



LAMAR UNIVERSITY CAMPUS MASTER PLAN UPDATE

THE CAMPUS TODAY

Analysis of Current
Conditions, Opportunities
and Constraints

A LOOK BACK

Campus Development
Since 2014

THE PATH FORWARD

A Phased Plan for Realizing
Lamar University's Long-
Range Vision

NOVEMBER 2019

Gensler

LETTER FROM THE PRESIDENT

The creation of the Lamar University Campus Master Plan involves many of our departments and programs. This update serves as an observation of the progress we've made in cultivating the development of not only the campus, but of the residential area surrounding it.

The master plan, developed by Barnes Gromatzky Kosarek Architects in late 2012, exhibits the foresight of Dr. Jimmy Simmons, the previous president of the university. It was developed while looking at changing community characteristics, the growing realm of online academics and the increasing need for post-secondary education in Southeast Texas. Beyond the immediate campus, we are now focusing more on partnerships with city leaders and local industry and the impact the Cardinal family has on the Beaumont community. Other areas of concentration include circulation, technology systems and the future of 'the Triangle'.

The 2016 Space Utilization Strategy, the 2017 Lamar University Utility Infrastructure Study and the 2018 Lamar University Triangle Master Plan and their inclusion in this update are the result of studies conducted following the adoption of the original Master Plan. Their intent is to contribute to Lamar University's evolving educational landscape. The restoration of the Setzer Student Center and the addition of three new key buildings - most notably the recently completed Science and Technology Building - have become a testament not only to the changes that have taken place since the 2014 Campus Master Plan was published, but to the vision of what is to come.



In the near term, projects will include the Digital Learning Center, which will provide support to our online education sector, along with improvements to underused open spaces and remodeling of aging facilities, including the historic Plummer Building. Long term, we will look at the construction of an arts venue along with a renovation of the existing art building/university theater space, street and landscape improvements around the campus, a housing facility for visiting scholars and much more. We are in the midst of the ten-year plan as you can see here in this booklet and I am excited to see it become reality as we progress toward our collective future.

Kenneth R. Evans
President

ACKNOWLEDGMENTS

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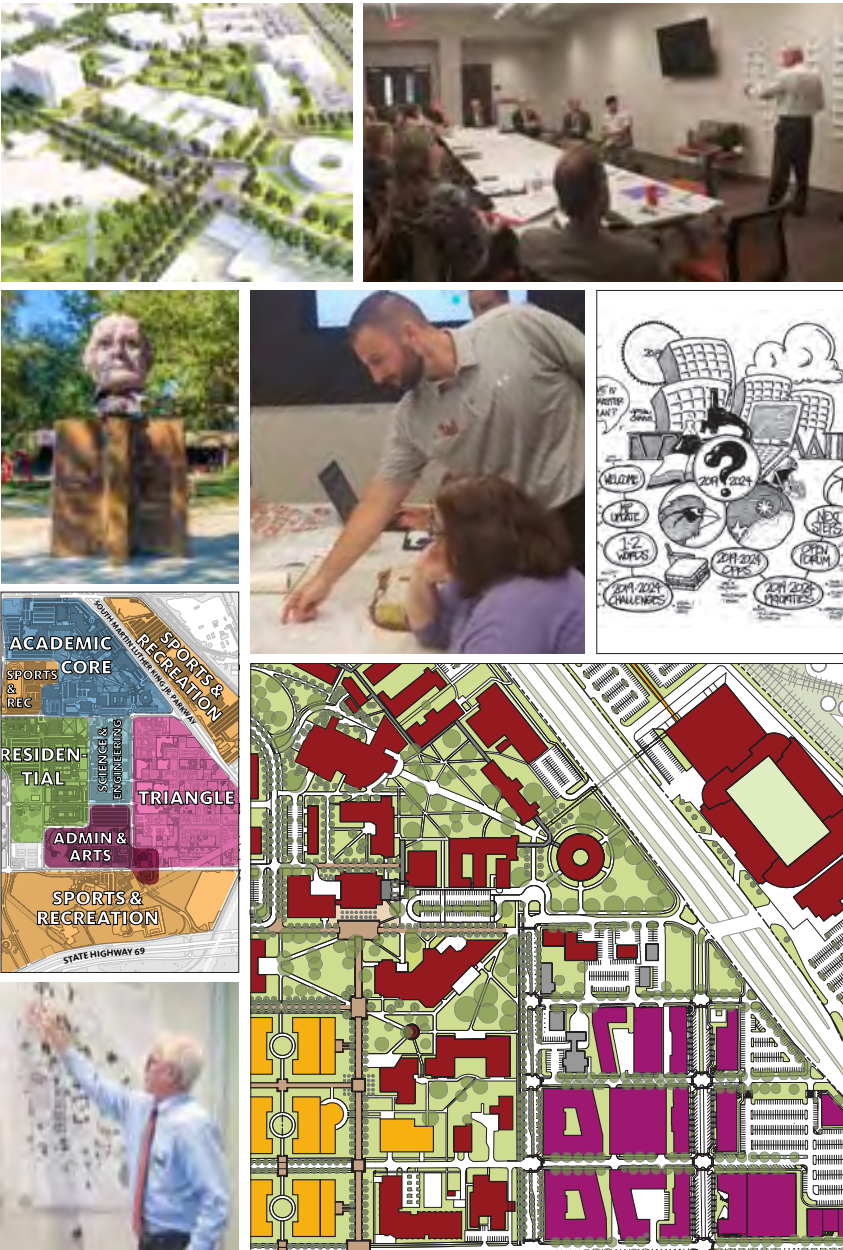
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EXECUTIVE SUMMARY





INTRODUCTION

The vision for Lamar University extends beyond its campus edge to include its neighbors, the Beaumont community and future generations of students from Texas and beyond. As Lamar University approaches its Centennial in 2023, the university's leadership recognizes the need to reinforce its commitment to the educational mission and the direction for continued growth and development of the campus.

Following the Board's 2014 approval of the Campus Master Plan (commissioned in 2012), subsequent studies were commissioned by the university focused on Space Utilization (2016), Campus Infrastructure/Utilities (2017), and the adjacent neighborhood called the Triangle (2018). Each of the above master plans and studies are described in more detail later in this document.

The primary objective of the Master Plan Update is to consolidate the various studies and their findings with the Campus Master Plan, resulting in a coordinated plan that reflects the current vision, goals and values of Lamar University.

The Texas Higher Education Coordinating Board forecasts balanced growth in student enrollment at Lamar University through 2030. Forecasts predict student enrollment numbers to increase by roughly one percent each year through 2030. With a current approximate enrollment of 15,000 students, Lamar University forecast projections for 2030 show an increase of approximately 1,500 students.

In 2020, Lamar University is projected to have more online students than on-campus students enrolled. To help identify future facilities needs, the university and planning team accounted for student population projections.

EXECUTIVE SUMMARY

In the five years since the Board approved the Campus Master Plan, Lamar University and its leadership have made great strides in its implementation while addressing the needs of the campus. Now, at the mid-point of the Plan's ten-year vision, and in response to the many changes that have occurred since 2014, campus leaders determined that it was time to reaffirm the university's direction and plan for growth.

THE CAMPUS TODAY

Over the past century, Lamar University has played a major role as the leading educational institution along Texas' Upper Gulf Coast. Its impact on the lives of tens of thousands of graduates and their communities is immeasurable.

Like universities everywhere, Lamar University is challenged with addressing changes in teaching methodologies, demographic shifts, funding streams and the competition for students and tuition revenue.

Older buildings unable to support new technologies combined with the growing trend of online vs. on-campus students has created a surplus of underutilized classroom space. Consideration should be given to repurposing underutilized space to address other space

needs on campus. Similar to other mature campuses, Lamar University is faced with the realities of aging facilities and infrastructure as well as mounting deferred maintenance.

The university is proactively working to address these challenges through its approach to the future development of the campus. Careful analysis of the return on investment afforded by each proposed improvement will be a driver in determining how and when each project is implemented.

Lamar University is surrounded by an active railway, critical industrial infrastructure, major highways and established, modest neighborhood housing. Having grown in tandem with its surroundings, Lamar University continues to elevate the image and character of the campus through its strategic decision making and prioritization of new projects and renovations.

During the vision session conducted in August 2019, the Executive and Steering Committees considered the university both as an oasis and as a buffer. In the role of oasis, the campus provides the necessary tools and accommodations for students who have neither the physical nor the social infrastructure to support their educational

right: Lamar University campus and the Plummer Building from the east





needs. In the role of buffer, the campus provides a physical and visual separation from adjacent land uses that are not aligned with the university's image and character.

To that end, Lamar University has made strategic land acquisitions demonstrating its commitment to managing and enhancing development along the campus' edge including: the former concrete plant on its southern edge, properties along Jimmy Simmons Boulevard to the west and properties within the Triangle between Rolfe Christopher Drive and South Martin Luther King Jr. Parkway.

In the past five years (2014-2019), there has been a significant amount of development activity on the Lamar University campus. New construction of signature buildings and major renovations have enhanced the campus experience, fostering academic excellence and improving student life. Expansion and upgrades to the South Plant were made in response to the additional load demands of new campus facilities. Additionally, recent enhancements to the Quad demonstrate the university's recognition of the importance for quality green spaces throughout campus.

THE PLANNING PROCESS

Creating a Master Plan Update for a mature campus is a highly collaborative process, requiring a significant time commitment and input from a variety of constituent groups: board members, administrators, faculty and students. Having each group identify and prioritize its needs, make projections for growth, and come to a consensus on future direction is the only way to ensure the Master Plan Update serves both present and future stakeholders.

It was important, therefore, that stakeholder meetings fostered key discussions around the current vision, goals, and core values of Lamar University's leadership team. This was accomplished through a series of vision and planning workshops.

During the workshops, the previous master plans and studies were examined to identify those aspects of each study that should be carried forward in the Master Plan Update. In the five years since the Board's approval of the 2014 Campus Master Plan, some priorities have changed and it was important that the Update reflect those changes.

left: Lamar University campus including the Wayne A. Reaud Building and CICE from the south

EXECUTIVE SUMMARY

Campus Goals from the 2014 Campus Master Plan

- Meet future academic space needs
- Increase on-campus enrollment
- Strengthen the campus image—“wow” factor
- Develop an effective plan for orderly growth
- Enhance the campus civic structure
- Enhance campus safety
- Provide opportunities to celebrate diversity
- Identify opportunities for public/private uses
- Demonstrate return on investment for the Campus Master Plan

Master Plan Update Campus Goals and Values identified during the August 2019 Vision Session

- Provide state-of-the-practice facilities to support various modes of teaching both on-campus and online
- Identify opportunities for public/private partnerships
- Integration with Community (permeable boundaries)
- Pedestrian-Friendly Campus (minimize interface between people and cars)
- Activated Campus Environment
- Unified Campus Character
- Celebrate the Mission—“Education on Display”
- Campus as an Oasis—destination for studying, accessing information, socializing, and belonging to the extended Lamar University family

The inclusive process helped the university reach consensus on direction, providing the Gensler team with timely decision making—an important factor given the Master Plan Update’s 14-15 week completion schedule.



THREE DEVELOPMENT PHASES

During the planning workshops, the Executive Committee identified all of the capital projects (new construction, renovation, roads and parking, site improvements) listed both in the previous master plans and studies as well as the vision session in August 2019. The Committee then prioritized and placed the various projects and initiatives into one of three development phases:

- Near Term (2019-2024)
- Long Term (2025-2029)
- Horizon (2030+)

By the end of the workshop, the list of projects had been discussed in detail and the Executive and Steering Committees were in agreement on the ‘what’ and ‘when’ for future projects on campus. A brief overview of each phase follows:

Near Term (2019-2024) Since 2014, Lamar University has experienced significant change. In addition to the physical development described in the previous section, the university is led by a new president and administrative leadership team bringing its own vision and priorities for the future development of the campus.

right: Planning workshop

Common to most mature campuses, aging facilities and infrastructure are an ongoing challenge for the university. Major building renovations and ongoing infrastructure/utility upgrades represent a significant part of the campus improvements in the Near Term development phase.

With regard to new construction, a Digital Learning Center and Maintenance Complex are envisioned for this development cycle as well as the currently-in-design new Welcome Center and south campus entry.

Long Term (2025-2029) The Executive and Steering Committees identified and prioritized campus development projects based on the university's needs, goals and funding. In the previous development phase, the focus was on academic excellence and emerging teaching modalities.

In the Long Term development phase, priority projects will: enhance the student's campus

experience, elevate the university's role in promoting the arts (performing, visual and fine arts) and maximize currently underutilized open green space.

Horizon (2030+) Projects envisioned for development after 2030 are focused on elevating the university's stature as a destination campus. New student housing, services and amenities are planned both on the main campus as well as the Triangle, the 60-acre site adjacent to the campus.

The vision for the campus in 2030 and beyond is dependent on existing and new strategic partnerships with the City of Beaumont, the developer community and local industry and business leaders.

Creating a desirable live-work-study-play campus that attracts students from all over the state of Texas and beyond will require the type of campus development described later in this document.

CONCLUSION

The Lamar University Master Plan Update represents a new era for educational opportunities in Beaumont, based on the premise of making education both accessible and convenient while expanding the course offerings in response to emerging trends such as online learning. The Update is a compilation of past plans and studies that when overlaid with today's realities and the university's vision, provides a renewed direction for future development on the campus.

The Master Plan Update is the product of 3 ½ months of meetings, workshops, and presentations with the leaders of Lamar University and represents a balance of interests for all stakeholders and user groups that participated in the planning process.

To achieve the goals and implement campus development described in this document, elevating the university's strategic alliances with the City of Beaumont, local business leaders and the developer community is a priority initiative for the next few years. Despite limited resources and evolving needs, success can be realized through the power of partnerships.

PLANNING PROCESS

Participation from board members, administrators, faculty and students in the planning process was critical to the success of this Master Plan Update. Each stakeholder group made a significant time commitment to provide valuable input and work to come to a consensus regarding the prioritization of needs, refined goals and future direction for Lamar University, while remaining sensitive to both present and future stakeholders.

OBJECTIVE

Since the approval of the 2014 Campus Master Plan developed by Barnes Gromatzky Kosarek Architects, several additional studies have been initiated on behalf of Lamar University regarding space utilization, infrastructure and utilities, and future development of the adjacent 60-acre Triangle neighborhood. The Lamar University Master Plan Update is intended to stitch the various studies together as a singular story of vision and direction for the physical development of the Beaumont campus over the next 5-10 years.

Following the project kick-off meeting on August 7, 2019, the Gensler team was tasked with reviewing the various plans and studies to be synthesized into a single Master Plan Update including:

- 2014 Campus Master Plan
- 2016 Space Utilization Strategy
- 2017 Utility Infrastructure Study
- 2018 Triangle Master Plan

The Master Plan Update is a mid-stream look at what has occurred on campus since the issuance of the 2014 Campus Master Plan and how recently completed campus projects and the findings of subsequent studies support the evolving vision of the university and its new leadership team.

LAMAR UNIVERSITY CAMPUS MASTER PLAN / BARNES GROMATZKY KOSAREK ARCHITECTS / DEC. 2012/AUG. 2014



Developed by Barnes Gromatzky Kosarek Architects, published in December 2012 and approved by the Texas State University System Board of Regents in August 2014, the Lamar University Campus Master Plan represents the vision and direction of its then-president, Dr. Jimmy Simmons, and the administration's leadership team. The campus plan provided strategies for growth and phased development in response to the evolving landscape of higher education in Texas, population and demographic shifts, and the emergence of online degree programs.

The 2014 Campus Master Plan provided strategies for future enhancements of pedestrian circulation and connectivity; continued improvements to outdoor spaces and development along the campus edge; and provided guidelines for campus development, architecture, landscape, parking, department/ personnel relocation, and technology.

right: Cover of the 2014 Campus Master Plan Document by Barnes Gromatzky Kosarek Architects

LAMAR UNIVERSITY SPACE UTILIZATION STRATEGY / FACILITY PROGRAMMING AND CONSULTING / DECEMBER 2016



After becoming university president in the summer of 2013, President Evans initiated a comprehensive strategic planning effort resulting in a Strategic Plan and Vision Statement, which was approved by the Texas State University System Board of Regents in May 2015 and revised in November 2017. The Space Utilization Strategy was prepared to reflect the initiatives identified in the Strategic Plan.

The Space Utilization Strategy focuses on supporting instructional initiatives and new degree programs, including an emphasis on Science, Technology, Engineering & Math (STEM) education and rapidly growing distance learning enrollment. Other priorities include replacing outdated facilities with state-of-the-art experiential teaching spaces, and efficiently providing required space for faculty and staff.

Based on the Texas Higher Education Coordinating Board (THECB) space model, the Space Strategy projects space needs by type of space for a series of potential enrollment scenarios. Across all scenarios, the report suggests that the university has teaching

and research capacity, a deficit of office and support space, and adequate library space for current enrollment.

The Space Strategy concludes that the university has a growing need for specialized and higher quality teaching and research space in support of changes in instructional requirements. Further, by identifying and repurposing underutilized space, the university can “create” space to meet the need for improved instruction and additional student, faculty and staff space. Similarly, while increased enrollment projects a need for additional library space, the greater need is to re-invent the library with higher quality, innovative spaces that better support students’ academic success.

Specific recommendations propose to enhance existing and provide new teaching space. Locations are suggested for conversion of lower quality or less used instructional space to active learning classrooms and student study areas. A proposed Science and Technology Building (completed 2019) provides instructional science labs, engineering project/maker space and research labs. Construction of this building allows renovation of the Hayes Biology Building.

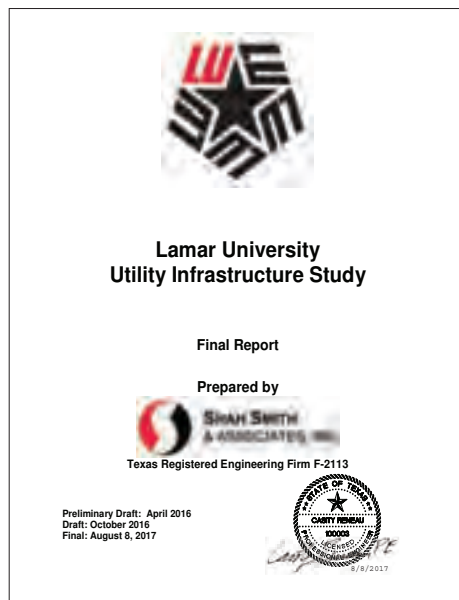
Outdated library capabilities are proposed to be renovated into a modernized facility that co-locates service points and academic success programs.

A new administration building (completed 2017) and renovation of the Plummer Building are proposed to address the deficit of office and support space. Underutilized teaching space (as measured against the THECB standard) is proposed for conversion to faculty offices and a variety of smaller administrative suites.

left: Cover of the 2016 Space Utilization Strategy by Facility Programming and Consulting

PLANNING PROCESS

LAMAR UNIVERSITY UTILITY INFRASTRUCTURE STUDY / SHAH SMITH & ASSOCIATES / AUGUST 2017



LAMAR UNIVERSITY TRIANGLE MASTER PLAN / HUITT-ZOLLARS / AUGUST 2018



Developed by Shah Smith & Associates, Inc. and published in August 2017, the Lamar University Utility Infrastructure Study was developed in response to the estimated load requirements for new projects planned for the campus.

The Study included: the analysis of existing systems and their cooling and heating load capacity; age and condition of the north and south plants and electrical gear; a hydraulic analysis; and economic analysis.

Based on the outcomes of the hydraulic analysis, a phased approach for the expansion of the plants and thermal distribution systems to serve the current and future loads on campus was proposed. The economic analysis examined the cost benefits for each part of the phased approach, resulting in specific recommendations for upgrades and expansion of existing systems on Lamar University's campus.

Developed by Huitt-Zollars and published in August 2018, the Lamar University Triangle Master Plan provides the university with a vision for the physical development of the 60-acre neighborhood on the southeast edge of campus. The plan's two primary objectives are:

- Help Lamar University's leadership make decisions to guide its staff in short-term and long-term implementation
- Demonstrate the vision to potential partners including developers and elected officials

The Study includes a comparative analysis of other universities, a phased implementation strategy for mixed-use development and infrastructure improvements.

Additionally, streetscape improvement guidelines and parking analysis informed the Master Plan's concepts.

right: Cover of the 2017 Utility Infrastructure Study by Shah Smith & Associates; cover of the 2018 Triangle Master Plan by Huitt-Zollars

STAKEHOLDER ENGAGEMENT

The Gensler team recognizes the importance of the Master Plan Update's alignment with previous and ongoing initiatives including the master plan and studies listed above, as well as projects currently in the pipeline like the south campus entry.

Key senior leaders for Lamar University had not participated in the previous planning efforts. It was important, therefore, that stakeholder meetings promoted the coordination of these various initiatives with respect to the current vision, goals and core values of Lamar University's leadership team. This was accomplished through a series of vision and planning workshops.

APPROACH

Gensler's approach promoted a spirit of inclusion through Executive Committee work sessions, on-site planning workshops and multiple stakeholder meetings and presentations. Creating open forums for the exchange of ideas helped to build consensus on direction among the university's leadership and provided the Gensler team with the decision making needed to produce and deliver a timely document.

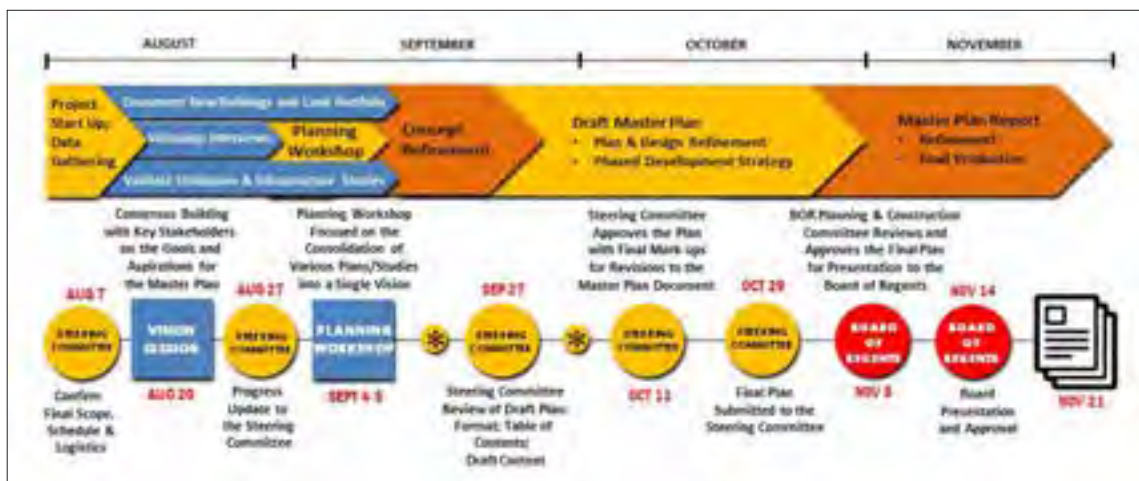
VISION SESSION

On August 20, 2019, Lamar University hosted an all-day vision session facilitated by Gensler with the president of Lamar University, Dr. Evans, the Executive Committee, key stakeholders and consultants.

The Gensler team conducted the vision session to build a common understanding of the attendees' goals, aspirations and anticipated outcome of the Master Plan Update. Many of the attendees had not participated in the 2014 Campus Master Plan, so it was important to ensure that the Master Plan Update aligned with the vision and thinking of the current administration.

This consensus building exercise provided the forum for an active discussion between the session's attendees about the campus, the 2014 Campus Master Plan, the viability of desired program elements, and any current issues and challenges that might impact the Master Plan Update.

The second half of the day-long session was spent with the Executive and Steering Committees reviewing the outcomes and recommendations from each of the studies previously discussed to understand: what



left: 2019 Master Plan Update project timeline

PLANNING PROCESS

projects and initiatives had been implemented to date; what projects remained in the pipeline for implementation; and what projects were no longer aligned with the current administration's goals.

The ideas that came out of these discussions provided the planning team with an understanding of the key drivers impacting the university and its development of the campus.

PLANNING WORKSHOP

On September 4-5, 2019, Gensler conducted a two-day planning workshop hosted by Lamar University on its campus. The workshop was a series of 45-60 minute mini-sessions around specific topics, allowing participants to come and go depending on their area of expertise or interest, without requiring the Executive and Steering Committees to attend the full two days.

The Day One agenda began with an overview of the campus site analysis along with a discussion around the opportunities and challenges for future development on campus. The remainder of the day was focused on the mini-session topics including:

- Campus Technology Systems
- Traffic and Roads
- Campus Circulation; Parking; and Campus Gateways
- Open Space and Recreation
- The Triangle

The Day Two agenda began with a discussion on campus architecture with a specific focus on the historical buildings within the academic core including the Plummer Building. Then, attendees went through an exercise that identified all of the capital projects (new construction; renovation; roads and parking; site improvements) listed in the previous plans and studies, or added during the recent vision session.



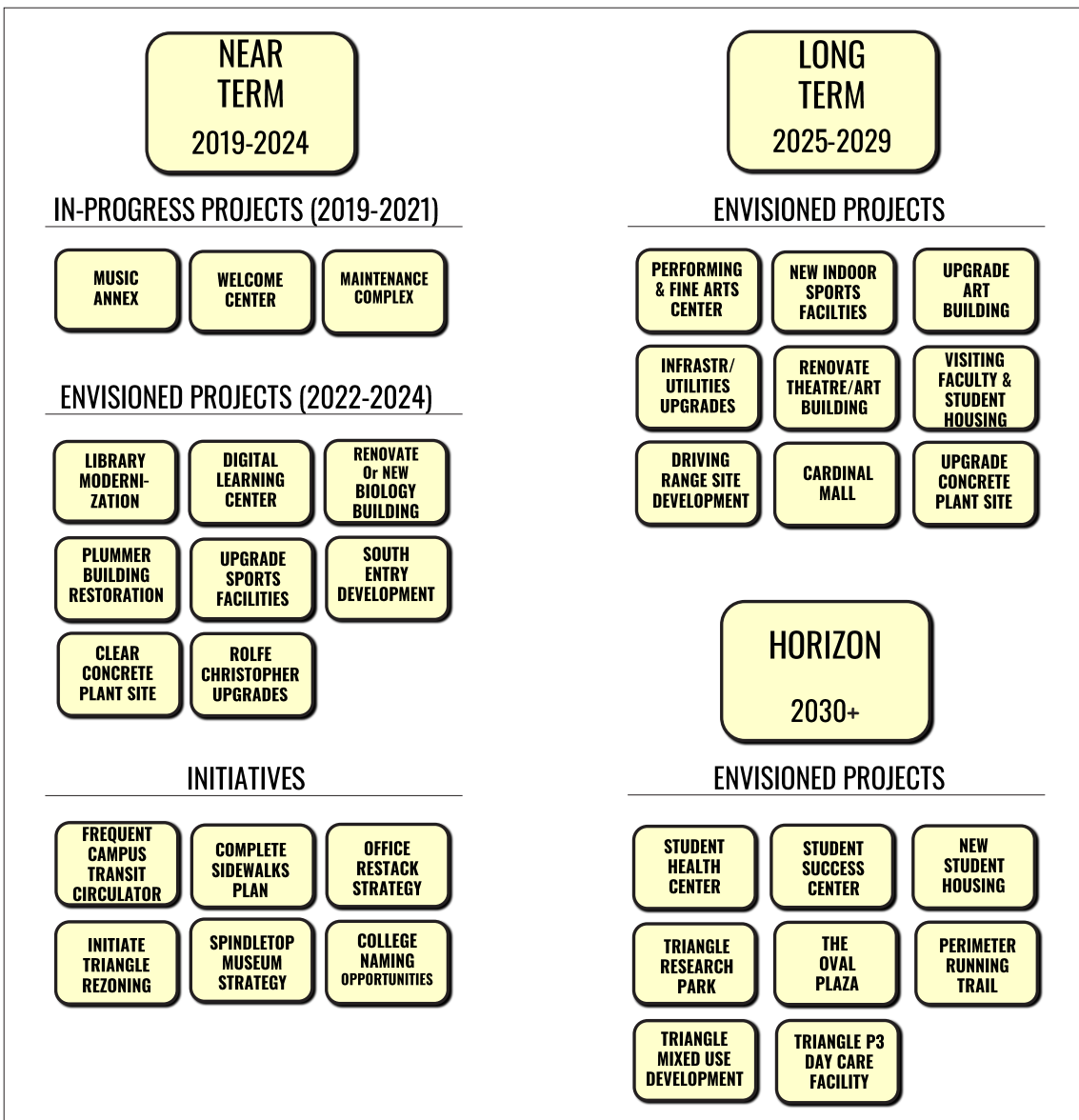
Attendees then discussed and placed the various projects and initiatives into one of three development phases:

1. Near Term (2019-2024)
2. Long Term (2025-2029)
3. Horizon (2030+)

Once the cards were organized on the wall, Dr. Evans joined the attendees for a second round of discussions about each project and the time frame for completion. By the end of the workshop, the list of projects had been discussed in detail and the Executive and Steering Committees were in agreement on the 'what' and 'when' for future projects on campus.

Following the planning workshop, the planning team spent the next eight weeks developing the Master Plan Update document, in anticipation of the presentation to the Board of Regents' Planning & Construction Committee for their review and comments on November 5, 2019, and subsequent presentation to the Board of Regents for final approval on November 14, 2019.

right: Vision session,
August 2019



left: Planning workshop mini-session and graphic of final phasing exercise outcome, September 2019

LAMAR UNIVERSITY TODAY

CAMPUS CONTEXT

For the past 96 years, Lamar University has been one of the leading institutions of higher education in the Gulf Coast region of Texas. Its educational mission has played an important role in the growth and development of the surrounding community and continues to be a cultural icon for the City of Beaumont.

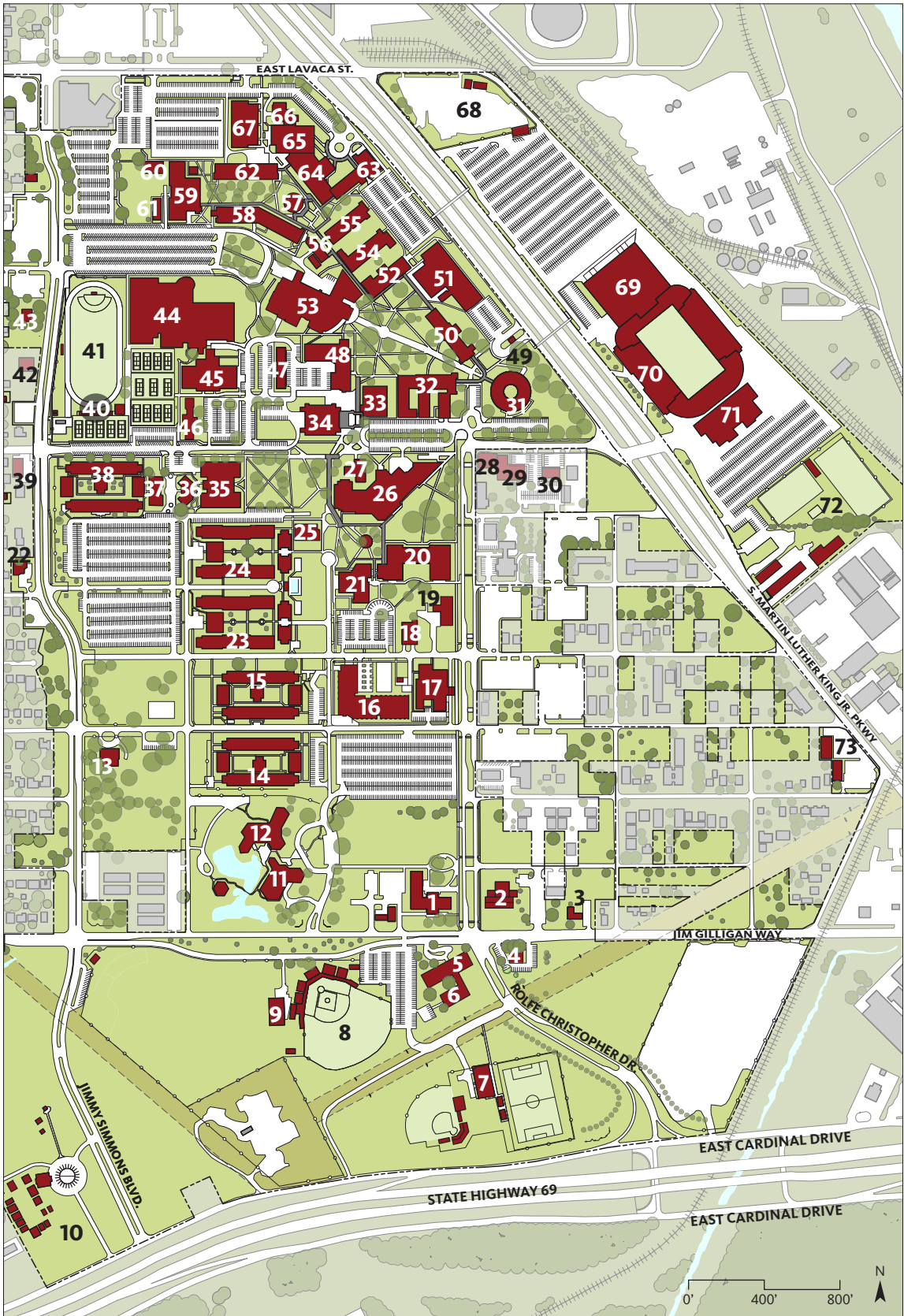
The university has experienced significant changes in the years since the 2014 Campus Master Plan was published. Three new signature buildings—the Wayne A. Reaud Building; the Center for Innovation, Commercialization & Entrepreneurship; and the Sci-Tech Building—have been completed and opened on campus. Additionally, the Setzer Student Center has recently undergone a major renovation.

Recent strategic land acquisitions have given the 300-acre Lamar University more control over the future development and use of properties within the boundaries established by South Martin Luther King Jr. Parkway, Jimmy Simmons Boulevard, and State Highway 69. Specifically, the university has made an effort to acquire property in the Triangle neighborhood east of Rolfe Christopher Drive to control how this area is developed in the future.

And, finally, a new leadership team headed by its president, Dr. Kenneth Evans, brings a fresh perspective to the future growth and development of Lamar University. With the Campus Master Plan at the mid-point of its ten-year vision and a new Administrative Leadership team on campus, this is an ideal time to revisit and update the plan in response to Lamar University today.

- 1 Wayne A. Reaud Building
- 2 Center for Innovation, Commercialization & Entrepreneurship
- 3 Planning & Construction
- 4 Human Resources (vacant)
- 5 Digital Learning Center
- 6 Custodial Services
- 7 Soccer/Softball Fieldhouse
- 8 Vincent-Beck Stadium
- 9 H.D. "Tex" & Emma Strait Baseball Training Facility
- 10 Spindletop Gladys City Boomtown Museum
- 11 Herman Iles Building
- 12 Rudy C. Williams Building
- 13 President's Residence
- 14 Campbell Hall
- 15 Monroe Hall
- 16 Science & Technology (Sci-Tech) Building
- 17 Speech & Hearing
- 18 Hydraulics Lab
- 19 South Central Plant
- 20 Maes Building
- 21 Education
- 22 Reese Construction Management Laboratory
- 23 Morris Hall
- 24 Gentry Hall
- 25 Texas Academy-General Studies
- 26 Cherry Engineering Building
- 27 Office of Global Diversity & Inclusive Excellence
- 28 Newman Catholic Center
- 29 Church of Christ Center
- 30 Human Resources
- 31 Otho H. Plummer Building
- 32 Lucas Engineering Building
- 33 Family & Consumer Sciences
- 34 Mary & John Gray Library
- 35 Brooks-Shivers Dining Hall
- 36 Baptist Student Center
- 37 Wesley Foundation
- 38 Combs Hall
- 39 Music Annex
- 40 Thompson Family Tennis Center
- 41 Ty Terrell Track
- 42 Latter Day Saints Student Center
- 43 Facilities Management Building
- 44 Sheila Umphrey Recreational Sports Center & McDonald Gym
- 45 Communication/Disability Resource Center
- 46 Student Health Center
- 47 Campus Police Department
- 48 Carl Parker Building
- 49 Visitor Information Booth
- 50 Wimberly Student Services Building
- 51 Galloway Business
- 52 Archer Building
- 53 Setzer Student Center & Bookstore
- 54 Geology
- 55 Social & Behavioral Sciences
- 56 North Central Plant
- 57 Science Auditorium
- 58 Chemistry
- 59 Health & Human Performance Complex, Building A
- 60 Health & Human Performance Complex, Building B
- 61 Art House
- 62 Hayes Biology Building
- 63 James M. "Jimmy" Simmons Music Building
- 64 Theater Art Building
- 65 Art Building
- 66 Dishman Art Museum
- 67 Mamie McFaddin Ward Health Science Building
- 68 Physical Plant
- 69 Montagne Center
- 70 Provost Umphrey Stadium
- 71 Dauphin Athletics Complex
- 72 Vernon Glass Field of Champions
- 73 Facilities Management

LAMAR UNIVERSITY TODAY
CAMPUS CONTEXT



left: Current Lamar University campus plan

REGIONAL CONTEXT

The Lamar University campus is located in Jefferson County, Texas, approximately four miles southeast of downtown Beaumont and roughly 90 miles east of Houston along Interstate Highway 10. Located in the 'golden triangle' of southeast Texas, Beaumont's history and economy have strong ties to the energy and petrochemical industries.

Beaumont is situated along the border of two ecoregions as defined by Texas Parks & Wildlife: Pineywoods and Gulf Prairies and Marshes. The city is located along the Neches River to the east, and less than thirty miles from both the Gulf of Mexico and the Louisiana-Texas border.

The Lamar campus, situated approximately twenty feet above sea level according to current U.S. Geological Survey maps, has an even topography. Since the 2014 Master Plan was adopted, Beaumont has been hit by a number of storms that have had lasting

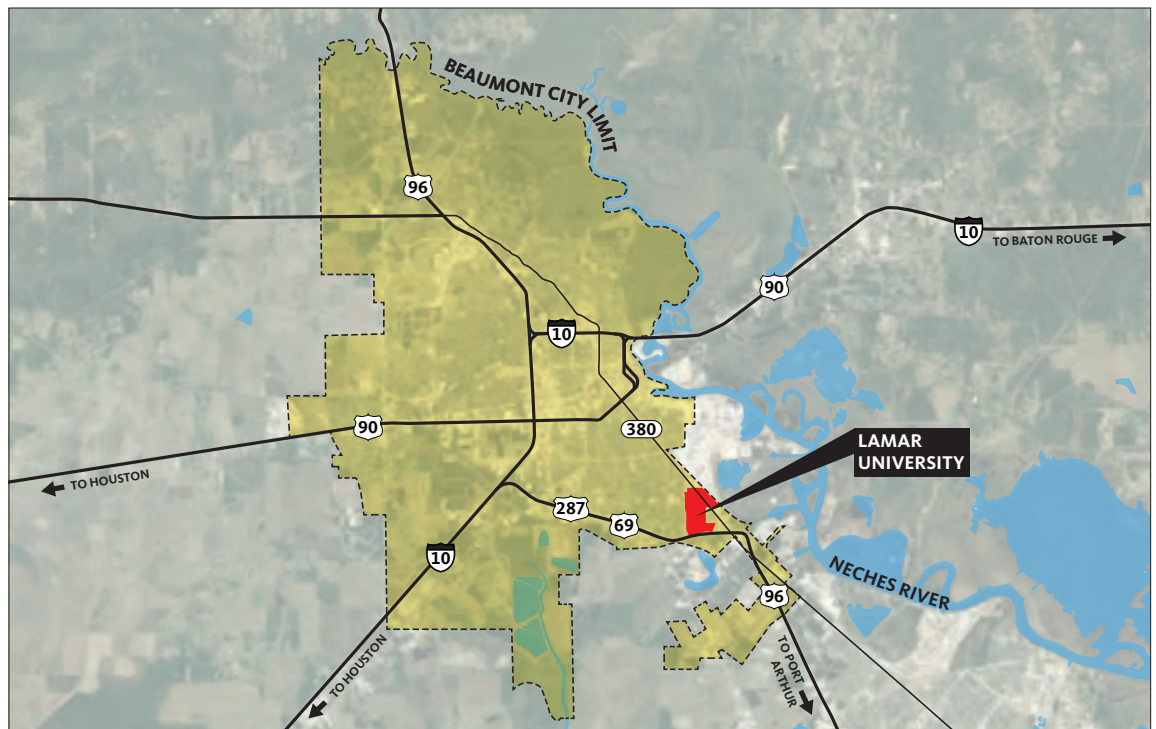
impacts on the region's physical, social and economic landscapes – most notably Hurricane Harvey in 2017 and Tropical Storm Imelda in 2019. Though not technically located in a flood plain, according to current flood maps, the university has and will continue to take measures to improve the safety and resilience of its students, staff, faculty and facilities.

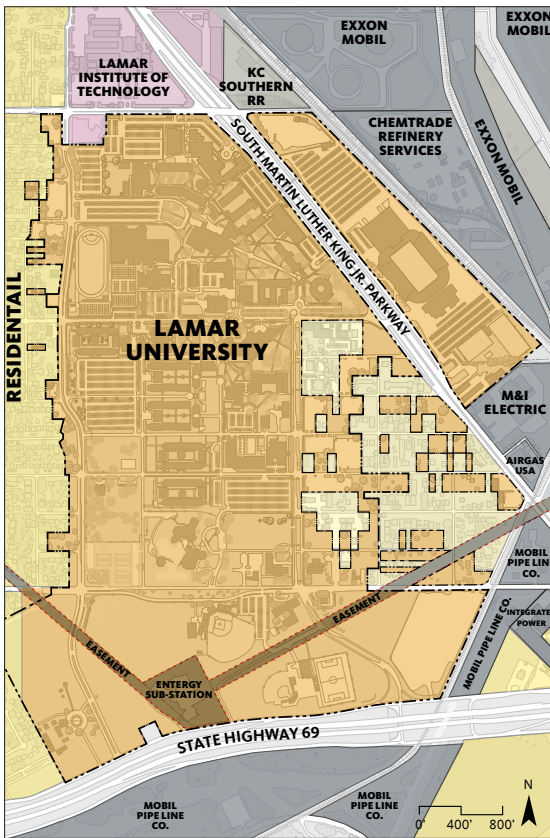
ADJACENT LAND USE

Lamar's campus is bordered by the Lamar Institute of Technology (LIT) to the north, State Highway 69 to the south, predominantly residential neighborhoods to the west and east, and a variety of industrial properties farther east. Each of these adjacent uses has a different relationship to the university and requires a different approach to the campus' edge conditions.

The LIT campus immediately to the north offers opportunities for continued and expanded synergies in terms of sharing parking, facilities,

right: Location map showing Lamar University within the greater Beaumont area





and resources. East Lavaca Street serves as the border between these conditions, although the LIT Paul & Connie Szuch Multi-Purpose Center falls on the south side of the street, within what is generally perceived as the Lamar University campus. Creating clear distinctions between these two institutions and their facilities while maintaining a consistent streetscape should be a priority along the northern edge of the Lamar University campus.

The residential areas in the Triangle and along the western edge of campus afford opportunities to expand convenient housing, retail and amenity options. Generally, Lamar University has a good relationship with long-term residents in these neighborhoods, and university leadership has expressed a desire to foster a sense of openness and permeability across Jimmy Simmons Boulevard and Rolfe Christopher Drive into these areas.

Two high-speed roadways, South Martin Luther King Jr. Parkway, which runs through campus, and State Highway 69 to the south, define ‘hard’ edges to the campus. Because of its location, South Martin Luther King Jr. Parkway poses a special connectivity challenge because it physically separates the Montagne Center and the Provost Umphrey Stadium from the rest of the campus.

Adjacent properties include railroads, pipelines and refineries which impact the visual image and character of the campus. The university would benefit from approaching these edges with a consistent screening strategy to buffer noise from highways and railroads as well as undesirable views while also contributing to a more consistent visual identity around the campus perimeter.

The utility easements and associated electrical substation located in the southern portion of campus limit development opportunities in this area. The design of any campus improvements here must account for the possibility of access disruption and repair or replacement of site features that may be required to accommodate utility access in the easement.

This infrastructure also poses aesthetic challenges and is difficult to screen due to its scale. However, providing trees and other landscape improvements along commonly traveled pedestrian and vehicular routes can provide ‘foreground screening’ from the most commonly held vantage points.

left: Plan diagram of adjacent uses

CAMPUS ZONES

The Lamar University campus can be understood as a set of smaller neighborhoods, or zones, based on each area's prevailing use. For the purpose of this Master Plan Update, the campus has been divided into the following zones:

The Academic Core This area north of Virginia Street is concentrated around the original, wedge-shaped portion of campus that contains the majority of the academic buildings at the university, as well as the library and other academic support services.

Science & Engineering This zone is a more recent, southern extension of the academic core, and contains several of the school's facilities devoted to instruction and research in science, technology and engineering fields.

Administration & Arts Situated along the primary entry sequence into the university

from the south, this zone serves as a gateway to the university and contains many of its administrative, support and visitor facilities. This zone is also identified as the eventual home of the planned Center for the Performing & Visual Arts.

Residential Defined by its five residence halls and the primary on-campus dining facility, the residential zone serves as home base for students who live both on- and off-campus.

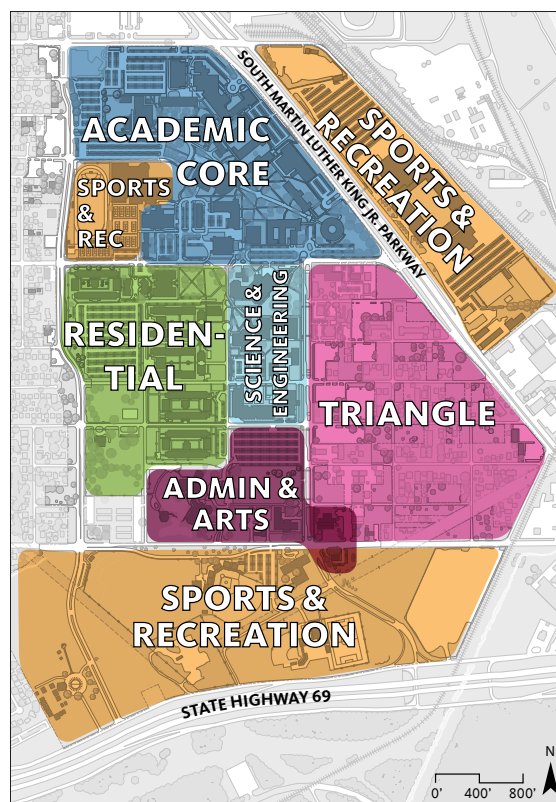
Sports & Recreation (South, East and North) Lamar University's sports and recreation facilities are distributed across the campus in three areas. The largest, to the south, contains the baseball, softball and soccer complexes as well as the driving range and former concrete plant sites which have been identified for possible athletic and intramural use.

The second, on the east side of South Martin Luther King Jr. Parkway, contains two stadiums, the Montagne Center (basketball) and the Provost Umphrey Stadium (football), as well as other practice and support facilities.

The third and smallest sports and recreation zone near the northwest corner of campus contains the Sheila Umphrey Recreational Sports Center, McDonald Gym, Thompson Family Tennis Center and Ty Terrell Track.

The Triangle Located directly adjacent to the university campus, this neighborhood, referred to as 'the Triangle' in this document, has potential to become a cultural and lifestyle center for both the university and the greater Beaumont community.

While visible demarcations exist, these zones have blurred edges that overlap and correlate with adjacent zones at many critical outdoor places and crossroads on campus.



right: Plan diagram of campus zones

TRANSPORTATION & MOBILITY

With a goal of increasing the number of on-campus student residents, and a significant student population of students and staff that commute to school, Lamar University needs to serve a range of mobility options. Creating a walkable, cohesive campus, that is attractive and useful to students will require careful design and investment. This must be tied to the development of new buildings and public spaces and balanced with desires for convenient parking options. These parking needs and mobility challenges will continue to evolve as the university continues to grow and increase its online and distance-education programs.

The 2014 Campus Master Plan called for a significant shifting of surface lots to either the periphery or to parking structures; this update combines this strategy with the current funding climate and enrollment projections. These changes must reflect a more holistic definition of campus zones linked to new building programming. It should also enhance students' and visitors' ability to easily navigate the campus by walking, transit, bicycles and new shared mobility options.

MOBILITY OPTIONS

The physical size of Lamar University facilitates walking to complete many trips on campus. However, some longer trips across the entire campus, such as from the



southernmost residence hall to buildings in the northern edge of the academic core, may better lend themselves to other transportation options. The 2014 Campus Master Plan's recommendation to move more of the parking to the campus perimeter further contributes to the need for alternative mobility options in the heart of the campus.

The Lamar University Police Department currently operates the Cardinal Line, an hourly campus circulator using a cutaway bus. Two different routes, one for daytime and one for evening/night, serve the campus, with the latter offering coverage to nearby off-campus residents. Limited Saturday service is available to connect on-campus students to crosstown retail and grocery stores. The service covers a large number of campus locations, although its existing routing and wait time between trips offers the potential for improvement.

The Beaumont Municipal Transit System operated Route No. 7 South Park Line connects downtown and the Dannenbaum Transit Center to campus and surrounding neighborhoods every 30-45 minutes from Monday to Saturday. The line covers the perimeter of campus in a clockwise loop with closely-spaced bus stop flags placed along the road. The line services an upgraded transit shelter and a bus stop cut-out exists on Rolfe Christopher Drive just south of East Virginia Street.



clockwise from top:
Lamar University
Cardinal Line; cars
parked in the F-2
parking lot

LAMAR UNIVERSITY TODAY

TRANSPORTATION AND MOBILITY

Some students today choose to bring and ride their own bicycles, skateboards, and other mobility devices to more quickly traverse the campus. Recently constructed campus buildings feature attractive and convenient bicycle parking. Some students have been observed parking their skateboards in the foyer of some buildings, such as in the lobby of the Setzer Student Center.

The campus sidewalk network serves as the current backbone for cycling through campus. Locations where campus paths are narrow or incomplete present challenges to those who either ride or wish to ride. Areas with higher foot-traffic in the academic core also hinder a rider's ability to more quickly or comfortably complete their trips. The university's ongoing effort to address existing inaccessible paths and add ramps has resulted in improved mobility across campus and will continue to benefit the bicycle and micro-mobility network.

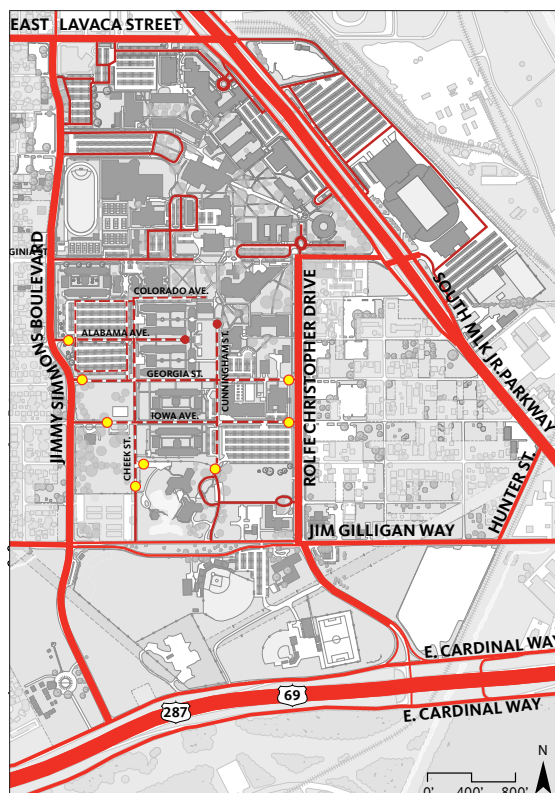


PERIMETER ROADS

Regional access to the Lamar University campus comes primarily from the south along State Highway 69 and from the east off of South Martin Luther King Jr. Parkway (also designated as Spur 380 on the State Highway System). These roads carry significant traffic volumes, largely bypassing the campus, and are designed with limited access points to maintain acceptable traffic conditions. As a below-grade highway, South Martin Luther King Jr. Parkway is a significant barrier to the sports and parking facilities on the east side of campus; the existing pedestrian bridges spanning the highway offer a partnership potential for future accessibility and comfort improvements.

The campus itself is bounded by four-lane roads carrying low traffic volumes; all with under 8,000 vehicles per day. These streets are designed with wide lanes which, combined with the low traffic volumes create a condition where driving speeds can be high. This is supported by concerns expressed by stakeholders during the planning workshops about crossing safety for people walking to campus, especially at driveway access points along East Lavaca Street and Jimmy Simmons Boulevard. Jimmy Simmons Boulevard is a primary access point for students who drive to campus and access the parking on the west side of campus.

- Full Access Road
- - - Controlled Access Road
- Access Control Gate
- Dead End



clockwise from top:
Lamar University campus at South Martin Luther King Jr. Parkway; plan diagram of perimeter and internal roads

Jimmy Simmons Boulevard and Jim Gilligan Way also have long segments with no sidewalks and limited crossing locations. Jim Gilligan Way has been mentioned as part of a running circuit where a continuous sidewalk or wide path is desired. This could be the first phase of a 'campus loop' jogging path around the campus perimeter that would serve as a welcoming connection to the community while also giving students a safe, comfortable location to exercise. It could also be designed to improve connectivity to the south campus athletic fields.

INTERNAL ROADS

Within the Lamar University campus, the southern half of campus between East Virginia Street and Iowa Avenue is laid out on the historic Beaumont street grid. North of East Virginia Street the campus was developed on what was once part of one large parcel. The history informs the connectivity and internal street circulation for the campus.

Rolfe Christopher Drive represents the main north-south roadway within the campus boundary. The street serves as the extension of the southern gateway from State Highway 69 and will be a key corridor as development of the planned Center for the Performing & Visual Arts and developments in the Triangle are realized. Rolfe Christopher Drive is a multi-modal street that serves a relatively low volume of through traffic while providing access for the campus shuttle, Beaumont Transit and cyclists. The bikeway is not designed to be high comfort such that a large range of users would be attracted to using it. The existing wide median lacks streetscape improvements and contributes to a lack of interest and activity along the corridor.

Improving Rolfe Christopher Drive, especially as adjacent development occurs, as a true

campus-oriented multi-modal street will create a strong north-south spine for the campus and a more welcoming and cohesive entry experience for visitors. This can be done to incorporate and encourage new developments and bring visual interest and activity to the south part of campus.

The east-west internal streets such as East Virginia Street and Iowa Avenue have seen minor improvements over time. The streets have been disconnected in segments, often terminating into parking areas. Pedestrian crossing locations are rarely marked and could be improved as part of a focus on a more walkable campus. Gates are often used to limit vehicle access, which makes navigating the campus confusing and unintuitive.

There is an opportunity to reconceive some of the east-west streets to give them a more intuitive, legible hierarchy. Iowa Avenue has the potential to serve as a main east-west circulation corridor; other street segments that connect to Cardinal Mall could receive different treatment to denote them as walkable corridors that privilege pedestrian use while still maintaining access for service and emergency vehicles.

Each street can be designed with more paving materials, lighting, site furniture and plantings that denote and complement its function on a campus. Special focus on crossings, especially at Cardinal Mall will be important for safety.



left: Controlled access gate within the Lamar University campus along Iowa Avenue

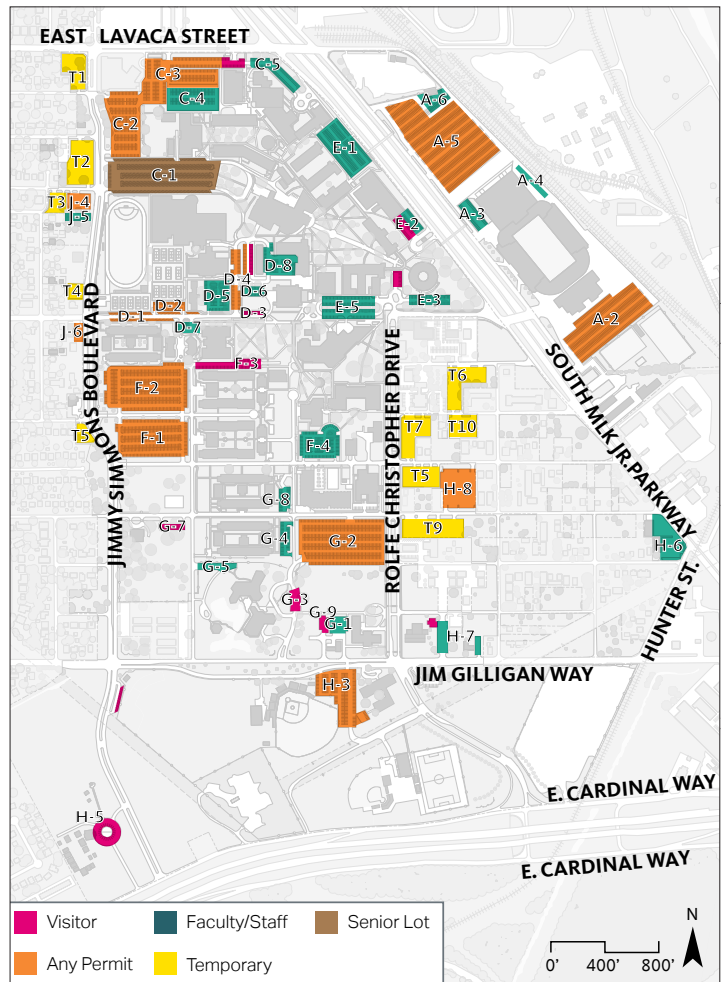
CAMPUS PARKING

As is common among many college campuses, there exists a large demand for close-in parking that far exceeds the ability or desire to feasibly provide a matching parking supply. This demand is currently exacerbated by the large number of students who live off campus and a portion of the residential student population with vehicles on campus. Parking demand is also driven by the current annual parking fees for the three main parking permit types. As noted in the 2014 Campus Master Plan, Lamar University has the opportunity to more proactively manage parking demand and raise parking fees to more closely align with peer universities in Texas. Current Lamar University parking permit types and annual costs are as follows:

- Student \$60
- Faculty Unreserved \$48
- Faculty Reserved \$60-\$84

Parking operations on the Lamar University campus has recently transitioned from being housed under the Lamar University Police Department to becoming a subdivision of the Administrative Services Department. A new position, the Director of Parking & Transportation Operations, has been established at the time of writing, which will allow university administration to more closely oversee future permitting, enforcement and operational endeavors.

Parking is currently present in many locations both on the interior and the exterior of the campus. The two largest parking lots are located



across South Martin Luther King Jr. Parkway, adjacent to the Montagne Center, providing access to the campus academic core and visitor parking during special events. Several large, concrete-surface parking lots are located throughout the western academic core, behind the residence halls and on the south campus.

There are numerous, smaller parking lots designated for faculty and visitor parking that are pervasive throughout the heart of campus, notably around the library. The numerous smaller parking lots provide limited parking while still requiring road connectivity, which works against the goal of establishing a walkable and aesthetically pleasing campus free of vehicular conflict points.

right: Plan diagram of campus parking (with university lot designations) by permit type

PEDESTRIAN CIRCULATION

The 2014 Campus Master Plan prioritized the development of a more cohesive, walkable and accessible campus as a key priority, and this same sentiment was echoed by stakeholders who participated in the 2019 Master Plan Update.

Existing parking, narrow or missing sidewalks and lack of shade break up the campus and make walking a challenge. The narrow sidewalks make talking and walking next to someone difficult. While existing covered walkways provide some shade and protection from the elements, coverage is inconsistent and disjointed across campus. Well-designed covered walkways can be an attractive element for a walkable campus, and future additions and modifications should be carefully considered to ensure that canopies are stylistically consistent; located continuously and appropriately on highly traveled pedestrian routes; and designed with consideration for important view corridors.

While low traffic volumes lead to a lower number of conflicts, the current campus road network creates several conflict points between vehicles and pedestrians walking or riding across campus. These are often unmarked and represent locations where targeted design solutions such as crosswalks, raised crossings or curb extensions could be implemented.

Exterior lighting is not consistent around the campus. A consistent pathway lighting strategy can aid in an overall plan to encourage walkability throughout campus.

The development of a campus walkability and pathways plan that includes visible crossings and trail and pathway designs tailored to their specific locations would greatly benefit

the overall connectivity and accessibility of the campus. Targeted conversion of certain parking lots and underutilized roadways into greenways that emphasize walkability but still allow service vehicle access will enhance the overall aesthetic character of the campus while also improving circulation. This emphasis on pedestrian use will encourage students and visitors to park once and then enjoy walkable, convenient access to the entirety of campus.



left: Pedestrian corridors on the Lamar University campus



LANDSCAPE FOR CAMPUSES

The role of landscape within a campus environment is to increase campus legibility, reinforce social spaces and increase human comfort. Well-defined landscapes that are both aesthetically pleasing and functional have a significant impact on the quality of life and well-being of students, faculty and staff.

The foundation for creating a successful campus environment is rooted in the following:

- Establishing a consistent design language for a variety of open space types, including but not limited to: campus gateways, corridors, quads, plazas, parking lots and streetscapes- all of which create a strong sense of place and campus community.
- Encouraging a pedestrian-focused campus with supporting landscape elements that enhance the pedestrian environment.
- Recognizing Lamar University's brand and establishing a standard that is part of the larger Lamar University narrative.
- Providing outdoor student spaces that are integrated into the fabric of the campus, as well as promoting healthy and educational outdoor environments for students and the broader Lamar University community.

The following is an assessment of the current conditions of the different types of open spaces on the campus of Lamar University, and the role of each in campus planning.

PLAZAS AND QUADS

Plazas and quads provide open-air informal gathering spots for students in between classes. These social interaction spaces should respond to the context, scale, and building entries that naturally begin to define the boundaries. These spaces should also be designed with shade provided by a grouping of trees with a mix of movable and fixed seating. Clear zones should be defined for circulation versus gathering, through the use of ground materials such as hardscape versus softscape, and placement of furnishings. Lighting should be integrated to mark the plazas and courtyards as destination points for evening navigation and wayfinding.

The most iconic open space at Lamar University is the Quad, with a clear hierarchy of paths defined by mature trees, a sculpture that speaks to the history and origin of the campus and iconic architecture that frames the space at an intimate scale. There are opportunities to reinforce these principles in other plazas and quads throughout the campus. Currently, many of these open spaces lack defined edges

right: Mirabeau B. Lamar sculpture in the Quad

LAMAR UNIVERSITY TODAY

OPEN / GREEN SPACE



Plazas & Quads

Sports & Recreation

Performative

Corridor

- 1 The Quad
- 2 Plummer Building Lawn
- 3 Student Dining Quad
- 4 Cardinal Park
- 5 President's Lawn
- 6 Cherry/Maes Quad
- 7 Cherry/Maes Education Quad
- 8 Vincent-Beck Stadium
- 9 Detention Site
- 10 Spindletop Gladys City Boomtown Museum Site
- 11 Provost Umphrey Stadium
- 12 Intramural Fields
- 13 North Academic Quad
- 14 Ty Terrell Track
- 15 Thompson Family Tennis Center
- 16 Science & Technology Quad
- 17 Recreational Sports Central Lawn & West Setzer Lawn
- 18 Health/Human Performance Lawn
- 19 Student Housing Quad
- 20 Vernon Glass Field of Champions
- 21 South Park Community Garden
- 22 Soccer & Softball Complexes

left: Plan diagram of the various open and green spaces on the Lamar University campus

and clear circulation. The overall campus could benefit from a connected green network of open spaces that provide legible, convenient and active campus circulation with comfort and shade.

CORRIDORS

Corridors provide comfortable and distinct connections between key campus destinations, reinforcing the circulation hierarchy of the campus while contributing to the overall campus character. They share a critical role with other public open spaces in contributing to the social fabric and legibility of the campus.

The Quad supports a main corridor on the campus. The strength of this corridor is reinforced by the hierarchy of the path which is framed by mature trees, creating a well-defined space that transitions at entries to campus buildings on either end. This corridor is further activated by the positioning of the

Mirabeau B. Lamar sculpture which creates a powerful moment on campus that deserves pause and attention, as it speaks to Lamar University's history and origin.

This corridor is one of the unique moments on campus and it should remain as such. The main principles of this corridor should be considered in reinforcing other campus corridors. Cardinal Mall, Rolfe Christopher Drive, and radiating corridors from the Plummer Administration Building, all should consider endpoints, framed views, and well-defined edges by a combination of architecture, open spaces, and landscape. These corridors should reinforce student life activity and campus connectivity with shaded paths and resting points.

RECREATIONAL SPACES

Recreational spaces in campus environments provide students a break from academic rigor while promoting healthy lifestyles and building a strong campus community.

Lamar University's recreational spaces are distributed throughout the campus serving different roles in student life.

The Thompson Family Tennis Center and Ty Terrell Track with adjacency to the Health and Human Performance Complex create an active zone near the academic core. This zone lacks definition along Jimmy Simmons Boulevard, and at the corner of Jimmy Simmons Boulevard and East Virginia Street with the electrical substation. Landscape enhancements along the edges could help buffer activity from the neighborhood, as well as other adjacent academic programs such as Communications, while providing a serene outdoor environment for boosting a healthy campus lifestyle.

The sports facilities located on the southern periphery of the campus allow for flexibility



right: Existing corridors on the Lamar University campus: Rolfe Christopher Drive and Cardinal Mall



and growth. However, seamless connectivity from the sports facilities to the core of the campus is lacking. There is great potential to increase campus activity by providing students well-defined connections to view practice, games and events, contributing to a more cohesive campus culture.

The connectivity from Provost Umphrey Stadium and the Montagne Center to the core of the campus via the pedestrian bridges has the potential to serve as part of the ceremonial procession on game days as an extension of the recreational space, greatly benefiting from enhancements to the bridges.

The Provost Umphrey Stadium and Montagne Center contribute to the university's traditions and memories, hosting games, graduation ceremonies and events. These two facilities currently lack surrounding landscape and plaza spaces for the public realm to support pre- and post-event activities.

PERFORMATIVE LANDSCAPES

Performative landscapes can be designed to incorporate functional attributes that contribute to a healthier and more resilient campus environment. Storm water detention, biofiltration, the establishment of wildlife habitats, shade canopies and sound buffering are but a few of many ways landscapes can provide benefit to the overall function and

value of the campus. Such features can be amenitized while being utilized for educational purposes and can serve as a physical example of the university's commitment to ecological and sustainable practices.

Lamar University's detention sites located on the south periphery of the campus are ideal locations for creating a buffer zone along the freeway edge while densifying the core of the campus. These sites have the potential to create ecologically enhanced environments with regional Gulf Coast planting strategies to reduce maintenance and provide shaded trails that connect to adjacent park-like programs. These environments could contribute toward outdoor educational programs as well as healthy environments that provide students a respite from the busy academic life.

CAMPUS ICONS

Iconic campus structures often become landmark symbols for campuses that can be visible from large distance. They also serve as a backdrop to major campus ceremonies. The landscape should be simple and elegant around these areas to allow the structures to have a presence.

Lamar University's campus icons all have a distinct character that serve as both wayfinding cues and terminus points along major campus corridors, framing an arrival sequence to the

left: Cardinal Park; existing detention area near the new south campus entrance

LAMAR UNIVERSITY TODAY

OPEN / GREEN SPACE

core of the campus. The rigor of an academic community is also intensified in this campus core, within the great triangle created by three campus icons, the Mary & John Gray Library, Setzer Student Center and Plummer Building.

The campus library serves as a terminus point along Cardinal Mall. The monolithic nature of the library appears both iconic yet undefined at the ground plane. The adjacent parking lots, plaza and landscape do not currently reinforce overall campus connectivity, or seamless connection to the entry of the library.



The Setzer Student Center and Plummer Building, connected on axis, are both iconic and serve as a great backdrop to the Quad. The interruption of the axis with the Mirabeau B. Lamar sculpture provides a dramatic moment on the campus that speaks to its

history and origin and is reinforced by mature trees providing ample shade. As the campus develops, management of the open space between buildings should allow for flexibility and change in individual buildings, reinforcing campus connectivity and legibility.

As mentioned in the Recreational Spaces section, the Provost Umphrey Stadium and the Montagne Center currently lack surrounding landscape and plaza spaces for the public realm and could greatly benefit from screening strategies along the east edge of the campus to reinforce a cohesive campus environment.

CAMPUS EDGE CONDITIONS

The design of the campus perimeter plays an important role in defining the campus edge, as the programmed threshold between the public and campus.

-  Iconic Open Space
-  Campus Icons

right: Plan diagram of campus icons and corresponding examples: Mary & John Gray Library and Vincent-Beck Stadium

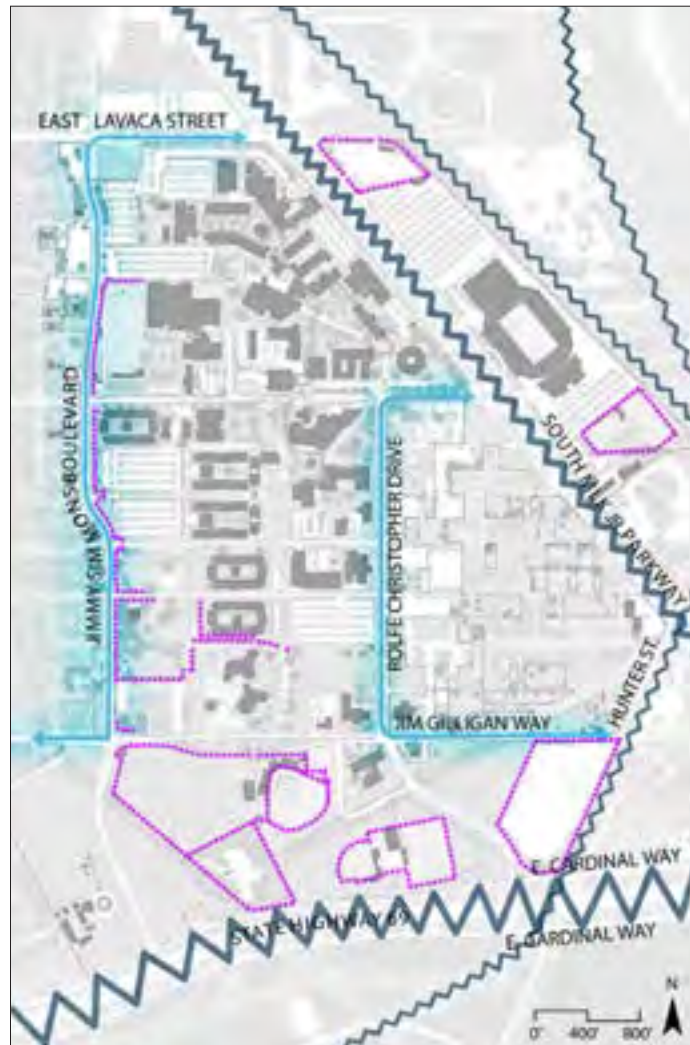


Lamar University's campus edge conditions contribute toward the character of the campus and give definition to the campus environment.

The current macro edge conditions, such as the freeway edge to the south and the rail line edge with open views to industrial zones located east of the stadium, lack definition, taking focus away from the academic core. Screening of such edges via landscape strategies could elevate the internal activity of the academic community.

South Martin Luther King Jr. Parkway is also a significant divide between the central campus, the Provost Umphrey Stadium and Montagne Center from the main campus, which are connected via two pedestrian bridges. Current landscape strategies in place along the edges of South Martin Luther King Jr. Parkway, complemented by enhancement of the two pedestrian bridges, can reinforce campus connectivity and legibility.

The immediate campus edges along Jimmy Simmons Boulevard, East Lavaca Street, and



- Micro Edge Conditions
- Macro Edge Conditions
- Existing Fence

Rolfe Christopher Drive lack clear definition due to the intermittent occurrences of architecture and/or trees. Streetscape enhancements along these edge conditions will greatly benefit campus identity and character as well as provide porosity with neighboring conditions. Providing clear definition to these corridors could contribute toward a cohesive campus environment and encourage campus activity.

CAMPUS GATEWAYS

Over time, gateways contribute toward the collective memory of the campus, symbolizing the community's aspirations. They are iconic markers usually expressed through physical

from top: Plan diagram of campus edge conditions; current edge condition along Jimmy Simmons Boulevard

LAMAR UNIVERSITY TODAY

OPEN / GREEN SPACE

- Primary Gateway
- Secondary Gateway
- Tertiary Gateway
- Stadium Gateway



In the last three years, the university has taken steps to establish a new primary gateway to the campus on Rolfe Christopher Drive from the recently realigned State Highway 69 off-ramp. The construction of two new facilities, the Wayne A. Reaud Building and the Center for Innovation, Commercialization & Entrepreneurship, frame the entrance to the Campus at the intersection of Jim Gilligan Way and underscore the importance of this axis. Implementation of additional projects along this corridor, discussed later in this document, is underway and will further enhance the arrival experience to the campus from the south.

The Provost Umphrey Stadium, by nature of its architecture, reinforces the concept of campus arrival across from the Plummer Building, creating the intensity of a campus environment. Enhancements to the two pedestrian bridge crossings have the potential to advance the identity of the campus and reinforce

structures, signage and lighting that is supported by landscape design.

connectivity across South Martin Luther King Jr. Parkway.

Lamar University's current marked gateways with monument signs are framed by the Plummer Administration Building at the intersection of South Martin Luther King Jr. Parkway and Rolfe Christopher Drive, and by the Dishman Art Museum at the intersection of South Martin Luther King Jr. Parkway and East Lavaca Street. The enhancement of the adjacent open spaces and streetscape at these gateways could greatly elevate the arrival moments on the campus, creating a strong campus identity with distinguished corners of the campus.

Other potential gateways are based on frequency and use as one arrives onto the campus, and need further study to determine how the arrival sequence could be enhanced.

Specific moments on the campus, by virtue of buildings or landscape, define gateway experiences and frame arrival. These moments are unique, and should be reinforced by a clear hierarchy of arrival experiences into the campus.

right: Plan diagram of campus gateways

FACILITIES INTRODUCTION

Since the 2015 Strategic Plan and Vision Statement initiated by President Evans, Lamar University has implemented key strategies and successfully completed major projects while experiencing unprecedented natural disasters. With 97 buildings spread over 300 acres of land, and a building inventory of over 2,559,000 gross square feet (1,506,000 net assignable square feet), Lamar continues to engage and empower students with the knowledge and skills they need to succeed. Despite the physical setbacks due to coastal storms, Lamar has been able to accomplish many of the facility goals set forth in the 2014 Campus Master Plan.

Overall, almost half of the campus building stock condition is considered satisfactory, while the remaining stock of facilities are considered in need of some level of renovation. Only four of these buildings require significant and immediate renovation estimated to cost greater than 50 percent of the building's replacement value. However, as stated in a key finding from the 2016 Lamar University Space Utilization Strategy, while maintenance updates are needed to extend the life of important buildings, equal or greater emphasis should be placed on providing specialized and higher quality teaching and research space.

ACADEMIC BUILDINGS

Currently, the average fill capacities are 64 percent for instructional classroom space and 65 percent for laboratory space. While the overall space allotment is deemed sufficient to meet enrollment demands, it has been noted that the types of spaces provided on campus currently are outdated and do not support current and future teaching styles or learning demands.



The university has begun to address the need for updated instructional spaces to facilitate modern pedagogical frameworks, most notably with the completion of the Sci-Tech Building in 2019. There are additional current, smaller-scale maintenance and renovation projects ongoing and itemized in this document.

The 2016 Lamar University Space Utilization Strategy found an overall need for more collaborative spaces for students to work together and with teachers outside of the traditional classroom. Academic spaces across the campus also were found to be in need of technology updates and would benefit from interventions to allow the classrooms to be more flexible.

left: Examples of the academic buildings on campus: the Wimberly and Social & Behavioral Sciences Buildings

LAMAR UNIVERSITY TODAY

FACILITIES



from top: Aerial view of Monroe Hall; Cardinal Village from Cheek Street; the Montagne Center and Provost Umphrey Stadium; and the Ty Terrell Track and Thompson Family Tennis Center

CAMPUS HOUSING

The current Lamar University campus is home to five residence halls which provide a total of nearly 2,500 beds. All residence halls have similar amenities including commons areas with game tables, vending machines and meeting rooms. Resident units are all two-bedroom suites that include a small kitchenette and living room within the suite.

The current residence halls are stick-frame construction and have been occupied for approximately 20 years. To date, the residence halls are repaired and rehabilitated as necessary to maintain adequate functionality and continue to extend their usable life. It is acknowledged that the current residence halls are not keeping pace with trends in student housing across university campuses, however the existing buildings must remain functional and appropriate for present use.

SPORTS AND RECREATION

The university operates several major athletic facilities that support its Division 1 athletic programs. Provost Umphrey Stadium seats 16,000 and hosts Division 1 FCS Football. The school's basketball arena, the Montagne Center, seats 10,080. The campus is also home to the Vincent-Beck Stadium baseball facility, Ty Terrell Track, Thompson Family Tennis Center, and Lamar Softball and Soccer Complexes. The McDonald Gym houses volleyball facilities, a training center and other ancillary spaces for support of multiple sports. There are three student athlete study centers on campus located in McDonald Gym, Provost Umphrey Stadium and the Montagne Center.

The campus also has robust student recreation facilities which include intramural fields, and an indoor pool. The Sheila Umphrey Recreational Sports Center provides fitness studios, cardio machines, weight machines,



free weights, a café, lounge and courts for basketball, racquetball, badminton, volleyball and table tennis. It also has an outdoor putting green, an indoor soccer/floor hockey rink and an indoor rock-climbing wall.

Overall the current athletic and recreational facilities are adequate to meet current needs. Typical maintenance and minor updates are required short-term.

FINE ARTS

There are currently five buildings on campus and one off-campus building serving as facilities for arts instruction, practice, participation and performance. Both the Art Building and the university Theatre need renovation and overall updates to maintain functionality and support ongoing and future programs. The

Art House, Simmons Music Building (including the Rothwell Recital Hall housed within) and Theatre Arts Building are considered to be in satisfactory condition. The current Music Annex building is off-campus and has undergone minor maintenance work recently.

ADMINISTRATION AND SERVICES

Administrative areas are decentralized across the campus and are one of the main pressure points for the university. There is need for additional administrative and staff support space. One of the recent successful projects on campus is the completion of the renovation of the Setzer Student Center, which now provides additional administrative office space, office space for student organizations and student government as well as remodeled student collaboration lounges, dining room and a large



clockwise from top:
Plummer Building; Art
Building; University
Theater

LAMAR UNIVERSITY TODAY

FACILITIES



multi-purpose space. Other functions including the Welcome Center, Alumni Affairs, University Advancement, Admissions and Recruitment are currently housed in the Herman Iles and Rudy C. Williams Buildings at the John Gray Center.

The Mary & John Gray Library houses special collections and historical archives, as well as the campus's Tutoring Center and Writing Center. The eight-floor 1970s era building, like many of its contemporary buildings, has a functional layout that does not meet today's academic library needs.

The Student Health Center, offering both medical and psychological services for students, sits in the center of the campus. The building is in need of minor renovation.

Dining options on campus include the Brooks Shivers Dining Hall, a selection of national franchises in the Setzer Student Center food court, Tiny House BBQ, the Big Red Food Truck, various casual and grab-and-go options, and a new 'micro market' in the Sci-Tech Building.

PUBLIC SERVICES

The university also maintains additional resource buildings for public services. The Spindletop Gladys City Boomtown Museum is located at the far southwest corner campus and is host to numerous educational groups year-round. The Dishman Art Museum and Gallery contains both public gallery space and additional support space for the Art Department. Constructed in 1983, the building is currently in need of renovation but does meet current space needs.

clockwise from top:
Spindletop Gladys City
Boomtown Museum;
Dishman Art Museum;
Brooks-Shivers Dining
Hall



CAMPUS TECHNOLOGY

Aligning with Lamar University's Strategic Plan for distance education, student engagement, enhancement of the collegial environment and public safety, the Information Technology (IT) team has taken great strides to provide a robust and resilient technology infrastructure platform to serve faculty, staff, and students. This design approach focused on creating detailed specifications for the development, evaluation, and maintenance of technology that facilitates learning and performance, and continues to be an asset to Lamar University. Technology and connectivity have become a utility that is considered mission critical to higher educational facilities. Technologies under the domain of the Information Technology team include:

- Voice over Internet Protocol (VoIP)
- Wireless technologies
- Information Security
- Physical security or access control and intrusion detection, infrastructure and connectivity
- Video surveillance infrastructure and connectivity
- Outside Plant (OSP) or campus connectivity, both copper and fiber
- Edge connectivity including backbone and horizontal copper and fiber
- Active and Passive
- Optical Networks (PON)
- Audio-visual infrastructure and connectivity
- Equipment hardware and software
- Internet Service Provider (ISP) and vendor relationships
- Data Center operations and infrastructure support
- Lonestar Education and Research Network (LEARN) partnership
- Network Operations Center support and maintenance, and
- Other related subsets

To this end, the IT team has a great responsibility to ensure the required technologies are delivered in a reliable and efficient way.

Network Capacity & Communications Infrastructure Deployment All buildings on campus are fed high speed, fiber optic

connectivity, and high pair-count copper. Some facilities continue to use both single and multimode fiber, while upgraded facilities have migrated to utilizing LU IT's most up to date standard of deploying, high-speed, single-mode fiber only. Facilities deemed mission critical by LU IT have redundant, failover paths to one or more, on-site data centers. The university's OSP infrastructure topology appears to be in-line with industry best practices, having multiple, diverse, pathways, conduit fill capacity enhancements, such as flexible fabric innerduct, and spare conduits where the construction budget allowed.

Following OSP standards developed by the LU IT team, campus network connectivity is reliable and secure for current needs, and scalable to meet increasing campus-wide technology demands. Latency and bandwidth capacity have not negatively affected network operations through normal use, even at peak demands. However, as new facilities, classrooms and buildings are brought online and distance learning enrollees and headcount projections continue to grow, this will be an area that the IT team actively monitors for network reliability, performance, bandwidth, and subscriber capacity.

As part of its risk mitigation strategy, the university has wisely deployed a data continuity plan consisting of both on-site and off-site data replication, as well as cloud data storage. Measures have been taken to mitigate network outages due to provider loss of signal by having multiple ISPs provide inbound circuits with diverse paths, to dual points of entry. Power management, telecom room cooling, and uninterruptible power supplies have also been a key factor in the university's risk mitigation and management plan. The importance and capacity of these resources will continue to grow as demand for more network traffic is required.

RECENT CAMPUS DEVELOPMENT

2014-2019

There has been a significant amount of development activity at Lamar University since the issuance of the 2014 Campus Master Plan. New construction of signature buildings and major renovations have enhanced the campus experience, fostering academic excellence and improving student life. Additionally, recent enhancements to the Quad demonstrate the university's recognition of the importance of quality green spaces throughout campus.

During this time frame, the university made strategic land acquisitions that demonstrate its commitment to managing and enhancing development along the campus's edge including the former concrete plant on its southern edge and properties along Jimmy Simmons Boulevard to the west and within the Triangle between Rolfe Christopher Drive and South Martin Luther King Jr. Parkway.

Another important change in the last five years is the addition of the Plummer Building (listed as the Lamar State College of Technology Administration Building) to the National Register of Historic Places in November 2015. In response to this designation, the Master Plan Update departs from the proposal to demolish the Plummer Building in the 2014 Campus Master Plan and instead includes a renovation of this iconic facility in the Near Term development phase.

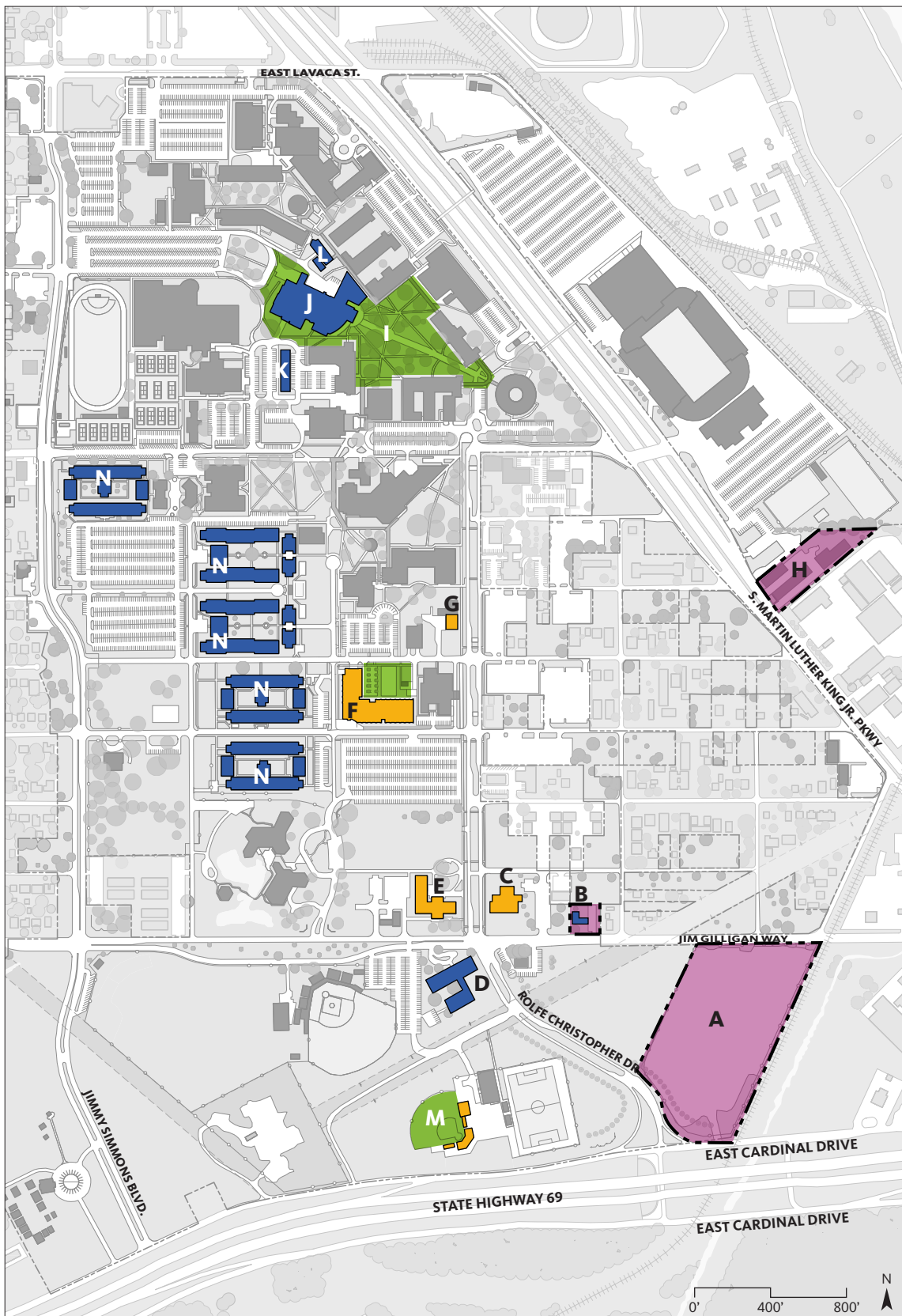
In this section, the Master Plan Update will examine the completed and ongoing work taking place on campus during the 2014-2019 time frame.

CAMPUS CAPITAL IMPROVEMENTS

- A Former Concrete Plant Site**
Acquisition of an 11.5 acre property
- B Planning & Construction**
Acquisition of a 0.5 acre property and renovation of the existing building for office use
- C Center for Innovation, Commercialization & Entrepreneurship (CICE)**
New construction of a 21,300 SF facility containing meeting, lab, and office space
- D Digital Learning Center Renovation**
Conversion of the facility from its previous use as the Early Childhood Development Center
- E Wayne A. Reaud Building**
New construction of a 43,300 SF administration building
- F Sci-Tech Building**
New construction of an 85,500 SF facility housing instructional and research labs, a maker space, and a greenhouse
- G South Central Plant Expansion**
Expansion of existing facility to increase capacity, including a new 800-ton chiller and cooling tower
- H McLeod Tract Acquisition**
Acquisition of a 1.783 acre property
- I Quad Renovation**
Renovation to provide a variety of gathering and outdoor study space, open lawns, enhanced landscaping, new signage, and improved lighting
- J Setzer Student Center Renovation**
100,000 SF renovation and addition
- K Campus Police Department Renovation**
Full building renovation
- L North Central Plant Upgrades**
Replacement of existing chiller with more efficient equipment
- M Softball Complex**
New construction of the field, stands, press box, and batting cage
- N Residence Hall Upgrades**
Interior finish upgrades; lobby & corridor improvements

RECENT CAMPUS DEVELOPMENT

2014-2019



- Recent New Construction
- Recent Renovation
- Recent Site/Landscape Improvement
- Recent Land Acquisition

left: Campus improvements completed between 2014 and 2019

RECENT CAMPUS DEVELOPMENT

2014-2019

NEW CONSTRUCTION

In the five years following the Board of Regents' approval of the 2014 Lamar University Campus Master Plan, development on campus was active. Significant improvements were made to the university's administrative, academic and student life operations during this time.

As part of the university's new focus on its south side as the primary gateway into campus, two new buildings were designed



right: Recent construction on campus since the approval of the 2014 Campus Master Plan includes the Sci-Tech Building, CICE, and Wayne A. Reaud Building

and constructed on opposite corners at the intersection of Rolfe Christopher Drive and Jim Gilligan Way, framing the entry into the campus.

The first of the pair, the **Wayne A. Reaud Building**, is located on the northwest corner of the intersection. Completed in 2016, the new administration building houses the university's president and some of the administrative and academic leadership teams, as well as Institutional Research and Reporting, Information Technology and Marketing. The facility is also the new home of the Reaud Honors College.

Across Rolfe Christopher Drive on the northeast corner is the **Center for Innovation, Commercialization & Entrepreneurship (CICE)**. Completed in 2017, the Center's primary mission is to encourage collaboration between the university and regional industry in the form of joint projects and research, experiential learning and special events and training. The facility features reservable meeting rooms as well as offices and a variety of instructional spaces.

The new **Sci-Tech Building** was completed in 2019 and represents the university's vision for learning environments and student engagement. Located in the science and engineering campus zone, the building fronts on Iowa Avenue and the future Cardinal Mall. The new building brings together research, teaching and collaboration, with an equal balance of contemporary innovation spaces and more traditional research/laboratory spaces.

An important project related to enhancing student life on campus was the expansion (new construction) and renovation of the **Setzer Student Center**. The transformation



of this building reinforces the university's commitment to improving the student on-campus experience and elevating the students' desire to remain on campus for both social and support needs.

RENOVATION

During this five-year time frame, some buildings were repurposed to meet the needs of the university. The Early Childhood Development Center was renovated and converted to the current **Digital Learning Center** in response to the growth of online programs and services.

Lamar University acquired a building located in the Triangle on Jim Gilligan Way and renovated it to support its new tenant, the **Planning & Construction Department**. Renovations to the **Campus Police Building** located in the academic core west of the library have also recently been completed.

Between 2016 and 2018, all five **Residence Halls** were renovated to improve lobby common areas and corridors. Over 1,250 student residence units also received finish upgrades as a part of the renovation.

The university also completed a number of smaller-scale renovations in the last five years that were focused on finishes, systems and life safety upgrades.

DEMOLITION

Overtime, older buildings on mature campuses that can no longer support the institution's mission are subject to: costly renovations to meet current standards; being repurposed to satisfy a different type of facility need; or being removed to make room for a new building or green space.

left: Interior of the renovated Setzer Student Center

RECENT CAMPUS DEVELOPMENT

2014-2019

During the 2014-2019 time frame, demolition and phasing activities focused on the following:

- The removal of the former Brook-Shivers Hall at the corner of Rolfe Christopher Drive and Jim Gilligan Way. In its place, the new Wayne A. Reaud Building was constructed.
- The removal of the Human Resources Annex on the southeast corner of Rolfe Christopher Drive and Jim Gilligan Way. Following the pending demolition of the adjacent, recently-vacated Human Resources Building, the new Campus Welcome Center will be constructed in this location.
- As Lamar University acquires properties in the Triangle, these properties are demolished and cleared for future development.

LAND ACQUISITION

Lamar University has been strategic and forward thinking in its approach to acquiring properties adjacent to or near the campus. The land acquisitions that took place between 2014-2019 reflect the university's desire to secure land that will support its future growth, enhance the image and character of



the campus along its edges and manage the type of development and land use within the Triangle neighborhood, bounded by South Martin Luther King Jr. Parkway, State Highway 69, Jimmy Simmons Boulevard and East Lavaca Street.

During the past five years, the university has continued to purchase properties in the Triangle and along Jimmy Simmons Boulevard for their long term strategic value. It is anticipated that the university's strategy for land acquisition in these areas will continue going forward.

A major acquisition for the university was the former concrete plant site located in the southeast corner of the campus, south of Jim Gilligan Way. Adjacent to the new south



from top: Interior of the South Central Plant expansion; the renovated Quad



campus entry off of State Highway 69, its future development will play a key role in the arrival experience for Lamar University.

The acquisition of the McLeod Tract, located south of and contiguous to the football stadium lot, expands the university's development capacity east of South Martin Luther King Jr. Parkway. Future projects envisioned for this site and adjacent land include the university's Maintenance Complex and Indoor Sports Facility.

INFRASTRUCTURE/UTILITIES

With several new buildings being constructed during the 2014-2019 time frame and having outgrown its thermal utility plant capacity, the university commissioned an infrastructure/utilities study (completed in 2017) to understand how best to support the new facilities, in particular, the Sci-Tech Building.

As a result, the South Central Plant was expanded to add one 800-ton chiller to support the Sci-Tech Building and accommodate future growth with additional expansion space for a second chiller system when needed. Due to age, the electrical switch gear was replaced. Two new feeders from the Cardinal substation

powers the new 5kV switchgear and local 480V equipment in the South Plant.

The university relies on city and municipal infrastructure to support its day-to-day operations. Existing deficiencies in these systems have created some operational challenges for the Lamar University campus. It is recommended that the university partner with local municipalities to address these current issues and collaborate to support the future needs of both Lamar University and the greater community.

SITE & LANDSCAPE IMPROVEMENTS

Lamar's recent improvements have focused on strengthening the central core of the campus as well as providing outdoor spaces along with new building programs, contributing toward the overall experience of the campus.

Some site improvements that had been identified as 'Phase 1' improvements in the 2014 Campus Master Plan, such as enhancements to Rolfe Christopher Drive and Cardinal Mall, have been deferred until later phases of development in this Master Plan Update based on the university's current priorities. Other previously proposed

left: The new Sci-Tech Building plaza

RECENT CAMPUS DEVELOPMENT

2014-2019



improvements are no longer part of university leadership's vision due to other events that have transpired since the 2014 Campus Master Plan. For instance, the introduction of a tower element at the northern terminus of Rolfe Christopher Drive is no longer envisioned now that the Plummer Building has been added to the National Register of Historic Places and will not be demolished as suggested in the earlier plan.

Updated Quad The historic Quad was renovated in April 2018 and is currently regarded as Lamar University's signature campus open space. Improvements included the redesign of pedestrian walks, lighting upgrades and enhanced seating opportunities. Preservation of mature live oaks and general landscape enhancements were also incorporated into the renovation.

Sci-Tech Building Plaza In connection with the new Sci-Tech Building, enhanced landscaping was incorporated around the perimeter of the building with connections made to existing pedestrian systems on campus. Bike parking facilities and outdoor seating were also provided in conjunction with clearly defined building entry points. The design for the north side of the building site included the development of an outdoor student plaza that features sculpture by artist Lin Emery, ornamental plantings, enhanced lighting, and a range of seating opportunities.

Wayne A. Reaud Building Plaza A new entrance plaza was constructed in conjunction with the Wayne A. Reaud building project. The plaza, situated on the north side of the building, provides generous pedestrian sidewalks that also accommodate emergency and service vehicles and drop-off access. The plaza is designed to preserve mature oak trees on the site, and features three granite Spirit Columns and coordinating benches by sculptor Jesus Moroles as well as a small shade pavilion.

Softball Complex & Athletic Facilities A new Softball Complex was completed in 2015, including grandstands, a press box and covered batting cages. Other athletic facility improvements made within this five year time period include: resurfacing the Ty Terrell Track and the addition of a new shot put ring; locker room renovations at the Montagne Center; and new artificial turf and drainage at Vincent-Beck Stadium.

MOBILITY IMPROVEMENTS

Some mobility-related improvements have been made to the campus since the 2014 Master Plan was approved. Key improvements include access modifications by the Texas Department of Transportation (TxDOT) along State Highway 69 as well as the implementation of strategies to reduce speeding on and near campus. A permanent lot and several temporary parking lots were added on newly acquired land in the Triangle.

Miscellaneous accessibility improvements, including the addition of a wheelchair lift to the campus shuttle and the construction of a number of ramps, have improved equitable access on campus.

In 2017, TxDOT reversed four exit and entrance ramps on State Highway 69 along the southern edge of the university's campus.

right: A ramp was recently added to an existing pavilion to provide better access

The ramp reversals improve safety and ease of accessibility to Rolfe Christopher Drive and the campus's southern entrance. Previously, drivers had to exit more than a half-mile early to access Rolfe Christopher Drive or were forced to take South Martin Luther King Jr. Parkway to approach the campus along its eastern edge. Ramp reversal supports the larger goals of the campus plan by encouraging visitors to approach from the south campus entry.

In recent years, improvements have included temporary parking lots for the students' convenience and expanded parking options on the campus edges. Speed bumps have been added with limited success in some areas of campus. However, it was noted during the planning workshops that speed reduction and pedestrian crosswalk safety, particularly along Jimmy Simmons Way, is an ongoing concern that needs to be further addressed with future planned improvements.

TECHNOLOGY SYSTEM IMPROVEMENTS

Following the recommendations set forth in the 2014 Campus Master Plan Technology Assessment, the university's Information Technology leadership has been forward thinking in their approach to implementing recommended upgrades. They have made great strides in adopting and implementing strategies for a technology-rich environment.

Milestone technology related projects and initiatives of importance completed between 2014 and 2019 include:

Data Center 1 This facility has become a standard of design excellence for other departments on campus and businesses in the community, allowing for the relocation of a redundant, 5 gigabit entry-point, hosting of a new research cluster, and an unmetered direct connect partnership with LEARN. This facility,

now the primary of two on-campus data centers, provides redundancy and resiliency for the advancement of the university's digital learning environment and research infrastructure.

In-building Wireless Access This initiative is in progress and continues to be enhanced and upgraded into a faster, scalable, carrier-class Wi-Fi infrastructure consisting of 802.11ac access points and WLAN controllers.

Upgrades to Single-Mode Fiber Strategic location upgrades to single-mode fiber to support 10 gigabit ethernet has provided increased bandwidth on the network for new buildings and renovation projects. A replacement of one of two core routers has facilitated and supported increased network traffic and higher speeds for end-users. Replacement of the second core router is also planned.

Standardized Security Infrastructure Security systems infrastructure has been standardized and has proven beneficial from a standardization perspective for the university, staff, and student safety.

Standardized Operations Standards development, policies, and procedures have been a core strategy since 2014. Standardization of DAS surveys and OSP duct banks have added security and reliability while enhancing technological services to the campus.

The aforementioned technology improvements are helping to satisfy the increased network demands for distance learning while, at the same time, adding educational value to on-campus staff and students.

NEAR TERM DEVELOPMENT

2019-2024

After issuance of the 2014 Campus Master Plan, Lamar University has experienced significant change. In addition to the physical development described in the previous section, the university is led by a new president and administrative leadership team, bringing its own vision and priorities for the future development of the campus.

Through a series of workshops, campus leaders took a fresh look at the current condition and needs of the campus as well as trends in the university's growth. Common to most mature campuses, aging facilities and infrastructure are an ongoing challenge for the university. Major building renovations and ongoing infrastructure/utility upgrades represent a significant part of the campus development in the coming five years.

In this section, the Master Plan Update will examine the prioritized needs for campus development during the 2019-2024 time frame.

CAMPUS CAPITAL IMPROVEMENTS - IN-PROGRESS (2019-2021)

- 1A Music Annex**
Renovation of an existing 3,000 GSF metal structure & new paved practice field.
- 1B Campus Welcome Center**
New construction of a 1-level, 6,300 GSF welcome center. Improvements include landscaping, signage, new driveways, and parking.
- 1C Maintenance Complex**
Renovation of one existing building and new construction of a 25,000 GSF, 1- or 2-level facility with associated parking and landscape buffer.
- 1D Science Auditorium Renovation**
The renovation will include new entry doors and seating; technology and finish upgrades; restroom renovations and plumbing fixture replacement throughout; and systems and roof replacement.
- 1E Dishman Art Museum**
Renovation of the lecture hall.

CAMPUS CAPITAL IMPROVEMENTS - ENVISIONED (2022-2024)

- 1F Mary & John Gray Library Renovation & New Digital Learning Center**
Library renovation to include general facility modernization upgrades and a variety of new digital learning, study, and support spaces. The Digital Learning Center will be a new 3-Level, 70,000 GSF facility adjacent to the Library and will house the Digital Learning department office, faculty advising and training spaces, and shared inter-departmental resources.
- 1G South Campus Entry Development**
Improvements include new decorative fencing, enhanced paving, street trees, median berming & landscaping, street lighting & banners, and entry monument signs.
- 1H Rolfe Christopher Drive Upgrades**
Improvements include new pedestrian and street lighting, wayfinding, site furnishings, lane and parking realignments, new walkways and crosswalks with enhanced paving, street trees, and enhanced landscaping in the median.
- 1I Plummer Building Renovation**
Renovation and historic restoration for use of the facility as administrative offices.
- 1J Hayes Biology Building Renovation/Reconstruction**
Renovation/reconstruction to be determined pending facility assessment. Includes adjacent landscape improvements.
- 1K Athletic Facility Upgrades**
Upgrades include renovation of the Vincent-Beck Baseball Stadium; new brick facades on south campus athletic facilities; and facility improvements to the Soccer & Softball Complexes, and Thompson Family Tennis Complex.
- 1L Former Concrete Plant Site**
Clear existing paving, regrade, hydromulch, hazard mitigation, remove existing perimeter fence. Reserve site for future development.
- 1M Academic Building Renovations**
Upgrades to infrastructure and public spaces in Lucas, Maes & Wimberly Buildings.

NEAR TERM DEVELOPMENT

2019-2024



NEAR TERM DEVELOPMENT

2019-2024

NEW CONSTRUCTION

Over the next five year period, two yet-to-be designed buildings are envisioned for development on campus, the **Digital Learning Center** and the new **Maintenance Complex**. The proposed Digital Learning Center will support the growing demand for online programs, providing the space and technology required to produce course content as well as offer touchdown space for on-campus students taking online classes.

The university anticipates a synergy between the new Digital Learning Center and the existing Mary & John Gray Library located in the center of campus. As a result, a close adjacency or physical connection for the two buildings is envisioned in the campus plan.

The existing Maintenance Complex is planned for relocation to recently acquired land south of the football stadium. The new location and facilities will support the growing needs of the campus's maintenance department and free up its current location in the Triangle for future public-private partnership development strategies.

A third new building that has been designed and will be constructed during this time frame is the **Campus Welcome Center**. The new facility will be located at the intersection of Rolfe Christopher Drive and Jim Gilligan Way, representing the first phase of proposed enhancements for the campus's new south entry.

RENOVATION

Two key challenges facing mature campuses are aging infrastructure and older buildings unable to support the needs of the institution, its programs and evolving teaching methodologies. A primary focus for the next five years will be on building renovations and systems upgrades at Lamar University.

At the top of the list is the modernization of the **Mary & John Gray Library** with the planned development of the new Digital Learning Center. This iconic structure is strategically located at the center of campus and serves as a beacon of learning for the community. Its utilization on campus will be enhanced by transforming it into a 21st-century learning facility.



right: Aerial vignette of proposed Near Term open space improvements

Other on-campus buildings in need of major renovations in the next five years include the **Plummer Building** and **Music Annex** (in conjunction with construction of the new marching band practice field). The **Hayes Biology Building** is also identified for either major renovation or reconstruction; a facility assessment and return-on-investment analysis are needed to determine which path is more feasible and appropriate. Each of these buildings play a major role in the university's administrative, academic and arts programs and require significant upgrades to be operationally on par with newer facilities. Other academic and administrative facilities identified for renovations include the **Science Auditorium** and the **Lucas, Maes, Wimberly Buildings** as well as the **Dishman Art Museum** lecture hall.

Several athletic building upgrades are also envisioned during this time, including renovation of Vincent-Beck Stadium as well as a new enclosed softball hitting facility. Additionally, several of the existing sports facilities are in need of upgrades to support recruiting and to enhance the student/spectator experience. All athletic buildings south of Jim Gilligan Way will receive upgraded brick facades to provide an elevated appearance that is more consistent with other buildings on campus.

DEMOLITION

Several existing campus facilities will be demolished in the next five years. In general, these are buildings that have significant maintenance issues due to age or facilities that will no longer be required once other construction or renovation projects are completed. The two buildings located at the southwest corner of Jim Gilligan Way and Rolfe Christopher Drive are both identified for demolition: the Custodial Services facility

will be taken off-line first when the new Maintenance Complex is completed, followed by the current Digital Learning Center Building when the new Digital Learning Center opens adjacent to the Mary & John Gray Library.

Likewise, the current Visitor Information Booth will be demolished once its function is relocated to the new Campus Welcome Center. The conference buildings on the north side of the current Physical Plant site will be removed as a part of converting that site into the new Music Annex. The Engineering Research Center and Human Resources buildings have also been identified for demolition during this time.

MISCELLANEOUS

During the vision session and planning workshop, several initiatives were identified that will advance the university's mission, goals and long-range strategies. The following initiatives were discussed by the attendees for implementation in the 2019-2024 time frame:

- Work with the City of Beaumont to initiate rezoning for a portion of the Triangle to ensure limitations on development types.
- Consider brand strategies and 'naming opportunities' as sources of revenue, both in general and in the context of the university's upcoming centennial celebration.
- Develop a strategy for partnering with the City of Beaumont on future opportunities associated with the Spindletop Gladys City Boomtown Museum.
- Consider a departmental migration strategy to match the right building with the right department/office/staffing needs to maximize existing assets.

NEAR TERM DEVELOPMENT

2019-2024

- Building Improvements
- Site Improvements
- Parking Rezoning



right: Plan view of site improvements and land acquisitions between 2019-2024

SITE & LANDSCAPE IMPROVEMENTS

Campus open space improvements over the next five years will focus on implementation and prioritization of key building renovation projects and enhancements to existing site facilities. Each project should contribute toward developing the campus in a manner that is consistent with the overall goals and vision for Lamar University and address overall campus safety while reinforcing the image of the institution. Key projects that contribute to the university's overall vision in the near term include:

- Creation of a walkable campus core with parking relocation strategies and prioritization of pedestrian/vehicle conflict zones.
- Enhancing the campus arrival experience.
- Reposition existing campus assets, including the Spindletop Gladys City Boomtown Museum.
- Creating new outdoor program spaces like the new Music Annex.

OPPORTUNITIES FOR PLACE MAKING

Implementation of Near Term campus improvements will incorporate site planning and landscape design improvements that are consistent with and build toward the long range vision for the campus. Each project will support its intended programming and, in conjunction with associated site improvements, strengthen the campus zone in which it resides. These new places on campus will continue the standard for open space established in the renovation of the quadrangle, creating a connected, comfortable and vibrant campus that privileges pedestrians and reinforces the campus brand.

Campus Welcome Center The Campus Welcome Center landscape should provide a clear sense of arrival with site and landscape enhancements reflective of the values of the



institution. Landscape character should be consistent with the new south campus entry to develop a cohesive vernacular that can extend into the core of the campus. Site development should incorporate sustainable design strategies consistent with overall campus standards.

South Campus Entry Development The new south campus entry off of State Highway 69 will mark the primary gateway into the campus and must therefore be a strong first statement of Lamar University's image and character. Improvements include architectural monument signage, decorative lighting and enhanced landscaping. Tree plantings will reinforce the geometry of the entry drive and be scaled appropriately in relation to the large areas of open space that flank the entry drive.

Former Concrete Plant Site Improvements

Near Term improvements for the former concrete plant site will focus on removal of any existing industrial infrastructure and restoration of existing soils for the establishment of landscape enhancements. The site will be regraded to allow for proper drainage and provide level surfaces for both interim and future uses. The western edge of the site should incorporate a continuous landscape berm and buffer planting to mitigate visual and auditory impacts of the nearby rail line.

left: Proposed south campus entry design from the 2019 South Campus Entrance Master Plan by Huitt-Zollars

NEAR TERM DEVELOPMENT

2019-2024



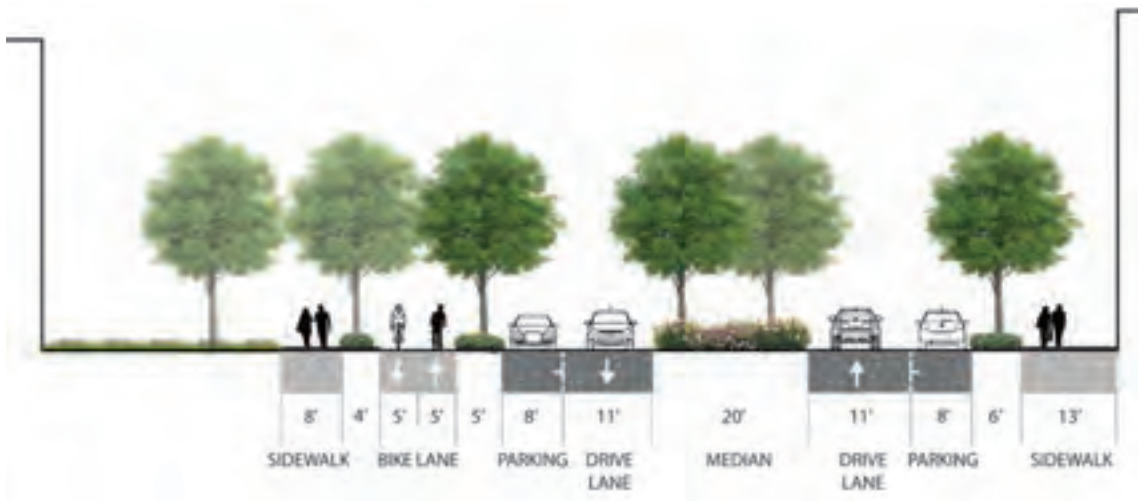
right: Enlarged plan of
Rolfe Christopher Drive

Rolfe Christopher Drive The access improvements to State Highway 69 and the expansion of investment southward from the academic core have defined Rolfe Christopher Drive as a principle gateway to the campus from the south. This presents the opportunity to redefine Rolfe Christopher Drive as an active, multi-modal ‘main street’ along its entire length: a tree-lined boulevard that supports pedestrian and bike circulation and fosters a strong connection to the greater campus community.

Unlike the other boulevards that surround the university, Rolfe Christopher Drive extends directly to the historic academic core. The importance of this street will increase with projects planned in the Long Term and Horizon development phases of the Master Plan Update.

The western boundary of Rolfe Christopher Drive is lined by several new capital improvements, like the Wayne A. Reaud Building and planned investments like the Center for the Performing & Visual Arts facility. On its eastern edge, Rolfe Christopher Drive will be bordered by the proposed mixed use live-work-shop buildings of the Triangle development. Together, these investments will increase pedestrian, bicycle and vehicle activity and create a ‘main street’ atmosphere along Rolfe Christopher Drive.

The proposed roadway reconfiguration is designed to support increased activity and comfort for all modes of travel. The distance between campus buildings and the curb is upwards of 50 feet with plenty of room to accommodate a wide sidewalk, a two-way bike path and new trees to match those already planted from Georgia Street to East Virginia Street. The boulevard should also accommodate regular stops for the campus circulator and Beaumont Transit. Proposed



improvements to the wide medians include new landscaping with trees, native plantings and green infrastructure that set an example of campus resiliency.

Like the other boulevards, Rolfe Christopher Drive should have low posted speeds with visible pedestrian crossings that are frequent enough to encourage activity between campus and the Triangle. Crossings may benefit from special design treatments that inspire school spirit. All of these changes are possible within the existing cross section of the roadway. Over time, as new development occurs along the corridor, inset parking may be introduced

to serve new ground floor commercial activity. The proposed cross-section for the corridor is shown above.

Music Annex Practice Field The Music Annex located at the northeast corner of the campus will include a new marching band practice field as well as the renovation of an existing building on the site to provide associated storage, meeting and office space. Edge conditions will incorporate landscape berms and dense planting to buffer adjacent freight rail. Tree rows will be utilized along the stadium parking and highway edge conditions.



from top: Proposed street section of Rolfe Christopher Drive; example of a multi-modal streetscape

NEAR TERM DEVELOPMENT

2019-2024



Digital Learning Center, Library Renovation & Parking Rezoning

The development of the proposed Digital Learning Center and renovation of the existing library both provide opportunities to strengthen and activate the core of the campus. Each project will consider pedestrian connectivity and the relocation of existing parking facilities to expand the central car-free zone of campus. The Digital Learning Center's position adjacent to a large existing campus green space provides an opportunity to formalize and activate a new central quadrangle for the campus.

Restructuring of existing parking lots (Lots D-1 through D-7) around these two sites will allow for the development of a new east-west pedestrian mall on what is currently East Virginia Street. The majority of this parking should be able to be absorbed through more efficient parking design or expansion of existing lots as well as encouraging use of larger lots near the stadium, including the proposed future parking garage.

Development of this centrally located primary east-west axis will reinforce the campus

circulation hierarchy; reduce vehicular and pedestrian conflicts; and strengthen connections between the northern academic core with Cardinal Mall and related student housing and academic facilities to the south. This pedestrian spine should be designed to accommodate required emergency vehicle access while offering limited vehicular access for service and special events.

Hayes Biology Building The renovation or reconstruction of the existing Hayes Biology Building on the north end of campus should incorporate improvements to the existing quadrangle to its immediate south as well as related landscape and pedestrian connectivity improvements to the north and east sides of the site.

Athletic Facility Upgrades Between 2019 and 2024, reconfiguration and upgrades to the Thompson Family Tennis Center are envisioned to meet team competition and practice needs. At the south side of campus, new spectator seating and video scoreboards are planned for the soccer and softball complexes. Facility improvements in the south

right: Enlarged plan of the academic core

athletic complex will include a consistent landscape treatment in conjunction with the building facade upgrades previously described.

Plummer Building Restoration The restoration of the Plummer Building presents a unique opportunity for the campus to preserve and highlight one of its most architecturally significant and historic buildings on the campus. Located at the primary east gateway point into the campus, development of this site should both frame the building and provide opportunities for student activation. Landscape development will emphasize flexible use with deference to framing of the building. Campus entry signage, lighting and related wayfinding will be developed with careful consideration to the scale and proximity of the Plummer Building.

Spindletop Gladys City Boomtown Museum

Site The Spindletop Gladys City Boomtown Museum site represents a unique opportunity for the university to leverage its physical proximity to a nationally recognized historical landmark while fostering a strong connection to local schools and the greater regional community. The site's current location creates important site condition challenges that must be addressed to enhance the museum's visibility and elevate user experiences. In association with related landscape buffer enhancements, tree plantings along East Cardinal Drive will help buffer views onto the adjacent highway. Landscape enhancements within the overhead power line easement and detention facility to the north of the site should incorporate native Gulf Coast prairie grasses and related landscape treatments to foster a stronger connection to the regional ecological vernacular while contributing to storm water absorption and filtration from roadway runoff.

Entry monument signage off of Jimmy Simmons Boulevard should be enhanced to reinforce identity to the museum site. While maintaining accommodations for school bus drop-off, parking facilities should be relocated out of the circle drive and visually buffered to bring architectural and historic site elements to the forefront of the arrival experience.

Maintenance Complex Perimeter improvements to the site should incorporate dense evergreen screening and fencing to control access to the site. Site lighting should be developed to provide for the work and safety needs within the site while incorporating cut-offs to avoid light spillage to adjacent sites.

PARKING UTILIZATION & MANAGEMENT PLAN

Many of the proposals to improve the campus as a more walkable, cohesive and attractive environment depend on modifications to the current parking infrastructure. At the time of this writing, the university plans to conduct a detailed parking utilization analysis and parking management plan separately from this Master Plan Update. This will provide a baseline for understanding how to mitigate any changes to existing parking. Intelligent parking management will encourage a built environment conducive to walking and most importantly will free up high-value campus property to make room for new facilities and student gathering spaces.



left: Example of landscape integrated with parking

NEAR TERM DEVELOPMENT

2019-2024

Current available parking counts total approximately 6,880 existing spaces, or 0.47 spaces per student. However, if a significant portion of Lamar University students are assumed to be online this ratio is much higher. Seventeen peer universities across Texas meet their campus parking demand with an average of 0.39 spaces per student.

The proposed recommendations to reimagine a walkable core around the library and future Digital Learning Center could impact between 500-600 spaces. Based on field assessments of current parking, it is likely that any impacted spaces could be readily absorbed by existing lots. An improved campus shuttle service would also make connections between parking and destinations easier.

CAMPUS CIRCULATION & PATHWAY TYPES

A high-quality campus environment requires a network of walkways, bikeways and roadways that are easy to navigate and that fit the unique needs of students, faculty, staff and visitors.

As stated in the 2014 Campus Master Plan, Lamar University's campus core should be fully walkable, meaning a student can comfortably walk from the northern edge to the southern edge of campus in ten minutes.

Because the current sidewalk network is incomplete in several areas in and around the campus, it is recommended that the university partner with the City of Beaumont to undertake a separate 'complete sidewalks study' to ensure that the campus is fully walkable and accessible. Further investment in campus walkability will improve overall circulation, safety and the quality of the campus experience for current and prospective students. Future walkway improvements should also include pedestrian lighting upgrades for added safety and visibility.



Cardinal Mall The signature artery of the campus pedestrian network will be the Cardinal Mall, running north-south from the Mary & John Gray Library to Iowa Avenue and east-west along Virginia Street. Cardinal Mall will be the main route for on-campus students to get from the Cardinal Village residences to the academic core. The Mall will also serve as the main access corridor for the growing number of academic buildings extending south toward Jim Gilligan Way. When completed, Cardinal Mall will not only be a critical spine in the campus pedestrian network but also a gathering place and destination unto itself.

Pedestrian Promenades The cluster of academic buildings in the historic academic core require central pedestrian promenades to facilitate heavy pedestrian activity between major destinations. Promenades should serve as major pedestrian spines and are ideal for locations such as the Quad and the envisioned 'Oval.' They should be at least 12-18 feet wide and well-landscaped with seating, plazas for gathering and other amenities. Promenades will not likely come into conflict with vehicular traffic, but should allow limited vehicle access for emergency vehicles, maintenance and special events.

Pedestrian Access Paths Secondary, less active paths should be at least 8 feet wide and lead directly to building entrances or connect to

right: Example of a pedestrian promenade

another part of the pedestrian network. These walkways should also include seating, lighting and shade at a minimum.

Internal Loop Road To support circulation in the northwest quadrant of the campus, a new internal road connection, or Loop, is proposed. The Loop will connect through this area and link many of the small lots together while maintaining service access to local buildings, and will greatly clarify circulation on campus. This new loop road is proposed as a Campus Street (discussed further below), designed for safe speeds and compatible with the significant amount of pedestrian activity expected in this area of campus. Adjacent to the future Oval, the Loop will provide access to parking and also create a route for the frequent campus circulator to reach farther into the campus while maintaining a pedestrian focused academic core.

The Loop will serve as the campus gateway for people accessing the campus from the west along Jimmy Simmons Drive while aligning with entrances at Dewey Street on the north and Virginia Street on the south. These entrances would be redesigned to enhance their function as a gateway to campus for both cars and people walking. Within campus, the Loop provides student, faculty, and staff drop-off zones near the planned Oval and central campus, as well as providing comfortable bus stops on the campus circulator, close to major destinations like the library and student center.

Campus Streets To maintain a comfortable and walkable environment, it is recommended that the university consider designating certain streets as Campus Streets. Campus Streets should have posted speeds no greater than 20 mph with narrow travel lanes. Campus Streets will have wide sidewalks set back from the vehicle travel lane. Cars will share their right-of-way with bicycles and slower maintenance



vehicles. Campus Streets will be designed to support emergency vehicles as well as the campus circulator and provide enough room for accessible transit stops at key destinations. Any pedestrian crossings should be visibly marked and elevated to encourage drivers to approach the crossing at responsible speeds. Proposed Campus Streets include East Virginia Street, the new loop road at the northwest corner of campus, and Iowa Avenue.

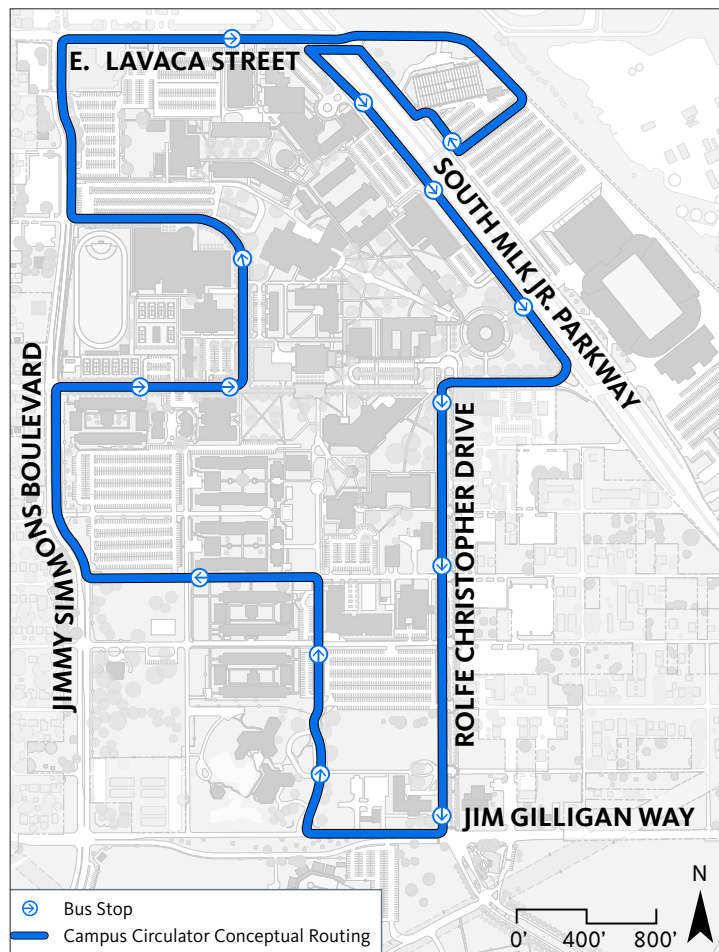
Boulevards Boulevards define the university's outer edge. Boulevards should have slightly higher speeds than Campus Streets, but not greater than 30 mph. They should also include wide sidewalks set back from the vehicle travel lanes and accommodate a future campus recreation and wellness trail. Boulevards can also accommodate high-comfort bikeways.

Streets like Jimmy Simmons Boulevard, East Lavaca Street and Jim Gilligan Way can function mostly as through streets and access points for parking along the periphery of campus. As discussed previously in this document, Rolfe Christopher Drive has a distinct function as a boulevard that serves as both an entry to the campus and an interface between existing campus and the Triangle.

*left: Example of a
Campus Street*

NEAR TERM DEVELOPMENT

2019-2024



FREQUENT CAMPUS CIRCULATOR IMPROVEMENTS

A campus circulator bus provides access for those who are making trips with distances beyond their walking tolerance and to students, faculty and staff with accessibility challenges.

For Lamar University, a circulator (or shuttle) is geared toward connecting outlying parking lots to the campus core and is an especially welcome amenity to the campus during inclement weather.

While the initial shuttle concept revolves around campus circulation, the program should be studied for service expansion to campus-adjacent student housing complexes,

which can reduce trips of short distances made by car and offset parking demand.

Expanding weekend off-campus offerings provides more opportunities to student residents without cars to access shopping and grocery options across town. The university can also coordinate to expand access to the existing Beaumont Municipal Transit 7 South Park line.

TECHNOLOGY SYSTEMS

The technology designs for new building construction and renovation projects will continue to employ the various strategies, standards, and best practices developed by the Information Technology team to deliver the most robust and reliable communications and

security infrastructure possible. This is not a static methodology but will continue to evolve through an iterative process.

For new construction projects, a combination of existing tunnel use and new communications duct banks will provide connectivity to each building. These campus backbone systems should continue to use the telecommunications industry OSP standards and best practices to deliver intra-building connectivity.

Renovation projects will require the replacement of multimode fiber with single-mode or increasing the strand count of existing single-mode fiber for higher bandwidth applications.

right: Diagram of Lamar University's campus circulator conceptual route

In support of Bring Your Own Device initiatives, higher user density, and the high speeds required for stellar mobile computing experience, each new building or renovation should be equipped with the latest wireless access points and category cabling available in the Lamar University IT standards; outdoor wireless should be a part of this consideration. IT standards should prepare for upcoming Wi-Fi 6 adoption by considering multiple Category 6A cables per access point and the implications this puts on IDF rack space and equipment.

Physical security and access control are and will remain a priority for the campus. Continued deployment of high-resolution, IP surveillance cameras is recommended for the detection and deterrence of crime.

Athletic facility upgrades are planned for this time frame. In conjunction with these efforts, the university should develop a strategy for delivering reliable, high-speed wireless infrastructure for the enhancement of the game day experience for the Department of Athletics and those patrons that come out to attend events. Backbone connectivity for this space is existing but may need upgrading from the current direct bury design, to a more secure and sustainable duct bank with multiple, industry-standard sized conduits.

The new Digital Learning Center has two options for providing network connectivity. A new duct bank may be routed from the tunnel near Data Center 2, directly to the site, or, the more cost-effective solution, created a PON through existing interconnections with the Mary & John Gray Library.

The Maintenance Complex requires the assessment of existing backbone connectivity pathways for the possible implementation of a

more secure, concrete encased duct bank from the Dauphin Athletics Complex to the site.

To reduce future costs for Long Term Developments in the area, it is recommended that a traffic rated (H20) maintenance hole or handhole is placed near the site of the planned Indoor Athletic Practice Facility with spare conduits for future use are placed at the time of construction. The same duct bank may be used to provide backbone connectivity to both facilities.

Construction of a new Campus Welcome Center requires campus backbone connectivity to utilize existing and new OSP infrastructure to reach Data Center 1. Under-street boring of Jim Gilligan Way is required for the distribution of single-mode fiber and copper to the new site. Handholes are required on both sides of the street and just prior to entering the new building for proper installation practices, slack management, ease of maintenance, and troubleshooting.

LONG TERM DEVELOPMENT

2025-2029

During the planning workshops conducted on September 4-5, 2019, participants were asked to identify and prioritize campus development projects based on the university’s needs, goals and funding. In the previous section, projects that address Lamar University’s most immediate needs were identified and described for the Near Term development phase. These include:

- Significant investment in the university’s academic facilities in the form of a new Digital Learning Center and renovations to the Mary & John Gray Library as well as several academic buildings.
- Enhancements to the arrival sequence from the new south campus entry in the form of a new Campus Welcome Center and streetscape improvements along Rolfe Christopher Drive.
- Upgrades to athletic facilities in the South Athletics Complex (baseball, softball, soccer) and the Thompson Family Tennis Complex.

Building upon the improvements achieved in the previous phase, the Long Term development phase focuses on projects that position the university to achieve its goals for the future.

This section identifies campus development projects during the 2025-2029 time frame that will: enhance the student’s campus experience; elevate the university’s role in promoting the arts (performing, visual and fine arts); and maximize currently underutilized open green space.

CAMPUS CAPITAL IMPROVEMENTS

- 2A Center for the Performing & Visual Arts**
New construction of an arts venue with a gallery, a variety of performance spaces, and art studios.
- 2B Indoor Athletic Practice Facility**
60,000 to 100,000 GSF new construction. Contains a full-size practice field and indoor track. Includes relocation of adjacent outdoor practice field.
- 2C Cardinal Mall**
Improvements include new walkways and associated pedestrian lighting, enhanced paving, new trees, and decorative landscaping.
- 2D Art Building/University Theater Renovation**
State-of-the-practice improvements for facility use as an art production, practice/rehearsal, and experimentation space. Includes associated parking lot relocation and landscape improvements.
- 2E Visiting Faculty & Scholar Housing**
New construction of a multi-level, multi-family short-term housing facility.

LONG TERM DEVELOPMENT
2025-2029



- Existing Lamar University Building
- Proposed Renovation-Lamar University Building
- Proposed New Construction-Lamar University Building
- Existing Off-Campus Building

left: Proposed campus improvements from 2025 to 2029

LONG TERM DEVELOPMENT

2025-2029

NEW CONSTRUCTION

In the previous five-year building period (2019-2024), the university will have addressed major needs with the newly constructed Welcome Center, Digital Learning Center and relocated Maintenance Complex. In the Long Term development phase (2025-2029), several new major projects are envisioned for the Lamar University campus.

A new **Center for the Performing & Visual Arts** is planned for a site just north of the Wayne A. Reaud Building. This signature building will have a major presence on Rolfe Christopher Drive, reinforcing the university's desire to enhance the campus arrival experience for both the Lamar community and visitors. The new facility's location will make future events and performances convenient to access from off campus.

The second major new construction project envisioned during this time frame is a new **Indoor Athletic Practice Facility** for use by a number of the university's intercollegiate teams. The new facility's proposed location is the parking lot south of the football stadium.

A third project, **Visiting Faculty & Scholar Housing**, is envisioned as a multi-family housing facility that can accommodate visiting lecturers, fellows and other scholars and their families for the duration of their stay on campus, up to one calendar year. For the purpose of this Master Plan Update, this project has been located on Jimmy Simmons Way on the site of the current Facilities Management Building. However, this project has not been programmed at this time, and depending on the outcome of that effort, the facility might ultimately become either newly constructed housing on campus or renovations to existing off-campus housing acquired by the university.

RENOVATION

As stated in the previous section, the key challenges facing mature campuses are aging infrastructure and older buildings unable to support the needs of the institution, its programs and evolving teaching methodologies. A necessary focus for this five-year time frame (2025-2029) will continue to be building renovations and utility/infrastructure systems upgrades at Lamar University.

Following the completion of the new Center for the Performing & Visual Arts, the existing **Theatre Arts Building** will be renovated to support a wide array of theater programs and alternative performance venue needs. At this time, the existing **Arts Building** will also be upgraded to support its programs.

DEMOLITION

There are two buildings identified for demolition in this development phase. The first is the Texas Academy-General Studies facility, which will be taken down as a part of the Cardinal Mall development project in order to open up this corridor and provide unimpeded views and circulation.

The second is the Facilities Management Building currently located along Jimmy Simmons Way. This facility will be vacated when the new Maintenance Complex is completed during the Near Term development phase. Because of this and its proximity to the campus's academic core, this site has been identified as the site for the new Visiting Faculty & Scholar Housing complex.

SITE & LANDSCAPE IMPROVEMENTS

In this phase, campus open space improvements focus on the addition of new building projects as well as prioritization of key building renovation projects and enhancements to existing site facilities. An important campus corridor, Cardinal Mall, is addressed in this phase as well as several open spaces that support athletics and recreational activity.

Key projects that contribute to Lamar University's overall vision in the Long Term phase include:

- Enhancing pedestrian experiences and improved connectivity to major destinations on campus.
- Developing existing campus assets.
- Creating new program spaces.
- Reinforcing and enhancing arrival sequences and entry experiences along South Martin Luther King Jr. Parkway, and the south campus entry.

Center for the Performing & Visual Arts

The Center for the Performing & Visual Arts site presents a unique opportunity to create outdoor event spaces that support the Center's use, providing a seamless transition from outdoor programs to indoor active programs. The Center will provide an opportunity to create a 'moment' on campus that reinforces Rolfe Christopher Drive's and Cardinal Mall's significance as pedestrian-focused arteries



- Building Improvements
- Improvements (Previous Phase)
- Site Improvements
- Site Improvements (Previous Phase)
- Parking Rezoning

connecting to the core of the campus. Site development should frame the building, connect with future development across Rolfe Christopher Drive, and allow opportunities for outdoor events such as performances and receptions. Drop-off circulation should integrate with site strategies that create an arrival experience leading to the building.

Faculty & Visiting Scholar Housing

Site development at this new housing facility will be designed for resident safety, comfort, and convenience. A well-lit sidewalk or path connection will be provided from the complex

left: Diagram of proposed open space and landscape improvements from 2025 to 2029

LONG TERM DEVELOPMENT

2025-2029

across Jimmy Simmons Boulevard, leading to the core of the campus. Outdoor amenity spaces will also be provided for faculty/scholar residents and their families.

Indoor Athletic Practice Facility Site

Improvements associated with this new facility will provide convenient, well-lit pedestrian connectivity to Provost Umphrey Stadium. Perimeter improvements to the site will incorporate dense evergreen screening and fencing to create a clear sense of enclosure and spatial definition within the site.

Cardinal Mall As one of the most significant pedestrian-focused arteries connecting major campus icons, Cardinal Mall will play an important role in fulfilling the university's ambition to become a more walkable campus.

A tree-lined corridor with shade trees and pedestrian paths that can also accommodate emergency and service vehicles will provide an enhanced and comfortable walking experience that connects the new Center for the Performing & Visual Arts, student housing, the Mary & John Gray Library, and campus core beyond. South of Iowa Avenue, the axis is extended as a boulevarded roadway with adjacent bike lanes to provide additional connectivity to the John Gray Center and Vincent-Beck Stadium.



right: Example imagery and enlarged plan of Cardinal Mall



TECHNOLOGY SYSTEM IMPROVEMENTS

Information Technology initiatives for Long Term Development will continue to focus on the core infrastructure to support continued network availability and growth. This includes bringing Data Center 2 infrastructure and standards to those of Data Center 1, specifically, implementing the pod design which would allow for additional cooling and power redundancy and capacity. The university's cloud footprint should continue to grow, having a large footprint for campus services (mobile storage, the beginnings of ERP in the cloud, and engagements to desktop/app delivery mechanisms). Additionally, the continuation of network infrastructure life cycle enhancement and replacements to avoid major, intrusive and costly overhauls will be necessary to keep the network viable.

Providing communications backbone to the Center for the Performing & Visual Arts is a straightforward design that should follow industry and university IT's best practices and standards. OSP routing for backbone

connectivity will use a combination of pathways including the tunnel, direct buried conduit, with a top layer of high visibility concrete for security, and handholes for slack.

The Indoor Athletic Practice Facility should also receive university IT's standard single-mode fiber, and high pair count copper. To minimize construction costs the route for this site should have been created while connecting the proposed Maintenance Complex. Only a small section of trenched conduits would need to be added to the existing duct bank in order to cable up this site.

Providing network connectivity to the Faculty & Visiting Scholar Housing will require an assessment of the existing OSP infrastructure of the current Facilities Maintenance Building for upgradeability to the most current university IT OSP standards. However, university IT does not provide infrastructure or access to their existing residence halls so this facility may only require an external connection to the local ISP.

left: View of proposed Cardinal Mall improvements

HORIZON CAMPUS DEVELOPMENT

2030+

As Lamar University continues to grow and its development over the next ten years (2019-2029) responds to that growth, projects after 2030 are focused on elevating the university's stature to a destination campus.

New student housing, services and amenities are planned both on the main campus as well as in the Triangle, the 60-acre site adjacent to the campus between Rolfe Christopher Drive and South Martin Luther King Jr. Parkway. The vision for the campus in 2030 and beyond is dependent on existing and new strategic partnerships with the City of Beaumont, local industry and business leaders, and the developer community.

Creating a desirable live-work-study-play campus that attracts students from all over the state of Texas and beyond will require the type of campus development described in the previous sections of this update in addition to the capital improvements and public-private development described in this section.

CAMPUS CAPITAL IMPROVEMENTS

3A Student Success Center

New construction of a facility dedicated to supporting students' academic success with a focus on tutoring and other learning assistance services.

3B Triangle Mixed Use Development

Per the 2018 Triangle Master Plan, the proposed redevelopment of the Triangle includes new construction of various mixed use buildings that house office, retail, dining, and entertainment space as well as multi-family residential and a hotel. The proposal also includes streetscape improvements and a six-acre park that also serves as storm water detention.

3C Perimeter Recreation & Wellness Trail

New continuous trail loop around the perimeter of the main campus. The trail will be a combination of decomposed granite and paved surface depending on the location. Improvements to include drinking fountains, site furnishings, shade trees, and decorative plantings.

3D Student Health Center Renovation/Reconstruction

Building renovation or reconstruction pending facility and program needs assessment.

3E New Student Housing

Demolish existing residence halls and replace them with new mid-rise facilities that integrate shared 'live-learn' support and amenity spaces with private student quarters. Includes construction of new residence halls on existing parking lots.

3F The Oval

New vehicular drop-off with central green space for recreation, gatherings, and events. Improvements to include parking realignments, grading, new trees, decorative plantings, walkways, and lighting.

3G New Parking Garage

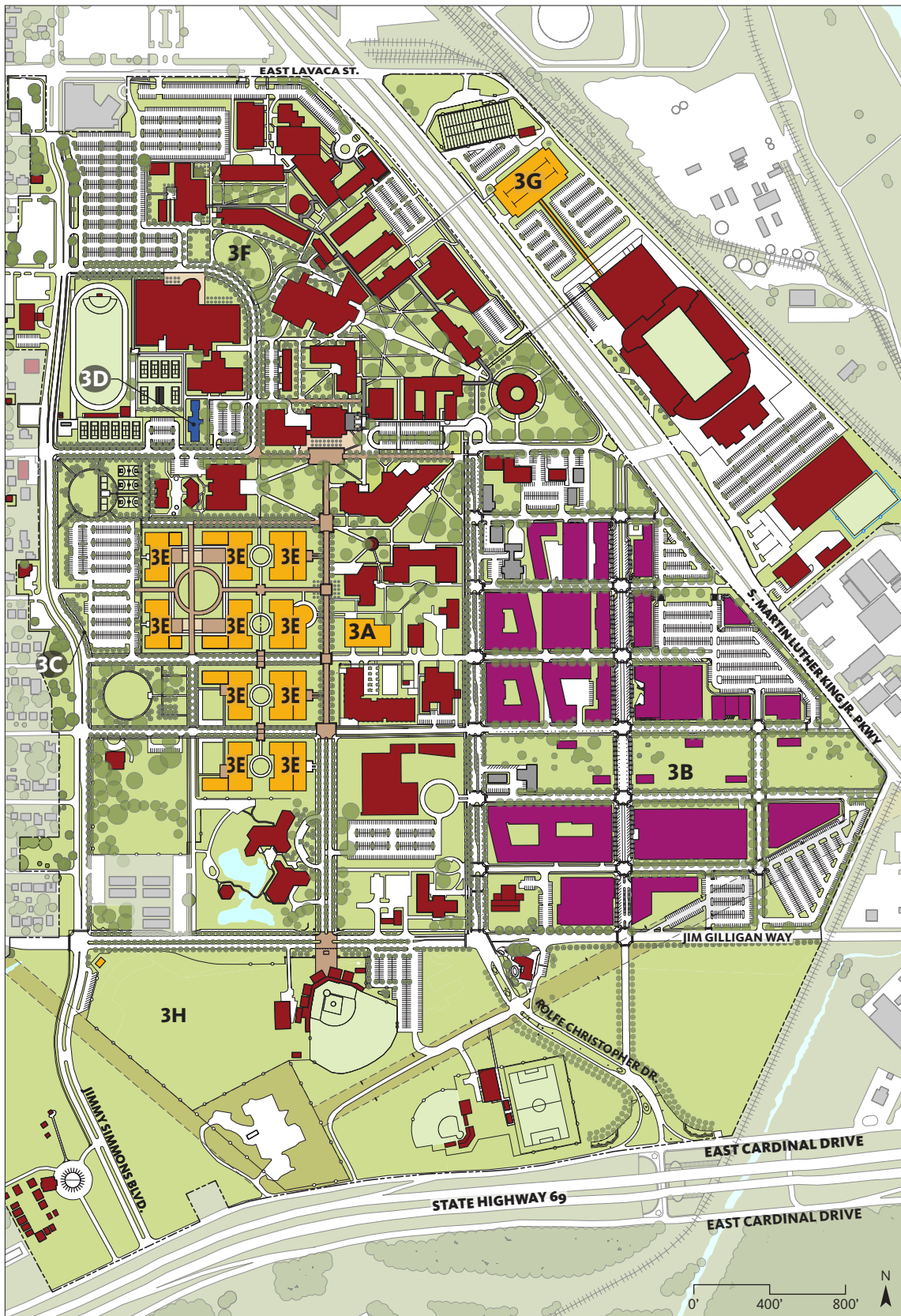
Structured parking sized to offset parking displaced elsewhere on campus.

3H Driving Range Site

Site improvements and new outbuilding construction to improve functionality for intramural/driving range use.

HORIZON CAMPUS DEVELOPMENT

2030+



- Existing Lamar University Building
- Proposed Renovation-Lamar University Building
- Proposed New Construction-Lamar University Building
- Proposed Off-Campus Building
- Existing Off-Campus Building

left: Proposed campus improvements from 2030 and beyond

NEW CONSTRUCTION

In the two previous five-year development phases (2019-2024 and 2025-2029), the university will have addressed major needs in support of its educational mission and campus operations. Campus development for Lamar University in 2030 and beyond will focus on two areas: student services and the campus as a destination.

A new (or newly renovated) **Student Health Center** is planned to replace the current facility in response to anticipated growth of the campus and the evolving health needs of today's student. The intent is for the Health Center to remain in its current location, conveniently located on East Virginia Street between the academic core and student housing zones.

A new **Student Success Center** is planned to promote student academic success through tutoring and related support services. The new facility's location is planned to be north of and adjacent to the Science & Technology Building and along Cardinal Mall, directly across from the student housing. The central location is intended to promote convenient accessibility to all students.

The university acknowledges the gap between student expectations and the current housing available on campus. Modest upgrades are planned during the Near Term (2019-2024) and Long Term (2025-2029) development phases to maintain safe and inviting housing for students living on campus. It is generally accepted that new on-campus **Student Housing** will be needed to replace the current buildings at some point after 2030. New housing will be located in the same area as today and the development will be done in stages to ensure sufficient housing is maintained during the construction of new facilities.

Altogether, ten new mid-rise residence halls are envisioned to accommodate 2,700 student on campus in apartment-style facilities that include shared 'live-learn' amenities.

During a review session with the university, participants suggested the need for a **Parking Garage** as part of a long term strategy to consolidate parking and reduce the number of mini-surface lots that are located throughout campus and between buildings. Taking cars out of the center of campus will make the campus safer for pedestrians and enhance the visual character of the campus. As the campus grows, demand for parking will likely increase, especially for covered parking separated from the elements.

The proposed location for the parking garage is on the north end of the stadium parking lot (A5) with direct access to the pedestrian bridge that spans South Martin Luther King Jr. Parkway leading to the academic core. The proposed location will support weekday university operations, events at the Montagne Center and game day parking needs and will expand desirable parking opportunities.

By providing additional peak-demand parking, more of the space on the north side of the stadium may be allocated to public use, including tailgating and gathering spaces to enhance the game day atmosphere. Thoughtful connections to the parking garage – including an improved pedestrian bridge crossing South Martin Luther King Jr. Parkway, a walkable promenade to the Stadium, and a stop on the campus circulator – will make the investment in the facility more valuable to more potential users. Integrating other uses into the garage building, such as including ground floor services or a rooftop alumni event space, can increase the value of the substantial investment.

A major initiative that will expand the campus footprint, enhance the campus experience and promote Lamar University as a destination campus is the development of the **Triangle**, a 60-acre tract of land adjacent to the campus across Rolfe Christopher Drive. The Triangle and the university's vision for its development is described in more detail later in this section.

RENOVATION

In the ten years following this Master Plan Update, significant renovation projects will have been completed in each of the five-year development phases described earlier in this document. While there are no specific renovation projects identified for 2030 and beyond, it's a realistic expectation that additional renovations to campus facilities and upgrades to campus infrastructure and utilities will be required.

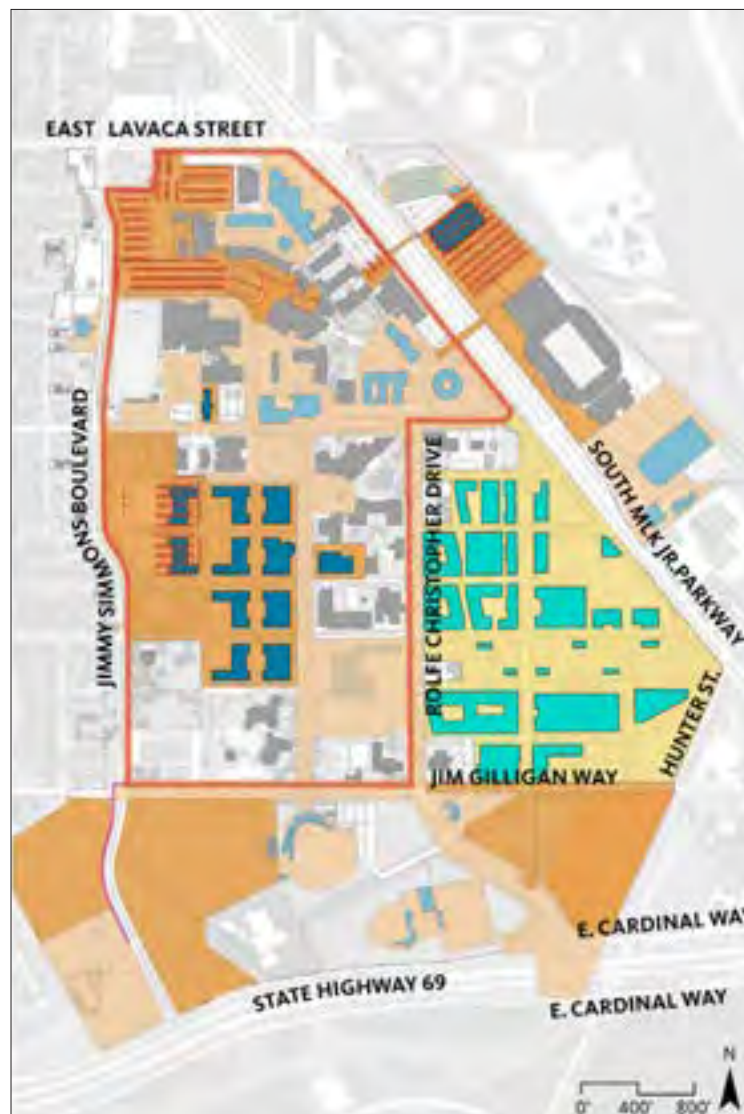
DEMOLITION

The only facilities identified for demolition in this phase are the residence halls and the existing building in the Triangle neighborhood. With the exception of Combs Hall, which will be replaced with new recreation space, the other four existing residence halls will be replaced with new housing in their same location. Timing for demolition in the Triangle area will occur gradually as properties are acquired and redeveloped as described in the following pages.

SITE & LANDSCAPE IMPROVEMENTS

Campus open space improvements beyond 2030 will focus on enhancements that contribute to creating a cohesive and walkable campus environment, thereby elevating the university's character and supporting its strategic plan.

The Oval & Parking Rezoning In this phase, an extension of the main axis of the Quad is proposed through the Setzer Student Center and terminating in a new flexible open space framed by the Setzer Center, Chemistry Building



- Building Improvements
- Improvements (Previous Phase)
- Off-Campus Building Improvements
- Site Improvements
- Site Improvements (Previous Phase)
- Off-Campus Site Improvements
- Parking Rezoning
- Recreation & Wellness Trail

left: Diagram of proposed open space and landscape improvements from 2030 and beyond

HORIZON CAMPUS DEVELOPMENT

2030+



and Sheila Umphrey Recreational Sports Center. Dubbed ‘the Oval’ in the 2014 Campus Master Plan, this new feature will play a key role in extending the life and activity of the academic core toward the west end of the campus. The Oval will be designed as an iconic open space with shade trees, lighting, and art.

Development of the Oval will require restructuring of the parking in the northwest portion of campus including the existing Senior Lot (C-1). Expansion and circulation improvements to adjacent lots C-2 through C-4 are also proposed in this phase.

right: Enlarged plan of the Oval

Perimeter Recreation & Wellness Trail The perimeter path is an opportunity to announce activity at the edges of the campus, showcasing an active student population with a steady stream of runners, walkers and cyclists. The trail will also be an amenity for the whole community and will provide new opportunities for the general public to take part in a healthy lifestyle.

The trail will be designed as a paved path that transforms into a robust multi-use path with adjacent two way bike lanes along Rolfe Christopher Drive. Along the perimeter path ample shade should be provided via tree-lined boulevards and tree-lined campus edges.



The path will also integrate moments for rest in shaded areas with benches and water fountains and be well lit for safety.

Pedestrian Bridge Improvements The two pedestrian bridges that connect the academic core to the east campus sports complex provide an opportunity for branding and identity along South Martin Luther King Jr. Parkway. A partnership between the City of Beaumont, TxDOT and the university is recommended to implement bridge improvements that elevate the experience of both drivers passing by the bridges and pedestrians using them to traverse the

Lamar campus. These bridges should create a seamless continuation of campus character and experience from the core of the campus to the Montagne Center and Provost Umphrey Stadium. Branding and lighting elements are recommended to create an elevated experience for both visitors and students, and will create a more festive atmosphere during events such as graduation and game day.

The stadium's connectivity to the core of the campus via the pedestrian bridges has potential to serve as part of the ceremonial procession on game days, greatly benefiting from enhancements to the bridges. Bridge touch-points at ground level should open up into plaza spaces that either guide pedestrians to the core of the campus or to active programming near the stadium.



Stadium Plaza The Provost Umphrey Stadium and Montagne Center figure centrally in Lamar University's traditions and memories, hosting games, graduation ceremonies and events. The space around the two stadiums should be designed as a welcoming plaza space, providing

clockwise from top:
Aerial vignette of the Oval; example of a recreation & wellness trail

HORIZON CAMPUS DEVELOPMENT

2030+



students and visitors an opportunity to gather and celebrate. This space should transition seamlessly to the bridges that connect pedestrians to the central campus.

Special consideration should be given to addressing current accessibility deficiencies of the existing bridges. The Horizon Plan illustrates the potential to reconstruct the southeastern bridge, which is currently not accessible, such that it remains elevated on the eastern side of South Martin Luther King Jr. Parkway and connects directly into the elevated main level of the Montagne Center.

South Campus Performative Landscapes

These spaces serve as both landscaped campus buffers as well as ecological habitats that can provide sustainable site strategies with integrated detention zones for storm water management. These spaces can be amenitized with trails and outdoor education pavilions to provide opportunities to connect with nature and native ecology. As part of the arrival sequence to the southwestern part of

the campus, enhanced edges of the site will bolster the university's visual identity and branding of the campus along Jimmy Simmons Boulevard.

Student Success Center The Student Success Center will be supported by outdoor spaces for gathering and connecting in between classes. Outdoor rooms with landscaped buffered edges and hardscape/plaza zones will provide multiple small meeting spaces. These spaces should provide seating, shade, and a sense of enclosure or privacy to offer students a comfortable environment in which to work and learn.

Driving Range Site As part of the arrival sequence to the southwestern part of the campus, edges of the site should reinforce the university's identity and brand along Jimmy Simmons Boulevard and Jim Gilligan Way. Development of the site should support Lamar's long term initiatives for the south campus sports complex, with programming that benefits the student body. While it is anticipated that

right: Aerial vignette of proposed perimeter condition along Jimmy Simmons Boulevard

improvements to this site will include either restoration of driving range functionality and/or athletic and intramural fields, university leadership has not made a final determination regarding how this site will be used.

New Student Housing New on-campus student housing will be designed with protected outdoor spaces that provide students an opportunity to socialize outside of academics. Site strategies for the edges of the residential zone will incorporate landscape buffers and lighting that provide students safe access from parking to the front entry, as well as from adjacent campus pathways.



from top: Example of social outdoor space associated with residence halls; enlarged plan of proposed improvements in the residential zone

HORIZON CAMPUS DEVELOPMENT

2030+



The configuration of the new residence halls and their adjacency to Cardinal Mall will also be leveraged to provide shaded access to the central campus.

Student Health Center As a facility that supports health and well being of students, the Student Health Center and associated outdoor spaces should provide both active and passive landscaped environments for students to release tension, recover, exercise, and/or meditate. The Center's adjacency to active programming of a track and tennis courts, provides opportunities for improving users' overall health. Open spaces at the Center should be designed with seating, lighting and shade as quiet and serene spaces with landscaped buffered edges.

THE TRIANGLE

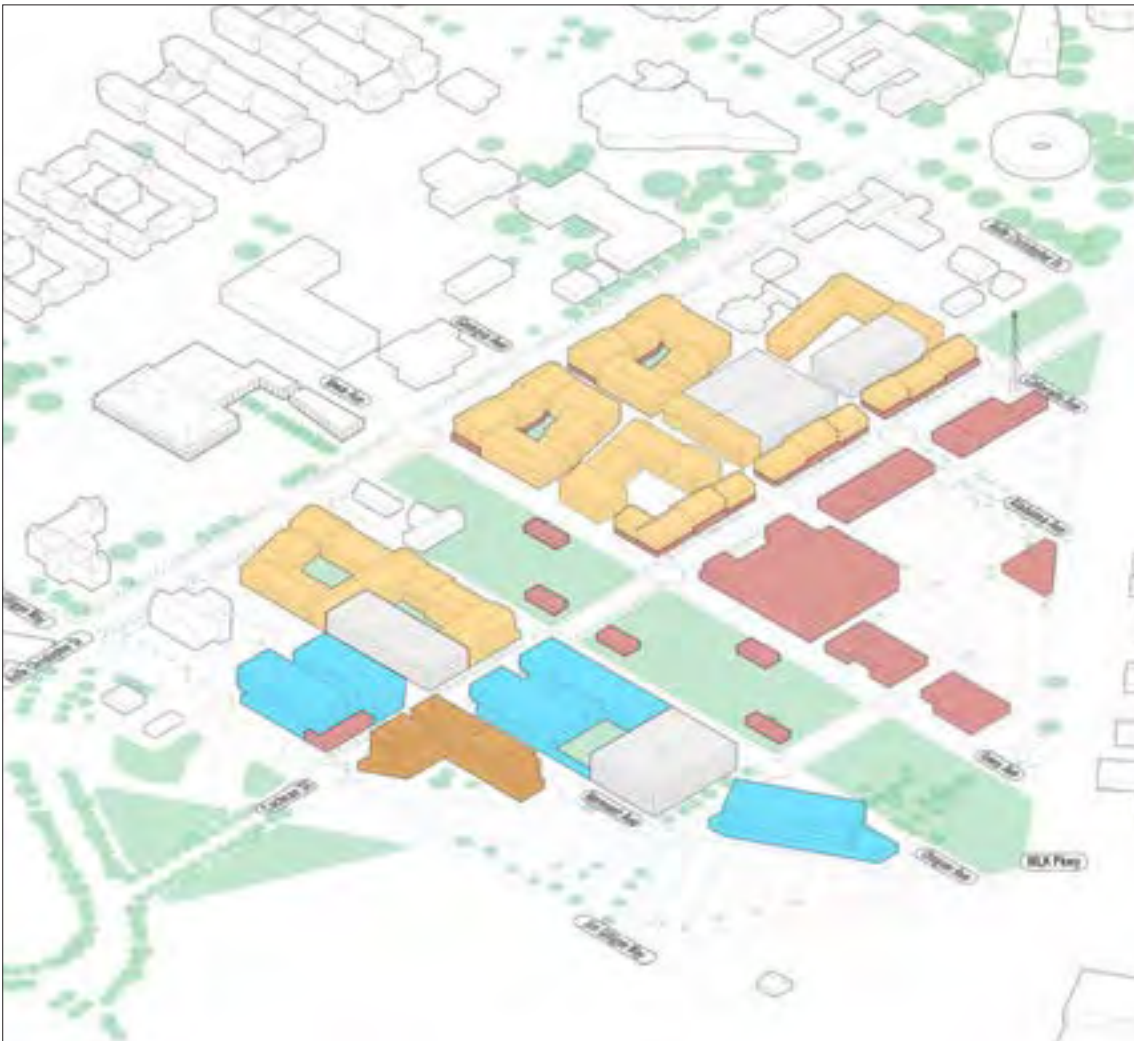
The Triangle is a +/- 60-acre neighborhood adjacent to the campus, located between Rolfe Christopher Drive, Jim Gilligan Way and South Martin Luther King Jr. Parkway. The neighborhood consists of older single-family and multi-family residences, small commercial buildings, empty lots and surface parking.

Lamar University recognizes the strategic value of the land within the Triangle and has been acquiring properties here as they become available on the market. The Triangle Master Plan, developed by Huitt-Zollars in August 2018, envisions a mixed-use development that includes retail, restaurants, housing and office buildings. The Triangle Master Plan also recommended that future development, when fully realized, has a campus face along Rolfe Christopher Drive and a public face along South Martin Luther King Jr. Parkway.

During the vision session and subsequent planning workshop for the Master Plan Update, the Triangle was seen by participants as an opportunity to create the 'town and gown' environment that is missing from the Lamar University campus experience.



from top: Example of restorative outdoor environment; example of street-centric development proposed for the Triangle



The introduction of food and entertainment, retail shopping and alternative housing options in the Triangle will promote the university's desire to be a complete campus and part of an integrated community. Development in the Triangle will play a large role in defining the image and character of the university and will elevate the students' overall campus experience.

The university has stated a desire to partner with local industries in the development of a research park. The Triangle Master Plan identified areas for office buildings and this development type will be important to the viability of other services and amenities

planned in that area with office workers supplementing the business generated by students and the campus community. Daycare facilities were mentioned during the planning workshop as an amenity that is particularly desired by Lamar faculty, and one that could also add value in terms of recruiting and retention. While the university does not foresee reopening a daycare on campus, a facility of this kind would be welcomed in the Triangle.

Over the next 10+ years, Lamar University will continue to acquire properties in the Triangle, ultimately controlling the type and timing of development to support the university's strategic plan.

left: View of the ultimate vision for the Triangle as envisioned in the 2018 Lamar University Triangle Master Plan by Huitt-Zollars

TECHNOLOGY SYSTEM IMPROVEMENTS

Lamar University's Horizon Campus Development plan includes continuous improvements with the Lonestar Education and Research Network, the persistent maintenance, upgrade and refresh of network electronics to keep pace with upcoming trends in software applications and hardware improvements, and technology-focused needs assessments of proposed campus initiatives to ensure delivery of a world-class user experience at the campus.

New student housing provides an ideal opportunity to assess the need to upgrade the tunnel for future communications capacity and growth. The tunnel is an asset to the university, providing critical backbone pathways. Maintaining the integrity (access, splice casings, and grounding connections) and optimized space utilization will ensure the continued long-term use and benefits of this system. Students will be using ultra high-bandwidth applications and streaming video. Security and access control are a must and outdoor wireless could be an asset in student recruitment and engagement. Therefore, upgrading the communications and security infrastructure could help to deliver a satisfying and safe environment for future students.

Based on its proposed location, the new Student Success Center can be connected to Lamar University's network with minimal effort by adding a new buried conduit pathway from Data Center 1 or Data Center 2 to the tunnel, then creating a new direct buried pathway to the site. Each pathway should contain spare conduit, for future use, with fabric innerduct to maximize conduit fill ratio utilization and to aid in future backbone cable installations. A handhole will be needed at the edge of the pad for the proposed site.

The proposed Student Health Center renovation presents an ideal opportunity for the assessment of existing OSP infrastructure. Single-mode fiber may be added, or the existing strand count increased, and spare conduit infrastructure may be added to the existing backbone plant to ensure viability for future technology needs.

The proposed parking garage offers the opportunity for an intelligent, secure, technology-focused approach to parking as a service. Entry and exit locations will have access control and video surveillance feeds, parking spaces will be fitted with sensors to better manage and track parking down to the individual space. In garage wireless allows visitors, staff, and students to connect to the university's network or guest network to aid in finding event locations and directions to buildings or events, or general campus alerts before heading out to their on-campus destination.

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CONCLUSIONS & RECOMMENDATIONS



CONCLUSIONS & RECOMMENDATIONS



The Lamar University Master Plan Update represents the current vision for the campus, consolidating the key directives of multiple plans and studies approved by the university between 2014-2019. Capital projects (new construction; renovations; site improvements) have been identified and prioritized in five-year development phases.

Based on the outcomes of the vision and planning workshops with the Executive and Steering Committees, and following the consolidation of the previous plans and studies, the planning team offers the following recommendations:

PARTNERSHIPS

Continue to elevate the university's relationship with the City of Beaumont. The university is an important asset to the City of Beaumont, and a strong alliance with the City is important for future initiatives around the campus.

Local industries benefit from the educated workforce graduating from Lamar University. In turn, the university benefits from establishing internships, sponsorships, and investments made by the local industries in and around the campus.

Consider building relationships with members of the private development community who can give the university a market-based assessment of the opportunities for future public-private partnership investments and development in and around the campus.

left: View of the long-range vision for Lamar University from the south

CONCLUSIONS & RECOMMENDATIONS

PLANNING CONSIDERATIONS

Increasing building density plays a key role in the on-campus experience for pedestrians. Consider infill strategies for future construction that promote a more dense, connected campus.

Capitalize on existing facility assets and consider whether existing, underutilized facilities can be adapted to meet new space needs. Existing buildings should be evaluated for appropriate space utilization and needs to be brought up to state-of-the-practice functionality for evolving academic requirements. As digital education becomes more prevalent, shifting modalities in teaching and learning will impact how academic, residential and support spaces on campus are used, and must be taken into consideration in future planning for both new and existing facilities.

Continue to enhance and expand the on-campus mobility network to privilege and promote pedestrian circulation. Employ Universal Design principles in the design of site circulation and facility access, and consider both the physical and social aspects of accessibility.

Initial development in the Triangle should focus on the properties fronting Rolfe Christopher Drive to frame the campus arrival experience and activate the street with businesses and university related services.

Consider the bridges spanning South Martin Luther King Jr. Parkway to be opportunities for promoting and elevating the Lamar University brand for pedestrian users on the bridge and the high-volume vehicular traffic passing under the bridge.

In anticipation of the university's next comprehensive master plan, consider initiating the following studies to augment the planning effort:

- Campus Accessibility Audit
- Campus Walkability and Pathways Plan
- Campus Wayfinding/Environmental Graphics Plan
- Campus Parking Utilization and Management Plan

PLAN IMPLEMENTATION

Fiscal responsibility and a clear understanding of the value proposition and return on investment of each proposed improvement must guide the decision making process as projects are developed.

Incorporating flexibility into future project designs will be key in easing space adaptations as learning and research modalities continue to evolve.

Future projects on campus (new construction; site improvements) should reflect the university's core values and vision identified in the Campus Master Plan, Strategic Plan and Master Plan Update.

All investments on campus should be designed to enhance and reinforce the university's brand and desired image and character.

CONCLUSIONS & RECOMMENDATIONS

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All other photos courtesy of the Gensler planning team.

LAMAR UNIVERSITY
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