect the collection.

The former riding ring and stables are now known as the Shotwell Gustafson Pavilion and Meadow Brook Health Enhancement Institute. The Institute serves both the campus and the surrounding community as a not-for-profit auxiliary of the university offering health related programs. It is a university auxiliary and has an integral relationship with the School of Health Sciences. The pavilion is used in conjunction with the Institute as an exercise space. It is also used by the university for large events.

Sunset Terrace is the residence of the President of the university.

The Power Plant/Garage, the Playhouse, Danny's Cabin, the Clubhouse, and the Root Cellar have all been incorporated into support facilities for the Katke-Cousins and R&S Sharf Golf Courses. The Clubhouse was constructed in the early 1900's by John Dodge to serve his 9-hole golf course.

The water tower was removed in the early 1980's because it was in poor condition and presented a liability for the university.

The pool and cabana are currently abandoned and are not in good repair. Consistent with laws governing properties on the National Register, the university should study possible options for reuse of these facilities. Should the university decide to removed the pool and cabana, the State Historic Preservation Office must be notified of the university's intentions.

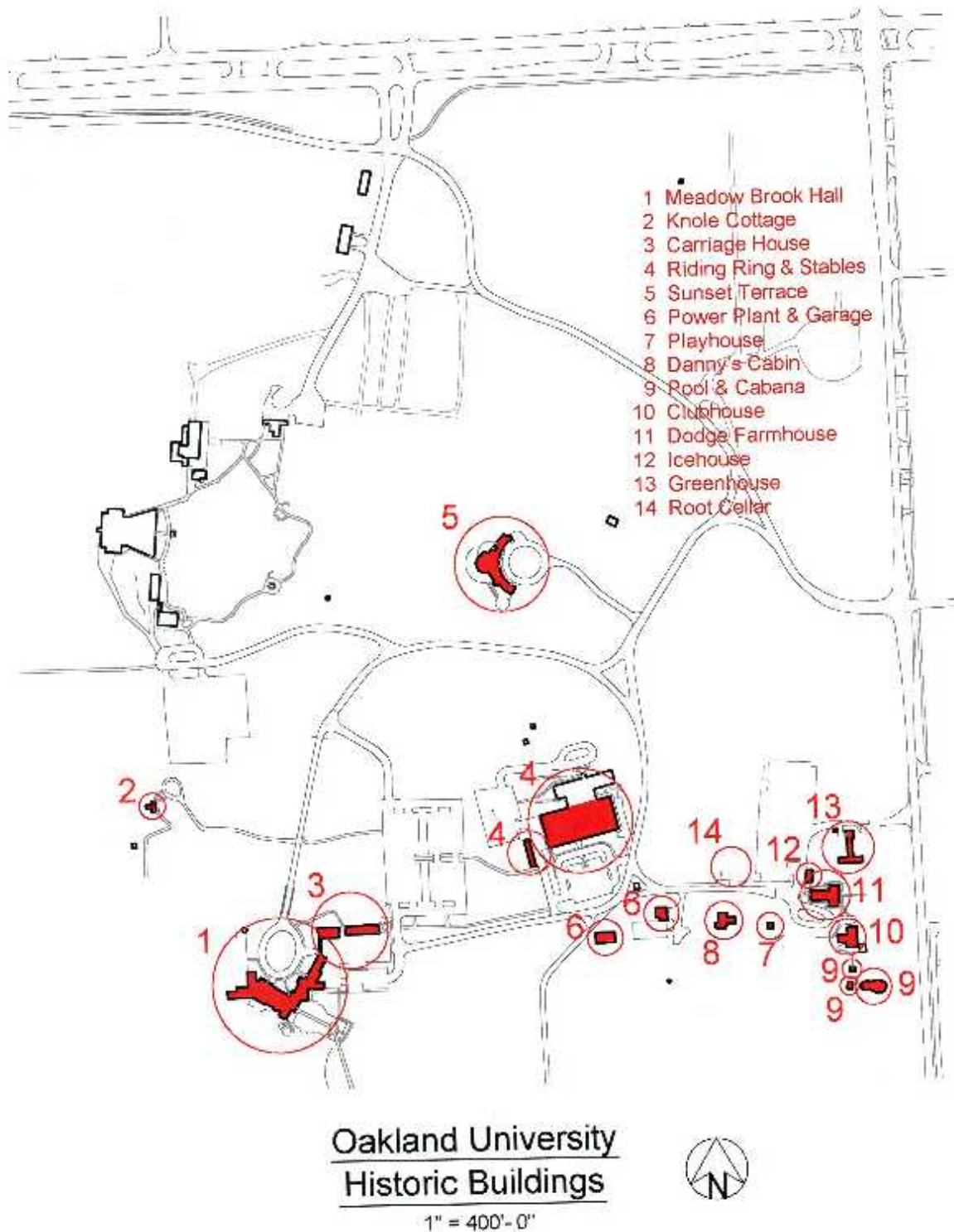
The Dodge Farmhouse is used by the university's alumni and development offices. The university has recently invested in a new roof, repaired and repainted the siding, and installed new windows. The Ice House, adjacent to the Farmhouse, is used for storage.

The Greenhouse was designed by notable English architects, Lord & Burnham, and is one of the few remaining examples of their work. Still used as a greenhouse, it is in need of extensive renovation.

Looking Ahead to 2020

Many of the planning principles developed by the task force relate to these historic areas of the campus.

- The level of past maintenance has caused several of the structures listed on the National Registrar to deteriorate. A more aggressive maintenance plan should be developed. Alternative funding sources, including revenue from auxiliaries in the District, should be explored.
- More effort should be expended to integrate this valuable historic resource into the life of the university to help differentiate Oakland University from its peer institutions. The university has a unique opportunity to enhance connections to this resource to both the academic program and to extracurricular programs.
- In planning for the future of the National Register facilities, the needs of the auxiliaries housed within the District must be considered. Planning for the long-term functionality of the auxiliaries must be done in the context of the limitations and opportunities of these unique physical facilities.
- The original farm buildings located on campus, while not on the National Register, add to a sense of history for the University community. These structures should be evaluated on a case-by-case basis to determine whether they should be retained based on criteria developed by the Campus Development and Environment Committee.
- A possible conference center/hotel has been discussed for the corner of Adams and Walton. Should this development proceed, it would be important to maintain a buffer/transition zone between it and the adjacent Historic District. There may also be opportunities for mutually beneficial collaboration between these facilities.



2.3 Natural Areas/Open Spaces

Background and Historic Context

Open Space is one of the distinguishing characteristics of the Oakland University campus. This is increasingly true as the development in the areas surrounding the campus continues to accelerate and there is less and less natural landscape in these neighboring areas.

Existing Conditions

There are different types of open space on campus. These include:

- Undevelopable land, primarily wetlands. As illustrated on the map at the end of this section, the wetlands occur extensively in the southern half of the campus and east of Adams Road, behind the faculty/staff subdivision. The wetlands are part of the Clinton River watershed (also see Utilities).
- Developable land. This category of land represents a significant portion of the University campus. A certain portion of this developable land has already been reserved for possible future development within the timeframe of this master plan, including sites for student housing, a conference center/hotel, a convocation center/arena, and a research and development park. Other portions of this developable land have been designated to remain undeveloped for the timeframe of this master plan. The University Senate recommended the creation of "biological reserves" in the southwestern portion of the campus. This property is an ecologically significant area that contains many different species of plants and animals. It is an area that is an important academic resource for teaching and research. It is also an area that enjoys recreational use by the University and surrounding community. These areas are designated as University Preserves (see Campus Map #3). There are also significant portions of developable land that are not designated for either future development or preservation.
- Outdoor recreation areas, including athletic and recreation fields, golf courses, and the Meadow Brook Music Festival.
- Landscaped areas.
- Buffer zones.

Looking Ahead to 2020

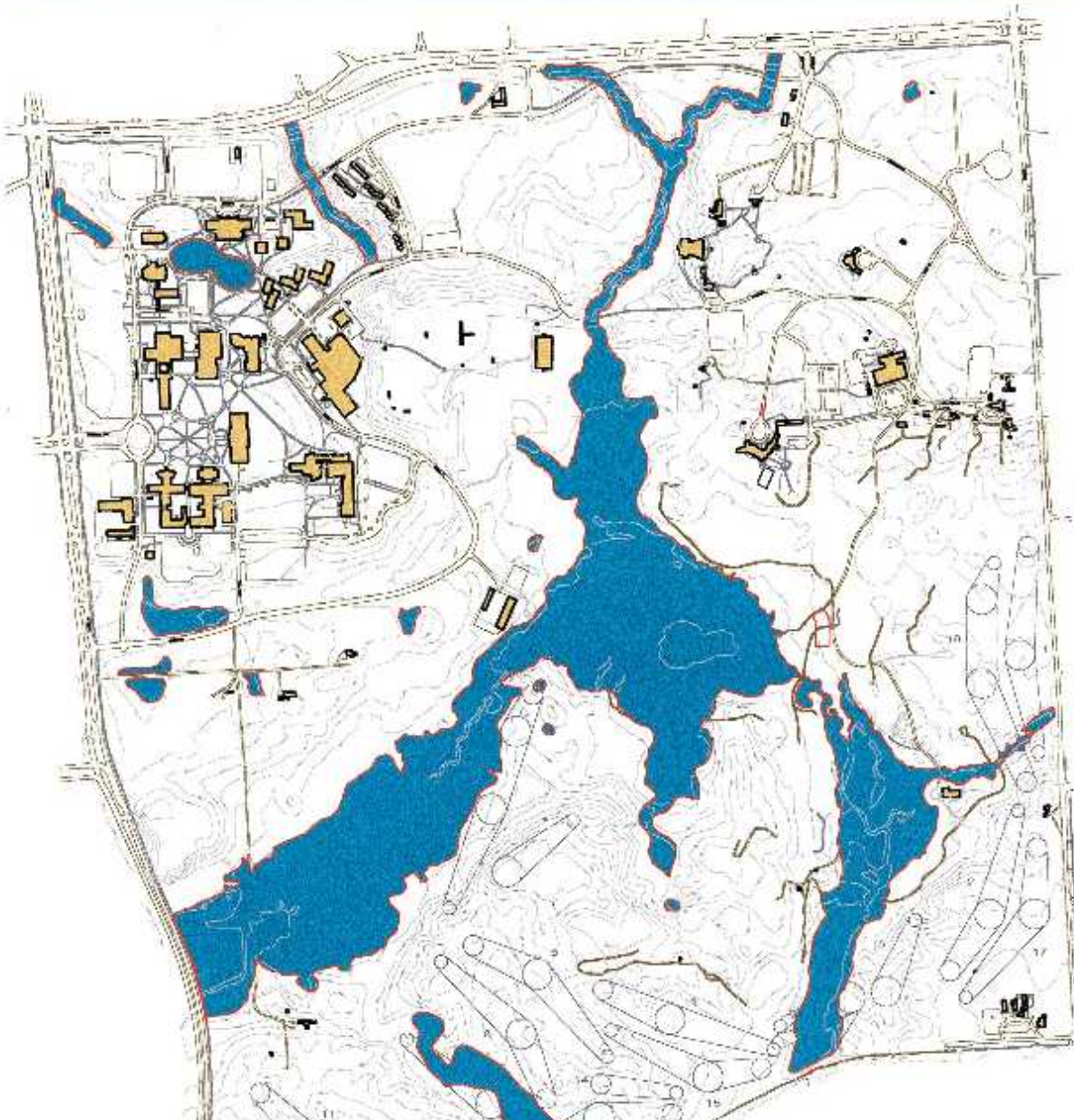
The desire to maintain open space as the campus develops has been addressed in both the Planning Principles and Design Principles.

- The plan calls for buildings to be concentrated in planned areas in order to maintain as much open space as possible.
- There is a desire for higher quality open space within the built environment of campus. Open space should be designed with the same level of thought as the buildings themselves. The design should be based on the objectives and planned use of the space. The open space should not be defined simply by the absence of buildings, but by attractive, human scale outdoor gathering spaces, way-finding, and aesthetics.
- The plan also addresses open space away from the built environment. Clear objectives for the land must be defined. Objectives might include long term natural open space, various types of recreation, and land reserved for future development. In addition to maintaining natural, undeveloped tracts of land, the plan also calls for the development of park-like areas, including maintained landscaping, primarily mowed lawn. Natural areas on campus include extensive woodlands and wetlands.
- The plan proposes the creation of two University Preserves (Eastern and Western) covering approximately 110 acres in the southern section of the campus. The Eastern and Western University Preserves are natural areas that are designated to remain undeveloped. These areas are of tremendous importance to the University community because of their academic, environmental, recreational, and aesthetic value. Although the primary use of the University Preserves will likely be for teaching and research, they would also be open to the University community and public for such activities as hiking, bird watching, and nature study. This proposal is in response to the University Senate recommendation described above.

- The plan includes a strip of approximately 30 acres of natural area between Squirrel Road and the Western University Preserve that is not designated for either development or preservation. This area, like the University Preserves, is an ecologically significant area that contains large trees, meadows, a stream, and extensive wetlands. (See Appendix C for a discussion of the aesthetic, ecological, and academic significance of this area). During the consultation process, there were strong objections voiced to developing this natural area. Many individuals and groups, including the Student Congress and the University Senate expressed these views. Future discussions about alternative uses for this strip of land should consider its significance as a natural area.

Many existing outdoor spaces are not enhanced to their potential. Benches are arranged haphazardly or are not present at all. The scale of the development is often at odds with the size of the space – a single bench in a large courtyard is not inviting. Plants are one good way to break down large open spaces into more human scale gathering areas. Designs have been proposed for the west plaza of Varner and the courtyard of the science and engineering complex. These designs are good examples of using plants and hardscape to create more inviting outdoor gathering areas. Sketches of these two proposals are included at the end of this section.

Some areas have been designated to remain as open space. On the main campus, these include the Main Entrance and Library Mall and The Lake. These two areas have been designated in particular for their images. The entrance/library mall provides a formal vista both into and out of the campus. The Lake is one of the more photographed images of the campus. Research indicates that these are the kinds of images that alumni retain from their university experience. These fond images tend to create lifelong connection to the University.

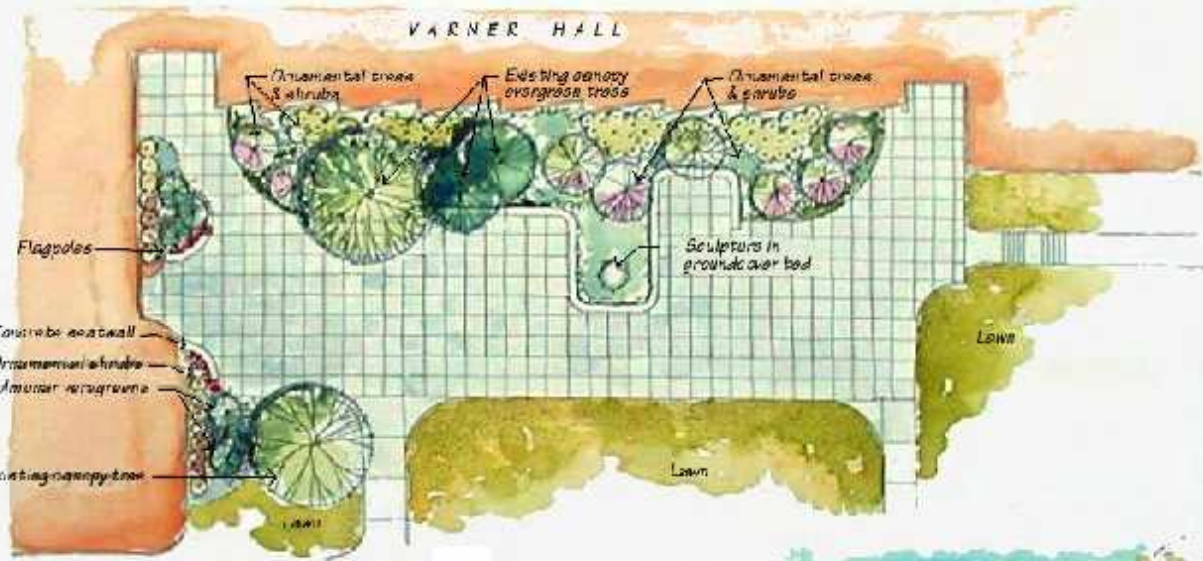




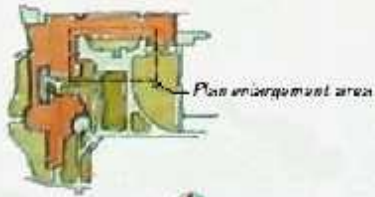
Oakland University Un-Developable Land



1" = 1,000'



LANDSCAPE PLAN



KEY PLAN

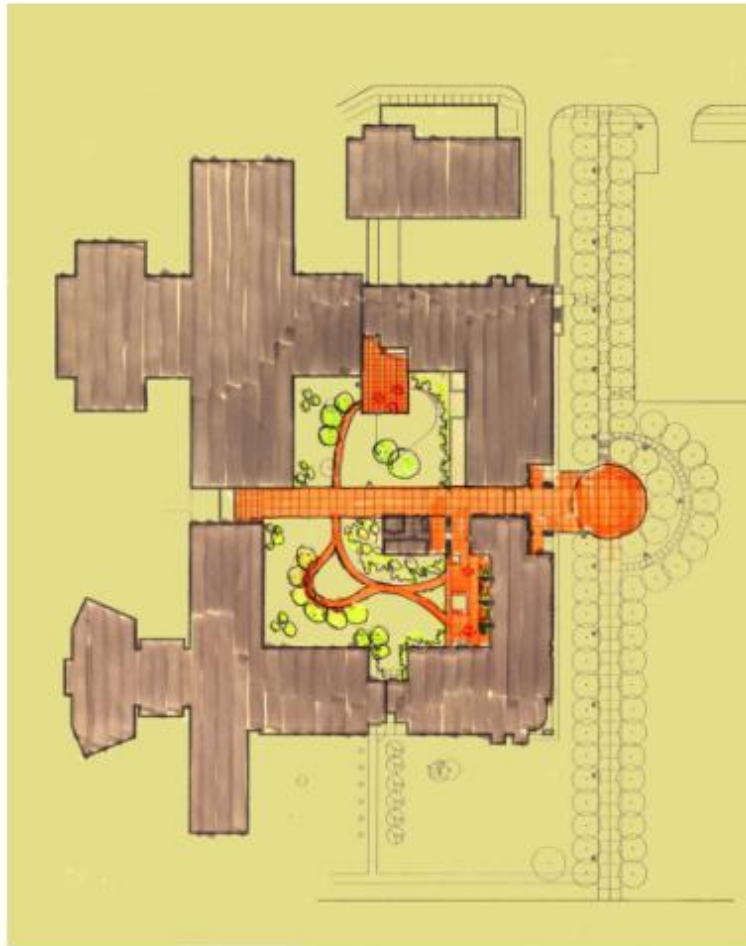


VARNER HALL ENTRANCE



VARNER MEMORIAL GARDEN
OAKLAND UNIVERSITY
BROOKFIELD, MICHIGAN





Science & Engineering Courtyard

2.4.1 Academic Facilities

Background and Historic Context

The university is organized into one College and five Schools. Baccalaureate degrees are offered in 110 majors, 62 minors, 17 concentrations, and 14 specializations. On the graduate level, 8 doctoral degree programs are offered, 32 master's degree programs, 1 educational specialist program, and 22 graduate certificate programs.

As part of the process for developing a comprehensive master plan, an enrollment planning study was undertaken. A significant recommendation of the study was to continue to allow the overall university enrollment to grow in response to the demands of OU's service area. The study projects a 33% increase in enrollment in the next ten years, assuming funding and facilities keep pace with the demand.

Existing Conditions

OU has less building square footage per student than all but one of the 15 Michigan public universities. The ratio of space to enrollment should be at least near the overall average, given the University's program mix requiring larger than average amounts of space, i.e., the number of doctoral programs and the relatively large number of engineering and science programs. Program by program comparisons to national norms for disciplines indicate that nearly all programs, even the School of Business Administration with its new facility, are short in space compared to national norms.

Classroom utilization is very high, especially in the evenings. OU's enrollment includes a large number of non-

traditional students. Demand for evening classes far exceeds available facilities. To accommodate the demand, a large number of evening classes are offered at area high schools.

The limited amount of specialized program space affects overall space functionality. This is particularly evident in the most impacted areas of Education, Engineering and the performing arts. New facilities for the sciences and business provide the performing arts. New facilities for the sciences and business provide good space for programmatic needs.

Academic programs are offered in a small number of buildings on the OU campus. These are briefly described below:

- Elliott Hall of Business and Information Technology – Completed in 2000, it houses the School of Business Administration and the newly created Information Technology Institute. Space is well designed to meet the current programmatic needs of these two entities, however there is insufficient space to accommodate projected future growth.
- Dodge Hall of Engineering – completed in 1969, it houses primarily engineering and biology laboratories, offices, and classrooms. It also houses the Eye Research Institute and the administrative/academic computer center. The School of Engineering and Computer Science has a significant space deficit compared to national standards.
- Hannah Hall of Science – Completed in 1961, it houses science, health science, and engineering laboratories as well as classrooms and offices. Air conditioning was added as part of a major energy project undertaken by the university several years ago. Portions of the building were renovated to accommodate health sciences as part of the State funded Science and Engineering Building.
- Kresge Library – Completed in 1961 with additions in 1989, it is the central library for the institution. The entire building was re-carpeted in 2000.
- North Foundation Hall – Completed in 1959, it is primarily an administrative services building, but also includes three classrooms. The building is in need of a general facelift and significant improvements to the air distribution system.
- O’Dowd Hall – Completed in 1982, it houses the School of Education and Human Services, the School of Nursing, the Graduate Office, the Registrar, the Departments of History, Linguistics, and Philosophy and a number of general purpose classrooms. The building continues to suffer from leaks along the curtain wall, which has been a problem since its construction. A limited amount of space will become available for reallocation when the School of Education and Human Services moves into its new facility.
- Science and Engineering Building – Completed in 1997, it houses portions of the department of Biology, Chemistry, Electrical & Systems Engineering, Mathematics and Statistics, and Physics. There is some room for enrollment growth for these disciplines in the space allocated in this building.
- South Foundation Hall – Completed in 1959, it is primarily a classroom building. Air conditioning was added as part of the university’s energy project. Technology has been added to the classrooms over the past several years. The classrooms in this building are used by nearly all-academic disciplines.
- Varner Hall – Completed in 1970, it houses the departments of Music, Theatre and Dance (MTD), Political Science, Sociology/Anthropology, the offices of the Dean of the College of Arts and Sciences, and the Women's Studies program.
- Wilson Hall – Completed in 1967, it houses the department of Art and Art History; English; Modern Languages and Literature; and Rhetoric, Communications and Journalism. It also houses Meadow Brook Theatre, the Center for International Programs, and several administrative offices. All of the units in this building are cramped for space.

- There are also a small number of classrooms in Vandenberg Hall and the Honors College. Pryale Hall, originally a dormitory, now serves the academic functions of the Department of Psychology.

Looking Ahead to 2020

The physical master planning principles give priority to the needs of the academic mission of Oakland University, emphasizing its overriding importance.

- The University will commence construction in Spring 2001 of a new 130,000 square foot building to house the academic functions of the School of Education and Human Services. The master plan identifies the most appropriate site for this new facility, according to the physical master planning principles, to be south of Varner Hall, overlooking Pioneer Drive and existing natural areas. This building is scheduled to be completed in Summer 2002.
- The University has identified facilities needs for the performing arts and for academic programs that are related to the automotive industry as its highest priorities for state capital outlay funding. These projects are intended to address space shortfalls in these programmatic areas, as well as to enhance the University's ability to develop partnerships with public and private entities and with residents within its service region.
- This focus on academic priorities is also one of the motivations for the South Foundation Hall renovation/addition project. This project would adapt South Foundation Hall from its predominance of classrooms used by disciplines across campus to an integrated facility with offices, laboratories, classrooms, and student spaces for several Humanities departments. The desire to cluster like disciplines whenever possible is a major factor in the selection of future building sites.
- Consistent with the principle of clustering academic program spaces, the University should consider relocating the Department of Psychology from Pryale Hall to an academic facility housing other social science disciplines at some point in the future.
- The plan calls for new facilities to anticipate and support changing technologies. While the task force understands it cannot predict future developments in the technology arena, new facilities should be designed to anticipate the direction of technological developments.
- The task force believes that OU's competitive advantage will continue to be as a physical campus, not as a virtual university, however, other alternative delivery modes for course offerings will be offered to provide additional scheduling flexibility for our students.
- The need for adequate, discipline specific teaching space cannot be over emphasized.
- The plan identifies a potential future site for a research and development park that would create partnerships with corporate entities that would benefit and support the academic mission of the University.

2.4.2 Administrative Facilities

Background and Historic Context

Unlike many universities of similar size, Oakland University does not have a main administration building. Administrative offices are distributed across campus into various buildings depending on space availability. As the campus has grown, this has created a somewhat haphazard and inefficient arrangement of offices.

Existing Conditions

The current arrangement of administrative offices has been determined to be ineffective for the delivery of services. Numerous committees have studied alternative arrangements for the delivery of student services with the goal of limiting the number of points of contact required for basic services. Many offices are located in hard to find locations. Most notable are Graduate Admissions, and Placement and Career Services. Some services appear to be offered in multiple offices (for example, advising and remedial programs), making it difficult for some students to determine where to go for these services. In general, most administrative offices are short of space and/or are inefficiently configured for the current way that the business of the office is conducted.

Looking Ahead to 2020

There is a clear need to invest in improved facilities for administrative offices in order to provide better service to students and to improve the efficiency of individual administrative offices.

- The proposed renovation/addition to North Foundation Hall to consolidate student services business functions and potential relocation of other administrative offices to Wilson and O'Dowd Halls would provide for better customer (student) service and greater administrative efficiency. In accordance with the master planning principles, this project should be given high priority as critical to Oakland University's success.
- Enhanced technology should be part of any administrative project.

2.4.3 University Auxiliaries

Background and Historic Context

Oakland University has a mix of traditional auxiliary units and some rather atypical ones as well. The more traditional auxiliaries include the student center, student housing, athletics, and campus recreation.

The less typical auxiliaries arose through the history of the campus. These include Meadow Brook Hall, Meadow Brook Theatre, Meadow Brook Music Festival and the Golf and Learning Center.

Existing Conditions

Each of the auxiliary units has a slightly different relationship to the university. Some are integrated into the life of the institution. Some are totally self-supporting. Others are subsidized by the general fund of the institution. All make a significant contribution to the character of Oakland University. The quality and type of facilities are as varied as the auxiliaries themselves.

The main campus student service auxiliaries include housing, campus recreation, the health center, and the student center. Both housing and recreation are discussed in separate sections.

The Graham Health Center is in good condition and adequately meets the needs of the current campus community. There is, however, little room for growth to meet the needs of the expanding student population, particularly residential students.

The Oakland Center is both the student center and a major social and program center for the entire campus. The food service operation is currently provided by an outside vendor. The food area was renovated and expanded a few years ago, but is now inadequate to serve the needs of the current campus population. The bookstore is also operated by an outside vendor and was recently renovated. The Oakland Center also provides space for student organizations, informal student gathering, conference facilities for the entire campus, and some offices. Much of the lower level, including the student organization rooms and game room, was recently renovated. There is little space to accommodate growth. As part of the lower level renovation, additional conference rooms were developed. Despite the additional

room, there is insufficient space for large student events and conferencing across campus.

Other main campus auxiliaries include athletics (discussed in a separate section), Meadow Brook Theatre, and Meadow Brook Art Gallery.

Meadow Brook Theatre is a professional regional repertory theater company housed at Oakland University. The university provides some financial support to their operations. The main theater is located in Wilson Hall in a space originally designed as a lecture hall. Although the size of the house, the sight lines, and acoustics are adequate, the stage area, storage, rehearsal spaces, lobby area, and other support spaces are inadequate.

There are a number of locations across campus where tickets for various types of events/activities are sold. These include, but are not limited to the Meadow Brook Theatre box office, the Music, Theatre and Dance Department box office, athletics, the golf course, Meadow Brook Hall, and Meadow Brook Music Festival. Work is underway to create box offices that will be able to offer tickets for multiple campus venues, including theatre, concerts, cultural and athletic events.

Meadow Brook Art Gallery is located adjacent to the Meadow Brook Theatre in Wilson Hall. The location provides the gallery with a regular audience from the theatre. The gallery also provides some space for circulation during theatre intermission. Operations of the gallery were recently transferred from Auxiliary Services to the Art and Art History Department of the College of Arts and Sciences. The gallery space is inadequate for hosting significant touring shows. Of particular concern are the level of security and the HVAC controls. The university owns a collection of art. Much of the collection is distributed throughout the campus in various offices. The gallery is also responsible for the outdoor sculptures located on the main and east campuses.

A number of auxiliaries are housed on the east campus. These include Meadow Brook Hall, the Meadow Brook Health Enhancement Institute, the Meadow Brook Music Festival, the Katke-Cousins and R&S Sharf Golf Courses, the Alumni Association, and the OU Foundation. With the exception of the Music Festival and portions of the golf courses, all of these are housed in facilities that are listed on the National Register.

Meadow Brook Hall, along with Knole Cottage, is maintained as a museum house. MBH is a self-supporting auxiliary. Revenue sources include admissions, special events such as weddings, and its major fundraising event, the Concours d'Elegance. Relatively recently, Meadow Brook Hall has developed courses in museum curating. These are offered through the Department of Art and Art History. Currently underway is a project to reduce ultra violet light to protect the collection.

The Meadow Brook Music Festival is currently operated by Auxiliary Services through a lease agreement with The Palace of Auburn Hills. As part of the terms of the lease, The Palace maintains the grounds and structures that support the Festival.

The Alumni Association and the OU Foundation have offices in the John Dodge House. The Foundation is supported by staff in University Relations. Their space is adequate for normal operations, but insufficient for a proposed capital campaign. The Alumni Association has a small staff that is adequately housed in the space available. However, there is no opportunity for growth in the existing space. The Alumni Association has also expressed a strong desire to have an Alumni Center, similar to those found on other campuses.

The remaining east campus auxiliaries are discussed in the Historic Preservation section.

Looking Ahead to 2020

The task force identified the inadequacy of student recreational and social gathering space as one of the key issues related to auxiliary units on campus. Also, concurrent with the development of the master plan, a study of the performing arts was undertaken. One of the goals of this study has been to better integrate the Meadow Brook Theatre and the academic programs in the performing arts. Some integration with elements of Meadow Brook Music Festival, through the Detroit Symphony Orchestra, has also been discussed.

Integration of other auxiliaries includes a museum studies course at Meadow Brook Hall, health-related courses at the Meadow Brook Health Enhancement Institute, and at the Recreation Center.

- The campus master plan envisions a welcome center that is convenient and accessible to the public. In addition to providing information on what is available through the auxiliary units, such a facility could also serve as a central ticket office.
- Food Service and bookstore facilities located in the Oakland Center are inadequate to serve the needs of a growing campus population. The master plan provides for an expansion of the Oakland Center to accommodate the demand for these facilities. The expansion of the Oakland Center also provides an opportunity for additional conference facilities and information gathering spaces. There have been ongoing discussions related to the development of a conference center/hotel which would provide added assembly space. Housing and recreation are discussed in separate sections.
- The Graham Health Center may require expansion in the future, as the student population continues to grow, particularly residential students.
- Meadow Brook Hall, Meadow Brook Health Enhancement Institute, and several of the golf course service buildings are part of the National Register listing. Development of these auxiliaries needs to be sensitive to the regulation that affect these facilities.

2.4.4 Recreation and Athletic Facilities

Background and Historic Context

Recreation in this section refers only to physical recreation. Other recreational activities, such as theater and music, are discussed in other sections. In the early days of Oakland University, recreation/intramural activities were encouraged, however, athletics was not part of the array of extracurricular activities.

Athletic competition began in 1967 in NCAA Division II, where the program was very successful. The university won a number of national championships and numbers of athletes received All-American honors. At the Division II level, the university did not realize the external benefits of athletic success - name recognition and media coverage. In the mid-90's, there was a decision to move the program to Division I. The first year of Division I competition and the introduction of a new team designation, the Golden Grizzlies, occurred in 1998.

Existing Conditions

The university has an extensive array of recreation facilities open to the entire campus community, including a comprehensive indoor fitness and recreation facility, two 18-hole golf courses, a trail system, and various outdoor playfields. Access to the outdoor recreation facilities is limited to daylight hours since none have lighting.

The existing facilities for recreation and athletics were planned in the context of a Division II athletic program - a program that was not a significant priority for the university. The Student Recreation and Athletic Center was planned with first priority for student recreation and second priority, improved athletic facilities. From a recreation perspective, the indoor recreation facilities have grown to meet the needs of the university, while the outdoor facilities have not. Field areas have received little attention over time.

The lower playfields are used primarily by Athletics. The facilities in place do not meet the needs of a growing Division I athletic program. The area floods during major storms (see Utilities section). The competition facilities have few spectator amenities and meet only minimal standards for competition. The softball field, the newest facility, was raised above surrounding grade to reduce the potential of flooding. Improvements are also underway at the soccer field.

Looking Ahead to 2020

The master plan speaks to both Athletics and Recreation.

- Outdoor recreation space should be expanded as student enrollment, particularly in on-campus residents, continues to grow.
- Maintaining space for outdoor recreation fields is a key element for a comprehensive recreation program. Consideration should be given to lighting the field areas. Improved bike paths, including linking to the regional trail systems, should also be considered.
- To support a quality Division I athletic program, the outdoor competition fields should be upgraded. A larger facility for basketball may be a long-term consideration. The plan identifies a site at the corner of Pioneer and Squirrel for a potential future arena/convocation center.
- There is currently inadequate special parking for athletic events. See the Parking and Circulation section for a discussion of parking for athletic events.

2.4.5 Housing

Background and Historic Content

In addition to its traditional residence halls, Oakland University has some more unique housing units. Five small houses were part of the original estate, though none are included in the National Register listing. Four frame houses are on the east side of Adams Road across from what was the servants-entrance to the estate. The fifth house, on the west side of the road, built in the style of Meadow Brook Hall was the gatehouse for the Hall.

Soon after its founding, the university developed a faculty/staff subdivision on property east of Adams Road. In the early days of the campus, there was little housing in the vicinity. The subdivision was developed as a way to attract faculty and staff. Residents own the houses, but the property is leased from the university. There are 55 houses in the subdivision and nearly all are owner-occupied. This campus master plan does not address the future vision for and needs of the subdivision, as the task force felt this was beyond the scope of its work.

Existing Conditions

Approximately 1,400 beds, less than 10% of the current student head count, are available in traditional residence halls, married student housing, and in four of the cottages east of Adams Road.

The traditional halls (Vandenberg, Hamlin, Hill, Van Wagoner, Anibal, and Fitzgerald) were all constructed in the 1960's. Living arrangements consist of bedrooms (1 to 3 students per room) and shared baths either in suites or off the hallway. One floor in Hill House is leased to Meadow Brook Theatre for actors' housing.

The married student housing units, two-bedroom townhouse units, were constructed in the early 1980's.

In the late 1990's, demand for on-campus housing increased sharply. Single rooms were phased out and some administrative offices were relocated in order to return some rooms to dorm usage, where feasible. Studies were undertaken to determine if demand justified construction of additional on-campus housing.

Looking Ahead to 2020

The master planning task force expressed the need to create a critical mass of on-campus student housing sufficient for a 7 X 24-hour campus and a vibrant campus student life. This critical mass was estimated to be a minimum of 2,500 total beds.

- The campus maps illustrate three sites identified for future housing development, two for apartment-style units and the third site for a future higher density suite style unit. Beginning in Spring 2001, the University will begin construction on Phase 1 of student apartments, creating the first 500 beds. A second phase may occur in the future, depending on demand for on-campus housing of this type.
- The University should consider returning Pryale Hall to use as a student residence hall, if Psychology is relocated to another facility.

2.5 Parking and Circulation

Background and Historic Context

Developed in what was an isolated area, Oakland University has historically been accessed primarily by car. There is limited public transportation in the area. Even bicycles and walking, traditional ways to access university campuses in other areas, are not particularly useful at Oakland University because of the limited amount of housing for students in the immediate surrounding area.

Walker Parking Consultants conducted a comprehensive parking study for the University in fall 2000 to determine future parking adequacy, based on enrollment projections contained in the plan developed by the Enrollment Planning Council and issued in spring 2000. According to the study, Oakland University currently has 6,380 parking spaces located throughout the campus. Of this total, 5,513 spaces are located in the main campus area. The Walker study defines effective supply as the raw parking supply number adjusted by an optimum utilization factor. That factor is the rate at which a parking facility operates at peak efficiency. The effective supply located in the main campus area is 4,962. These spaces are all in surface lots. As a campus serving a primarily commuting population of students, provision of adequate, convenient and safe parking is a high priority service.

Existing Conditions

The university maintains 6.5 miles of roads, several miles of paved walkways, and 6,380 parking spaces. As student enrollment has continued to increase in recent years, without a commensurate increase in the number of main campus parking spaces, parking has become a serious campus concern. In recent years, various lots on campus have been expanded and new lots have been created to meet demand. The creation of a new parking lot with 280 spaces south of the Science and Engineering Building in summer 2000 has provided temporary relief. During fall semester 2000, however, the Walker study found that at current peak demand times, the University is experiencing over 99% occupancy based on the effective supply of 4,962.

The Walker study also identified the condition of existing surface parking lots as a concern. According to the study report, the parking lots on campus could all benefit from resurfacing and re-striping, with the exception of P26 and P40. Lots P1, P11 and P36 appear especially worn and weathered. Walker also determined, however, that resurfacing and re-striping existing lots would not result in any significant gains in numbers of parking spaces.

Looking Ahead to 2020

According to the Walker study, given these enrollment projections, the University will face parking space deficits growing to about 2,300 spaces by the year 2020. The following table shows the cumulative projected parking deficit in five-year increments through 2020, including students, faculty and staff in the projected campus population.

<u>Year</u>	<u>Projected Peak Demand</u>	<u>Effective Supply</u>	<u>Parking Deficit</u>

2005		5,597	4,962	(635)
2010		6,452	4,962	(1,490)
2015		6,893	4,962	(1,931)
2020		7,279	4,962	(2,317)

- As a first step in addressing the deficit, Walker recommends, and the master planning task force supports, construction of a parking structure just south of the Student Recreation and Athletic Center, to be completed by fall 2002. The estimated parking space gain will be 554 spaces. This structure would support the opening of the new Education and Human Services building in fall 2002, Athletic Center events, and the normal student, staff and faculty activity at the south end of campus.
- As part of the construction of phase one of student apartments on campus, 500 additional spaces will be created. It is anticipated that most students living in these new apartments will walk or ride bicycles to their classes, therefore these additional spaces can be added to the main campus supply. When combined with the new structure proposed above, the 1,054 new spaces would address anticipated demand at least through 2005.
- Beyond 2005, as parking demands are expected to again exceed supply, Walker recommends, and the master planning task force concurs with, the construction of a second parking structure on the site of the current temporary lot P40. This lot was created during summer 2000 and is designed to last approximately 3 to 5 years. A four level structure at this site will accommodate about 400 spaces, for a net gain of 120 parking spaces over the current temporary lot spaces of 280.
- In order to meet demand projected through 2020, several options are presented. The most attractive at this time is the construction of a third parking structure on the site of parking lot P1. The master plan suggests this location as a possible future building site, and an adjacent parking structure would provide convenient and close parking for faculty, staff and students using facilities at the north end of the main campus. A parking structure at this location would be sized according to an updated parking demand analysis that would be conducted at that time.
- Physical or traffic signal supported bridges to the surrounding community would greatly improve student safety and quality of life. Extension and connection of campus bike paths to those in surrounding communities would also help in providing access for students to available amenities.

2.6 Utilities

Background and Historic Context

Until the early 1990's, development and growth of Oakland University's physical plant had been very slow, and utility systems had adequate capacity to accommodate the additional demands that came with this modest growth.

Existing Conditions

Due to an increase in construction of new facilities on the campus since the early 1990's, there has been growing concern over the adequacy of the utilities infrastructure to support the increased loads. The first step in the adequacy determination is to identify the current systems. For this task, the firm of DiClemente Seigle Design was retained to develop a comprehensive database for existing utilities (Phase I). The data includes the location, size, age, capacity, materials, methods of installation, and special features of the following systems:

- High voltage electrical distribution system
- Low voltage network
- Storm drainage system

- Sanitary sewer system
- Domestic water system
- Central heating plant
- High temperature hot water distribution system
- Natural gas distribution system
- Cathodic protection systems
- Irrigation systems
- Site lighting
- Surface drainage (athletic fields)
- On-campus easements for public utility companies

The documentation of the existing systems has been completed and provided to the University in both electronic and paper formats.

Looking Ahead to 2020

The review of existing utility systems has identified several areas in need of attention or where improvements could be made.

- The high voltage electrical system was found to be inadequate in terms of both reliability and for the future development of campus facilities. Negotiations with Detroit Edison Company have led to an agreement to develop a general-purpose substation on University property, which will provide a much-improved source of reliable, quality electrical service for the campus. Also, a project has been approved to replace high voltage cable and switchgear for the high voltage electrical system throughout the campus. The replacement work will be done during the summers of 2001 and 2002, to minimize class disruptions. This upgrade is expected to provide sufficient electrical support for planned University growth well beyond the year 2020.
- The exterior site lighting across the campus had previously been identified as inadequate. In 2000, a project was initiated and funded to replace obsolete “mushroom” type fixtures with updated high pressure sodium lighting. This project will be completed in the spring of 2001.
- The existing water distribution system would be greatly improved by “looping”, or connecting the main line that terminates at the north end of Ravine Drive with the main line that terminates on Pioneer Drive near Pryale House. Installing this connection, to loop the system, will enable the isolation of problem areas on the system without eliminating service to other portions of the campus. Currently, if a problem occurs (line break, etc) and water flow has to be curtailed, major portions of the campus would be without water supply, since no loop exists to provide an alternate routing to affected facilities.
- The high temperature hot water distribution lines are primarily installed as the “direct burial” type. It can be very costly and frustrating to locate problem areas on direct buried lines, due to the tendency of leakage to migrate along the line and manifest itself some distance from the actual problem area. Constructing utility “tunnels” has the advantage of ready access to utility lines in the case of leakage or other problems. However, the additional cost of installing tunnels vs. direct burial has precluded their use to a large extent. On future line replacements and new installations, serious consideration should be given to incorporating utility tunnels as part of the installation, to gain the long-term benefit of system access.
- With the rapid development of additional facilities, sanitary sewer capacity is becoming more of a concern. A separate survey should to be undertaken to examine the on-campus line capacities and discuss possible future sewage increases with the local municipal sewer service providers, to insure adequate capacity will be available.
- A Phase II effort to complete the utility master plan will be needed, as future facility requirements are more clearly defined. When the future facility plans are firmed up in terms of approximate scope and location, a study will be conducted to determine utility system adequacy for projected growth. The utility needs of additional facilities will be calculated and compared to the existing utility database to determine which utility systems may require increased

capacity; recommended approaches to perform the upgrades will also be provided.

Section 3.0: Implementation

The implementation section of this document will be updated on an annual basis to reflect any changing capital priorities as well as other changes in the environment that would impact future capital projects. Maintenance, renovations and repairs are not included in this plan.

As part of the process for developing a comprehensive master plan, an enrollment planning study was undertaken. The key output of the study was the decision to continue to allow the university's enrollment to grow in response to the demands of OU's service area. The study projects a 33% increase in enrollment in the next ten years, assuming funding and facilities keep pace with the demand.

A number of projects have been proposed by the administration to address the projected growth of the institution. The university prioritizes its capital program to address the most pressing space deficits and to be responsive to programmatic and technology changes.

State Capital Outlay Funding Requests

In November 2000, the University submitted its annual state capital outlay funding request for FY 2002 to the Michigan Department of Management and Budget and the state legislature. The following projects are included on that list.

Automotive Technology Facility (\$45 million)

This proposed new building would provide appropriate instructional support for the programs that support the automotive industry so critical to the economy of southeastern Michigan and the State as a whole. The new facility would have approximately 55,000 net square feet (87,000 gross square feet), providing space for general-purpose classrooms; instructional laboratories for computing, materials testing, and simulation; and an executive education suite designed to serve the surrounding automotive community. The building will provide interdisciplinary space for the Schools of Engineering and Computer Science, Business Administration, and Health Sciences.

Performing Arts Facility (\$50 million)

The project would involve an addition of approximately 200,000 gross square feet and limited renovation of the existing building. The addition will provide much needed studio rehearsal and performance spaces consistent with the overall enrollment growth in these programs and also their growing quality.

Addition and Renovation to South Foundation Hall (\$16.3 million)

This project would add approximately 37,000 square feet to South Foundation and renovate portions of the existing building. The addition would house faculty offices for the departments of English, International Studies, Linguistics, Modern Languages and Literature, Philosophy, and Rhetoric, Communications and Journalism. The renovation of classrooms in the existing building will provide space for departmental offices, computer labs, and student project areas.

University Financed Projects

The following projects are currently under consideration by the University, with funding to come from University sources.

Student Apartments (\$20 million)

This project would involve the construction of approximately 500 new beds in apartment style units. The university has recently issued an RFQ for developer selection.

Electrical Upgrade (\$4.8 million)

This project involves the construction of a Detroit Edison Substation on university property. The university will have exclusive use of 25% of the substation, sufficient to meet the university's main campus needs into the foreseeable future with redundancy. The project also involved upgrading the main campus distribution system.

Parking Garage (\$6.0 million)

A study is underway to determine what size parking garage(s) should be constructed to accommodate the projected enrollment growth.

Addition/Renovation of North Foundation Hall (\$5 million)

This project is proposed to consolidate student service functions into a single facility in order to provide better student services.

Reconstruction of Parking Lot 1 (\$0.5 million)

This project is a maintenance project. The existing lot is badly deteriorated. The project would also involve the relocation of Meadow Brook Road so that it is on the perimeter of the lot instead of the current configuration between the lot and the campus.

Housing – phases 2 and 3

Additional apartment style units and a possible suite-type facility are identified on the master plan maps.

Oakland Center Additions

A master plan for the Oakland Center was completed in 2000. This document proposes several future additions to the Oakland Center to accommodate expansions to food service and the bookstore, for additional conferencing facilities, for additional space for student organizations, and for student lounge areas.

National Register District Maintenance

There is a need to develop a maintenance plan for the buildings listed on the National Register. Issues that have been identified to date include the need for a new roof on the Shotwell-Gustafson Pavilion, the need to stabilize and renovate the greenhouse, and the need to evaluate the future use of the pool and cabana.

Appendix A. Master Plan Development Process

In March 1999, the Board of Trustees authorized a comprehensive master planning effort with the goal of presenting a draft plan to the Board of Trustees in March 2001. The master planning task force, co-chaired by Provost Esposito and Vice President Schaefer, convened in fall 1999.

The goal of the process was an internally directed master plan. Rather than hiring outside consultants to determine what the university should look like, the task force developed key documents helping to define the physical development of the campus and then sought campus wide input through extensive consultation. This process was based on the process used at the University of North Carolina, Charlotte (Charles Hight and John Lincourt, "In-House Master Planning", Planning for Higher Education, Volume 24 Spring 1996, Society for College and University Planning).

The work of the task force began with discussions regarding what the physical development of the campus should look like. This was expressed in the form of planning principles and more detailed design principles. The task force used the principles to identify building sites for future development opportunities. The principles also form the basis of the more detailed plan elements.

The task force met six times during fall 1999. Significant meeting topics included:

- Discussion of what is a comprehensive master plan.
- Discussion of the process for developing the master plan.
- Development of draft planning principles.
- Development of a list of groups for consultation.

In January 2000, the task force co-chairs presented a progress report to the Master Planning Oversight Committee

consisting of Trustees Penny Crissman and Louis Grech-Cumbo, President Russi and the two Task Force co-chairs.

The task force broke up into subcommittees to meeting with numerous groups across campus to discuss the master planning process and to seek input on the planning principles. The planning principles are intended to provide broad policy level guidance for physical development of the campus. The consultation process involved:

- Five subcommittees met with approximately 30 campus groups representing the major academic units, the governance bodies, major employee groups, student groups, OU Foundation, and alumni.
- Input from the consultation process affirmed the planning principles with only minor working modification.

Between January and summer 2000, there were ten regular task force meetings. Significant topics and activities included:

- Developed draft design principles. This document is intended to provide more specific guidance for design of individual projects. Consultation on this document was scheduled for Fall 2000.
- Reviewed the draft enrollment planning document and discussed how much additional square footage would likely be required to accommodate the proposed 20,000 students. It should be noted that the physical master planning process has been charged with planning for the year 2020, while the enrollment planning is only looking at a ten-year horizon.
- Toured the main campus and east campus.
- Discussed potential sites for buildings, for parking enhancements, and sites to remain as open space. These sites were documented on maps for Fall 2000 consultation.

During Fall 2000, the task force accomplished the following tasks:

- Consulted with the campus community on the design principles and the potential development sites, and made various changes in response to comments and suggestions received in these meetings.
- Received input from the Parking subcommittee (they will consult independently on this topic) and its hired consultant.
- Received input from the utility consultant.
- Developed detailed plan components for each of the following elements: academic facilities plan, utilities, parking and circulation, housing, open space, historic preservation, ancillary and support facilities (including facilities that are primarily externally related such as a potential hotel/conference center).

During winter 2001, prior to the Board presentation, the task force reviewed the full document and presented it to the campus community for comments. The 2001 to 2020 Physical Master Plan was approved by the Task Force in this form and presented to the Oakland University Board of Trustees on February 28, 2001. The Board of Trustees accepted the plan and approved it for implementation on _____, 2001.

Appendix B. Master Planning Task Force Membership

Co-Chairs

Louis Esposito, VP Academic Affairs and Provost

Lynne Schaefer, VP Finance & Administration

Committee Members

Sharon Abraham, Director, Univ. Diversity & Compliance, AP Assembly

Representative

Kathryn Barrett, Admin. Secretary, Sociology & Anthropology, Clerical Technical

Representative

Ron Cigna, Vice Provost Information Technology, Technology Representative

Gadis Dillon, Professor/ ACC, School of Business Administration

David Downing, Dean, College of Arts & Sciences

George Gamboa, Professor, Biological Sciences, Senate Campus Development & Environment Committee

Samantha Howard, Student

James Howlett, OU Foundation Executive & Planning Committee

Tom LeMarbe, Information Technologist, AP Assembly Representative

David Levin, Student

Marc Lipman, Professor/Chair, Mathematics & Statistics, Senate Budget Review Committee

Michael Polis, School of Engineering and Computer Science

Mary Beth Snyder, Vice President Student Affairs

Toni Walters, Professor Education, School of Education and Human Services

Lynne Williams, Professor, Med Lab Sciences, School of Health Sciences

Ex-Officio

Susan M. Aldrich, former Assoc VP, Facilities Management/Consultant

Khales Dahr, Senior Architect

Robert E. Johnson, Vice Provost, Admissions, Enrollment Council Representative

Greg Kampe, Men's Basketball Coach, Chair, Ad Hoc Parking Committee

Stuart Rose, Facilities Planner

Greg Serafini, Campus Planner/Architect

Appendix C.

The Ecological, Academic, and Aesthetic Importance of the Oakland University Natural Area located Between the Western University Preserve and Squirrel Road

This natural area of approximately 30 acres, which is located in the southwestern campus, consists of mature forests, meadows, a stream (Galloway Creek), and a large wetland. According to a map by the WCM Group dated 3 November 1998, wetlands comprise nearly half of the approximately 30 acres. Based on published research (Larch and Sakai, 1985, Michigan Botanist 24: 21-32), this area of the natural campus has been largely undisturbed for 120 to 180 years. It contains mature oak trees of up to 180 years of age, as well as a large number of woody plant species (trees and shrubs). According to surveys conducted in conjunction with an OU class in Dendrology, 106 species of woody plants have been identified in the southwestern section of the OU campus.

In addition to large numbers of plant species, this area of the OU campus has many different species of birds, mammals, and insects as well as various amphibians, reptiles and invertebrates. A number of predators reside here including red fox, mink, Great Horned Owls, Screech Owls, Red-tailed Hawks, and Cooper's Hawks. Because this land has been undisturbed for such a long period of time and because it contains such an extensive array of animals and plants, it is an uncommon and valuable ecological resource.

This area of the natural campus is also an important academic resource. A number of academic units utilize the area of teaching. The School of Education and Human Services utilizes the southwestern campus for teaching various science education courses. The Department of Biological Sciences offers 11 different courses, totaling 350 students annually, that are taught either partially or wholly on the southwestern natural campus. There is only one other Michigan university where students can walk directly from their classroom into a natural area for instruction.

The undisturbed, southwestern campus has been utilized extensively for student research. Fourteen masters' students in the Department of Biological Sciences have conducted research in the undisturbed, natural areas of the southwestern campus. At least 40 peer-reviewed publications in mostly international journals have resulted from research conducted in the same area. Of these publications, 33 have been co-authored with (or authored by) OU students. Many of these students have become high school biology teachers in the metro Detroit area, and thus potentially serve as student recruiters for Oakland University. Other students who have conducted field research at OU have gone on to academic

careers at other colleges and universities, thus enhancing the visibility and academic reputation of Oakland University.

Numerous faculty, staff, and students use the southwestern natural campus for hiking, jogging and bird watching. Many residents in the surrounding communities also use the southwestern natural campus for such activities.

Finally, in consultation with the University community, a view was expressed that the University should act as a steward of one of the few remaining large natural, undeveloped tracts of land in the region, and preserve it for future generations. The natural areas encompassed by the Western University Preserve and the adjacent strip of land bordering Squirrel Road are the most important natural areas on the OU campus. They are invaluable ecological, aesthetic, and academic resources for the University.