LSCPA

LAMAR STATE COLLEGE ★ PORT ARTHUR

Campus Master Plan 2020-2030

President's Letter

We live in a changing world. To educate for tomorrow, Lamar State College Port Arthur must remain alert to the changing needs of our community and the world around us. These include rapid technological innovations, demographic shifts, shifting energy, economic uncertainty, and international events that complicate the planning process. With this change comes a need to re-evaluate how our campus is used now and in the future. Nonetheless, planning must occur to utilize resources responsibly and effectively as opportunities arise.

The **Lamar State College Port Arthur Campus Master Plan** presents a guide for our future. Our new master plan will be used by the College to create a strong, active campus core, to focus and to generate campus activities, improve traffic flow around campus, and plan for much needed instructional spaces. Overall, the successful execution of this plan should further create an environment that will attract students and provide them a powerful educational experience on campus.

The **Lamar State College Port Arthur Campus Master Plan** is a dynamic document that maximizes implementation flexibility and modification because of the challenges associated with long-range planning. It contains components related to parking, future building sites, open space and landscaping, and campus circulation. The master plan is a valuable tool for the College to use as it builds upon its rich past and moves forward.

Numerous members of the College and surrounding communities contributed to the completion of the campus master plan over the past several months. **Lamar State College Port Arthur's** leadership team, faculty, staff, and students contributed to the overall plan. The final document was strengthened by the ideas of this talented group of individuals from our local cities, the county, economic development corporations, independent school districts, and industry. On behalf of **Lamar State College Port Arthur**, and our students, I thank you for your work on this important project.

Dr. Betty Reynard, President
Lamar State College Port Arthur

Acknowledgments

The planning team would like to thank the many individuals who took the time to participate in the development of this campus master plan. We are particularly grateful to the master plan committee, the president, executive staff, deans, community stakeholders, students, faculty, and staff who provided feedback and valuable insight about Lamar State College Port Arthur's campus.

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STUDENT CENTER
EMPLOYEES

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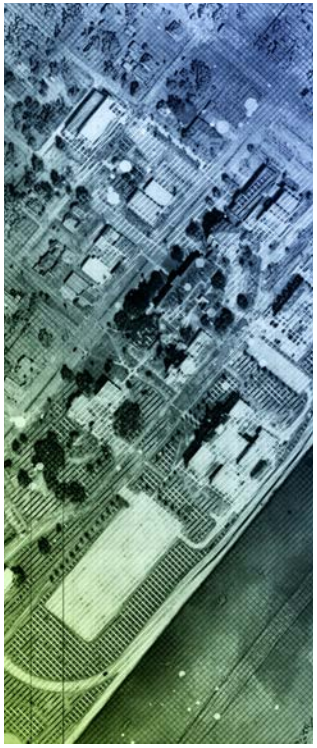


CHAPTER

1. SUMMARY

College Mission

Our Mission

Lamar State College Port Arthur (LSCPA) provides learning experiences that prepare students to continue their education or enter the workforce.

Our Vision

LSCPA strives to enhance lives by expanding opportunities through quality education.

Our Values

We value our students':

- Educational achievements
- Personal enrichment

We value our employees and their:

- Contribution to student success
- Commitment to improve
- Integrity and honesty

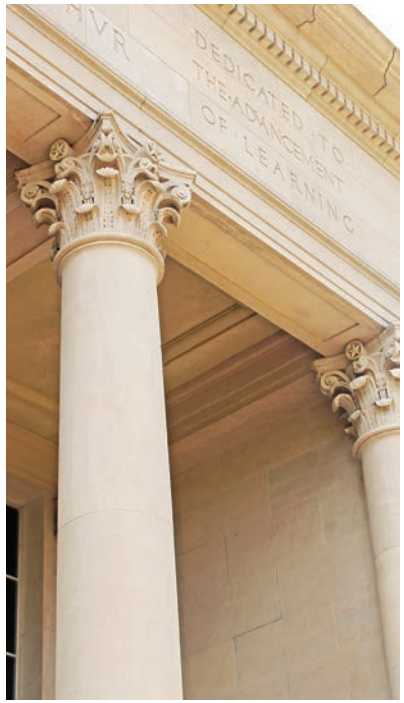
We value our community and its:

- Legacy of support
- Diversity

Master Plan Vision

Embracing Our Past

The 2020-2030 Campus Master Plan captures key elements of LSCPA that are at the heart of the College's heritage and history, making this a unique place with its own institutional identity.



The historic Gates Memorial Library acts as a key anchor for a formal lawn and gathering space for students, faculty, and staff.

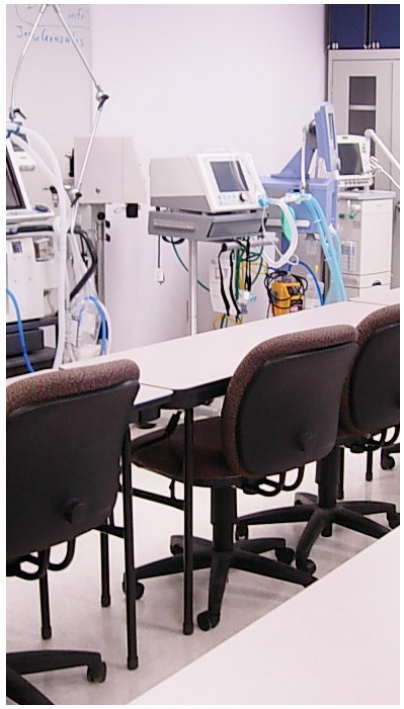
The Ruby Fuller Building, renovated and restored, will provide additional communal gathering spaces and offices for faculty and staff.

Marconi Tower is a unique feature on campus that can become a central gathering space at the heart of campus through strategic building and landscape design.

Enhancements to Procter Street are two-fold. They will connect both sides of the campus while also creating a notable entry to Downtown Port Arthur.

Moving Towards the Future

The future of LSCPA expands opportunities, creates connections, and positions the campus for long-term growth.



A new building for Allied Health and Sciences, a state-of-the-art facility, will allow programs to meet current and future demands.

Outdoor gathering spaces will be created by strategically placing parking lots and buildings to allow for greater social interaction.

Thoughtful development along Procter Street will position LSCPA as a leader in the community through the town and gown relationship.

With a long-term vision, mindful building placement and land consolidation, LSCPA will strategically position itself for future growth.

Master Plan Goals and Guiding Principles

1. Make Practical Improvements

- Utilize historic features as an asset to the campus.
- Prioritize new facilities based on demand.
- Invest in new academic facilities that have improved resources.
- Support the College's mission to provide learning experiences that prepare students to continue their education or enter the workforce.

2. Create a Cohesive Campus

- Create a transportation network that is efficient for both the vehicle and the pedestrian.
- Construct accessible and convenient pedestrian facilities that connect users to destinations on campus and beyond.
- Improve streetscapes, making them more comfortable, safe, and convenient for pedestrians.
- Focus on strategic building placement to consolidate land while being mindful of long-term potential.

3. Invest in the Future

- Invest in the school's greatest asset, education.
- Build new academic and administrative buildings with sustainable materials.
- Create a sense of place and unified campus character through consistent building materials and signage.

4. Be Good Neighbors

- Create a sense of community between Lamar State College Port Arthur and Downtown Port Arthur
- Create an environment that encourages the community of Port Arthur to participate in the College's educational and entertainment events.
- Welcome visitors to campus with a sense of arrival through defined gateways.

5. Enhance the Learning Experience

- Provide adequate classroom, lab, and office space to meet projected enrollment rates and goals.
- Group similar academic uses together to reduce conflicting issues such as noise and excessive travel.
- Build a new bookstore that can act as a hub of activity, selling items such as food, college apparel, and other supplies.

6. Build on Outdoor Spaces

- Explore the need for new outdoor spaces for informal gatherings.
- Design buildings and landscapes so that they fit into the campus context.
- Promote a clear sense of place by enhancing and maintaining existing outdoors spaces and streetscapes.
- Create formal outdoor gathering spaces that can host a variety of activities and events.
- Strategically locate new buildings to consolidate land for near-term recreational purposes.

2020-2030 Campus Master Plan Overview

Two thousand nineteen has been a year of great news and excitement for LSCPA. The impact of the various initiatives in the works will not only benefit the College but its local context as well. The announcement of a reduction in tuition, approximately 29% effective for the Fall 2019 semester, will positively impact enrollment. Also, the new Culinary Arts and Hospitality program, as a result of a partnership with the Port Arthur Economic Development Corporation (PAEDC), will help improve enrollment and provide training for a growing workforce.

A $6.3M legislative appropriation to renovate the Ruby Fuller Building will increase usable space on campus, while also providing dedicated space for student support services. The installation of a Process Technology Training Unit will be completed in October 2019, which is a result of an Economic Development Administration (EDA) $1.6 million grant to LSCPA providing state-of-the-art industrial training equipment for students and individuals currently employed in the petrochemical and chemical industries. An additional EDA grant for $4.8 million will fund the renovation of the Armory that will provide training for the regional workforce. Outside influences such as the Motiva investment in Downtown Port Arthur and the new housing investment by PAEDC near the campus will contribute to the future success of LSCPA.

The 2020-2030 Campus Master Plan supports these initiatives by establishing a bold, long-term vision and guides development for the next 20-year planning horizon. Balancing the preservation of historical assets with the needs and demands for new infrastructure, the Campus Master Plan is four-fold.

The Plan:

- Creates a sense of place
- Improves access
- Engages the community
- Positions the campus for long-term growth

A key feature of this Campus Master Plan is the consolidation of development into a core area. By relocating the Cosmetology buildings into a new facility, approximately 7.5 acres are free for landholding. This consolidation will enhance the sense of place and strengthen pedestrian access across campus.

New academic and administrative buildings along Procter Street are intended to be contextually appropriate through architectural elements and design standards. Streetscape improvements along Procter Street will enhance the overall character of this corridor that currently bisects the campus.

Five key outdoor gathering spaces are identified in the 2020-2030 Campus Master Plan. Each space has its unique character and purpose that will shape the outdoor environment of LSCPA.

Finally, this plan is a living document with foresight and a long-term vision. Parking lots and vacant land holdings are structured for future development potential. Thoughtful building location and land consolidation allow LSCPA to plan for long-term demand.

Defining a path forward that reflects LSCPA's values and mission will help in transforming the campus into an active and engaging learning environment. The 2020-2030 Campus Master Plan will guide efforts to design a robust and sustainable future that embraces history and- moves forward to innovation.

Figure 1. Campus Master Plan Illustration

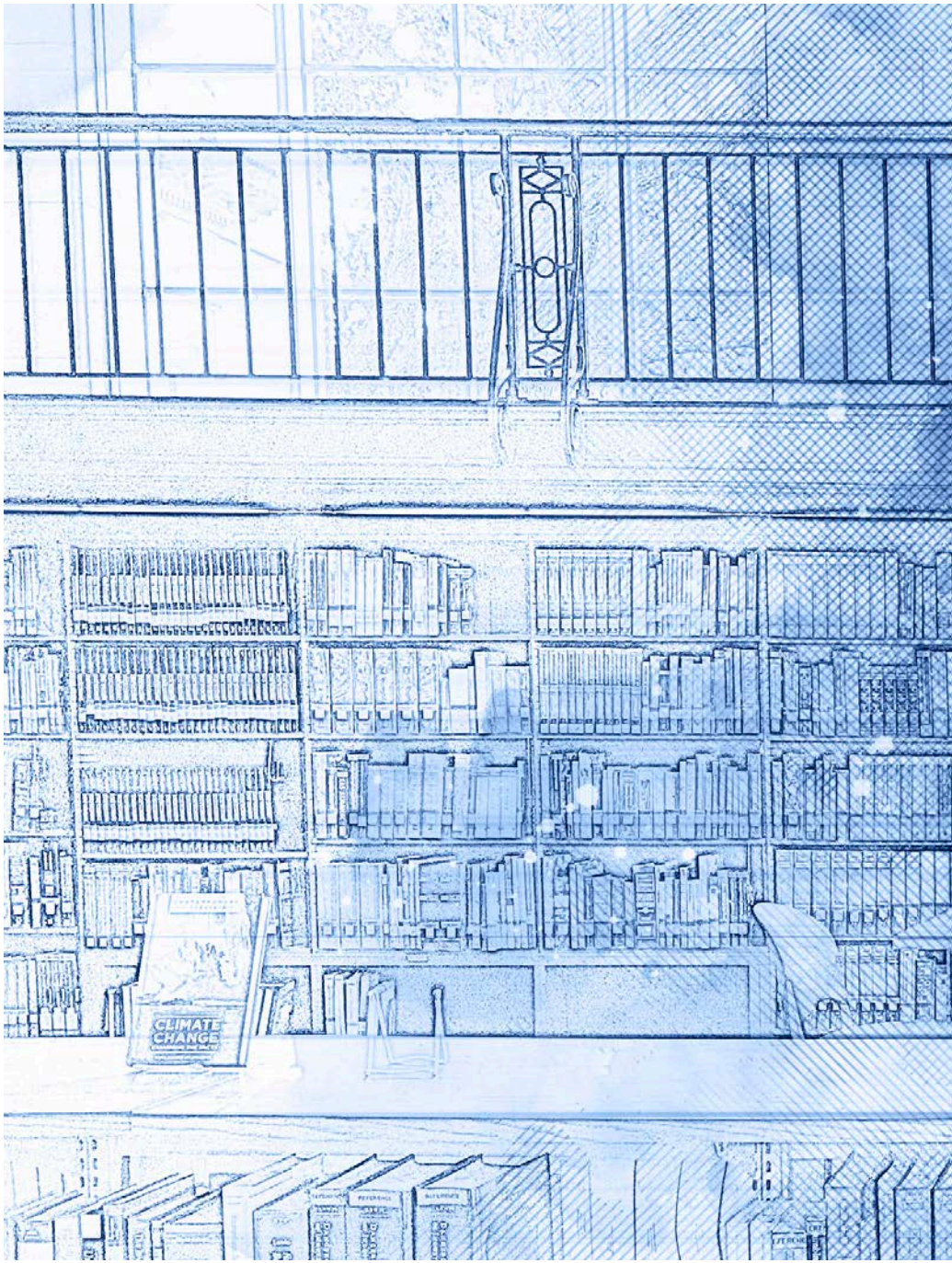
The 2020-2030 Campus Master Plan removes nine buildings, approximately 31,000 net square feet of academic, faculty, and administrative space and consolidates this into four new academic and administrative buildings and one new student housing building. These new buildings total approximately 102,000 net square feet for a difference of approximately 57,500 net square feet of additional academic, faculty and administrative space and 18 new residential units.

Also, this Campus Master Plan has a total of approximately 1,300 parking spaces, with roughly 115 of those being on-street parking along Procter Street. The overall increase in parking is approximately 100 spaces, from the current conditions.

Figure 2. 2020-2030 Campus Master Plan


6th St.
Charleston Ave.
Nashville Ave.
Stilwell Blvd.
Memphis Ave.
New Orleans Ave.
Vicksburg Ave.
Lake Charles Ave.
Orange Ave.
5th St.
Procter St.
Lakeshore Dr.
Seawall Dr.
Intercoastal Waterway

CHAPTER



2. BACKGROUND

Scope of the 2020-2030 Campus Master Plan

The 2020-2030 Campus Master Plan provides a framework for open space, circulation, land use relationships, and building placement. To achieve LSCPA's objectives, the Master Planning team created a flexible framework of land uses, open spaces, and infrastructure. Implementation recommendations create an ambitious, yet reasonable, action plan.

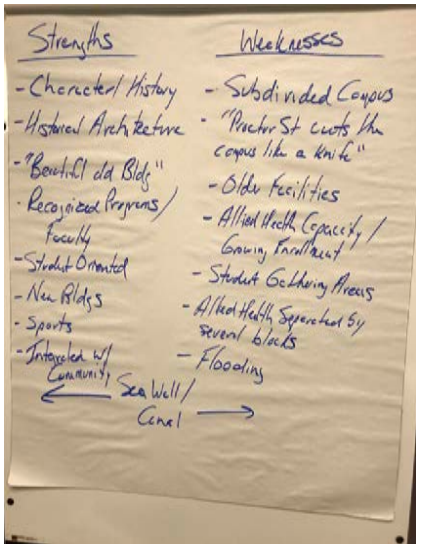
The 2020-2030 Campus Master Plan is not intended to be constraining and prescriptive. The plan and its graphics are not specific building or site designs, and they should not predict design solutions. The intent within this master plan is to allow flexibility and imagination while ensuring consistent, sustainable, and quality implementation. It is a baseline that guides project designers while allowing and encouraging creativity. The 2020-2030 Campus Master Plan should not be interpreted so loosely as to permit entirely different initiatives and conceptual directions. The goal is to achieve a balance between the 2020-2030 Campus Master Plan and mutual decisions that must be reached throughout each project's development process. The skillful use of this master plan by college planners, designers, and facility managers will result in a functional, memorable, and sustainable campus.

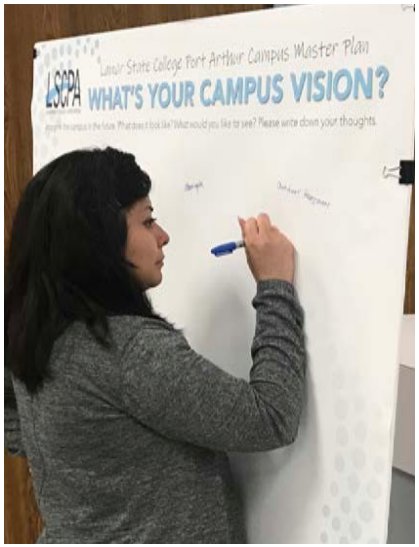
Just as this plan is an update and expansion on the 2009 Campus Master Plan, this document should be a living document, periodically re-examined and updated as campus challenges evolve.

Master Planning Process

Campus master planning allows institutions to envision what the future should look like, set goals to achieve, and develop a plan to reach those goals. Through an inclusive master planning process, the LSCPA staff, faculty, and students defined the campus's future. Through the collaborative process, the Master Planning team listened to the pressing issue, analyzed the campus site and infrastructure, and determined how to meet the College's future needs.

In response to the input and analysis, the campus Master Planning team prepared two viable and contrasting schemes for campus change and growth. Inspired by the opportunities uncovered in these schemes, faculty, staff, and students developed a consensus campus concept. The Master Planning team then refined and illustrated this concept and created a potential phasing plan.





Collaborative Process Structure

The master planning process had several types of review and participation. The input was gathered from the President, Vice President, Deans, students, faculty, staff, and community stakeholders in the form of interviews, meetings, and surveys.

Master Plan Committee

Chaired by the President, the Master Plan Committee consisted of 19 committee members. The committee met with the consultant team five times to review the existing conditions, draft recommendations and campus master plan, and give guidance to the master planning process.

Stakeholder Interviews

The consultant team met with preselected stakeholders from the campus administration, academic programs student body on November 12, 2018. The purpose of the interviews was to engage stakeholders in an open, candid conversation about the opportunities, weaknesses, strengths, and needs of LSCPA.

Faculty Survey

A 13-question online survey was utilized to collect feedback from LSCPA faculty. Survey responses were received from 16 different departments, with the greatest percentage of respondents belonging to the General Education and Developmental Studies (GEDS), Business and Technology, and Allied Health departments. The survey consisted of questions regarding specific facility needs for each department as well as the campus overall. Most respondents strongly agreed with the statement that some departments needed expansion or new facilities and agreed with the statement that some departments should be relocated for functionality. Though a majority of respondents agreed that the furniture, fixtures, and lighting in classrooms and laboratories were sufficient, recurring feedback collected from open-response questions regarding specific department facility needs revealed some exceptions to this statement. For instance, multiple respondents from the Allied Health department noted that additional space for classrooms, labs, and storage was necessary, and all respondents from this department stated that adding a student lounge would improve the physical space of their facility. The GEDS department respondents noted their students needed additional computer access as well as grouped facilities and classrooms for each of their disciplines, while Business and Technology respondents mentioned movable furniture would improve their department facilities. Regarding the campus overall, faculty believe building upgrades and repairs are the elements of the campus that are in need of the most attention, with 50% of respondents expressing this sentiment. Nearly 20% of respondents specifically noted the Ruby Fuller Building needed the most attention and 13% stated the Madison Monroe Building. The mobility benefits of a small campus are most appreciated by faculty, with 20% of respondents noting this as the best feature of the campus. The campus ground aesthetics and the faculty and staff of LSCPA were also positively regarded by respondents.

Student Survey

An online survey was utilized to collect feedback from the LSCPA student body. The survey included questions regarding on-campus facilities and amenities, parking, and connectivity. Students were also asked what they believed was the campus' best features, the elements of the campus that were most in need of attention, and what would encourage them to spend more time on campus.

Additional comments and open responses collected revealed a theme of a lack of and desire for more spaces where respondents could socialize, study, or participate in activities. Respondents proved to value the recreational area the campus already has, the Student Success Center, noting it as one of the campus' best features, second only to the benefits of a small campus community. The elements of the campus that respondents believed needed the most attention were the Allied Health Building and lack of recreational areas. A desire for an updated Allied Health Building was expressed in comments and open response sections of the survey. Other elements noted as needing attention were the computer facilities as well as parking lots. Finally, the top three amenities, events, or activities that would encourage students to spend more free time on campus were found to be free events or giveaways, plays or musicals, and sports.

History of Lamar State College Port Arthur

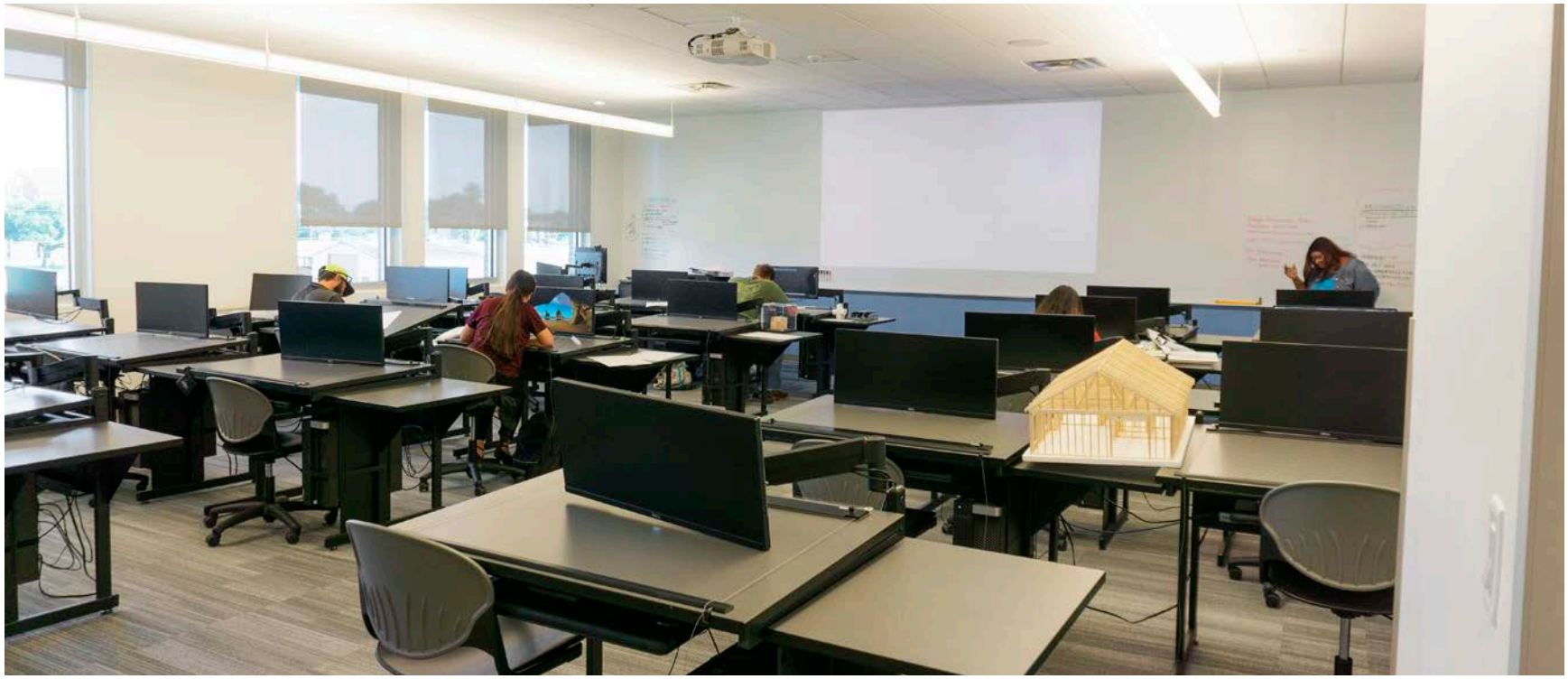
John W. Gates of New York City, one of the founders of Texaco, established Port Arthur Business College in 1909, to train people for the petrochemical industry, then in its infancy. The college became Port Arthur Collegiate Institute in 1911 when the school was presented to the Board of Education of the Methodist Episcopal Church North, a forerunner of the present United Methodist Temple. The church operated the growing campus until 1918 when it turned over to a non-profit Texas corporation. This corporation had no capital stock and was overseen by a self-perpetuating board of trustees. The name of the school was changed back to Port Arthur Business College and finally, in 1932, to Port Arthur College.

On July 31, 1974, another milestone in the school's history was reached. W. Sam Monroe, president of Port Arthur College and a Lamar University regent, presented his fellow members of the Lamar board a resolution seeking a merger of Port Arthur College into Lamar University. The 21 trustees of the school agreed that the merger would be in the best interest of both institutions and their constituencies.

The 64th Legislature of the State of Texas authorized the merger and appropriated $600,000 for the creation of Lamar University Center at Port Arthur. On August 21, 1975, the trustees presented the deed for Port Arthur College to the Lamar University Board of Regents. Classes began on the Port Arthur campus on August 28, 1975. Since the merger in 1975, enrollment increased from 151 students to a peak of more than 3,000 and the curriculum has been expanded to more than 50 areas of study. House Bill 1297 was signed into law in June of 1999, changing the name of the institution to Lamar State College Port Arthur.

Accreditation

Lamar State College Port Arthur is accredited by the Southern Association of Colleges and Schools Commission on Colleges to award associate degrees. It is approved by the Texas Education Agency for the training of veterans under all classifications. It is also a member of, approved by or accredited by the Association of Collegiate Business Schools and Programs, the National Automotive Technicians Education Foundation, the American Bar Association, the Texas Board of Vocational Nurse Examiners, the Commission on Accreditation of Allied Health Education Programs, the Texas Commission of Alcohol and Drug Abuse, the Texas Cosmetology Commission, the Texas Department of Licensing and Regulation, the Texas Department of Family and Protective Services, the Texas State Board of Nurse Examiner, the U.S. Department of Education and the Veterans Administration.



Land Holdings

Campus Ownership

The nearly contiguous main campus of LSCPA currently includes approximately 43.02 acres bound by Mobile Avenue on the south, 6th Street on the west, Orange Avenue on the north, and the Intercoastal Waterway on the east. There are three parcels, accumulating to 1.48 acres, currently owned by LSCPA that are outside this general boundary.

Key

LSCPA-owned Parcels

North

Scale: N.T.S

Figure 3. Campus Land Holdings


10th St.
9th St.
8th St.
Rev. Dr. Ransom Howard St.
6th St.
5th St.
Procter St.
Nashville Ave.
Stilwell Blvd.
Memphis Ave.
New Orleans Ave.
Vicksburg Ave.
Lake Charles Ave.
Orange Ave.
Galveston Ave.
Richmond Ave.
Liberty Ave.
St. Augustine Ave.
Dequeen Blvd.
Lakeshore Dr.
Lakeshore Dr.
Lakeshore Dr.
Seawall Dr.
Intercoastal Waterway

Demographics and Enrollment

To better understand how demographics are likely to impact the future requirements of LSCPA and provide a basis for strategic decisions, an analysis was prepared to combine demographics and college enrollment data. Areas of focus for the data gathering and analysis include economic indicators (income, occupied housing units, educational attainment, employment, growing and declining industries and employment, new single-family homes), historical and projected population (by census tract), area high school graduation rates, as well as student residence and ethnicity.

The data and analysis provide the basis for four enrollment projections, each illustrating different potential enrollment growth scenarios based on contributory populations. Lamar State College Port Arthur's leadership recognizes underlying regional population trends, if the only factor, will likely result in modest future enrollment growth. The college, The Texas State University System, Port Arthur community, and local stakeholders are taking significant actions to drive economic development and increase enrollment. A discussion of these initiatives and their potential impact follows the enrollment projections.

Scenario 1. Least Mean Square based on Fall 2007 – 2018 Total Headcount Enrollment Trend

The Least Mean Square scenario is a multiple regression analysis of the historical enrollment trend from 2007 to 2018. This scenario can be described as "looking backward to project forward" and relies on the historical enrollment performance without reference to population growth. This scenario illustrates potential future enrollment based on historical demonstrated performance.

Scenario 2. Texas Higher Education Coordinating Board (THECB)

The THECB is a State of Texas agency charged with gathering and measuring statistics related to higher education as a basis for policy and funding decisions of the Texas Legislature. The THECB generally projects enrollment growth based on historical credit enrollment and broad trends in population. This scenario reflects the enrollment projections established by the THECB extrapolated to illustrate the projection period through 2028.

Scenario 3. Zip Code Capture Rate Methodology

The Zip Code Capture Rate Methodology projects enrollment growth based on the enrollment capture rate for the 18 - 64 target population for zip codes within the catchment area. The methodology holds the capture rate constant and "grows" the population for each geographic area. This allows projected population growth to be reflected in the enrollment scenario. This scenario could be described as the demographic opportunity given to the college by the underlying growth in the area population.

Scenario 4. High School Graduate Capture Rate Methodology

Area high school graduates are an important contributory population for enrollment. The High School Graduate Capture Rate Methodology projects enrollment growth based on trends in graduation rates at the primary contributory high schools.

Geocode

Geocoding, a subset of Geographic Information System (GIS) spatial analysis is the computational process of transforming a postal address description into a geographic location. In the illustration, each student's address of residence for Fall 2017, is represented as a dot on the map. Geocoding provides an intuitive, easily understood representation of the geographic distribution of student residences for the campus.

Geocoding the location of student residences illustrates heavy concentrations of students from the eastern Jefferson County cities of Port Arthur, Port Neches, and Nederland, all within easy driving time of the campus. The large regional population center of Beaumont also shows significant student concentrations but with declining student density moving north with additional distance from the LSCPA campus, and likely additional competition from Lamar University and Lamar Institute of Technology.

Key

LSCPA

Student Resident Location

North

Scale: N.T.S

Source: ESRI and Facility Programming and Consulting

Figure 4. Geocoding of Student Residences

Catchment / Capture Rates

For higher education, market capture is the measurement of enrollment expressed as a percentage of the total available target population. For this analysis, Capture Rate is defined as unduplicated headcount enrollment by campus for Fall 2017 as a percent of the total estimated primary market, population ages 18-64.

Analysis of LSCPA catchment capture rates (student enrollment as a percent of population) divides the catchment area into two distinct geographic areas. The primary catchment area, as suggested by drive-time and geocode analysis, includes zip codes adjacent to Port Arthur. Proximity matters and the zip codes immediately adjacent to the campus achieve the highest capture rates, between 1.8% and 2.7%. The Secondary Catchment, extending into large population areas of Beaumont, achieves a measurable, but significantly lower capture rate of between 0.2% and 1.6%.

Primary Campus Catchment Area

Student Resident by ZIP Code

		Capture Rate ►	> 1.65%
ZIPs	Students	2018 Population	Capture Rate
77640	271	10,142	2.7%
77642	558	22,777	2.4%
77627	318	14,224	2.2%
77619	181	9,889	1.8%
Subtotal ►	1,328	57,032	

Secondary Campus Catchment Area

Student Resident by ZIP Code

		Capture Rate ►	< 1.65%
ZIPs	Students	2018 Population	Capture Rate
77651	128	7,851	1.6%
77707	50	10,327	0.5%
77705	75	30,770	0.2%
Subtotal ►	253	48,948	

Catchment Area, 2018

ZIP Codes Greater/ Less than Cumulative 80% Mean Capture Rate of 1.65 Percent

Figure 5. Catchment Areas

North

Scale: N.T.S

Source: ESRI and Facility Programming and Consulting

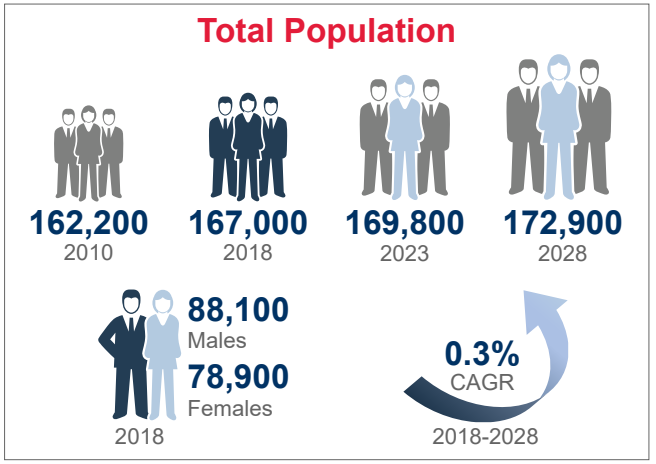
Key

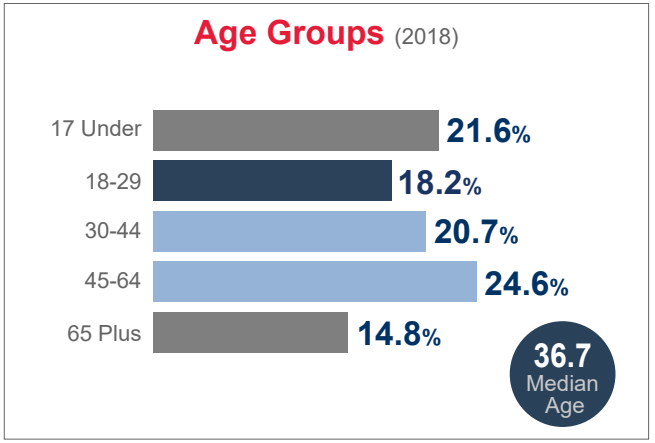
- LSCPA
- Catchment Area (78.4% of Student Residents)
- Primary (Capture Rates > 2.0%)
- Secondary < 1.9%, > 1.0%
- Tertiary < 1.0%

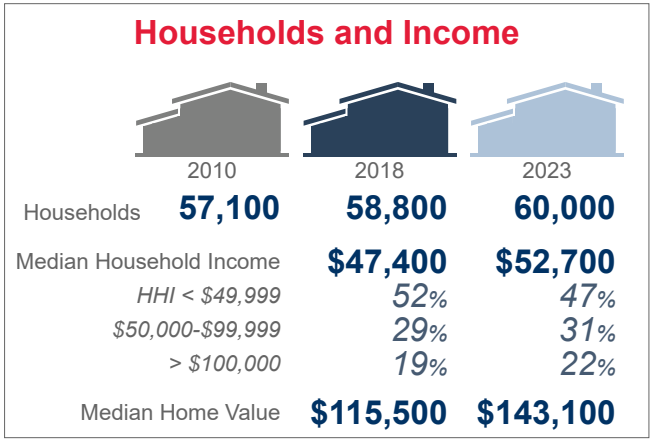
Market Analysis

The Catchment Area market analysis starkly illustrates the challenges facing and the strong need for LSCPA. Although the total population is growing slowly, census tract projections for 2018 – 2028 for the catchment area population (ages 18-64) suggest no growth over the ten-year projection period. Population growth should not be relied on to increase enrollment.

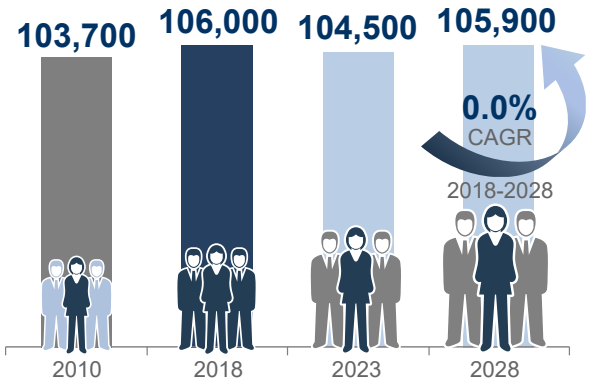
Household income and home values are well below Texas averages. In 2018, Catchment Area median household annual income was $47,400, with 52% of households having an annual income of under $50,000. Less than one-quarter of the population has completed an associate degree or higher level of educational attainment. Over half of the population are high school graduates (34.8%) or have "no high school" (17.6%) education.



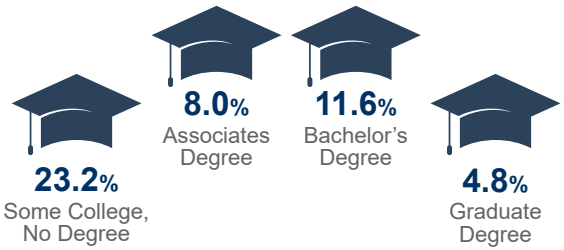




Population Age 18-64

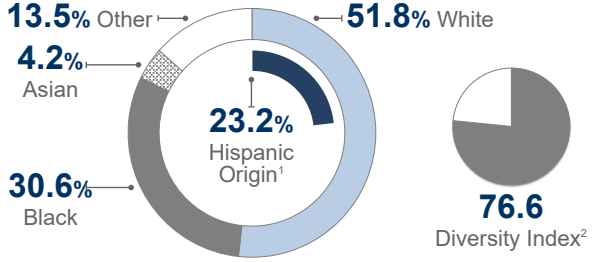


Educational Attainment (2018)



34.8% High School Degree or Equivalent
17.6% No High School

Race and Ethnicity (2018)



[1]*Persons of Hispanic Origin may be of any race.*
[2]*The Diversity Index measures the probability that two people from the same area will be from different race / ethnic groups. A Diversity Index increases from 0 to 100 as the population is evenly divided into two or more race / ethnic groups.*

Business and Employment (2018)

4,800
Total Businesses[3]

66,700
Total Employment[4]

	Total Businesses[3]	Sectors	Total Employment[4]	
1	740	Retail	8,300	1
3	400	Accommodation	7,500	2
4	380	Construction	6,900	3
10	210	Government	6,300	4
12	180	Manufacturing	6,200	5
5	330	Health Care	5,900	6
15	120	Education	5,200	7
2	700	Other Serivces	4,200	8
6	310	Professional	3,700	9
9	240	Wholesale	3,700	9
13	160	Transportation	2,200	11
8	270	Finance	1,800	12
14	130	Administrative	1,700	13
7	280	Real Estate	1,400	14
16	70	Information	600	15
16	70	Entertainment	600	15
19	10	Mining	300	17
19	10	Utilities	200	18
18	20	Agriculture	100	19
19	10	Headquarters	30	20
10	210	Unclassified	20	21

[3]*Number of businesses within geographic area of interest.*
[4]*Employees supporting businesses within area, regardless of residency.*

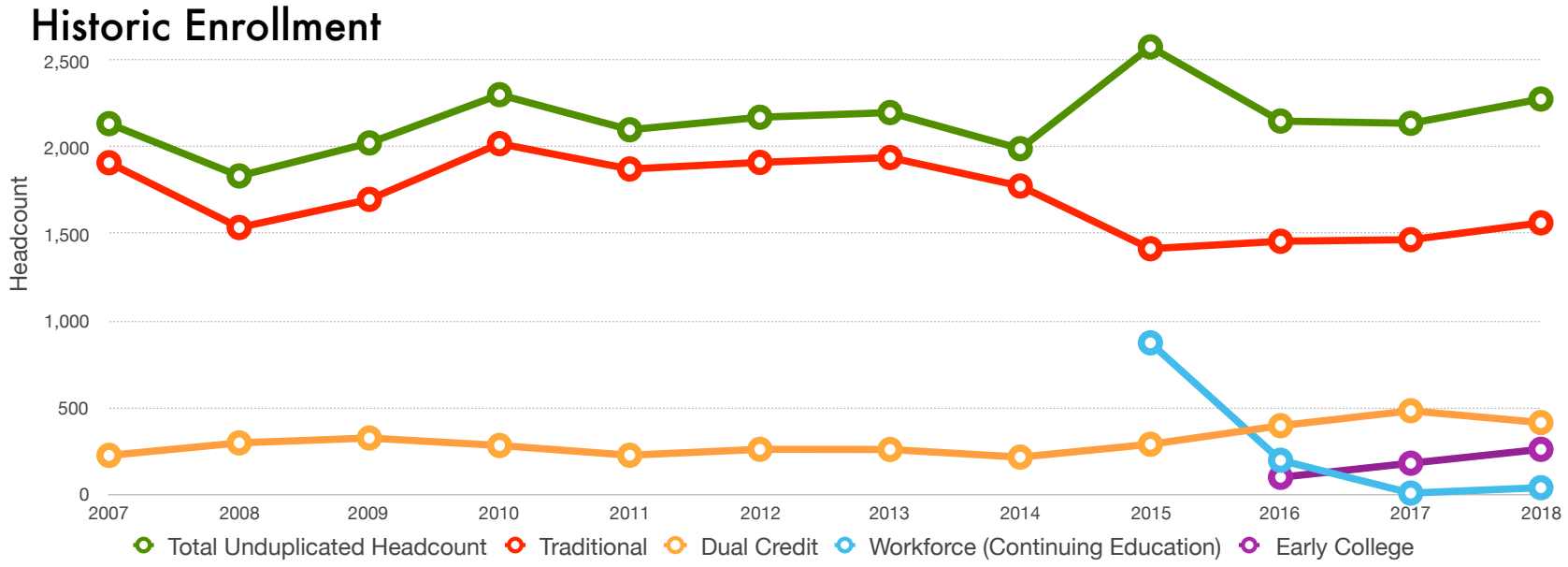
Source: ESRI (2018) and
Facility Programming and Consulting

Projections / Planning Line

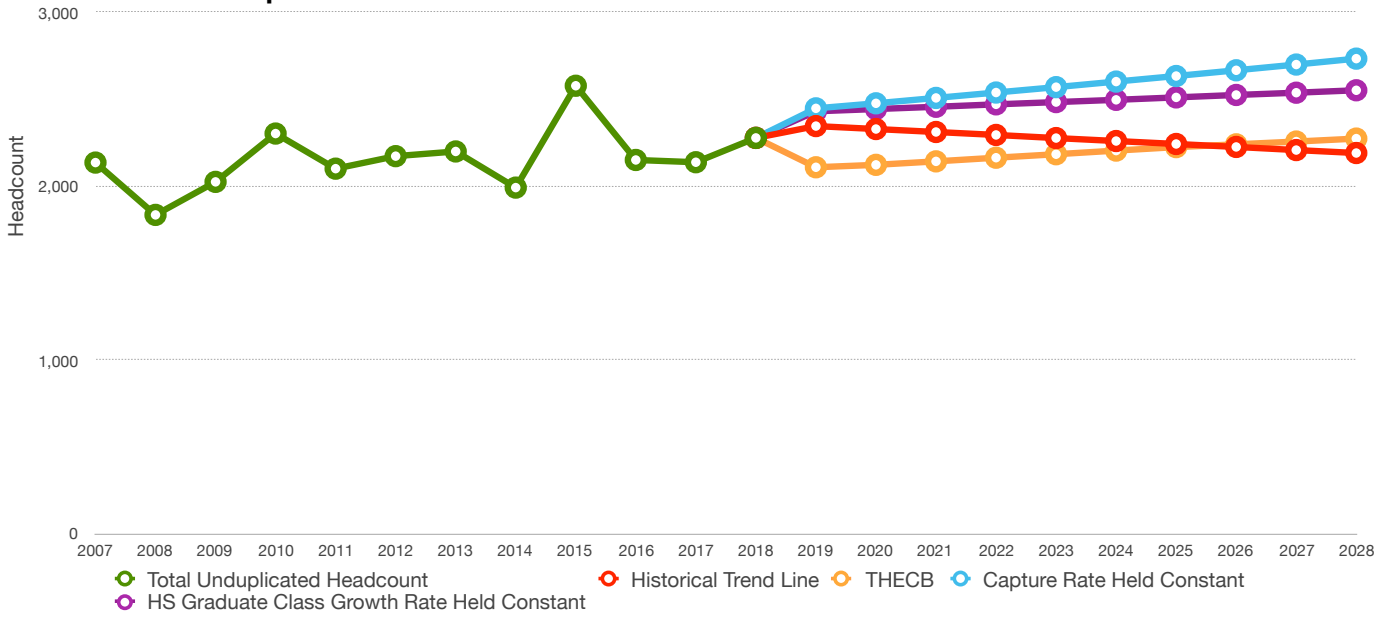
Lamar State College Port Arthur Total Unduplicated Headcount Enrollment is shown below for the eleven-year period 2007 through 2017. Over the eleven-year period, with occasional exceptions, enrollment has consistently remained between 2,000 and 2,500 students.

Enrollment projections, based on very slow Catchment Area population and area high school growth rates suggest, without physical or programmatic improvements, LSCPA should not expect significant growth in enrollment. Enrollment growth will be required to be driven by program initiatives.

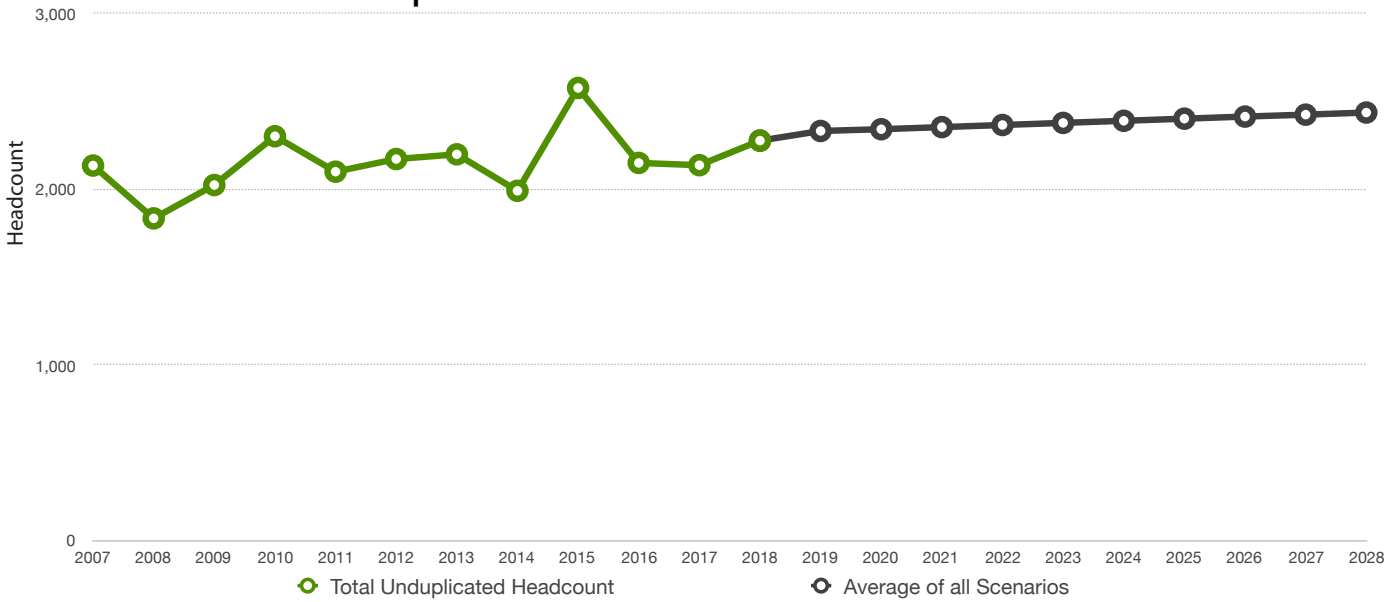
Four enrollment projection methodologies are presented. Historical Headcount Enrollment Trend, potential future enrollment based on historical demonstrated performance, and enrollment projections established by the THECB, suggest enrollment will be effectively flat. Enrollment projections based on the underlying growth in the area population and trends in graduation rates at the primary contributory high schools show modest growth over the projection period. However, any new program or economic drivers could help increase enrollment in the future.



Enrollment Projections



Blended Enrollment Projection



Initiatives to Increase Enrollment

Lamar State College Port Arthur is actively partnering with stakeholders and working on new initiatives to increase enrollment, including the following:

Tuition Reduction

Effective Fall 2019 tuition will be reduced by 29% for credit hours students (excluding correctional education) through additional funding provided by the 86th Texas Legislature by adjustments to the Formula Funding model. The LSCPA Fall 2019 headcount enrollment has increased by approximately 11% as of the first week of class.

New Culinary Arts and Hospitality Program Facility

The College, partnered with the Port Arthur Economic Development Corporation, and received a grant to renovate the vacant Port Arthur News building in downtown Port Arthur to house the LSCPA Culinary Arts and Hospitality Program. The renovated facility will provide the opportunity to offer expanded program offerings and increase credit and non-credit enrollment.

New Regional Workforce Training Facility

The College, partnered with the Port Arthur Economic Development Corporation and has received notification from the Economic Development Administration that grant funds will be awarded to fund a $6 million renovation of the existing Armory Building to provide a state-of-the-art regional workforce training facility. The new facility is projected to increase enrollment in non-credit workforce courses in partnership with local industry. The College has signed a Memorandum of Understanding with several national companies to provide training.

Ruby Fuller Building Renovation

The College has received a $6.3 million special appropriation from the 86th Texas Legislature to will to renovate the Ruby Fuller Building to provide a dedicated space for student support services. Academic assistance provided in the facility is expected to improve student retention.

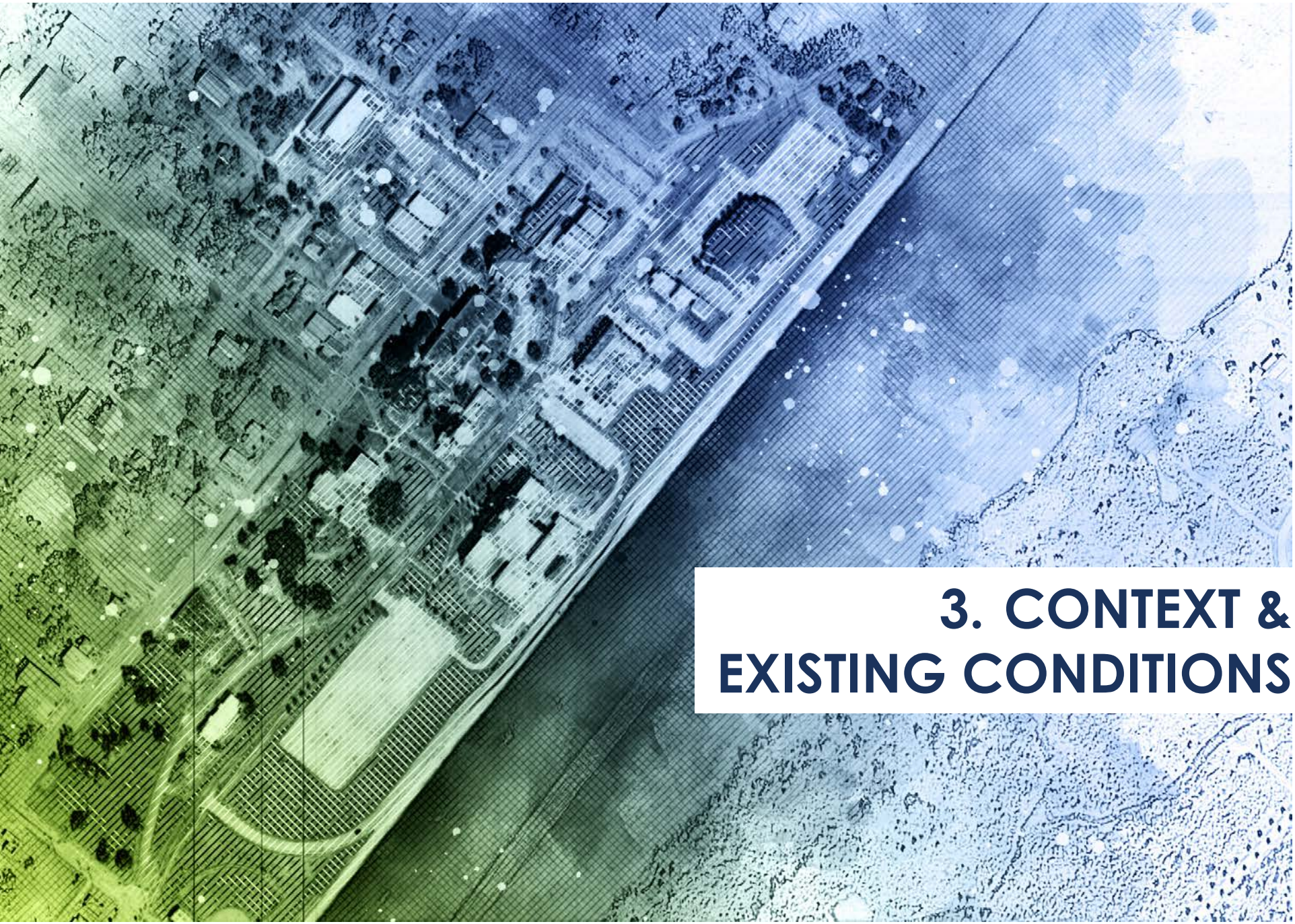
Motiva Petrochemical Training Unit

LSCPA recently added a new specialized certificate — Liquefied Natural Gas Manufacturing Advanced Technical Certificate. The certificate, which was approved during the summer of 2019, is a supplement to the process technology or instrumentation degree. The campus is receiving a new hands-on training unit to provide students a chance to experience running and operating an actual unit for LNG plants and refineries. The installation of the Process Technology Training Unit will be completed in October 2019, which is a result of an Economic Development Administration (EDA) $1.6 million grant to LSCPA providing state-of-the-art industrial training equipment for students and individuals currently employed in the petrochemical and chemical industries. This initiative will continue the long-term partnership with Motiva.

Nearby Economic Development

Motiva corporation has announced the renovation of three buildings in downtown Port Arthur near the College to house an estimated 300 to 500 employees. The rendering to the right illustrates recommended future development improvements in downtown. Motiva continues to purchase additional property in Port Arthur and the surrounding area. The Port Arthur Economic Development Corporation has an ongoing program to support the construction of houses near the campus. The region continues to experience

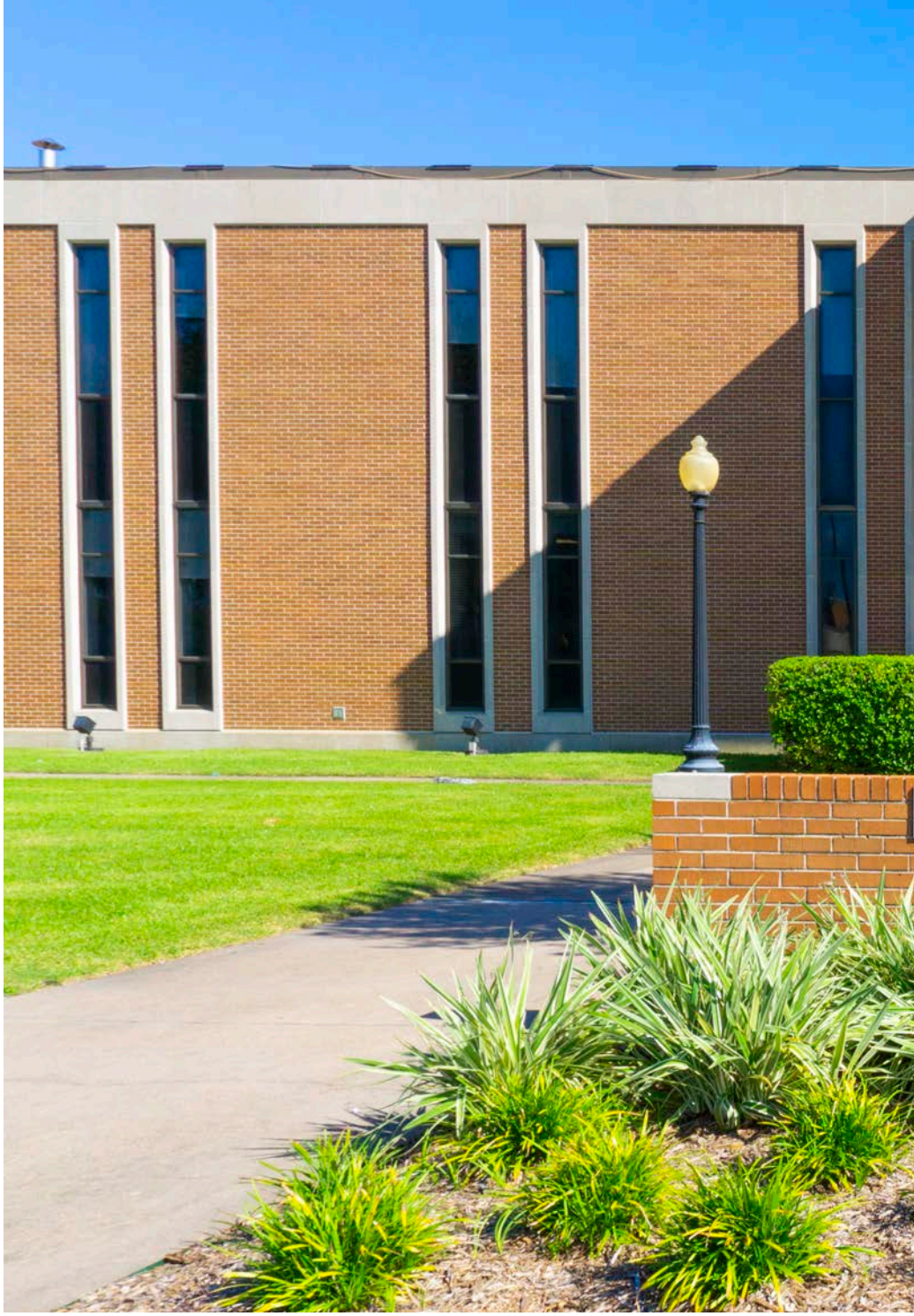
CHAPTER



3. CONTEXT & EXISTING CONDITIONS

Campus Profile

LSCPA, a two year, state-supported institution, is a member of the Texas State University System. Located in Port Arthur, an industrial and cultural center of Southeast Texas, the college offers freshman and sophomore-level work in numerous academic and technical fields. The campus sits between the 1,000 and 1,800 blocks of Procter Street and Lakeshore Drive. The college now enrolls more than 2,400 students and offers 34 academic and technical education programs of study.




LAMAR STATE COLLEGE
PORT ARTHUR

Context within the City and Region

The heart of LSCPA is at the intersection of Stilwell Boulevard and Procter Street. Due to demographic shifts and devastation from Hurricane Rita and Hurricane Harvey, a large percentage of property surrounding the campus is vacant or in disrepair, leaving the College the most visible and attractive development near downtown Port Arthur.

The City of Port Arthur is in Jefferson County within the Beaumont-Port Arthur Metropolitan Statistical Area. The City is located 91 miles east of Houston and is roughly 92,000 acres. Neighboring communities in Jefferson County include Nederland, Port Neches, and Groves.

Port Arthur's location along the Intercoastal Waterway and on the Gulf of Mexico is vital for the role that the City plays in petroleum and cargo shipping. The Sabine-Neches Waterway that runs through Sabine Pass is a major ship channel with a significant economic impact on the economy of the region. As the nation's third-largest waterway, the channel services ships carrying more than 125 million tons of cargo each year.

Port Arthur's location along Sabine Pass is one of the City's greatest assets as well as one of its greatest challenges. After several major hurricane disasters, the damages repeatedly incurred by these disasters have become a great burden on the local economy.

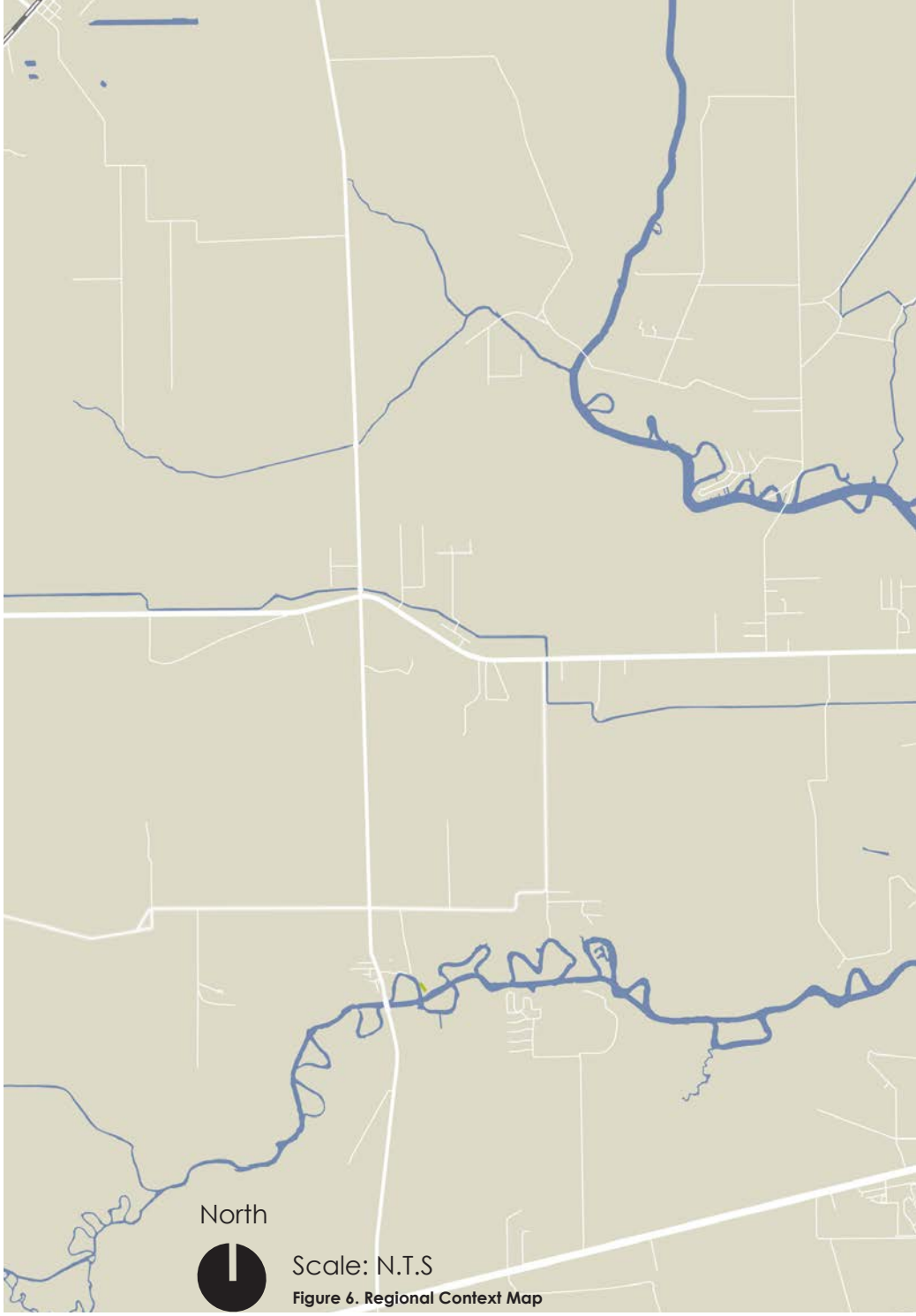
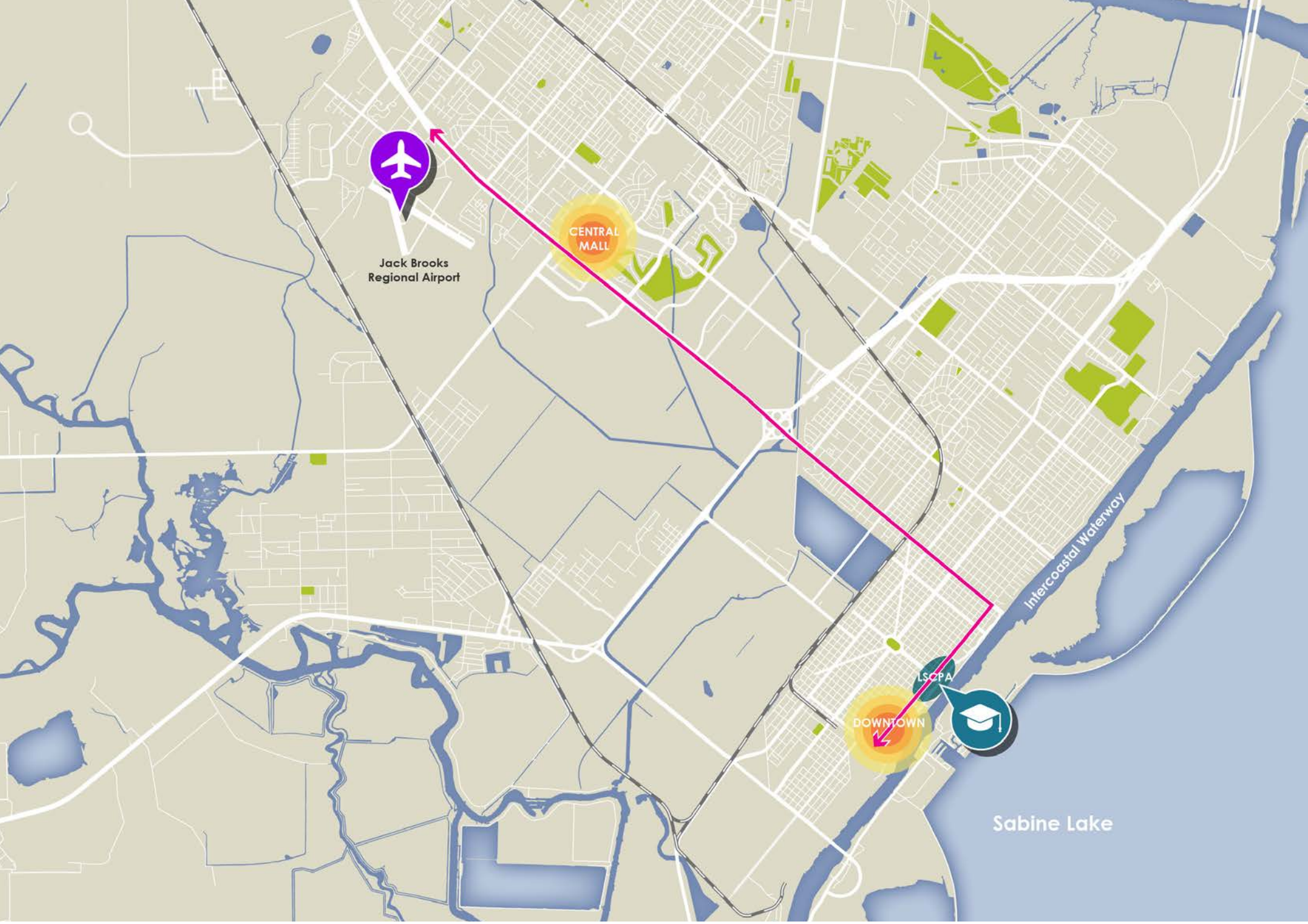


Figure 6. Regional Context Map


Jack Brooks
Regional Airport
CENTRAL
MALL
DOWNTOWN
LSCPA
Intercoastal Waterway
Sabine Lake

Existing Campus Layout

The maps on the following pages use the existing campus layout as their base. Buildings are numbered using the following key:

1 Madison Monroe Education Building (MMED)
2 Student Center (SC)
3 Faculty Offices/Bookstore (FOB)
4 Ruby Fuller Building (RF)
5 Gates Memorial Library
6 Cosmetology Annex (COSA)
7 Cosmetology Center (COS)
8 Allied Health Annex (AHA)
9 Business Office
10 Automotive Technology Center (AUTM)
11 Education II Building
12 Education Building (EDUC)
13 Instrumentation Building (INTC)
14 Allied Health Building (AH)
15 Vuylsteke Home
16 Physical Plant Office/Supply Center
17 Music Hall (MUS)
18 Armory (ARMY)
19 Student Success Center (SSC)
20 Small Business Development Center (SBDC)
21 Physical Plant Garage
22 Carl A. Parker Multipurpose Center (PMPC)
23 Faculty Office Pavilion
24 Performing Arts Center (PAC)
25 Seahawk Landing Apartments
26 S.M. Umphrey Industrial Technology Center (UITC)
27 Martin Field Softball Field
28 Verrett Building
29 Records Storage Building
30 White Haven

Figure 7. Existing Campus Layout


New Orleans Ave.
5th St.
Nashville Ave.
Stilwell Blvd.
Memphis Ave.
Vicksburg Ave.
Lake Charles Ave.
Procter St.
Lakeshore Dr.
Lakeshore Dr.
Lakeshore Dr.
Seawall Dr.
4th St.
Dequeen Blvd.
Lakeshore Dr.
Seawall Dr.
Intercoastal Waterway
1
2
3
4
5
6
7
8
9
10
11
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30

Existing Campus and Surrounding Land Use

LSCPA is predominantly surrounded by single-family residential. Much of the surrounding residential has been devastated by hurricanes over the years, leaving these blocks positioned for potential future infill development.

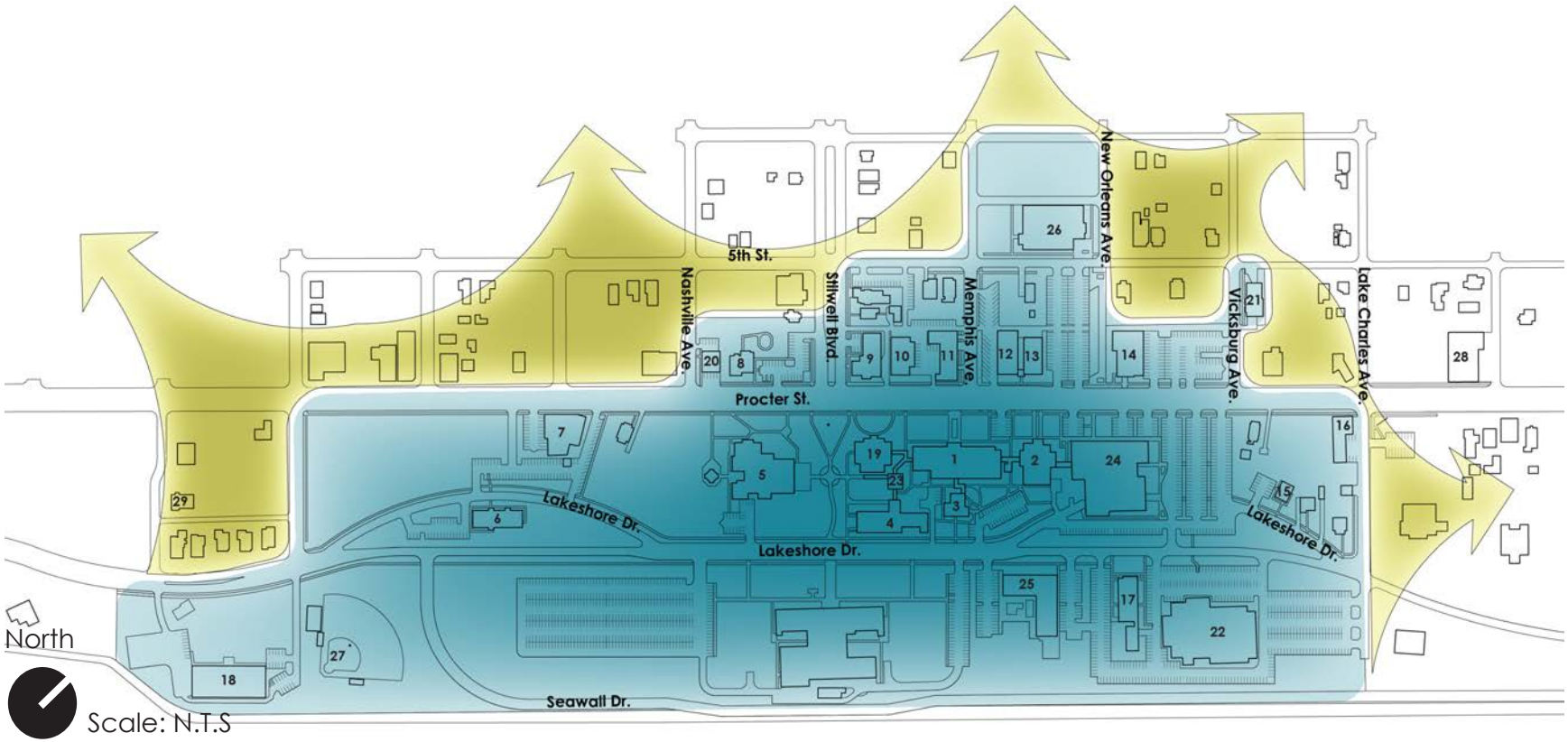


Figure 8. Existing Campus and Surrounding Land Use Map

Projects Completed Since 2009 Plan

Key

- New Buildings
- Transportation/ Pedestrian Improvements

In the decade after the 2009 Campus Master Plan, LSCPA saw a handful of changes. New buildings provide 68,697 gross square feet of academic, support, and residential space. The major transportation improvement was the closure of New Orleans Avenue between 5th Street and Procter Street for pedestrian circulation.

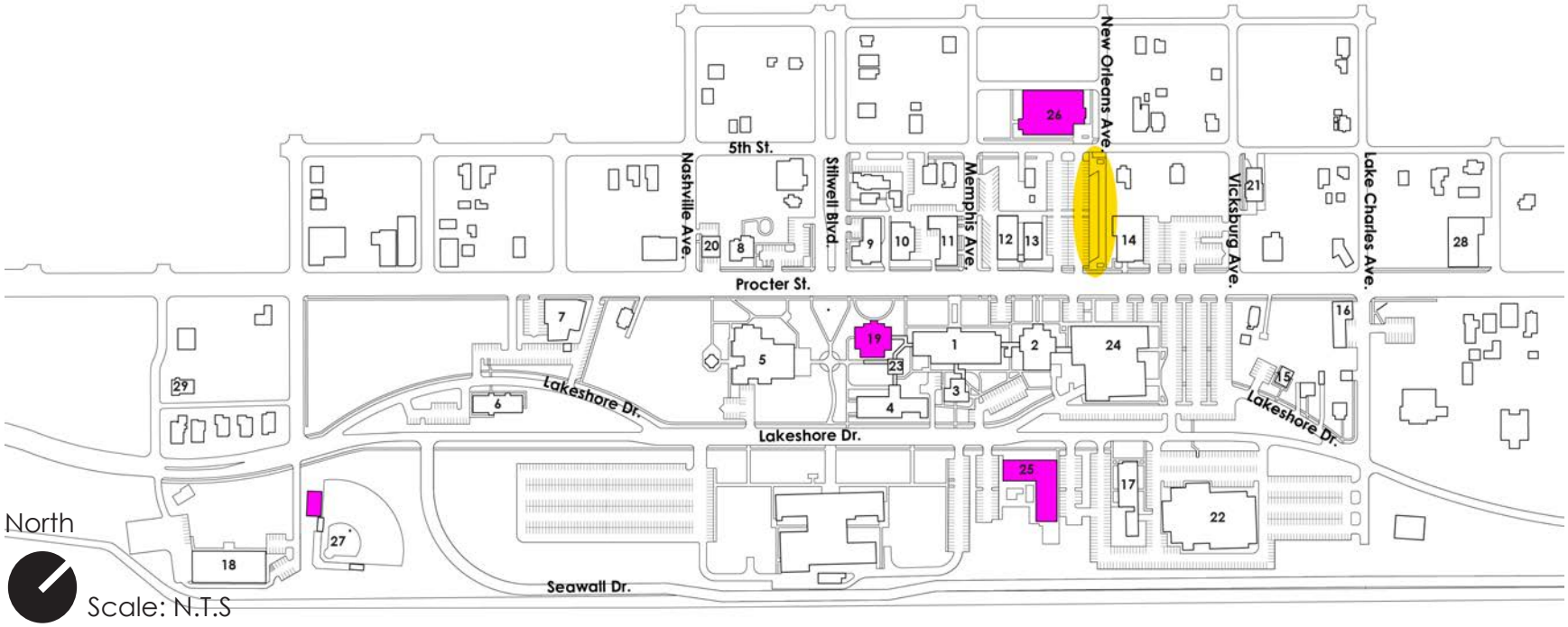
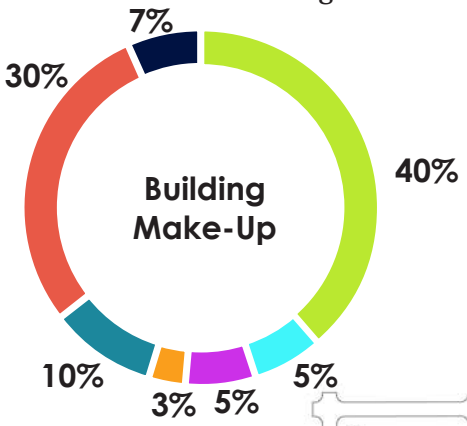


Figure 9. Projects Completed Since 2009 Plan Map

Building Functionality

Academic and Support use make up a majority of the building functionality on campus. The Madison Monroe Building comprises both academic and administrative uses, and all other buildings on campus have a single-use. There is no distinct functionality zoning on campus as all uses are scattered throughout.



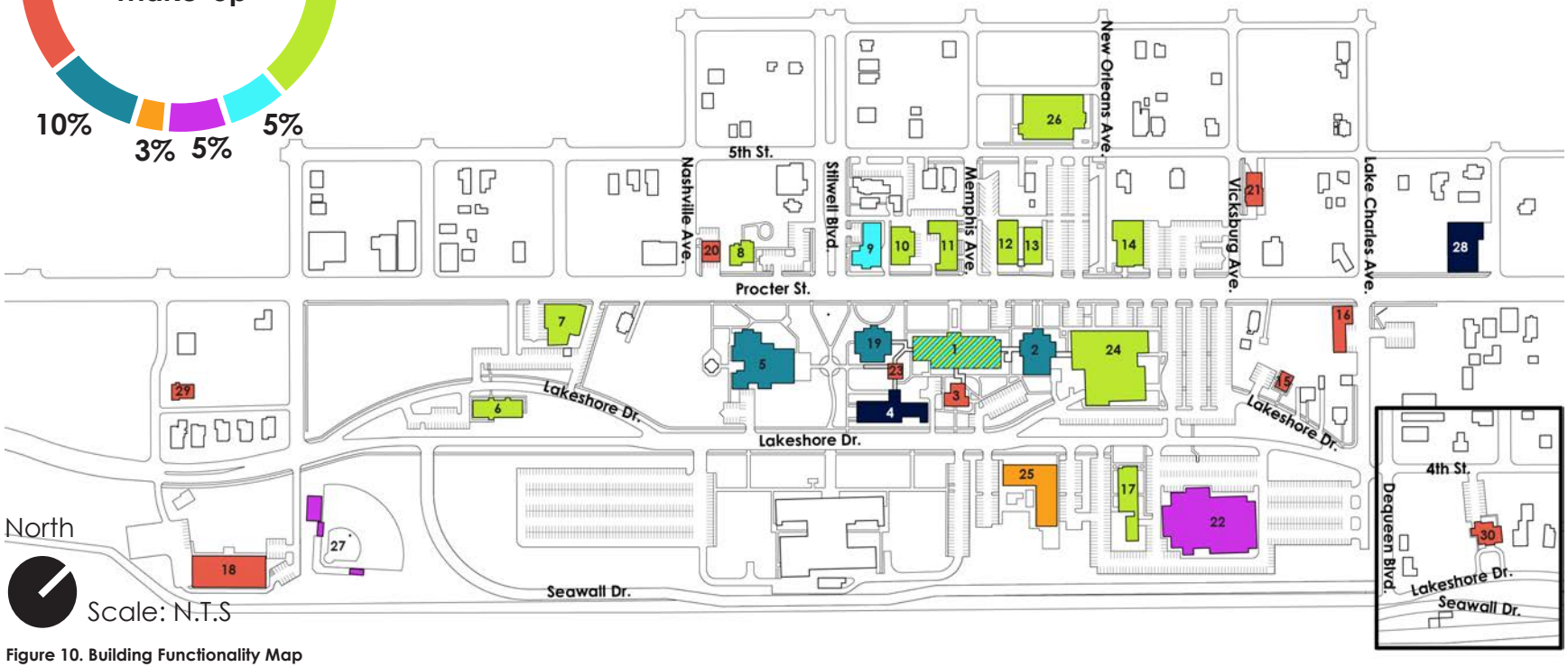


Figure 10. Building Functionality Map

Historic Landmarks

Key

- Recorded Texas Historical Landmark
  - White Haven
  - Vuylsteke Home
  - Ruby Fuller
- National Register of Historic Places
  - Gates Memorial Library
  - Marconi Tower

Three buildings on campus are designated Recorded Texas Historic Landmarks by the Texas Historical Commission. They are White Haven, designated in 1988; the Vuylsteke Home, designated in 1996; and the Ruby Fuller Building, designated in 2009. The Texas Historical Commission only regulates the exterior of buildings. Interior work done to Recorded Texas Historic Landmark buildings is at the discretion of the owner. Plans of exterior alterations must be submitted to the Texas Historical Commission and require approval before work can begin. Demolition is strongly discouraged by the Texas Historical Commission; however, it is an option if it is not feasible to restore the building. If demolition occurs, LSCPA will submit a permit to the Texas Historical Commission as well as the City of Port Arthur. Preservation funding is available through the Texas Preservation Trust Fund Grant Program and the Texas Historic Preservation Tax Credit Program.

In addition to the Recorded Texas Historic Landmarks, LSCPA has two sites designated on the National Register of Historic Places: The Gates Memorial Library and Marconi Tower. As a part of the National Register of Historic Places, these landmarks are eligible for federal preservation grants for planning and rehabilitation; federal investment tax credits; and international building code fire and life safety code alternatives.

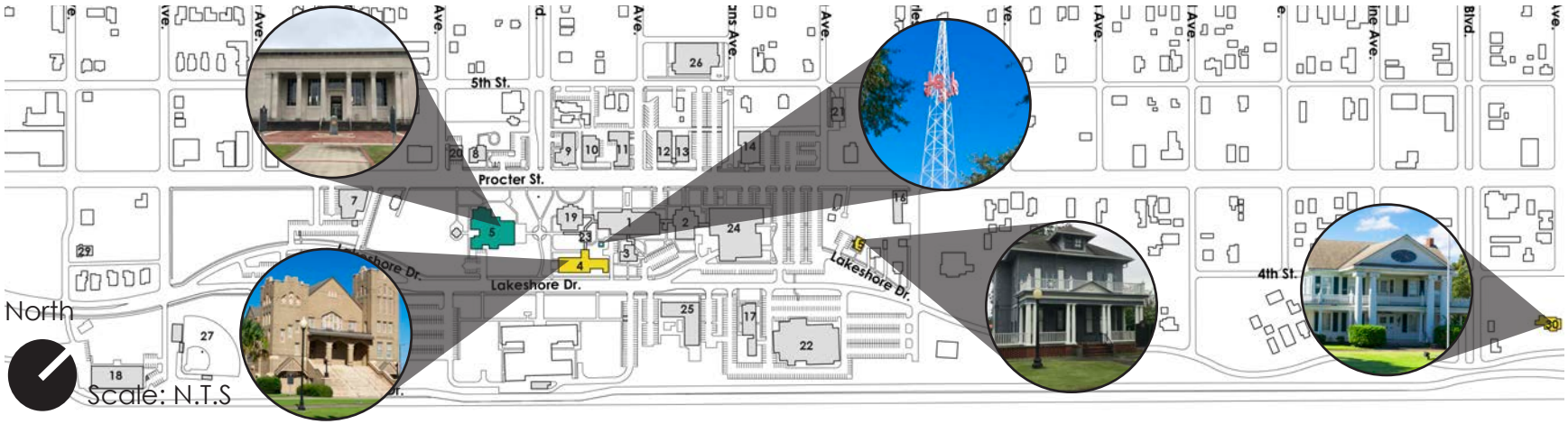


Figure 11. Historic Landmarks Map

Facilities Condition Assessment

The purpose of the Facilities Condition Assessment (FCA) is to evaluate various components of existing structures to determine what repairs or modifications may be necessary to restore the systems and buildings to an acceptable condition. A detailed FCA was completed on ten buildings, and specific code compliance and building maintenance issues can be found in a separate FCA document. Figure 12 shows campus buildings conditions categorized as Excellent (typically new construction), Good (maintained within lifecycle), Fair (normal renovations required), and Poor (major or total renovation required). In general, most campus buildings are in fair or good condition.

Key

- Excellent
- Good
- Fair
- Poor

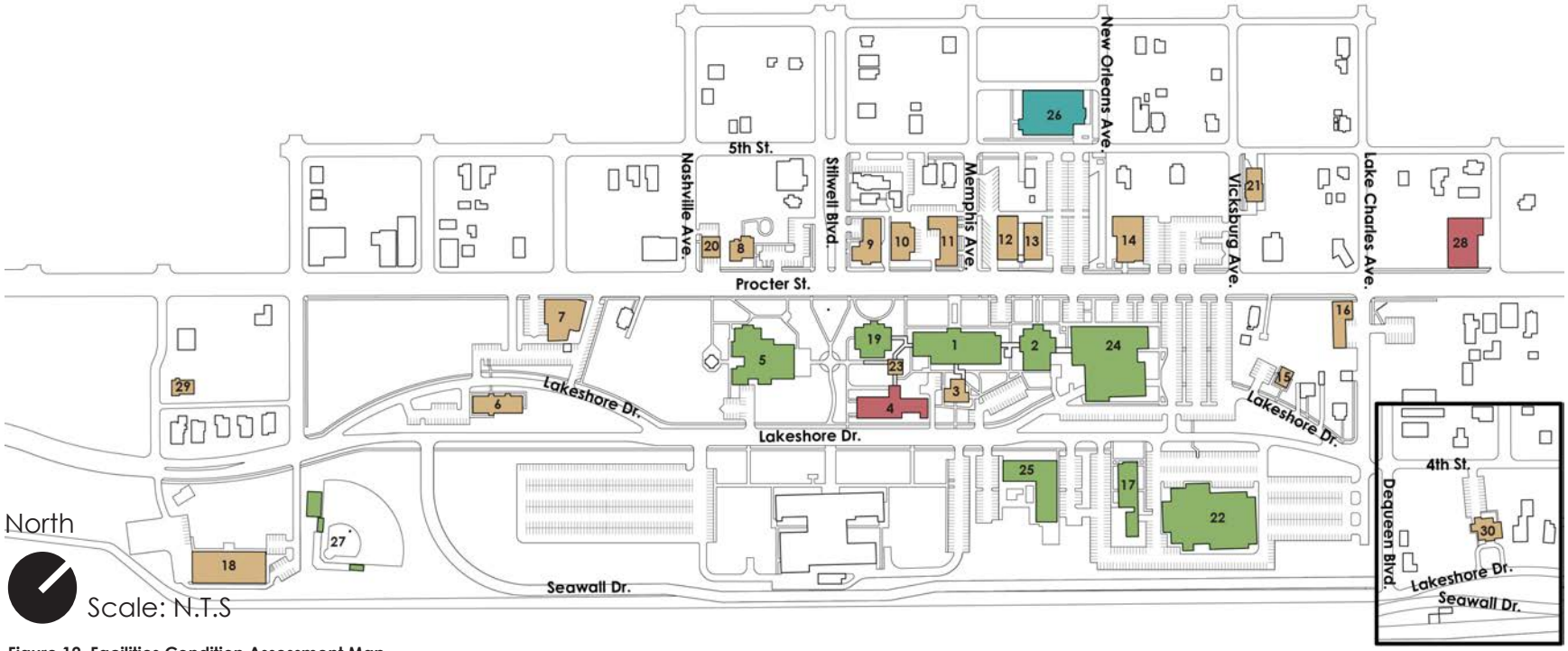


Figure 12. Facilities Condition Assessment Map

Facilities Condition Assessment Document

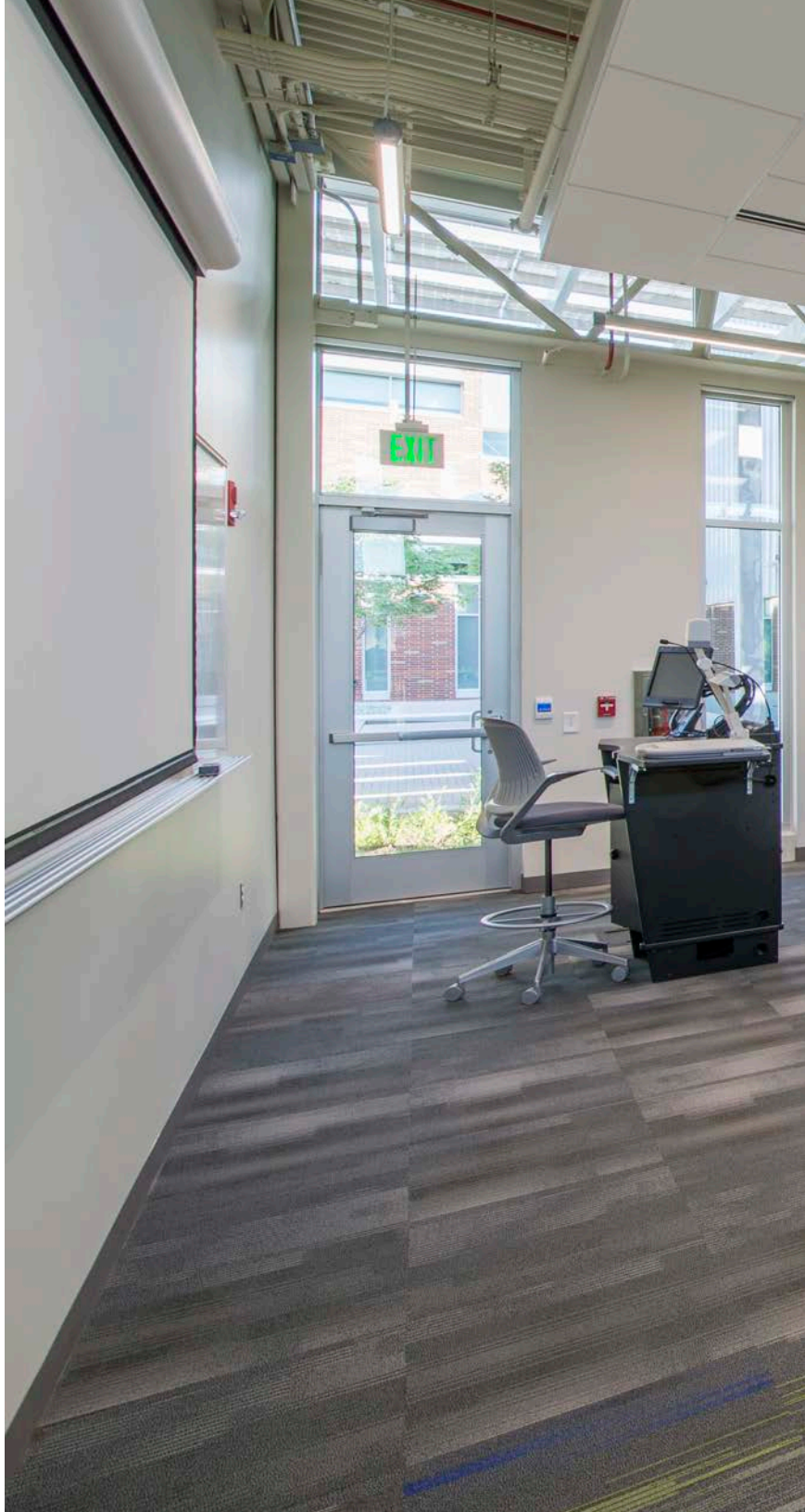
A separate Facilities Condition Assessment document reviews ten buildings, selected by the college, for a detailed assessment. The document notes minor maintenance and accessibility issues in the facilities reviewed. However, the Ruby Fuller Building requires major repairs but the $6.3M special appropriation from the 86th Texas Legislature will provide needed renovations to this structure. The facilities pictured below were also included in the condition assessment and can be reviewed in the FCA document.

Space Utilization

Utilization measures the extent of the current practical use of the existing instructional facilities in conformance with goals established by the Texas Higher Education Coordinating Board (THECB). For classrooms, Target Utilization, by definition, assumes that 65% of the available classroom seats are occupied for 38 hours per week on average.

Distinctions can be made by looking at the components of utilization measurement. Classroom utilization measures only the hours per week that sections are scheduled against the standard of 38 available per week. How full the sections are is ignored. Classroom Fill Rates only measures the fullness of scheduled sections that are assigned to rooms. How often the rooms are scheduled is ignored. Management of Classroom Fill can be used to indirectly assess the efficiency of operating costs related to faculty.

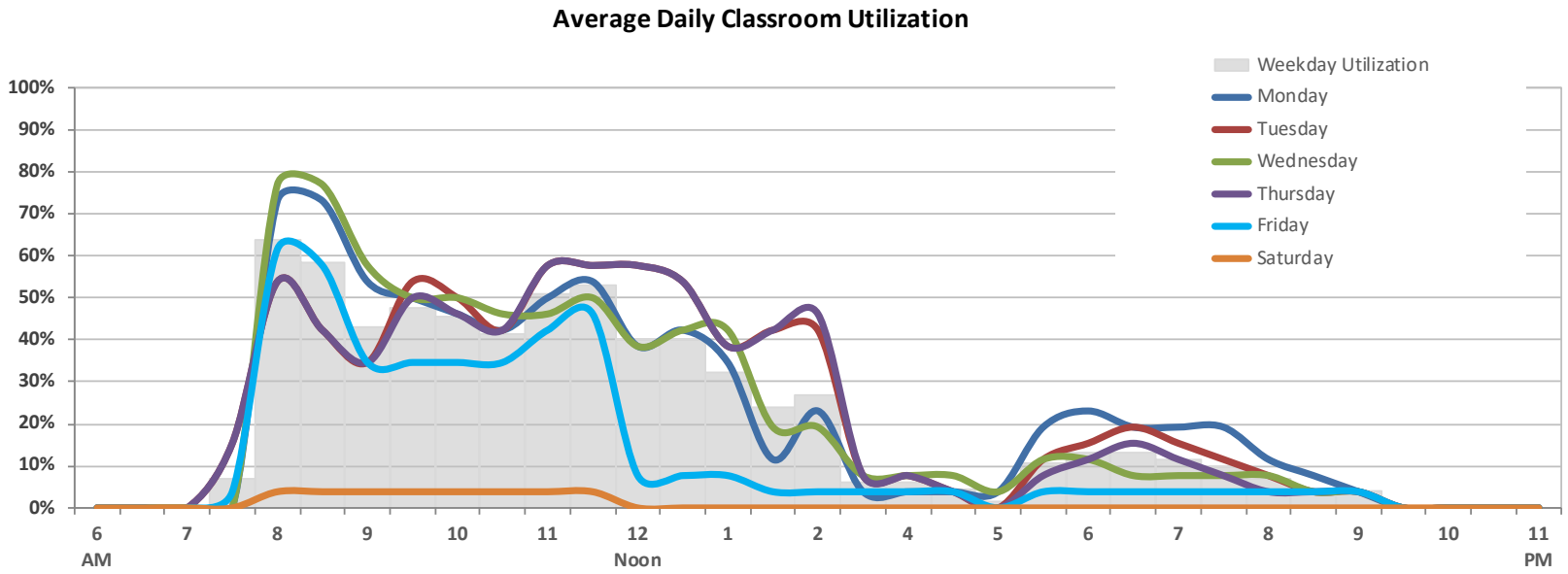
Utilization for instructional laboratories is evaluated separately from classrooms. Their specialized capabilities and usage generally prevent them from being used as intensely as classrooms. Evaluating classrooms and laboratories together is likely to present a lower utilization than exists. For laboratories, Target Utilization, by definition, assumes that 75% of the available classroom seats are occupied for 25 hours per week on average.

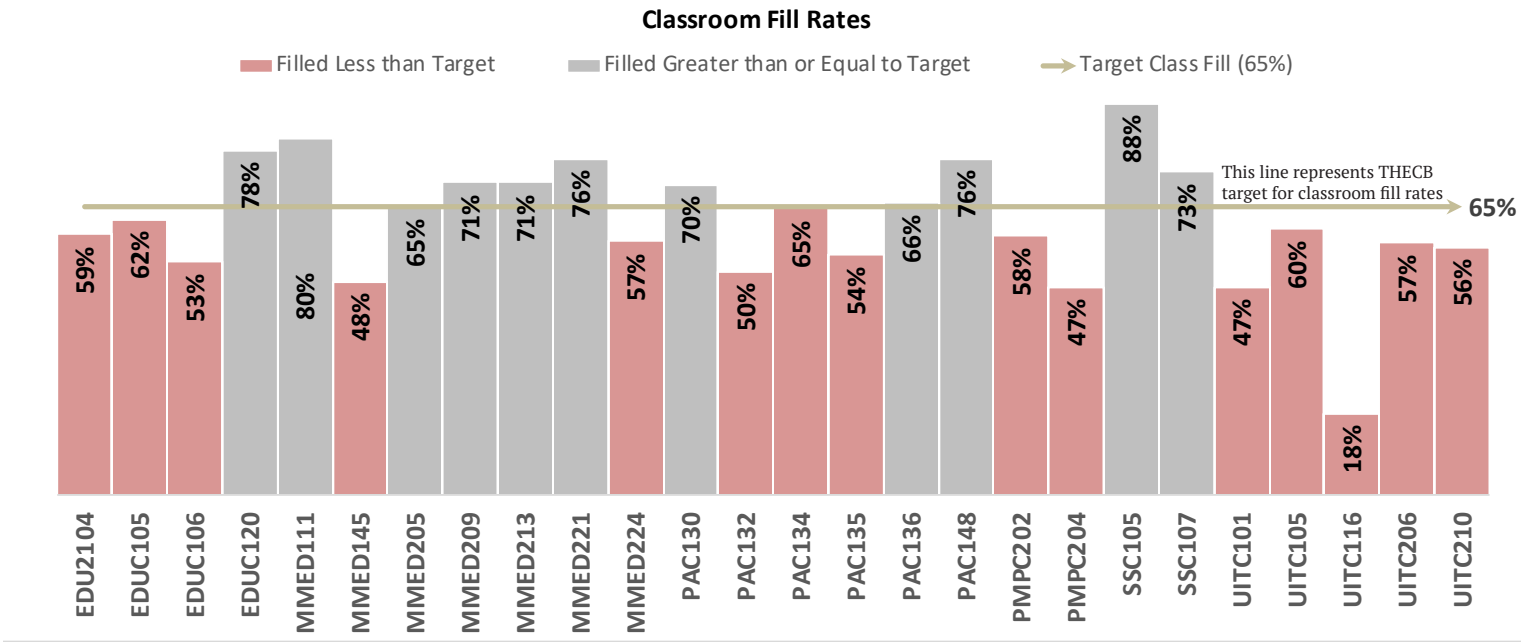


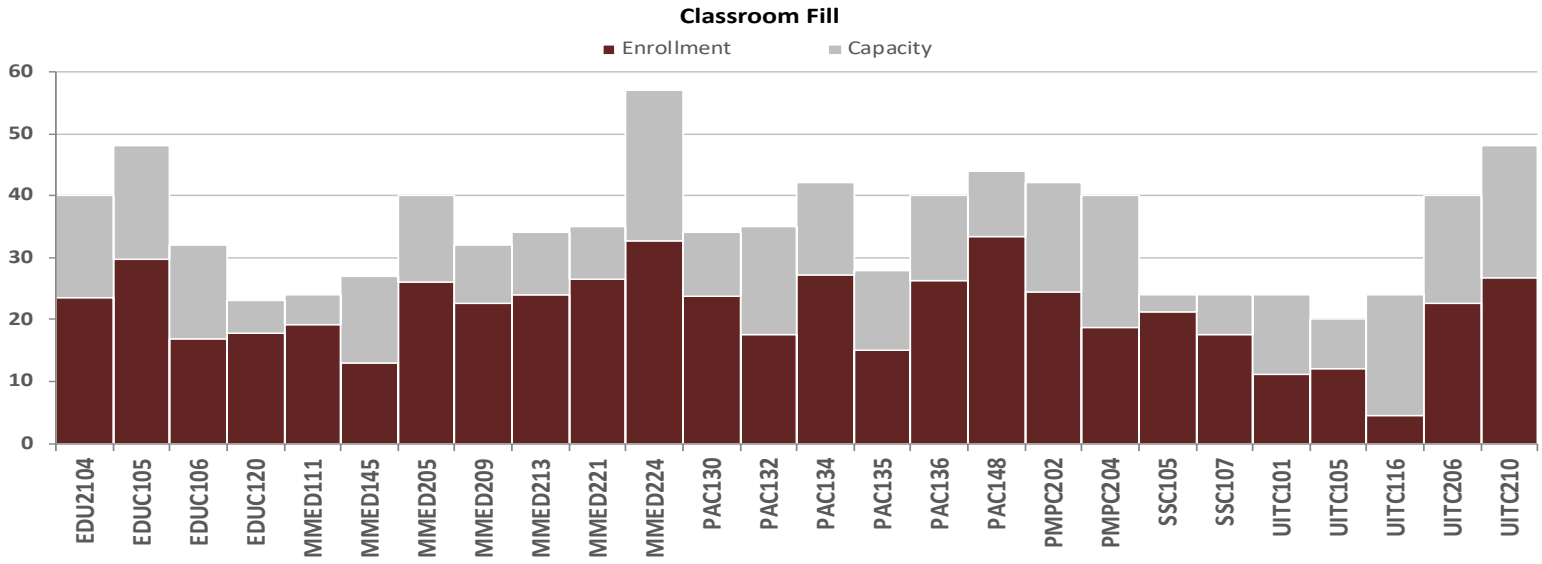
Classroom Utilization

Scheduling at LSCPA is fragmented with scheduling managed in several locations by type of instruction and no centralized, comprehensive scheduling system. Operationally, this is less of an issue because the campus currently has significant available instructional capacity making "tight" and efficient space management less critical to day-to-day operations. However, as enrollment grows or capacity is reduced by the removal of instructional spaces or facilities in poor condition, the need for campus-wide integrated scheduling will increase.

Peak period demand for classrooms is between 8:00 AM and 9:00 AM, Monday and Wednesday mornings when average daily classroom utilization approaches 80%, confirming there is substantial instructional classroom capacity available to accommodate current and projected enrollment. Classroom capacity and fill rates vary widely, both within and between buildings, making efficient scheduling challenging.




Classroom Fill Rates
Filled Less than Target
Filled Greater than or Equal to Target
Target Class Fill (65%)
This line represents THECB target for classroom fill rates
65%
59%
62%
53%
78%
80%
48%
65%
71%
71%
76%
57%
70%
50%
65%
54%
66%
76%
58%
47%
88%
73%
47%
60%
18%
57%
56%
EDU2104
EDUC105
EDUC106
EDUC120
MMED111
MMED145
MMED205
MMED209
MMED213
MMED221
MMED224
PAC130
PAC132
PAC134
PAC135
PAC136
PAC148
PMPC202
PMPC204
SSC105
SSC107
UITC101
UITC105
UITC116
UITC206
UITC210


Classroom Fill
Enrollment
Capacity
60
50
40
30
20
10
0
EDU2104
EDUC105
EDUC106
EDUC120
MMED111
MMED145
MMED205
MMED209
MMED213
MMED221
MMED224
PAC130
PAC132
PAC134
PAC135
PAC136
PAC148
PMPC202
PMPC204
SSC105
SSC107
UITC101
UITC105
UITC116
UITC206
UITC210

Classroom Utilization by Building

Overall classroom utilization, a combination of scheduling and section fill, is approximately 35% versus the THECB goal of 65%. The utilization analysis suggests the primary issues associated with instructional spaces are fundamentally the quality and "fit" of classrooms, not available capacity or potential denied demand. Simply stated, looking forward the college should focus on providing better, modern, and consistently sized classrooms by replacing substandard facilities, not adding instructional capacity. The campus would benefit from discontinuing ongoing investment in older buildings and consolidating to a new modern classroom building

Classroom Utilization by Building

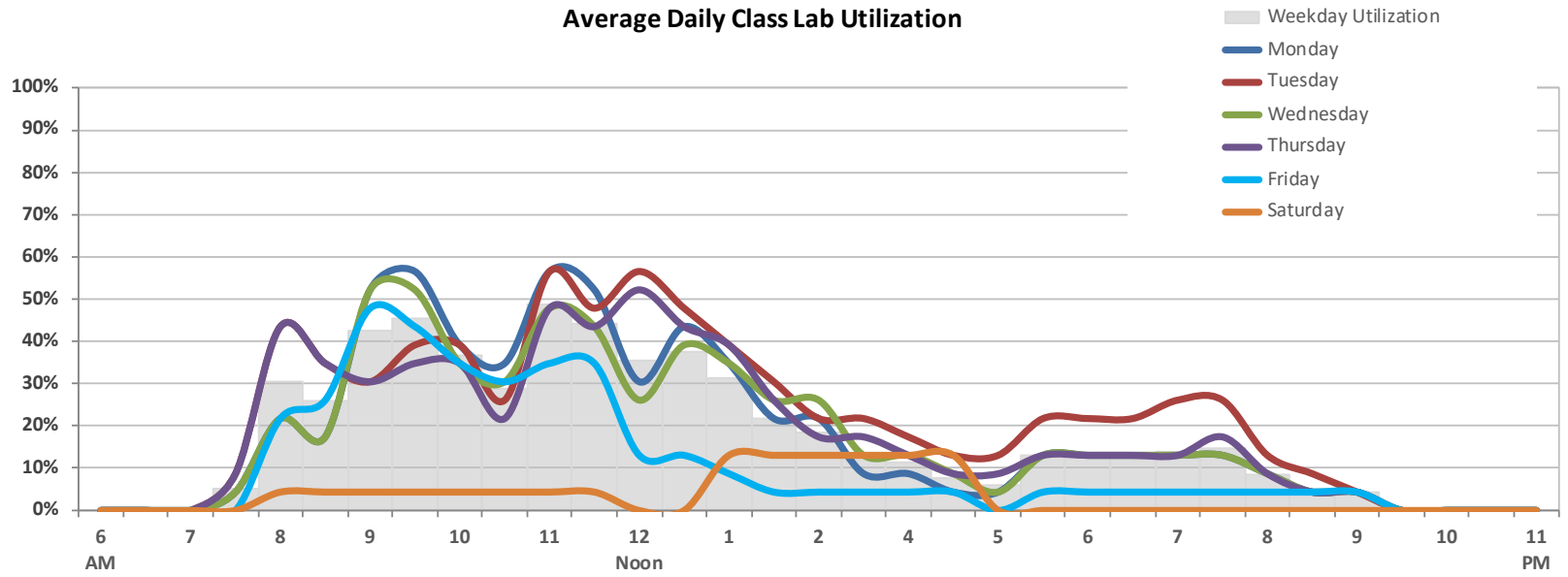
	Building	Utilization Rank	Classrooms	Maximum Capacity	Weekly Contact Hours	Room Utilization
PAC	Performing Arts Building	1	6	223	3,632	50.9%
SSC	Student Success Center	2	2	48	617	40.2%
MMED	Madison Monroe Education	3	7	249	2,968	37.2%
PMPC	Parker Multi-Purpose Center	4	2	82	804	30.6%
EDUC	Educational Building	5	3	103	911	27.6%
UITC	Shiela Umphrey Industrial Technology Building	6	5	156	1,076	21.6%
EDU2	Educational Building II	7	1	40	188	14.7%
	Total ▸		26	901	10,196	35.4%

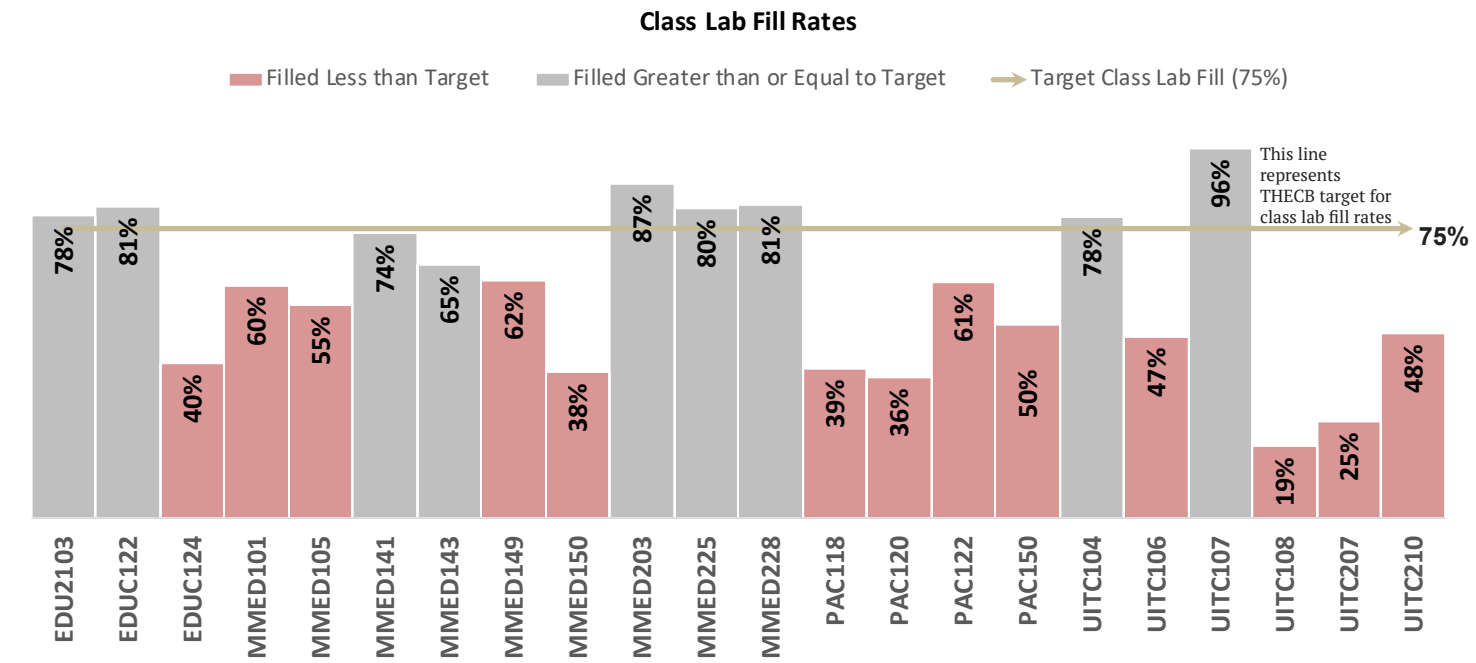
On average, classroom utiization above 65% THECB Goal
On average, classrooms ultilization between 35% and 65%
On average, classrooms utilization below 35%

Class Lab Utilization

Peak period demand for laboratories is between 9:00 AM and 12:00 PM in the morning, Monday through Thursday. Peak period demand sees approximately 60% of all labs scheduled. The utilization of laboratories is inherently specialized making overall averages less relevant. Very few specific laboratories appear stressed due to lack of instructional capacity with three exceptions to the overall conclusion: performing arts studios, cosmetology skills labs, and allied health skills labs.

The need for additional performing arts studios can likely be accommodated through minor modifications to classroom space. A detailed analysis of the instructional needs of Cosmetology and Allied Health is provided on the following pages.




Class Lab Fill Rates
Filled Less than Target
Filled Greater than or Equal to Target
Target Class Lab Fill (75%)
This line represents THECB target for class lab fill rates
75%
78%
81%
40%
60%
55%
74%
65%
62%
38%
87%
80%
81%
39%
36%
61%
50%
78%
47%
96%
19%
25%
48%
EDU2103
EDUC122
EDUC124
MMED101
MMED105
MMED141
MMED143
MMED149
MMED150
MMED203
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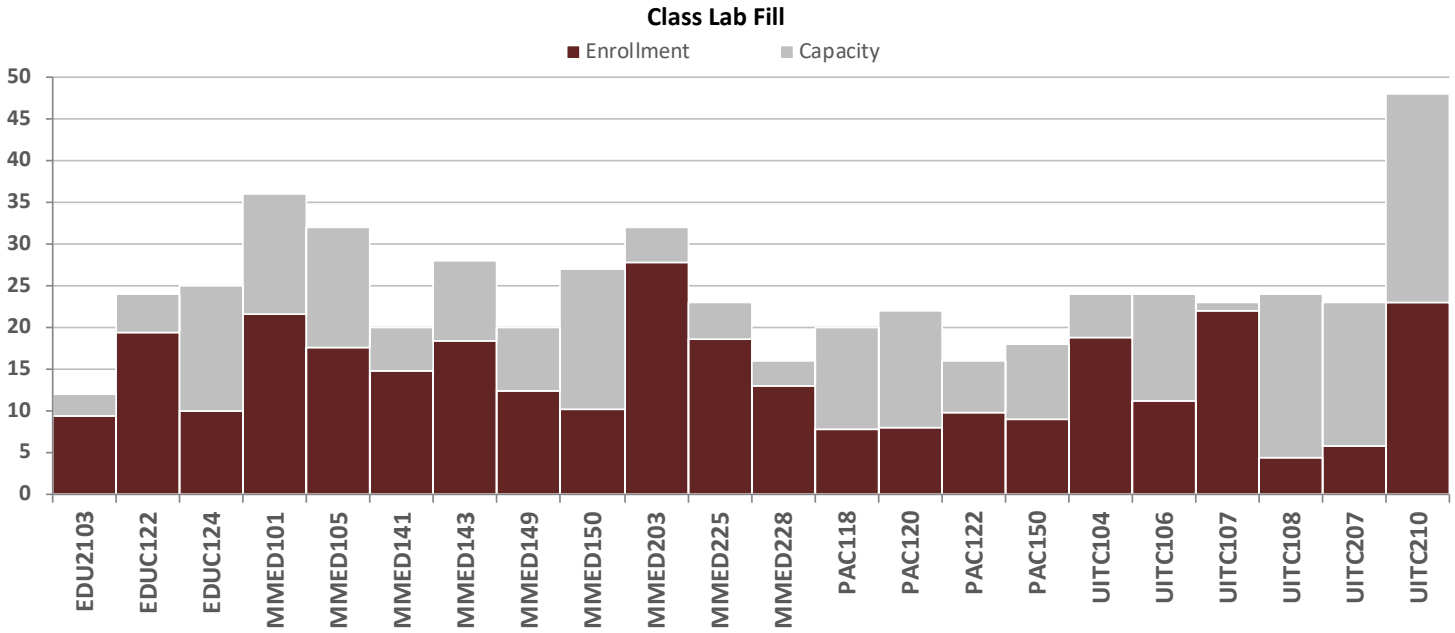
UITC104
UITC106
UITC107
UITC108
UITC207
UITC210


Class Lab Fill
Enrollment
Capacity
50
45
40
35
30
25
20
15
10
5
0
EDU2103
EDUC122
EDUC124
MMED101
MMED105
MMED141
MMED143
MMED149
MMED150
MMED203
MMED225
MMED228
PAC118
PAC120
PAC122
PAC150
UITC104
UITC106
UITC107
UITC108
UITC207
UITC210

Cosmetology Skills Lab Analysis

Skills lab utilization of the Cosmetology Building is approximately 20% above the THECB goal, with instructional capacity at the goal of 800 contact hours supporting the existing demand of 939 contact hours. If the Cosmetology Annex remains dedicated to the Early College High School, this suggests further growth in the program is constrained by facility capacity. However, if demand warrants and Annex facility condition allows, the Annex can be scheduled to accommodate additional students.

Existing Cosmetology Skills Lab Invetory

Building	Room Type	Room	Seats	Target Hours per Week	Existing Instructional Capacity
COS	Lab	113	32	25	800
COS	Lab	101	32	25	800

Existing Instructional Capacity = Students x Target Hours

Projected Skills Labs Requirements

Building	Lab Type	Existing Instructional Capacity	Demand	Skills Lab Count
COS	Lab	800	939	1.2
COS	Lab	800	939	1.2

Contact Hours

Skills Lab Count = Demand / Existing Instructional Capacity

Allied Health Skills Lab Analysis

Skills lab utilization analysis of the Allied Health indicates an acute need for additional skills lab instructional capacity. The single Nursing Skills lab supports five-times the enrollment indicated by the THECB goal by rotating students between the lab and an adjacent classroom and computer lab. Functionally, the skills labs are not sized to match the instruction cohort.

Further, the program is inefficiently subdivided between buildings almost three blocks apart. Market analysis indicates allied health professions are among the fastest-growing job categories in the area. Strong demonstrated demand, substandard existing facilities, and expanding need to support the construction of a new allied health building.

Existing Allied Health Skills Labs Inventory

Building	Lab Type	Room	Stations	Metric	Students	Target Hours per Week	Existing Instructional Capacity
AH	Nursing Skills	108	5	3	15	25	375
AH	Surgery Tech	110	2	4	8	25	200

Existing Instructional Capacity = Students x Target Hours

Projected Skills Labs Requirements

Building	Lab Type	Existing Instructional Capacity	Demand	Stations	Metric	Students	Target Hours	Contact Hours	Skills Lab Count
AH	Nursing Skills	375	1,871	10	3	30	25	750	2.5
AH	Surgery Tech	200	368	4	4	16	25	400	0.9

Contact Hours | *Optimal Capacity* | *Contact Hours = Students x Target Hours* | *Skills Lab Count = Demand / Contact Hours*

Open Space

There are a handful of outdoor open space types on campus, including programmed and unprogrammed lawn space, and plazas at the radio tower, Seahawk Landing Apartments, and in front and behind academic buildings. Outdoor congregation spaces near the Student Center are undersized and not well-connected to other open spaces. The plaza at Stilwell Boulevard serves as the "front door" of the campus but is not utilized by students. The open space between the Student Center, academic buildings, and student housing are disconnected and serve largely as service areas. This also creates visibility divides between buildings, which exacerbates safety and security concerns. The large open spaces between the library and the Cosmetology Center have pleasant tree cover but are seldom used by students, and they suffer from the lack of programming and maintenance.

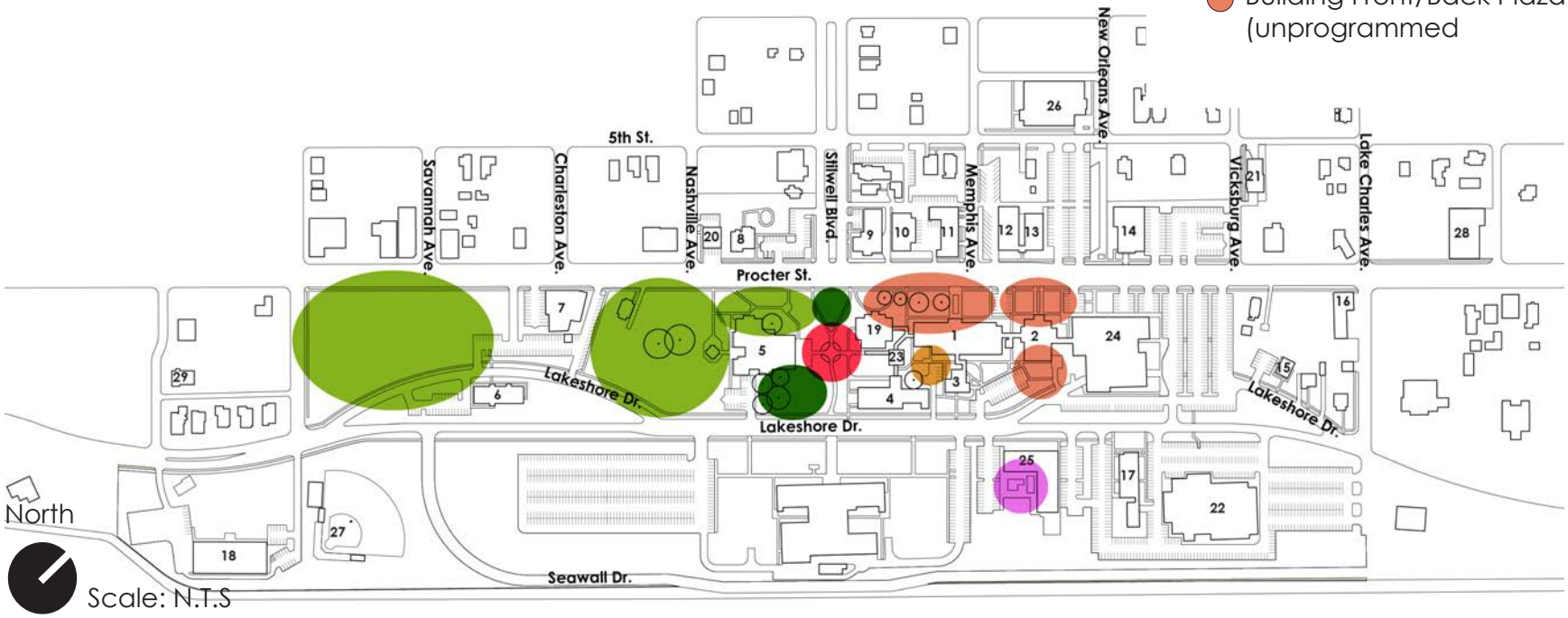


Figure 13. Open Space Map

Landscape and Vegetation

Key

- Turf
- Planting Bed
- Tree

Tree cover and plantings are generally concentrated in the center and the northern portion of campus, while other areas of campus have very little vegetation. There are several signature mature Live Oaks that offer shade from the sun. Other tree species include Red Oak, Magnolia, Palmetto, Crape Myrtle, Yaupon Holly, Pecan, Texas Sycamore, and Italian Cypress.

Figure 14. Landscape and Vegetation Map

Campus Edge Treatments

LSCPA currently lacks an identifiable edge and character. Due to the lack of identifiable character, motorists and pedestrians may not know when they arrive and leave campus property. While there is a strong visual axis on Stilwell Boulevard looking towards the Woodrow Wilson Early College High School, there is little landscaping or monumental marking on the southern and northern edges on Lakeshore Drive and at the southern edge on Procter Street. There is a monumental sign on the northern edge of Procter Street, as noted in Figure 15, Wayfinding and Signage Map on page 67; however, it is oriented for north-bound traffic to see as they are leaving campus rather than southbound traffic to see as they are entering the campus. Properly placed monumental signage and landscaping at the edges of campus will help define campus boundaries and establish its character.

Wayfinding and Signage

Key

- Building Sign
- Parking Lot Sign
- Monumental Sign

Most of the parking lots and buildings throughout campus are marked with simple brown signs that are mounted to the ground. These are seen best by pedestrians or slow-moving traffic and do not cater to vehicular traffic that is moving at the normal speed limit. There are five more prominent, signature signs across campus. Three of these signs are more monumental and act as a gateway to the campus along Procter Street. These include the sign for Stilwell Plaza, the sign in front of the Madison Monroe Building, and the sign at Procter Street and Lake Charles Avenue. The remaining two signature signs act as information signs with space on both of them to post changing text. One of these informational signs is at the corner of Procter Street and Memphis Avenue. The other is located on Lakeshore Drive, outside the Performing Arts Center. The campus does not have any directional wayfinding signs at any of the gateway points or in the heart of the campus.

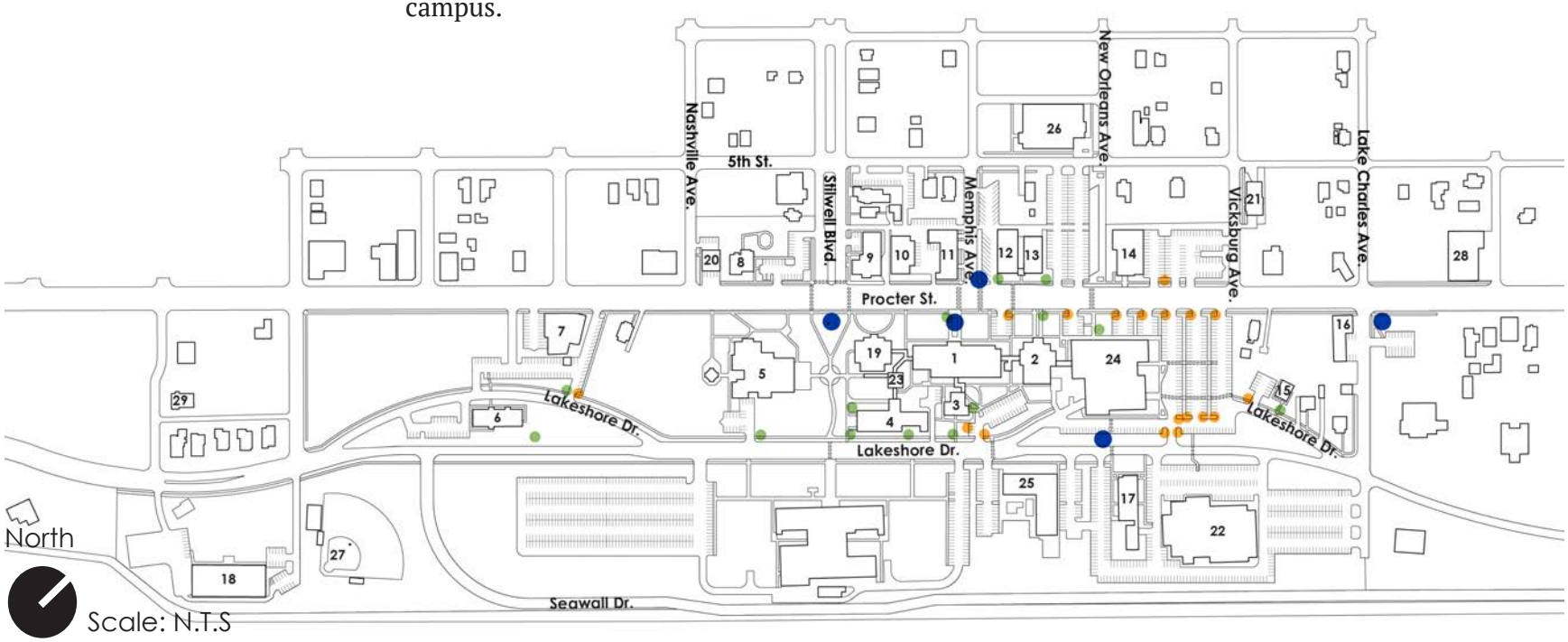


Figure 15. Wayfinding and Signage Map

Lighting

The campus streets, parking lots, and pedestrian pathways are well-lit. Large street lights line the west side of Procter Street and a small stretch on the west side of Lakeshore Drive, as well as populating major campus parking lots. The traditional decorative lighting is along the pedestrian pathways in the blocks between Procter Street and Lakeshore Drive, and in front of most of the academic buildings. This decorative lighting also lines portions of Lakeshore Drive in place of the large street lights. New contemporary-style decorative lighting is used on the pedestrian promenade where New Orleans Avenue was closed, as well as, in front of the S.M. Umphrey Industrial Technology Center.

Key

- Large Street Light
- Traditional Decorative Light
- Contemporary Decorative Light

Figure 16. Lighting Map

Key

- Sidewalk (High Intensity)
- Sidewalk (Medium Intensity)
- Sidewalk (Low Intensity)
- Sidewalk (Need Repair)
- Sidewalk (Missing)
- Covered Walkway
- Bike Amenity

A majority of the pedestrian traffic is in the heart of campus, between the Gates Memorial Library and the Performing Arts Center. Procter Street sees high vehicle speeds, and the wide right-of-way discourages pedestrian crossing. Likewise, pedestrian entries are not readily apparent on the west side of Procter Street, further discouraging pedestrian circulation across this busy road. In the heart of campus, the covered walkways have utility but divide the central open space. If these covered walkways are to be maintained, they need substantial repair. When considering the American Disabilities Act, many of the curb ramps do not meet accessibility standards, and there are several locations where sidewalks require repair or sections of the sidewalk is missing altogether. Bicycle infrastructure is not readily visible, and only one bike rack exists on campus.

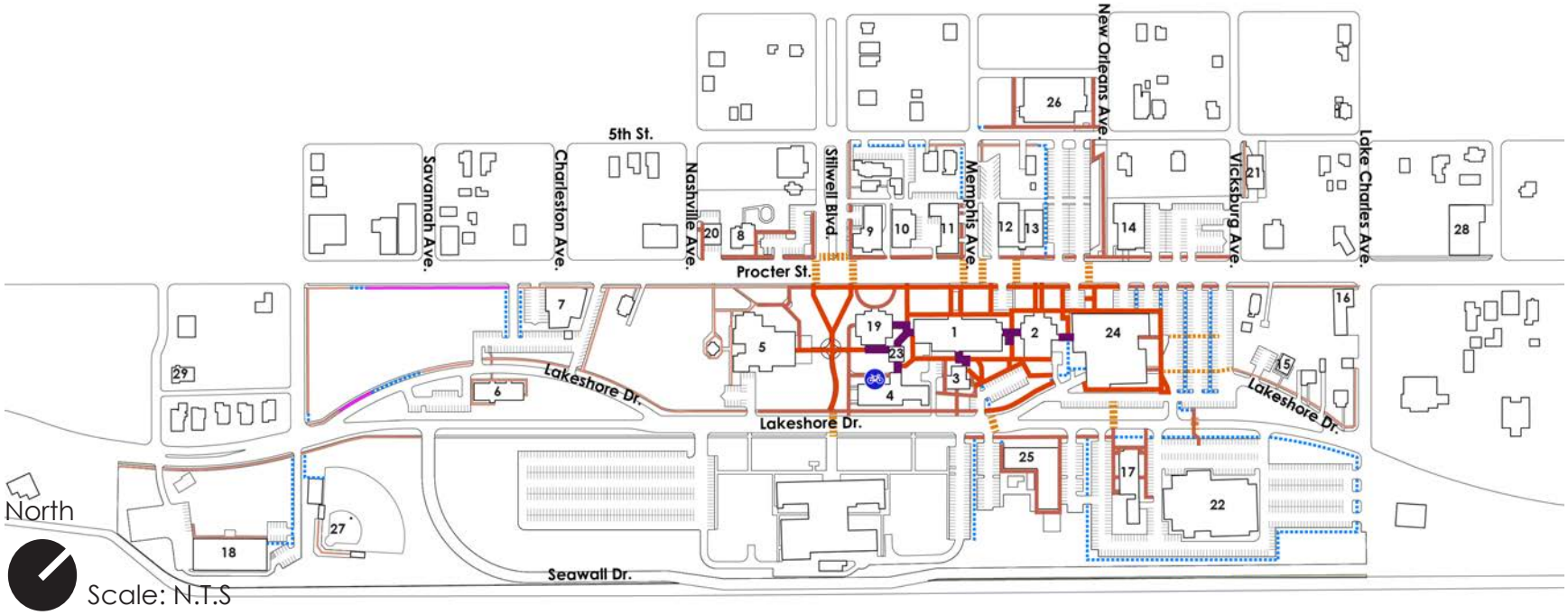


Figure 17. Pedestrian and Bicycle Network Map

Vehicular Circulation

Procter Street and Lakeshore Drive act as the major north-south connectors through campus. Of the two, Procter Street is utilized more for vehicular traffic. It is a four-lane divided road with a speed limit ranging from 20 of 40 miles per hour, depending on the location. As mentioned in the pedestrian circulation section, Procter Street is a substantial barrier for pedestrian circulation and creates a divide, preventing a cohesive feel. Lakeshore Drive has wide drive isles without any designated parking. A "road diet" that implemented on-street parking and/or a bike lane and bulb-outs at major street crossings could improve the functionality and safety of this road.

Stilwell Boulevard acts as the major east-west connector. The terminus of Stilwell Boulevard at Procter Street creates a successful grand view looking towards the Woodrow Wilson Early College High School. Additional landscaping on Stilwell Boulevard between Procter Street and 5th Street could further enhance this strong vista.

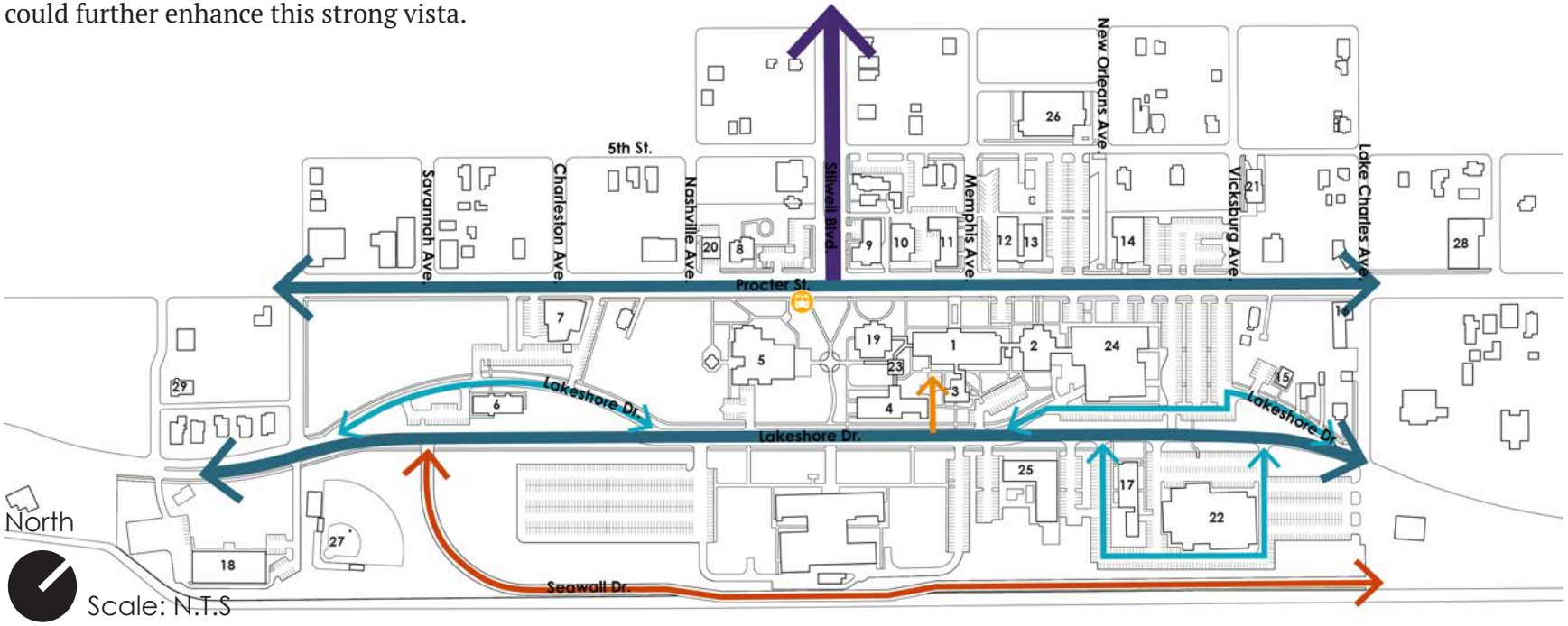


Figure 18. Vehicular Circulation Map

Parking

Key

- Parking Area
- Quarter-Mile Walking Radius

There are approximately 1,200 parking spaces on campus. Most of the campus parking is off-street, with substantial lots on the north end of campus, near the Carl A. Parker Multipurpose Center, the Performing Arts Center, the Allied Health Building and the Instrumentation Building. Reserved parking lots are marked as either student, faculty/staff, or visitor. Based on survey results, the responses were split in terms of the amount of parking available being adequate or not enough. Those who reported a lack of parking mentioned the lack of parking near the Gates Memorial Library specifically. The dashed circle on the map below is a quarter-mile radius, and the average distance people are willing to walk. The center of the circle is placed at Stilwell Plaza. Based on the assumption that people are willing to walk a quarter-mile from destination to destination, parking in the lot north of the Performing Arts Center and walking to the Gates Memorial Library is roughly right at that maximum distance.

Figure 19. Parking Map

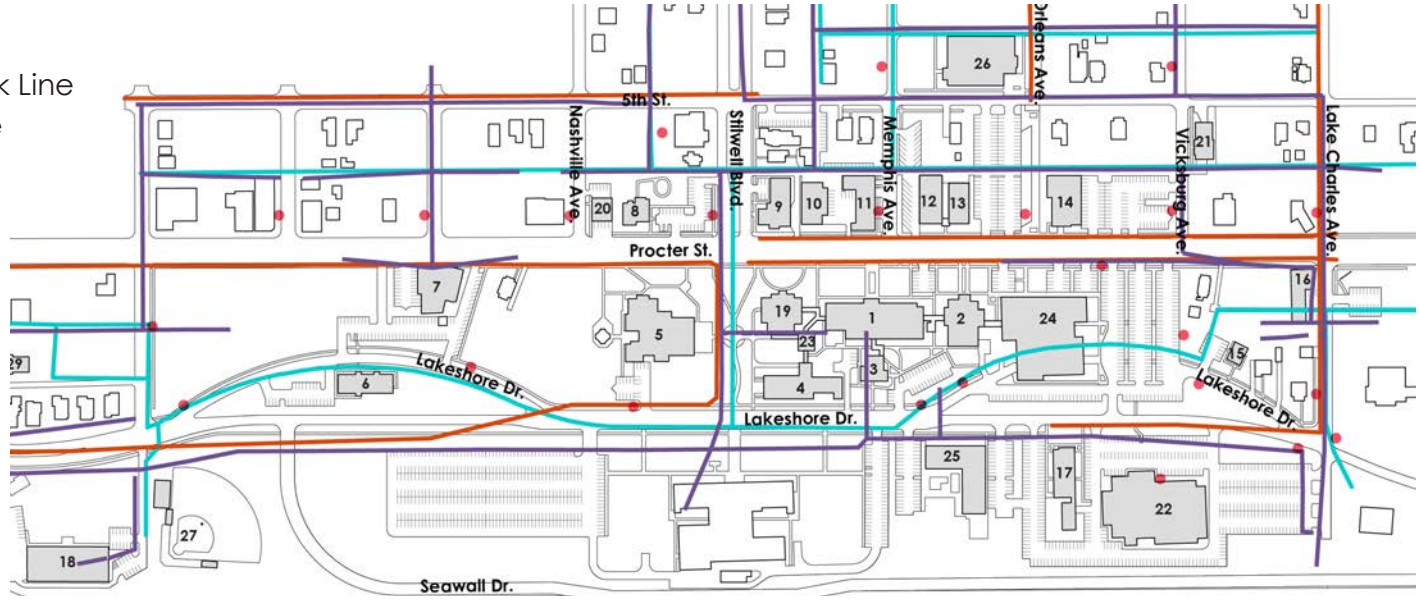
Utilities

In 2015, the Port Arthur Downtown Revitalization Plan analyzed the water, wastewater, and stormwater infrastructure throughout Downtown Port Arthur. The infrastructure analysis focused on capacity requirements to serve anticipated growth and development in the downtown and adjacent areas. The study used hydraulic modeling and other technologies to evaluate infrastructure capacity needs to be based on the future growth of Downtown Port Arthur and LSCPA.

No significant issues were identified; however, the infrastructure analysis revealed insufficient stormwater inlet capacity and locations. Also identified were general capacity improvements to stormwater, water, and wastewater utilities in various areas throughout downtown, including in the vicinity of the LSCPA campus. Any improvements to existing infrastructure would be the responsibility of the City of Port Arthur. LSCPA and the City should coordinate if any upgrades to infrastructure on and near the campus are needed.

Key

- Stormwater Trunk Line
- Wastewater Line
- Water Line
- Fire Hydrant



North

Scale: N.T.S

Figure 20. Utilities Map

Technology Infrastructure

LSCPA has done a great job over the last several years with the upgrading of their technology infrastructure, equipment, and services. A recent grant for $500,000 allowed for technology upgrades for ten classrooms, and nearly all computers on campus have been upgraded, with 100 computers awaiting replacement.

All switches and the wireless network are working properly, and existing campus servers (a total of five) have a lifecycle of five to eight years. The classrooms on campus are up-to-date and are also equipped with smartboards and panels.

As the College moves into the future, the telephone analog switch should be upgraded, and archivable information should continue to be placed in "the Cloud," to ensure valuable information is backed up.

LSCPA should continue with upgrades to the technology infrastructure and equipment as needed, and remain relevant in terms of advanced technology as this will assist in student attraction and retention.

Development Opportunities and Constraints

There are a variety of areas that provide an opportunity for future development. These spaces consist of either open space, parking lots, or existing campus buildings. A recent opportunity, on page 75, is the petrochemical training unit located next to the fairly new Industrial Technology Building. The project is intended to help improve the local workforce and aid the region's recovery from Hurricane Harvey.

There are a few areas with potential constraints. These areas contain parcels that are privately owned and have existing structures. Acquiring these parcels may be more difficult than acquiring the vacant parcels surrounding the campus.

Key

- Opportunity Area
- Constraint Area

Figure 21. Development Opportunities and Constraints Map


GROVE
LA CRANE CO.

CHAPTER

4. RECOMMENDATIONS

Potential Expansion/ Acquisition Areas

There are 21 parcels, totaling 4.54 acres that LSCPA may consider acquiring for future development. These parcels connect any gaps between existing LSCPA-owned parcels and would create a cohesive campus. The following parcels could be potential acquisitions:

- 1100 Procter Street
- 1140 Procter Street
- 1220 Procter Street
- 1200 Lakeshore Drive
- 1835 Lakeshore Drive
- 1849 Lakeshore Drive
- 1335 Procter Street
- 1347 Procter Street
- 1815 Procter Street
- 430 Stilwell Boulevard
- 444 Stilwell Boulevard
- 1531 5th Street
- 1532 5th Street
- 1547 5th Street
- 1548 5th Street
- 1620 5th Street
- 1708 5th Street
- 1716 5th Street
- 1725 5th Street
- 1844 5th Street
- 1848 5th Street
- 1900 5th Street

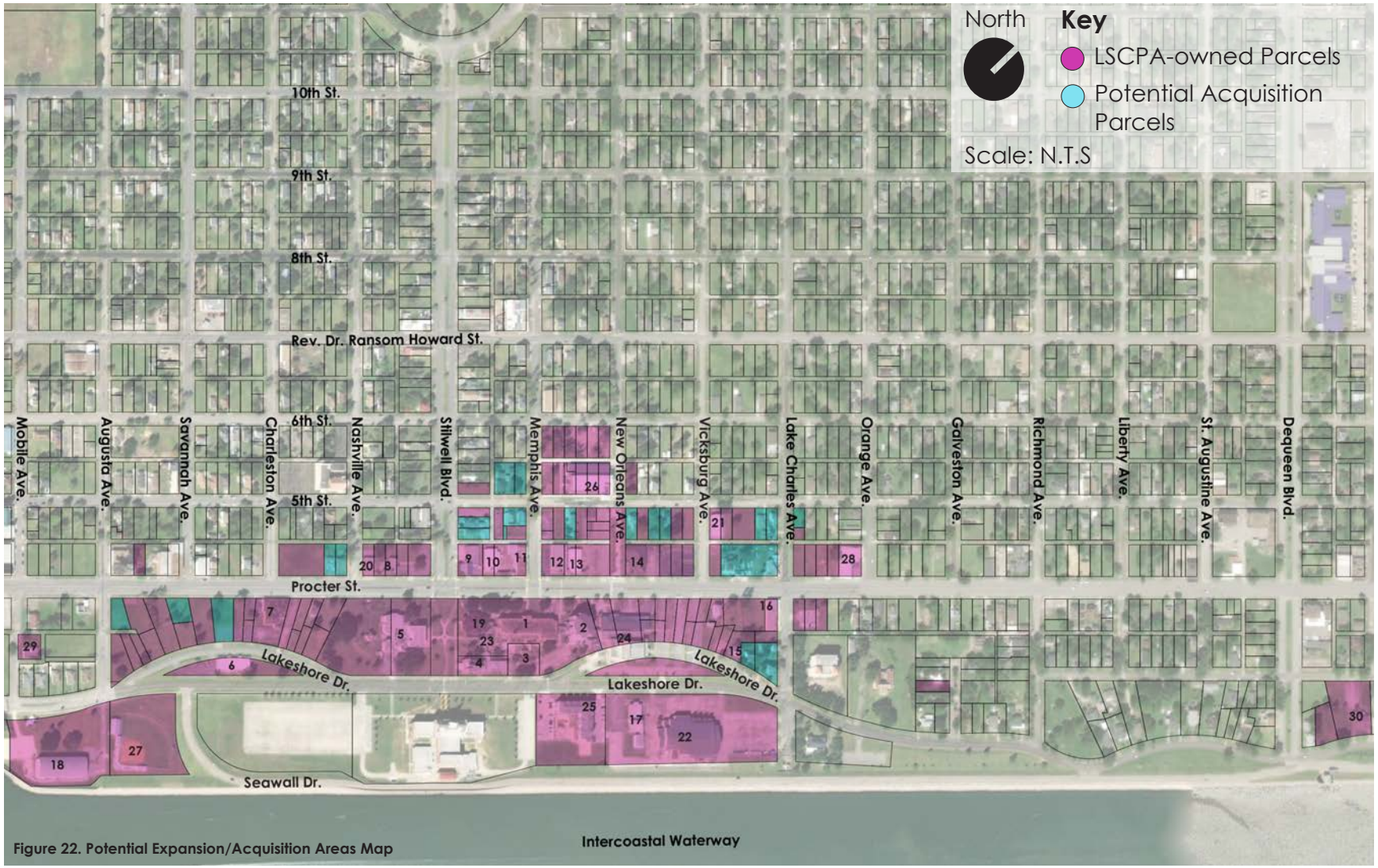


Figure 22. Potential Expansion/Acquisition Areas Map

Proposed Policy and Procedural Initiatives

Acquire Designated Land

With a long-term vision in mind, this Master Plan recommends acquiring the parcels mentioned on page 78 and depicted in Figure 22, Potential Expansion/Acquisition Areas Map on page 79. Acquiring this land will allow LSCPA to prepare for future growth while creating a unified campus. This acquisition process is a precursor to the transportation initiative of vacating Vicksburg and Memphis Avenues described on page 88.

Replat Campus

Replatting the campus is the best way to create an inventory of current land holdings in a consolidated manner. As it exists now, the College currently owns 113 individual parcels, many of which are contiguous of each other. Replatting the campus will significantly reduce the number of individual parcels. Based on the proposed land acquisition and abandonment of Vicksburg Avenue, Memphis Avenue, and the Lakeshore Drive eyelet, LSCPA can potentially reduce the number of parcels it owns to approximately seven large parcels. The remaining stand-alone parcels could be sold to generate some revenue for the College.

Sell White Haven

White Haven, pictured on page 81, is a designated Recorded Texas Historic Landmark, currently acts as a museum of sorts. Left for the Daughters of the American Revolution, LSCPA is in charge of maintaining this historic home. Selling this historic landmark will free LSCPA from financial obligations to maintain the house and allow the College to allocate those funds to buildings that better serve the needs of the campus.

Relocate Truck Driving Program

As part of the land consolidation, the Truck Driving Program would be better served in a new location off-campus. The benefits of moving this program are two-fold. First, it removes the need to use campus parking lots as staging areas, thus freeing up these lots for their intended use. Second, the move will allow the program to have the appropriate space needs that on-campus locations cannot currently meet. A site evaluation study should be conducted to determine the appropriate location for this program.

Update Facilities for Code Compliance

The Madison Monroe Building, Student Center, and Ruby Fuller need to be renovated based on the "Facilities Condition Assessment" beginning on page 52. Much of this work is replacing or adjusting the height of handrails and reorienting hinges on doors. While the "Facilities Condition Assessment" reviewed additional buildings, the priority for addressing code violations should be placed on the three buildings listed above. Other buildings that currently violate code are recommended to be replaced as part of this campus plan.

Develop Campus Lighting Plan

While most areas are well lit, greater consistency of lighting throughout campus would provide a unified feel and improve nighttime safety and visibility in the interior of campus and new landscaped open spaces. The Campus Lighting Plan should also include emergency phones with blue light indicators.

Major Physical Initiatives

The 2020-2030 Campus Master Plan features three physical initiatives: Buildings, transportation, and landscape. In addition to these physical initiatives, a variety of policy and procedural recommendations will ensure the success of future campus growth and development. The following pages detail the recommendations by initiative type and tie in a high-level associated cost estimate.

Major Building Initiatives

1. Allied Health and Sciences Building
2. Ruby Fuller Building renovation
3. Cosmetology Building
4. Academic/Administrative Buildings
5. Physical Plant addition
6. Student Housing

Major Transportation Initiatives

1. Library parking
2. Closure of Lakeshore Drive eyelets
3. Vicksburg and Memphis Avenue closures
4. Restructured Lakeshore Drive parking
5. Streetscape enhancements on Procter Street

Major Landscape Initiatives

1. "Front door" lawn area enhancements
2. Library green enhancements
3. Student Center gathering space
4. Marconi Tower lawn
5. New Academic Building courtyard

Figure 23. Major Physical Initiatives


6th St.
5th St.
Procter St.
Lakeshore Dr.
Seawall Dr.
Charleston Ave.
Nashville Ave.
Stilwell Blvd.
Memphis Ave.
New Orleans Ave.
Vicksburg Ave.
Lake Charles Ave.
Orange Ave.
Intercoastal Waterway

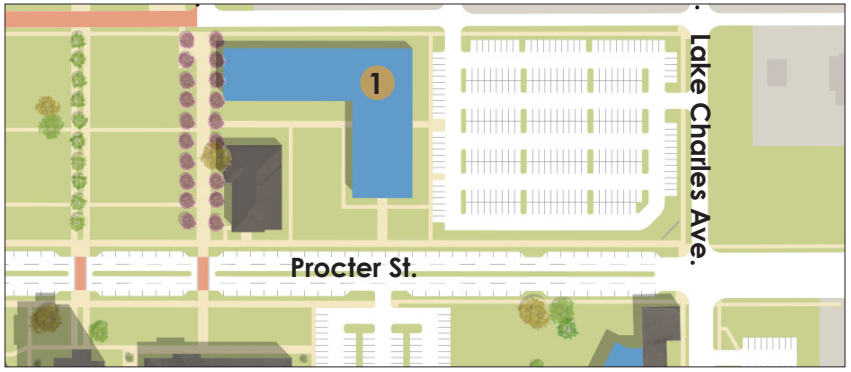
Figure 24. Rendering of new Allied Health Building and Academic Building looking towards the S. M. Umphrey Industrial Technology Center

Proposed New Buildings

New Allied Health and Sciences Building 1

The new Allied Health Building is located at Vicksburg Avenue and Procter Street, next to the existing Allied Health Building. The relocation allows better circulation between the two buildings and creates space for instructional skills labs. This new facility will serve the Allied Health program by addressing current space issues and allow the department to expand its enrollment. *Approximately 60,800 square feet, two-story*

Cost Estimate: $27,300,000*



Ruby Fuller Building Renovation 2

With supplemental appropriations available, the plan recommends removing the addition to Ruby Fuller Building and restoring the original portion of the building. The modernized Ruby Fuller building will provide student support services. There may be some furnishing and original materials of the building that could be preserved in the local Museum of the Gulf Coast.

Cost Estimate: $6,300,000*

New Cosmetology Building 3

With the consolidation of land, the Cosmetology program moves closer to the heart of campus into a larger facility at the corner of Stilwell Boulevard and Procter Street. This larger space will allow the Cosmetology program to serve the Port Arthur community and also create a stronger presence and linkage to Downtown. *Approximately 20,000 square feet*

Cost Estimate: $7,500,000*

Academic/Administrative Buildings 4

Two academic/administrative buildings are proposed on the west side of Procter Street. The building at the corner of Stilwell Boulevard and Procter Street creates a strong edge along these two streets, adding to the visual terminus down Stilwell Boulevard. The second building is proposed to allow for a large academic courtyard along Procter Street. *Approximately 16,000 square feet (1) and 51,000 square feet, two-story (2)*

Cost Estimate: $6,400,000 (1) and $18,800,000 (2)*

Physical Plant Addition 5

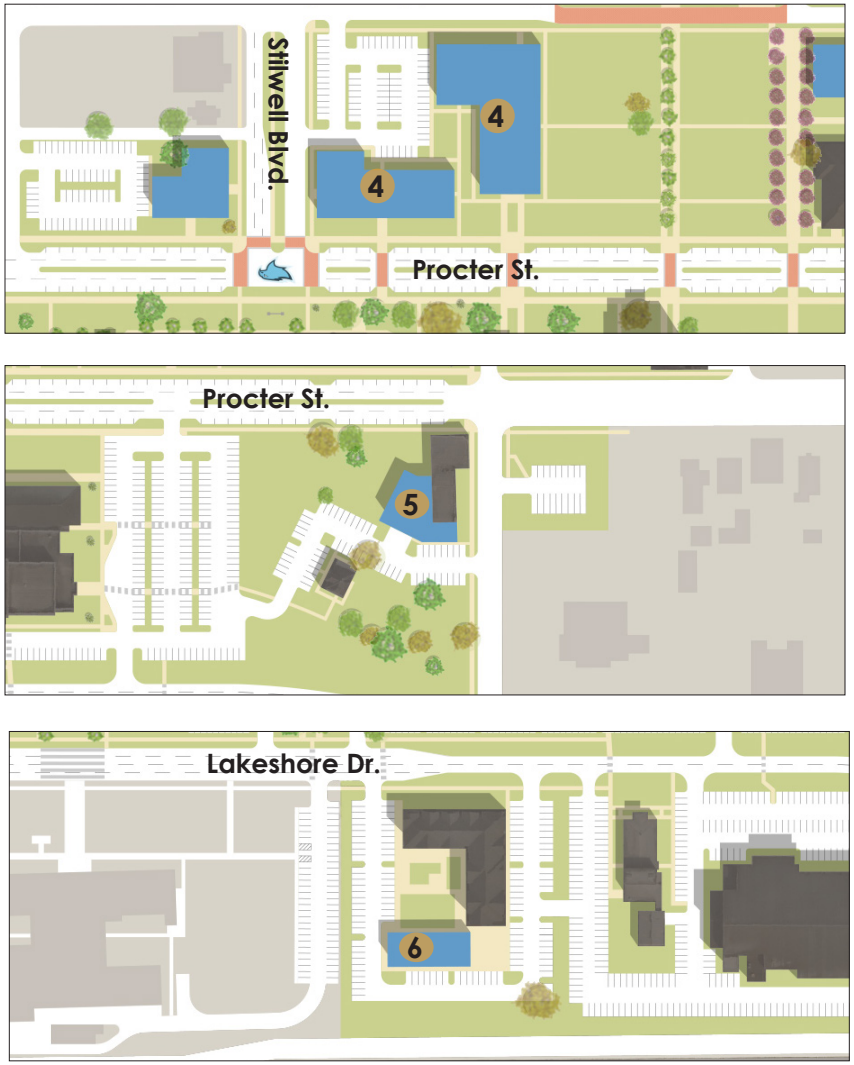
With the closure of Vicksburg Avenue and the addition of a large parking lot for the new Allied Health building, the Physical Plant Garage is proposed to be relocated as an addition to the Physical Plant Office/Supply Center. This initiative consolidates the Physical Plant facilities under one roof and frees up land that better supports the Allied Health facilities. *Approximately 6,800 square feet*

Cost Estimate: $2,500,000*

Student Housing Phase II 6

This 2020-2030 Campus Master Plan includes the proposed Phase II of Seahawk Landing, adding 18 more residential units to the campus. The College provided schematic plans for this building to be included in this Campus Master Plan. The Consultant team incorporated the basic building structure and parking layout of the schematic plans in the Campus Master Plan.

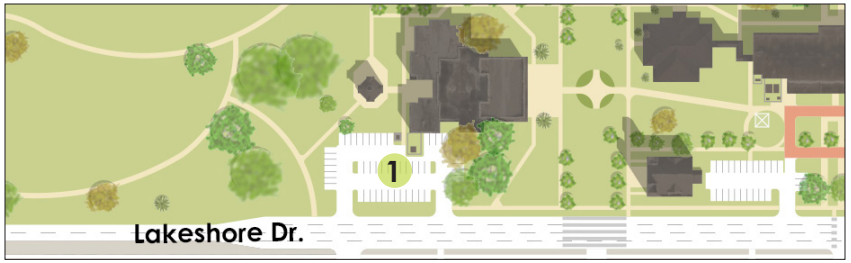
**Total construction cost based on 2019 values*



Proposed Transportation Improvements

Library Parking Expansion 1

The plan proposes to expand the existing parking lot adjacent to the Gates Memorial Library from 18 spaces to 48 spaces. This will help meet the demand on this end of campus and encourage students to utilize the library as a place to commune and study.

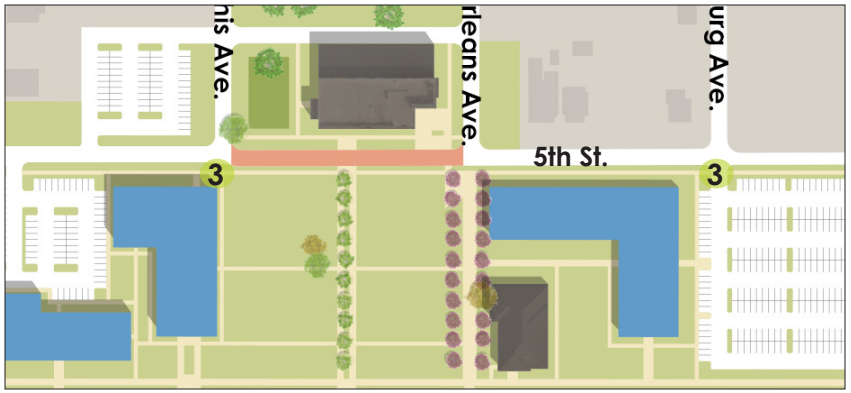


Closure of Lakeshore Drive Eyelets 2

Working with the City of Port Arthur, LSCPA can abandon the Lakeshore Drive eyelets. The closure of both eyelets on Lakeshore Drive that frees real estate for long-term future development. With the relocation of the Cosmetology buildings, the campus gains approximately 7.5 acres of space to hold for future growth. The short-term vision for this land is to provide a passive recreation space through trails and open space. Additional recreational uses may be investigated if the need arises.

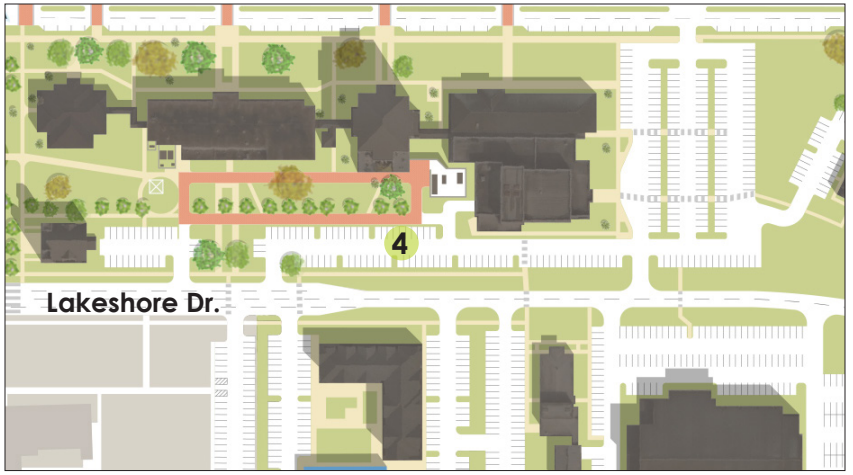
Vicksburg and Memphis Avenue Closures 3

With the acquisition of land proposed in this Plan, LSCPA will own the entire blocks bound by Lake Charles Avenue on the north, Stilwell Boulevard on the south and 5th Street on the east. As part of this land ownership, LSCPA can request that the City vacate Vicksburg Avenue and Memphis Avenue from 5th Street to Procter Street. In doing so, the campus will become less segmented and allow streamlined pedestrian circulation on each side of Procter Street



Restructured Lakeshore Drive Parking 4

Parking along Lakeshore Drive can be restructured with the Faculty Office/Bookstore and the Ruby Fuller addition removed. The lot to the east of the Performing Arts Center is proposed to be expanded, adding approximately 45 parking spaces. Concurrently, the existing angled parking lot between the Faculty Office/Bookstore and the Student Center should be removed, for a net gain of 15 parking spaces. This restructuring allows for the development of a large outdoor gathering space behind the Student Center and provides limited-use service access to the Student Center and the Madison Monroe Building.



Streetscape Enhancements Along Procter Street 5

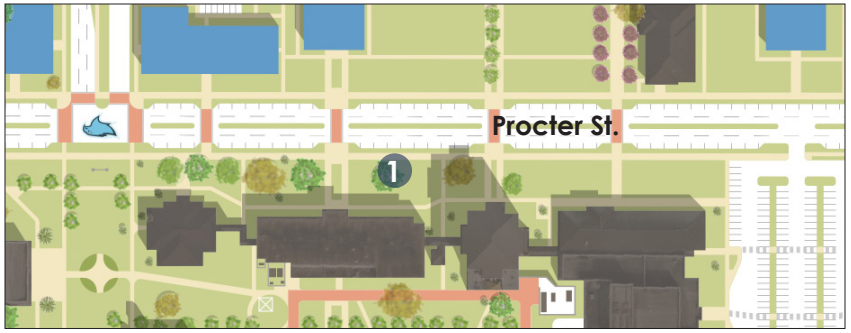
Working with the City, the best way to connect both sides of the campus is through a thoughtful streetscape plan. This strategy reduces the number of curb cuts along Procter Street to encourage a cohesive pedestrian realm. Vehicular traffic should be directed to a single-point entry parking lot for parking at the Performing Arts Center or to 5th Street to access parking on the west side of campus. A 100’ right-of-way is proposed to include on-street parallel parking and two narrowed traffic lanes in each direction as well as an eight-foot median to help slow traffic. Wide sidewalks and planting zones on each side will enhance the pedestrian experience along Procter Street. A bus pull-off is proposed in front of the new Allied Health building during certain hours. Outside of these hours, the bus stop is designed to serve additional on-street parking.

Proposed Landscape Improvements

"Front Door" Lawn Area Enhancements 1

The relocation of the existing parking in front of the buildings facing Procter Street allows for a linear green "front door" lawn area. This lawn encourages student activities, relaxation, and study. The removal of the curb cuts increases pedestrian safety along Procter Street by minimizing conflict points between pedestrians and turning vehicles.

Cost Estimate: $290,000*



Library Green Enhancements 2

While the Library Green has received some recent investment, the current design does not promote a strong connection to the rest of the campus. Reconfigurations of the Library Green include additional paths, relocation of visual obstacles, and replacement of existing landscape with a variety of low plantings and ornamental trees that frame the Green while allowing views between the Library, Ruby Fuller Building, Front Lawn, and Marconi Tower Lawn.

Cost Estimate: $460,000*

Student Center Gathering Space 3

The reconfiguration of the parking lot behind the Student Center creates an inner quadrangle lawn. This gathering space, which may double as a service drive where designated, is shaded on its southeast side by new tree plantings and substantially enlarges the outdoor Student Center plaza.

Cost Estimate: $680,000*

Figure 25. Rendering of the Library Green Enhancements

Marconi Tower Lawn 4

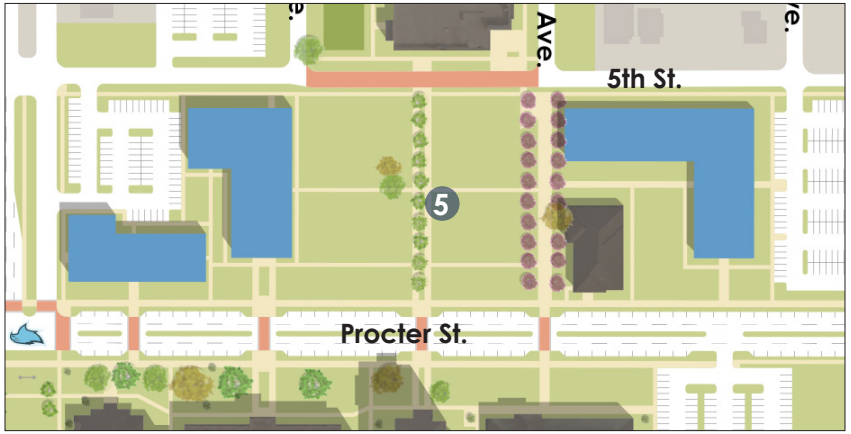
The Marconi Tower is among the campus' most underutilized public space assets. The removal of several existing structures and reconfiguration of the parking create a plaza space that celebrates the tower and provides a direct connection between the Library Green and the Student Center Gathering space, making it the most important central axis for the campus. The tower is an identifiable meeting place for students and faculty and could support informal outdoor class uses, studying and relaxation.

Cost Estimate: $150,000*

New Academic Building Campus Green 5

The new academic/administrative buildings proposed on the west side of Procter Street create a strong edge to Stilwell Boulevard and Procter Street. This bundling of new buildings allows for a significant new campus green facing the "Front Door" Lawn. This area may immediately also serve educational or outdoor laboratory functions, such as gardens, greenhouses, or maker spaces. Future buildings along Proctor may be located at this green and would contribute to the framing of the space as a second quadrangle for student activities.

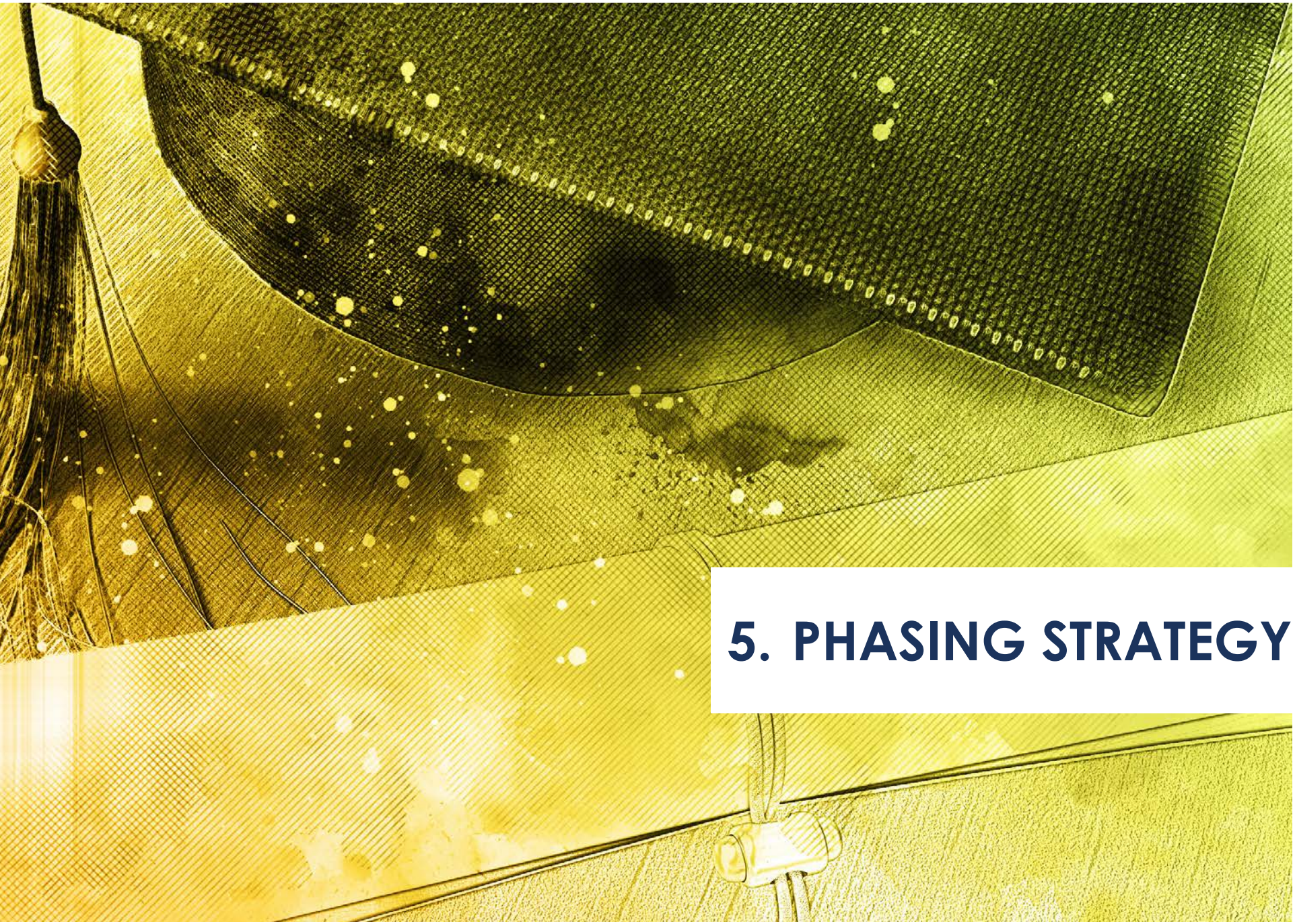
Cost Estimate: $1,600,000*



**Total construction cost based on 2019 values*

Figure 26. Rendering of Marconi Tower Lawn

CHAPTER



5. PHASING STRATEGY

Near-Term Phasing 2020-2025

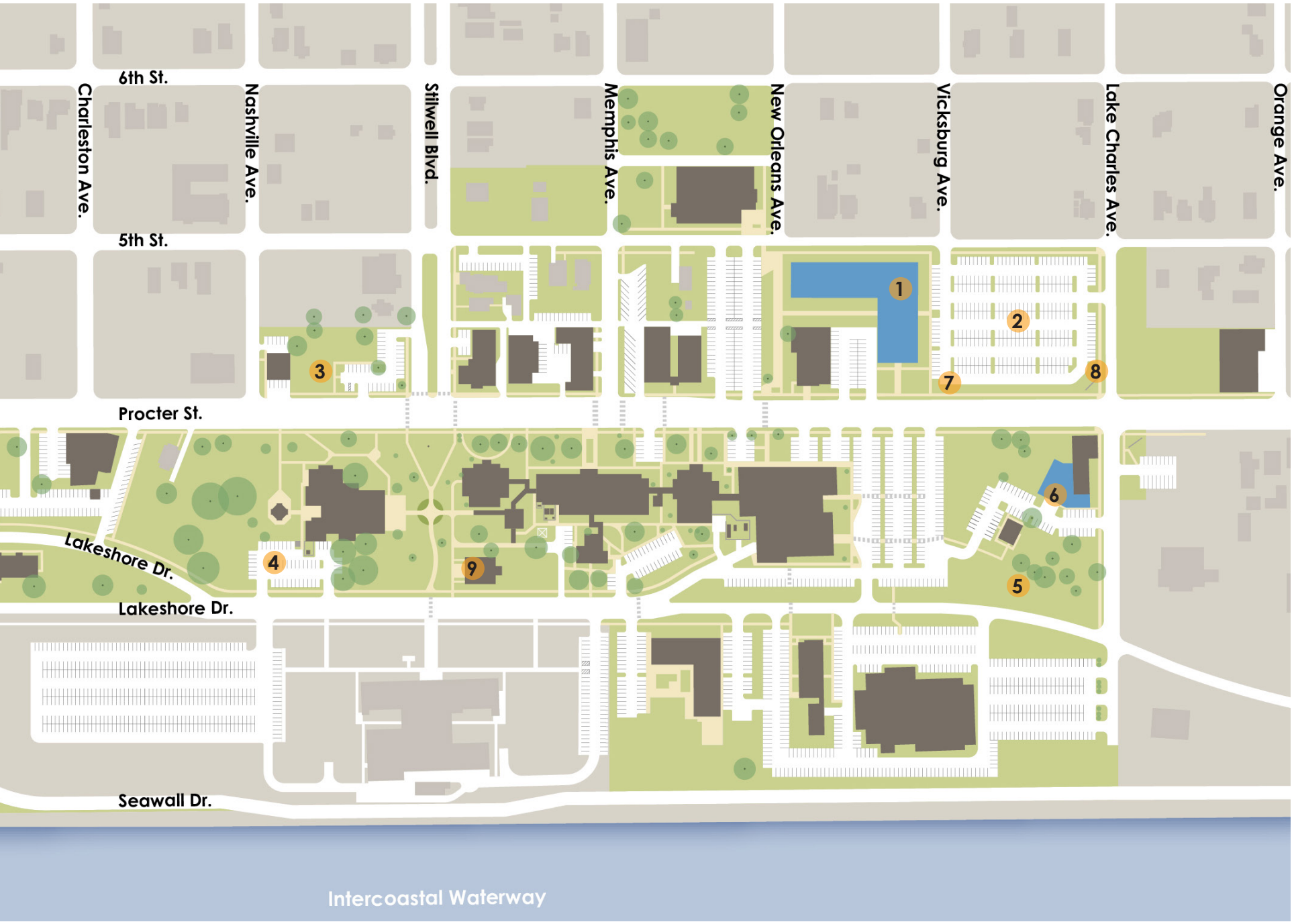
For a plan to be successful, it must be appropriately phased and implemented over time. However, this phasing strategy is subject to change based on the timing of the land acquisition needed to make the appropriate changes.

Near-term phasing includes the renovation of the Ruby Fuller Building, the construction of a new Allied Health and Sciences building and the associated parking, addressing code compliance issues mentioned in the facilities assessment section and begin plans to replat the campus. The land acquisition should begin in this phase and continue through mid- and long-term phasing. With the construction of the Allied Health and Sciences building parking lot, the Physical Plant Garage will need to be relocated to a proposed addition to the Physical Plant Offices. This is also the ideal time to close the Lakeshore Drive eyelet by the Vuylsteke Home. The existing Allied Health Annex can also be demolished during this phase in preparation for new development in the mid-term phase. A gateway sign should be placed on the west side of Procter Street at Lake Charles Avenue to introduce vehicular traffic to the campus as it travels towards Downtown.

Near-Term Phasing Initiatives

1. New Allied Health and Sciences building
2. New Allied Health and Sciences parking lot
3. Demolish existing Allied Health Annex
4. New Library parking
5. Lakeshore Drive eyelet closure
6. Physical Plant addition and additional parking
7. Vicksburg Avenue closure
8. New gateway signage
9. Ruby Fuller Building renovation

Figure 27. Near-Term Phasing Map


6th St.
5th St.
Procter St.
Lakeshore Dr.
Lakeshore Dr.
Seawall Dr.
Intercoastal Waterway
Charleston Ave.
Nashville Ave.
Stilwell Blvd.
Memphis Ave.
New Orleans Ave.
Vicksburg Ave.
Lake Charles Ave.
Orange Ave.
1
2
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9

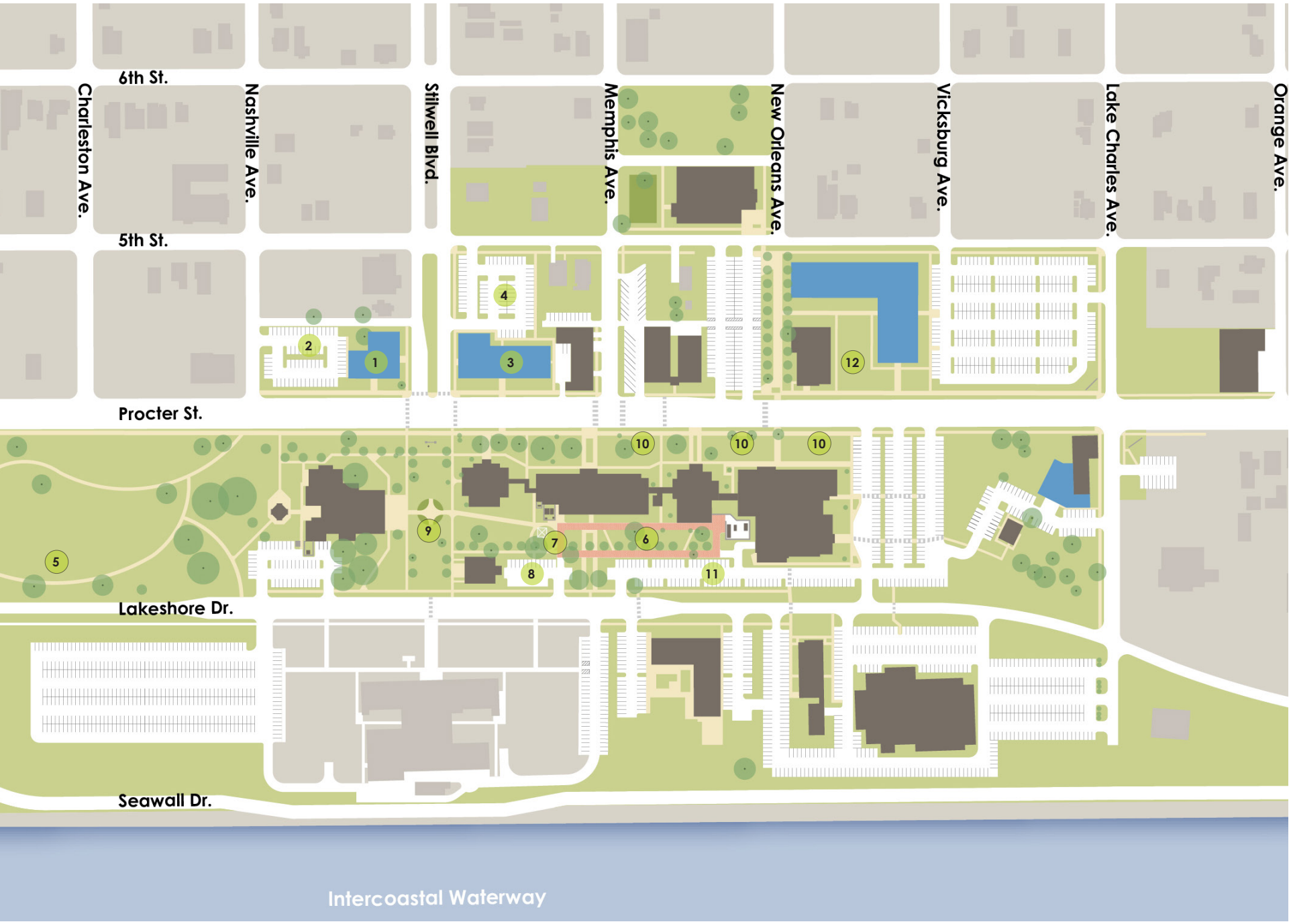
Mid-Term Phasing 2025-2030

In the mid-term, a focus should be placed on a new Cosmetology building and a new Administration building. Adding facilities frees up land for outdoor gathering spaces. With the demolition of the existing Cosmetology buildings, the second Lakeshore Drive eyelet can be closed, and this land can turn into a passive recreation area while it is being held for future development or sale. Moving the Faculty Offices and Bookstore into the new Administrative building frees up space behind the Madison Monroe building to create a dynamic outdoor gathering space network of a Student Center gathering space, a Marconi Tower Lawn, and Library Green enhancements. This is also an opportune time to close the small parking lots along Procter Street extending from the Performing Arts Center to the Madison Monroe Building. A proposed parking lot behind the Ruby Fuller Building is recommended in this phase. This parking lot is recommended to also serve as one of two entry points to the enhanced service drive behind the Madison Monroe and Student Center buildings.

Mid-Term Phasing Initiatives

1. New Cosmetology building
2. Cosmetology building parking
3. New Administrative building
4. Administrative building parking
5. Lakeshore Drive eyelet closure
6. Student Center outdoor gathering space
7. Marconi Tower Lawn
8. Ruby Fuller Building parking
9. Library Green enhancements
10. Closure of small parking lots along Procter Street
11. Restructure of the Lakeshore Drive parking
12. Lawn in front of new Allied Health and Sciences building

Figure 28. Mid-Term Phasing Map


6th St.
5th St.
Procter St.
Lakeshore Dr.
Seawall Dr.
Intercoastal Waterway
Charleston Ave.
Nashville Ave.
Stilwell Blvd.
Memphis Ave.
New Orleans Ave.
Vicksburg Ave.
Lake Charles Ave.
Orange Ave.
1
2
3
4
5
6
7
8
9
10
10
10
11
12

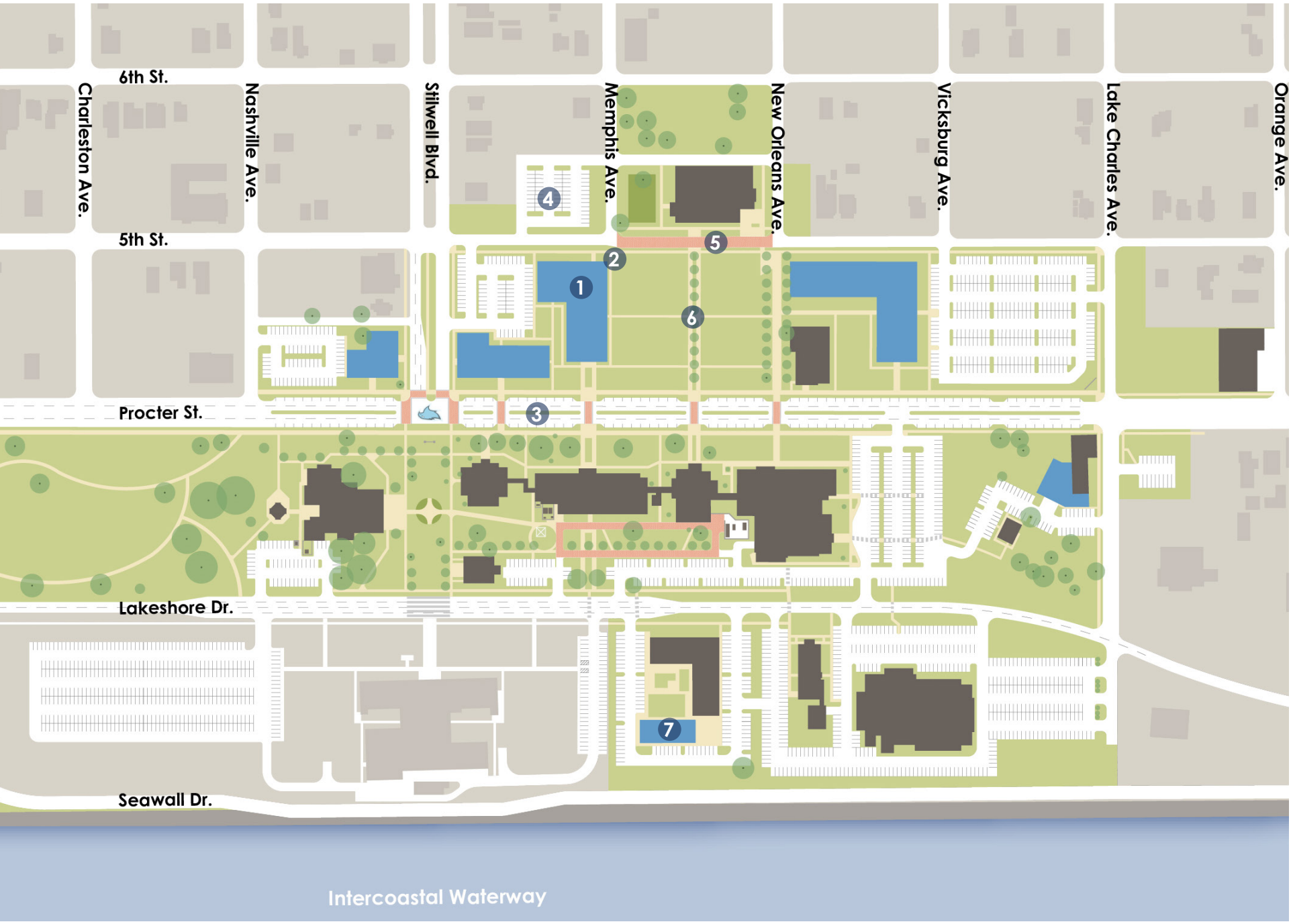
Long-Term Phasing
2030-2040

The final phase of the campus master plan includes the addition of an academic building, student housing, a formal campus green, and streetscape improvements along Procter Street and 5th Street. During this phase, Memphis Avenue should be closed, and the classes currently held in the Educational Annex and Instrumentation Building can be relocated to the new Academic building. These two existing buildings can be demolished to create a large lawn area between Procter Street and 5th St. This land is recommended to be strategically held for future campus development as the time arises. If the appropriate land has been acquired, an additional parking lot associated with the Umphrey Industrial Technology Center will be constructed.

Long-Term Phasing Initiatives

1. New Academic building
2. Memphis Avenue closure
3. Procter Street streetscape improvements
4. Umphrey Industrial Technology Center parking
5. 5th Street paving enhancements
6. Academic building Campus Green
7. New Student Housing

Figure 29. Long-Term Phasing Map


6th St.
5th St.
Procter St.
Lakeshore Dr.
Seawall Dr.
Intercoastal Waterway
Charleston Ave.
Nashville Ave.
Stilwell Blvd.
Memphis Ave.
New Orleans Ave.
Vicksburg Ave.
Lake Charles Ave.
Orange Ave.
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