The University of Toledo

Multiple Campus Master Plan

Campus and Community Analysis Summary February 3, 2016



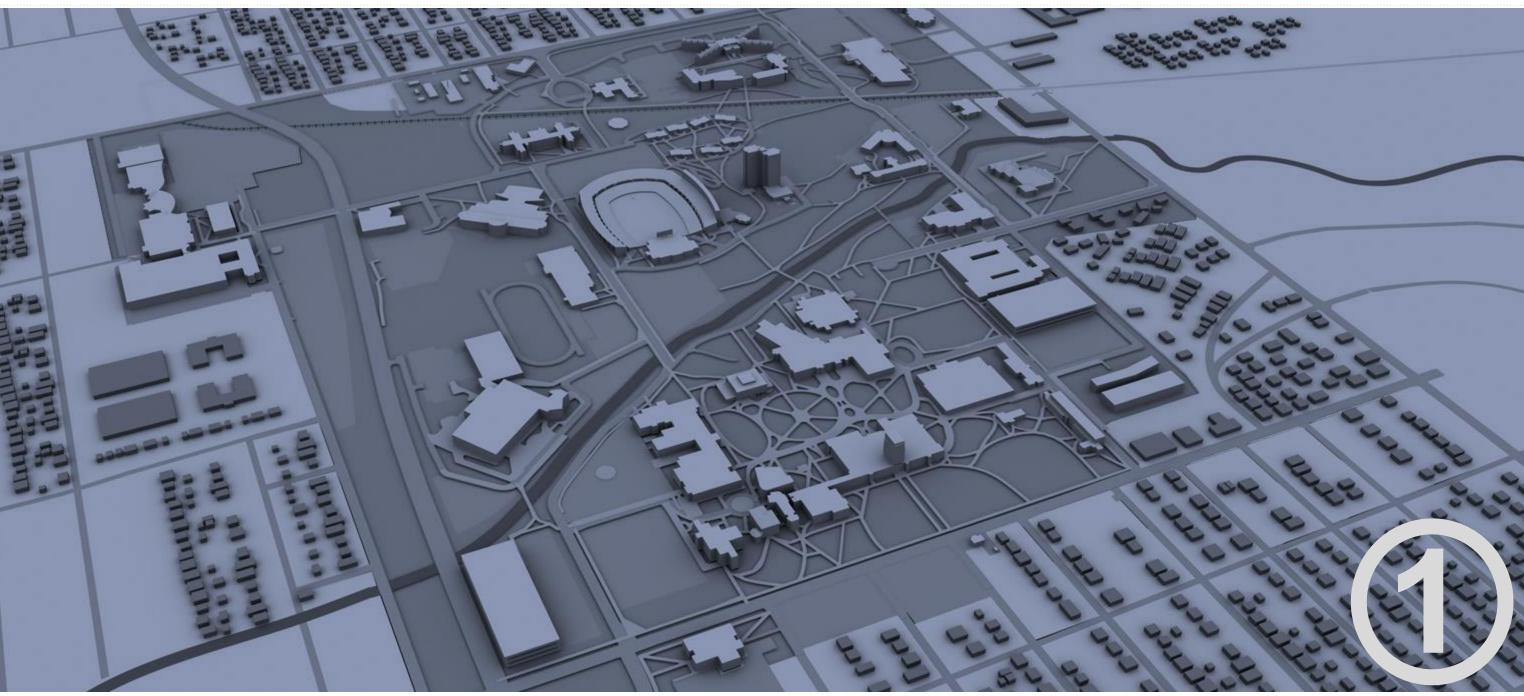
Agenda.





Introduction.





Purpose of the Master Plan.



What is a Campus Master Plan?

- Comprehensive
- Process to Align Strategic, Academic, Spatial, Fiscal, and Physical Vision
- Opportunity Based
- A Living Document
- Driven by Principles
- Identifies Short and Long-term Strategies
- Visionary yet Realistic

Why is it Valuable?

- Flexible Framework for Campus Development
- Responds to Strategic Plan
- Establishes Capital Priorities
- Optimizes Resources and Adjacencies
- Implementable
- Participatory and Consensus Based
- Defensible

Three Phases. A Clear Methodology.



VISION	INVENTORY	ANALYSIS	SCENARIOS	REFINEMENT	DOCUMENTATION
Listen. C	Question.	Analyze.	lmagine. Test.	Refine. Prid	oritize. Publicize.
STRA	TEGY	SCEN	ARIOS	OUTC	OMES

What We've Been Up To.



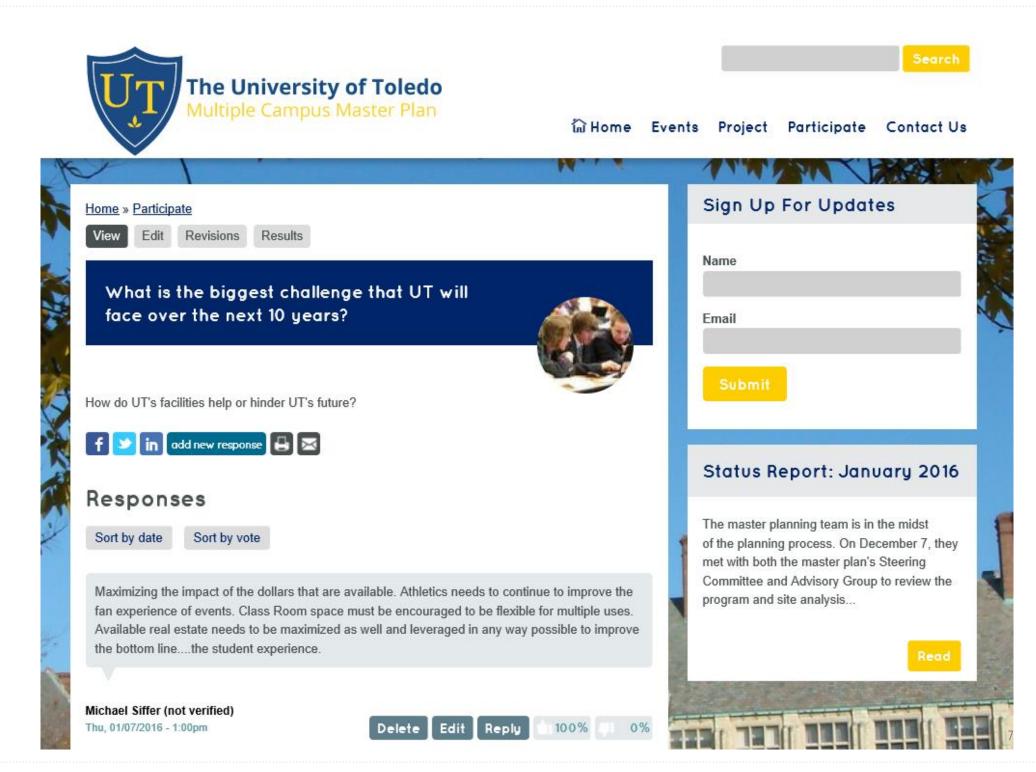
- September 1: Kickoff with President Gaber
- October, November, December: Meetings with Executive Committee and Advisory Group
- October 14 & 15: Campus and Community Kickoff
- October + November: Student Life Online Survey
- November: Interviews with Deans and VPs
- November, December, January: UTMC Planning Sessions
- December 1: President Gaber update

- Coordination with related efforts
 - Facilities Assessment (Sightlines)
 - Dining Operations Study + Survey (Envision)
 - Strategic Enrollment Planning (Ruffalo Noel Levitz)
 - UT Foundation Real Estate site visit

What You've Been Up To.

UT

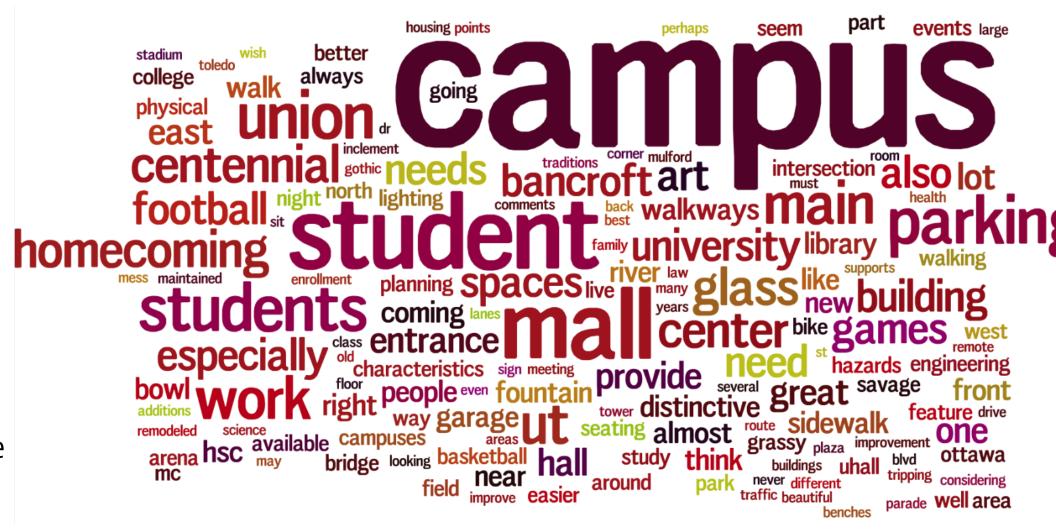
- Interactive Website
 http://utoledomasterplan.org/.
- 55+ contributors
- 100's of viewers



What You've Been Up To.



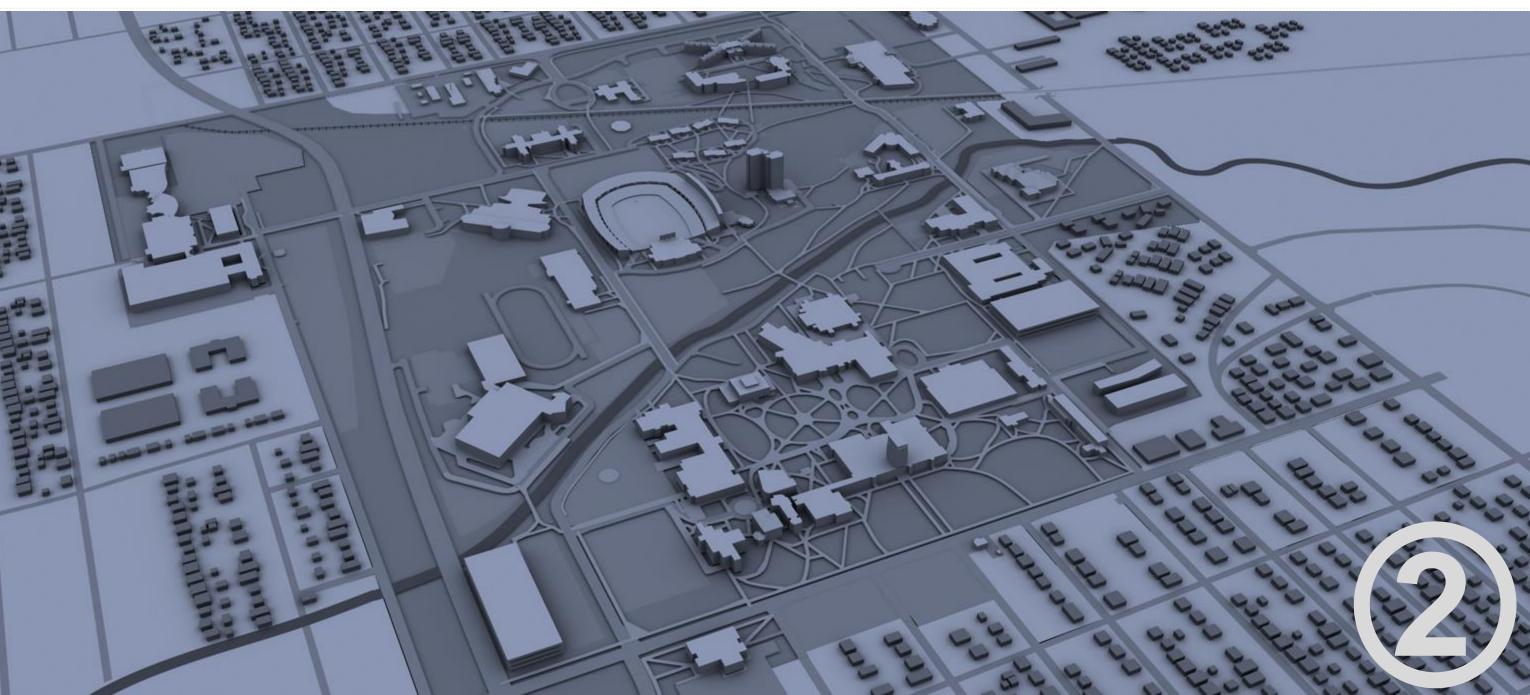
- "How we can best utilize current spaces/create new spaces to support the learning and teaching needs of students and faculty?"
- "Having to work on both MC and HSC, I would love to see better transportation between the two campuses."
- "Provide bike lanes for students to cycle on without worrying about getting hit by cars."
- "Add more floors of parking or even a new garage in the middle near the football stadium."
- "Centennial Mall was a great gift of previous planning programs. Similar spaces are needed adjacent to all areas of campus."



http://utoledomasterplan.org/

Inventory and Analyses.

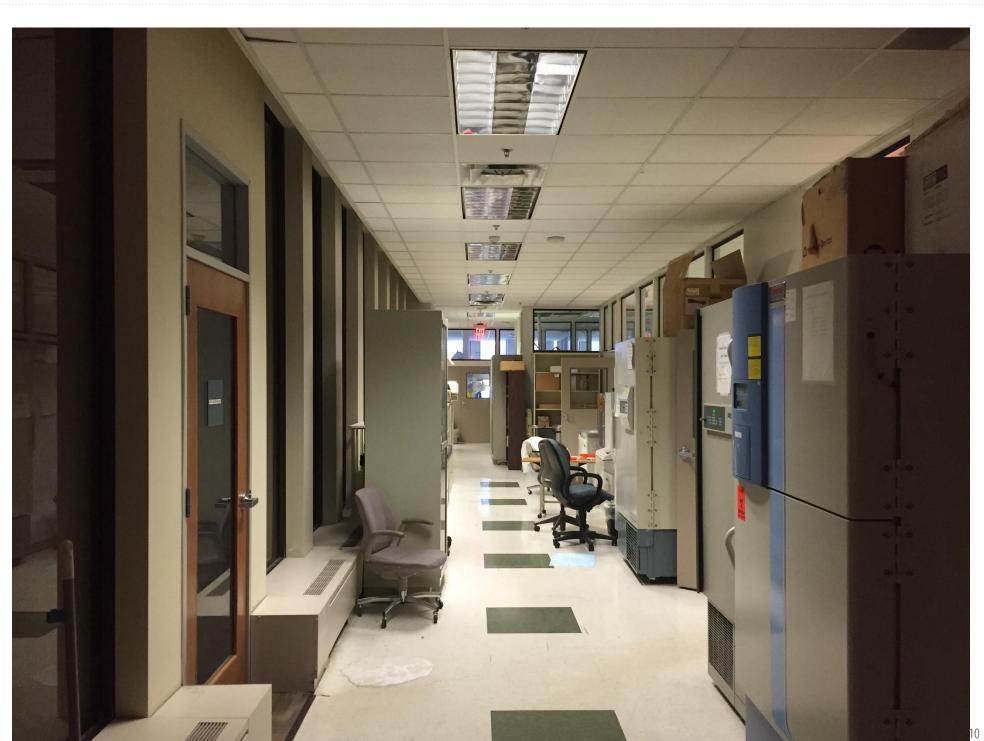




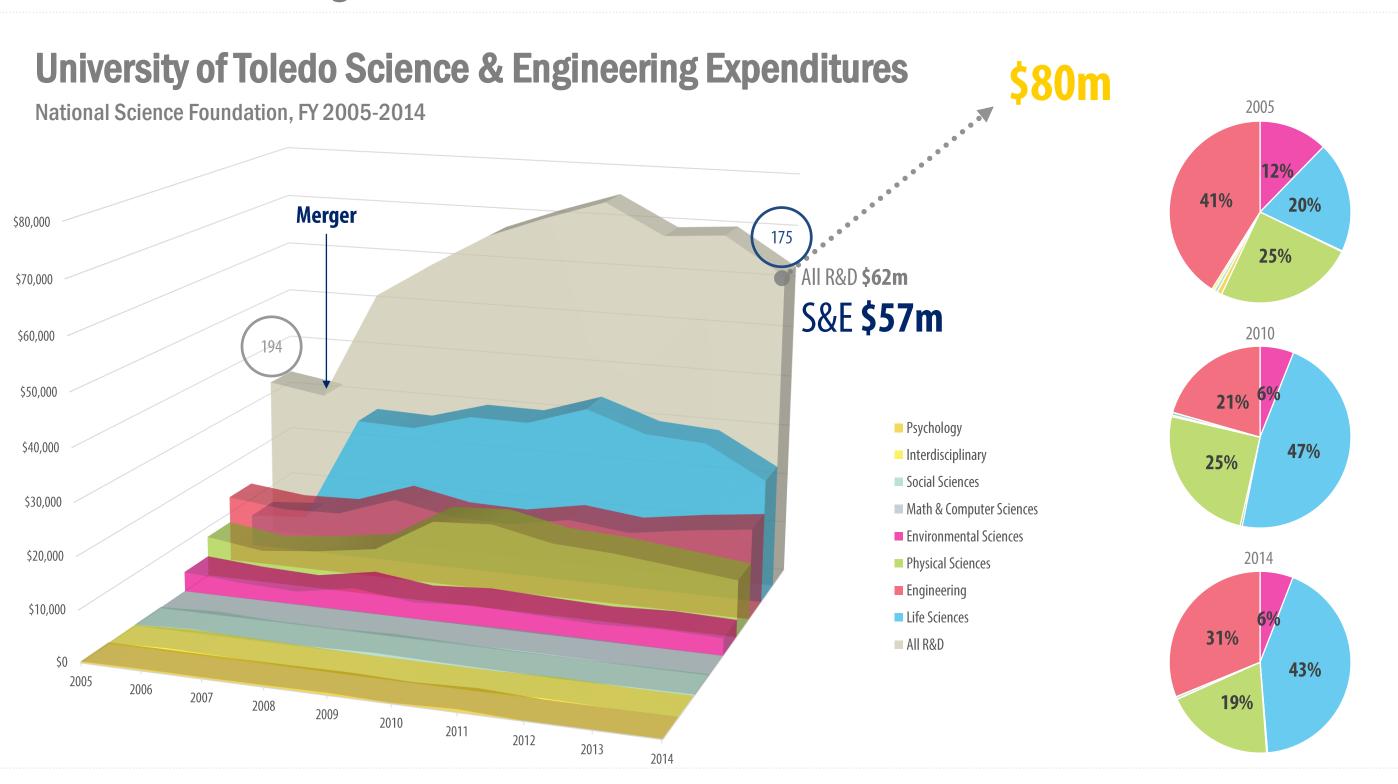
Inventory and Analyses.



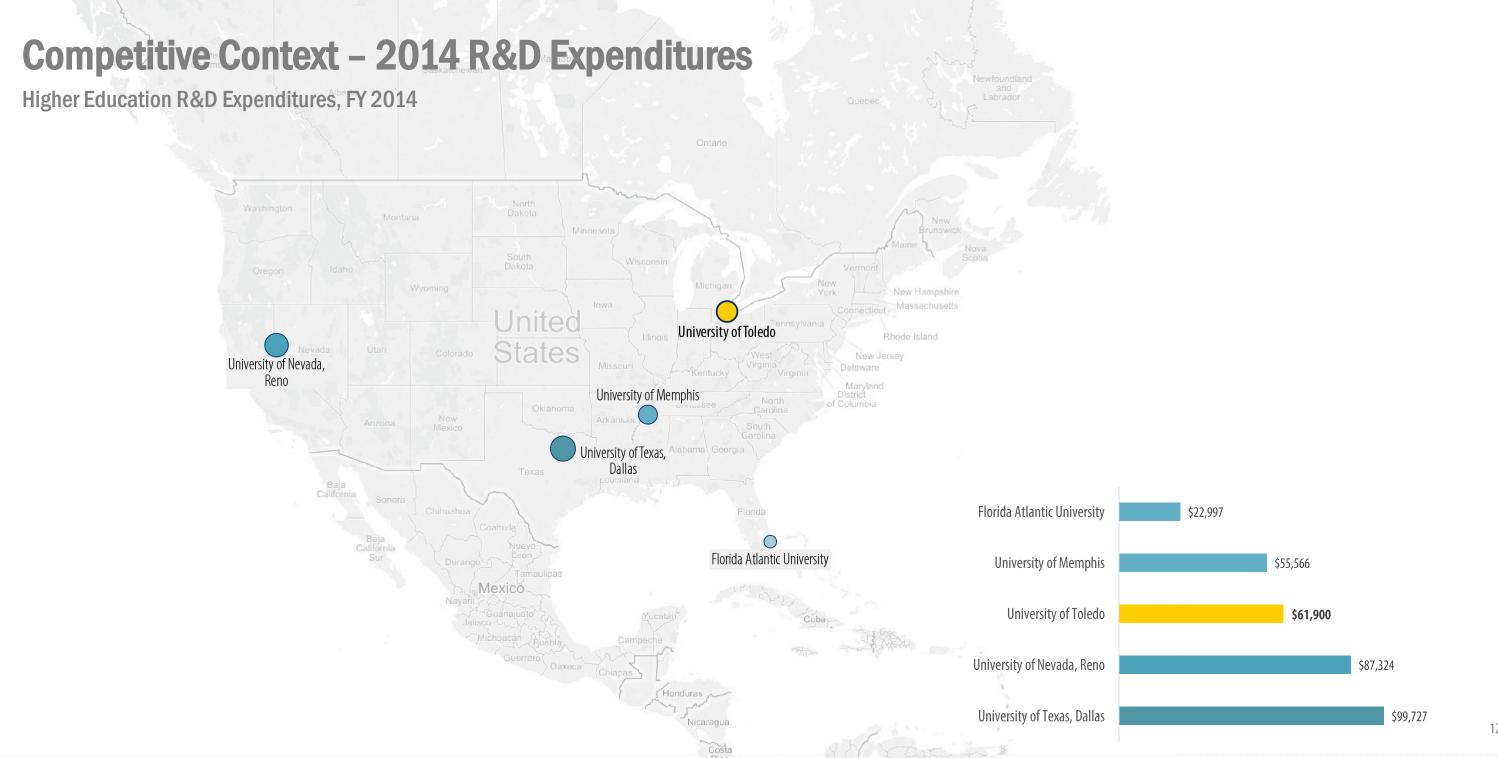
- Research
- Clinical
- Main Campus
- Health Science Campus
- Community







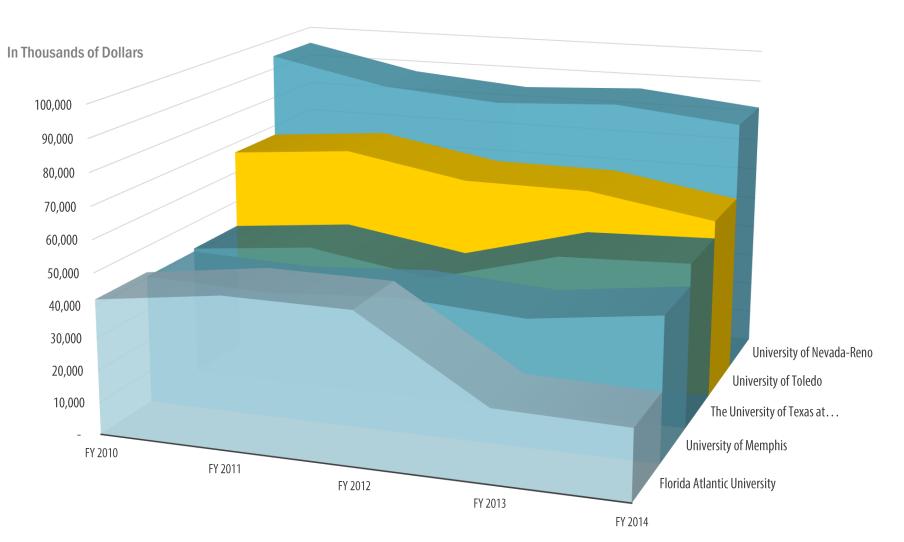


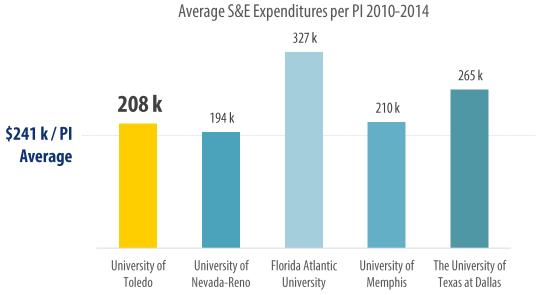




Peer Comparison – Science & Engineering Expenditures

National Science Foundation, FY 2010-2014





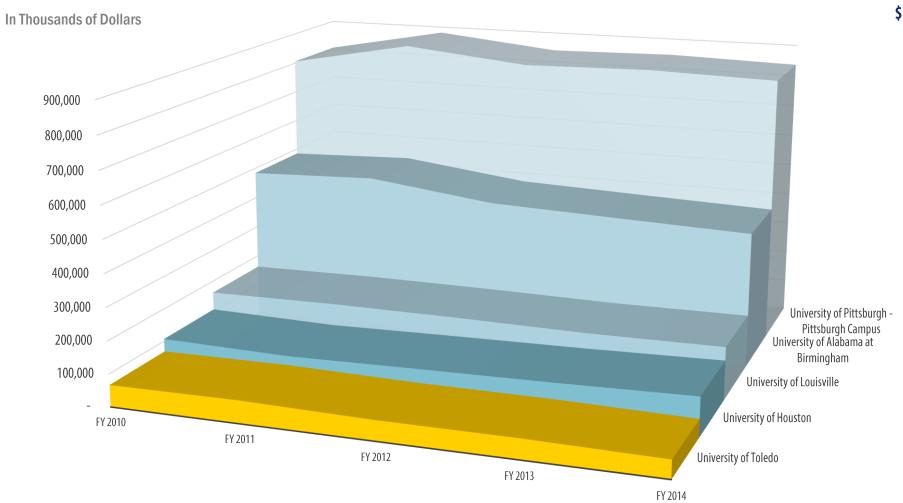
Institution	Average S&E	Average S&E Total PI		
University of Nevada-Reno	\$86m	487		
Florida Atlantic University	\$36m	113		
University of Memphis	\$41m	196		
The University of Texas at Dallas	\$45m	174		
University of Toledo	\$64m	308		

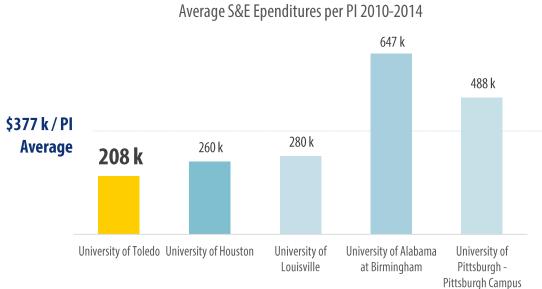


Aspirational Peer Comparison – Science & Engineering

Expenditures

National Science Foundation, FY 2010-2014





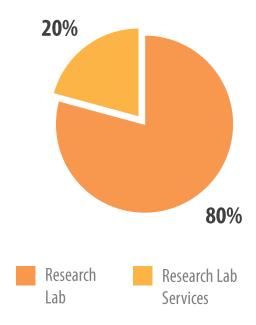
Institution	Average S&E	Average S&E Total PI		
University of Pittsburgh – Campus	\$841m	1740		
University of Alabama at	\$457m	707		
University of Louisville	\$163m	592		
University of Houston	\$109m	421		
University of Toledo	\$64m	308		

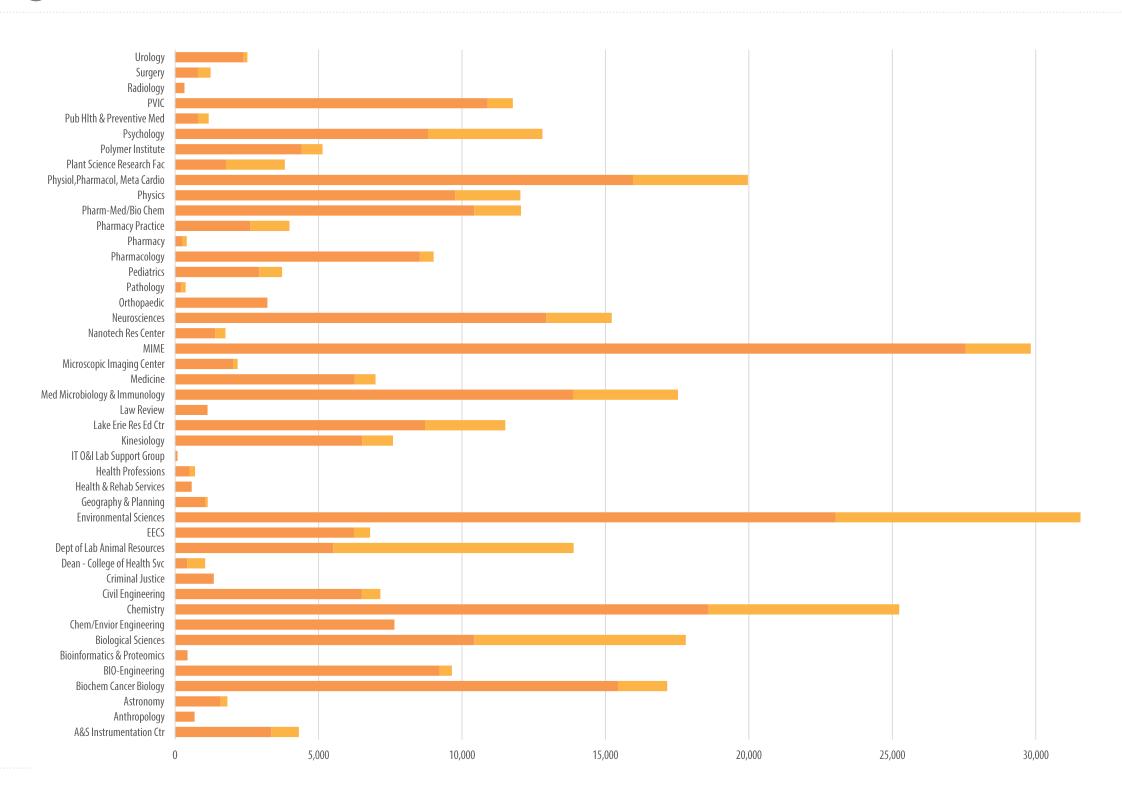


Lab & Support Space by Department

350,000 NSF

Lab + Support

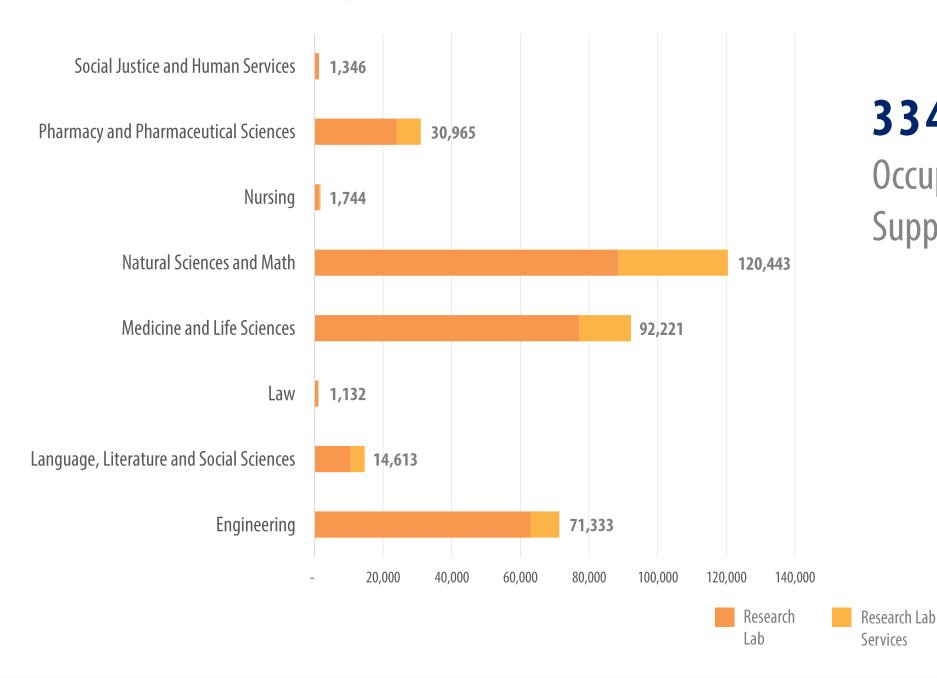




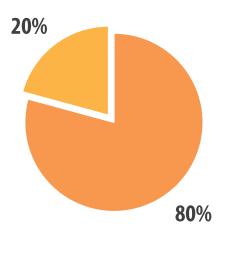
15 35,000



Lab & Support Space by College (Net Square Feet)



334,000 NSF + 16,000 NSF Occupied S&E Lab + Core Lab Support



Inventory and Analyses.

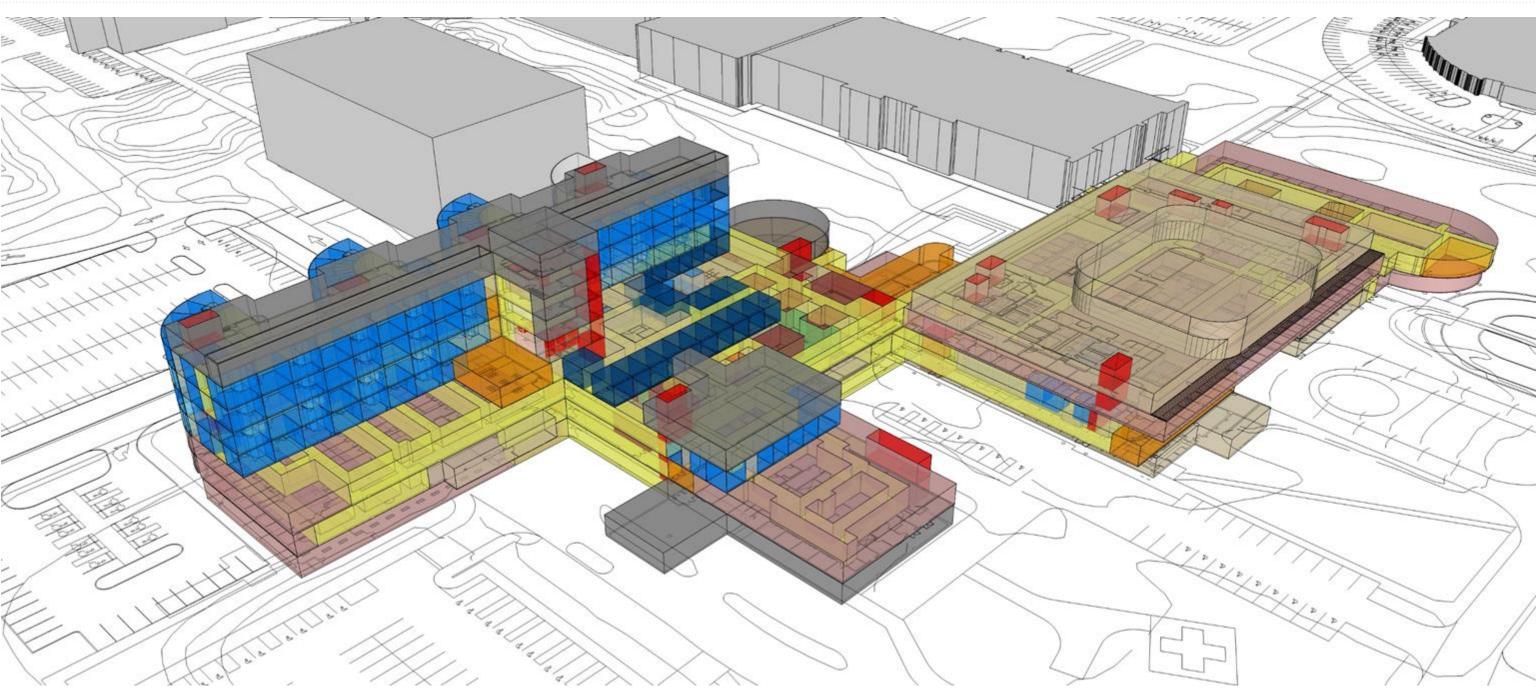


- Research
- Clinical
- Main Campus
- Health Science Campus
- Community



University Medical Center.





Health Industry Context.



- Hospitals are shifting from "command & control" to "connect & collaborate" interdisciplinary + integrated care delivery model
- Health systems are focused on integrating the full care continuum
- Hospitals are addressing how to integrate ambulatory care into the new health reform environment
- Consumers want easy access: one-stop, community-based multi-specialty clinics
- Facility design must be patient-centered, while physician-efficient
- Health systems are focused on creating value-based models
 - Infrastructure systems development
 - Population-based healthcare delivery based on safety, efficacy, efficiency, and quality

Inventory and Analyses.



- Research
- Clinical
- Main Campus
 - Student Life
 - Buildings and Facilities
 - Mobility
 - Natural Resources
 - Utility Infrastructure
- Health Science Campus
- Community

Student Life Outreach.



- Focus groups 16 student participants
- Fall student survey 2,700+ participants (13.5%)
- Extensive analysis of off-campus housing options - 18 communities, 3,500+ units in analysis



Student Housing: Observations.



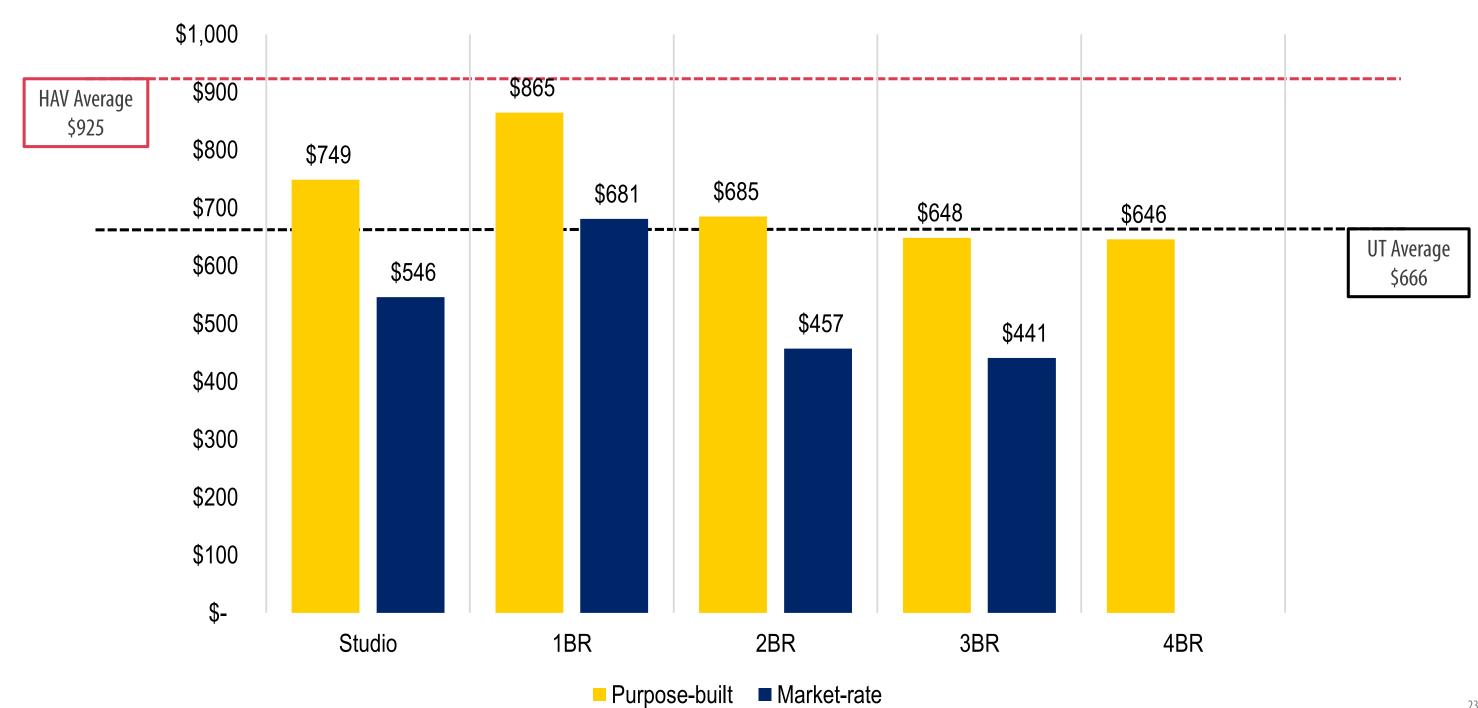
- Competitive Marketplace
 - Regionally (other Institutions)
 - Locally (off-campus market)
 - 97.3% average off-campus occupancy rate
- Increasing # of purpose-built housing proximate to campus (Edge 1120, VIVO)
 - Flexible lease terms
 - Individual bed leases
 - Roommate matching
- Inconsistent housing stock
 - Some facilities have been well maintained,
 others require to-be-determined improvements





Student Housing: Off-campus Marketplace.

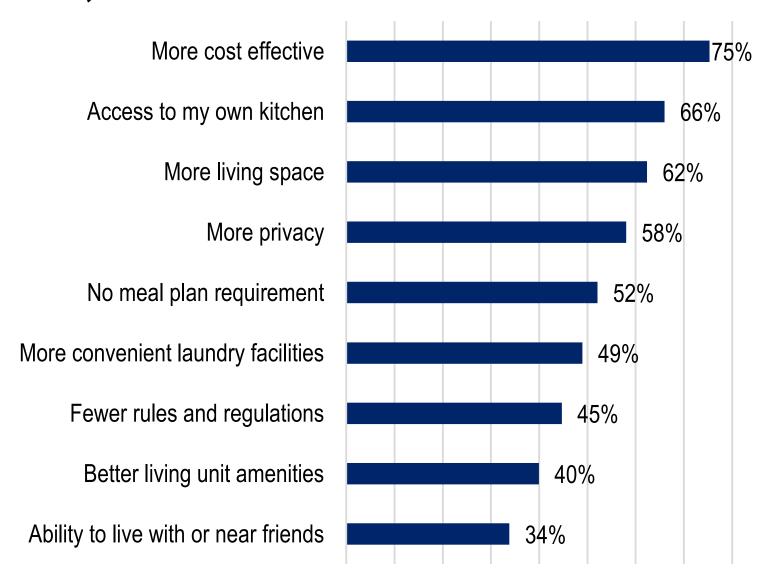




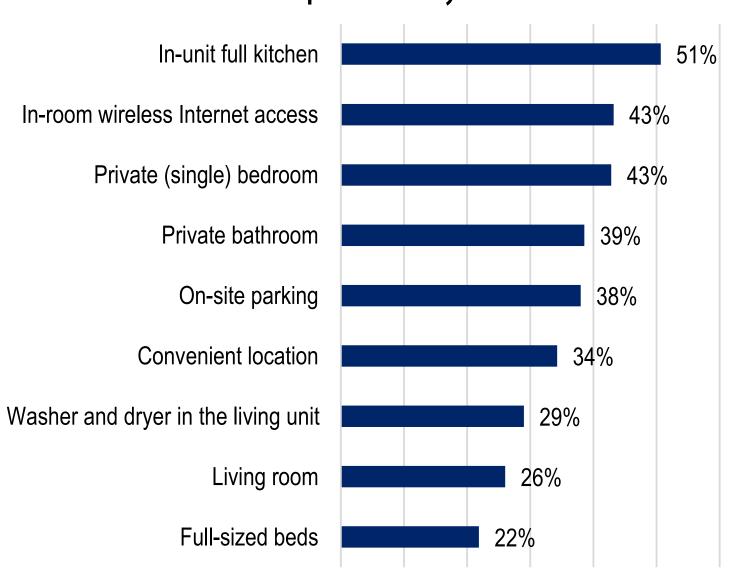
Student Housing: Student Survey Analysis.



 Why are you considering living off-campus next year?



 If new housing is built at UT, what physical features would be most important to you?



Campus Recreation: Observations.

UT

- Student Recreation Center is slightly undersized at current enrollment
- Outdoor space is deficient and lacking contemporary features
- Additional revenue capacity available through both student and third-party fees
 - SRC fees are lower than peers
 - Low third-party annual rates
 - Support necessary capital investments in SRC

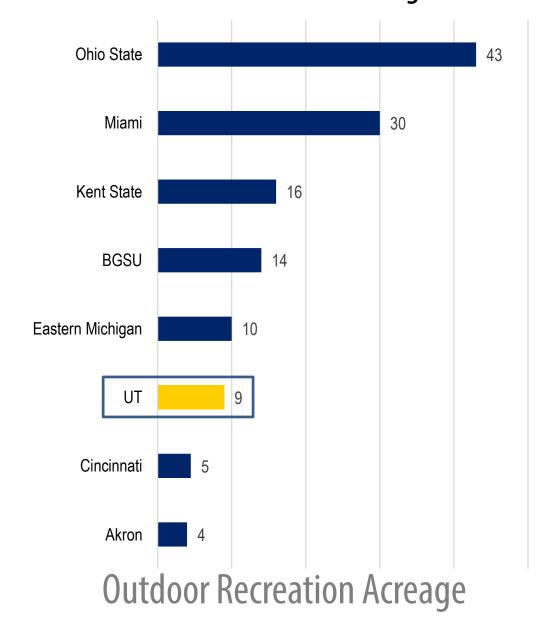


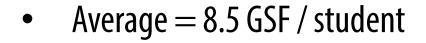


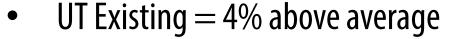
Campus Recreation: Competitive Context.



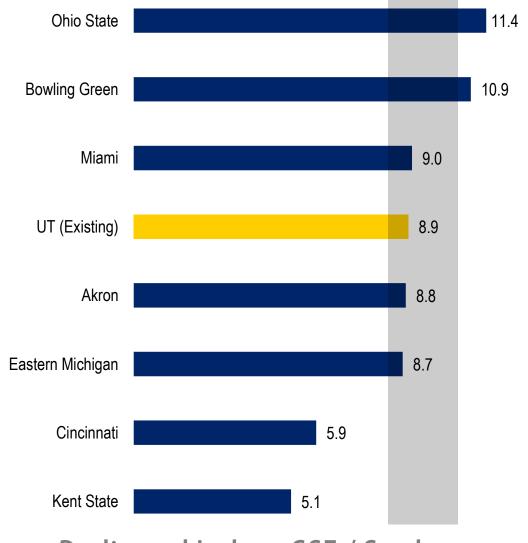
- Average = 13 acres (excluding Ohio State)
- Both shared and dedicated acreage









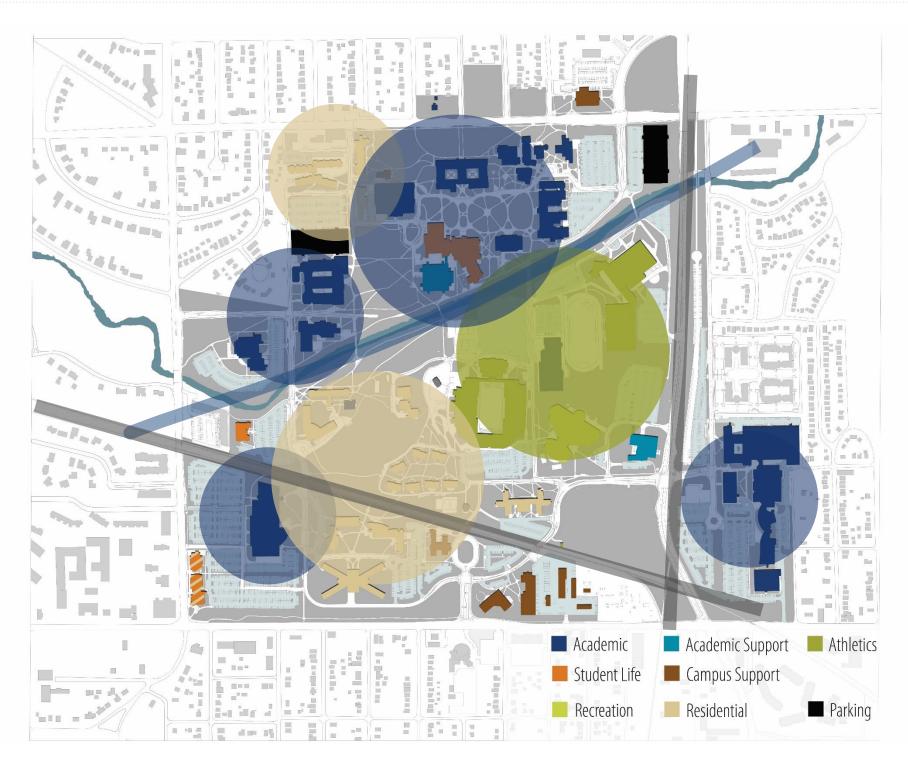


Dedicated Indoor GSF / Student

Buildings by Use.



- Strong use pattern
- Academics north of river
 - Outliers Engineering, Rocket
 Hall (class change time, Douglas
 Rd)
- Residential south of river
 - Outliers Honors Academic
 Village, McKinnon, Scott, Tucker
 (evening/weekend dining north of river)
- Athletics and recreation



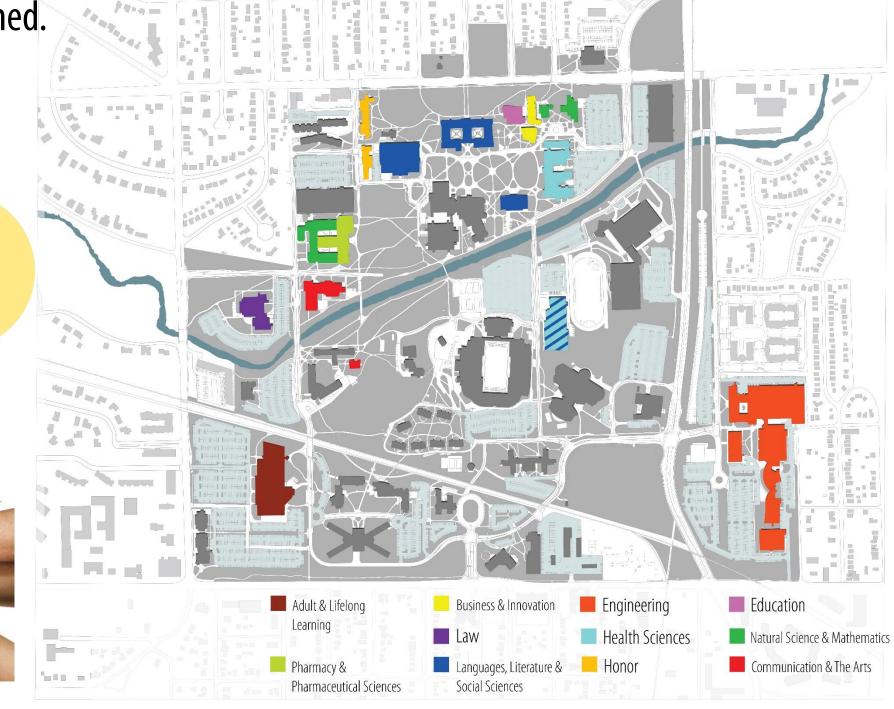
Academic Buildings by College.



Engineering distant and self-contained.

Collaboration. Connectivity.

Intersections.



Building Construction by Decade.



Growth from Bancroft south toward Dorr

- Older and purchased structures
 - Rocket Hall, North Engineering, Palmer Hall
- Transect. North to South.
- Post-war Automobile Influence
- Experience. Walkability.





Classroom and Teaching Lab Density.

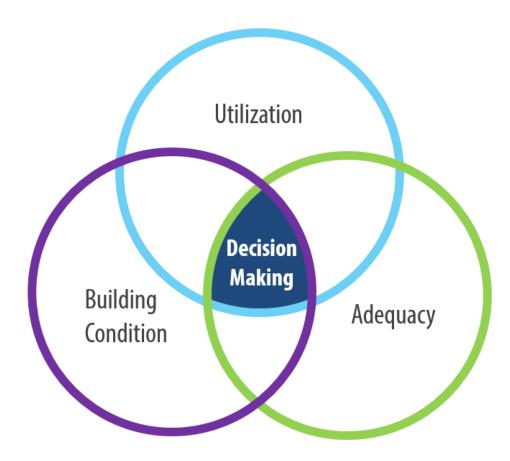


- Academic activity concentrated north of river, east of Douglas
- Memorial Field House is the classroom workhorse
- Labs concentrated in North Engineering, Bowman-Oddy-Wolfe, and Health and Human Services



Complete Understanding of Facilities.





Building Condition

Systems not Individual Components
Compares Building Types
Feeds Parametric Cost Model
Sets Indexed Renovation Target

Utilization

Weekly Room Hours

Student Station Occupancy Percentage

Weekly Seat Hours

Average ASF per Station

Average Section Size

Classroom Mix

Educational Adequacy

Learning Space Rating System by EDUCAUSE®

Environmental Quality

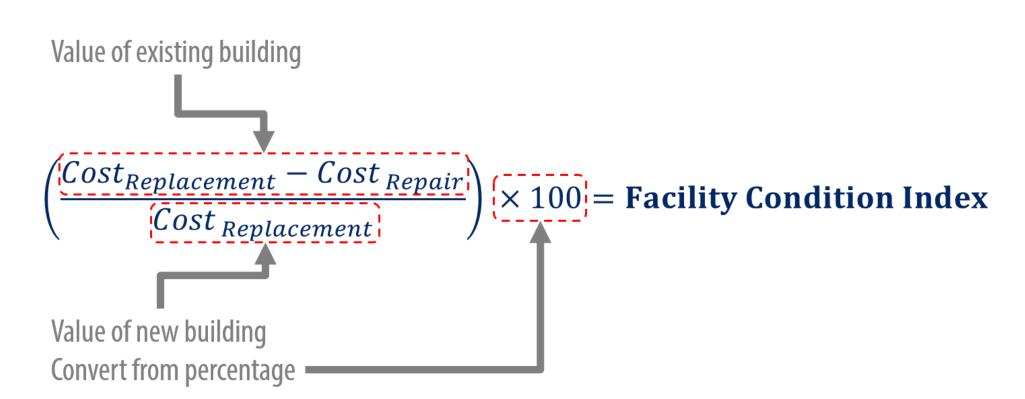
Layout and Furnishings

Technology and Tools

Building Condition. Facilities Condition Index.

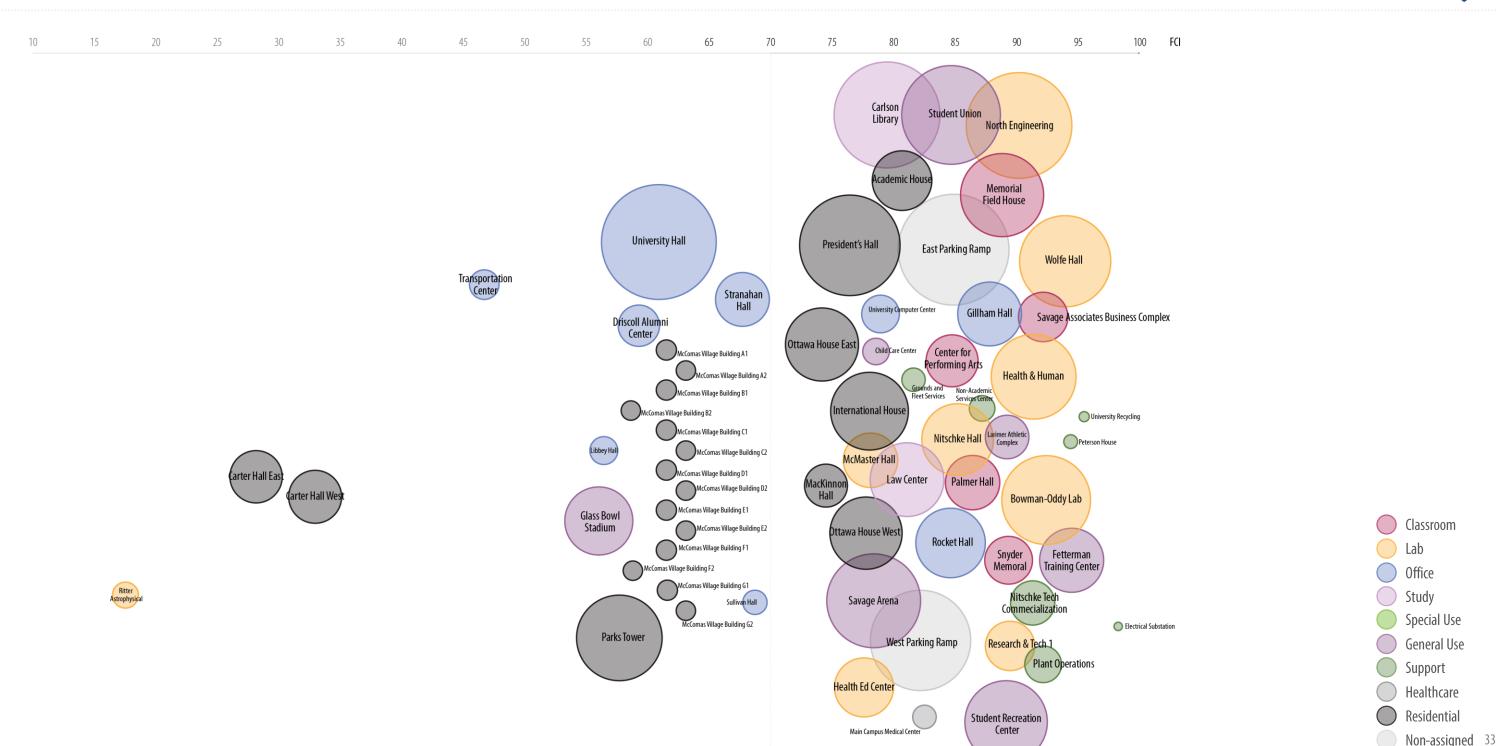


- Strategic and high-level assessment to determine appropriateness of future investments
- Data drawn from extensive facility assessment (performed by Sightlines)



Building Condition. Facilities Condition Index.

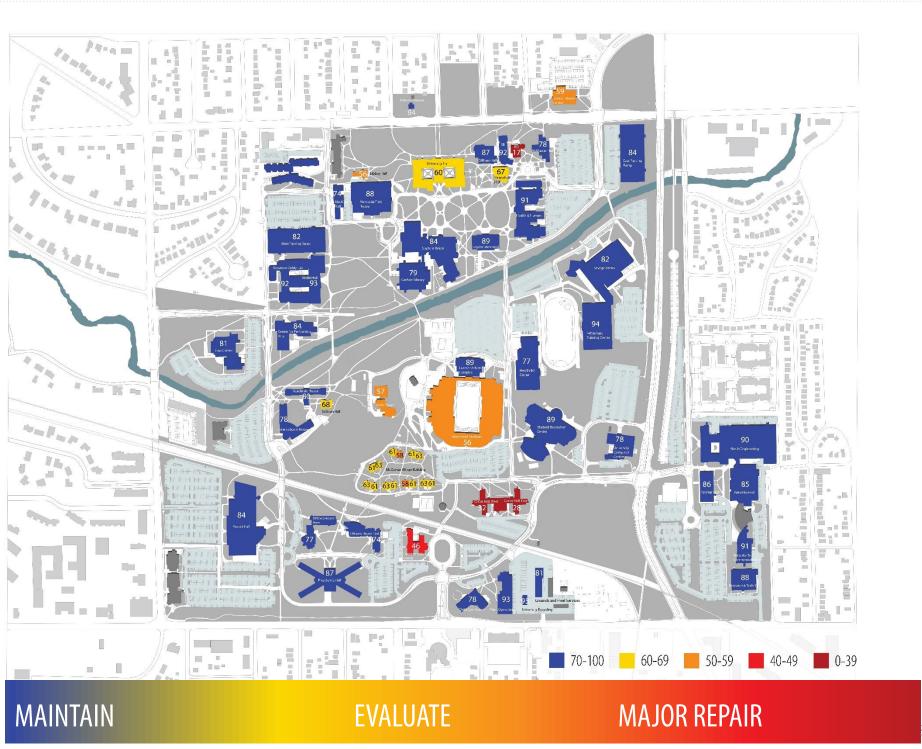




Building Condition. Facilities Condition Index.



- Most facilities in good condition, continued maintenance and renovations are appropriate
- Older buildings need investment: University Hall, Libbey Hall, Ritter, Glass Bowl, Transportation Center
- Decisions needed for Res Halls: Carter East and West, Parks, Scott, Tucker, McComas Village



Utilization.



- Measures: Weekly Room Hours (W.R.H.). Student Station Occupancy (SSO). Station Size.
- ASF vs. GSF. Definitions.
- Summary: Classroom = 30 Weekly Room Hours. 65% SSO.
 - 35 to 37.5 Target @ 60-70% SSO
- Summary: Teaching Laboratory = 16 Weekly Room Hours. 70% SSO.
 - 18-24 Target @ 60-70%SSO

UNIVERSITY OF TOLEDO • MAIN CAMPUS

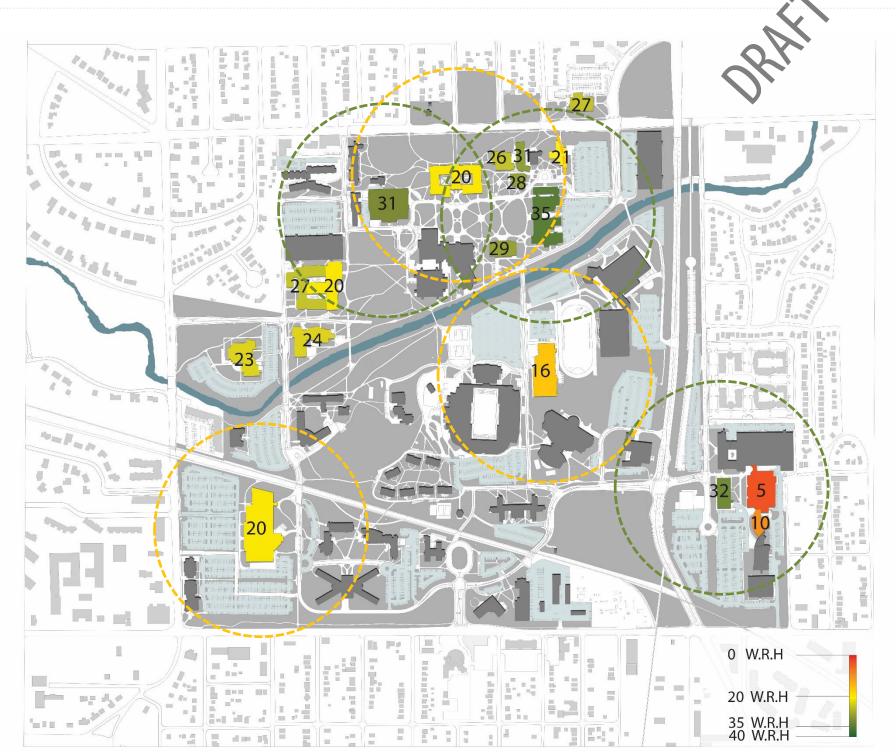
Classroom Utilization Analysis by Building

Room Id	Space Use Code	Assignable Sq. Ft.	No. of Stations	Assignable Sq. Ft. Per Station	Average Enroll- ment	Weekly Student Contact Hours	Weekly Seat Hours	Weekly Room Hours	Hours in Use Student Station Occupancy %
Bowmar	n-Oddy Lat	ooratories	;					No. of	Rooms = 10
BO1005	110	661	20	33	12	228	11.4	19.9	57%
BO1045	110	1,246	100	12	48	1,798	18.0	34.0	53%
BO1049	110	1,267	100	13	53	1,553	15.5	27.0	58%
BO1053	110	1,255	100	13	58	2,287	22.9	40.0	57%
BO1059	110	1,248	100	12	48	1,485	14.9	31.0	48%
BO2045	110	569	25	23	24	603	24.1	26.0	93%
BO2047	110	563	30	19	23	627	20.9	27.0	77%
BO2049	110	578	30	19	23	566	18.9	25.0	75%
BO2059	110	1,601	65	25	24	803	12.4	32.0	39%
BO2850	110	457	28	16	13	125	4.5	11.0	41%
	Average	945	60	18	33		16.8	27	60%
	Total	9,445	598			10,075		273	

Classroom Utilization by Building.

UT

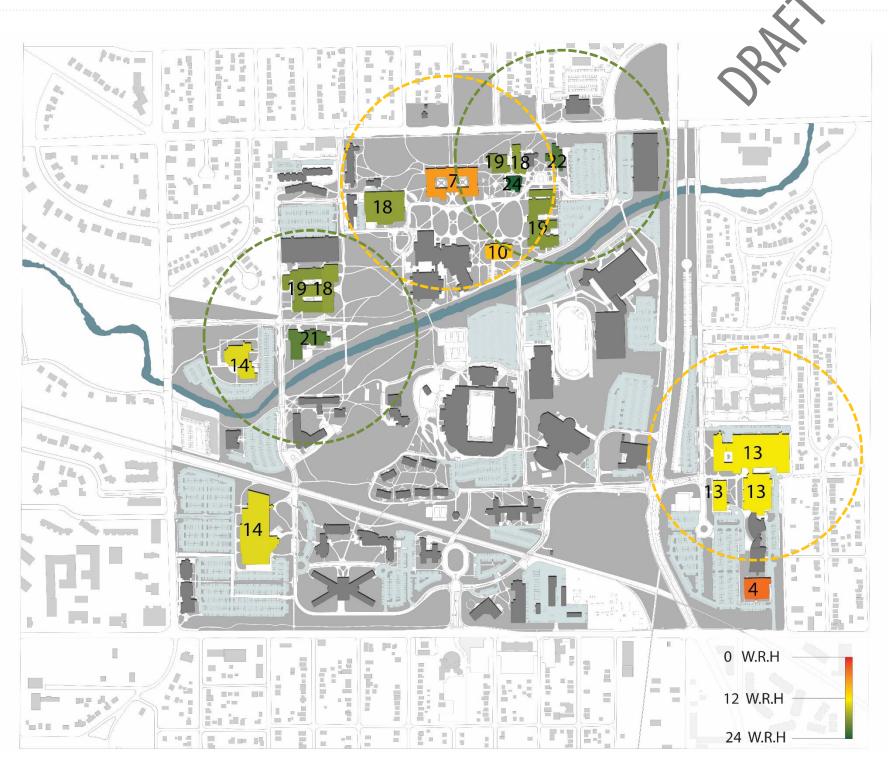
- Highest Utilization (# of rooms)
 - Health & Human Services (16)
 - Palmer Hall (16)
 - Memorial Field House (45)
- Lowest Utilization (# of rooms)
 - Health Education Center (4)
 - University Hall (12)



Teaching Laboratories Utilization by Building.

- Highest Utilization (# of rooms)
 - McMaster Hall (6)
 - Center for Performing Arts (4)
- **Lowest** Utilization (# of rooms)
 - University Hall (7)
 - North Engineering (24)

- Low Volume. High Performance.
 Vs.
- High Volume. Low Performance.



Educational Adequacy (EduCause).



Environmental Quality (5 pts)

- Daylight and Views
- Good Visibility
- Lighting Control
- Thermal Comfort
- Acoustic Quality

Layout & Furnishings (8 pts)

- Proportion of Space
- Movement through Space
- Seating Density
- Furnishings Layout
- Furniture Components
- Access to Adjacent Informal Learning Areas
- Writable Surfaces
- Physical Storage
- + Innovation Points

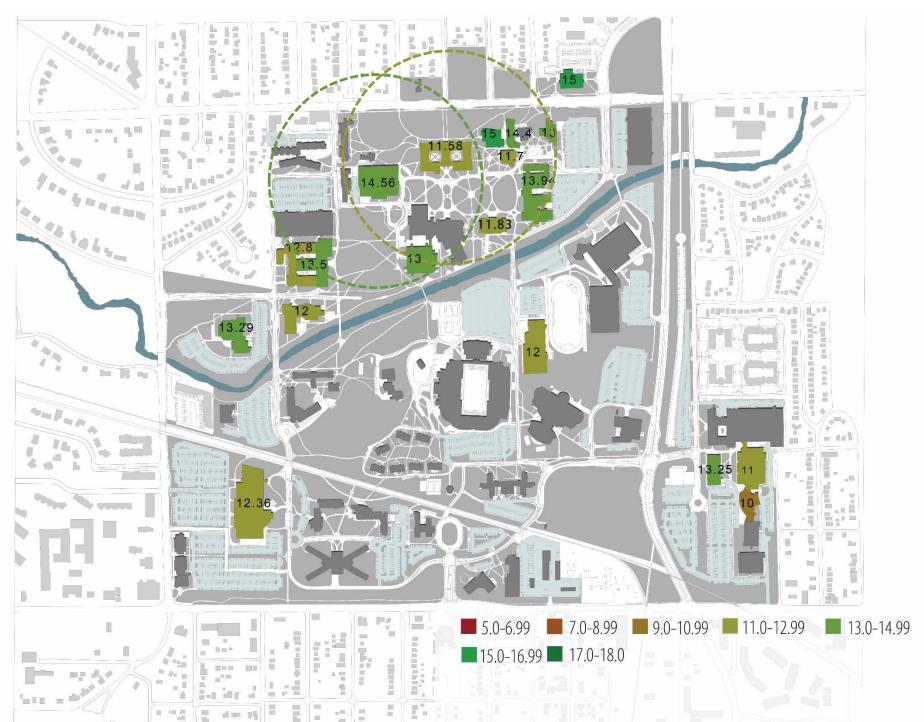
Technology & Tools (12 pts)

- Electrical Power
- Network Connectivity
- Visual Displays (1-2 pts)
- Sound Amplification
- Audio/Visual Interface and Control
- Distributed Interactivity
- Session Capture and Access (1-4 pts)
- + Innovation Points

Classroom Educational Adequacy.



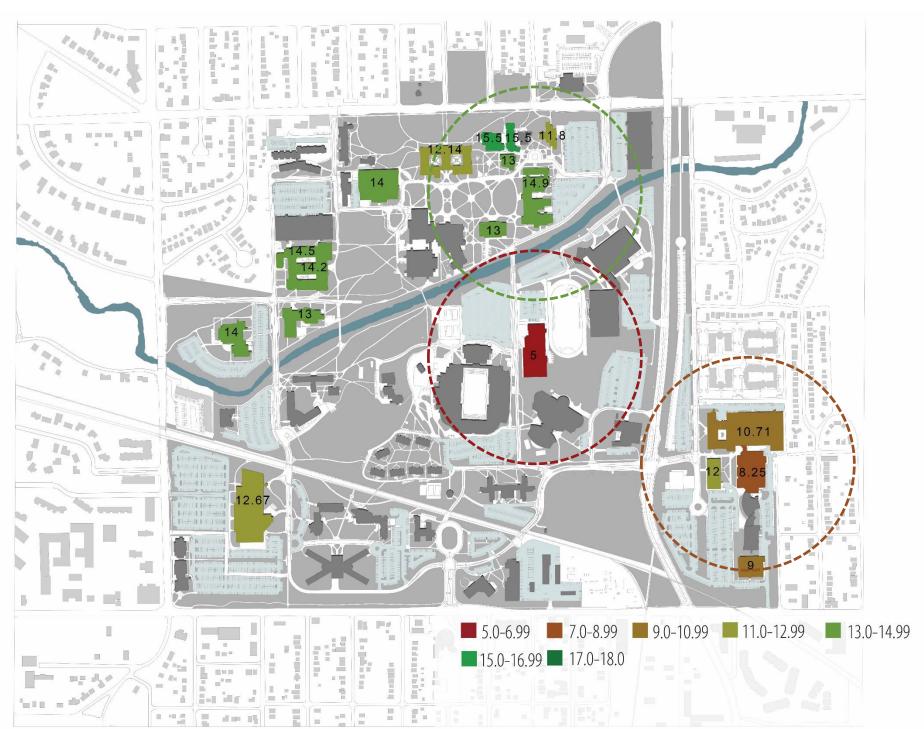
- Typical of a public university
- Nearly all UT classrooms rank low on Technology & Tools; standard is high
- Lower average than HSC
- Best Educational Adequacy (# of rooms)
 - Gillham Hall (7)
 - Memorial Field House (45)
- Worst Educational Adequacy (# of rooms)
 - University Hall (12)
 - Stranahan Hall (8)



Teaching Lab Educational Adequacy.



- Typical of public university
- Higher average than Health Science Campus
- Best Educational Adequacy (# of rooms)
 - Gillham Hall (7)
 - Health and Human Services (10)
- Worst Educational Adequacy (# of rooms)
 - Health Education Center (4)
 - Nitschke Hall (4)
 - North Engineering (24)

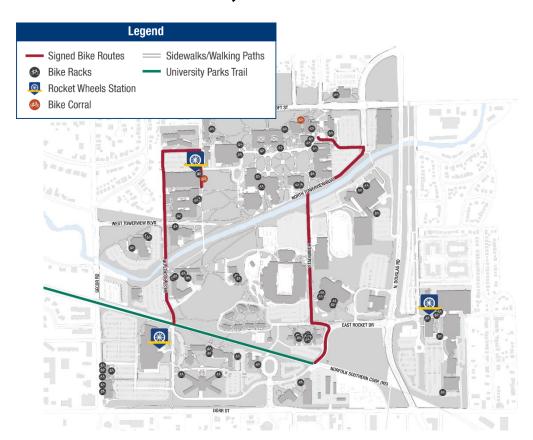


Pedestrian and Bicycle Facilities.



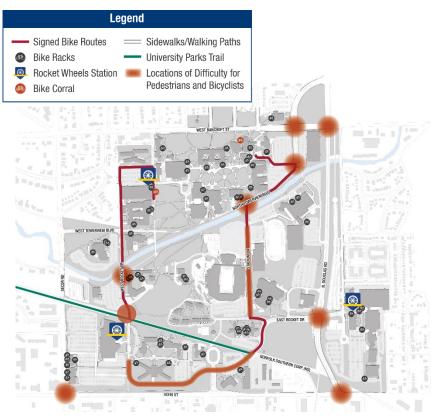
Existing Facilities

- Sidewalks, paths, Univ Parks Trl
- 2 bike corrals; 3 Rocket Wheels bicycle share stations
- Over 60 bicycle racks



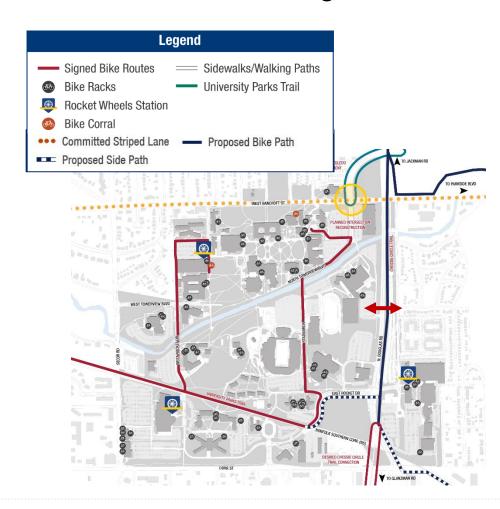
Modal Conflicts/Challenges

- Douglas Road E/W barrier
- NS Rail Corridor
- Informal walking paths



Improvements planned:

- City of Toledo Bicycle Plan
- Douglas Pedestrian Bridge-Connection to Savage



Service and Loading.



- Major and minor loading docks
- Truck route through Centennial Mall to University Hall



Legend

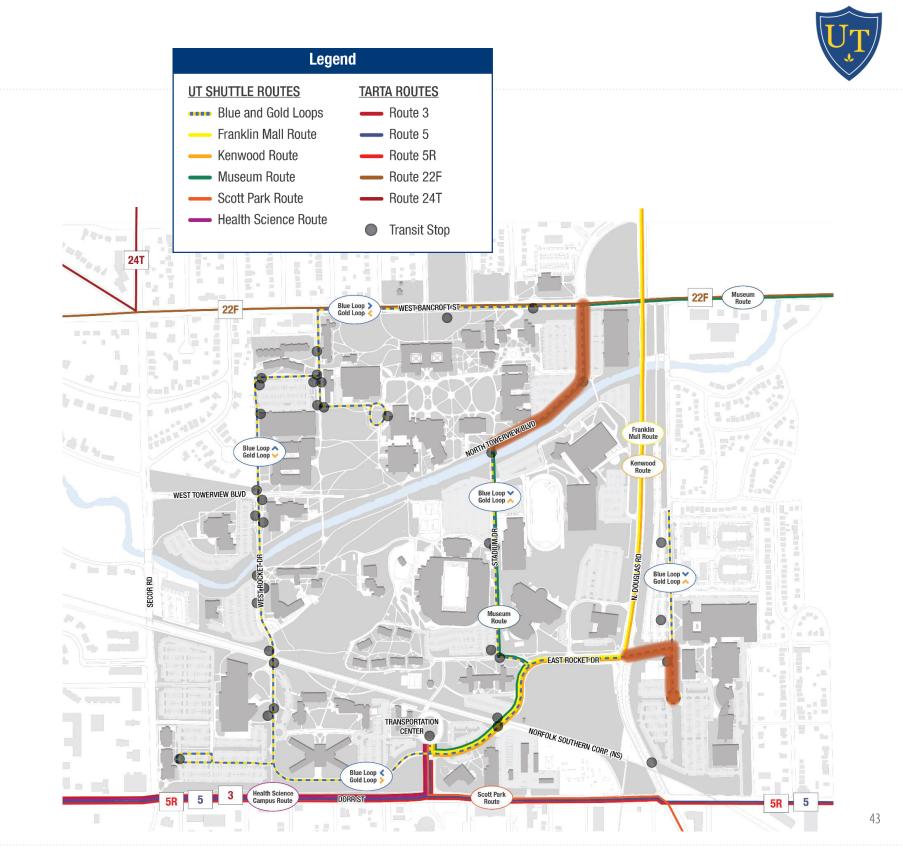
Truck Routes

Major Loading Docks

Minor Loading Docks

Transit.

- Seven UT shuttle routes serve Main Campus
- Five TARTA routes serve the UT Transportation Center
- Congestion causing Transit Delay
 - North Towerview Blvd
 - E Centennial Dr and turnaround near McMaster Hall
 - Oakwood Ave entering Engineering complex
 - Game day congestion on East Rocket Dr,
 Stadium Dr, & Douglas Rd /Westwood
 Rd



Parking Supply.



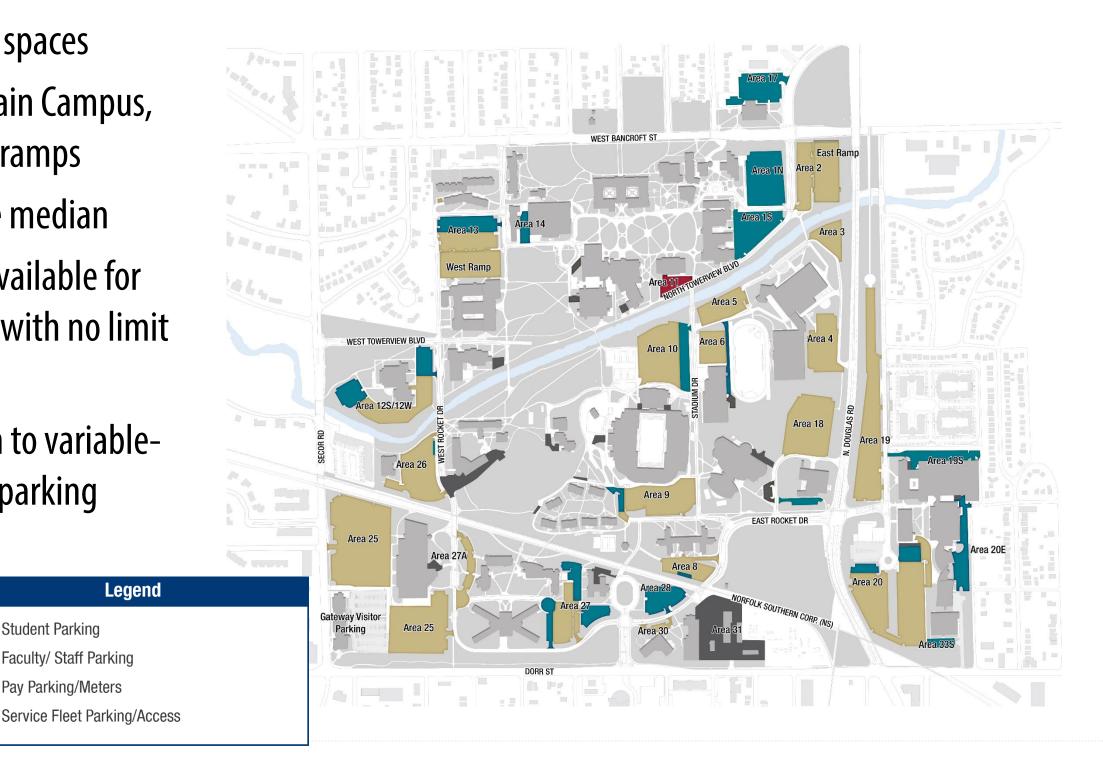
- ~16,000 total parking spaces
- 63 parking areas on Main Campus, including two parking ramps
- Parking fees below the median
- Various permit types available for students, faculty, staff with no limit to number sold
- UT exploring transition to variablepriced demand-based parking scheme

Legend

Student Parking

Faculty/ Staff Parking

Pay Parking/Meters



Parking Utilization.

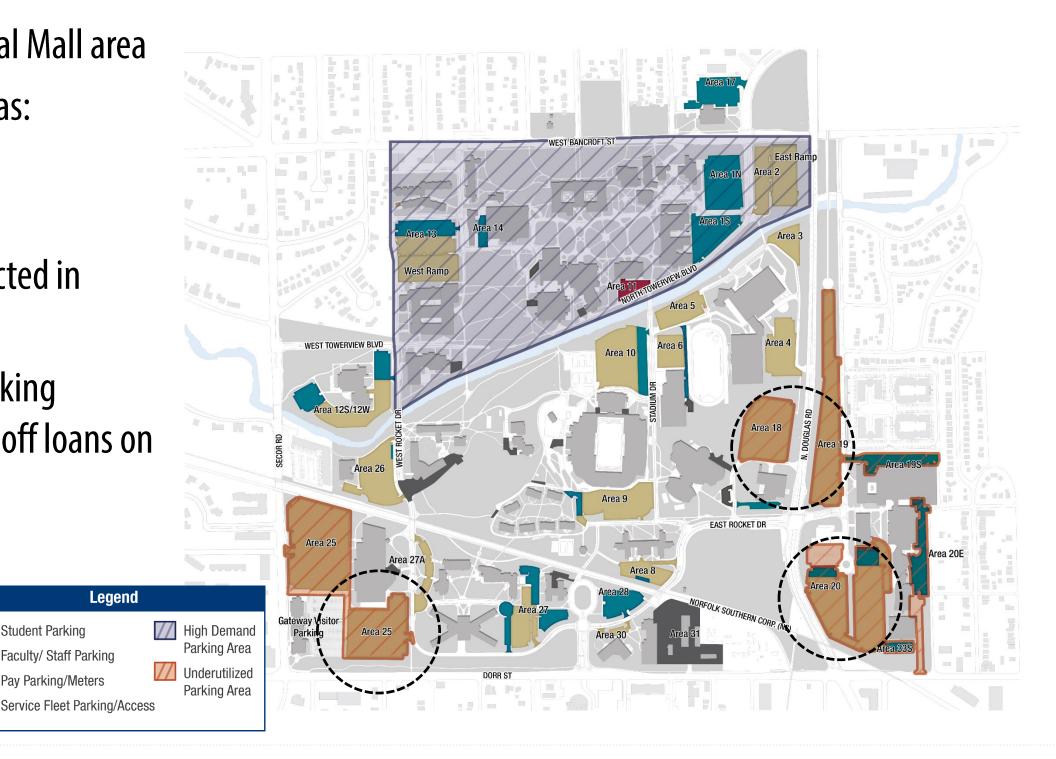


- High demand in Centennial Mall area
- Underutilized parking areas:
 - Areas 25, 18, 19, 20, 33
 - Scott Park Campus
- ~\$800,000 per year collected in enforcement fines
- No enterprise fund for parking reinvestment, still paying off loans on parking ramps

Legend

Student Parking

Faculty/ Staff Parking

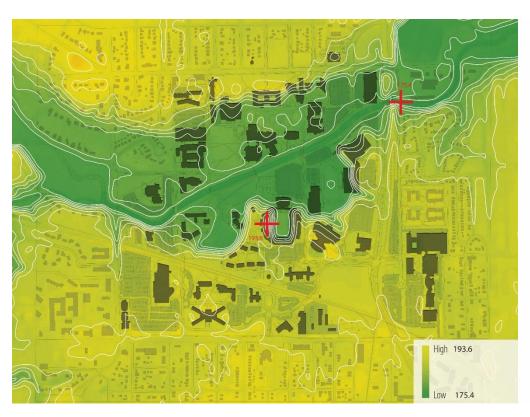


Site.



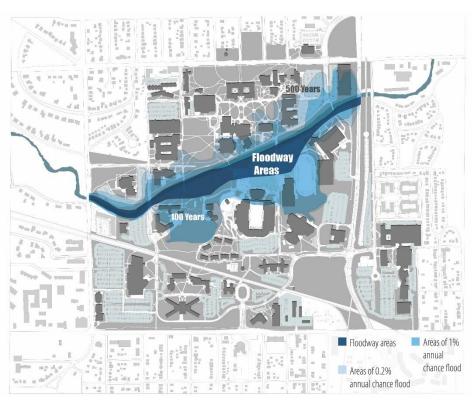
Topography

- Campus constructed in the Ottawa River valley
- Glass Bowl built into the topography



Flooding

- Significant Floodway (moving water during a flood) — no structures
- Significant 100-year flood areas south of Ottawa River



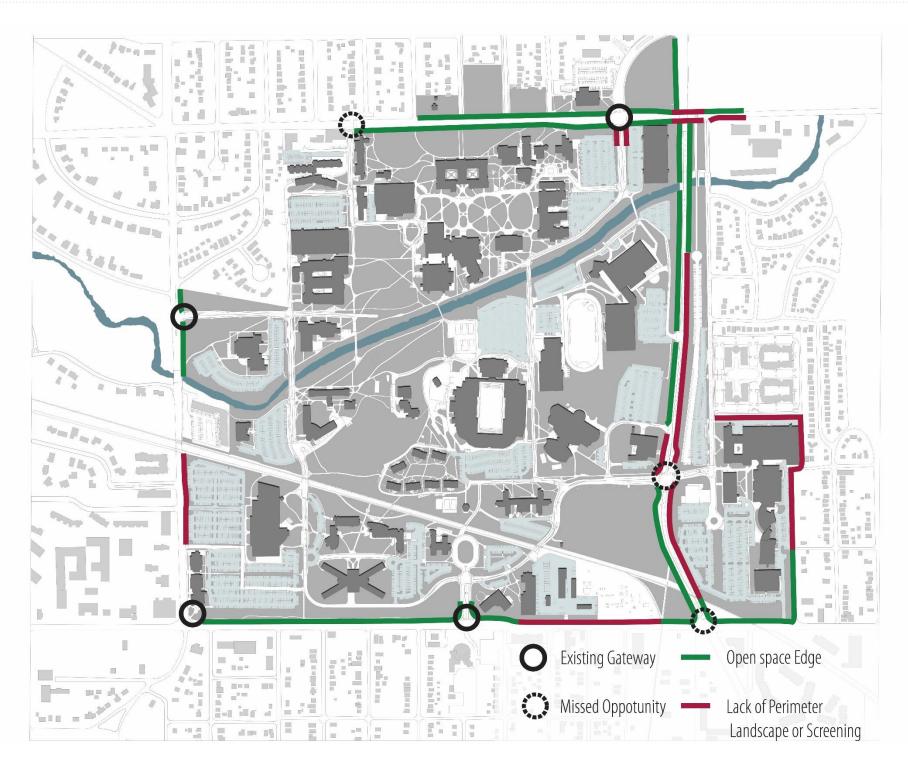
Vegetation.



Edges.



- Very good edges along Bancroft,
 Dorr, west side of Douglas
- Opportunities to improve edges that are parking-dominated

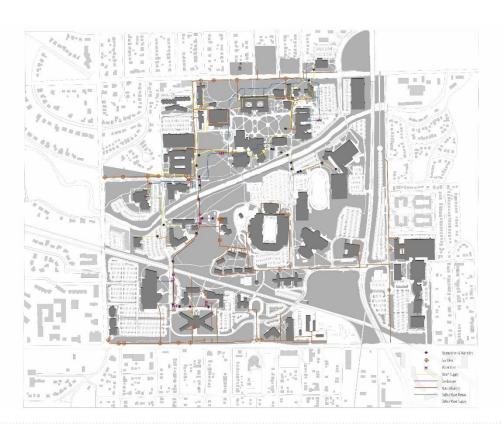


Utilities.



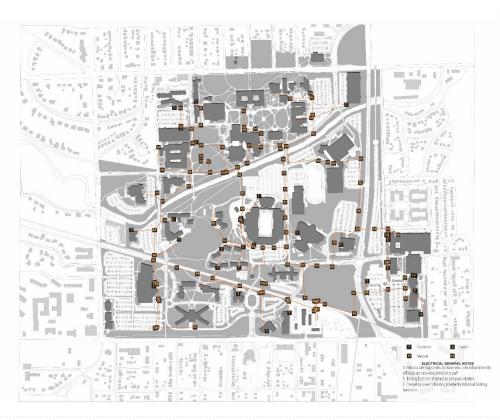
Steam, Natural Gas, Chilled Water

 Good foundation for excellence; replacements; and technological advances



Electrical

- Infrastructure is good
- Allows for great flexibility moving forward with master plan options



Telecommunications

- UT (data (fiber) and telephone (copper)); Buckeye Telesystems (coaxial (CATV))
- Connection MC-HSC leased (6 years remaining). Opportunity for new line along Chessie Trail.



Inventory and Analyses.

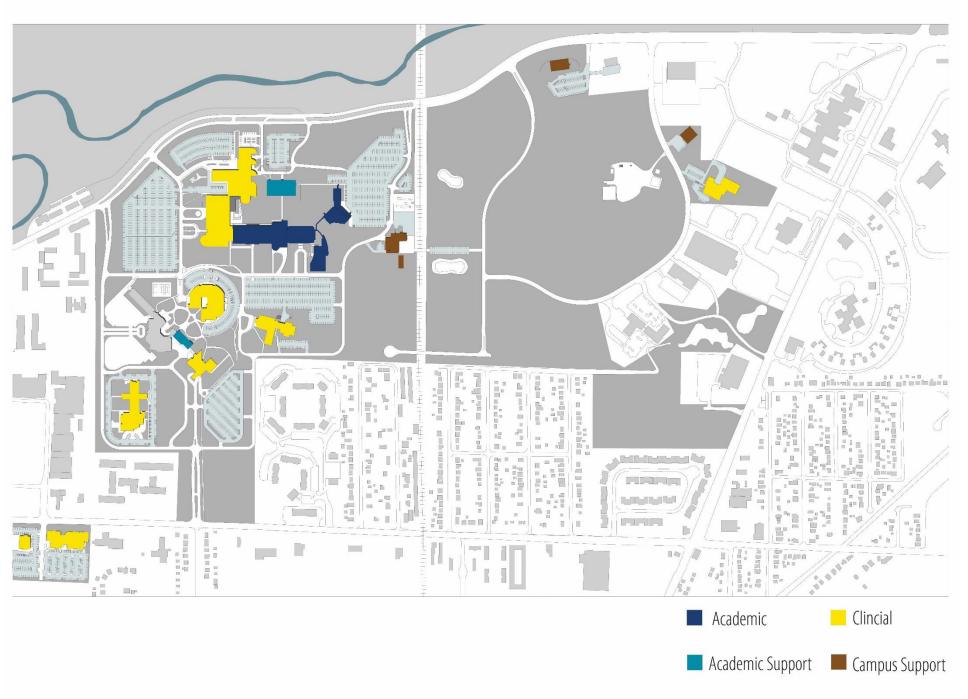


- Research
- Clinical
- Main Campus
- Health Science Campus
 - Buildings and Facilities
 - Mobility
 - Natural Resources
 - Utility Infrastructure
- Community

Buildings by Use.

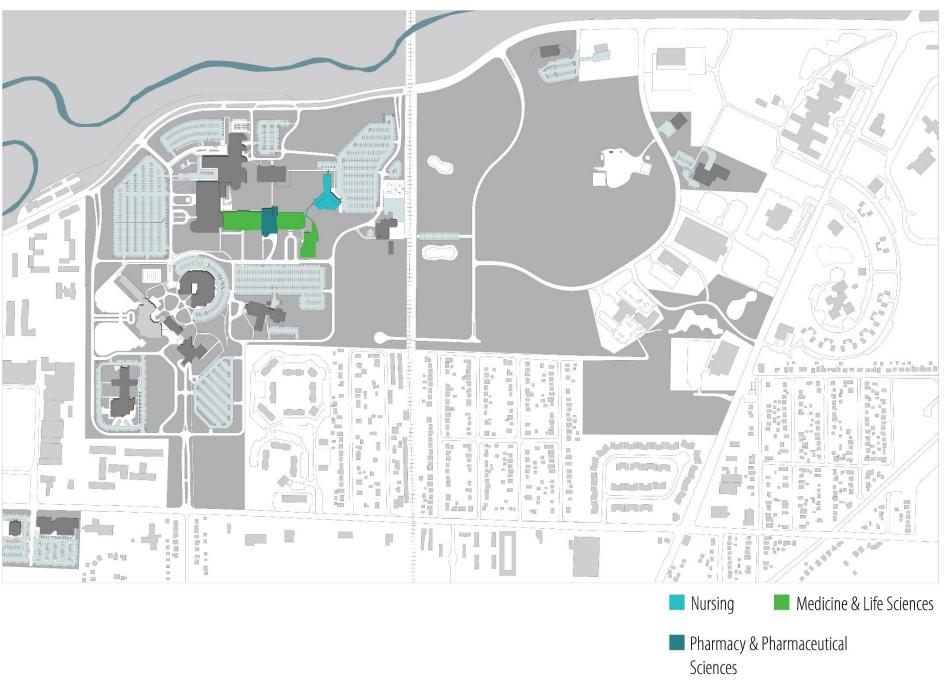


- Primarily clinical site
- Academic facilities connected to primary clinical



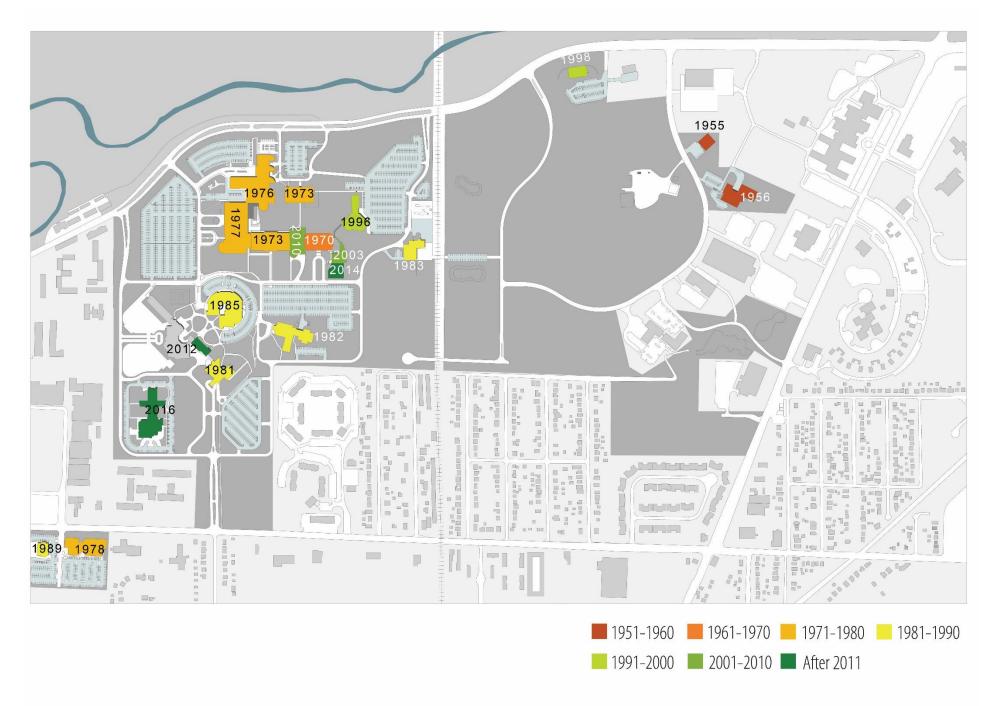
Academic Buildings by College.





Building Construction by Decade.

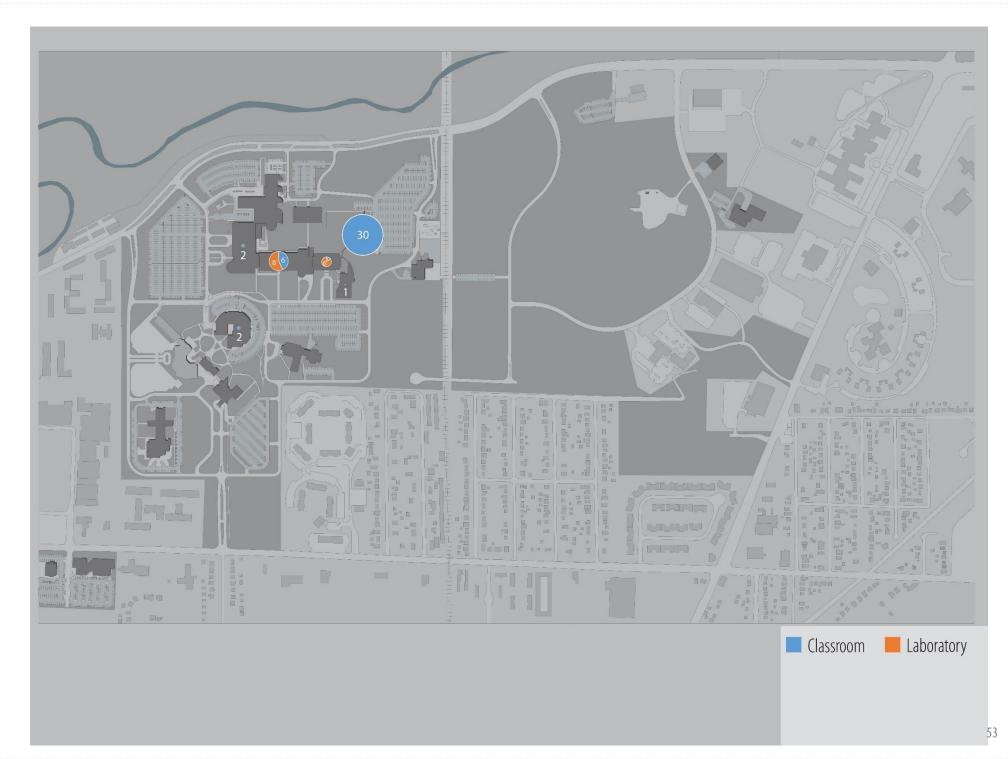




Classroom and Teaching Lab Density.



Nearly all classrooms in Collier



Building Condition. Facilities Condition Index.

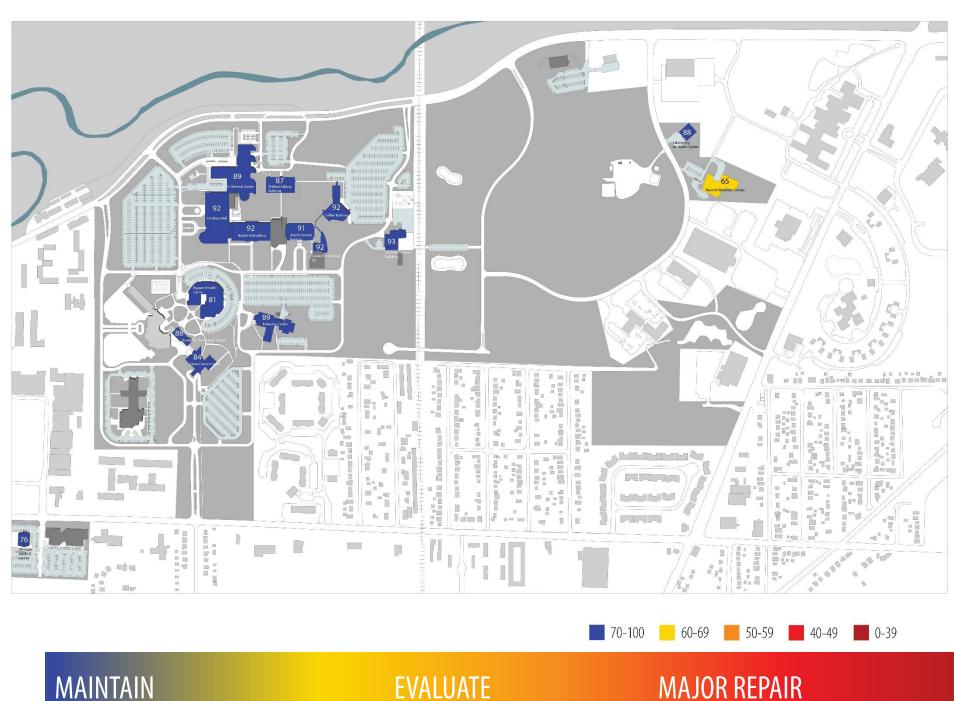




Building Condition. Facilities Condition Index.



All clinical and academic buildings in good condition, need maintenance and continued renovations



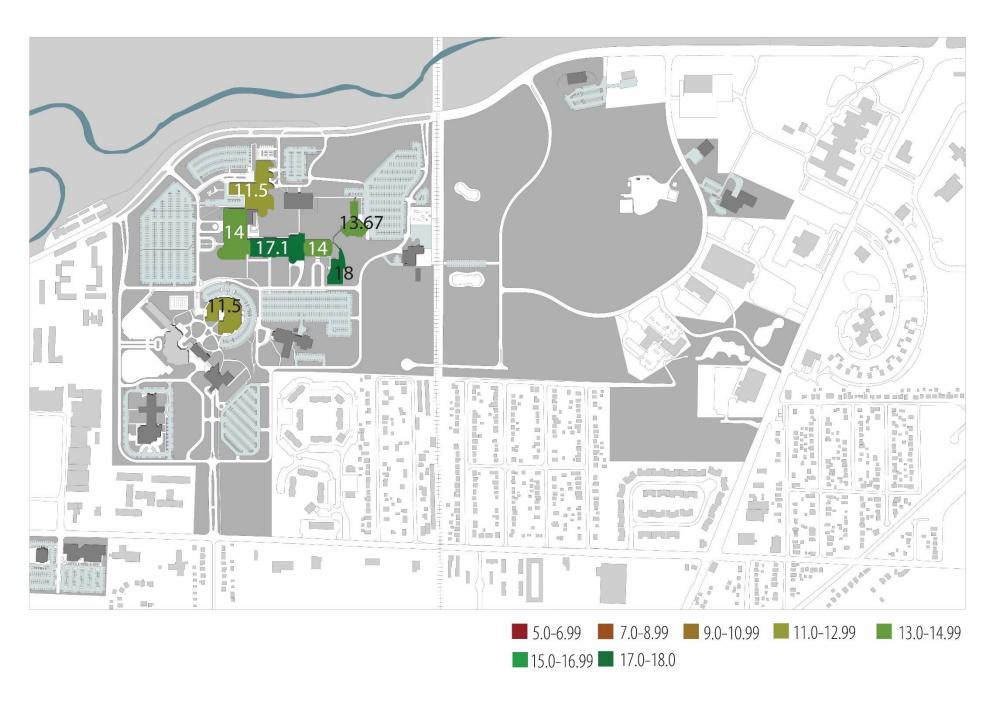
EVALUATE

MAJOR REPAIR

Classroom Educational Adequacy.



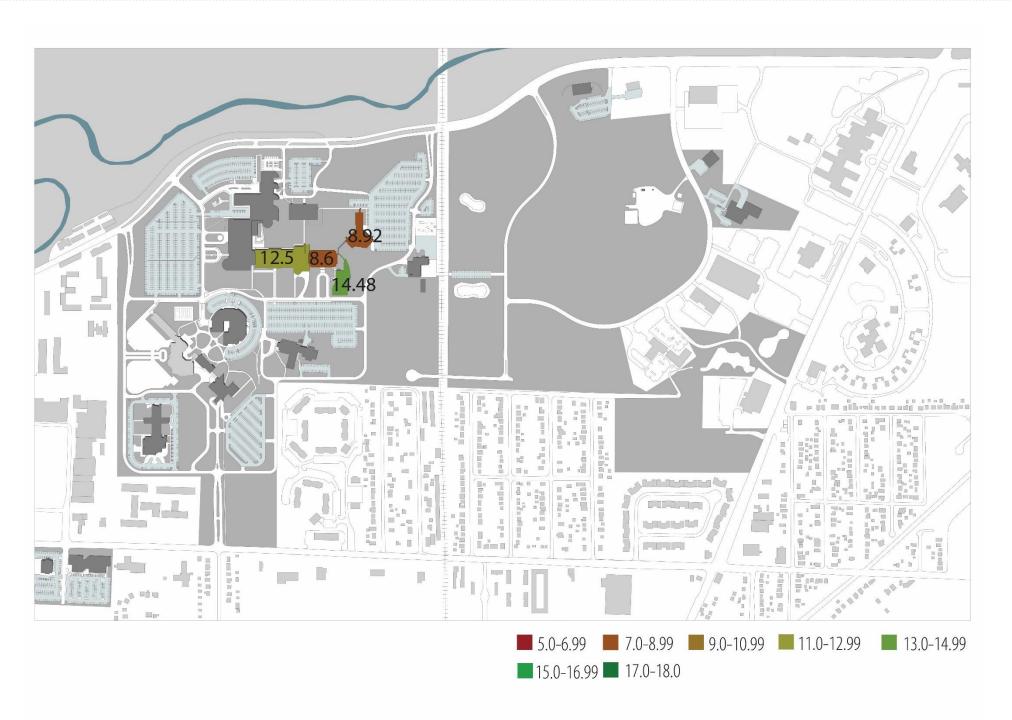
- Typical of public university
- Collier Building (30 out of 44 classrooms) lower than average score, especially Layout & Furnishings



Teaching Lab Educational Adequacy.



- Typical of public university
- Collier Building (42% of HSC's labs) lower than average score, especially Technology & Tools
- Center for Creative Education
 (38% of HSC's labs) very good



Pedestrian and Bicycle.

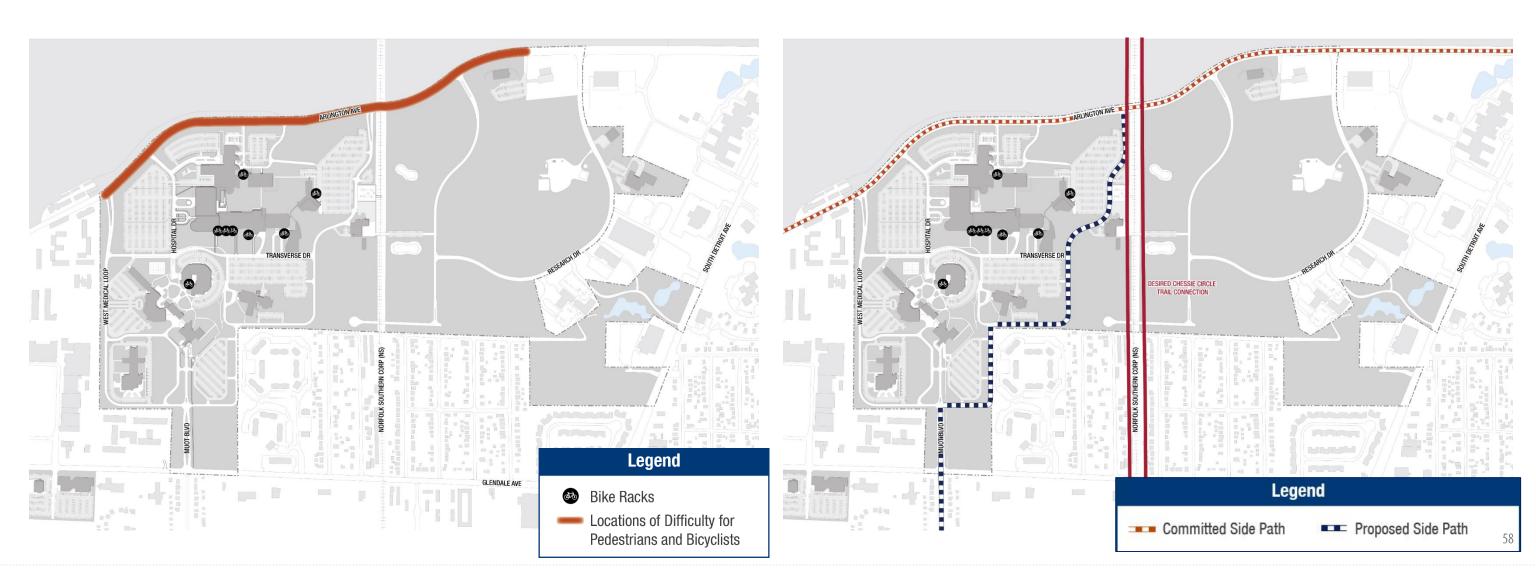


Concerns

 Path/sidewalk on the south side of Arlington Ave - in City plans

Planned Facilities

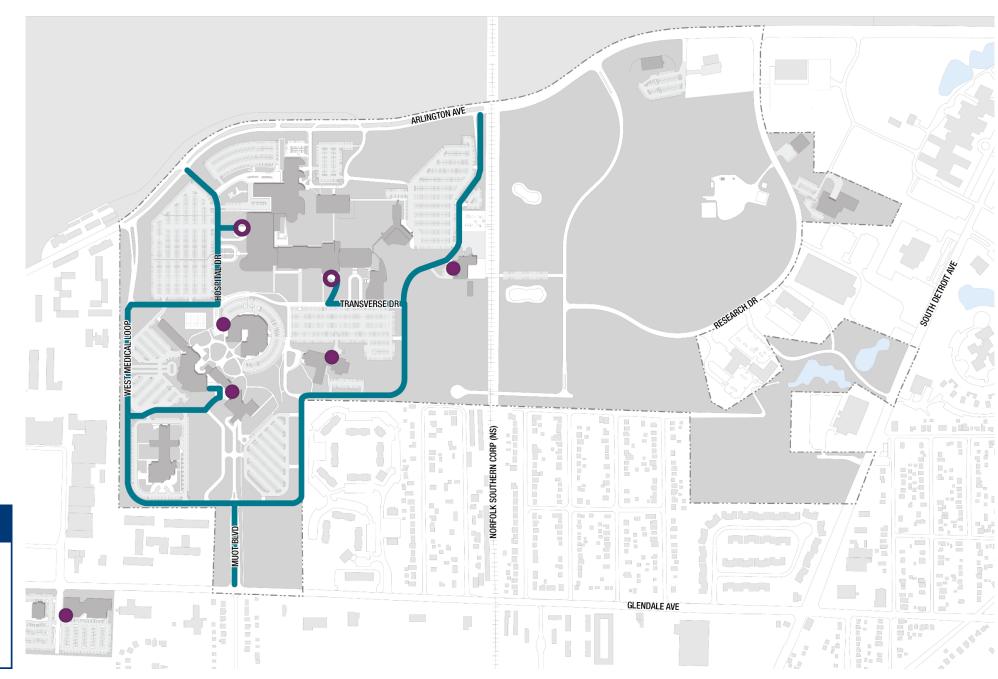
City of Toledo Bicycle Plan



Service and Loading.



 Major and minor loading docks serving Health Science Campus

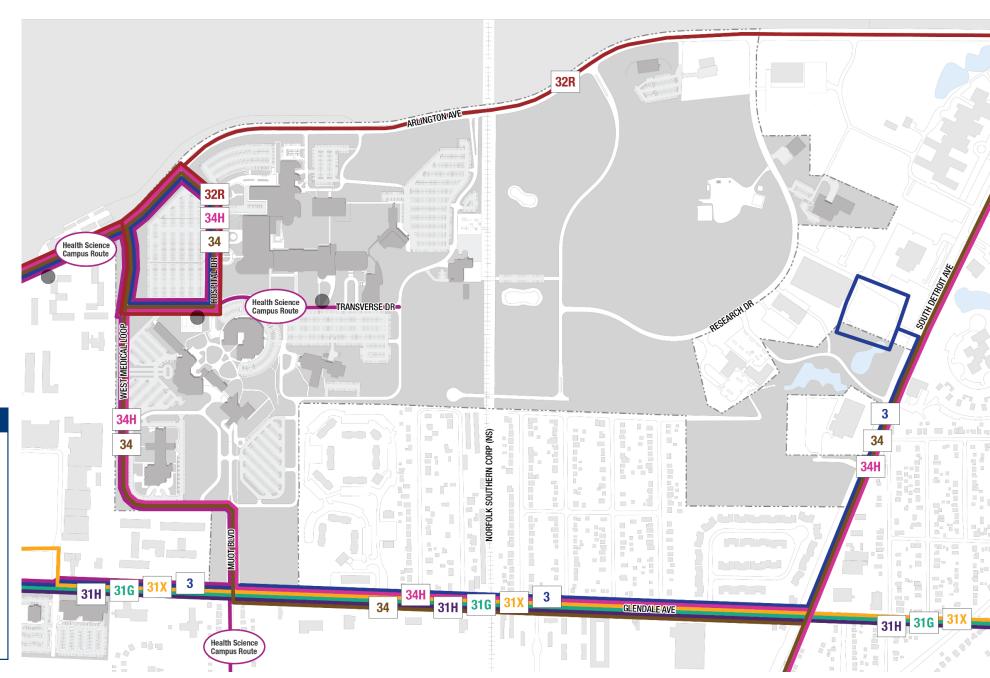


Minor Loading Docks

Transit.



- UT Shuttle Health Science Campus Route connects to Main Campus
- Seven TARTA routes offer city and regional connections

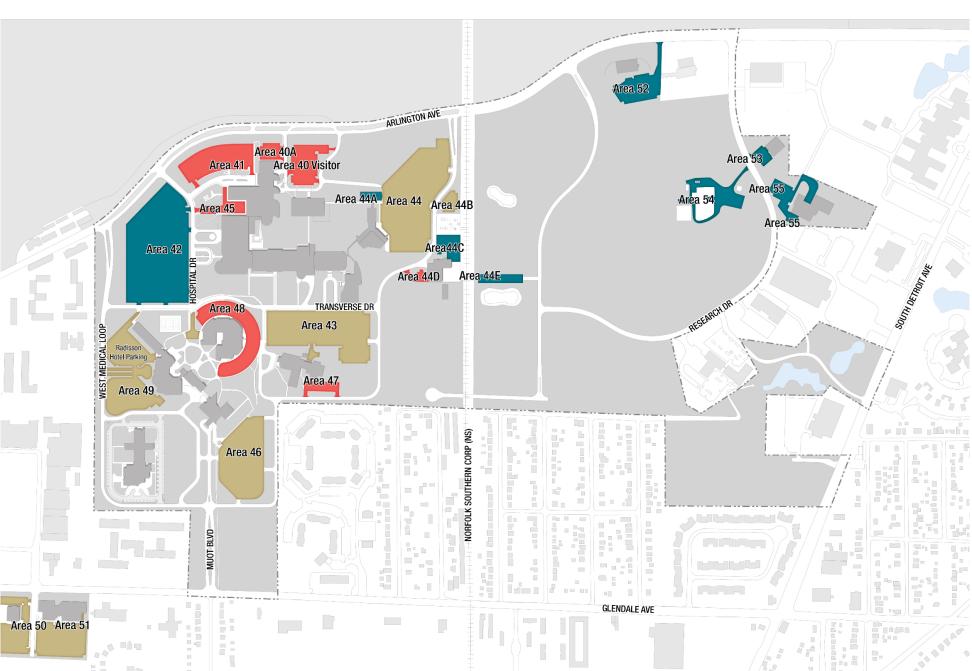


Parking Supply.



- All surface lots
- Patient/visitor confusion of where to park
- High demand for parking at Health Sciences Campus 24/7 for medical patients, visitors, and employees





Site.



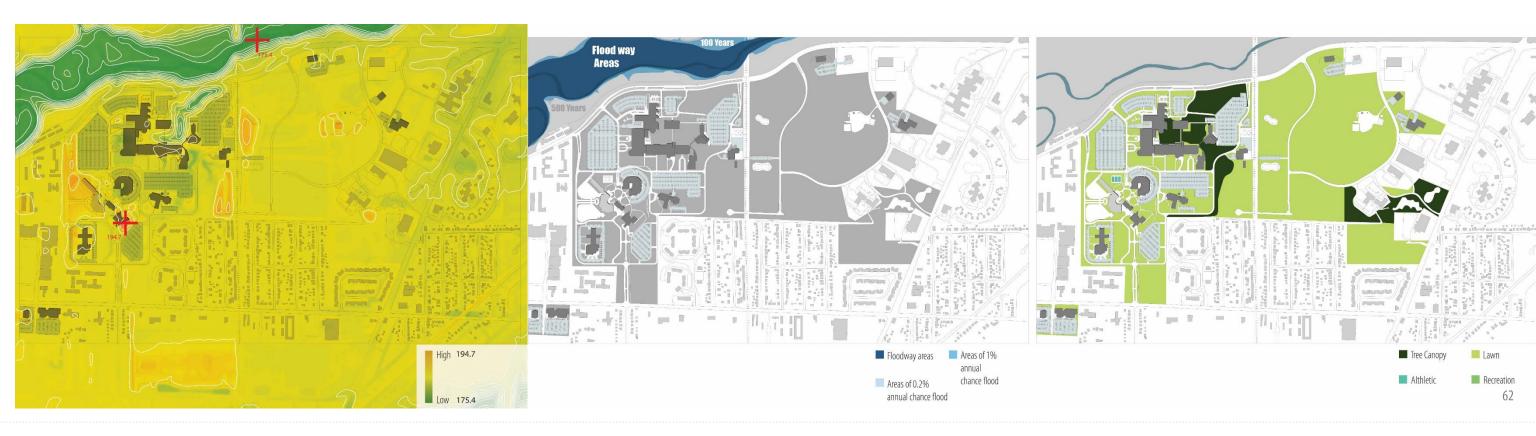
Topography

- Relatively flat site
- Ravine between Collier and Mulford Library

Flooding

 Swan Creek floodplain does not impact south of Arlington Avenue

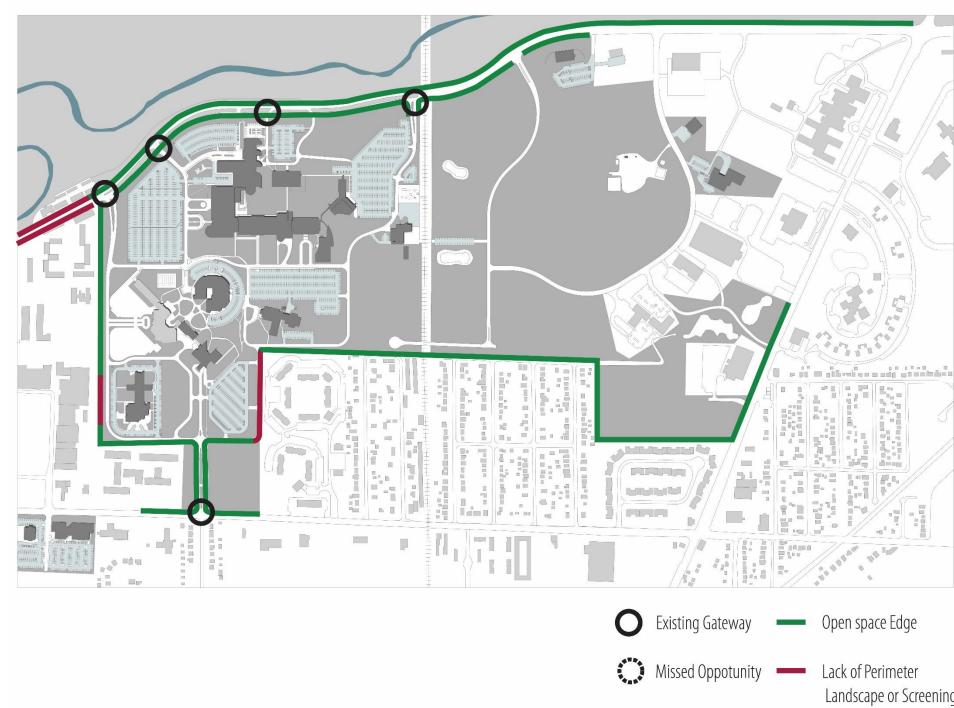
Vegetation



Edges.



Very good and attractive interaction with adjacent uses

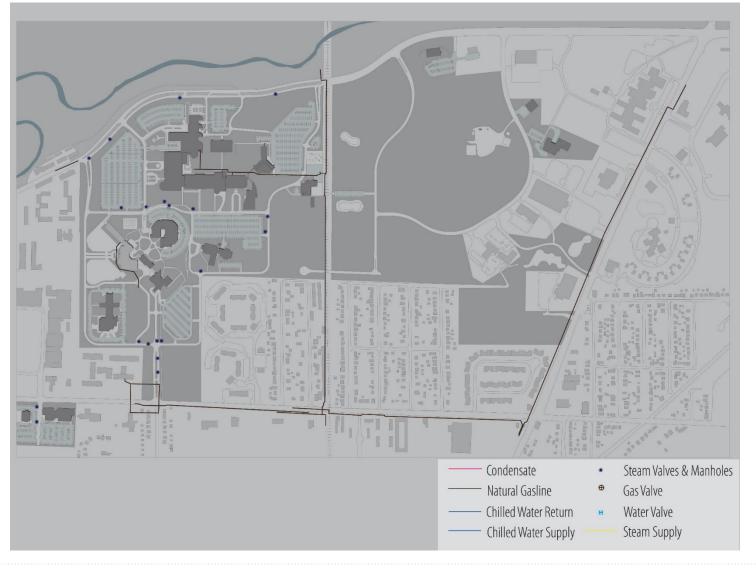


Utilities.



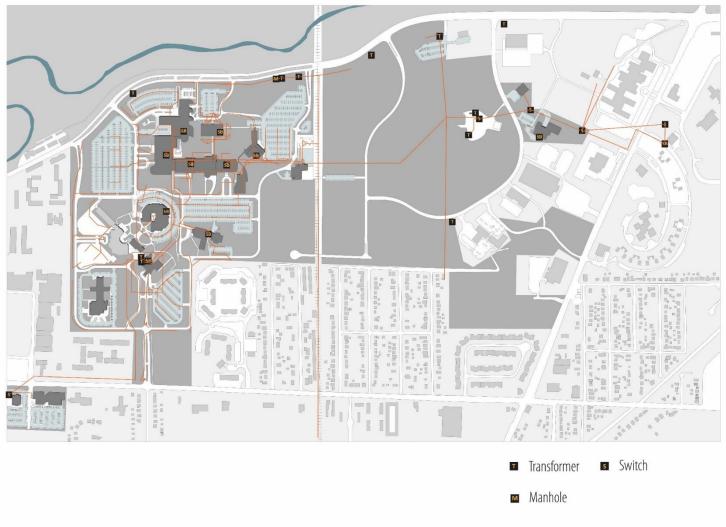
Steam, Natural Gas, Chilled Water

 Good foundation for excellence; replacements; and technological advances



Electrical

- Infrastructure is good.
- Configuration allows for great flexibility.



Inventory and Analyses.



- Research
- Clinical
- Main Campus
- Health Science Campus
- Community

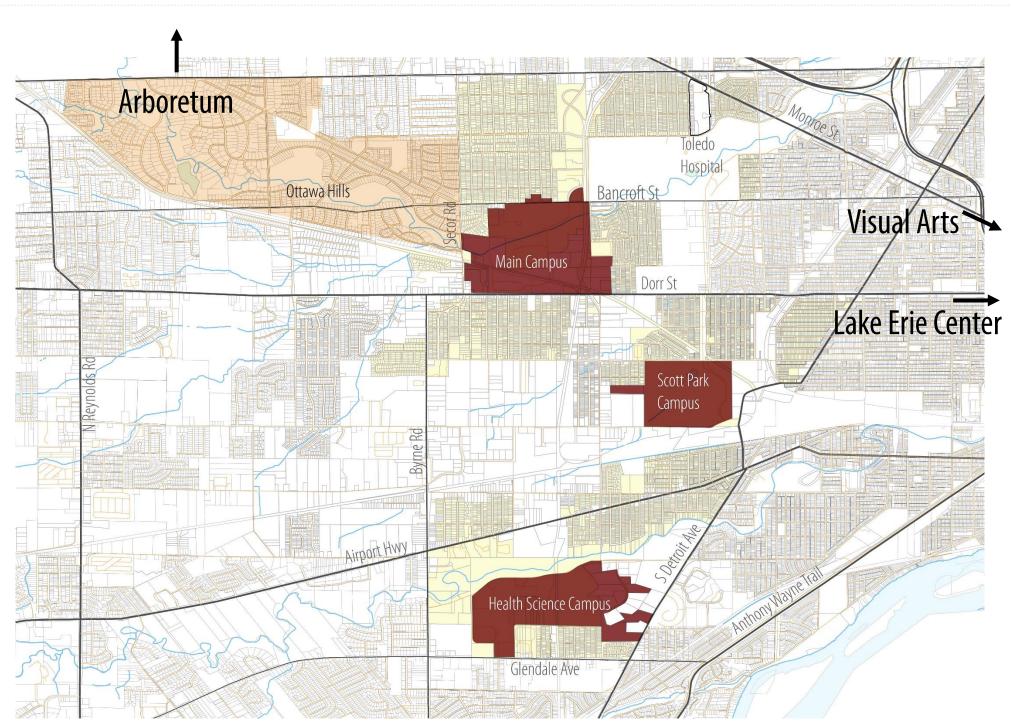


Regional Connections.

UT

- University Hall 1.8 miles from I-475 interchange
- I-475/US23 and Dorr Street interchange? — 3.7 miles west of Secor and Dorr

- Distance from University Hall
 - Toledo Hospital 1.4 mi
 - Center for Visual Arts 3.1 mi
 - Arboretum 4.1 mi
 - Lake Erie Center 13.2 mi



UT Shuttle Route Network.



- Overall UT Shuttle system
 - Connection to Franklin Park Mall
 - Connection to Toledo Museum of Art and UT Center for the Visual Arts

Legend

UT SHUTTLE ROUTES

Franklin Mall Route

- Health and Science Route

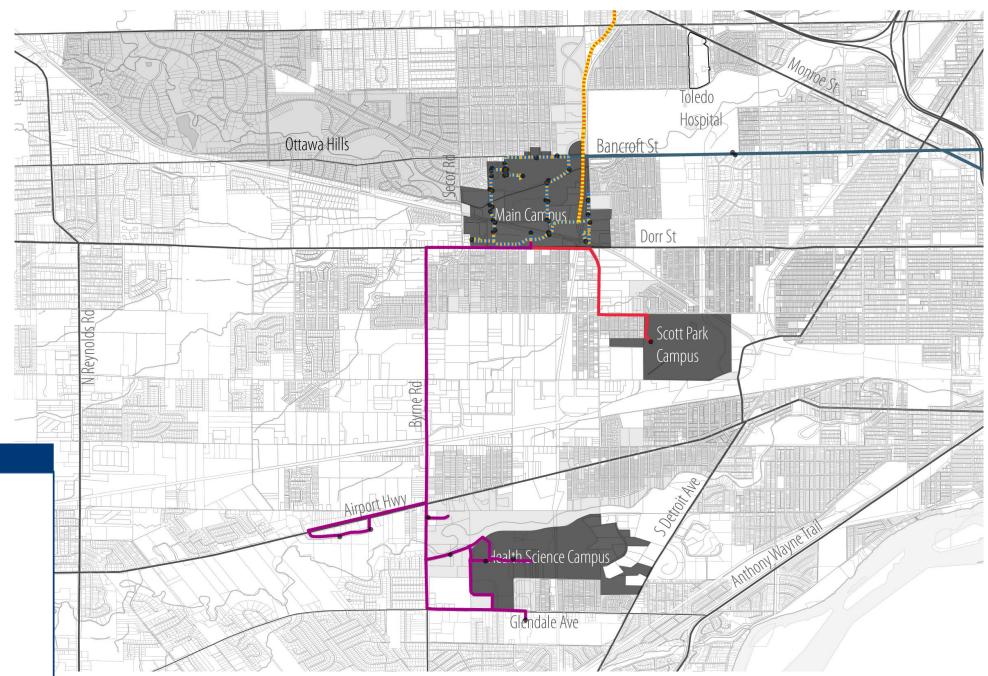
Transit Stop

Blue and Gold Loops

Kenwood Route

Museum Route

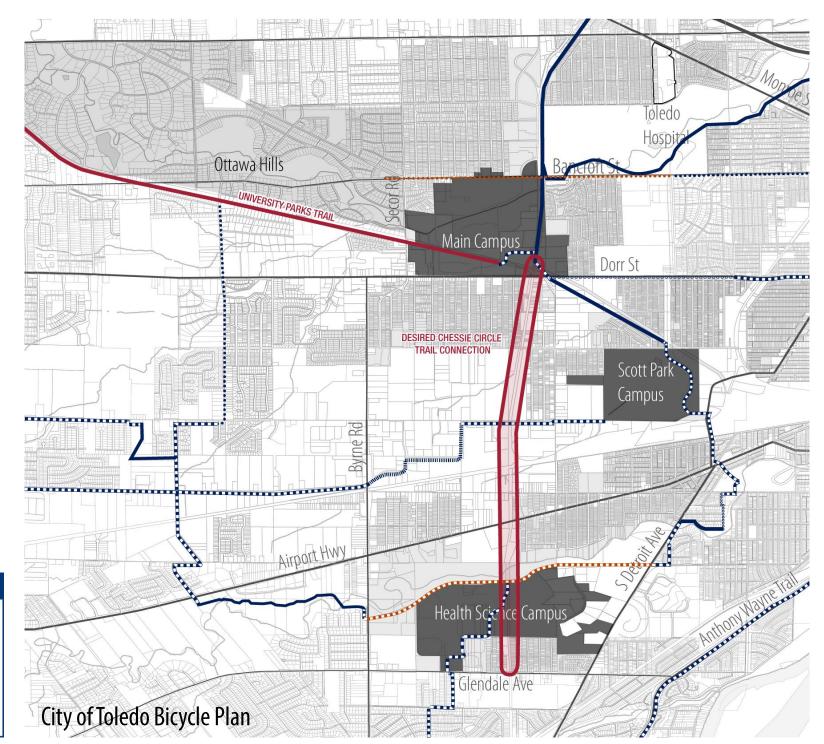
Scott Park Route

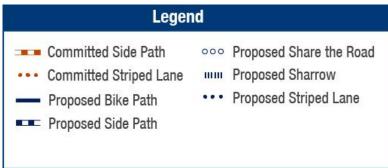


Regional Bicycle Facilities.



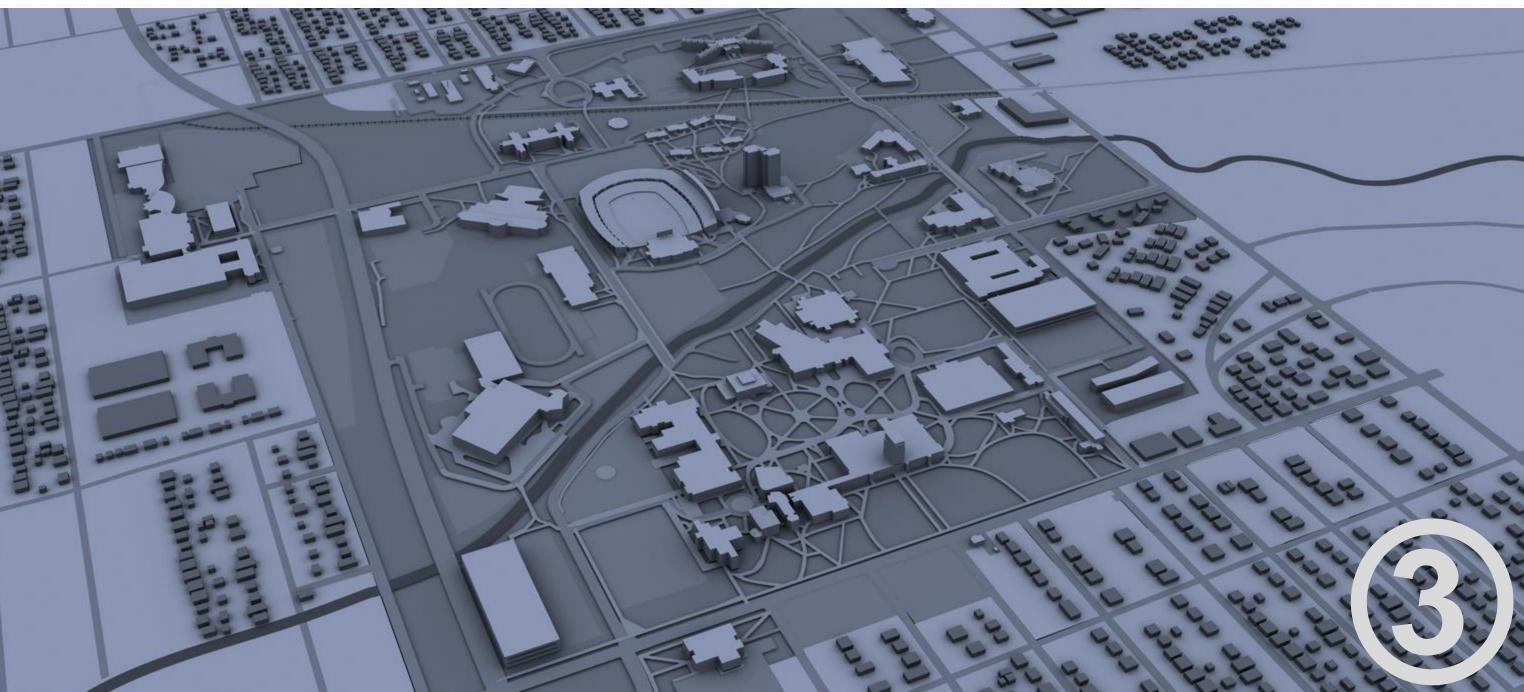
 Chessie Circle Trail: connect Main Campus and Health Science Campus with multi-use trail





Implications.

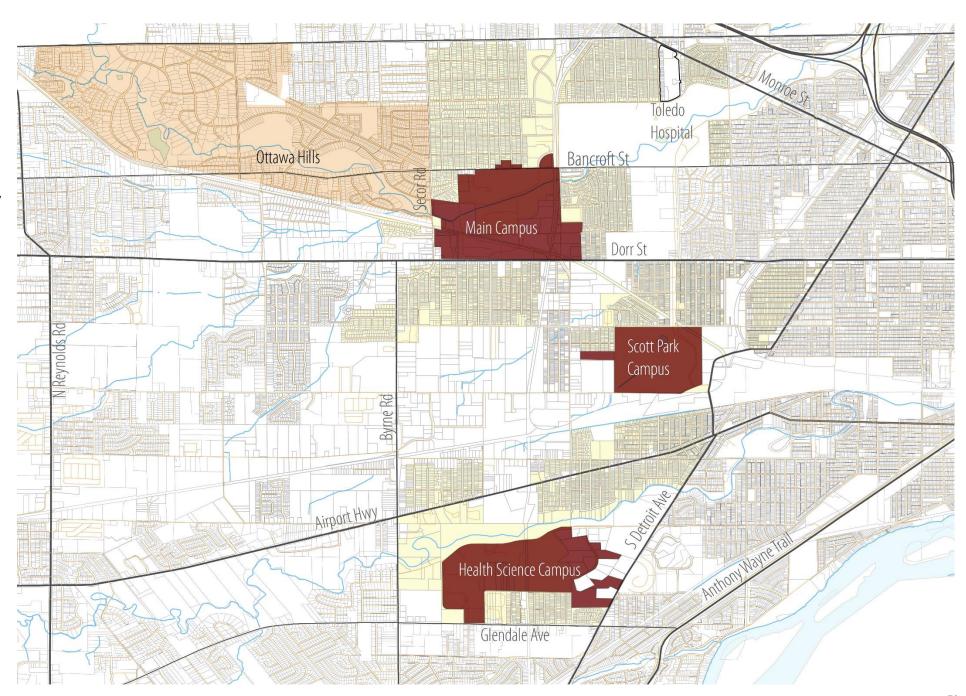




Issues Affecting Program Locations.

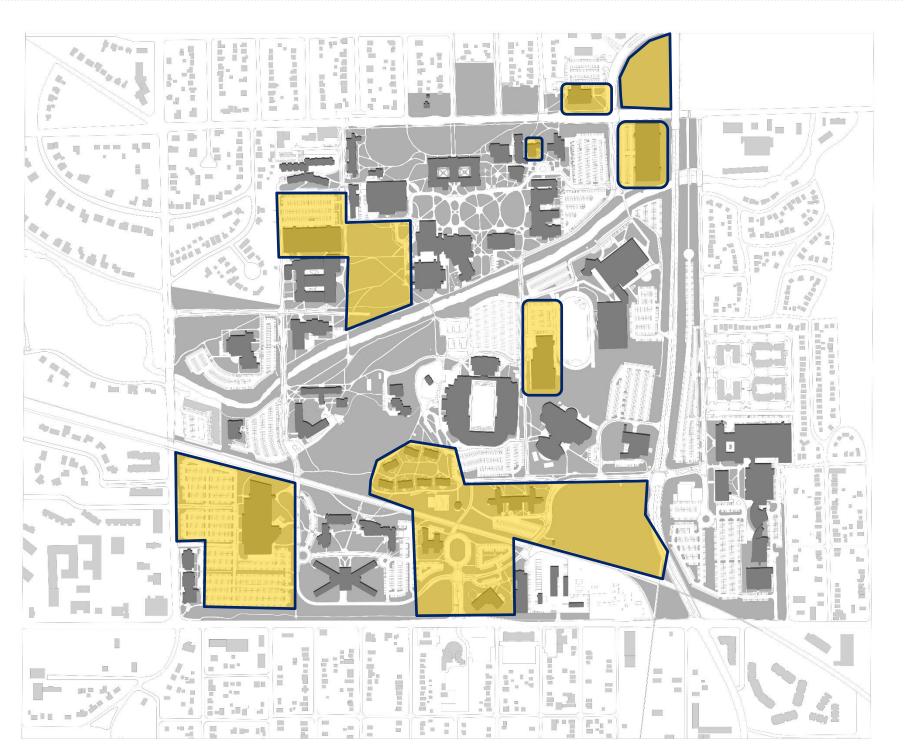


- Exploring best use of Scott Park Campus. Current UT uses are:
 - Back Offices & Testing Center
 - Athletics Soccer, Baseball, Softball,
 Findlay Athletic Center
 - Freshman + Commuter Parking
 - Storage
- ProMedica Affiliation
 - College of Medicine



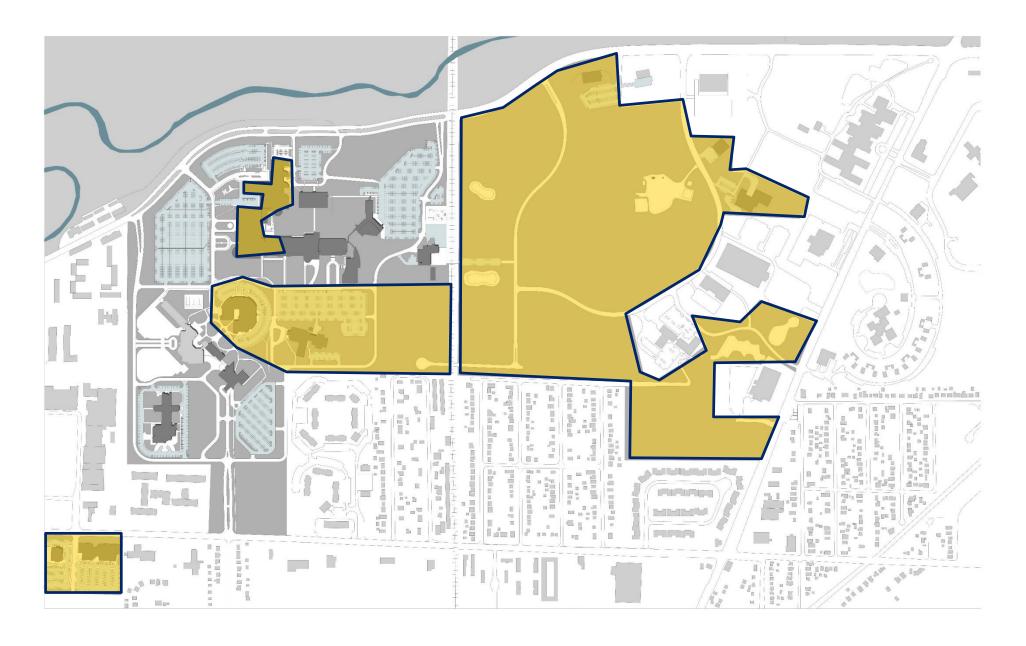
Opportunities for Change.





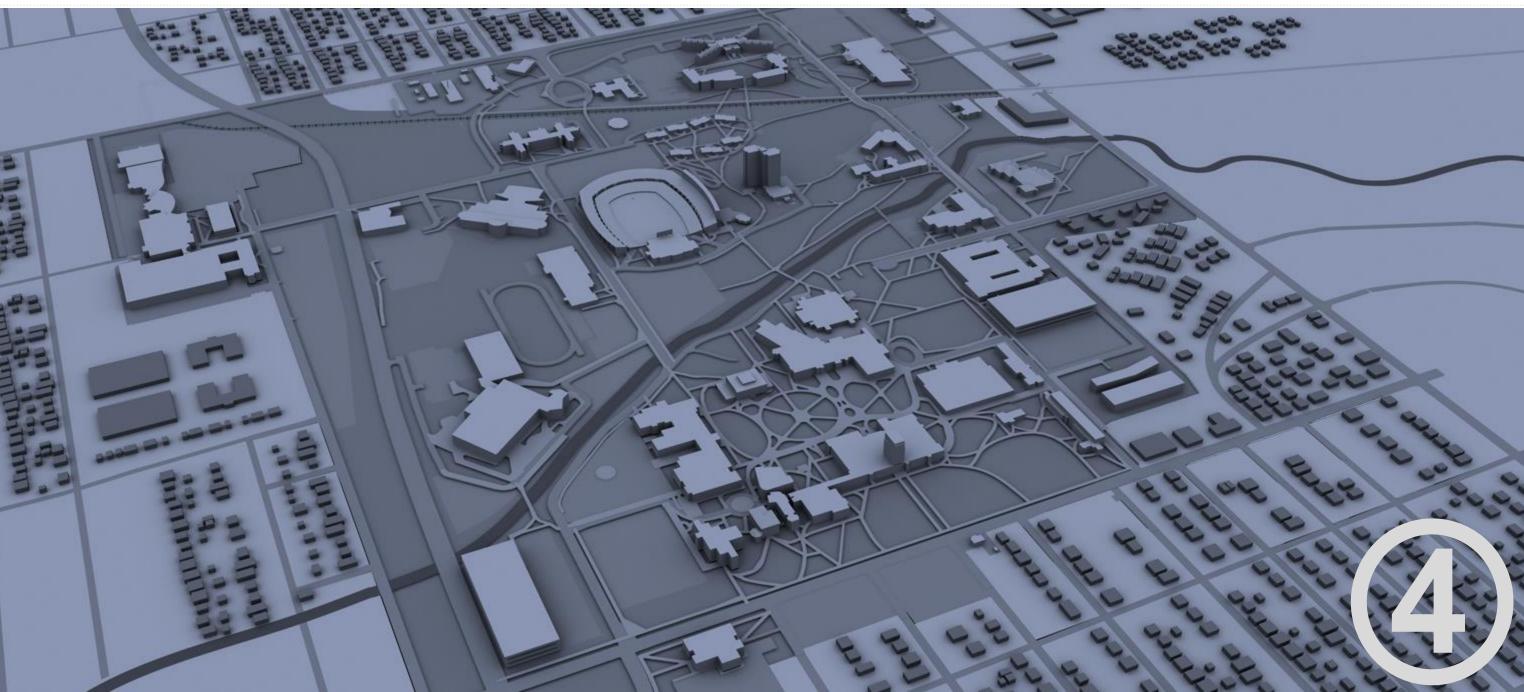
Opportunities for Change.





Next Steps.





Next Steps.



- Prepare master plan alternatives to explore possible future — different options for UT's facilities
- Ongoing support for Hospital and College of Medicine analysis and planning
- Master Plan Alternatives presentations late spring

