

AGENDA
CITY COUNCIL - CITY OF ONTARIO, OREGON
Monday, February 4, 2013, 7:00 p.m., M.T.

- 1) **Call to order**
Roll Call: Norm Crume _____ Jackson Fox _____ Charlotte Fugate _____ Dan Jones _____
Larry Tuttle _____ Ron Verini _____ Mayor Joe Dominick _____

2) **Pledge of Allegiance**

This Agenda was posted on Wednesday, January 30, 2013, and a study session was held on Thursday, January 31, 2013. Copies of the Agenda are available at the City Hall Customer Service Counter and on the city's website at www.ontariooregon.org.

3) **Motion to adopt the entire agenda**

4) **Consent Agenda: Motion Action Approving Consent Agenda Items**

- A) Approval of Minutes of Regular Meeting of 01/22/2013 1-5
- B) Bid Award: Malheur Farm Lease 6-7
- C) Bid Award: Snake River Intake Screen 8-10
- D) Approval of the Bills

- 5) **Public Comments:** Citizens may address the Council on items not on the Agenda. Council may not be able to provide an immediate answer or response, but will direct staff to follow up within three days on any question raised. Out of respect to the Council and others in attendance, please limit your comment to three (3) minutes. Please state your name and city of residence for the record.

6) **Department Head Updates**

7) **Presentation:**

- A) Industrial Lands: Riley Hill

8) **New Business**

- A) Ordinance #2675-2013: Amend TOT Ordinance (1st Reading) 11-14
- B) Moore Park Lease Renewal 15-19
- C) Investigation of Baker Complaint 20-21

9) **Public Hearing:**

- A) Ordinance #2673-2013: Amend TVCC Master Plan and Associated Amendments to the City of Ontario Comprehensive Plan re the 2012 TVCC Facility Master Plan (1st Reading) 22-25

10) **Discussion Items**

11) **Correspondence, Comments and Ex-Officio Reports**

12) **Adjourn**

MISSION STATEMENT: TO PROVIDE A SAFE, HEALTHFUL AND SOUND ECONOMIC ENVIRONMENT, PROGRESSIVELY ENHANCING OUR QUALITY OF LIFE

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COUNCIL MEETING MINUTES
January 22, 2013

The regular meeting of the Ontario City Council was called to order by Mayor Joe Dominick at 7:00 p.m. on Tuesday, January 22, 2013, in the Council Chambers of City Hall. Council members present were Norm Crume, Joe Dominick, Charlotte Fugate, Dan Jones, Larry Tuttle, and Ron Verini. Jackson Fox was excused.

Members of staff present were Jay Henry, Tori Barnett, Bob Walker, Alan Daniels, Dan Shepard, and Mike Long. The meeting was recorded on tape, and the tapes are available at City Hall.

Ronald Verini led everyone in the Pledge of Allegiance.

AGENDA

Mayor Dominick added Item 8A: Golf Course.

Ron Verini moved, seconded by Charlotte Fugate, to adopt the Agenda as amended. Roll call vote: Crume-yes; Fox-out; Fugate-yes; Jones-no; Tuttle-no; Verini-yes; Dominick-yes. Motion carried 4/2/1.

CONSENT AGENDA

Councilor Crume and Mayor Dominick recused themselves from voting due to a conflict; each had an invoice for payment on the bills.

Dan Jones moved, seconded by Ron Verini, to approve Consent Agenda Item A: Approval of the Regular Minutes of 01/07/2013; and Item B: Approval of the Bills. Roll call vote: Crume-recuse; Fox-out; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Dominick-recuse. Motion carried 4/0/1/2.

PUBLIC COMMENTS/PRESENTATIONS

[Typed from written hand-out]

Ruth Rolland, Ontario, stated: *Everybody lives somewhere. And wherever we live – most of us naturally want the city or region we call home to be a place where everybody is treated fairly and respected, and valued for what we each do within our community. This one for the reliable, good quality work they do as a teacher, another for being a great waitress or cook, or whatever. We respect and appreciate every neighbor and coworker when he or she steps up and works hard, and takes care of their families. And we appreciate others when we see they deal fairly with their neighbors and fellow citizens. We look to one another to make our city better all the time, every opportunity we can. And that calls for us, as a city, to treat the city's employees with respect and fair treatment too. Nobody should be treated unfairly simply because the city leaders devise a plan take away from these employees' wages and benefits. It's the employees' families who are the ones who live with the consequences. Is it a good thing to treat employees this way, simply because you can do it? Ontario Public Works employees are continue to work every day, being reliable and honorable employees - - serving the citizens of the City of Ontario. But he City Council refused to reach a fair working agreement with them. It isn't right and it isn't fair, so that's why they were outside City Hall again this evening carrying signs, because they want the residents of Ontario and the surrounding areas to understand this. – That Ontario City Council does not respect the City's workers. There needs to be some fairness here.*

NEW BUSINESS

Resolution #2013-101: Accept Easement for Public Water Main Crossing for Northwest Farm Credit Services at 308 SE 10th Street

Dan Shepard, Engineering Technician III, stated Northwest Farm Credit Services completed construction of their new facility at 308 SE 10th Street. Water mains were constructed on the development site to provide potable water and fire service to the development. Water mains, fire hydrants and meters were to remain under control and jurisdiction of the city. Utility easements were very common for larger businesses. Having these easements in place also provided the business with adequate utility and fire service. The easement gave the city the authority to maintain and repair this water main and meters as necessary.

The city was requesting a 20-foot wide utility easement for the water main and North West Farm Credit Services accepted conveyance of the described easement for a water main and agreed to the terms of the city.

Charlotte Fugate moved, seconded by Norm Crume, to adopt Resolution #2013-101, A RESOLUTION ACCEPTING AN EASEMENT FOR A PUBLIC WATER MAIN CROSSING THE PROPERTY OF NORTHWEST FARM CREDIT SERVICES, 308 SE 10TH STREET. Roll call vote: Crume-yes; Fox-out; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Dominick-yes. Motion carried 6/0/1.

Resolution #2013-102: Appoint City Manager as Budget Officer

Michael Long, Interim Finance Director, stated the purpose of this agenda item was to obtain the approval of the City Council to appoint the City Manager as the Budget Officer for Ontario. Each local government had to have a Budget Officer, either appointed by the governing body or designated by the local government's charter. The Budget Officer was under the supervision of either the executive officer or the governing body. The Budget Officer prepared the proposed budget for the coming fiscal year. As ORS 294.331 stated: *"The governing body of each municipal corporation shall, unless otherwise provided by county or city charter, designate one person to serve as budget officer. The budget officer, or the person or department designated by charter and acting as budget officer, shall prepare or supervise the preparation of the budget document. The budget officer shall act under the direction of the executive officer of the municipal corporation, or where no executive officer exists, under the direction of the governing body."*

Ron Verini moved, seconded by Larry Tuttle, to adopt Resolution #2013-102, A RESOLUTION APPOINTING THE CITY MANAGER AS THE BUDGET OFFICER FOR THE CITY OF ONTARIO. Roll call vote: Crume-yes; Fox-out; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Dominick-no. Motion carried 5/1/1.

Winterbrook Invoice

Mayor Dominick asked if there were any updates regarding this invoice.

Mr. Henry stated no; the bill was outstanding by a few months, and needed to be paid.

Mayor Dominick asked if it included the outstanding \$5K from last July.

Mr. Henry stated it did.

Councilor Verini stated in reading the report, Winterbrook had done a good job, and deserved to be paid.

Councilor Fugate asked if this bill had been held since mid-summer.

Mr. Henry stated the invoice was dated received on December 12, 2012, but it wasn't the first invoice.

Councilor Fugate asked if it was the first time it had been submitted to the Council.

Mr. Henry stated no, it had been presented when first received. The initial bill was of a lesser amount, but had now been rolled over into the one presently before them. Previously, the Council had not received the written report at the time the invoice was received, so staff had been instructed to withhold payment pending receipt of the report. That had now been received.

Norm Crume moved, seconded by Ron Verini, that the City Council approve payment to Winterbrook Planning in the amount of \$39,100.43. Roll call vote: Crume-yes; Fox-out; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Dominick-no. Motion carried 5/1/1.

DISCUSSION ITEM

Golf Course issues

Councilor Jones stated this issue was what the Budget Committee was for – why was it before the Council for discussion? He understood the Mayor had questions, but those could be presented to the Budget Committee.

Councilor Fugate stated they had just received all the information to review at the work session [01/17/2013], so this gave them a chance to ask questions *before* the Budget Committee meeting.

Mayor Dominick stated the Budget Committee expected the numbers given to them by the Council to be correct before getting to them. Since the Council hadn't received the budget information until the last work session, there hadn't been time to review. He had major problems with what he had received. If others were fine with it, that was okay, but he wasn't.

Councilor Jones reiterated that was what the Budget Committee was for. They all – all 14 of them – could work it through together at the budget meeting.

Mayor Dominick stated he had some questions regarding the figures provided for the golf course.

Mr. Henry read from a statement he had distributed with regard to the questions he had received from the Mayor:

- 1) Why is the course manager requesting far more than the 25%?
He is not. If you do the math, he is requesting 15.40% (93,247/605,535). Your basic premise is incorrect, as 25% left means 25% of the total Golf Budget (\$605,535), not 25% of the General Fund transfers. It needs to be measured against the budget or you are comparing apples and oranges and providing incorrect numbers. 25% left has never meant 25% of the transfers only.
- 2) Rather than ask questions about each line item, please justify all the increases. For example \$600 a month for a phone line? \$600 per month for garbage?
Again, your basic premise is wrong. For example; the phone line was budgeted based on historical costs through December, 2012 (2nd page of budget handout, 2nd column). \$4,869 was expended in 17 months, so the budget reflected \$283 per month. Then \$283 x 6 months (January-June) gives us \$1,698 (reflected in column 4). If you look at column 5, that shows a total expenditure of \$6,790, which is more than double the budgeted amount of \$3,000. This overage happened prior to the departure of the previous manager and skewed the figures that you selected. You are not accounting for our actual forecast figures. The same logic applied to the rest of your spreadsheet as well.
- 3) Why is there a "utility" line added in, when there is already an electricity budget?
It is labeled "Course Utility" in the handout and the budget to account for and to track the sprinkler control board repairs from Silver Creek Supply.
- 4) Payroll suggests maintaining staffing levels at budgeted levels. Course is out of money, best place to cut is too many employees. Another easy area is to cut the "small increase" given for golf management of \$1165 per month.
Only one part-time FTE (equipment and course maintenance) and one Part-Time Course Manager are projected for. In a memo dated August 8, 2012 that was shared with the Council, staff showed that by giving the current golf manager an increase of \$1165 per month to assume the additional duties of the previous manager, the budget savings are still \$23,020 per year over the amount paid to the previous manager. We could save the "small increase", but we would have to recruit and pay for a golf manager.

The other area projected is \$59,849 to pay for temporary staff from American Staffing. This may be reduced if we decide that it is more upkeep than desired.

- 5) The golf course is asking for a 67.5% increase in funding for the remainder of the year. With the city budget still in question, how can one department justify/request such a huge increase?
As explained earlier in this report, it is not a 67.5% increase. It is a request for 15.40% to get through the remaining 25% of the budget.

Alan Daniels, Golf Course Manager, stated the 25% was of the remaining \$150K, but they were looking for \$93K. It was still high, but too much money had been spent over the preceding 18 months. They were looking at a Plan B, which could make it more palatable, in that the Men's Golf Association was looking at an agreement with the City to possibly take over some of the course management. The city needed to maintain control of the assets, but there might be a way to do a joint partnership. He hoped to have some numbers for the Budget Committee meeting. They had cut from the \$150K down to the \$93K, and that was going bare bones, but he agreed it was still a lot of money. He did, however, anticipate hitting target on all projected incomes.

Councilor Fugate stated she had received some calls telling her that many of Ontario's golfers were already leaving to play the Payette course.

Mr. Daniels stated he had heard that too, but he also believed some were sitting on the fence to see what would happen.

Councilor Fugate asked if any type of letter had been sent, giving an update on this.

Mr. Daniels stated no, not to individuals, but there had been notices out through the Men's Association and through the Argus Observer.

Mayor Dominick stated in the numbers being compared with Jay Henry and Aland Daniels, they had mentioned the \$650K – was that the total golf course budget, including revenue and transfers from the General Fund?

Mike Long, Finance Director, stated yes, the \$650,535 included the revenue, with the \$248K and \$15K (for equipment repairs) were offsets to balance the budget.

Mayor Dominick verified the current transfer request was an additional \$93K. Knowing that, he now had some answers, and would bring his issues back before the Budget Committee.

CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

- Bob Walker stated the Council had previously asked that CH2M Hill provide a budget on the underpass project, and he now had that. (He distributed copies to the Council).
- Bob Walker stated the weather was killing Public Works. His crews had to replace or warm up over 100 frozen meters. The guys were busting it in the cold, and were getting tired. The river was freezing, and the water level was rising, so they were getting a bit prepared for a possible flooding at the Water Treatment Plant. The water had to rise about six feet at the Plant, but the ice built up and the water rose about that much. They would do a lot of sand-bagging. He really appreciated the Public Works employees.

Councilor Verini asked, with regard to the frozen meters, was there any type of maintenance that would prevent the problems they were experiencing?

Mr. Walker stated there really wasn't. The meters were already about 24" down. The key was for people to keep the water moving in their pipes. Stopped water would freeze. He recommended that everyone turn their taps on a little – about the size of a pencil lead. If that caused a problem for usage costs, that could be averaged using last winter numbers. He also suggested opening up the cupboards under the sink to warm that area up. And any room that had a water main in the ceiling or floor, be sure those had heat. Closed doors could get a room too cold, causing freezing. But, the main thing was to run a little bit of water.

- Bob Walker stated out at the Water Treatment Plant, during December, there had been so many illnesses, one employee, Andy King, had basically been on duty for 24-hours a day for a good portion of the entire month. Mr. King was given a plaque of appreciation and a gift certificate in thanks, to show how much they appreciated what he had done for them. Also, Bob would be coming up with something to show appreciation to all his staff.
- Aland Daniels stated he and Bob Walker would be heading to Burns to attend – and push for the Ontario projects - a Hearing Committee on state funding for road projects.
- Mike Long stated the Council had asked what the PERS rate would be come July 2013, and it looked like it would be 23.10% for Tier One and Two employees, 18.44% for General Services, and 21.17% for Police and Fire. Those numbers would be in next year's budget.
- Mike Long stated he hoped to have the auditor's draft within the week.
- Jay Henry seconded his appreciation for what the Public Works crews had been doing.

ADJOURN

Ron Verini moved, seconded by Charlotte Fugate, that the meeting be adjourned. Roll call vote: Crume-yes; Fox-out; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Dominick-yes. Motion carried 6/0/1.

APPROVED:

ATTEST:

Joe Dominick, Mayor

Tori Barnett, MMC, City Recorder

CONSENT AGENDA

February 4, 2013

TO: Mayor and City Council

FROM: Bob Walker, Public Works Director
Delhie Block, Water & Wastewater Superintendent

THROUGH: Jay Henry, City Manager

SUBJECT: BID AWARD: MALHEUR FARM LEASE

DATE: January 29, 2013

SUMMARY:

Attached are the following documents:

- Malheur Farm Bid – Application List

Bids were opened on December 28, 2012, for the Malheur Farm Lease. Sage Farms is the apparent successful bid with the percentage crop share as indicated on the attached sheet with a minimum payment guarantee of \$76,000 and a maximum share crop of \$133,000. Sage Farms will also address all issues with the system pressure and sprinkler package at their expense.

BACKGROUND:

When comparing the NEW contract minimum payment in comparison to the historical payments as it relates to the current (OLD) contract; the difference in revenue is an **increase** of approximately **\$33,000 annually**.

STAFF RECOMMENDATION:

On January 24, 2013 Hart moved, seconded by Babcock, that the Public Works Committee recommend to the City Council that the Malheur Farm Lease be awarded to Sage Farms. Motion passed 4/0/2 (Cummings and Hill excused; one committee vacancy).

MALHEUR FARM BID - APPLICATION LIST

#	NAME	Bid Application Submittal Date/Post Mark Date	Bid on time? (Y/N)	Address/Phone	Share Crop %	Other Pmt Option \$:	Initial Costs to City	OTHER:
1	Callidonia Farms Bruce Cruickank	12/26/2012 8:00 a.m.	Y	10571 Virginia Ln Peyette ID 83661 Ph: 208-707-4811	Onions Sugar Beets Potatoes Beans Corn, Wheat, Alfalfa, Grains	\$42,000/YEAR	Fertilizer Rodents Weed/Spray Equip	
2	Tracy Wilson	12/28/2012 12:42 p.m.	Y	104 East Island Rd. Ontario OR 97914 Ph: 541-235-3328	Onions Sugar Beets Potatoes Beans Corn, Wheat, Alfalfa, Grains	14% Pasture + 50% 17% 16% 21% 25%	Fertilizer Rodents Weed/Spray Equip Mowing Buffer areas:	Cost NTE \$2500 per year Must be in working condition Tentant 2 x per year
3	Peaster Farms Marvin Peaster	12/28/2012 12:30 p.m.	Y	2532 West Idaho Ave Ontario OR 97914 Ph: 541-216-0094	Onions Sugar Beets Potatoes Beans Corn, Wheat, Alfalfa, Grains	\$180/Acre payable: 50% April 1st 50% Dec 31st	Fertilizer Rodents Weed/Spray Equip	
4	Doug Stipe	12/28/2012 12:52 p.m.	Y	3555 Clark Blvd Ontario OR 97914 Ph: 541-235-7508	Wheat-Barley Corn Potatoes or Onions Sugar Beets Alfalfa, Grains	30% 28% Cash Rent: \$450/Acre Cash Rent: \$325/Acre	Fertilizer Rodents Weed/Spray Equip	Comments: 25% of acres in wheat/barley due to low water available (5 gpm vs. need 8 gpm)
5	Eldred Farms Daryl Eldred	12/28/2012 1:41 p.m.		5770 Custer Road New Plymouth ID 83655 Ph: not provided	Onions Sugar Beets Potatoes Beans Corn, Wheat, Alfalfa, Grains	13% Settle in Full: the City's portion of the Share Crop 15% that is Un-harvested or In Inventory each year by Dec 31st. 24%	Fertilizer Rodents Weed/Spray Equip	
6	Cameron Skeen	12/28/2012 10:49 a.m.		5088 Vine Rd. Ontario OR 97914 Ph: 208-559-0622	Onions Sugar Beets Potatoes Beans Corn, Wheat, Alfalfa, Grains	A. No Share Crop: 13% \$225/Acre (\$85,500) B. % Share Crop + \$50K/yr Cash min, up to \$100K Cash Max 16% 15% 20% Tenant pay for Repairs	Fertilizer Rodents Weed/Spray Equip	5 Year Lease Term & Reserve right to purchase 2013- Initially -City bring Irrigation up to 100% op. condition and maint. At City Expense Opt B - see proposal section 11 = \$37,982 (+) Costs for Pump Station Analysis TBD (\$31 Nozzles \$11,362)(Add 50 hp Pump \$9,000) (8 Booster Pumps \$17,600)
7	Sage Farms William Johnson	12/28/2012 9:37 a.m.		5088 Vine Rd. Ontario OR 97914 Ph: 208-707-0445	Onions Sugar Beets Potatoes Beans Seed Crops Corn, Wheat, Alfalfa, Grains	13% % Share Crop + 15% \$200/Acre Min. (\$76,000) 16% and \$350/Acre 20% Max. (\$133,000) 16% 24%	Fertilizer Rodents Weed/Spray Equip	Tenant will address issues with System Pressures and Sprinkler Package at their expense - as they find necessary.

CONSENT AGENDA

February 4, 2013

TO: Mayor and City Council

FROM: Bob Walker, Public Works Director

THROUGH: Jay Henry, City Manager

SUBJECT: BID AWARD: SNAKE RIVER INTAKE SCREEN REPAIR

DATE: January 29, 2013

SUMMARY:

Attached is the following document:

- Bid Review

The Water Treatment Plant Intake Screens in the Snake River have been in service for more than thirty years. Structurally, the screens are in good condition. The problem is the ability to clean the screens when they plug due to algae. There is an air system inside the screens which was designed to clean the screens by discharging high pressure air from the inside. This system does not currently function properly and needs to be modified. We cannot get inside the screens to make repairs as there is currently no access. The intention of this project is to reconstruct the ends of the screens in order to allow access by divers to clean the screens from the inside. Additionally, the air cleaning system will be reconstructed.

BACKGROUND:

This project was approved in the 2009-11 budget for \$80,000. After several dives by the Extreme Dive Team, it was discovered that the air cleaning system inside the screens was not functioning properly and needed to be replaced. This required installation of access hatches on the ends of both screen sections, a modification of the high pressure air system at the river pump station, and new air discharge pipes inside the screens. The project was re-budgeted and approved in the 2011-2013 Budget for \$111,000 (11WAT-05).

Originally, we were going to utilize divers to accomplish this work underwater, leaving the screens in place. The screen assembly consists of two identical sections which are bolted together. After discussions with the design engineers, it was determined that it would be easier to disconnect one section of the screens, remove it from the river, and take to a machine shop to provide an access opening. Once this is accomplished, we will contract to have the new air discharge pipe installed inside the screen. When that work is completed, the screen section would be reinstalled and the other section removed and repaired. The bid to remove and replace is \$21,735. We are requesting approval

for the City Manager to sign an agreement with the successful Bidder. The remaining portion of this project is an estimated cost of \$24,000 for installing the access hatches and an estimated cost of \$35,000 to repair the air system. Combining these additional costs with an estimated \$10,000 for the remaining engineering results in a total cost of \$90,735; with \$103,416.59 remaining in this project account, we should be under budget by \$12,681.59.

STAFF RECOMMENDATION:

On January 24, 2013 Hart moved, seconded by Babcock, that the Public Works Committee recommend to the City Council the Snake River Intake Screen Repair bid award to Richard Phillips Marine, Inc. Motion passed 4/0/2 (Cummings and Hill excused; one committee vacancy).

BID REVIEW

PROJECT: Snake River Intake Screen Repair – 2013
CIP NO.: 11WAT-05
BID OPENING DATE: 12/28/12
DATE: 1/9/13
REVIEWER: Jerry T. Elliott

Four bids were received on the above referenced project. This document summarizes reference checks for the two low bidders:

1. Richard Phillips Marine, Inc. (RPM)
2. Marine Holdings, Co., Inc. dba Ballard Diving & Salvage

RECOMMENDATION / CONCLUSION:

Based upon my review of the bid documents and references both of these bidders come highly recommended for diving work. The project descriptions provided by the bidders lead me to believe that RPM may have a little more experience working in a riverine (current) environment. All references advised that because of the specialty nature of this work that all changes be fully documented. Since RPM's quote is over 25% lower than Ballard's I recommend entering into a contract with RPM at the bid amount of \$21,735.00.

AGENDA REPORT

February 4, 2013

TO: Mayor and City Council

FROM: Larry Sullivan, City Attorney

THROUGH: Jay Henry, City Manager

SUBJECT: ORDINANCE NO. 2675-2013 AMENDING CITY CODE SECTION 3-11-4 AS TO THE DISTRIBUTION OF THE PROCEEDS FROM THE TRANSIENT OCCUPANCY TAX-FIRST READING

DATE: January 28, 2013

SUMMARY:

Attached is the following document:

- Proposed Ordinance No. 2675-2013

The purpose of the proposed ordinance is to remedy the misallocation of the City's transient occupancy tax after July 1, 2003, by amending City Code Section 3-1-4.

BACKGROUND:

Ordinance 2450-2000, enacted in the year 2000 and codified in City Code Section 3-11-4, provides that 52.5% of the proceeds from the City's Transient Occupancy Tax (TOT) is to be distributed to the City's Street Fund for street maintenance. Beginning with the 2003-2004 budget, the City allocated that percentage of the TOT to the General Fund instead of the Street Fund.

At the end of 2012, Finance Director Michael Long discovered the error and began making the correct allocation with TOT proceeds received after January 1, 2013. Ordinance No. 2675-2013 amends Code Section 3-11-4 to remove the requirement that the City reimburse the Street Fund for any TOT misallocation before January 1, 2013. Unless City Code Section 3-11-4 is amended by the Council, it will be necessary for the City to reimburse the Street Fund in the amount of approximately \$2.4 million dollars.

The proposed ordinance also adds a new subsection (B) to Code Section 3-11-4, allowing the percentages distributed from the TOT to be changed by resolution. The only limitation is the 3.75% payable to lodging operators for collecting the TOT, which ORS 320.345(1) currently does not allow to be decreased below that percentage.

If at any time the Council decides to change the percentages to be distributed to third parties, such as Four Rivers Cultural Center (FRCC), the City will have to determine whether it has contractual obligations with those third parties to pay a fixed percentage of the TOT to them. FRCC's tax distribution is also governed by City Code Title 3, Chapter 18, which sets a separate transient lodging tax payable to FRCC in compliance with ORS 320.350, a state law mandating that a minimum percentage of transient lodging taxes imposed after July 1, 2003, be used to fund tourism-related activities.

RECOMMENDATION:

Staff recommends the Council approve a first reading of Ordinance No. 2675-2013.

PROPOSED MOTION:

"I move the Mayor and City Council approve a first reading of Ordinance No. 2675-2013, AN ORDINANCE AMENDING CITY CODE SECTION 3-11-4 AS TO THE DISTRIBUTION OF THE PROCEEDS FROM THE TRANSIENT OCCUPANCY TAX."

ORDINANCE NO. 2675-2013

AN ORDINANCE AMENDING CITY CODE SECTION 3-11-4
AS TO THE DISTRIBUTION OF THE PROCEEDS
FROM THE TRANSIENT OCCUPANCY TAX

- WHEREAS, Ordinance 2450-2000, enacted in the year 2000 and codified in City Code Section 3-11-4, provides that 52.5% of the proceeds from the City's Transient Occupancy Tax (TOT) is to be distributed to the City's Street Fund for street maintenance; and
- WHEREAS, After July 1, 2003, the City began distributing the Street Fund percentage of the TOT to the General Fund rather than to the Street Fund; and
- WHEREAS, Since January 1, 2013, the City has been properly allocating 52.5% of the TOT proceeds to the Street Fund; and
- WHEREAS, The City is unable to reimburse the Street Fund for the money incorrectly distributed to the General Fund without substantially interfering with the general operations of the City.

NOW THEREFORE, The Common Council Of The City Of Ontario Ordains As Follows:

1. Ontario Municipal Code Section 3-11-4 is amended to read as follows, by deleting that portion that is stricken and adding that portion that is underlined:

3-11-4 (A). TAX IMPOSED. Every operator liable for the collection and remittance of the tax imposed by Section 3-11-3, may withhold three and seventy-five one hundredths percent (3.75%) of the net tax due under that Section to cover the operators expense in the collection and remittance of said tax. The balance of the funds collected and remitted to the City shall be distributed as follows:

(1) Twelve and five tenths percent (12.5%) of the gross tax collected shall go to the Ontario Parks and Recreation and/or community enhancement projects.

(2) Commencing on January 1, 2013, fifty-two and five tenths percent (52.5%) shall be dedicated to street maintenance activities. The City shall not be required to use any tax proceeds received prior to that date for street maintenance activities.

(3) Twenty-two and five tenths percent (22.5%) shall be divided with thirty thousand dollars (\$30,000.00), to be distributed in monthly payments of two thousand five hundred dollars (\$2,500.00) each to a grant fund to be administered by a Visitor and Convention Board created pursuant to the Agreement to Provide Tourism Promotion Services between the City of Ontario and the Chamber of Commerce dated September 3, 1997, and the balance to go to the Ontario Chamber of Commerce for tourist promotion, subject to the Chamber's performance in accordance with the terms and conditions of the Agreement to Provide Tourism Promotion Services between the City of Ontario and the Chamber of Commerce dated September 3, 1997.

(4) Twelve and five tenths percent (12.5%) shall be placed in a dedicated fund to be held for distribution pursuant to an agreement to be negotiated between the City of Ontario, Four Rivers Cultural Center (FRCC) and the Hotel Operators and approved by the Ontario City Council.

(B) PERCENTAGE DISTRIBUTIONS BY RESOLUTION. The City Council may by resolution change the percentages distributed from the receipt of the tax, except that the percentage of the tax distributions payable to operators shall not be decreased below 3.75% except as authorized by state law.

PASSED AND ADOPTED by the Common Council of the City of Ontario this ____ day of _____, 2013, by the following vote:

AYES:
NAYS:
ABSENT:

APPROVED by the Mayor this ____ day of _____, 2013.

ATTEST:

Joe Dominick, Mayor

Tori Barnett, MMC, City Recorder

CONSENT AGENDA REPORT
February 4, 2013

TO: Mayor and City Council

FROM: Larry Sullivan, City Attorney

THROUGH: Jay Henry, City Manager

SUBJECT: EXTENSION OF LEASE FOR MOORE PARK

DATE: January 29, 2013

SUMMARY:

Attached are the following documents:

- Moore Park Lease Agreement dated May 19, 2008
- Proposed Lease Extension Agreement

The existing lease agreement between the City of Ontario and Riley Hill for the property commonly referred to as Moore Park will expire on May 18, 2013. Mr. Hill is requesting a renewal of the agreement for another five (5) years on the same terms and conditions. The City leases this property from Mr. Hill for \$1.00 a year.

RECOMMENDATION:

Staff recommends approval of the Lease Extension Agreement between the City and Riley Hill for Moore Park an additional five years.

MOTION:

I move that the Council authorize the Mayor to sign the five-year Lease Extension Agreement with Riley Hill for the lease of Moore Park by the City.

LEASE EXTENSION AGREEMENT

DATED: This _____ day of _____, 2013.

BETWEEN: RILEY J. HILL, hereinafter, "Landlord"

AND: CITY OF ONTARIO, hereafter "Tenant"

Premises:

- A. Landlord is leasing to Tenant real property known as Moore Park for five years, from May 19, 2008, to May 18, 2013, pursuant to a Lease Agreement, a copy of which is attached hereto as Exhibit A. Landlord and Tenant desire to extend this lease for an additional five years, on the same terms and conditions.

- C. The parties wish to reduce their agreement to writing.

Agreement:

Landlord and Tenant covenant, contract, and agree to extend the Lease Agreement attached as Exhibit A for an additional five-year term, from May 19, 2013, through May 18, 2018, subject to the same terms and conditions as set forth in the Lease Agreement.

Effective May 19, 2013.

Landlord:

Riley J. Hill

Tenant:

City of Ontario

By:

Joe Dominick, Mayor

Attest:

Tori Barnett, MMC, City Recorder

LEASE AGREEMENT

DATED: This 19 of May 2008
BETWEEN: RILEY J. HILL, hereinafter, "Landlord"
AND: CITY OF ONTARIO, hereinafter, "Tenant"

Premises:

- A. Landlord owns the property described in Exhibit A.
- B. Landlord is willing to lease this property to Tenant for use as a City park.
- C. The parties wish to reduce their agreement to writing.

Agreement:

Landlord and Tenant covenant, contract, and agree as follows:

1. **Lease:** Landlord leases to Tenant and Tenant leases from Landlord that property described on Exhibit "A" attached hereto and by this reference incorporated herein (the Property.)
2. **Rent:** The rent shall be ONE DOLLAR (\$1.00) per year.
3. **Term:** The Lease shall run for a period of five years, beginning upon dated signature of Landlord, and subject to the right of Landlord to terminate the Lease upon giving thirty (30) days written notice to Tenant. Renewal of the lease shall be negotiated no more than ninety (90) days prior to termination.
4. **Hold Harmless:** The City, subject to the limits of public body liability set forth in the Oregon Tort Claims Act, ORS 30.260 *et seq.*, will hold Landlord harmless from any claims whatsoever, accruing after the date hereof and arising solely out of the use of the property for City park purposes.
5. **Use of Property:** The Property may be used as a City park and for no other purpose.

6. **Obligation of Landlord:** So long as the Property is used as a City park, the Landlord shall have no obligations whatsoever concerning the maintenance, safeguarding, irrigation, or upkeep of the Property.
7. **No Improvements:** The City shall not place any improvements on the Property without first obtaining the written approval of the Landlord.
8. **Filing for Tax Exemption:** The Lessee (the City) shall file tax exemption documents with the Malheur County Tax Assessor's Office on or before April 1st of each year, or as deemed necessary by the County.

Signed and dated this 19 day of May, 2008.

Landlord:



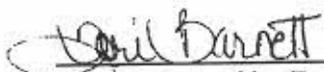
Riley J Hill

Tenant:



Joe Dominick, Mayor
DAN CUMMING, PRESIDENT

Attest:



Tori Barnett, City Recorder

EXHIBIT "A"

A parcel of land in Township 18 South, Range 47 East of the Willamette Meridian, Section 3, more particularly described as follows:

A parcel in Block 13 of the Plat of the Original Town of Ontario, Malheur County, Oregon, as follows:

The East 35 feet of Lots 1 through 5, inclusive, Lots 11 through 15, inclusive, together with that portion of the alley vacated by Ordinance #1785 in said Block 13.

Tax Map 18S4703CC; Tax Lot No. 5901

1/23/13

TAGGART & TAGGART

MAX S. TAGGART (1912-1990)
MAX S. TAGGART, II

OFFICE OF LAW
399 S. OREGON STREET
ONTARIO, OR 97914
(541) 889-5372
taggartlaw.or.gov/office.net
facsimile (541) 889-5434

LEGAL ASSISTANT
MARIBEL PEREZ
LEGAL ASSISTANT
CATHIE HOWELL

January 22, 2013

HAND DELIVERED

Ontario City Council
% Tori Barnett, MMC, City Recorder
444 SW 4th Street
Ontario, OR 97914

Dear Councilors:

I write to each of you on behalf of my client, Bob Baker, who lives at 3191 SW 12th Avenue in Ontario and who is an Ontario taxpayer and voter. Mr. Baker requests that his concerns expressed below be placed on your agenda for a soon forthcoming meeting of the Council and, additionally, that he receive reasonable advance notice of the Council Meeting and all Work Sessions in which his concerns will be a topic of discussion or consideration.

Mr. Baker is aware that our city's Mayor, Joe Dominick, without prior authorization by a majority of the Council, has endeavored to influence the administrative decisions of our city's City Manager, Jay Henry, and is additionally interacting with the heads of departments and their staff with the same apparent purpose, which affects the City Manager's relationship with the department heads and their staff. The City Manager and the heads of departments and their staff are necessarily placed in positions which are, at a minimum, made difficult by the Mayor's actions.

Under the Charter of our city, the Mayor is but one member of the Council except that the Mayor is required to preside at Council Meetings, has the authority to enforce the rules of the Council and appoints individuals to committees. The Mayor has only one of the seven votes on matters voted on at Council Meetings. Beyond the functions just described, the Mayor has no authority greater than any other individual who is a councilor. See Section 3.7 of the Charter.

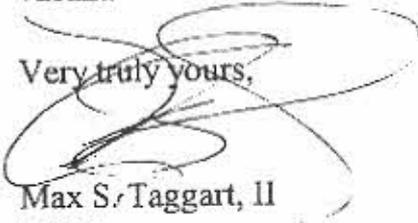
Conversely, the City Manager is the city's chief administrative officer and is responsible to the Council (not the Mayor) for the performance of his duties. Section 4.3 of the Charter specifies in some detail that which is the responsibility of the City Manager, which includes enforcing ordinances, franchises, contracts, permits and privileges; hiring, firing, supervising and controlling employees and non-elective officers; supervising the operation of city owned

utilities and property; and performing such other duties as the Council (not the Mayor) directs.

Section 4.5 of the Charter specifically states that "No member of the Council shall directly or indirectly, by suggestion or otherwise, attempt to coerce the city manager in the making of any appointment or removal of any officer or employee ***." Neither that section nor any other part of the Charter directly or indirectly provides any thing different for the Mayor. However, that section goes on to provide that there is no prohibition from "**** the Council while in open session from fully and freely discussing with or suggesting to the city manager anything pertaining to City affairs or the interests of the City.", which provision authorizes direct communications by the Council, acting through its majority, to influence the decisions of the City Manager. Section 6.5(1)(i) provides that an office becomes vacant on the violation of any provision of the Charter. Section 6.5(2) provides that the Council is the judge of when an office becomes vacant.

Mr. Baker's specific request to the Council will be that the Council appoint a neutral party to conduct an investigation of and make a written report to the Council about Mr. Baker's concerns. When the neutral party's report is delivered to the Council, the Council should make a determination on the Council's majority vote whether the office of Mayor is or is not vacant.

Very truly yours,



Max S. Taggart, II
MST/mp
pc: Bob Baker

PUBLIC HEARING AGENDA REPORT

February 4, 2013

TO: Mayor and City Council

FROM: Marcy Skinner, Planning & Zoning Technician

THROUGH: Jay Henry, City Manager

SUBJECT: ORDINANCE #2673-2013: AN ORDINANCE AMENDING THE TREASURE VALLEY COMMUNITY COLLEGE MASTER PLAN; AND ASSOCIATED AMENDMENTS TO THE CITY OF ONTARIO'S COMPREHENSIVE PLAN. THIS ACTION IS SPECIFIC TO THE TREASURE VALLEY COMMUNITY COLLEGE LAND, WHICH INCLUDES 89.11 ACRES DESIGNATED AS ASSESSOR'S MAP 18S4709, TAX LOT 100.

DATE: January 28, 2013

SUMMARY:

Attached are the following documents:

- Ordinance #2673-2013
- TVCC New Facility Master Plan (separate hand-out)

PREVIOUS COUNCIL ACTION:

2007 Ordinance 2602-2007 Amended the City of Ontario's Comprehensive Plan and established a Master Plan of development for TVCC.

BACKGROUND:

TVCC Master Plan Adoption: Treasure Valley Community College developed a Master Plan for the College with assistance from the Oregon Department of Land Conservation and Development (DLCD) and the Oregon Department of Transportation (ODOT) through a Community Outreach Grant. The Master Plan was created to guide development. A change in the comprehensive plan or zoning code that affects an entire zone, and therefore multiple parcels, is a legislative action. The proposed amendment of the Comprehensive Plan to include the TVCC Master Plan as a supporting Document is applicable to any property that the Master Plan is applicable to; obviously, only the TVCC Campus. Therefore, this action is a quasi-judicial action that must go through both the Planning Commission and the City Council. The Plan Amendment is a land use decision and is appealable to the Land Use Board of Appeals (LUBA). Notice has been provided to adjacent property.

RECOMMENDATION:

On Monday, January 14, 2013, the Planning Commission moved to recommend the request to the City Council.

PROPOSED MOTION:

I move that the City Council adopt Ordinance #2673-2013, based on the information, findings and facts as set forth in Action 2012-11-13CPAMD and the Planning Commission staff report, to **APPROVE** the request to adopt the Treasure Valley Community College 2012 Facility Master Plan as part of the TVCC Master Plan into the City of Ontario Comprehensive Plan.

ORDINANCE NO. 2673-2013

**AN ORDINANCE AMENDING THE CITY OF ONTARIO COMPREHENSIVE PLAN BY
ADOPTING THE TREASURE VALLEY COMMUNITY COLLEGE 2012 FACILITY MASTER PLAN
AS PART OF THE TVCC MASTER PLAN**

- WHEREAS,** Treasure Valley Community College created a Master Plan to refine the Public Facilities Zone to provide specific development guidance for the College Campus; and,
- WHEREAS,** The City of Ontario adopted a new zoning district, the College District (CD) Zone, and new regulations for that zone, by Ordinance in 2002 but failed to adopt the TVCC Master Plan into the City's Comprehensive Plan to serve as the basis for the zone and new regulations; and,
- WHEREAS,** The City of Ontario amended the Comprehensive Plan Map and Zoning Map to rezone the new property to CD, by ordinance in 2004, thereby including the property in the College Campus; and,
- WHEREAS,** The City of Ontario amended the Comprehensive Plan to establish a Master Plan of Development for Treasure Valley Community College, by ordinance in 2007; and;

NOW, THEREFORE, THE CITY OF ONTARIO ORDAINS AS FOLLOWS:

A. Findings:

The City of Ontario finds that the Public Hearing Agenda Report for Land Use Action #2012-11-13CPAMD (Exhibit "A") serves as the foundation for a determination that all applicable requirements for this Comprehensive Plan Amendment are met; all exhibits attached hereto and incorporated by this reference.

B. Amendment:

Exhibit "B" the "2012 Facility Master Plan" as part of the TVCC Master Plan, attached hereto and incorporated herein by this reference, is adopted as a supporting, technical document into the City of Ontario Comprehensive Plan.

PASSED AND ADOPTED by the Common Council of the City of Ontario this _____ day of _____, 2013 by the following vote:

AYES:

NAYS:

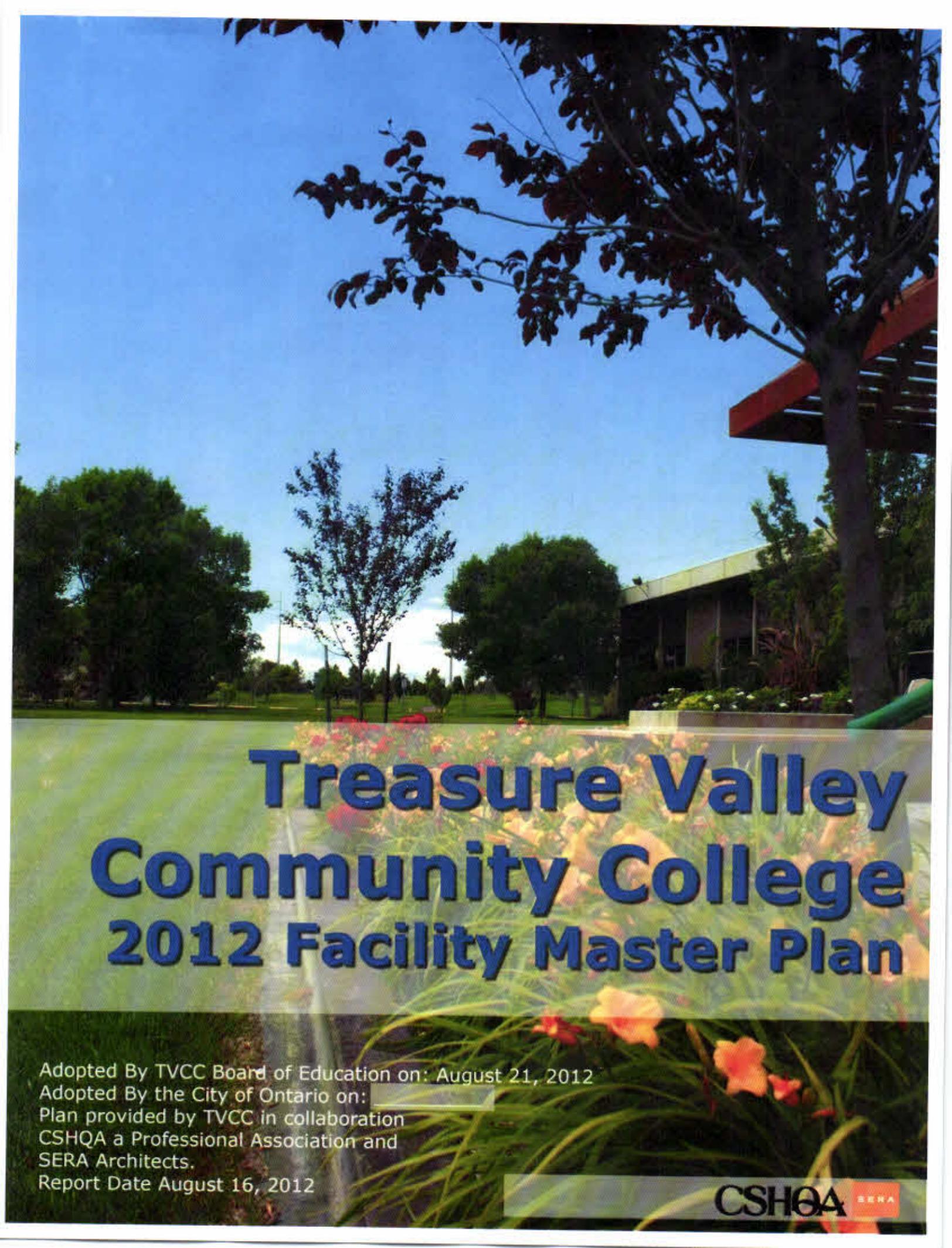
ABSENT:

APPROVED by the Mayor this _____ day of _____, 2013.

Joe Dominick, Mayor

ATTEST:

Tori Barnett, MMC, City Recorder



Treasure Valley Community College 2012 Facility Master Plan

Adopted By TVCC Board of Education on: August 21, 2012
Adopted By the City of Ontario on:
Plan provided by TVCC in collaboration
CSHQA a Professional Association and
SERA Architects.
Report Date August 16, 2012

Acknowledgements

CITY OF ONTARIO

Brett Turner, City Planner
David Richey, City Planner

TVCC FOUNDATION

Cathy Yasada
Gary Halcom

TVCC EDUCATIONAL & ADMINISTRATIVE STAFF

Dana Young, President
Randy R. Griffin
Bernie Babcock
Dr. Paul Kraft
Al Buyok
Bonnie McGehee
Kathleen Robinson
Roger Findley
Gina Roper
A. Dahlin
Phil Mahaffee
Claire Holderman
Katie Bennett
Travis Thrall
Abby Lee
Priscilla Valero
Stephanie Oester
Keith Raab
Jessica Breidinger
Kerby Winters
Dustin Mason
Nancy Olson

Annie Reeve
Nikkie King
Sandi Kellogg
Robin Jackson
Stephanie Laubacher
Russ Moore
Ed Aronson
K. Rour
Bob Smith
Travis McFetridge
Justin Core
Ina Syphus
Arwyn Larson
Teo Fink
Darin Bell
Korey Mereness
Kent Banner
Scott Carpenter
Sandy Porter
Rebecca Replogle
Virginia Crow

TVCC STUDENTS

Emily Fisk
Adam Kolbaba
Luis Islas
Brittany Bastion
Abby Brodin
Ali Patton

TVCC BOARD MEMBERS

Ryan Gentry
Darlene McConnell
Cheryl Cruson
Jed Myers
John Forsyth
Mark Wettstein
Peter Lawson

ONTARIO COMMUNITY

Frank Robinson
Judy A Cordeniz
Francis McLean

CONSULTANT TEAM

CSHQA, a design collaboration
John Maulin, Principal
Architect
Danielle Weaver, Architect
SERA Architects
Gregg Sanders, Architect
Eric Ridenour, Architect

TVCC MISSION STATEMENT

TVCC is a comprehensive community college providing quality educational opportunities and cultural enhancement in a financially responsible manner throughout our service area. (*TVCC website*)

Treasure Valley Community College | 2012 FACILITY MASTER PLAN



August 16, 2012

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1. INTRODUCTION

- a. Purpose
- b. Goals
- c. 10 in TEN Strategic Plan
- d. Methodology



Treasure Valley Community College 2012 Facility Master Plan

01 INTRODUCTION

a. Purpose

Since its establishment in 1962, Treasure Valley Community College has grown from several hundred students to several thousand students annually. The publication of the TVCC 2012 facility master plan will coincide with TVCC's 50th anniversary. The main campus is still in Ontario, Oregon, but the college also has outreach centers in Nyssa, Burns and Lakeview, Oregon, and a satellite campus in Caldwell, Idaho. This facility master plan, herein referred to as *master plan*, focuses on the Ontario campus only. Through its growth, TVCC has become a significant component of the town of Ontario. This growth has not altered the basic concept in which the college was founded – high quality, up to date instruction. TVCC not only represents educational opportunities, but is also a major source of centralized community open space.



1994 Aerial Image of TVCC Campus

The purpose of the 2012 updated master plan is to provide the college with a document that will continue to serve as a living document and decision making tool, providing guidance for the physical development of TVCC well into the future. Efforts included analyzing progress made since the 2002/2007 Treasure Valley Community College Ontario Quick Response document; analyzing current campus needs and facility conditions; and gathering thoughtful, constructive input from TVCC students, faculty, administrators, foundation, city staff and community members.

b. Goals

The primary goal of the master plan is to provide Treasure Valley Community college with a set of guidelines for physical development of its campus. Specifically, key goals of the Master Plan include:

- An overall development concept and plan that can be utilized for submission and use by local government to guide development.
- An evaluation of existing facilities and site studies to assist Treasure Valley Community College in planning for future projects.
- A description of characteristics and context of immediate surrounding area and a general land use pattern.
- Conceptual site planning drawings with suggestions for future planning concepts.
- Suggestions for future utility planning and system expansion.
- Design guidelines to develop a set of standards for site improvements.
- An evaluation of parking requirements for project.
- Documents for use with local Planning and Zoning submission.



2012 Aerial Image of TVCC Campus

c. 10 in TEN Strategic Plan

In addition to the goals noted above, the TVCC Master Plan also supports the Associated Student Government's 10 in TEN Strategic Plan. This document serves as a guide to accomplish ten strategic goals in ten years. *The plan provides a continual focus for capital projects which will be planned, promoted, facilitated, and executed*

through student leadership and collaboration with the campus community (10 in TEN brochure).

The current 2005 – 2015 plan includes the following strategic outcomes. Completed projects are noted as such.

- Strategic Outcome #1: *The construction of a new housing facility on campus to enhance student life. **Completed***
- Strategic Outcome #2: *The completion and utilization of a Campus Wide information System (CWIS) to disseminate information. **Completed***
- Strategic Outcome #3: *The construction or furnishing of student lounges on campus which provides study space for all students. **Completed***
- Strategic Outcome #4: *The development of a centralized campus area which includes a decorative fountain which enhances the campus and provides an area for events. **Completed***
- Strategic Outcome #5: *The completion of a technologically advanced student performance area located in the Weese Building. **Completed***
- Strategic Outcome #6: *The implementation of an outdoor electronic reader board located in a highly visible location (on or near the campus) to enhance communication with the campus and community.*
- Strategic Outcome #7: *The construction of a track and field complex on campus for student athletics, student recreation, and community use.*
- Strategic Outcome #8: *The creation of multiple main entrance areas to the campus providing recognition that students and community members are officially on campus. In addition, construction of directory signs throughout the campus to assist with the navigation of the campus.*
- Strategic Outcome #9: *The construction of a library facility to enhance educational opportunities and growth on campus.*
- Strategic Outcome #10: *Remodel the Weese building to create a formal student union facility which focuses on the continued growth, involvement, opportunity, and development of the Associated Students, clubs/organizations, activities, recreation, and food service.*



STRATEGIC OUTCOME #8
The completion of a new student center to improve student reception, student services, and community relations on campus. It includes construction of necessary support structures in-kind with the acquisition of equipment.

Completion of a new student center building will include a common area and student services. The construction of additional support structures in-kind will be through in-kind services, donations, in-kind, and grants.



STRATEGIC OUTCOME #9
The construction of a library building to enhance educational opportunities and growth on campus.

Construction of a new library building will include a common area and student services. The construction of additional support structures in-kind will be through in-kind services, donations, in-kind, and grants.

Construction of a new library building will include a common area and student services. The construction of additional support structures in-kind will be through in-kind services, donations, in-kind, and grants.

Strategic Outcome #10
The construction of a new building to house a student center, student services, and community relations on campus. It includes construction of necessary support structures in-kind with the acquisition of equipment.

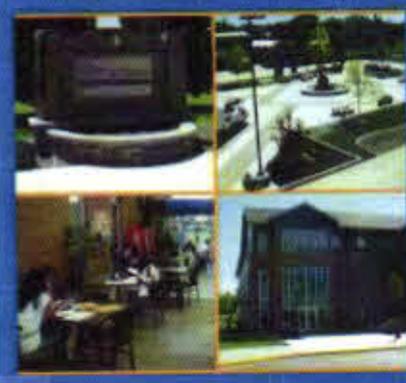



TREASURE VALLEY
COMMUNITY COLLEGE

TREASURE VALLEY
COMMUNITY COLLEGE

10 in **TEN** 2005-2015

STRATEGIC PLAN
Ten Capital Projects in Ten Years



The Plan

Annually each Associated Student Government (ASG) submission is reviewed by the ASG and the ASG Board of Directors. The ASG Board of Directors is responsible for the review and approval of the ASG submission. The ASG Board of Directors is also responsible for the review and approval of the ASG submission. The ASG Board of Directors is also responsible for the review and approval of the ASG submission.




WWW.TVCC.CC

STRATEGIC OUTCOME #1
The construction of a new library building to enhance educational opportunities and growth on campus.

The library provides a central location for students to access books, journals, and other resources. It also provides a quiet space for study and research.

STRATEGIC OUTCOME #2
The completion and utilization of a Campus Wide Information System (CWIS) to improve communication.

The CWIS will provide a central location for students to access information about campus events, services, and facilities. It will also provide a platform for students to share their ideas and concerns.

STRATEGIC OUTCOME #3
The construction or remodeling of student lounges on campus which provide study space for all students.

The construction or remodeling of student lounges will provide a quiet space for students to study and work. It will also provide a place for students to socialize and relax.



STRATEGIC OUTCOME #4
The development of a centralized campus area which includes a decorative fountain which enhances the campus and provides a space for events.

The development of a centralized campus area will provide a focal point for the campus. It will also provide a space for students to gather and socialize.

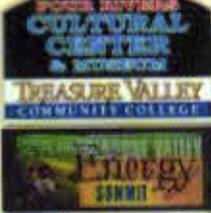


STRATEGIC OUTCOME #5
The completion of a technologically advanced student performance area located in the West Building.

The student performance area will provide a space for students to showcase their talents and skills. It will also provide a space for students to practice and perform.

STRATEGIC OUTCOME #6
The implementation of an outdoor education center based on a highly visible location on or near the campus to enhance communication with the campus and community.

The outdoor education center will provide a space for students to learn about the environment and their role in it. It will also provide a space for students to practice outdoor activities.



STRATEGIC OUTCOME #7
The construction of a track and field complex on campus for student athletes, student recreation, and community use.

The track and field complex will provide a space for students to practice and compete in track and field events. It will also provide a space for student recreation and community use.

The construction of a track and field complex will provide a space for students to practice and compete in track and field events. It will also provide a space for student recreation and community use.



Associated Student Government's 10 in TEN Plan

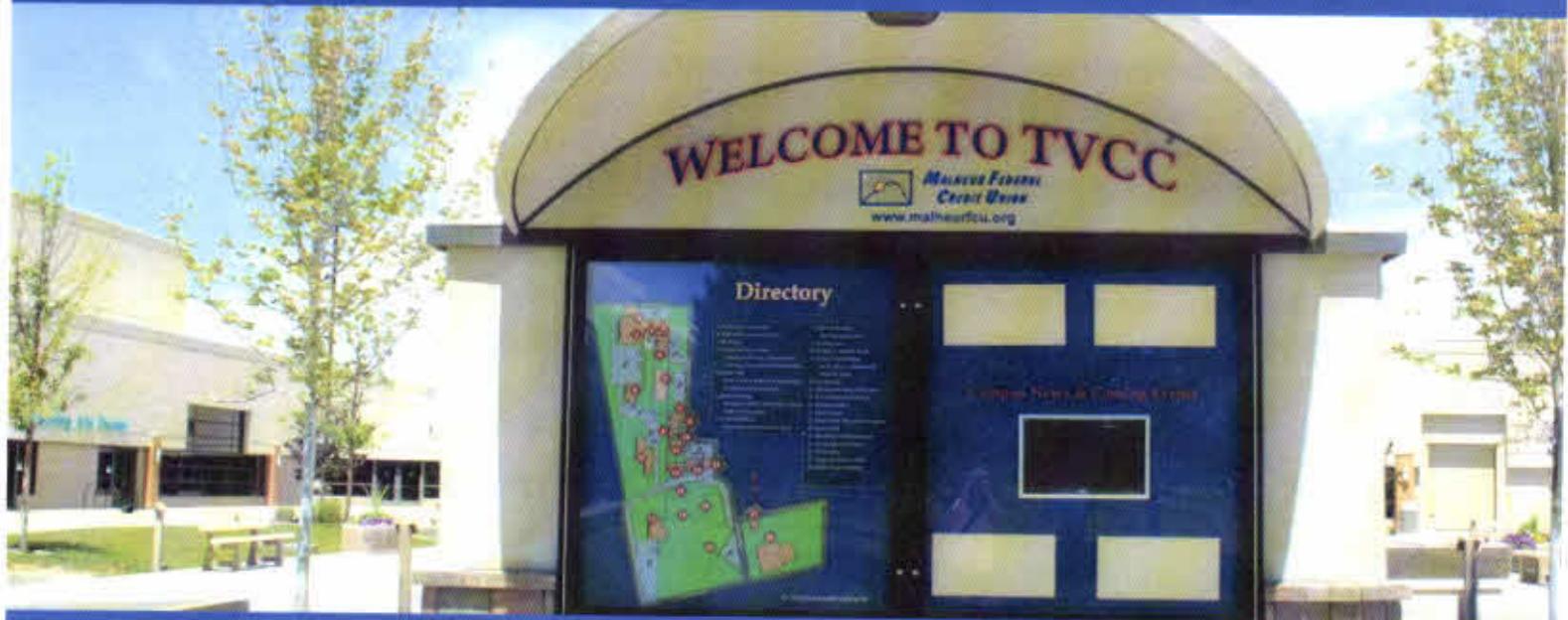
d. Methodology

Successful master planning projects begin with gaining an understanding of the functions or operations to be performed within the campus. The 2012 master plan was developed in a highly interactive, collaborative process that engaged TVCC students, faculty, administrators, foundation, city staff and community members through public work sessions held in February and April of 2012. In addition to these broad reaching public work sessions the documents and discussions were posted on the TVCC website for over a month for all to view and comment on. The master plan employs a data-driven methodology using current and historical information from TVCC and the city of Ontario.

A broad comprehensive model for colleges providing a mix of academic transfer programs, vocational and technical programs, adult basic education and continuing education opportunities was used to develop long-term needs for TVCC facilities and parking based upon projected enrollment growth in traditional and online programs. Both new construction and renovation of existing facilities were considered to ensure that the space inventory is well aligned with the ever changing space needs of instructional programs.

2. BACKGROUND

- a. Context
- b. Satellite Campus
- c. Master Planning Process
- d. Facilities & Space usage



Treasure Valley Community College 2012 Facility Master Plan

02 BACKGROUND

a. Context

City of Ontario

Ontario is the largest city in Malheur County, Oregon, United States. It lies along the Snake River at the Idaho border. The population was 11,366 at the 2010 census.^[3] The city is the largest community in the region of far eastern Oregon, also known as the Western Treasure Valley. Ontario is the principal city of the Ontario, OR-ID Micropolitan Statistical Area, which includes Malheur County in Oregon and Payette County in Idaho. Ontario is approximately halfway between Portland and Salt Lake City. It is the closest city to the Idaho border along Interstate 84. The city's slogan is "Where Oregon Begins".

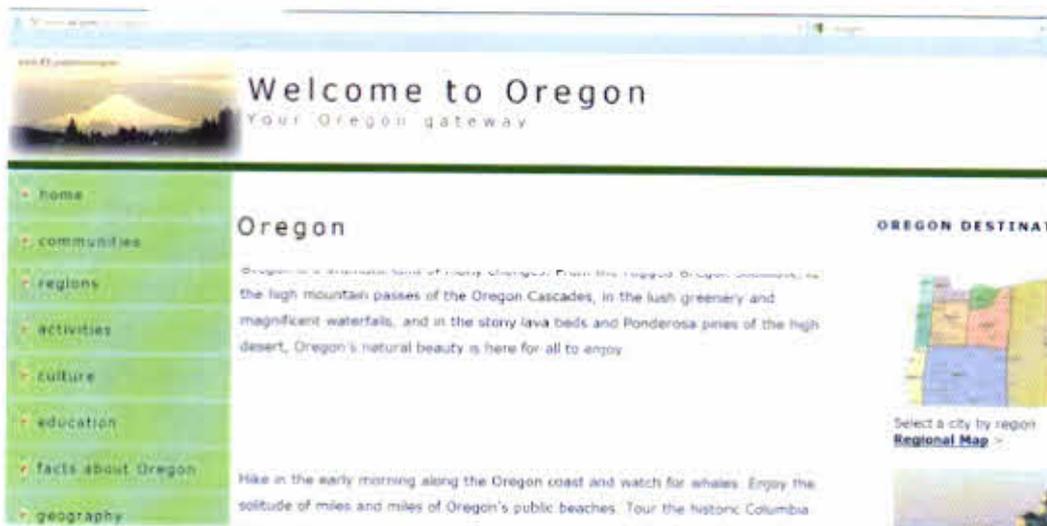


Ontario was founded on June 11, 1883, by developers William Morfitt, Mary Richardson, Daniel Smith, and James Virtue, in anticipation of the construction of a railroad line that was planned to go through this part of the state. It was named after Virtue's home province of Ontario in Canada.

Ontario was incorporated by the Oregon Legislative Assembly on February 11, 1899.^[4] On June 10, 1903, the very first automobile to travel coast to coast (Horatio Nelson Jackson's *Winton Vermont*) passed through Ontario on its trip from San Francisco to New York City. (*Wikipedia*)

Ontario is also in the area known as Oregon's Western Treasure Valley. This land has spacious, rugged areas, as well as prime agricultural growing land. Ontario grows onions, russet potatoes, sugar beets, peppermint, and much of the world's zinnia seeds.





The City of Ontario, Oregon (*Ontario Chamber of Commerce website*)

South of Ontario along Highway 201, the summer zinnia flowers paint the prairies in bright colors. (*Welcome to Oregon, <http://www.el.com/to/oregon/>*)

Campus and Neighborhood

Formerly a golf course, the TVCC campus is approximately 90 acres, located southwest of downtown Ontario. State Highway 201 (Fourth Avenue), lined with low density commercial development, runs one block north of the edge of campus. To the east and west, established single family residential neighborhoods border the campus. The site to the south is undeveloped but zoned residential. A cemetery borders the southwest edge of campus. Most of the recent development in Ontario has been at commercial areas along the Interstate 84 interchanges, east of downtown Ontario.

To the north of campus, across Fourth Avenue, is a concentration of civic uses. These include the Lion's Park, the Aquatic Center, Saint Alphonsus Regional



Aerial photograph of TVCC campus

Medical Center, several churches and two schools. Along with the Four Rivers Cultural Center and the Community College, this area could be promoted and further developed as a Civic District.



2005 aerial photograph



2006 aerial photograph highlighting new construction

Transportation

Currently, the buildings on campus are dispersed across the entire site, which at approximately 90 acres, feels underdeveloped. Students drive between campus buildings rather than walk because of the perceived relatively great distances, along with the lack of convenient trails and pedestrian signage. The site is a "superblock" within Ontario's grid, and the lack of connectivity may contribute to congestion on the neighborhood streets around campus.

The Ontario Transportation System Plan, completed in 2006, outlines a number of future projects around the campus that will increase exposure and connectivity to surrounding neighborhoods.

Zoning

When the property was gifted to the college in the 1960's a deed restriction limited development strictly to "educational uses". The deed offered very little in the way of objective standards for defining "educational

Treasure Valley Community College

Established: 1962

President: Dana Young

Location Ontario, Oregon, United States

Coordinates: [44.0185°N](#) [116.9732°W](#)

Nickname: Chukars

Mascot: Chukar Partridge

Affiliations: NWAACC

Website: www.tvcc.cc

uses". This restriction limited opportunities for the college to partner with other entities to develop the campus.

Past master plan documents demonstrated attempts to create new municipal code sections to specifically address the needs of the college. Finally, in July 2007, a new district was adopted by the Ontario City Council within Chapter *10A-51 Public Facility Zone* of the City of Ontario Planning and Zoning Standards to provide for the unique needs of Treasure Valley Community College as a state educational institution functioning within the planning framework of the city. This district is referred to as "College Zoning District 10A-51-30". This College Zoning District implements Comprehensive Plan policies that encourage coordination between the City and the Community College in planning and review of campus development. Coordination with campus development is essential due to the physical size of the Community College and its related effects on city facilities and services.

Chapter 10A-51 – PF, Public Facility Zone:

10A-51-01 - PURPOSE.

10A-51-05 - PRINCIPAL PERMITTED USES.

10A-51-15 - ACCESSORY USES.

10A-51-20 - SPACE LIMITS.

10A-51-25 - GENERAL PROVISIONS.

10A-51-30 - TREASURE VALLEY COMMUNITY COLLEGE CAMPUS PLAN PROVISIONS.

10A-51-01 - PURPOSE.

The PF Zone is designed to provide areas which are designated for government or public or public utility facilities, and which can be held or developed by public and utility agencies; and to assure that such public facility development occurs in a manner compatible with surrounding uses.

10A-51-05 - PRINCIPAL PERMITTED USES.

The following principal uses are permitted as of right in the PF Zone:

1. Public facilities and minor betterments thereof.

10A-51-15 - ACCESSORY USES.

Accessory uses common to all zones as listed in Chapter 10A-53 are allowed in the PF Zone.

10A-51-20 - SPACE LIMITS.

The building, development site open space and yard dimensions applicable to the RM-28 Zone shall apply in the PF Zone.

10A-51-25 - GENERAL PROVISIONS.

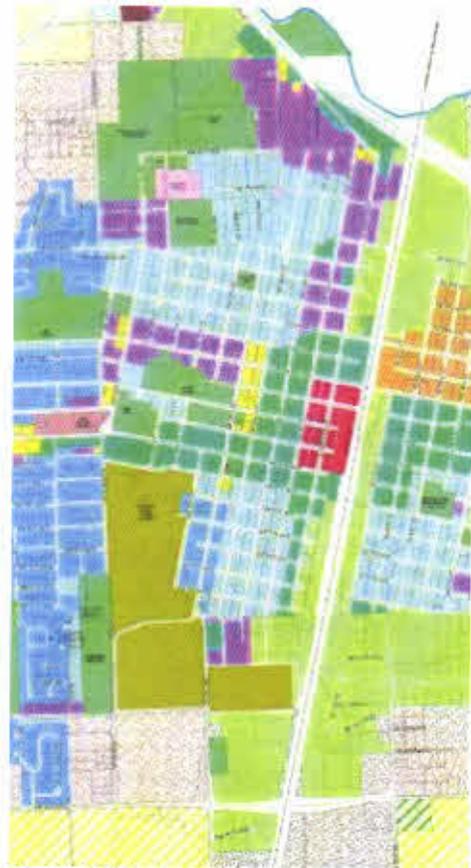
The provisions of Chapter 10A-57, Miscellaneous Provisions, apply to the PF Zone.

10A-51-30 - TREASURE VALLEY COMMUNITY COLLEGE CAMPUS PLAN PROVISIONS.

The following provisions are ordinance text adopted by City Council on July 16, 2007 as a part of the TVCC Campus Plan.

10A-51-30-09-10 Primary Uses Permitted Outright:

- Residential Use Types:
 - Single and Multi-family dwellings used for education housing purposes only
- Civic Use Types:
 - Administrative Services
 - Community Recreation
 - Cultural Exhibits and Library Services
 - Lodge, Fraternal, and Civic Assembly
 - Parking Services
 - Public Safety Services
 - Religious Assembly
 - College Services and Facilities
 - Training and Vocational/Technical Services for Federal, State, and Local Agencies
 - Recreational Facilities and Services
- Commercial Use Types:
 - Commercial Uses in conjunction with College uses



Partial Ontario Zoning Map

10A-51-30-09-20 Accessory Uses Permitted Outright:

- Essential Services
- Family Day Care
- Major Services and Utilities
- Other development customarily incidental to the primary use in accordance with chapter 10A-53-Accessory Uses and Structures of the City of Ontario Title 10A – Substantive Zoning Regulations

Due to limited capital improvement funding and other resources for development, the campus has seen very little construction growth over the past 30 years. Currently, a new 31,000 square foot, 2-story science building is under construction near Barber Hall.

Campus Parking

It is important to TVCC that campus development provides safe and efficient vehicle and bicycle parking on campus. Per the College Zoning District, parking spaces need not be located directly adjacent to the classrooms or campus housing they serve. Existing parking can also be counted toward required parking for new construction.

Campus parking studies indicate that the campus currently has adequate parking. However, since the parking is dispersed in small lots throughout campus, adequate parking may not be available at the most heavily used facilities during peak hours. Community members have also reported that during special events sufficient parking is not available in particular areas of campus such as by the sports fields at the southeast edge of campus.



Campus Parking

b. Satellite Campus

As previously mentioned, Treasure Valley Community College has three outreach centers – Nyssa, Burns, and Lakeview, Oregon, along with a satellite campus in Caldwell, Idaho. Students can attend classes through distance learning centers at the outreach facilities, and on campus in Caldwell.

The outreach centers provide the opportunity for students to attend college classes through Distance Education to earn a degree or to update their current skills. The Outreach Centers also offer classes in Adult Basic Education and GED preparation.

In its tenth year of offering a growing range of academic classes, TVCC's Caldwell Center has grown to an enrollment of more than 820 students. TVCC's new Caldwell Center is located on the banks of Indian Creek in downtown Caldwell.

Current quarterly class offerings include core general education courses in Math, Science, English, History, Sociology and Art as well as Early Childhood Education, Computer Science, Business and Education. As a low-cost alternative to the first two years of a university education, many Caldwell Center students participate in a 2-year block transfer program which enables them to enroll with junior class standing at 4-year institutions in Idaho and Oregon.



TVCC Caldwell

c. Master Planning Process

The Treasure Valley Community College master planning process began in late 2011 with the selection of CSHQA, a design collaboration in conjunction with SERA architects to assist the college in the master planning process. CSHQA and SERA worked with a steering committee composed of TVCC students, faculty, administrators, foundation, city staff and community members to complete the master plan in mid 2012. This process investigated opportunities to improve the campus in ways both big and small: though large-scale, long-term actions such as building construction, and through smaller initiatives such as wayfinding and security.

The Treasure Valley Community College Master Planning Process had four phases:

Phase I: Identification of issues

The master planning team worked with campus facilities to investigate the physical conditions of the campus to determine what is working well for the college and what could be improved. This phase of the process involved data gathering and analysis, campus tours, and

discussions with campus facilities personnel to clarify campus context and issues.

Phase II: Analysis and Options

Phase II took the data gathered in Phase I to analyze how the campus should look and feel over the next 15 years. The TVCC students, faculty, administrators, foundation, city staff and community members gathered for two interactive, hands-on work sessions to discuss the findings in the first phase, and gather additional feedback. The first Work Session focused on discussing the data the team had gathered. The participants were encouraged to contribute their opinions and provide feedback. Solutions were not discussed as this work session focused exploring brainstormed ideas, concepts, known issues, known functionality, known desires as well as anticipated changes in the student demographic.

In the second session the participants broke-out into small groups to tackle four major campus issues identified in the first work session. During this session the team displayed some optional planning solutions which were intended to assist the participants in challenging preconceived concepts and ideas. The participants then had the opportunity to discuss their findings, and provide feedback. The ideas and priorities that emerged from these sessions were used to develop a final master plan concept.

Phase III: Draft Master Plan

Based on the data gathered in Phase 1, and the ideas, priorities, and preferred alternatives that emerged in Phase 2, a draft master plan was assembled. This draft illustrated Treasure Valley Community College's vision for the future, and outlined the steps to help the college achieve that vision. This plan was posted on the college website allowing everyone to provide comments and assist in the planning process. Local news services as well as the campus communication system advertised this posting. Many comments were generated for incorporation into the draft report.

Phase IV: Final Master Plan

The Treasure Valley Community College Master Plan Steering Committee then had the opportunity to review the draft master plan and provide feedback. The final master plan, completed in mid 2012, presented the college with a document that will continue to serve as a living document and decision making tool, providing guidance for the physical development of TVCC well into the future.



Vo-Tech Building



Oregon Trail Building

The following is a list of buildings currently housed on the TVCC campus:

- Four Rivers Cultural Center: Meyer-McLean Theater TVCC Performing Arts, Bookstore, Student Services Center
- Barber Hall
- Weese Building
- Vo-Tech Building
- Tech lab Building
- Drafting and CAD Lab
- Workforce Training Center
- Oregon Trail Building
- Art Building

d. Facilities and Space Usage

Facilities

Treasure Valley Community College is located at 650 College Blvd., Ontario, OR. Beginning with a solitary building, TVCC moved to its current location in the fall of 1965. Several other buildings were added over the next year, and today the campus boasts 250,000* square feet spread out over 14 buildings on 90 acres (*approximate, does not include cultural center or new 31,000 square foot science building).



Weese Building

- Albertson Building & BizCenter
- Physical Plant & Print Shop
- Residence Hall
- Dr. John J Easley Memorial Gymnasium
- Ag Center
- Science Building (Scheduled to open in January 2013)

The following is a list of Academic Programs and Departments Housed in the Buildings:

- Adult Education
- Agriculture/ Rodeo
- Art
- Athletics
- BizCenter – Center for Business Workforce & Community Learning
- Business
- Building Construction Technologies at SRCI
- Community & Continuing Education
- Information Services
- Division of Extended Learning
- Drafting
- English/ Foreign Language
- Equine Sciences
- Library
- Mathematics
- Natural Resources/GIS
- Nursing
- Pathways
- Fine and Performing Arts
- Renewable Energy
- Science
- Social Science
- Viticulture
- Welding
- Workforce Training & Education



TVCC is committed to student learning

The following is a list of additional Academic Programs TVCC wishes to dedicate capitol to for creation or expansion:

- Natural Resources
- Allied Health
- Agriculture
- Wetlands Studies
- Renewable Energy
- Occupational Therapy Assistant
- Medical Assistant
- Physical Therapy Assistant
- Outdoor Recreation
- Culinary Arts

Utilization

During the initial phase of the master planning process, the design team made an assessment of Treasure Valley Community College's space needs. The data gathered during this assessment shows that the college currently does not have sufficient space to accommodate the existing programs. There are significant deficits in the amount of space dedicated to study/meeting areas, student activities, and academic space. Additional faculty offices and support spaces are also needed in all departments.

Currently, TVCC Ontario has about 2600 full time equivalent (FTE) students. The square footage per FTE can be calculated using 'assignable square feet (asf)' which is the total building square footage minus the residential and service spaces. TVCC currently provides approximately 64 asf per FTE. This ratio is significantly lower than the national average. Current college standards are 150+ asf per FTE for public colleges, and 300+ asf per FTE for private colleges. At 150 asf per FTE, the current carrying capacity of the campus is around 1100 FTE which is significantly lower than the current FTE count. To achieve 150 assignable square feet per FTE, an additional 225,000+/- asf would need to be constructed.

3. PROGRAM

- a. Overview**
- b. Space Projections**
- c. Student Growth**
- d. Site & Parking**
- e. Architectural Character and Materials**
- f. Landscaping**
- g. City Code**



Treasure Valley Community College 2012 Facility Master Plan

03 PROGRAM

a. Overview

The master planning process provides TVCC with an excellent opportunity to look inward at campus operations, and then turn the focus outward to examine the potential to develop partnerships with the community. The program outlines guidelines for

locating college programs and designing the physical campus within the framework set out in Section 01 – Purpose and Goals. It is a response to the existing site features, current and on-going campus improvements, governmental regulation, projected programmatic needs and economic considerations. Additional concept information is further discussed in section four. During the first public Work Session held in February 2012, TVCC President Young outlined her visionary plan for the future of Treasure Valley Community College. Her vision is summarized below into four primary goals which became the basis of the master plan program.



The public Work Sessions were very interactive

Master Plan Goals

- Meet the space needs of the current student enrollment in the near term, while preserving flexibility for growth in the long term.
- Provide student and community outreach through geographical expansion and strategic partnerships.
- Expand on-campus student housing.
- Create a more dynamic, accessible campus center.

b. Space Projections

Growth and improvement for the campus is anticipated as a result of the following:

- Existing programs with a long successful history of demand outgrowing their current facilities

- Existing programs changing to reflect new standards in industry and technology
- Existing programs becoming obsolete
- Development of new, known and unknown future programs in response to economic trends
- Existing programs moving to and from the Ontario campus

Based on the standard assignable square foot (asf) per FTE student ratio (150 asf per FTE student) noted in section two, the college campus would need to grow by an additional 225,000 asf, making the total campus assignable square footage 425,000 asf. This would essentially double the existing campus assignable square footage. However, building new facilities is not the only solution to improve the assignable square foot per FTE student ratios. Other options include extending campus hours to evenings and weekends, expanding the campus geographically into nearby buildings within the community, partnering with local services such as hospitals to provide hands on teaching, and by providing distance learning opportunities.

c. Student Growth

Increasing the campus square footage as noted above will alleviate the current cramped feel within the classrooms, faculty areas, and meeting spaces, but does not accommodate future student growth. Presently, there are approximately 2600 full time equivalent (FTE) students attending TVCC Ontario. The campus has experienced a modest 15% overall growth since 2004 when it had approximately 2200 FTE students. This equates to a 2% average annual growth over eight years. After a slight decline in student growth between years 2005 – 2007, the college saw a significant increase in 2008. Since then, enrollment has remained stagnant or even slightly declined on the Ontario campus. It is assumed that the 2008 increase can be attributed to the downturn of the economy, and the following no growth period can be attributed to the opening of a new facility on the TVCC Caldwell campus.



TVCC is dedicated to graduating its students

Student growth is important to Treasure Valley Community College. The college desires to see a 2% annual growth rate over the next 15 years. This would equate to approximately a 1000 FTE increase,

raising the total FTE count from 2600 to 3600 on the Ontario campus in 15 years. Achieving these growth rates will be challenging based on recent student growth data and current campus capacity. Updating technology, providing new modern buildings, expanding existing academic programs, initiating new academic programs, and forming strategic partnerships can all contribute to accelerating future student growth.

Treasure Valley Community College is culturally diverse. The college is committed to the elimination of discrimination based on gender, race, class, economic status, ethnic background, sexual orientation, age, physical ability, and cultural and religious backgrounds. However, the student minority population is not representative of the Hispanic minority population of Ontario. Based on information gathered from the Ontario School District website, over 50% of students in the Ontario public school system are Hispanic, but approximately 16% of the TVCC student body is Hispanic. The college would like to find a way to reach out to the local Hispanic population and encourage them to attend the college. Forming strategic partnerships with entities such as the Four Rivers Cultural Center were discussed during the Work Sessions as a means to increasing minority recruitment.

d. Site and Parking

Site

Treasure Valley Community College has a beautifully landscaped campus. The college takes pride in its park-like setting. Traditional campus open spaces are designed as outdoor rooms, enclosed by buildings and landscape. The guidelines set forth in the master plan promote dense building around the existing central green space, further defining the 'Primary Quad'. This dense construction creates an intimate community setting, while preserving the remaining open space for campus and community use.

Accommodating the many diverse pedestrian movement patterns, without constructing an excess of walkways, is challenging for most campuses. TVCC currently has a series of major sidewalks, with a handful of persistent short cuts in the landscaping. These minor short cuts can be addressed with a very narrow path. The minimal width of the paving is relatively discrete, and covers what would otherwise be a worn path in the grass. These incidental paths are supplemental and should not be a replacement for any portion of the main walkway system that serves pedestrian needs.



Existing main pathway through campus, providing direct access across campus

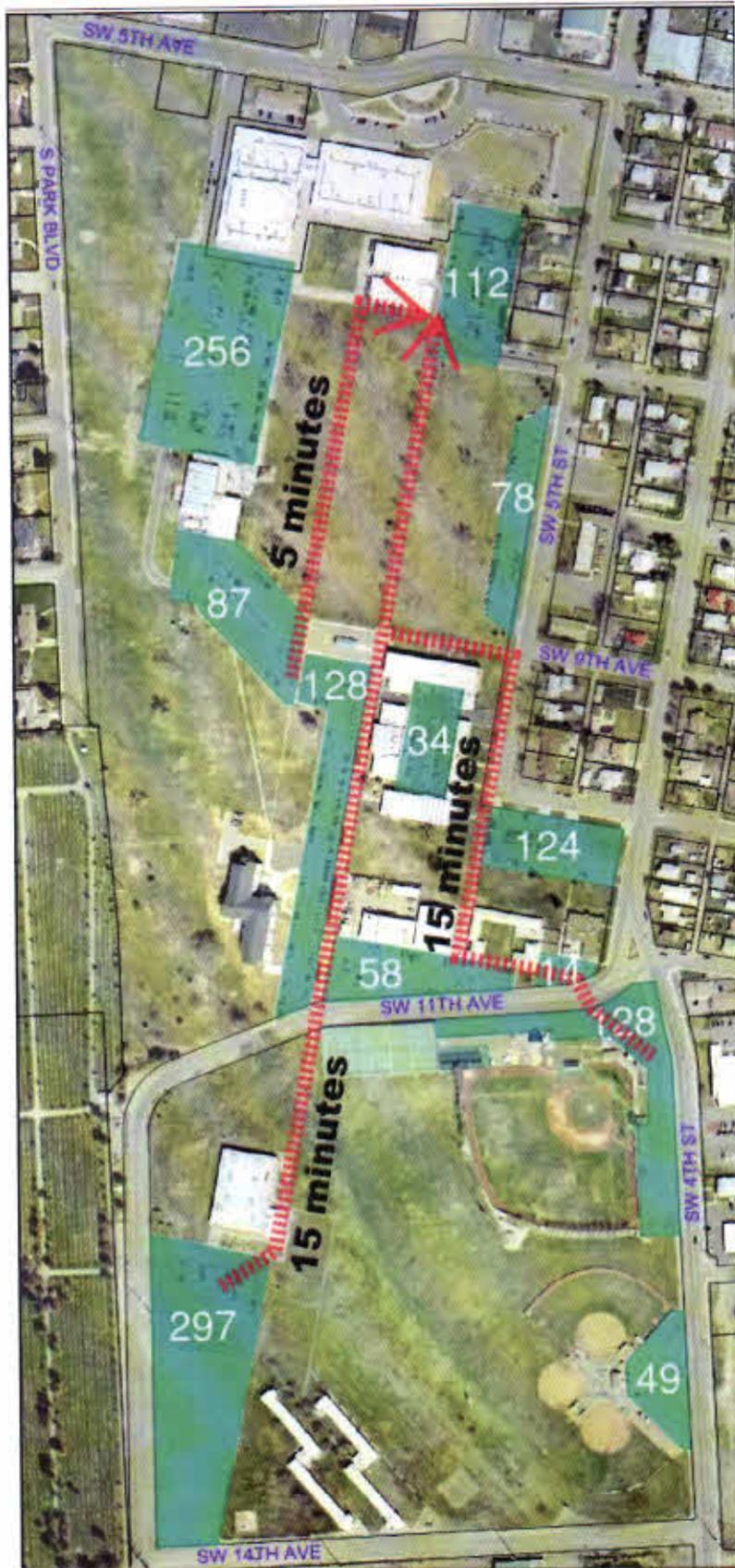


Existing short cut through landscaping

Parking

Treasure Valley Community College is considered a commuter school. Essentially all students, staff, and faculty commute by private car to the campus. Adequate parking is crucial. Currently, there are 1,400 parking spaces spread throughout the campus. As previously noted, many students drive between parking lots during the day due to the significant distance they must travel between classes. During the work sessions it was noted that some classes are so far apart, it is possible that students cannot make it to class on time if they walk.

Per the City of Ontario Planning and Zoning Development Standards section 10A-51-30-19-05, required parking spaces should be calculated as follows: (1.5 spaces per classroom) + (1 space per 3 FTE students) + (1 space per housing resident). Based on this calculation, the current campus (including the new science building) is required to have about 1007 parking spaces. Since the actual number of spaces exceeds the required number, existing parking can be counted towards new construction. Although the campus has more spaces than required by code, parking lots are still full at times in the lots that are closest to the academic buildings during peak classroom periods.



Existing parking lots with parking stall count. Red arrows show travel time from three points on campus to SE corner of Barber Hall

Construction of new lots or the expansion of existing lots should be considered near the academic buildings. Vehicle parking should only be allowed on approved parking shoulders, within garages and other parking structures, or in parking lots that have been developed in conformance with the city municipal code.

Parking should be convenient but not visually or physically intrusive. The specific size of the lot and number of spaces will depend on the building size. Landscaping is also an important component of parking lot design, especially in hot arid climates. Per the City of Ontario Planning and Zoning Development Standards section 10A-51-25 and 10A-57-40, all new development, and changes of use, including the construction of parking lots, shall have at least six percent of the development site area in landscaping. Beyond this requirement, best practices are to shade larger parking lots, with a target of 50% of the lot shaded. Currently, most parking lots on the TVCC campus do not meet this criteria.

TVCC has also piloted the installation of bio-retention basins to serve the parking lots. The City of Ontario Planning and Zoning Standards section 10A-51-30-13-60 requires that when a paved surface is used, all campus driveways, parking areas, aisles and turn-arounds shall have on-site collection or infiltration of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Therefore, this practice should be extended to all parking lots on campus. Plantings should be selected to treat stormwater runoff.



Existing parking lot between Weese Building and the Four Rivers Cultural Center.



Example of landscaping at a parking lot corner with interior landscaping islands that can provide beauty and shade



Example of landscaping at perimeter of parking lot with corner plaza



Example of landscape buffer between parking lot and sidewalk. Landscaping provides visual screening as well as shade.

Bicycles

Bicycle usage is fairly low on the Treasure Valley Community College campus. Per code, one bicycle space shall be provided for every 25 motor vehicle spaces provided. These spaces should be actively monitored, and use encouraged. If it is found that spaces are regularly full, additional spaces should be provided in these areas. In order to encourage bicycle use to and from, and on campus, bicycle parking shall be conveniently located with respect to paths, campus streets and bike lanes, and building entrances. Bicycle parking shall also be abundant and well lit for security. The college may also consider working with the city to provide additional bicycle lanes and routes on the streets around campus, and working with local bike shops to offer student discounts.

Entries and Signage

One of the primary concerns of the college master plan steering committee is the lack of a defined "front door". While central to the city of Ontario, TVCC is removed from the main traffic route and difficult for visitors to find. TVCC is in need of carefully designed and strategically placed main entrances to help guide visitors and delineate campus edges. Strategic Outcome #6 in the Associated Student Government administration '10 in TEN' plan recommends installing an outdoor electronic reader board in a visible location, on or near campus, to enhance communication with the campus and community. Strategic Outcome #8 recommends the creation of multiple main entrance areas, and the construction of directory signs throughout campus. Both of these initiatives will help control traffic and wayfinding on and around campus.



Existing campus entry signage

Currently, the primary approach to campus is from Fourth Ave, the state highway through town. From this approach the north edge of campus is not apparent, nor well signed. The Ontario Transportation System Plan outlines a number of road improvements that will affect circulation to and from campus. One initiative outlined in the report will re-route highway traffic through bypasses around the town. It is expected that Fourth Ave. will still carry much of the town's traffic, and remain the primary campus entrance, but visitors and commuter students from out of town may approach the campus from the bypass. This will increase the importance of defining southern entries and a west entry.

New signage shall include campus entry signage, map and information signage, and interior/exterior building signage. Signage at corners must maintain visual clearance for drivers, at least 20' from any intersection on private campus roads. Vision clearance on city streets must meet city codes.

Utilities and Infrastructure

Utility Systems

Summary concepts:

The Campus has undertaken efforts to enter their existing utility infrastructure into CAD and have them available in AutoCAD. This effort will enhance TVCC's future planning as they are able to pursue

also extends to the Arts building located to the northeast of the Facilities buildings. The path logic breaks down in the sports fields areas.

- Natural Gas – The lines in this system run north to south along the west side of the campus quad. The line then jogs to the east at the Vocational complex and runs south aligned with the Electrical system path. The line enters the campus north of the Vocational complex from the east.
- Telecommunications - This system typically runs north to south along the east side of the campus quad. The line loops to the west and connects to the Weese building along the east side. The system also extends to the Arts building located to the northeast of the Facilities buildings. The path logic breaks down in the sports fields. The telecommunications infrastructure of a campus environment can be described by four distinct but mutually dependant elements, pathways, spaces, cabling and equipment. With the exception of equipment, design guidelines of these elements are provided in the ANSI/TIA family of telecommunication standards that include specific references for bonding and grounding, labeling and record keeping, outdoor installations, know as outside plant, and data centers. Campus design must include compliance with locally adopted codes and additional design guidelines are available through the BICSI family of design manuals for telecommunication networks.

Alternate fuel and energy sources may offer solutions to TVCC energy needs in the future:

- Solar - Already incorporated within the campus
- Geothermal - Well water as low as 50°F can be used as an energy source for a heat pump. Lower temperature groundwater that is not hot enough to supply direct heat can pre-temper a system with a small amount of with the water that is usable. Cold geothermal sources (i.e., groundwater below normal air conditioning temperatures) should be considered for direct cooling or pre-cooling. By using a heat exchanger to cool returning chilled water, the load on chillers can be significantly reduced, and for parts of the year, it may not be necessary to run the chillers at all.
- "Free Cooling" Concepts - Cooling with the use of cool geothermal water was discussed above. The use of cooling towers or any other cooling source to avoid the use of chillers should be explored for use with in capital projects.

e. Architectural Character and Materials

Image

Currently, most of the buildings on the Treasure Valley Community College campus have a modular, monotone, agrarian look that is dated. There are some interesting characteristics of the existing buildings that appear to mimic the surrounding mountains and agrarian buildings which could be integrated into new building design. The architectural design of future buildings shall have an interest and complexity that creates an image of a sophisticated, civic facility. They should have a consistent theme of architectural styles and materials to create a cohesive campus environment. The architectural design and style of the campus should also strive to be in harmony with the surrounding neighborhood and community.



Example of typical architectural style seen throughout campus. Traditionally, durable materials such as concrete and brick have been used to construct simple lines and forms

Building Placement and Orientation

As previously mentioned, existing buildings are spread out across campus with abundant open space in-between. Buildings have been constructed over the years to meet the needs at the time, with little thought to academic zoning.

New buildings on campus shall be placed to retain desirable open spaces while creating a cohesive architectural density. Clustering of core college academics and support services is also essential. Not only

will this clustering make campus wayfinding easier, it will also cut down on carbon emissions when students can walk short distances between classes rather than drive. Clustering academic curriculum allows related departments such as Health and Science to co-locate. Local, state, and federal energy codes will also affect building placement and orientation.

Scale and Proportion

Building massing shall be proportioned vertically, and a larger scale than typical commercial or residential. Long flat building elevations would not be acceptable. The following are additional considerations:

- Buildings may be a minimum 16' height on the primary quad.
- Ground floor height may be a minimum 9' floor to ceiling on the primary quad.
- Buildings may be multiple stories wherever practical.
- Low buildings can be made to feel taller through raised parapets.
- Long building elevations should be divided into parts with vertical emphasis. Avoid portions of building elevations with height to length ratios longer than 1:3.
- Proportion windows and doors vertically.

Building Form

Buildings shall present a civic appearance in the forms, scale, proportion, materials, fenestrations, and details. Civic buildings often utilize tall vertical massing. Flat roofs with parapets or pitched roofs with cornices or edge treatment are acceptable. Campus buildings shall be clearly public in scale and organization. They typically have strong rhythmic patterns to their massing and vertical emphasis to their window and door patterns.

Interior planning

Flexibility in interior planning and design is critical. Flexible design allows buildings to adapt and accommodate future changes in the industry or profession. Flexible design can also accommodate new programs and changing curriculum ultimately saving money on costly remodel projects.

Interior spaces should also connect to the primary outdoor space. The most public rooms in the buildings shall face the primary quad, especially galleries, meeting rooms, and classrooms. These spaces should have windows overlooking the quad for a visual connection between interior and exterior spaces. Whenever practical, all other interior spaces should have windows on the building exterior. These

windows not only provide a visual connection to the exterior, they also allow natural light, and break up big facades.

Materials & Configurations

Campus buildings should be constructed from attractive, durable materials of long lasting quality. Original campus buildings were constructed with brick, concrete, and tilt-up concrete panels with stone finish. Future campus buildings should be constructed with steel concrete and brick. New materials and colors should compliment the existing materials and earth tones. Red brick and glass are the preferred exterior finish materials, while stucco and wood are less preferred. Financial consultants may require using less costly materials. However, long term savings versus initial costs should be considered when choosing materials. Renewable, recycled, nontoxic, and energy efficient materials should also be considered.

Metal siding and roofing may be conditionally permitted. Stucco and wood shall be avoided. Red brick to match the existing brick shall be used on all new buildings. At a minimum, brick shall be used as a base to create campus-wide continuity. Masonry shall be designed to appear as load bearing even when used as a non-structural veneer. Masonry shall be generally used below lighter-appearing materials. When a vertical change in material occurs at a corner, an 18" return of material shall wrap around the corner. All primary and secondary facades, as well as facades facing quads or streets shall have window glazing on at least 15% of their wall surface. Facades shall be designed appropriately for their solar orientation through glazing and sun shading.

Windows and window groupings may be square to vertical and relatively narrow, rather than long horizontal bands. Window glazing may be either clear or tinted with a low-e rating. Doors on primary facades must include window panels. Service entries are not permitted on primary facades. Preferred window and door materials include anodized materials, metal, and metal clad wood. Entrances shall be emphasized through changes in plane or through changes in building height.

Roof/wall connections shall be a parapet, cornice or tight eave. Deep cornices are permitted. Deep overhanging eaves should be avoided.

Mechanical and electrical systems and their screening shall not appear to interrupt or detract from the larger order of architecture and open space. Systems shall be unobtrusive and hidden whenever possible.

Rooftop HVAC equipment shall be screened by roof parapets or building mass. Above ground electrical transformers, compressors, condensers, and other mechanical and electrical equipment shall not be placed in front of primary building facades. They shall also be screened by building mass, low walls, or landscaping.

Technology

Technology is very important to college campuses. Up-to-date technology not only makes communications easier, it also helps with recruiting. Currently, the existing technology and infrastructure systems on campus are dated. Most of the older buildings are constructed of solid concrete or masonry which does not lend itself to easy retrofitting of new technologies. TVCC has been working to upgrade their systems on a project by project basis. This will provide temporary relief to issues at hand, but many systems are in need of major repair or replacement. Concerns about technology were expressed during the work sessions. Some of the changes or improvements that were noted during these sessions are as follows:

- Expansion of on-line classes and remote learning
- College issued laptop computers
- Increased wi-fi band width for campus wide access
- Additional outlets in gathering spaces and hallways to plug in electronic devices
- Dedicated technical help

Sustainability

TVCC has made a commitment to providing a more sustainable campus through initiatives, decisions, and stewardship.

In 2001 the college entered into an energy service contract with an energy service contractor. The project resulted in an investment of 1.2 million in campus HVAC and automated controls upgrades, lighting retrofitting, trash compacting, etc.

New construction has incorporated the use of energy efficient and sustainable building materials. Mechanical and lighting systems are highly efficient and automated to reduce energy consumption.

The college has also implemented or is considering the following measures in the area of sustainability:

- Decrease driving by promoting bicycle riding – provide adequate, secure bicycle spaces.
- Shutting down computers when not in use

- Continue to use T-8 lighting and compact fluorescent lamps and investigate the use of more energy efficient light sources such as T-5 or LED lamps.
- Providing energy efficient laundry machines
- Automated day and night setbacks for all HVAC during off hours or downtime.
- Turn off lights when not in use and add occupancy sensors where studies indicate possible energy savings. Lamp life is also increased.
- Install meters on all campus buildings to determine areas of energy efficiency by monitoring power, gas and water usage.
- Install additional renewable energy sources like solar lighting and panels
- Establish a car pool program
- Recycle
- Purchase re-usable dining hall food containers
- Install durable furniture and interior building finishes
- Green cleaning program using green cleaning tools and chemicals
- Trash compacting
- Creation or expansion of landscaped outdoor learning spaces and labs such as the courtyard, Livestock Center, and wetlands



Existing campus solar array located next to Readiness Center

Accessibility

The Americans with Disabilities Act (ADA) and section 504 of the Rehabilitation Act apply to almost all colleges, universities, and trade

schools. The laws mandate an equal opportunity for students with disabilities – they're entitled to benefit from all the services of those institutions and to use campus facilities (*ADA One*). Currently, TVCC has a number of accessibility deficiencies that will need to be address as existing buildings are remodeled, and new buildings are constructed.

Colleges and universities are required to respond to individual requests for accessibility improvements based on the American with Disabilities Act. TVCC currently has an "ADA transition plan" in place which outlines priorities to remove barriers and ensure equal opportunity. This plan includes measures to improve overall access for students, faculty, staff, and visitors; maintain accessible features; inform users of accessible facilities and routes; move services and classes to accessible locations with notice; and respond to individual requests in a timely way.

6. Landscaping

The Treasure Valley Community College campus is beautifully landscaped in a park-like setting. This landscaping shall be preserved and enhanced as a major asset. Trees and green spaces, in addition to adding natural beauty and sensory delight, act as shade and wildlife habitats, protect against erosion, filter and control run-off, and reduce building energy consumption. In addition to the information noted below, refer to sections 10A-51-30-21 and 10A-57-40 of the City of Ontario Planning and Zoning Development Standards for landscaping requirements.

Placement

Campus spaces are generally large and should have landscaping. Large canopy trees can help create more enclosed public spaces. Landscaping should be used to define spaces such as paths, roads, and grouped to emphasize campus corners and entrances. Maintain and enhance significant existing resources such as playing fields and the primary quad. Landscaping can also be used to separate a path from a street. Trees planted along a path should generally be spaced at 20 to 30 feet.



Existing landscaping on campus. Mature, colorful landscaping creates a park like setting

Materials

A successful landscape includes a variety of plant sizes such as ground plane plantings, under story plantings, and mature trees. It also includes a variety of characteristics that delight the senses such as colorful seasonal plants, foliage color, fragrance, and texture. Plants should be grouped for impact and ease of maintenance.

In a desert climate, plant species should be chosen that are low maintenance, heat tolerant, have low water usage, provide shade, and provide wind breaks. Plants should also be chosen to offer seasonal variety.

Primary Quad

The primary quad should remain as open space. The space shall be defined by building facades and by formal alleys of trees. Sight lines across the primary quad shall remain unobstructed, and trees shall be planted and maintained in formal straight rows.

g. City Code

Treasure Valley Community College is deemed a College Zoning District within the Public Facility (pf) Zone per Chapter 10A-51-PF, Public Facility Zone of the Ontario, Oregon Municipal Code. The following sections indicate local code requirements that the Master Plan must include. Additional information for the College Zoning District can be found at the following link:
<http://library.municode.com/index.aspx?clientId=14775&stateId=37&stateName=Oregon>

Campus Master Plan Design Criteria

1. The overall plan shall be comprehensive, embracing land, buildings, landscaping and their interrelationships, and shall not be designed contrary to any provisions of the Ontario Comprehensive Plan;
2. The Campus Master Plan shall provide for adequate permanent open space, access, circulation, off-street parking, and pertinent pedestrian amenities, in accordance with the Minimum Development Standards of this section. Buildings, structures, facilities, and accessory uses in the development shall be well integrated, oriented, and related to the topographic and natural features of the site;
3. The proposed development shall be compatible with existing campus buildings and shall not constitute a disruptive element to the surrounding neighborhood and the community;

4. The circulation system shall be an integral feature of the overall design. It shall be designed for the efficient and safe flow of vehicles and pedestrians without creating a disruptive influence on the activity and function of the facility, site, surrounding neighborhood, and the community;
5. Compatibility of architectural design and appearance, including signs, shall be sought. In addition, architectural harmony with the surrounding neighborhood and community shall be achieved so far as practicable;
6. The CMP must include proposed uses and possible development for at least three years and up to 20 years.

Campus Master Plan Minimum Development Standards

1. Building coverage of the site shall not exceed 50 percent of the total site area
2. Setbacks: Setback requirements around the perimeter of the site area shall, at a minimum, comply with the campus master plan and provide a sufficient transition between the institutional use and the surrounding area. Setback requirements within the site area shall be established by the Campus Master Plan provided that the intent and objectives of this section are complied with in the total development plan. At a minimum, building separation within the site shall be maintained in accordance with the requirements of the Fire Code and other building and safety codes of the City of Ontario and in accordance with good design principles.
3. Height Regulations: Maximum building height will comply with city code Chapter 10A-55.
4. Extended outdoor long-term storage of material, excluding equipment, is permitted provided the storage area is completely enclosed by decorative, masonry walls, fences, buildings, landscaped evergreen screening, or a combination thereof.
5. All utilities serving the Campus Master Plan area shall be installed underground.

4. CONCEPTS

- a. Concept Studies
- b. Two Alternatives



Treasure Valley Community College 2012 Facility Master Plan

04 CONCEPTS

a. Concept Studies

Before a final master plan could be presented a number of plan studies were conducted based on the space needs, projected growth, and data compiled throughout the process. In addition, observations and input from college constituents, design principles that evolved through the planning process and priorities determined by the college were considered. These studies are outlined in this section. Two alternatives were developed based on these studies, and were presented at the second public work session held in April 2012. These two alternatives address locations of new buildings, additions, pedestrian circulation, parking, campus entrance points, and open space. The preferred alternative was then refined based on feedback received from the participants at the second public work session, and feedback received from an on-line version posted to the TVCC website. This preferred alternative is presented in chapter 5.

Front Entrance

Currently, the Treasure Valley Community College Campus struggles to define a "front door". The primary approach to campus is from Fourth Avenue, and the primary entrance is located next to the Four Rivers Cultural center on SW 5th Avenue. Due to its close proximity to the Four Rivers Cultural Center, this entrance feels like a back door, and does not offer views onto campus. Entrance signage was recently added to this entrance which helps to inform travelers that they have arrived on campus.

Based on this information, the design team considered three alternate locations for a primary entrance onto campus.

- SW 14th Ave and SW park Blvd on the South end of campus. The City of Ontario's Transportation System Plan outlines long term projects to connect SW Park Blvd on the north end of campus to SW Park Blvd on the South end, and to reroute highway traffic through bypasses around town making the route to the Southern end of campus more



Potential Campus South Entrance Point

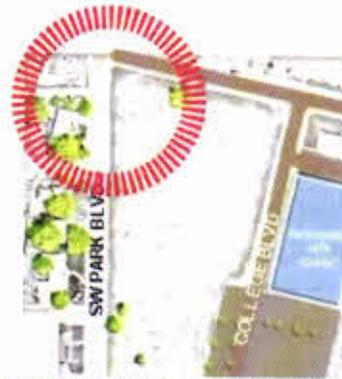
direct. Until the city decides to proceed with these projects, and the area around the south end of campus begins to develop, this intersection should not be considered a main entrance.

- SW 10th Ave and SW 5th St on the east side of campus. This option was briefly discussed at the Planning Session. The creation of an entrance point at this intersection would be combined with an extension of SW 10th onto campus to form a circulation loop around campus to College Blvd. To extend SW 10th Ave, the existing Vo-Tech/Oregon Trail buildings would need to be demolished, and extensive utility work performed to clear the path. Members of the Ontario Planning and Zoning department strongly advise against extending SW 10th Ave.
- SW 9th Ave and SW 5th St on the east side of campus. The creation of an entrance point at this intersection would be combined with an extension of SW 9th onto campus to form a circulation loop around campus to College Blvd. Although this road would cause a division between the academic side of campus and the vo-tech/housing side, no buildings would need to be demolished. Currently, there are also a number of utilities under 9th street, and the extension would allow the water main that currently resides under the Oregon Trail building to be relocated to 9th. This appeared to be a viable location for a primary entrance onto campus.



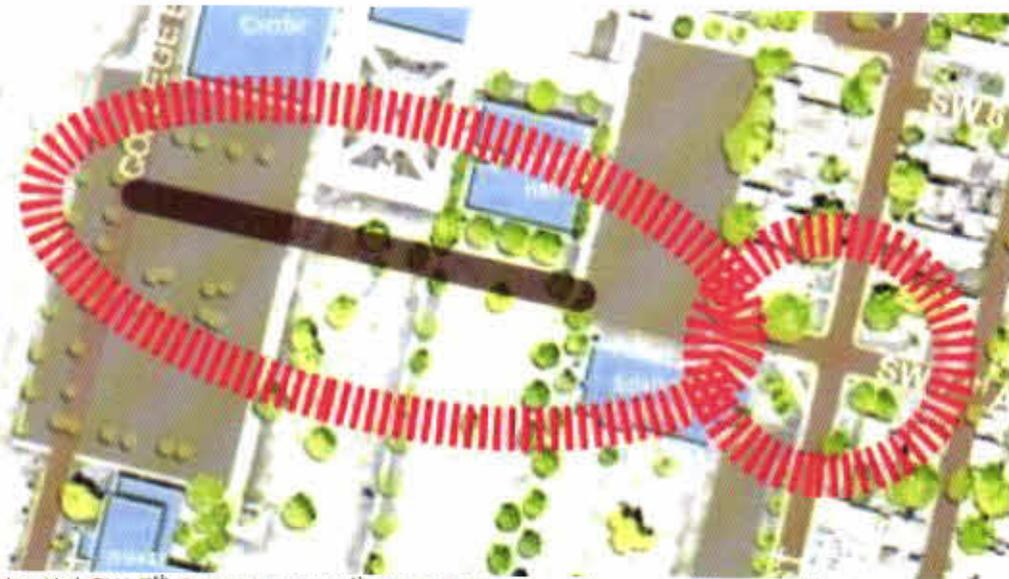
Potential Campus East Entrance Points

- SW Park Blvd & SW 5th St at the NW corner of campus. The creation of an entry point at this location was discussed briefly. Based on noise and traffic concerns previously expressed by the residents of SW Park Blvd, this option was not explored further.



Potential SW Park Blvd & SW 5th St Entrance

- SW 5th Street and SW 7th Ave. This option was explored to provoke a discussion on the feasibility of connecting the Barber Hall parking lot with the lot between the Weese Building and the Performing Arts Building. While this connection would provide a direct connection between the east and west edges of campus, it would also divide the campus on a north-south axis. This division could lead to safety concerns about students and faculty frequently crossing the road. It would also break-up the primary quad.



Potential SW 5th Street & SW 7th Ave. Entrance with connecting road between the parking lot at Barber Hall and the parking lot between the Weese Building and the Performing Arts Building

Building placement

As previously noted, it is important to the college to maintain the open space of the Primary Quad. The design team explored variations of building placement around the primary quad to further define the space, and create a tighter campus community. The resultant space created around the potential new buildings could also be considered for potential gathering areas and shading. Growth projects were considered to determine size, shape, and quantity of new buildings. To achieve a desirable 150 assignable square footage per FTE student and accommodate future student body growth, most new buildings are assumed to be two-story.



Early building placement and entry study

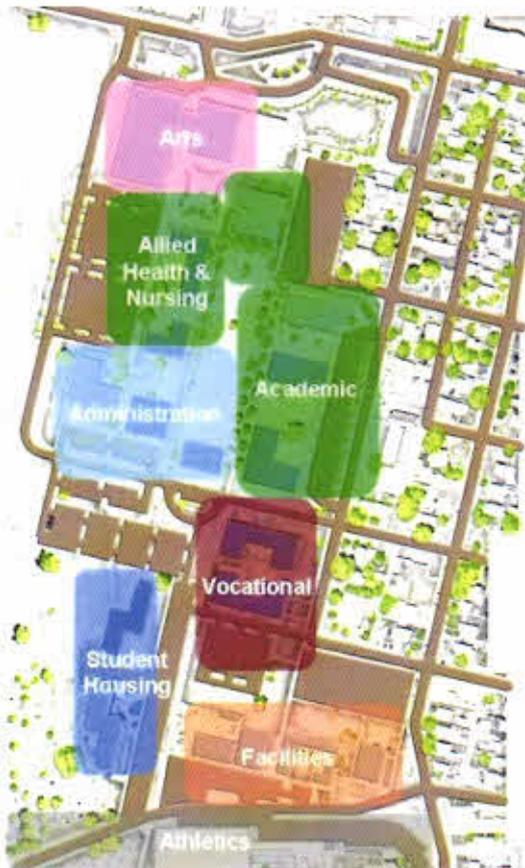


Study of gathering spaces created by strategic placement of buildings. Taller buildings will also provide shade in these gathering spaces

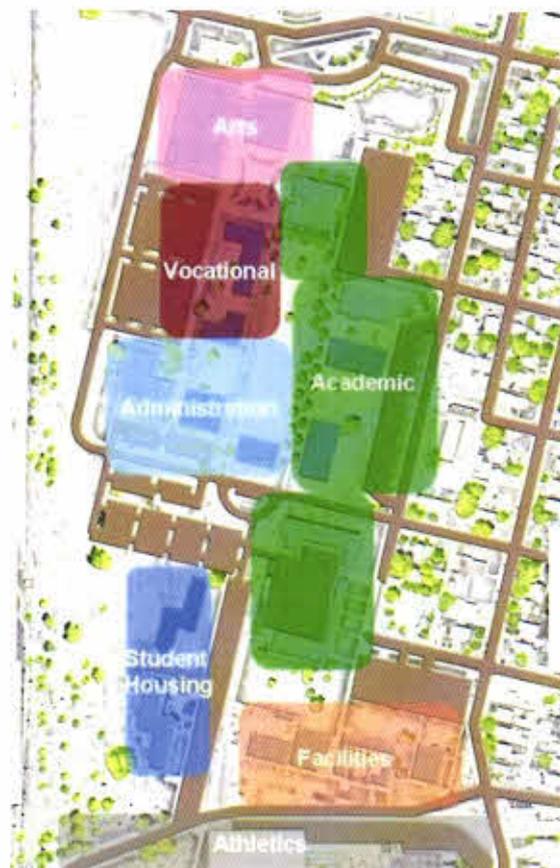
In addition to the construction of new buildings, the potential remodel and demolition of existing buildings was considered. The existing buildings were viewed during site visits, and their conditions noted. Based on their configuration and condition, the existing Vo-Tech, Tech Lab, and Oregon Trail buildings were recommended to be rebuilt in one alternative presented at the second work session.

Academic Zoning

Currently, academic zoning on campus is somewhat haphazard. Areas of academic programs and departments are split and spread out across campus. The design team explored multiple ways to consolidate the academic programs and departments to better zone the campus. Two zoning options were presented at the second work session.



Academic Zoning Study



Academic Zoning Study

Housing

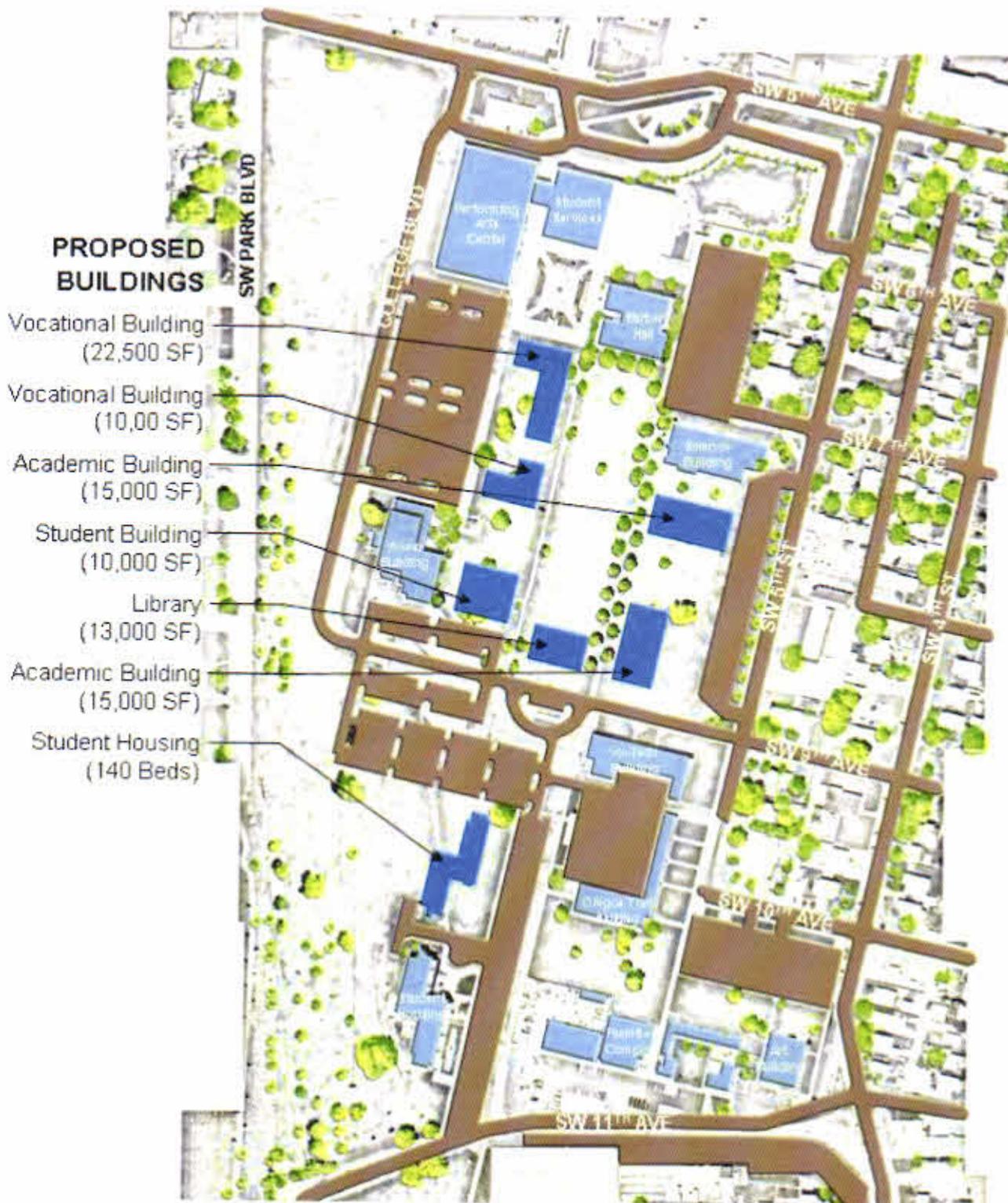
The Associated Student Government's Strategic Outcome #1 involved removing the existing campus housing that was somewhat disconnected from the core campus, and building a new housing facility near the Weese building. This building houses 142 students and is always full. The design team explored options for housing facility placement along with potential housing residents and number of beds. Based on feedback received during the public work sessions, there may be a need for both additional student housing and married student housing. A housing study of Ontario near the campus would

need to be conducted to determine exactly what the needs are. It was decided that the final alternative would include housing, but it would be up to the college to determine the use and number of beds.

b. Two Alternatives

Two different alternatives were presented at the second public work session held in April 2012. These alternatives are shown on the following pages.

Proposed Plan



Proposed Plan



5. RECOMMENDATIONS

- a. Preferred Alternative**
- b. Tighter Walkable Campus**
- c. Clarified Circulation**



Treasure Valley Community College 2012 Facility Master Plan

05 RECOMMENDATIONS

a. Preferred Alternative

The site configuration that emerged from the planning process as the preferred alternative represents elements from all of the working alternatives that were considered. It seeks to optimize the benefits of existing open spaces, locate future capital developments to support campus activity areas, and allow for carefully phased, limited redevelopment of existing facilities.

In terms of physical planning principles, the plan recognizes the prevailing low density of the campus, but seeks to create more activity in selected areas of the campus. This is intended to provide increased opportunity for student social life and meetings, especially important on campuses with many commuters.

2012 Campus Master Plan Preferred Alternative

Proposed Buildings

Nursing Building (31,500 SF)

Allied Health Building (10,000 SF)

Academic Building (30,000 SF)

Student Building (20,000 SF)

Library (13,000 SF)

Academic Building (40,000 SF)

Student Housing, Including
Family Housing

Reconstructed Vocational
Buildings (18,000 SF each)

John J Easley Memorial
Gym Addition (10,000 SF)

Track and Field Complex

Alternate Track and Field
Complex Location

Wetlands Learning Center

Sonny Hansen Livestock
Center Building (10,000 SF)



b. Tighter Walkable Campus

For siting of future buildings on the TVCC campus, this master plan prioritizes sites that will create a tighter core area, to create more walkable distances between campus facilities and to further develop the heart of the campus as a recognizable and active zone. In particular, projects that define the edge of the campus central quadrangle are prioritized. This 'quad' is a strong element of the campus, offering an opportunity to focus activity, even at the relatively low development density of the TVCC campus.

One exception to the policy of developing the quad edges is the redevelopment of the vocational teaching facilities area on the same site as they are currently located. This site was selected by the college for two reasons: (1) to maintain a separation between these uses and the core campus, in consideration of potential noise impacts, and (2) to allow gradual redevelopment of the site, rather than wholesale replacement.

Specific site planning goals to be achieved through the selected layout include:

- Shaping the central quadrangle more clearly by defining the edges of it with future development:
 - Clustering academics on the central quad, anchored by a new library
 - Creating a health-related education cluster along the central quad
 - Creating a strong presence for student life on the central quad, with a dedicated student center
- Expand on the success of student housing and diversify the student population served with family-type housing, clustered with the Phase 1 housing that now exists.
- Maintain vocational education as a cluster, slightly removed from the main quad to provide appropriate buffering, and to allow gradual redevelopment of that site
- Expanding athletics in the southern areas of the campus:
 - create a cluster of activity at the athletic fields
 - expand the gym

c. Clarified Circulation

The campus circulation system has been redefined in this Plan to accomplish multiple goals:

- clarify and 'celebrate' campus entries:
 - Building on the success of the monument signage program, campus entries should be further upgraded to create a strong welcoming message to arriving visitors. This will also help direct campus visitors to desired entry points and thereby reduce traffic in areas where the community does not desire it. In particular, the SW 9th Avenue entry has been identified as an important entry from the east, which provides a strong connection to the south campus and direct access to the central quad. It also provides a clear connection to SW 4th Street, which is a City-designated collector street.
- simplify wayfinding through the campus:
 - This includes eliminating primary circulation through parking lot driveways. Providing streets communicates to visitors the preferred route through campus and helps to link the parts of the campus.
- Emphasize the central role of the main quad:
 - By creating a clear and welcoming drop-off point at the central quad, campus visitors can more quickly understand the campus layout and will be at a central point.

Campus streets should also be both "greened" and traffic-calmed, creating a quality visitor experience, increased safety, and opportunities to reduce infrastructure costs. TVCC has successfully established many bio-retention basins to manage run-off, and this approach should be extended to future campus streets, as well. Traffic-calming should be addressed not only through speed bumps, but also through strategies such as chicanes, curb bulb-outs and specialty pavements – especially at locations where pedestrian crossings are a priority.



Enhanced paths help with wayfinding and create a sense of identity on the campus. While pavement upgrades to concrete, stamped concrete and pavers create a high design quality that will be appropriate in some areas, well maintained painted asphalt can also have a positive effect.
Example from Seattle University.

Pedestrian and bicycle walkways are also an opportunity to improve circulation. The long pathways help make circulation patterns for pedestrians more clear, especially in the north-south direction. Significant cross paths and other major points along these routes should feature an elevated design quality to signal their importance and provide intermediate destinations along these relatively long walks from one end of campus to another. Design elements that could achieve this include upgraded pavements at major crossings, street furnishings, enhanced lighting, planting clusters, graphics, etc.

6. IMPLEMENTATION

a. General Recommendations

b. 15 Year Development Plan



Treasure Valley Community College 2012 Facility Master Plan

06 IMPLEMENTATION

a. General Recommendations

The recommendations in this section are based on the space needs, data and preferred alternative outlined throughout this document. In general, it is recommended to implement the campus development plan and design guidelines set forth in this document. The preferred alternative addresses locations of new buildings, additions, vehicular access, vehicular circulation, pedestrian circulation, parking, and open spaces. Implementation of the master plan is dependent on matching project priorities as determined by the college with available funding.

b. 15 Year Development Plan

The scenario shown on the following page is based on accommodating 150 assignable square feet per FTE, and growing the student body an additional 1,000 FTE over the next 15 years. This fifteen year plan is very aggressive, and will greatly surpass the extent of development that has occurred over the past ten years. While this plan aligns with Treasure Valley Community College's goals and the Associated Student Government's 10 in TEN Plan, it may be financially unattainable.

The development of this program includes building new facilities, renovating existing facilities, upgrading entrance points, providing additional parking, and preserving open space. Landscaping, infrastructure, campus signage, and utility projects would be on-going during the duration of the implementation of the master plan. This master plan is meant to be an organic living document that can be updated to meet the evolving needs of the campus. The time line for these projects can be extended, or the quantity of projects scaled back.

2012 Campus Master Plan 15 Year Phasing Plan

Proposed Buildings

Nursing Building (31,500 SF)

Allied Health Building (10,000 SF)

Academic Building (30,000 SF)

Student Building (20,000 SF)

Library (13,000 SF)

Academic Building (40,000 SF)

Student Housing, Including Family Housing

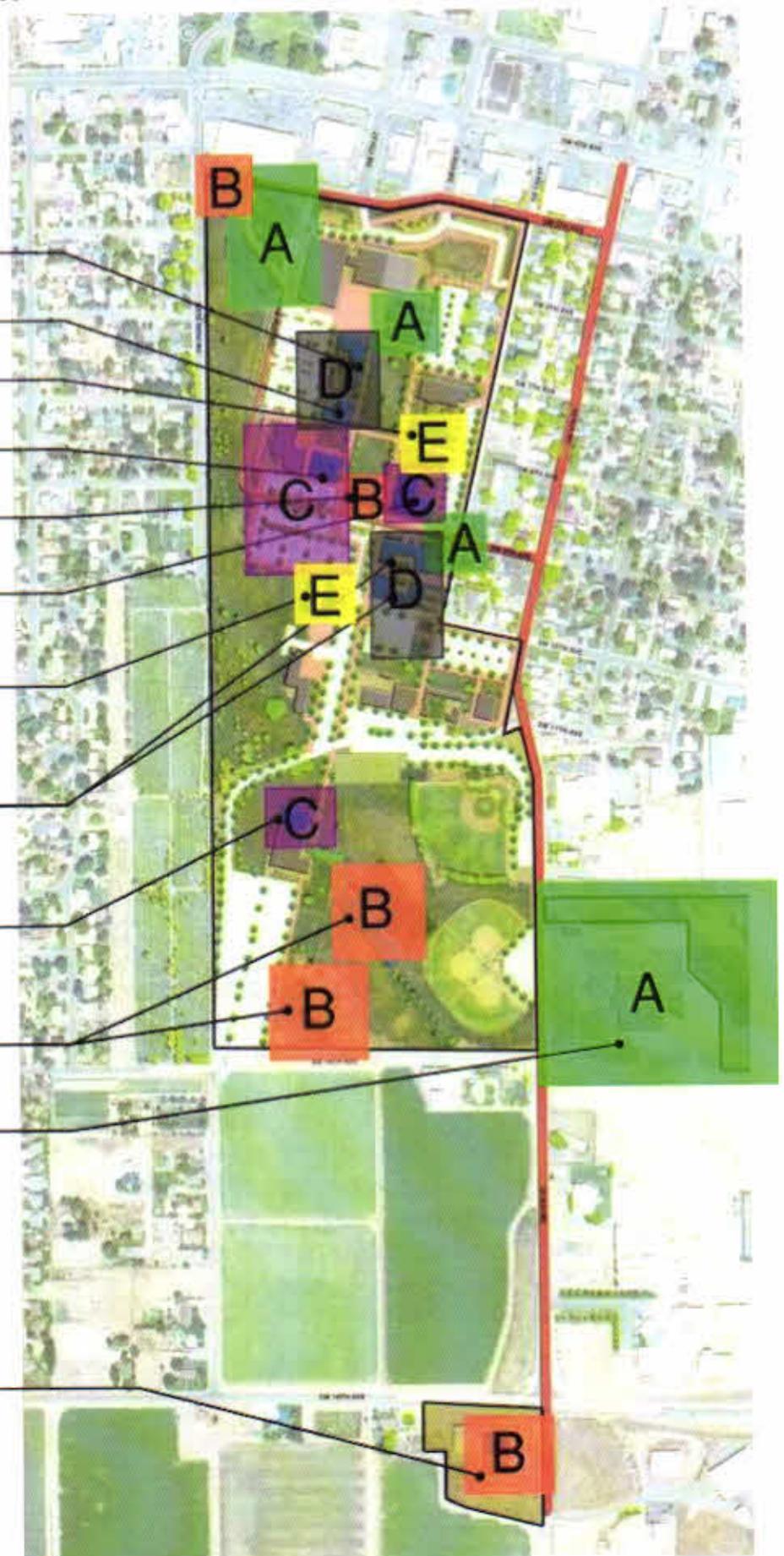
Reconstructed Vocational Buildings (18,000 SF each)

John J Easley Memorial Gym Addition (10,000 SF)

Track and Field Complex and Practice Fields

Wetlands Learning Center

Sonny Hansen Livestock Center Building (10,000 SF)



A. Phase I

The first phase of development would include remodeling Barber Hall upon the completion of the new science building; relocating the existing campus entrance by the Four Rivers Cultural Center; the realignment of College Blvd and associated parking lot modifications; adding a new campus entrance with signage at the intersection of SW 9th Ave and SW 5th St; and developing the wetlands into a outdoor learning center. These have all been identified as priority projects, and can be constructed concurrently.

B. Phase II

The second phase of development would include the installation of a new outdoor electronic reader board located at the corner of SW 5th Ave and SW Park Blvd, or on SW 4th Ave; The construction of a new track and field facility; the construction of a new Ag building and remodel at the Livestock Center; the construction of a new library. This new library will serve as an anchor to the south side of the primary quad. Also note that there were discussions during the second public work session held in April 2012 about a potential land swap between the owners of the property along SW 4th st between SW 14th Ave and SW 18th Ave, and the Livestock center property. This would allow the Livestock center to move closer to the core campus. These projects are not dependant on previous construction, and can all be constructed concurrently.

C. Phase III

The third phase of development would include the construction of a new academic building across from the Vo-Tech facilities; the construction of the new student building; the remodel of the existing Weese building to a new faculty/staff facility; the construction of additional parking just south of the Weese Building; and an addition to the existing John. J Easley Memorial Gymnasium. In order for the Weese Building to be remodeled, the existing functions would need to be relocated to other locations throughout campus. Strategic planning would need to occur prior to commencing with these projects which may not be able to run concurrently.

D. Phase IV

The fourth phase of development would include the construction of two new buildings for Allied Health and Nursing; the demolition of all or portions of the existing Vo-Tech buildings; the reconstruction or remodel of the existing Vo-Tech Buildings; the construction of a new parking lot to the south of the new Vo-Tech facilities. If the Vo-Tech buildings were to be demolished, the functions within these buildings would need to be relocated. This will potentially be the trickiest project in the fifteen year master plan due to the technical equipment located within these buildings. Strategic planning would need to occur prior to commencing with these projects which may not be able to run concurrently.

E. Phase V

The final phase of development would include the construction of a new academic building next to the new science building and the construction of a new housing facility. These projects are not dependant on previous construction, and can all be constructed concurrently.