

# CLEVELAND STATE UNIVERSITY

2014 MASTER PLAN

IDEA GENERATION  
APRIL 24-25 2014



SMITHGROUP JJR

The background of the slide is a grayscale photograph of a building with classical architectural features, including columns and a pediment. In the foreground, there are several bare, leafless trees with intricate branch structures. The overall tone is muted and professional.

# Contents.

- 1 Introduction + Updates
- 2 Enrollment
- 3 Space Needs Analysis
- 4 Campus Mobility + Parking
- 5 Initial Ideas
- 6 Discussion + Next Steps



# 1. Introduction + Updates.

CLEGGAN - KELLER HALL

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# Your Master Planning Team

**SMITHGROUP JJR**

PAULIEN & ASSOCIATES, INC.  
PLANNING CONSULTANTS

**Baker**

**corbindesign**  
People get lost. We fix that.®

 **KNIGHT & STOLAR, INC.**

-- Lead Consultant, Campus Planning and Design

-- Academic Space Planning

-- Campus Mobility (Parking + Transportation Systems)

-- Campus Wayfinding

-- Local Landscape Architecture



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# CSUMASTERPLAN.MINDMIXER.COM



The purpose of the Master Plan is to support the achievement of the University's strategic vision and objectives. The Master Plan will provide a basis for coordinating physical development decisions, and identify priority projects for near term and long term implementation. The intent of the plan is to help differentiate the university and create a distinctive destination through outstanding academic programs, a vibrant campus life, and a compelling physical presence.

**WHO** will be doing the master plan?

Cleveland State University is partnering with SmithGroupJJR and a team of consultants who will be visiting the campus on several occasions to gather ideas and feedback and present updates throughout the process.

**WHEN** will this plan be done?

With the commitment from Cleveland State's students, faculty, staff and community partners, the Cleveland State University Master Plan will be complete in July 2014.

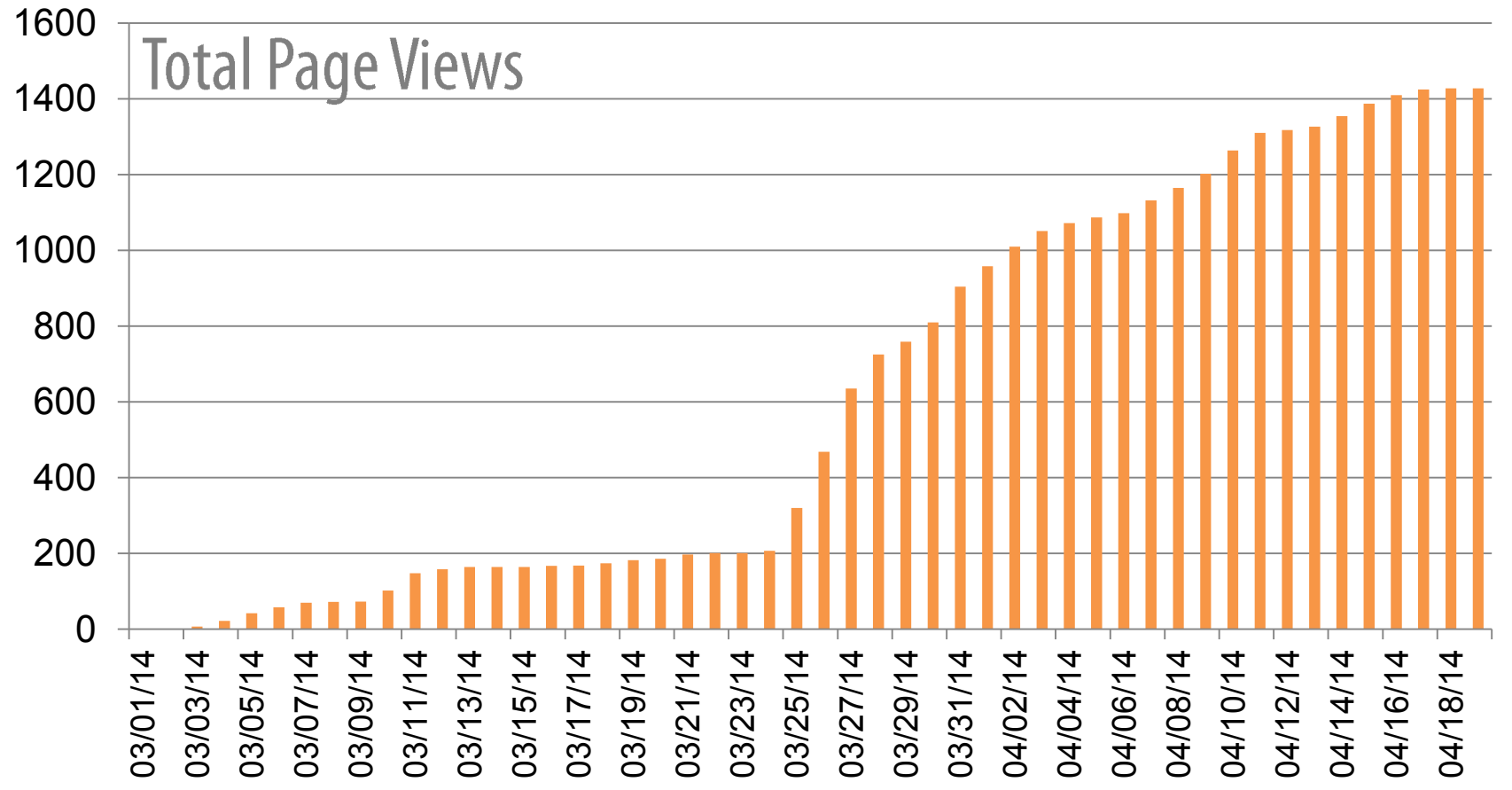
**HOW** can you get involved?

We want to hear your insights and feedback as part of the master plan process! Scan the QR code on this card to visit [csumasterplan.mindmixer.com](http://csumasterplan.mindmixer.com) to submit ideas and follow updates.

## Zip Codes



## Total Page Views

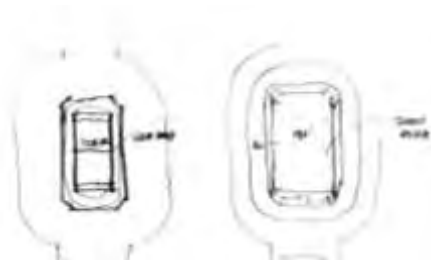
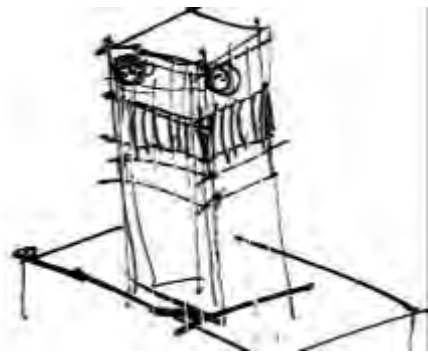


## Total Visitors.



# 1

# Our Last Visit



- Steering and Executive Committee Meetings
- Dean Interviews (except Law)
- Faculty Focus Group
- Faculty Open House
- Student / Campus Open House
- Wayfinding Meeting
- Facilities Follow-Up Meeting
- Sustainability Meeting
- Community / City Meeting
- Wolstein Center Tour
- Urban Planning Class Lecture
- Internal Charette

## 1

# Campus Master Plan Guiding Principles - DRAFT.

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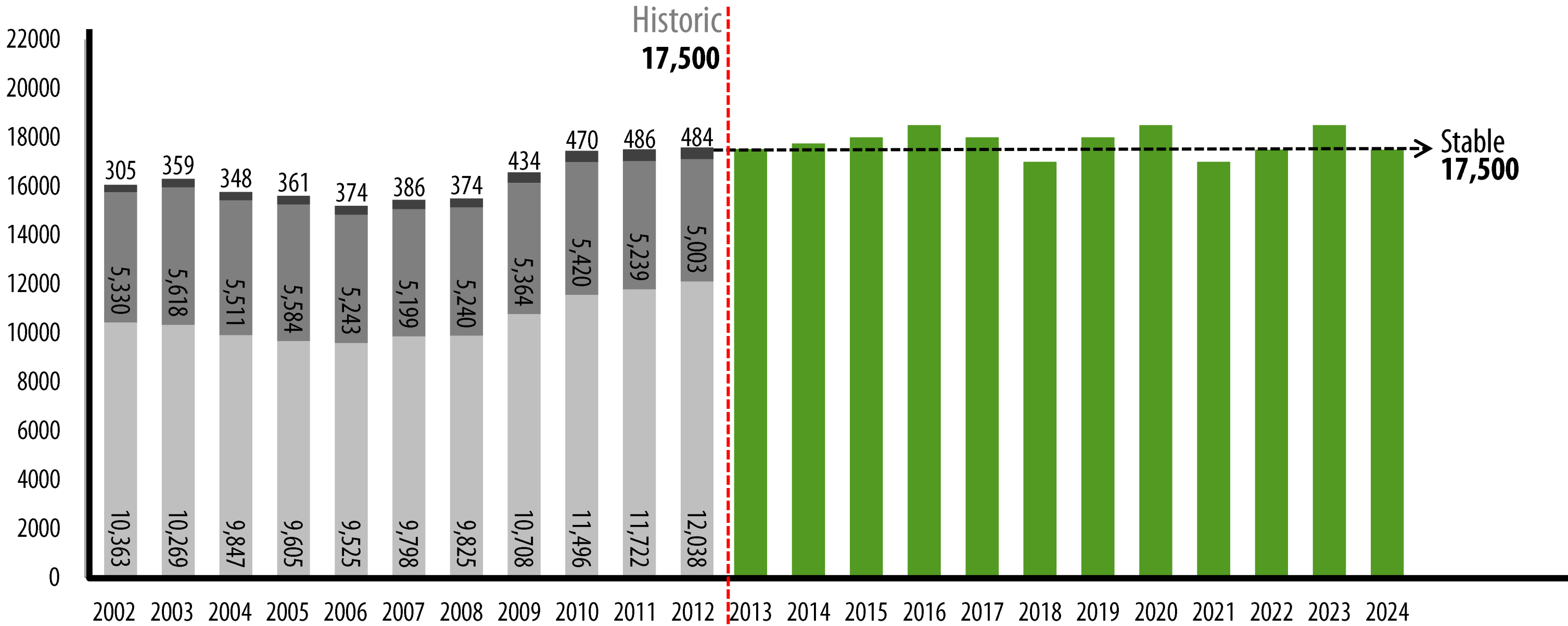
1. Become a major urban university: in Cleveland, of Cleveland, by Cleveland.
2. Create 21<sup>st</sup> century learning spaces to foster multi-disciplinary collaboration.
3. Enhance the student experience with a focus on retention and completion.
4. Continue improving the built environment in architecture, urban design, and amenities.
5. Create an identifiable campus character through consistent edges, gateways, landscape, + wayfinding.
6. Prioritize pedestrian movement and activation of the link and street levels.
7. Encourage synergistic partnerships to improve the 24/7 vitality of the campus neighborhood.
8. Conserve resources - consider the highest and best use of urban land.
9. Maintain flexibility to accommodate unforeseen opportunities.
10. Consider expansion opportunities as they align with the strategic plan and mission of CSU.





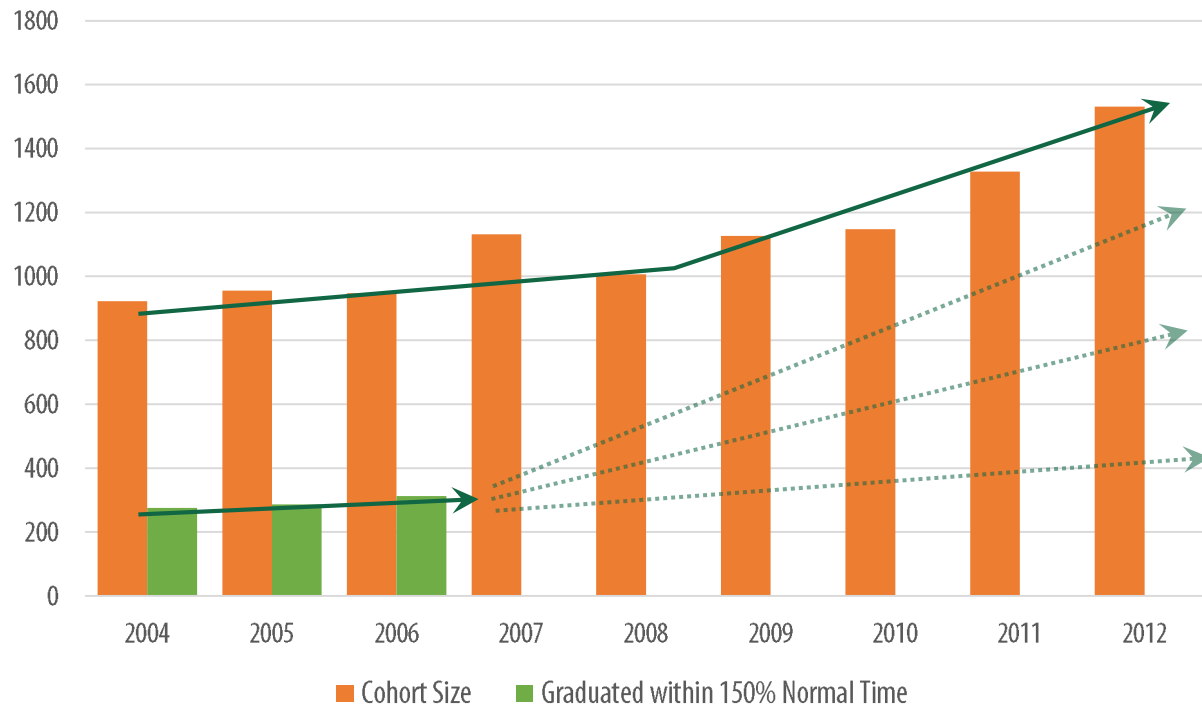
# 2. Enrollment

# 2 Enrollment Assumptions.



## 2

# Stable Enrollment. Focus on Retention, Completion.



- State funding based on completion
- Declining demographics
- Increase graduation rates
- Consider increased admission standards / incoming student test scores to align with peers
- Commuter students: physical implications on campus and in community
- Students living adjacent to campus: engaged living/learning opportunities
- Campus traditions + memories linked to place

# 2

## Stable Enrollment: Improve Student Experience.

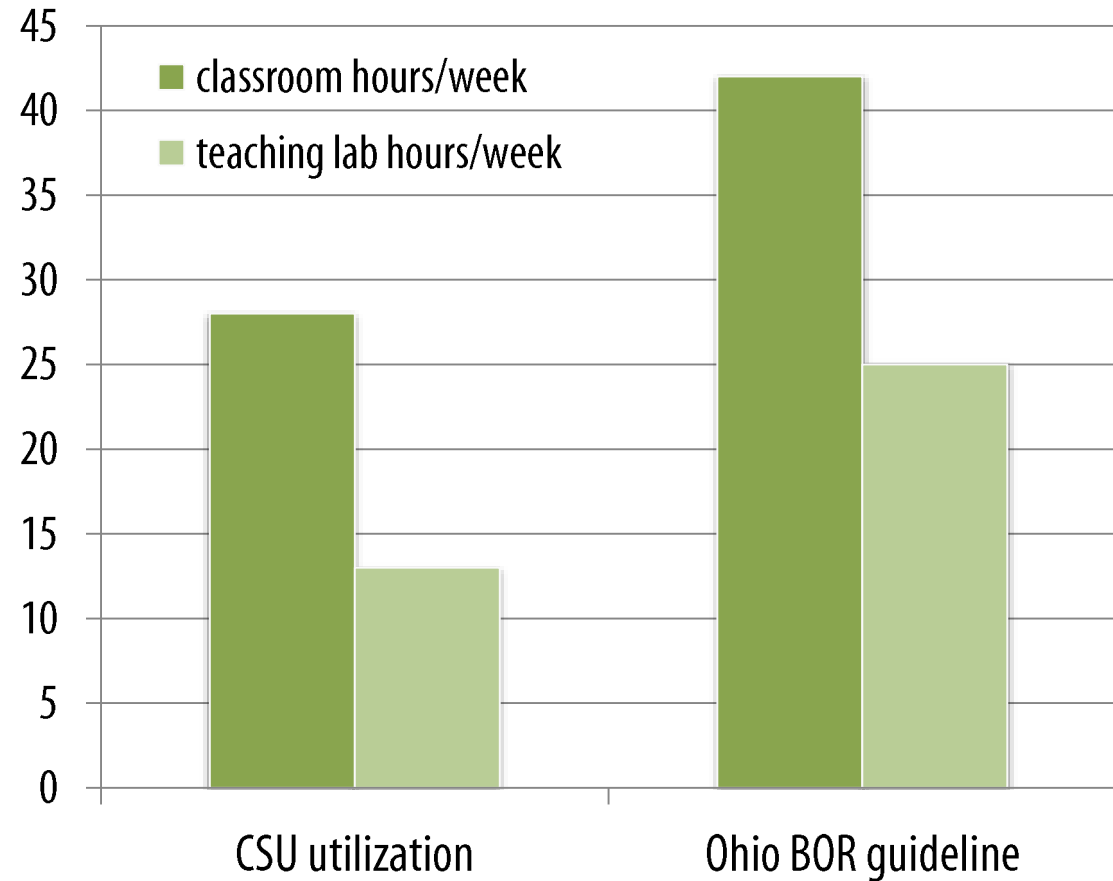


- Graduate
- Undergraduate
- Commuter
- Residential
- First year
- Transfer
- Non-traditional age, cohort
- Internships
- Career Placement
- Continuum of experience from student to alumni



# 3. Space Needs Analysis

# 3 Space Utilization Summary (Ad Astra)



## Capacity in existing classroom and teaching lab utilization

- 66% utilization during prime daytime hours
- 63% utilization during prime evening hours

Centralized scheduling would increase utilization

Existing classroom capacity could accommodate enrollment growth, up to 19,000 enrollment

# 3 Space Needs – Benchmark Comparison

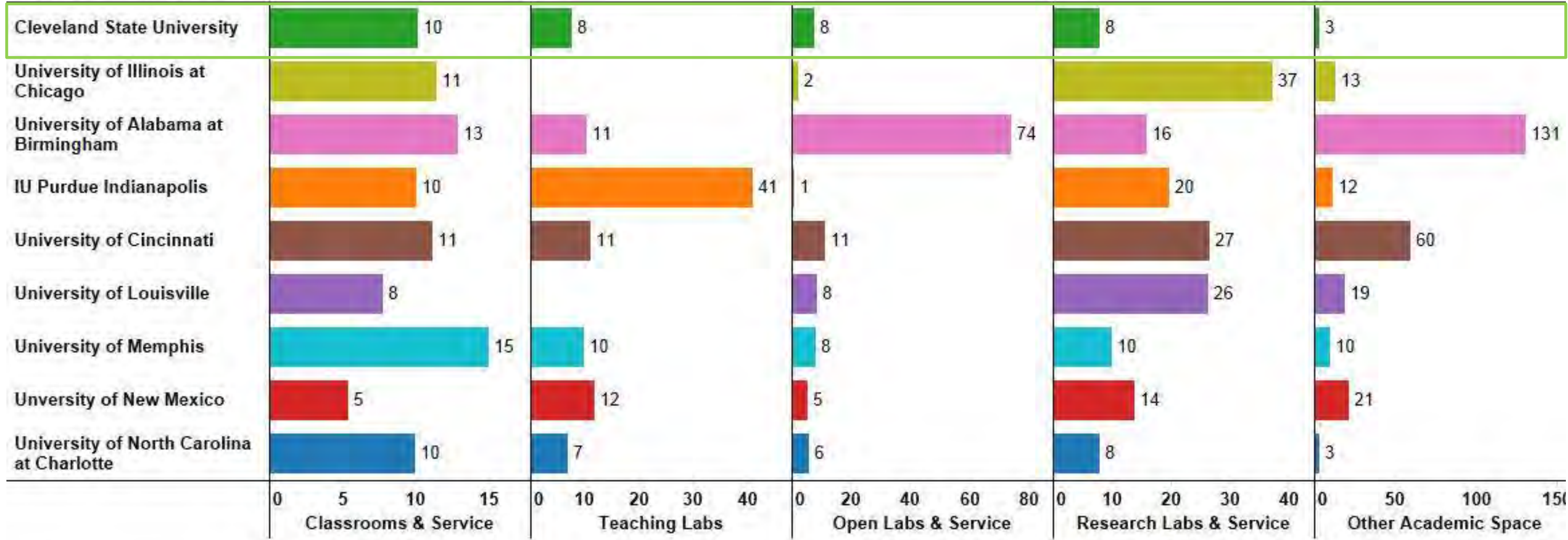
## Cleveland State University Peer Institution Campuswide ASF



Excludes non-CSU, non-institutional, unassignable, and residence life space

# 3 Space Needs – Benchmark Comparison

## Cleveland State University ASF/FTE Comparison

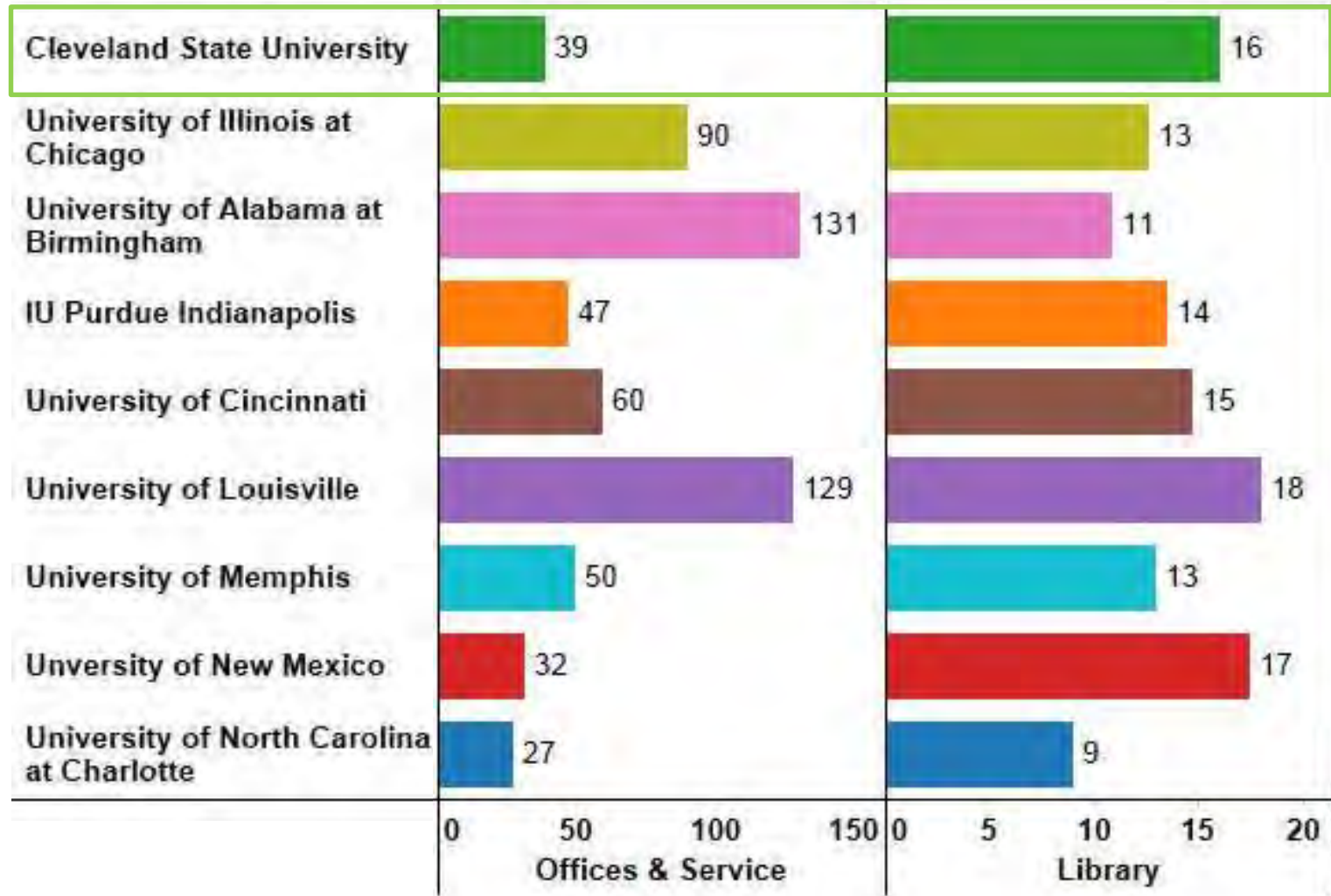


Excludes non-CSU, non-institutional, unassignable, and residence life space



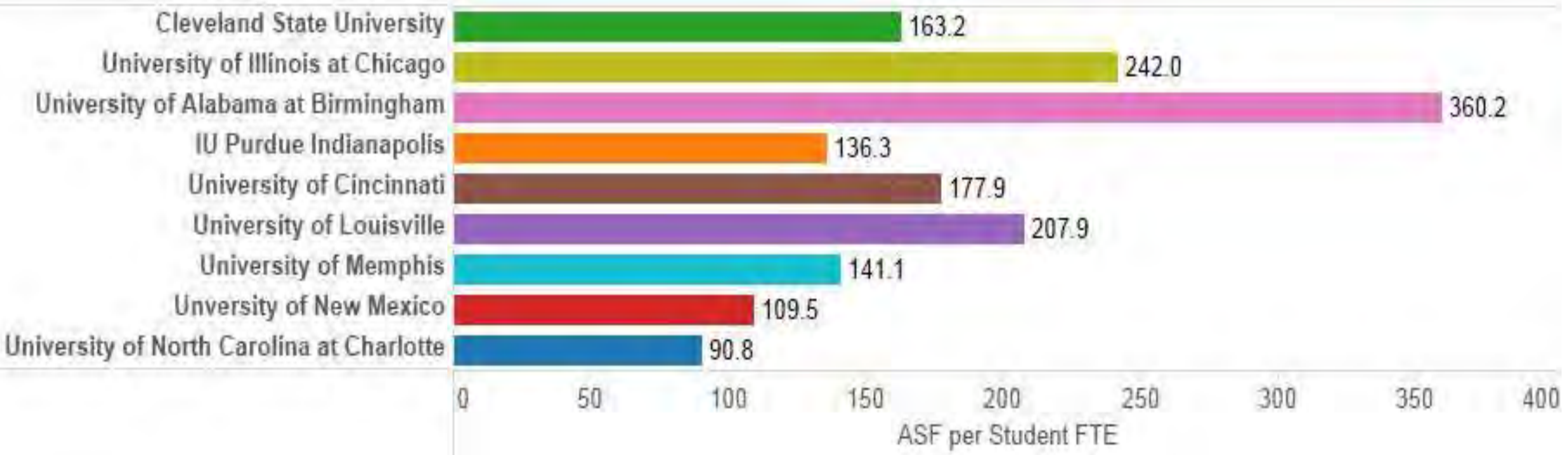
# 3 Space Needs – Benchmark Comparison

## Cleveland State University ASF/FTE Comparison



Excludes non-CSU, non-institutional, unassignable, and residence life space

# 3 Space Needs – Benchmark Comparison



# 3 What if We Grow to 20,000 Students?

## Fall 2012 17,525 Students

		Academic ASF	ASF/ Headcount	ASF/ FTE	GSF	GSF/ Headcount	GSF/ FTE	Parking Spaces	Parking Ratio
Student Headcount	17,525	1,858,303	106		3,097,171	177			
<i>Annualized FTE (SCH/30)</i>	14,110			131			219		
Full Time Faculty	520								
Other Full Time Employees	1,004								
Total Campus Population	19,049							4,447	4.28:1

- .60 ASF/GSF Ratio
- Does not incl. non-institutional space
- Does not consider utilization

## Future 20,000 Students At existing space ratio and utilization rate, would need to add 436,162 GSF

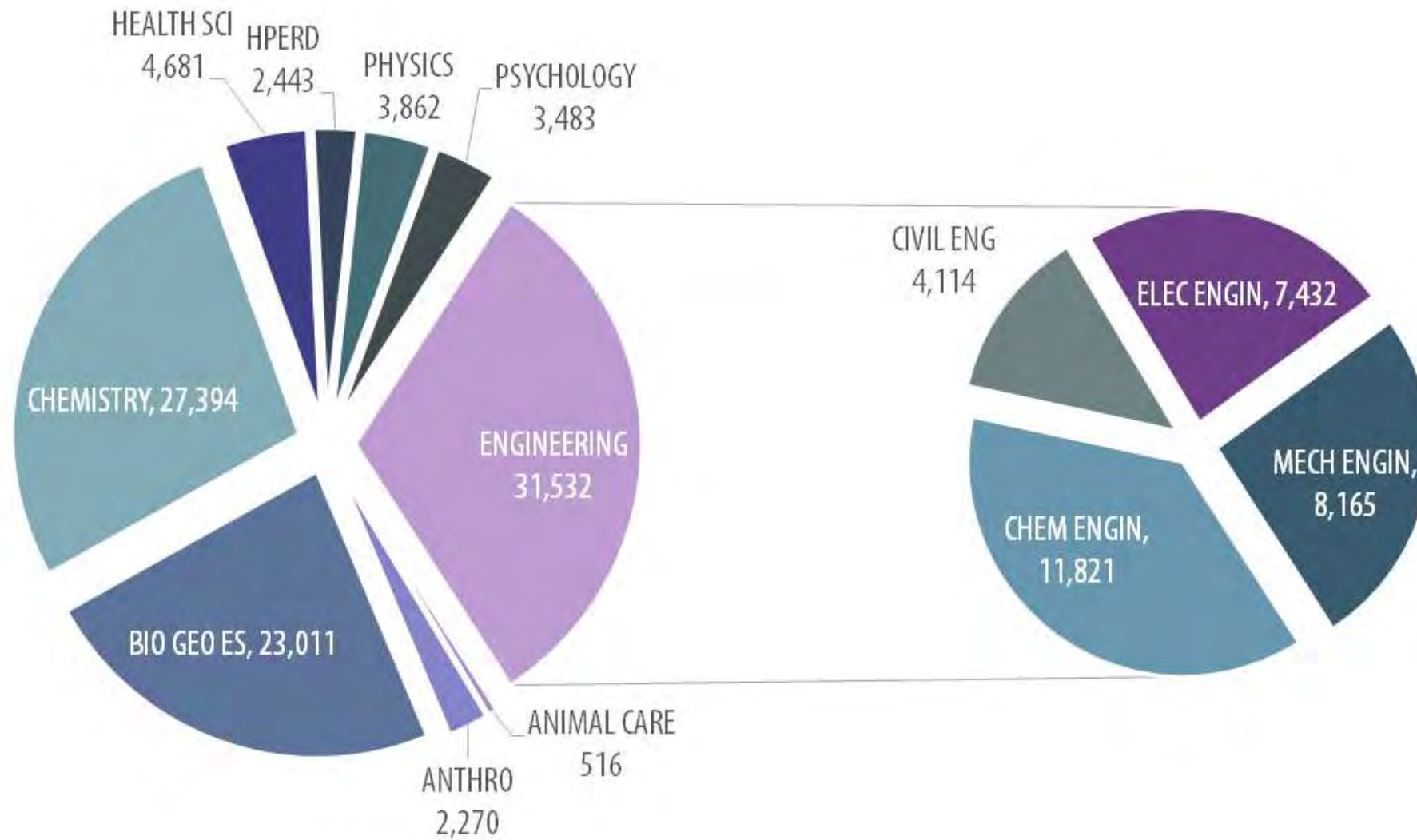
		Academic ASF	ASF/ Headcount	ASF/ FTE	GSF	GSF/ Headcount	GSF/ FTE	Parking Spaces	Parking Ratio
Student Headcount	20,000	2,120,000	106		3,533,333	177			
<i>Annualized FTE (SCH/30)</i>	16,180			131			219		
Full Time Faculty	600								
Other Full Time Employees	1,150								
Total Campus Population	21,750							5,080	4.28:1

\* Constant SF/Population

**Add 633 Additional Parking Spaces**

# 3 Research

## Current Space Allocation By Department



≈99,200 Laboratories; >90% Wet Lab or Engineering

- Summary includes only space on CSU campus
- Summary excludes ≈5,100 ASF of 250/255 research conducted in office settings
  - Communication
  - English
  - History
  - Modern Languages
  - Music
  - Sociology
  - Urban Studies
- “Big Three”: Engineering, Chemistry, and Biology, Geology, Environmental Science

## Creating Research “Neighborhoods”



- Typical space in Science and Science Research is closed lab with adjacent enclosed support
- Substantial capital investment in mechanical systems upgrades, including conversion from constant volume to VAV
- Adopting open lab model through phased renovation will increase space utilization and simplify systems zoning and operation

# 3 Research

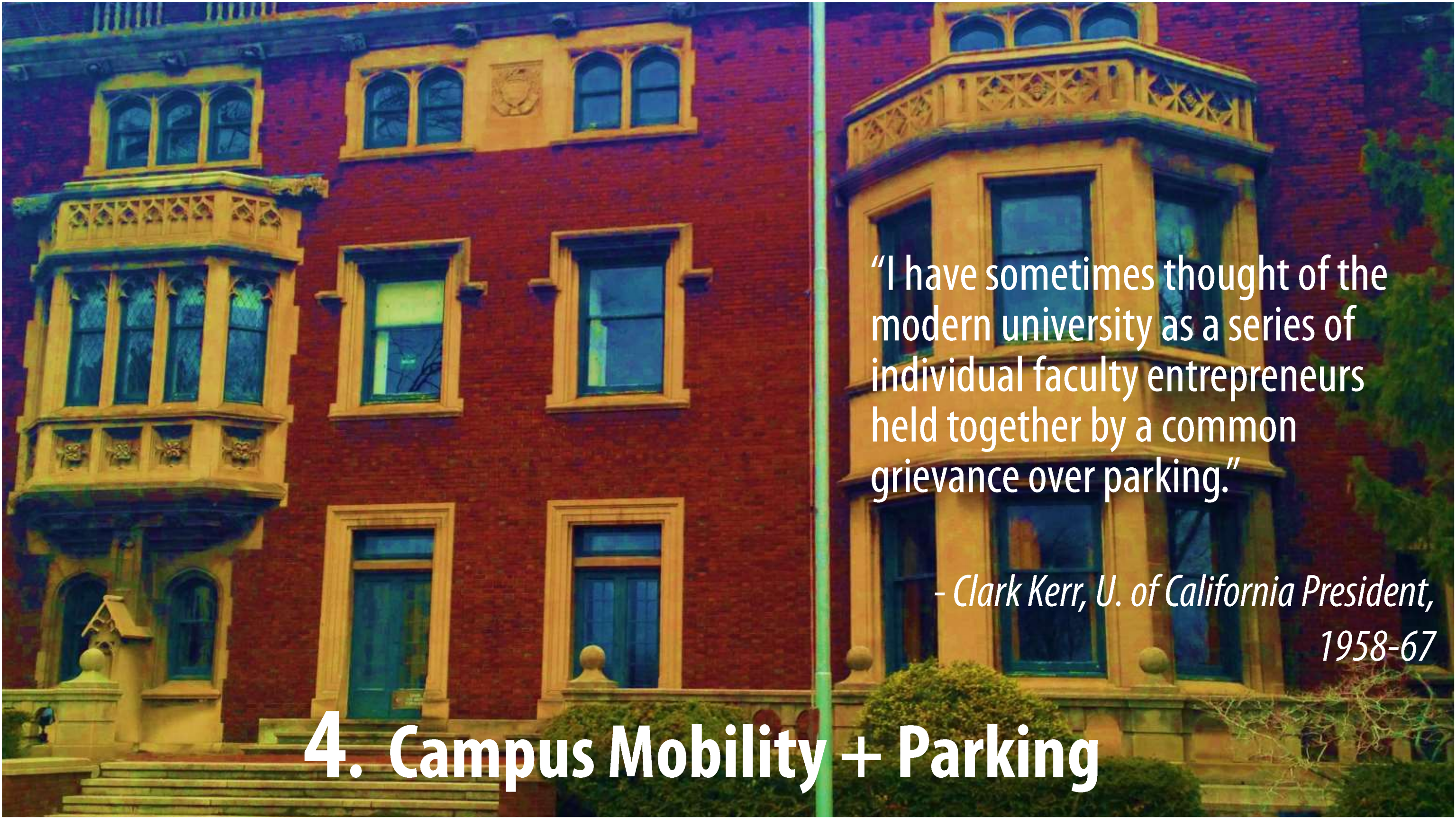
## Creating Research “Neighborhoods”



Open Lab Concept



Break space, graduate student spaces outside lab



“I have sometimes thought of the modern university as a series of individual faculty entrepreneurs held together by a common grievance over parking.”

*- Clark Kerr, U. of California President,  
1958-67*

## **4. Campus Mobility + Parking**

# 4

## Parking Utilization by Time of Day

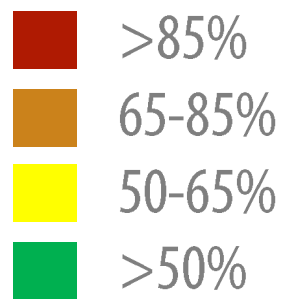
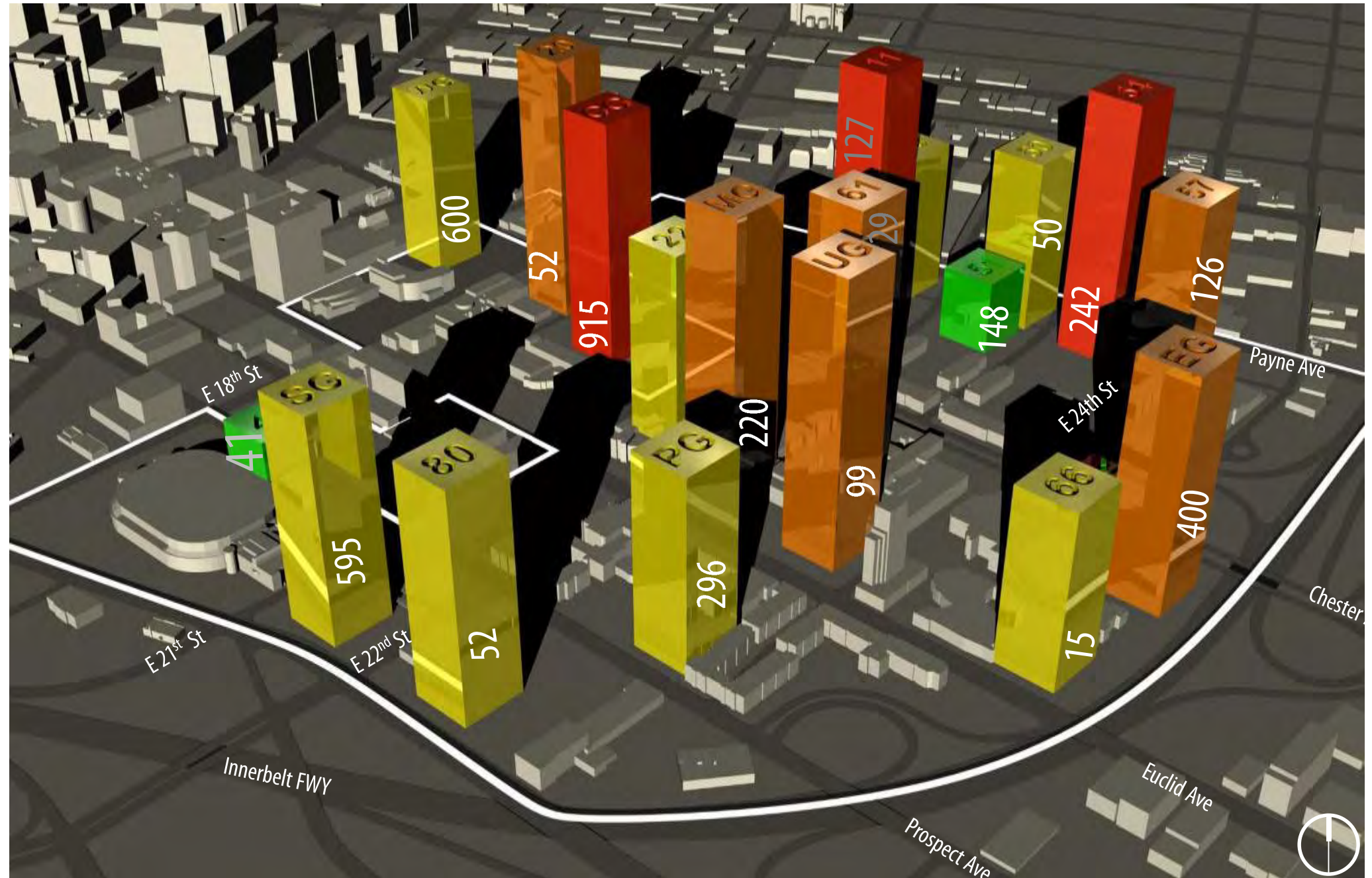




# 4 Parking Utilization 12 pm Wed.

## Future Impacts:

- Automated operations & upgrades
- New blocked class schedule
- Health Sciences
- New nearby housing
- Central Garage



# 4 Private Parking Facilities

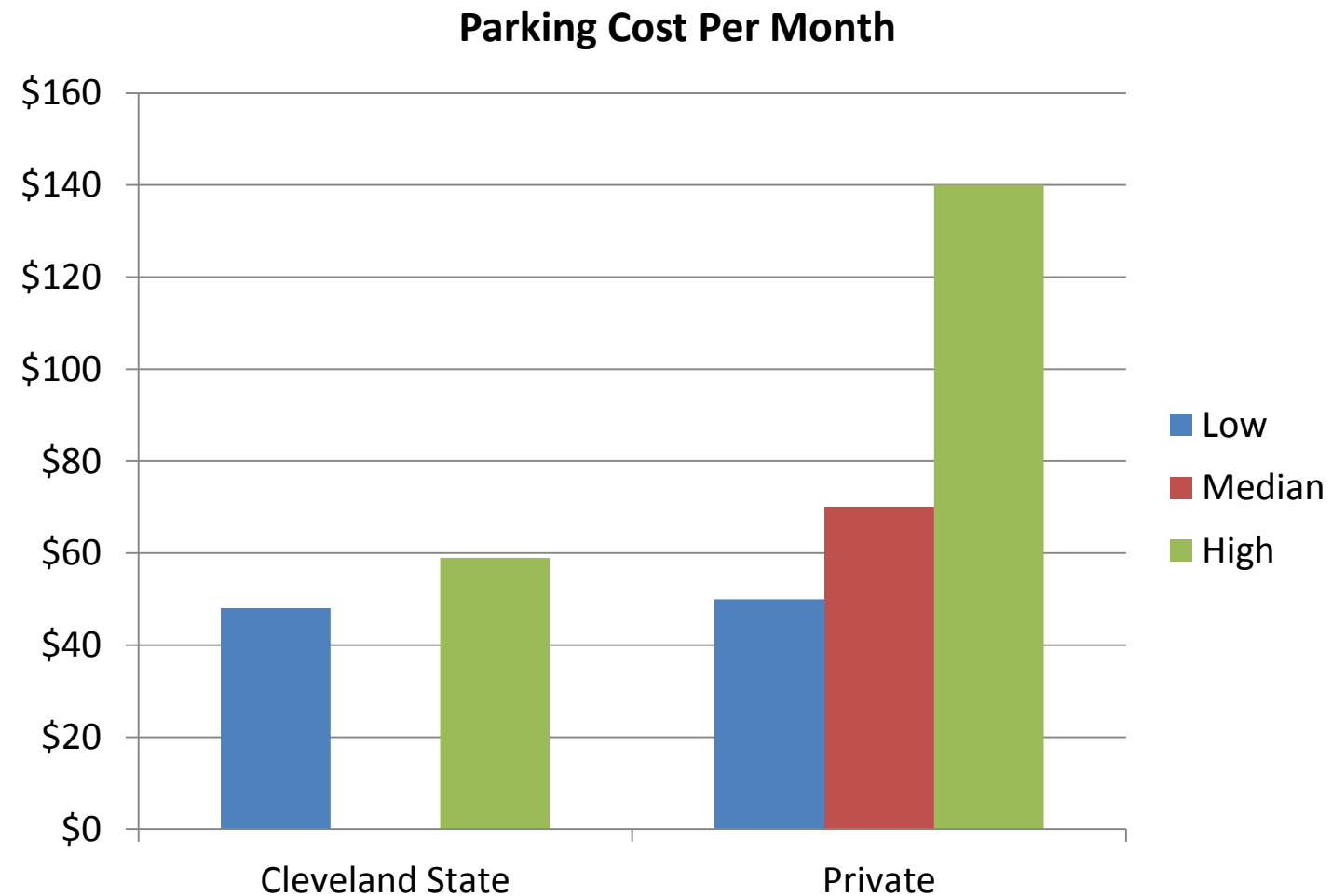
- 700 vacant spaces at mid-day peak; Perhaps up to 300 available for CSU use
- 380 on-street spaces; 260 have 2 hours or greater limit



- Unoccupied Parking
- Occupied Parking
- Street 20min-1hr
- Street 2 hr max
- Street 4 hr max

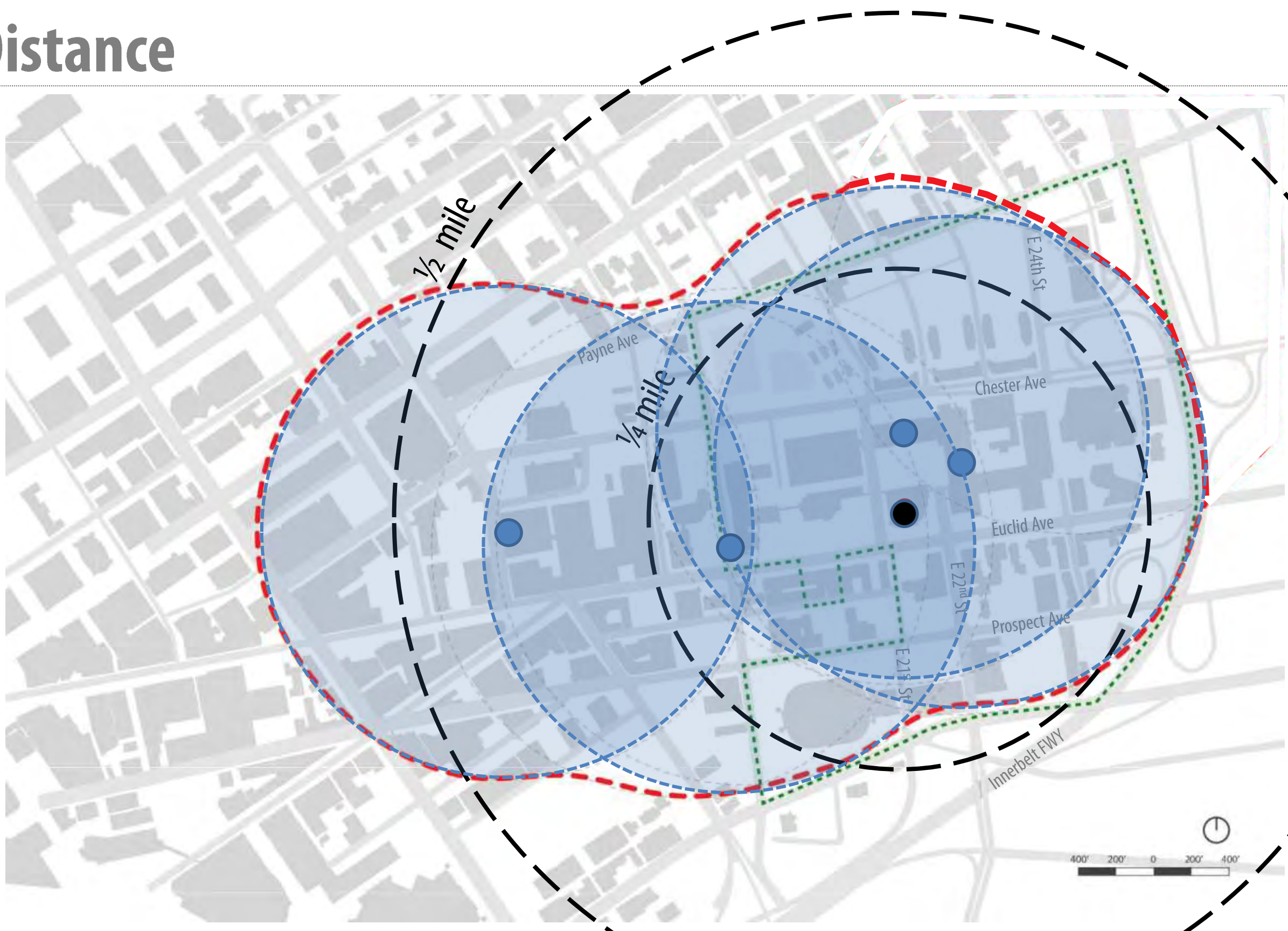
## 2 Private Parking Facilities

- Private lots cost more than CSU on monthly basis
- Daily private rates are \$3 to \$8 per day, median \$5
  - Competitive with CSU daily rate of \$10



# 4 Walking Distance

- Student Center
- 1/4 mile radius from campus destinations
- 1/4 mile radius from campus destinations (combined)



# 4 Transit Service

- Fall 2012: 1,100 students picked up UPass stickers
- April 2014: UPass vote passed

- STJ Transit Ctr
- Bus Route
- BRT Route
- Trolley Route
- Potential Trolley Route Mod



# 4 Bikeways



-  Existing Dedicated Bike Lane
-  Existing Neighborhood Connector
-  Planned Bikeway

## Parking Demand Management

- Establish “walking zone”
  - No parking permits for students who live within 1 mile of campus
- Increase long-term rates
- Hold or decrease short-term rates
- Encourage greater use of transit
  - Education & outreach
  - Incentives

## Public private partnership opportunities:

- Parking Management
  - Maintenance and security
  - Management and operations
  - Long-term lease
- Develop New Facilities
  - Ground Lease or other arrangements





# 5. Initial Ideas





JULKA HALL



# 5 Summary. Building Condition.

Attention Req'd:

- PE Building
- Rhodes Tower
- Wolstien Ctr.
- Plant Svcs.
- Stillwell Hall
- Chester Bldg.

-  85%-100% Capital Upkeep
-  75%-85% Repair and Maintain
-  60%-75% Systematic Renovation
-  >60% Transitional/Demo



# 5 Summary. Utilities

- Chilled water at capacity
- Power redundancy req'd
- Rhodes will remain infrastructure hub
- Sustainability: what's next?

- CSU Electric
- CEI Electric
- CPP Electric
- Gas
- Steam
- Chilled Water
- TComm



# 5 Summary of Deficiencies - Sightlines

**High Risk:**  
These projects should be completed as soon as possible, since many of them are safety or larger repair issues

**Moderate Risk and Compliance:**  
These projects should be planned or completed within the next several years, particularly if a safety hazard

**Major Maintenance:**  
Some projects in this group might be completed soon; selection will probably be informed by institutional priorities

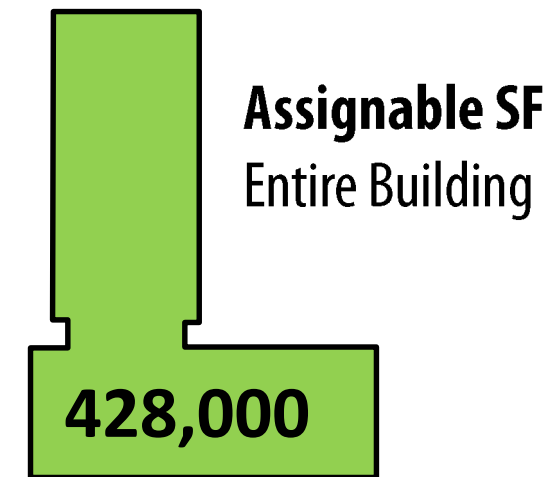
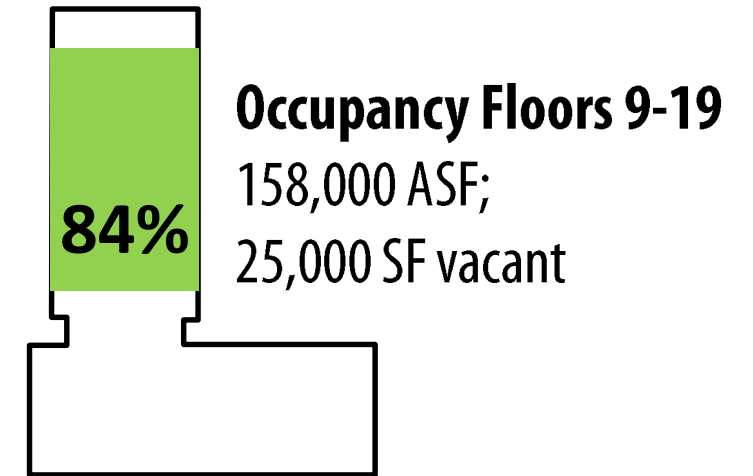
Project Score
45
36
30
27
24
18
16
15

## Major Improvements by Need /Project Score:

- 30-Replace Emergency Generator
- 24-Asbestos Abatement
- 24-Accessibility/ADA upgrades
- 24-Pressurize Egress Stairs (Fire Safety)

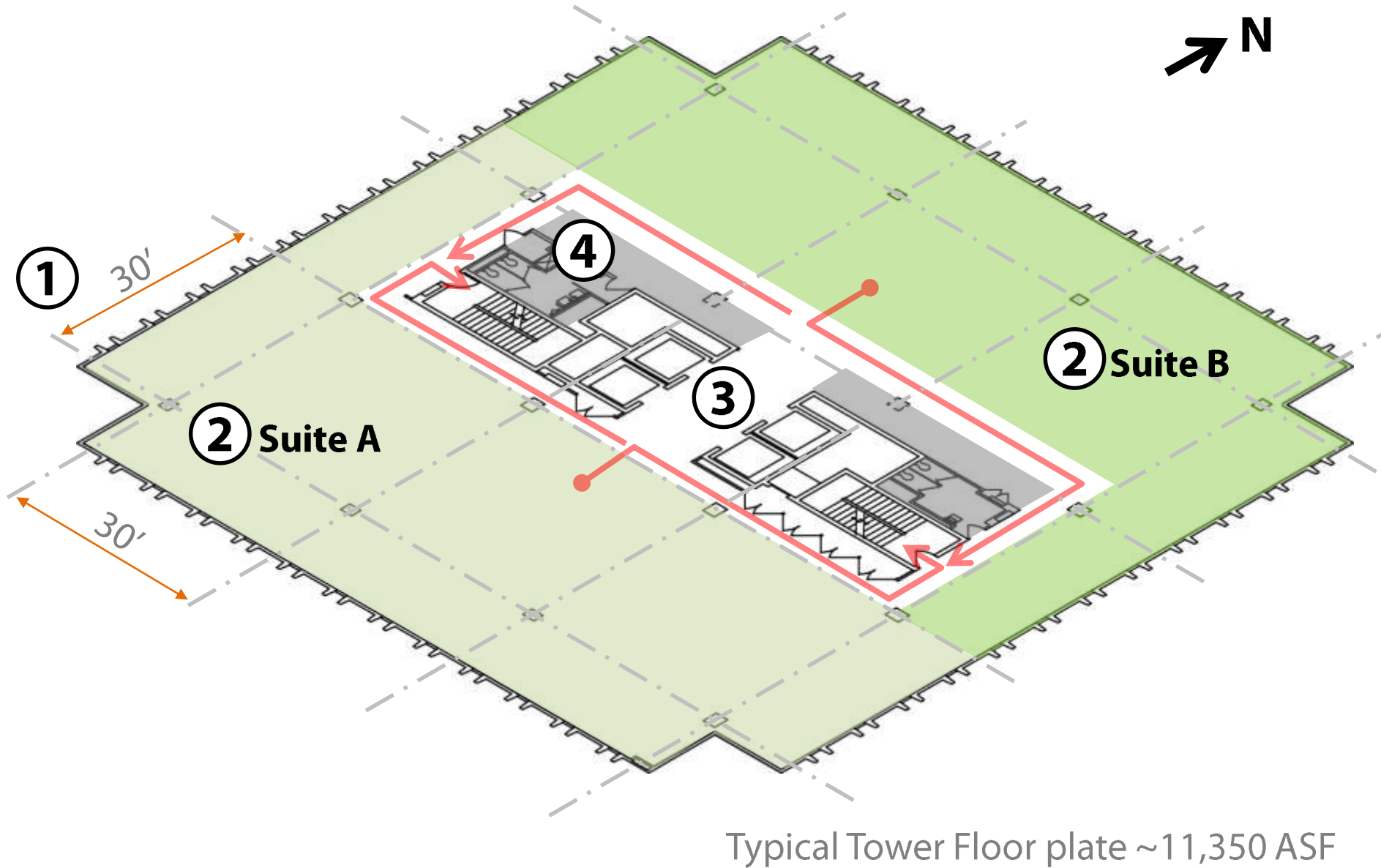
## Major Improvements by Cost:

- \$8.4 million – Electrical upgrades
- \$10.9 million – Heating & Cooling upgrades
- \$4.9 million – Interior Ceiling Repairs
- \$3.3 million – Asbestos Abatement
- \$2.2 million – Elevators Replacement



# 5 Floor plan Constraints/Analysis

1. 30' x 30' Column Bays – suited to “open office”
2. Could divide into suites
3. Maintain access to both egress stairs & central core – establish multi-tenant corridor
4. Expand toilet rooms to meet building & accessibility codes

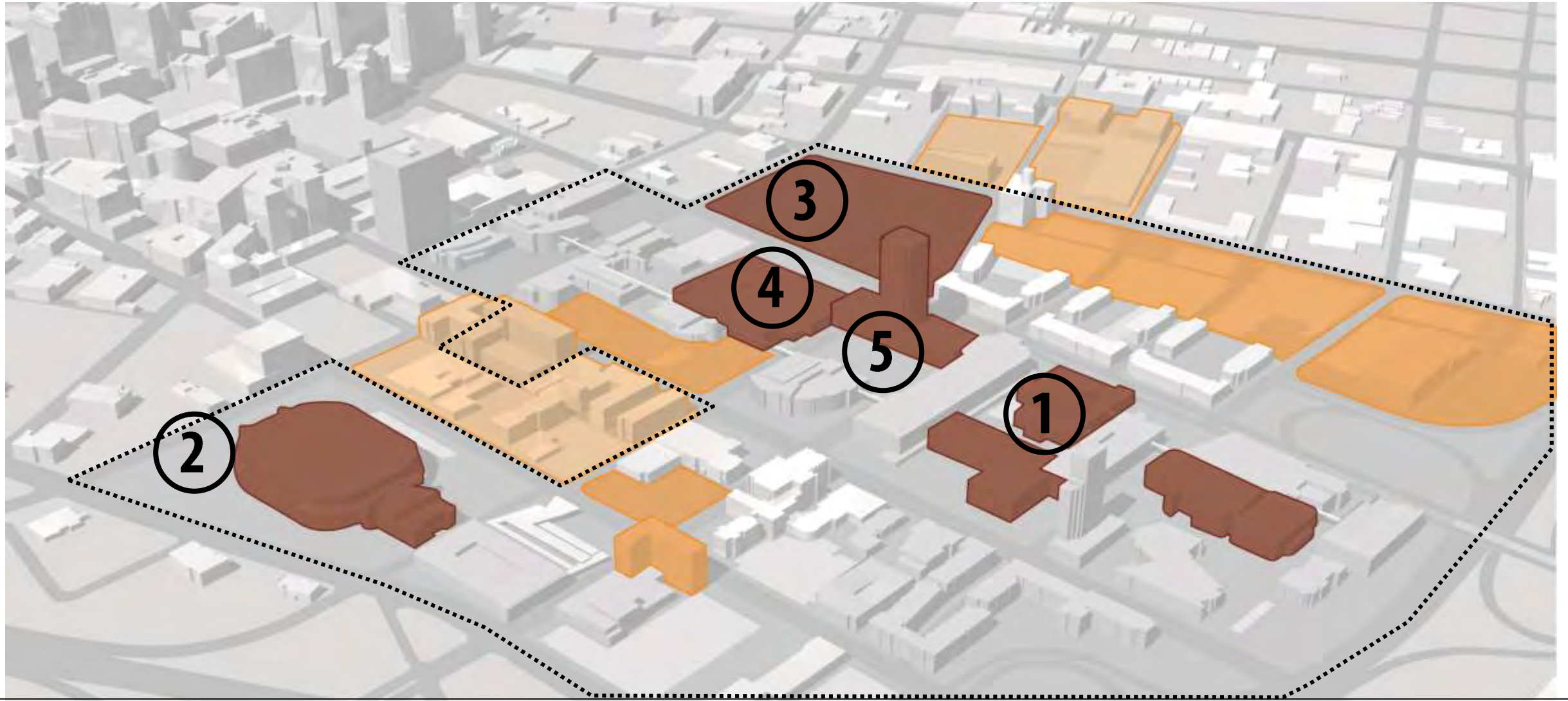


# 5 Sectional Constraints/Analysis



- Ideally would have 5-6 elevators serving tower, based on building total area and number of occupiable floors
- May maximize existing elevator bank through upgraded scheduling algorithms
- Optimize departmental programming; e.g. keep more frequently visited departments/offices on lower levels to reduce travel time
- 13'-4" typical floor-to-floor height
- Tall, but narrow windows (8' high)

# 5 Opportunities Diagram



- primary opportunities
- secondary opportunities (on campus)
- Secondary opportunities (off campus)
- existing campus boundary

① Sciences

② Wolstein/PE

③ Outdoor Athletics

④ Central Garage

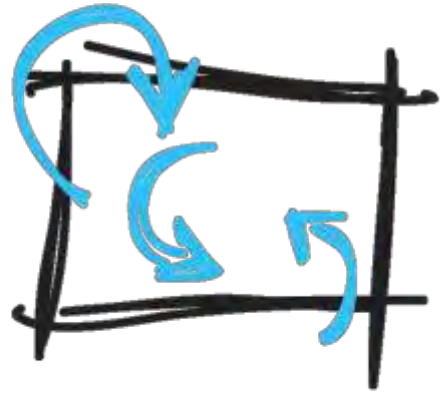
⑤ Rhodes Tower

# 5 Ideas



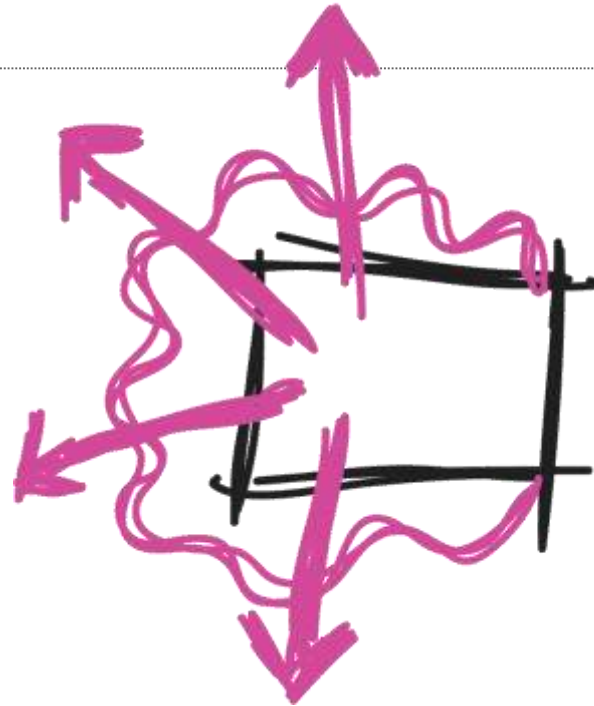
## shrink / contract

- reduce acreage owned by CSU
- increase partnerships
- higher density
- compact walkability



## rearrange

- maintain campus size
- renovation + infill existing
- underutilized space as future growth/ land bank



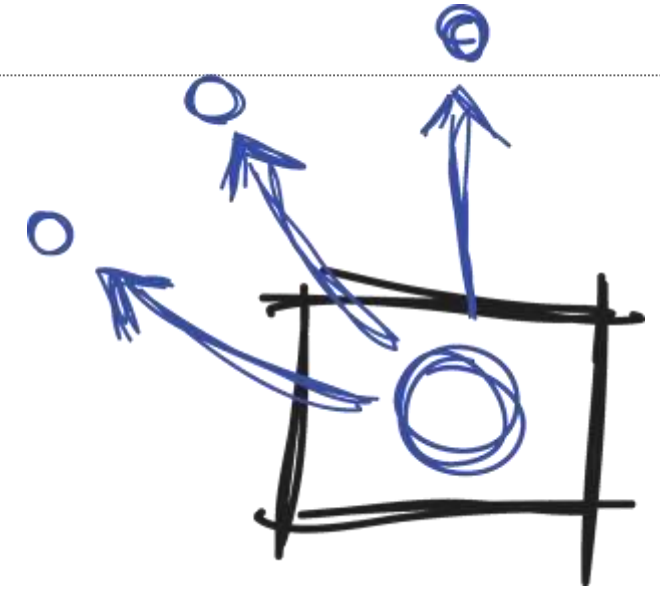
## grow edges

- pursue opportunities adjacent to campus
- focus on north, west and south
- short term growth + land bank



## go north!

- focus growth opportunities north towards superior



## CSU in the city

- blur the edge between campus and city
- programmatic migration off campus and rent/lease on campus



# 6. Discussion + Next Steps



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