



# Meeting Minutes

for

## Building and Grounds Committee

3:00 pm, Friday, October 9, 2015  
Room 405, Tait Conference Room, Russ Engineering

### Attendees at Meeting

CECS	James Menart, Chair
CEHS	Jeremy Mills
CONH	Liz Pulley
COLA	Stefan Chinov
COSM	Ann Farrell
RSCOB	David Bukovinsky
BSOM	David Mirkin
SOPP	Julie Williams

### Exofficio/NV

FMS designee	Dan Papay
CaTS designee	Debbie Whisler
Physical Plant designee	Jeff Trick
Disability Services	Jean Denney
Student Government	Gavin Doll

### Call to Order

### Approval of Minutes

1. September 11, 2015 meeting minutes were approved by a vote of 5 for and 0 against. Some voting members were not present at the beginning of the meeting.

### University Master Plan

1. Robert Thompson, architect in Facilities and Planning, and architectural firm Perkins+Will, presented the Wright State 2015 Master Plan to the Buildings and Grounds committee.
2. Perkins+Will will present to the Faculty Senate on November 9.
3. The presentation to Buildings and Grounds is attached to these meeting minutes.
4. Demand study results were done and presented. Many of the numbers came from Wright State Administration.
5. The Master Plan does have buildings being demolished. They are being demolished mostly because the building layouts are not conducive to modern design layouts or because of costs to upgrade.
  - a. Hamilton, MM, Med Sci, Bio Sci, Fine Arts are on the draft master plan for demolition because of function issues and they are also structural issues.
6. The Master Plan has three basic time frames: 1) short-term of about 5 years, 2) mid-term of about 10 years, and 3) vision which is sometime longer than 10 years.



- a. FTE faculty for the vision period was kept flat. Wright State's administration did not want to give a projection for this.
  - b. The national trend is for external entities to use campus facilities for research so that's why the PI number may increase but faculty number does not increase.
7. There is a need for recreation space (if we want to match our peer institutions).
8. Having a residency requirement for first year students was asked at this meeting. There are no plans by Wright State to do this. It has been decided that first working on growing enrollment and retention is more important, and there is no desire to add barriers to these goals.
9. Perkins+Will's report has a sheet on every building about its functionality.
10. A trailhead for the woods by the Creative Arts Building was proposed. A utility box was proposed for the woods also. An accessible surface could be put on a couple of the transit paths through the woods. But otherwise, the plan does not disturb the woods.
11. There are three parking garages on the Master Plan
  - a. Possibly using underground parking lots was asked. This is more expensive and our soil may not be good for this type of structure. Underground parking also requires air exchange equipment.
  - b. It was mentioned that a parking garage would not be funded from tuition or fees.
  - c. If the proposed Nutter Center parking garage are built then we would want to have a better shuttle system.
12. Scheduling meeting/conference events at the Nutter Center is done around athletic events. Athletic usage at Nutter represents about 1/3 of the scheduled activity, but only 3% of the revenue. So there's an opportunity perhaps for a smaller athletic events center (maybe west of Student Union).
13. Short term time frame of the Master Plan would have a parking garage at the Nutter Center, a Woods Commons Building, a Recreation Center where Hamilton Hall is currently, the Student Union renovation, a connecting bike path in the woods to the new traffic circle, and Lot 4 parking would lose many spaces, maybe half.

### **Enhancing biking on campus**

1. Eric Corbitt, Director of Student Union and Campus Recreation discussed this issue with the committee.
2. WSU sits within the hub of many of the great bikeways in the area.
3. Eric is working on developing cycling plan.
4. How do we create a bike friendly campus?
  - a. Use the application for "bike friendly campus" as a set of guidelines.
5. Would like to educate WSU students on general safety guidelines for bicyclists, pedestrians, and drivers.
6. Would like to provide maintenance education and maybe a place to borrow bike tools.
7. Would like to have a bicycle checkout operation.
  - a. OSU currently does this
8. Would like to get trail signs to match the ones used on campus.
9. Would like to get a rest station with restroom and maybe showers.

### **Commons Building**

1. Due to time constraints this issue was moved back to the November meeting.

### **Possible donation of cherry trees**

1. There is a gentleman who would like to donate 1000 cherry trees to the Dayton area. Wright State could be a possible spot for these trees.



2. This is being done as a gesture of gratitude for helping the Japanese during the Fukushima disaster.
3. The committee discussed where might be a good location on campus for a large number of cherry trees.
  - a. A place that a number of the committee members liked was along Colonel Glenn from Center Road over to the Nutter Center.

**Adjourn**

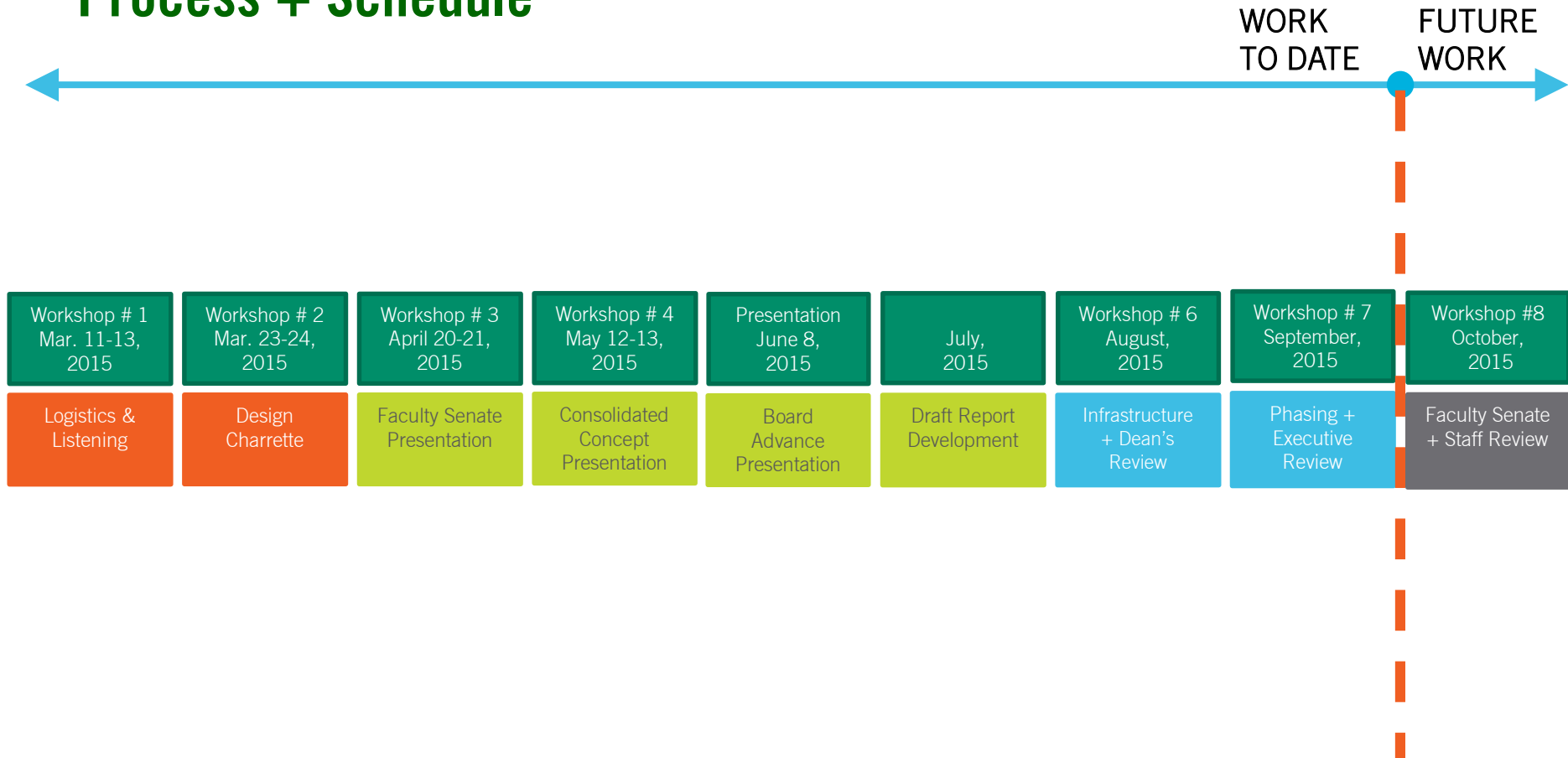
# WRIGHT STATE UNIVERSITY: “The Best University for the World”

## CAMPUS MASTER PLAN

FINAL PLAN REVIEW  
OCTOBER 2015



# Process + Schedule





## Mission and Vision:

### “The Best University for the World”

*Wright State University, inspired by the CREATIVE spirit of the Wright brothers, will be Ohio's most LEARNING-CENTERED and INNOVATIVE university, known and admired for our INCLUSIVE culture that respects the unique value of each of our students, faculty, staff, and alumni and for the positive TRANSFORMATIVE impact we have on the lives of our STUDENTS and the COMMUNITIES we serve*

# Overarching Characteristics:

**Inclusive** - accessible to all people

**Welcoming** - clearly coordinated entrances with transit and parking

**Common Campus Vocabulary** – signature facilities, furnishings, planting, paving, public art, site lighting, and signage

**Student-Centered** - active learning and research on display

**Liberal Arts Core** - linked with interdisciplinary graduate programs

**Research Anchors** - with community connectivity

**Vibrant Open Space** - seasonally attractive, active and integrated with buildings

**Wooded Preserve** - campus sustainability on display

# Major Components:

**New Academic And Research Quad** - to replace outdated facilities

**Enhanced Tunnel System** - with clear points of entry

**New Student Housing Neighborhoods** - to meet demand

**New Rec Center** - linked to renovated Student Union

**New Special Events and Conferencing Centers** - in Campus Core

**Multi-Purpose Development** - along Colonel Glenn Highway

**Improved Gateways** - to “South Campus” and I-675 pedestrian bridge

**Expanded Clinics** - in a “Wellness and Fitness District”

**Nutter Center Loop Road** - linking Rec Sports and Athletics



# Resiliency Strategies - Facilities

## **Provide Redundancy**

- Develop loops and additional plants for utilities
- Ensure aquifer can meet campus water needs and protect from contamination
- Maintain system of back-up generators

## **Replace Outdated Facilities with High Performance Buildings**

- Optimize energy performance, particularly critical in labs
- Mass to utilize daylight and views
- Site on previously developed land

## **Renovate / Repurpose Buildings for Energy Efficiency**

## **Maintain / Explore On-Campus Renewable Energy**

## **Build Community and Attachment to Campus**

- “Front Door” Welcome and Study Center
- New Rec Center linked to renovated Student Union
- Expanded clinics in a “Wellness” sports and fitness district

# Resiliency Strategies - Site

## **Universal Accessibility and All-Weather Walkability**

- Enhanced tunnel system with clear points of entry
- Year-round and on-grade connections

## **Multi-modal Transportation (pedestrian, bicycle, shuttle, transit, car)**

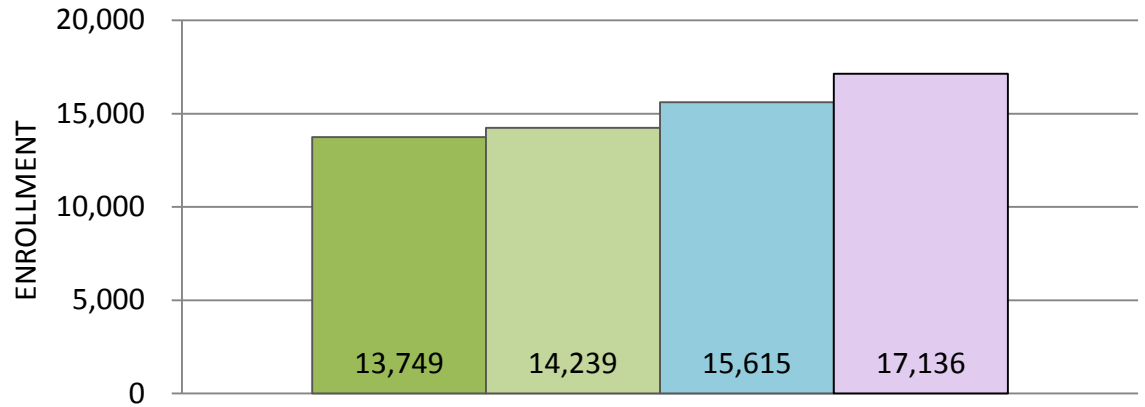
- Campus gateways that link to “South Campus” and I-675 pedestrian bridge
- Added egress points
- Regional and community bike path connections
- Transit hubs for West Campus and East Campus
- Connectivity between on-and-off campus housing to campus programs
- Decreased reliance on single-occupancy vehicles and on-site parking

## **Protect and Restore Habitat**

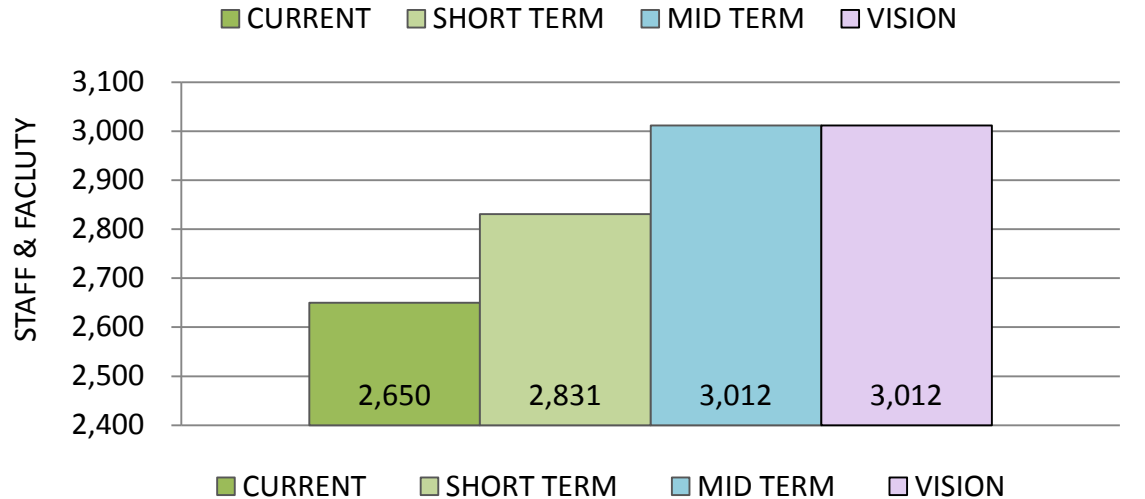
- Locate facilities away from critical habitat
- Improve ecological function of landscapes within the campus core
- Minimize impervious surface
- Address stormwater quality and quantity

# Enrollment / Staffing Growth

Enrollment (FTE)

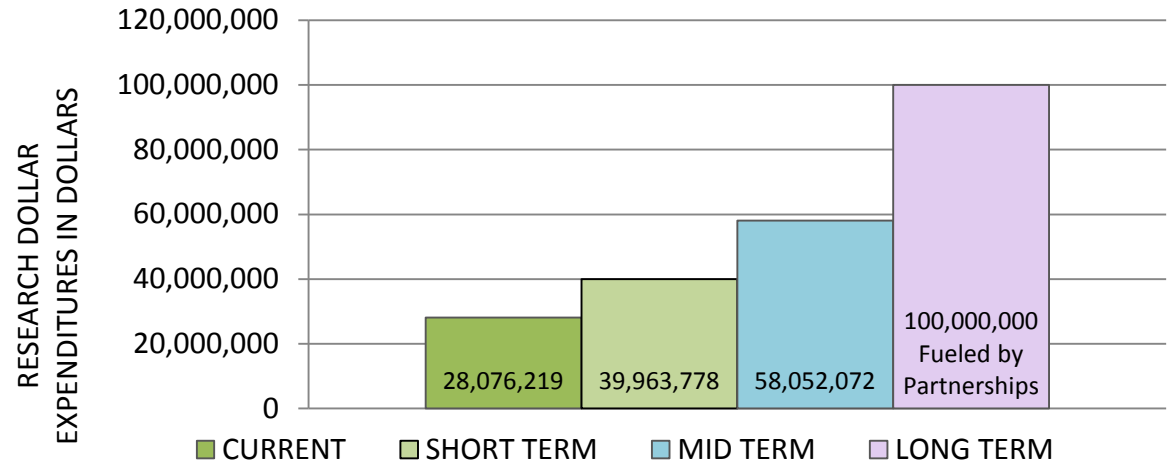


Faculty and Staff (FTE)

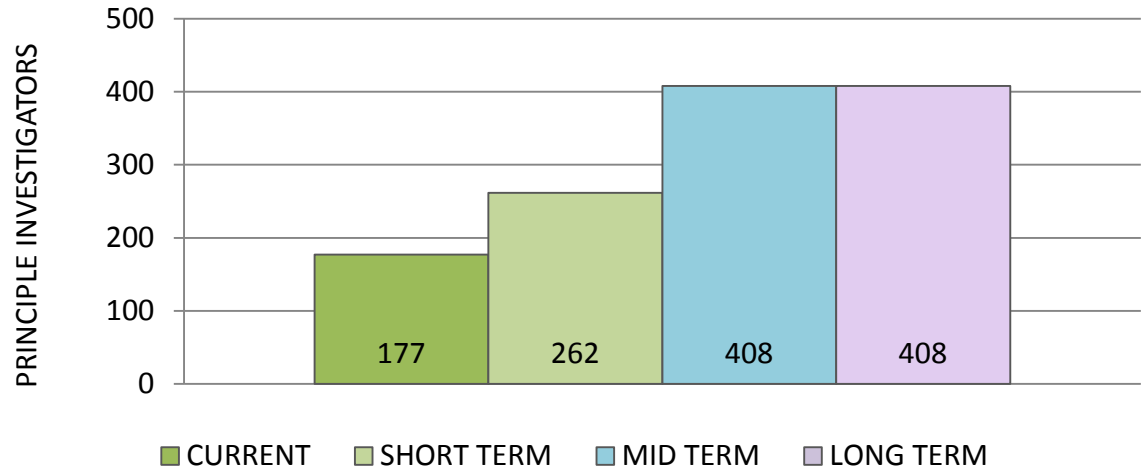


# Research Growth

External Expenditures

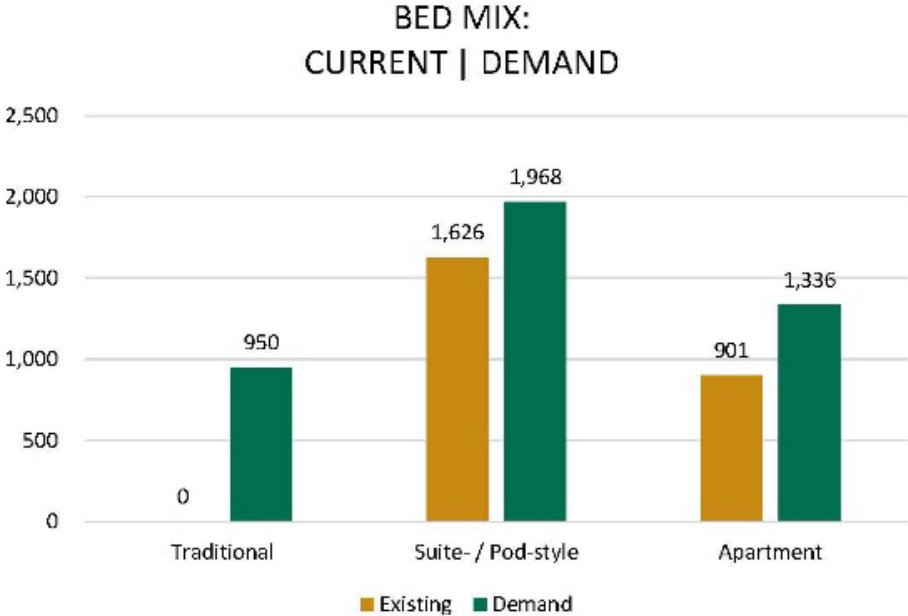


Principle Investigators



# Student Housing Demand

Traditional Style	261,250 GSF
Suite Style	119,700 GSF
<u>Apartment Style</u>	<u>174,000 GSF</u>
<b>Approx Building Area</b>	<b>554,950 GSF</b>



# Dining Demand

All You Care To Eat Facility	22,000	GSF
The Woods Dining Facility	13,000	GSF
Creative Arts Center Catering/ Dining	3,500	GSF
<u>Town/Gown Supportive Dining/Retail</u>		TBD
<b>Approx Building Area</b>	<b>+ 38,000</b>	<b>GSF</b>



# Recreation Demand

## Dedicated Recreation Center 172,000 - 200,000 GSF

- 6-8 basketball courts
- 20,000-22,000 NSF weight & fitness
- 9,000-11,000 NSF multi-purpose rooms (group fitness, etc.)
- Dedicated recreation pool
- Indoor walking/running track
- Indoor turf (soccer etc.)
- 2 racquetball /squash courts
- Building support & gathering spaces



## Lighted Multi Purpose Field Complex 400,000 GSF

- Minimum 4 flag football/ soccer fields
- 3-4 Diamonds



## The Woods

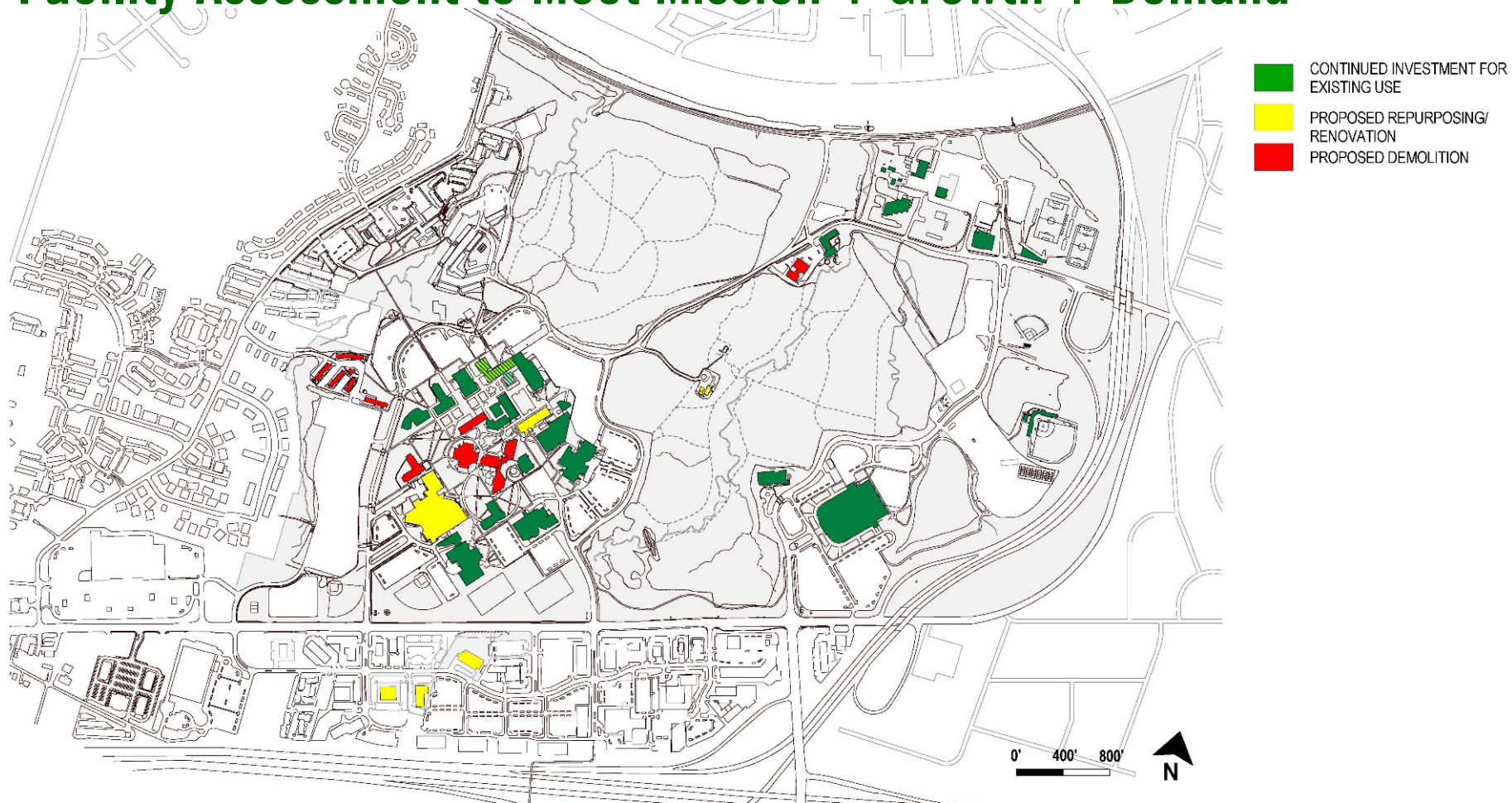
- Accessible Trails/ Updated Pathways
- New Signage/ Interpretive stations

**Approx Building Area**

**200,000 GSF**



# Facility Assessment to Meet Mission + Growth + Demand

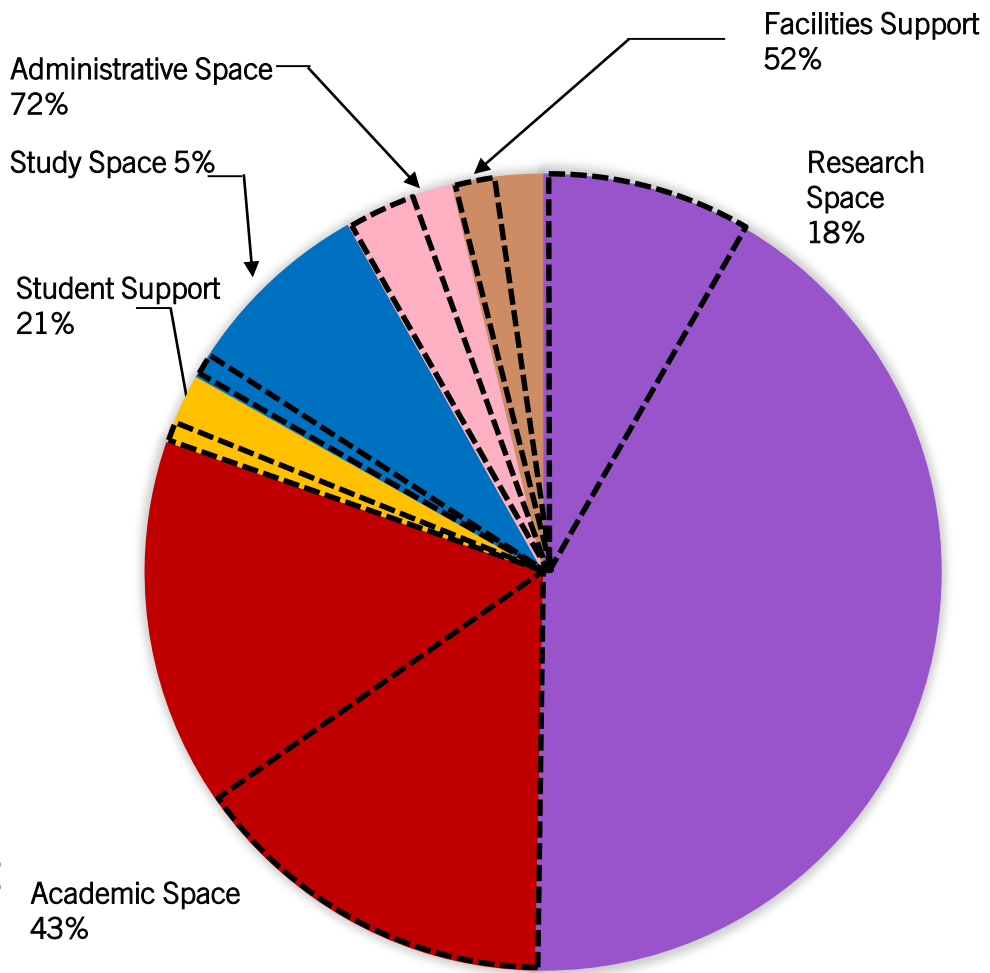


# Space Needs Demand

Research Space	539,311 SF
Academic Space	321,236 SF
Student Support	30,596 SF
Study Space	93,094 SF
Administrative Space	47,889 SF
Facilities Support	39,558 SF

**Total 1,071,684 SF**

----- Space need due to replacement  
**302,250 SF**



# Facility Needs Scale Comparison

## RECREATION SPACE NEEDS



PHYS ED /  
RECREATION SPACE  
200,000 GSF



MULTIPURPOSE TURF  
FIELDS  
400,000 GSF

## ATHLETIC SPACE NEEDS



TRACK AND FIELD



8 TENNIS COURTS



5,000 SEAT ARENA

## ACADEMIC / STUDENT SUPPORT SPACE NEEDS



RESEARCH SPACE  
539,311 GSF



ACADEMIC SPACE  
326,536 GSF



STUDENT SUPPORT SPACE  
117,964 GSF



STUDY SPACE  
93,094 GSF



ADMINISTRATIVE OFFICE SPACE  
85,623 GSF



FACILITY SUPPORT SPACE  
39,573 GSF

## HOUSING SPACE NEEDS

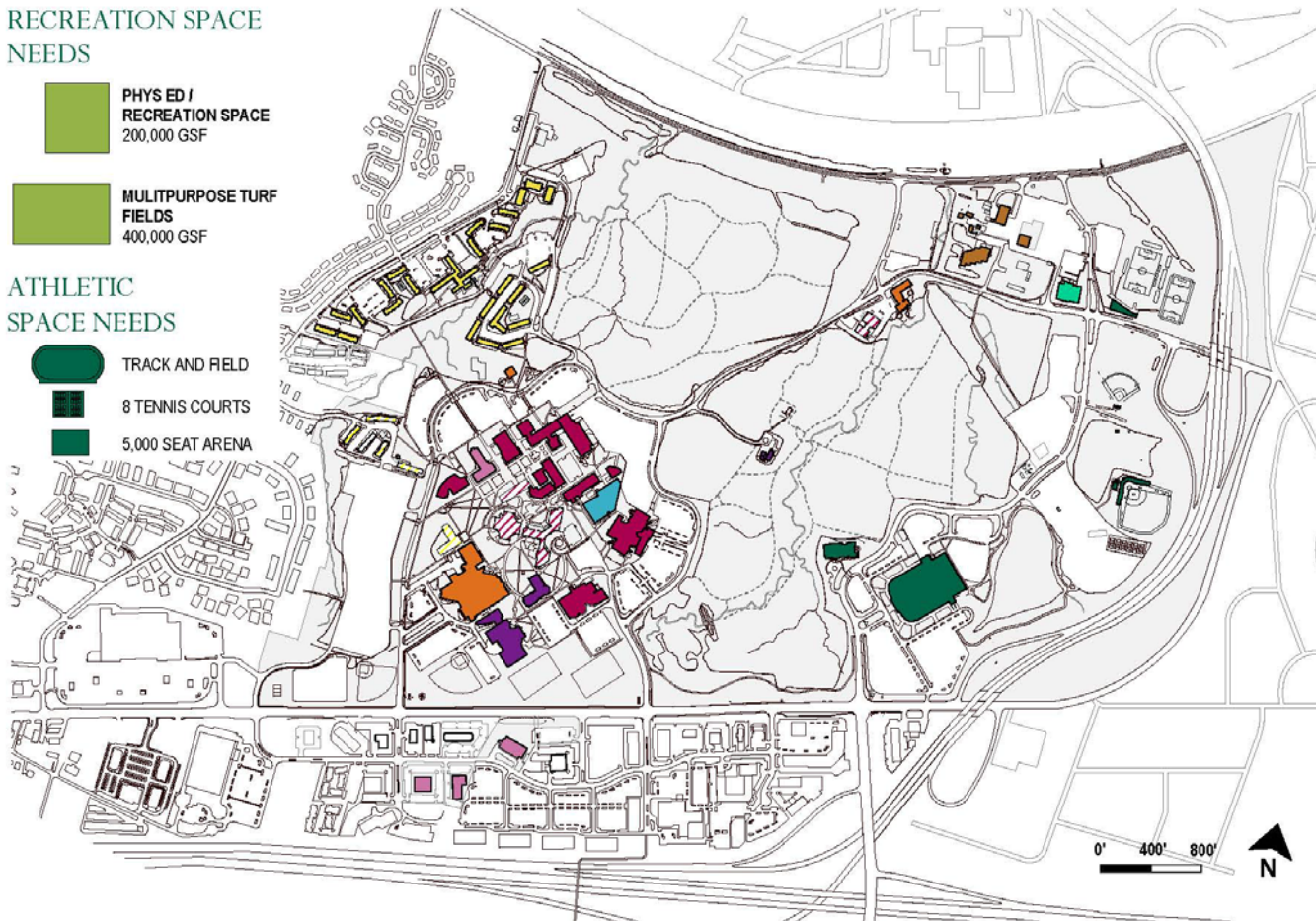


1727 NEW BEDS  
554,950 GSF

## DINING SPACE NEEDS

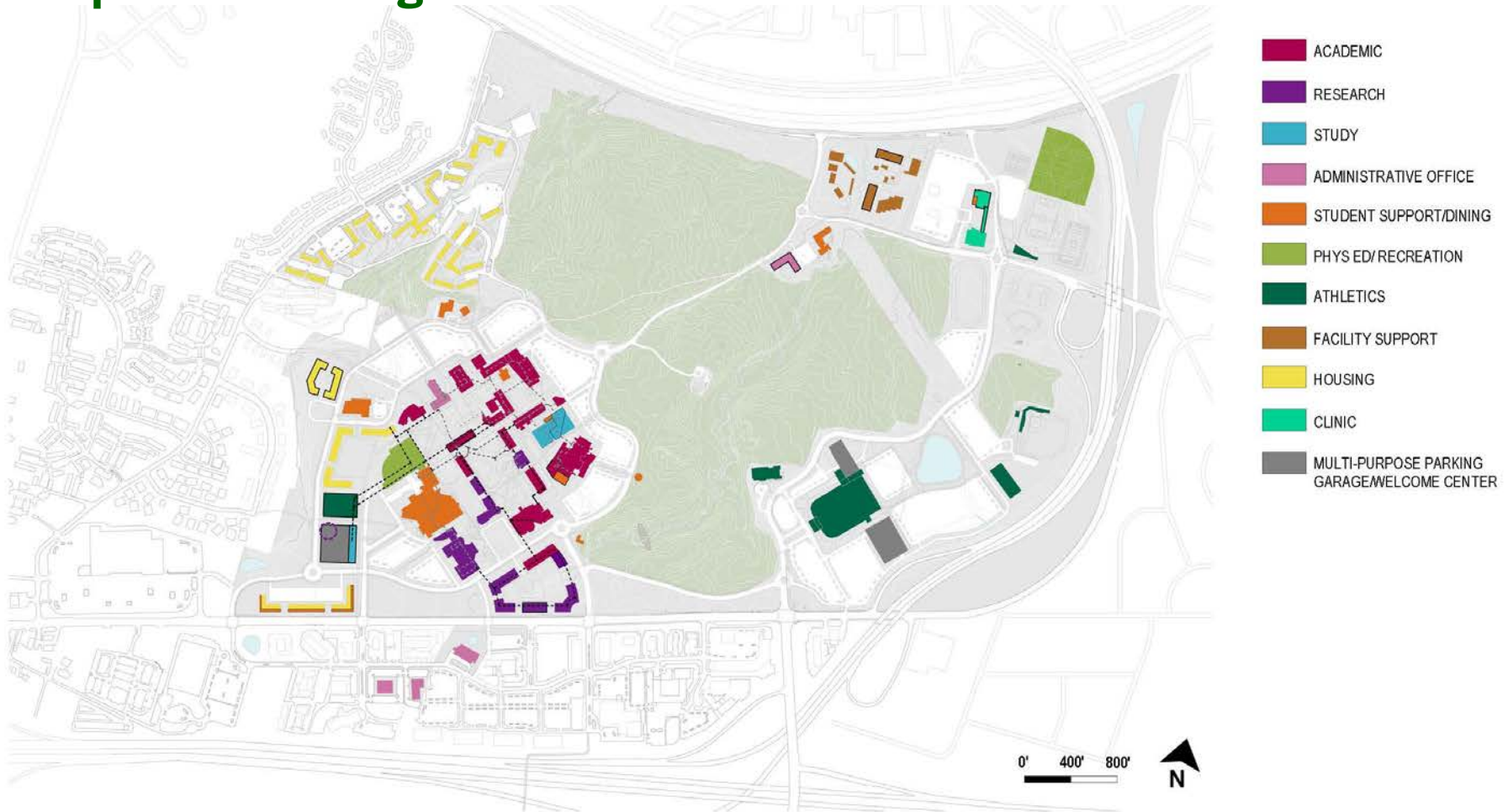


DINING/ RETAIL SPACE  
98,000 GSF

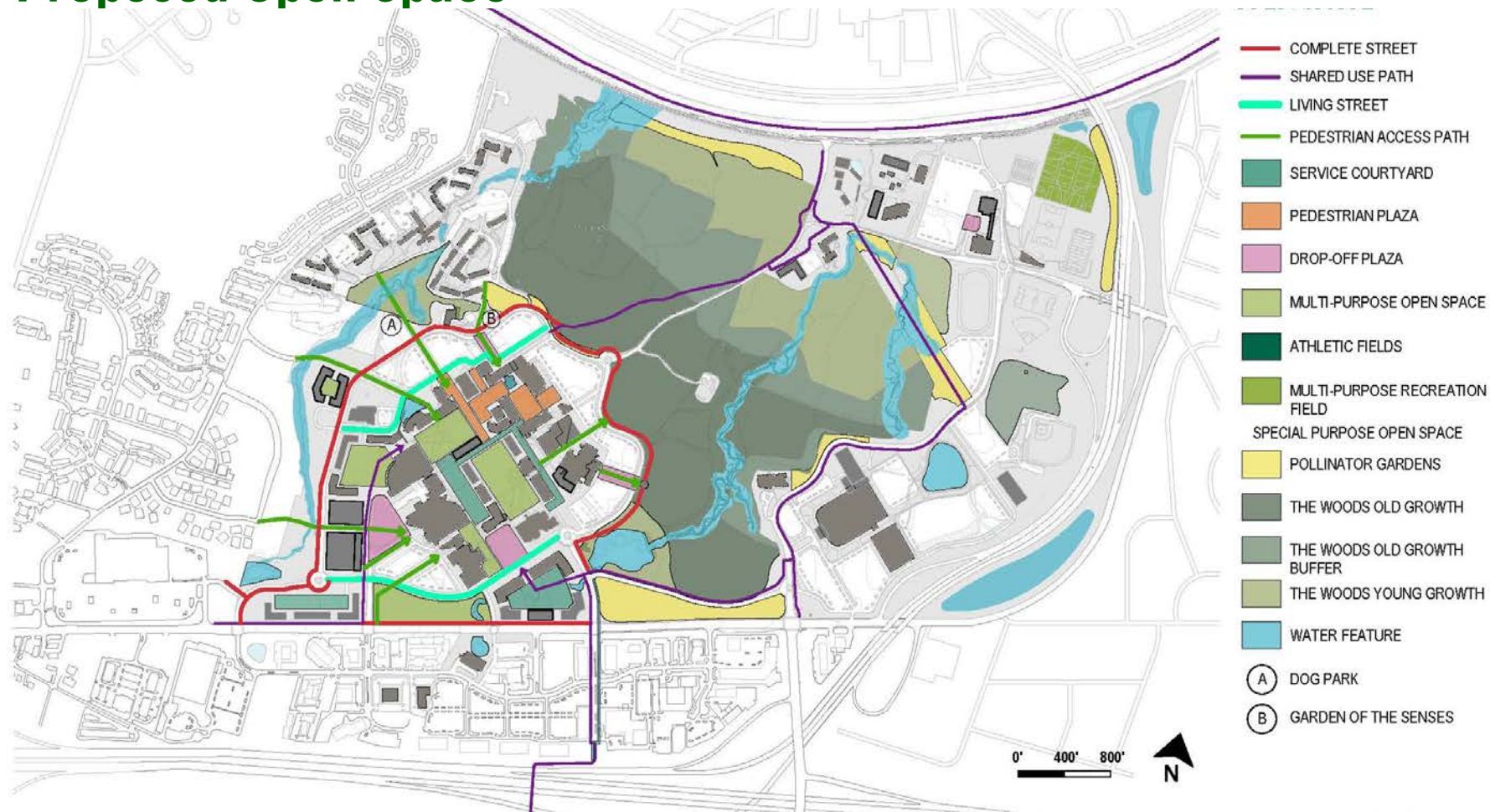




# Proposed Building Use

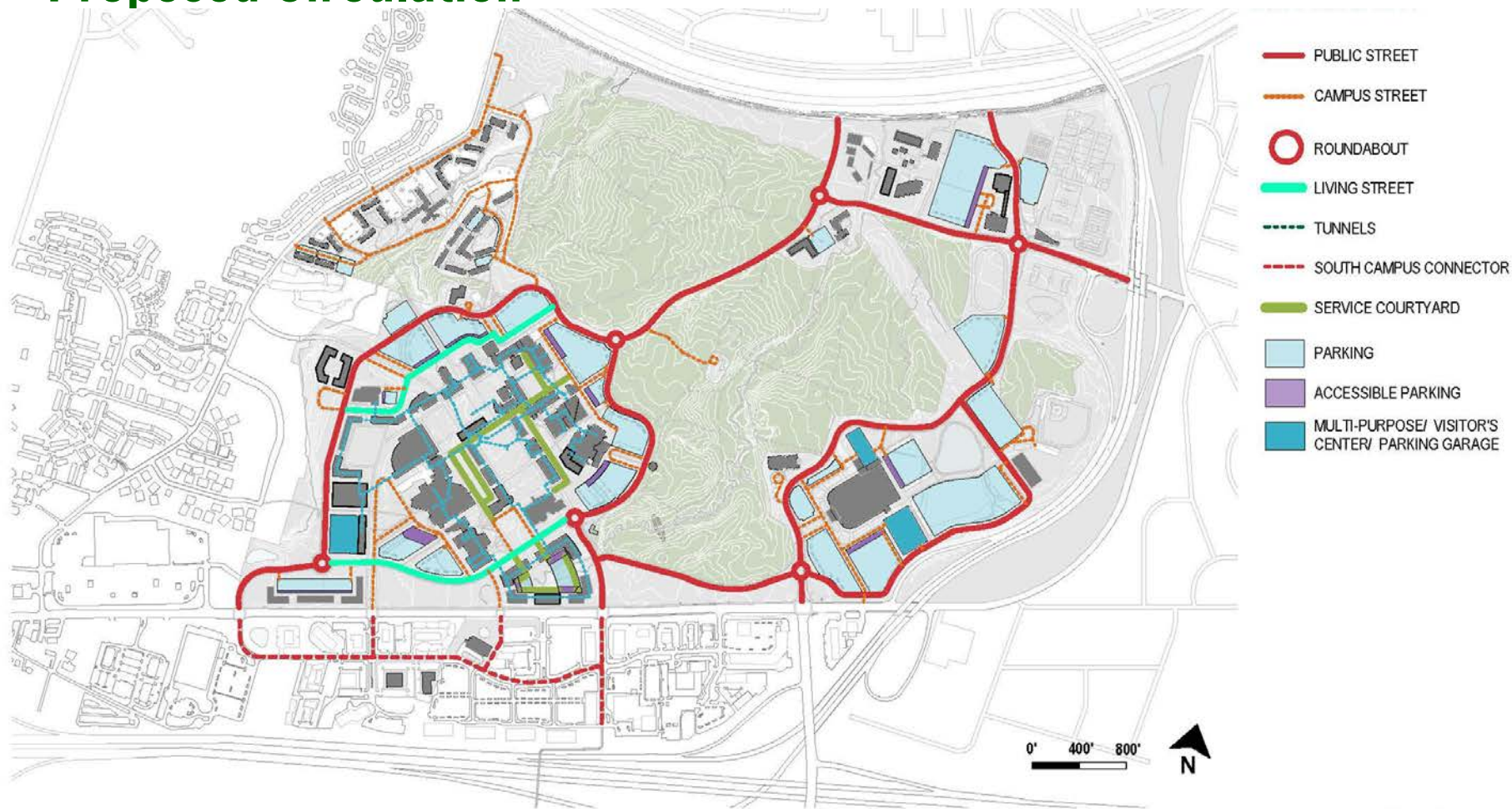


# Proposed Open Space

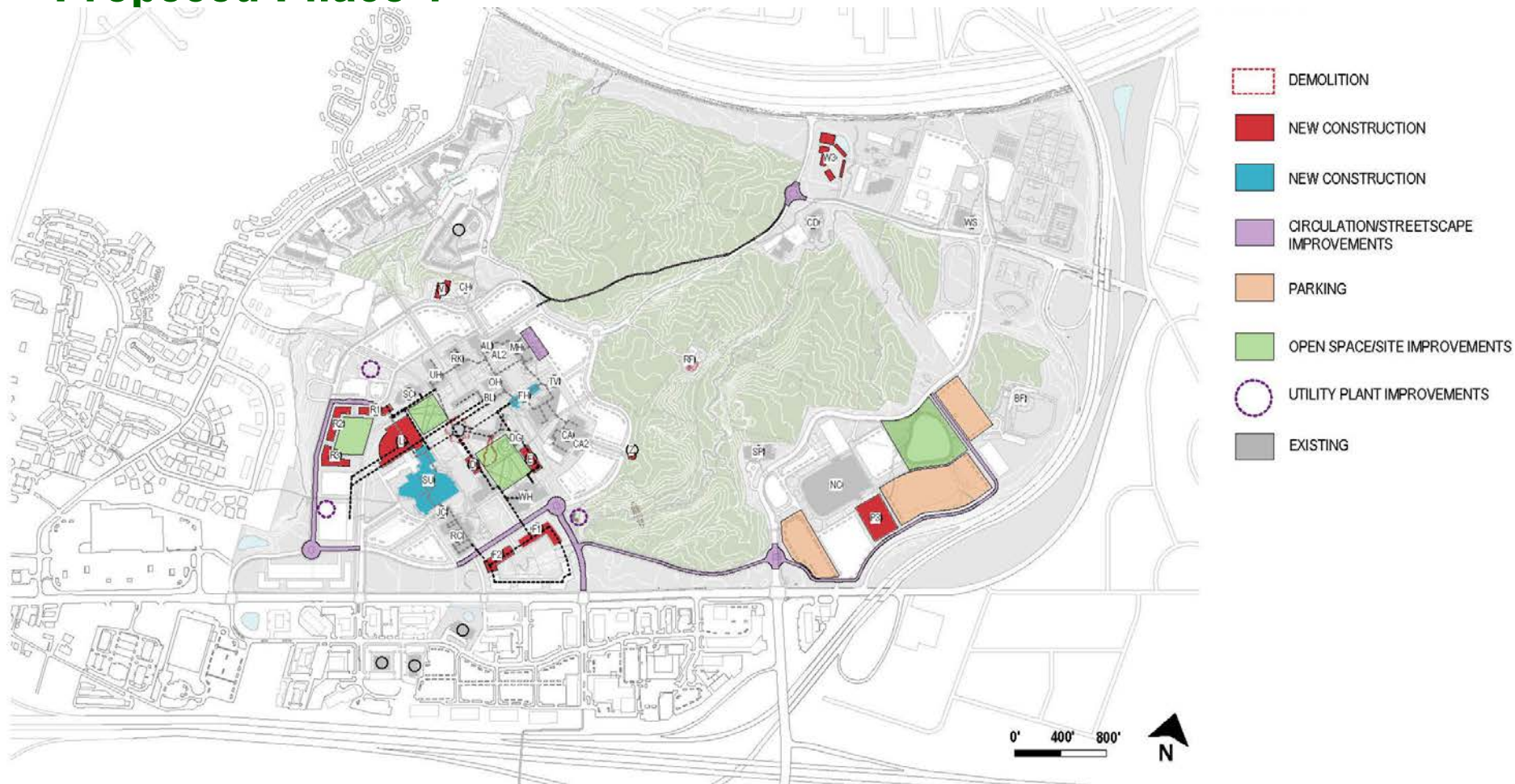




# Proposed Circulation

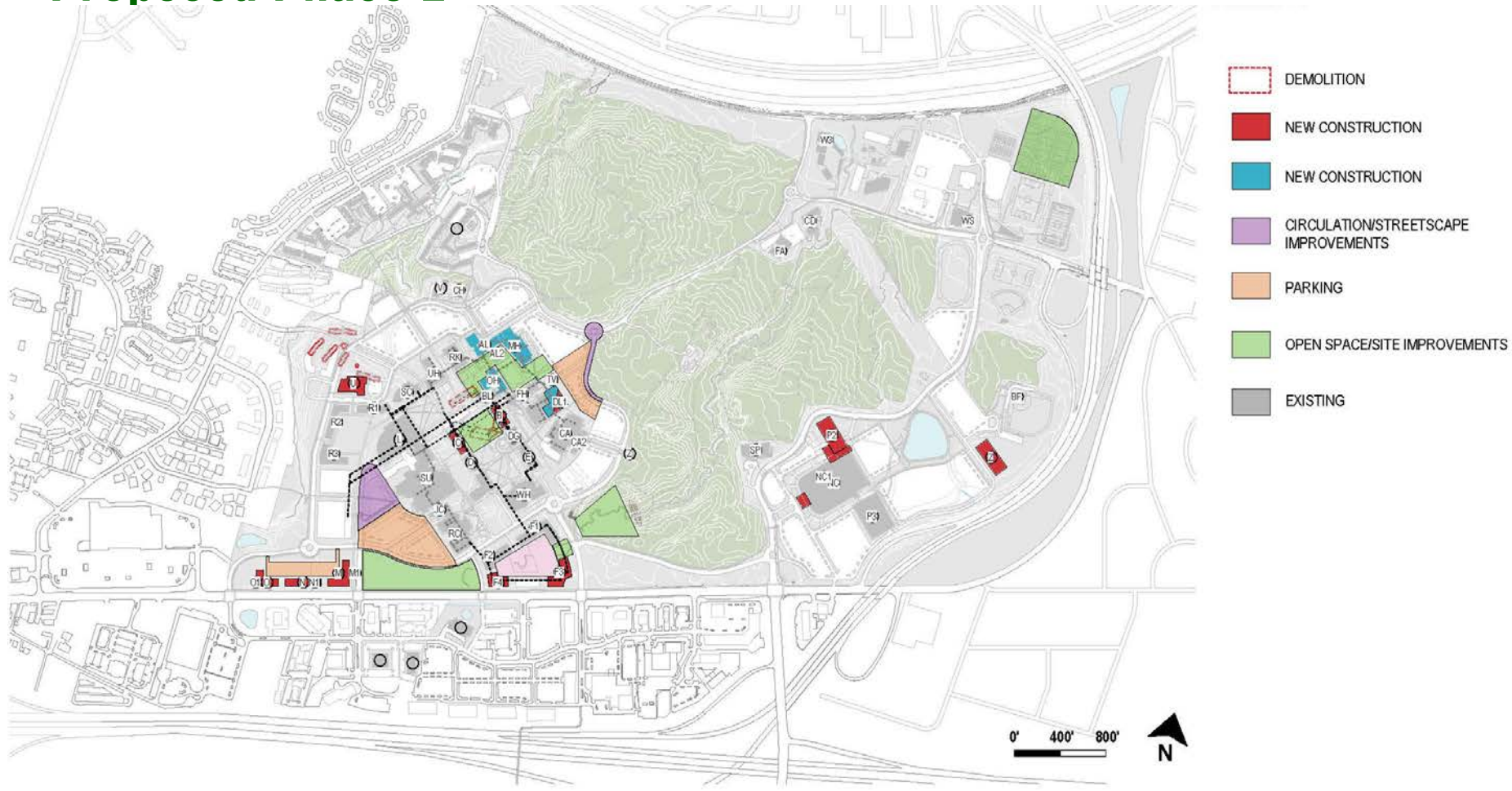


# Proposed Phase 1

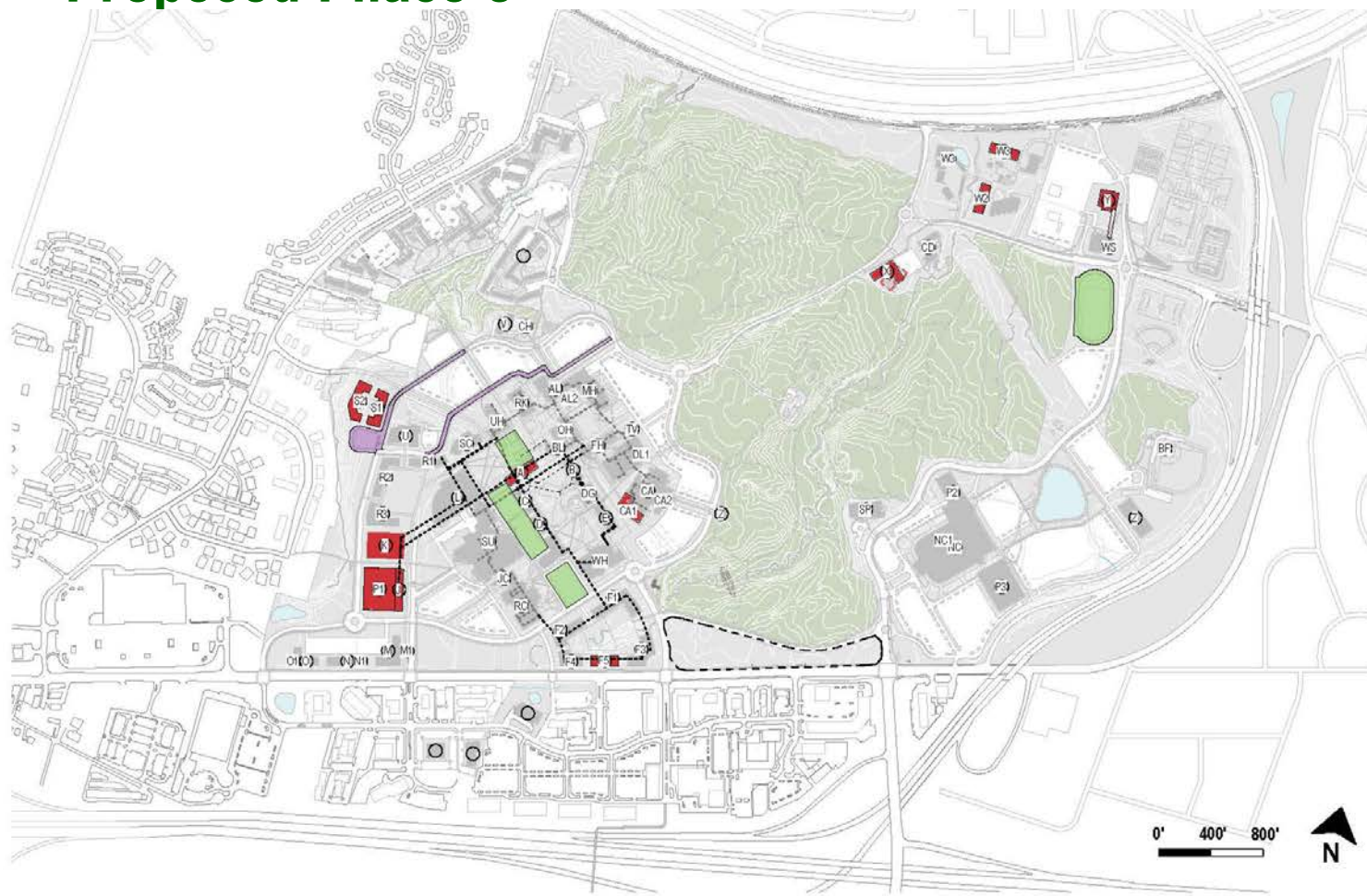




# Proposed Phase 2



# Proposed Phase 3



- DEMOLITION
- NEW CONSTRUCTION
- NEW CONSTRUCTION
- CIRCULATION/STREETSCAPE IMPROVEMENTS
- PARKING
- OPEN SPACE/SITE IMPROVEMENTS
- EXISTING



# Proposed Master Plan



- ACADEMIC
- RESEARCH
- STUDY
- ADMINISTRATIVE OFFICE
- STUDENT SUPPORT/DINING
- PHYS ED/ RECREATION
- ATHLETICS
- FACILITY SUPPORT
- HOUSING
- CLINIC
- MULTI-PURPOSE PARKING GARAGE/WELCOME CENTER



# Discussion

