Regional Framework 2.0

Lima

Create a Destination Campus

February 2021
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1. Planning Context

Framework 2.0 Overview

The Ohio State University, with a strong land grant tradition, is one of the nation’s largest and most comprehensive institutions of higher education. In response to the ever-changing and dynamic campus environment, the University embarked on a unique planning effort for its regional campuses that was driven by the academic mission and an integration of strategic, financial and physical planning.

The Regional Framework 2.0 planning process for Lima, Mansfield, Marion, and Newark occurred over twelve months through a series of in-person and virtual workshops and meetings. As an update to the Lima campus’ 2008 Plan, Framework 2.0 tested the original planning assumptions against new and updated requirements, incorporated recent projects and planning efforts, and included a program driven approach to address near-term development challenges and guide future capacity.

Planning for the Lima campus engaged stakeholders for both Ohio State and Rhodes State College in a dialogue focused on supporting partnerships between the two institutions, leveraging existing campus assets to better support current and projected needs, and strengthening connections between campus open spaces and the natural environment. Framework 2.0 reinforces and refines previous planning ideas while establishing new concepts that will strengthen the campus and further support the academic missions of both institutions.
Project Schedule

Phase 1: OBSERVE & ANALYZE
- 12 Weeks
  - January 20th: Kickoff Call
    - Intro, Goals, Process
    - Working Groups
    - Planning Group
  - Weeks of February: Workshop 1
    - Campus Tours
    - Stakeholder Engagement
  - April 8th - 9th: Workshop 2
    - Analysis Summary
    - Programmatic Drivers
    - Planning Principles
    - Steering Committee

Phase 2: ENVISION
- 19 Weeks
  - May 27-28: Workshop 3: Lima
    - Goals and Concept Plan
    - Design Scenarios
    - Steering Committee
  - June: Workshop 5: Newark
    - Goals and Concept Plan
    - Design Scenarios
    - Steering Committee

Phase 3: RECOMMEND
- 16 Weeks
  - Late September: Workshop 7
    - Draft Plan Review
    - Phasing
    - Implementation
    - Cost Estimates
  - Mid-January: Workshop 8
    - Final Plan Documentation
    - Roll-Out
    - Public Presentation
Framework 2.0 is a Process that Aligns the Campus with Its Mission and Programs

STRATEGIC PLAN  
WHAT

CAPITAL PLAN  
HOW

FRAMEWORK PLAN  
WHERE

RESULTS
Shared vision that guides development  
Sustained Implementation
It Responds to the Strategic Direction

Strategic Plan (2017 -2022)

Mission
We exist to strengthen and serve communities by providing access to a world-class, affordable education.

Vision
Ohio State Lima will be west central Ohio’s exemplary university campus, educating individuals to transform society by improving communities and organizations.

Values
Shared values are the commitments made by the Ohio State community regarding how work will be conducted. Our values at Ohio State Lima include:

- Honestly and Integrity
- Student Success
- Diversity in People and Ideas
- Respect for Our Community and Mission
- Transparency and Openness
- Service to Our Community

Pillars

- Teaching and Learning
- Access, Affordability and Excellence
- Research and Creative Expression
- Operational Excellence & Resource Stewardship
It Builds off Past Planning
### Lima SWOT Analysis

<table>
<thead>
<tr>
<th>STRENGTHS</th>
<th>WEAKNESSES</th>
<th>OPPORTUNITIES</th>
<th>THREATS</th>
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<tbody>
<tr>
<td>Beautiful campus and natural areas</td>
<td>Current budget</td>
<td>New degree programs in STEM that align with local demand</td>
<td>Budget</td>
</tr>
<tr>
<td>Faculty and staff</td>
<td>Divided from city of Lima by highway</td>
<td>Improved Rhodes State College / Ohio State partnership</td>
<td>Competition from other universities</td>
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<tr>
<td>Ohio State brand</td>
<td>Lack of directional signage to campus</td>
<td>Enhance student experience, consider adding on-campus housing</td>
<td>Declining enrollment</td>
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<tr>
<td>Energy of leadership</td>
<td>Lack of visible Ohio State brand on campus</td>
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<td></td>
<td>Lack of visible Ohio State brand in Lima</td>
<td>Investment in local community</td>
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<td>Regional demographic trends</td>
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<tr>
<td></td>
<td>Lack of high-quality spaces, including labs, offices, classrooms, and student spaces</td>
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Lima Street Network

- Vehicular circulation is outside the campus core
- Pedestrian paths support firetruck access
Lima

Pedestrian Network

Strong pedestrian path network but lacking seating, hierarchy, and activity.
Lima
Landscape Character

- Northwest edge of campus surrounded by woodlands
- Large central quad with limited activity
- Open plaza areas available for events and gatherings
- Minimal designated outdoor recreation space
- Minimal outdoor furniture
- Signage is co-branded (lacks institutional branding)
Lima

Campus Interior Character

- Quality of space varies between buildings and floors of the same building
- Library does not reflect a 21st century learning commons
- Opportunities to modernize classroom furniture
- Student study and collaboration space is lacking
- Dining is limited
2. Framework 2.0 Goals and Strategies

The Framework 2.0 planning process identified five overarching goals applicable to all of the regional campuses. Specific strategies to achieve these goals are unique to each campus based on context, existing conditions, campus priorities and the shared vision of Ohio State and the co-located institutions.

The University supports access to an outstanding, affordable education characterized by collaboration across disciplines and connectivity throughout the physical campus. The goals are integral to the planning recommendations and provide a foundation for development and decision making that will continue to guide the University for the next 10 to 15 years.
Lima Campus Goals and Strategies

**Promote Academic Success**
- Instructional spaces
- Collaboration and study spaces
- Student services and resources
- Quality and condition of facilities

**Enhance the Student Experience**
- Student-centered spaces
- Housing
- Dining
- Recreation
- Health and wellness
- Quality and condition of facilities

**Activate Open Spaces and Engage Natural Systems**
- Stormwater management and sustainability
- Central Spaces
- Secondary Spaces
- Woodland Trails

**Elevate the Campus Identity and Brand**
- Gateways and edges
- Internal and external branding
- Balance Ohio State and Rhodes State College

**Leverage Existing Space and Partnerships**
- Renovations
- Co-located, shared resources
- City and business partners
- Town-gown relationships and opportunities
Promote Academic Success

Improve the library, study space, learning environments and access to student services.

- Provide additional study space – quiet study, informal study, collaboration space
- Create a state-of-the-art Learning Commons
- Modernize learning environments to support active learning and technology
- Provide additional lab space and maker space to support science and engineering programs
- Increase accessibility to student services – one stop shop
Enhance the Student Experience

Improve student centered space to support dining, student events and organizations, and offer an on-campus residential experience.

• Expand dining options and hours
• Offer on-campus housing
• Provide space for student events and organizations
• Expand student services for health, wellness and disabilities
• Ensure an full collegiate experience for all students
Leverage the existing campus quad and open spaces; improve connectivity to the surrounding woodland.

- Preserve the natural setting and tree canopy
- Take advantage of the defined central quad as dynamic hub for student activity
- Design and activate secondary open spaces and plazas
- Develop a materials palette and site furnishing standards to define and unify campus
- Scale down the width of perimeter walkways with a furniture zone
- Create welcoming and intuitive connections with enhanced wayfinding into the core/quad and to/from parking
- Connect campus to the regional trail system and reservoir
Create welcoming and intuitive connections with enhanced branding and wayfinding into and throughout the campus.

- Enhance the arrival experience through a unified campus gateway design
- Improve campus wayfinding, signage and interior building identity
- Increase ground floor transparency to showcase campus activities and maximize connection to outdoor spaces
- Improve the front/back issues for service and loading
- Recognize both Ohio State and Rhodes State College in brand strategy
Leverage Existing Space & Partnerships

Renovate existing underutilized and poor-quality space and strengthen connections with regional partners and Rhodes State College.

- Improve utilization of existing campus space with strategic renovations
- Provide resources and services to the local community
- Pursue community partnerships and resources to reach goals
- Expand programs to support industry and workforce needs
- Support campus and local community with increased amenities
- Pursue opportunities to share space with Rhodes State College
Create a Destination Campus

In order to support the mission, strategic direction and create a destination campus, the University needs to enhance the open space and branding on campus, reinvest in existing facilities, and strategically build new.

Framework 2.0 seeks to strengthen both physical and programmatic connections by prioritizing open space and circulation improvements and development opportunities that enhance these linkages. The near-term plan prioritizes improved signage, wayfinding and campus identity and student-oriented space through strategic renovations, new on-campus housing, and open space improvements while the long-term vision ensures the capacity for future growth.
Lima

“Create a Destination Campus”

Rural, residential context
Limited retail or amenities near campus
Large land area surrounding the campus core
Lima
Existing Campus

1. Student Services Center Building
2. Perry Webb Student Life
3. Galvin Hall
4. Maintenance Buildings
5. Technical Education Laboratory
6. Cook Hall
7. Countryman Engineering Industrial Tech Building
8. Keese Hall
9. Reed Hall
10. Life and Physical Science Building
11. Public Service Building
Lima
Existing Campus

Key Drivers:

- Identity and presence for Ohio State from entry roads
- Condition of space/facilities
- Program alignment and key adjacencies
- Activate open spaces and plazas
- Desire for on-campus housing
Lima
Near-term Plan
Projects

1. Signage, Branding, and Wayfinding (throughout)
2. Campus Nodes
3. Galvin Hall Renovation
4. Addition to the Webb Student Life Building
5. Reed Hall Renovation and Dining Addition
6. On-campus Housing
7. Bike Path Connection
8. Perimeter Loop Road
9. New Quad
10. Parking Replacement
Lima
Long-term Vision
Lima
Long-term Vision

Projects
1. Cook Hall Renovation/Addition
2. Renovation/Addition to Public Service Building
3. Ohio State Engineering & Health Sciences Building
4. Relocate and Consolidate Maintenance Buildings
5. Additional On-Campus Housing
6. New Academic Buildings
7. Woodland Trail Expansion
8. Recreation Fields
9. Student Service Building Renovation or Demolition
10. Parking Replacement

EXISTING BUILDING
PROPOSED DEVELOPMENT
PROPOSED MAJOR RENOVATION
Lima
Existing Campus
The Framework 2.0 plan identifies a number of near-term and long-term opportunities to transform the physical campus and further support the mission and strategic goals of the university. Many of these opportunities focus on open space, campus identity and strategic renovations. Transformational implementation strategies focus on the university’s ability to:

4. Implementation Opportunities

- Elevate the Campus Identity and Brand
- Improve Open Space and Circulation
- Leverage Existing Buildings through Transformational Renovations
Elevate the Campus Identity and Brand

Near-term opportunities exist to elevate the campus identity and brand with enhanced gateways, signage and wayfinding throughout campus.

1. Entrance / Gateway improvements
2. Enhanced Open Space
3. Roadway Converted to Pedestrian Walkway
4. Woodland Walks
Arrival/Entry Opportunity:
Existing Mumaugh Rd Entry along Campus Dr
Arrival/Entry Opportunity: Mumaugh Rd Entry along Campus Dr Concept
Arrival/Entry Opportunity:
Mumaugh Rd Entry along Campus Dr Concept
Arrival Opportunity:
Existing Arrival and Parking Area
Arrival Opportunity:
Arrival and Parking Area Concept

This concept recommends simplifying the vehicular circulation to a loop road in order to strengthen pedestrian safety and connectivity east-west, creating a stronger connection and gateway into the campus core.
Incorporate New Signage and Wayfinding

“Highway to Hallway” Signage Examples
Open space improvements at multiple scales will increase pedestrian connectivity, activate the campus, provide social spaces and engage the woodland setting.
Campus Nodes
Scales of Intervention

ACTIVATE OPEN SPACE

OUTDOOR CLASSROOM

ACTIVATE EXISTING PLAZA

NEW PLAZA
Open Space Opportunity:
Activate Quads

Existing Quad
Open Space Opportunity:
Enhance Plazas and Secondary Spaces

Existing Conditions
Open Space Opportunity:
Galvin Hall - Lower-Level Patio Concept

Existing Galvin Courtyard
Open Space Opportunity:
Existing Pedestrian Walk toward the Life and Physical Sciences Building
Open Space Opportunity:
Pedestrian Walk toward the Life and Physical Sciences Building Concept
Woodlands Opportunity:
Enhance perimeter circulation and woodland experience
Leverage Existing Buildings through Transformational Renovations and Additions

Building renovations, additions, and new housing will provide modern spaces that promote student success and enhance the student experience.
Collaboration Space
Library and Study Space
Student Space
On-campus Housing
Dining
Galvin Hall Renovation

- Selectively replace exterior skin to create a branded focal point on axis with connection to parking
- Increase transparency on ground floor to engage the quad and showcase internal activities
- Provide student centered space including study and collaboration space adjacent to the ground entry floor
- Provide an outside seating area to engage and activate the quad
- Renovate the lower floor and improve existing outdoor space at the lower level
Galvin Hall Upper Floors

- Renovate upper floors to align with programmatic needs
- Increase transparency on upper floors to engage the quad and showcase internal activities
- Consider student centered space, active learning, or other program elements along the south face that will take advantage of views and increased daylight
Renovation Opportunity: Existing Galvin Façade and Entry
Renovation Opportunity:
New Galvin Façade, Entry + Student Space
Renovation Opportunity:
New Galvin Façade, Entry + Student Space
Renovation Opportunity:
Existing Galvin Façade and Entry
Renovation Opportunity:
New Galvin Façade, Entry + Student Space
Renovation Opportunity:
New Galvin Façade, Entry + Student Space
Cook Hall Renovation + Addition

- Renovate the existing library to create a learning commons with a mix of enclosed and open study spaces
- Create a distinct entry as a termination to the existing east-west pedestrian axis
- Consider a 4,000 NSF event space with access from the public study lounge / entry lobby
- Create a separate entry and foyer to serve the gym
- Consider connections to outside space with both the library and gym renovation
Renovation Opportunity:
Existing Cook Façade and Entry
Renovation Opportunity:
New Cook Façade, Entry + Student Space
Renovation Opportunity:
New Plaza and Façade Renovation + Student Space
For additional information, or to provide comments, please contact:
Planning, Architecture and Real Estate | 614-688-3715 | pare.osu.edu
pare.osu.edu/framework
5. Supplemental Information

Additional documentation and supporting materials for Framework 2.0, including a version of this document, other presentations and the executive summary tri-fold are available at: pare.osu.edu/framework

For quick reference, the following section includes more detailed site analysis and additional concepts that were reviewed.
Site Analysis and Context

The following diagrams highlight additional opportunities and challenges that informed the recommendations.
Lima
Topography

Campus is relatively flat with slopes toward the woodlands.
1. Student Services Center
2. Perry Webb Student Life
3. Galvin Hall
4. Maintenance Buildings
5. Tech Edu. Lab
6. Cook Hall
7. Countryman Engineering Industrial Tech Bldg.
8. Keese Hall
9. Reed Hall
10. Galvin Hall
11. Public Service Building
12. Observatory
13. Baseball Field
Lima

Building Condition

1. Student Services Center | 84.28%
2. Perry Webb Student Life | 100%
3. Galvin Hall | 68.74%
4. Maintenance Building | 69.77%
   Maintenance Annex | 72.88%
5. Tech Edu. Lab | 76.54%
6. Cook Hall | 66.46%
7. Countryman Engineering
   Industrial Tech Bldg. | 92.47%
8. Keese Hall | 98.20%
9. Reed Hall | 79.11%
10. Life & Physical Sciences | 75.61%
11. Public Service Building | 93.52%
12. Observatory
13. Baseball Field

EXCELLENT: 90% - 100%
ADEQUATE: 80% - 89%
MINOR RENOVATION: 70% - 79%
MAJOR RENOVATION: Below 70%
NOT RATED
Concept Development and Draft Plan Review

The following is a summary of the options explored during concept development and the draft plan engagement exercise that informed the near-term plan and long-term vision. More details for these concepts can be found in meeting presentations delivered throughout the project.
Concept 1

Lima
Future Development

- PROGRAM REALIGNMENT/BRANDING/TARGETED RENOVATION
- 5-MINUTE WALK
- OPEN SPACE CONNECTIONS
- PEDESTRIAN CONNECTION
- SECONDARY SPACE/PLAZA
- ARRIVAL
- BIKE PATH
- KEY VIEW
- BUILDING RENOVATION
- PROGRESS REALIGNMENT/BRANDING/TARGETED RENOVATION
- FUTURE DEVELOPMENT
- CAMPUS HOUSING
- RECREATION
1. **Renovate** Cook Hall
   - Transform Library to create collaborative learning commons
   - Re-purpose dental hygiene clinic for shared student services and innovation/collaboration space
   - Increase transparency and branding at building exterior, particularly at entrances

2. **Renovate** Galvin Hall
   - Complete renovation of lower floors
   - Remove partitions and increase transparency of ground floor space facing quad

3. **Renovate** Public Service Building
   - Co-locate student services in academic core

4. **Selectively Renovate** Science Building
1. **Construct** Dining Addition to Reed Hall
   - Renovate & construct addition to expand kitchen and dining area to support existing campus needs and on-campus housing

2. **Renovate** Cook Hall
   - Renovate Gym, provide direct access to outside space
   - Consider outdoor rec such as basketball or volleyball
   - Provide student org space on second floor

3. **Construct** On-campus Housing
   - Phase 1: 80 Beds, 2 communities with supporting program spaces

4. **Renovate** Public Service Building
   - Co-locate student services in academic core

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**Concept 1**

**Enhance the Student Experience**

- **Consolidate Student Services**
- **Construct Dining Hall on new Quad**
- **Renovate** Cook Hall
- **Construct** Phase 1 Housing - 80 Beds
- **Expand** Rec Playing Fields

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**Lima Campus Map**

- **Academic**
- **Housing**
- **Student Life**
- **Admin**
- **Library**
- **Recreation**
Concept 2

Lima
Future Development

- 5-MINUTE WALK
- ARRIVAL
- BIKE PATH
- KEY VIEW
- PEDESTRIAN CONNECTION
- SECONDARY SPACE/PLAZA
- OPEN SPACE CONNECTIONS
- BUILDING RENOVATION
- PROGRAM REALIGNMENT/BRANDING/TARGETED RENOVATION
- FUTURE DEVELOPMENT
- CAMPUS HOUSING
- RECREATION

IMPROVE PROGRAM REALIGNMENT/BRANDING/TARGETED RENOVATION
1. **Relocate** University Administration to Student Services Building

2. **Convert** Public Service Building to a Learning Commons
   - Relocate Library to create a new learning commons
   - Create study/innovation/collaboration space

3. **Renovate** Galvin Hall
   - Remove partitions and increase transparency of ground floor space facing quad
   - Renovate lower level student spaces & exterior patio

3. **Selectively Renovate** Science Building
1. **Renovate** Cook Hall
   - Renovate existing gym
   - Transform Library into a multi-purpose meeting spaces
   - Re-purpose dental hygiene clinic for student org space
   - Increase transparency and branding at building exterior, particularly at entrances

2. **Construct** Addition to the Webb
   - Expand Webb to provide expanded dining services

3. **Construct** On-campus Housing
   - Phase 1: 80 Beds, 2 communities with supporting program spaces

4. **Construct** Playing Fields in north clearing
Steering Committee Feedback

Concept 1

- Like this option better for integrating the campus
- Love the idea of folks on the highway seeing soccer fields being used
- Branding each entry

Concept 2

- What is the identity of the Lima Campus?
- Haven walkways that take you somewhere
Steering Committee Feedback

• Strong Preference for Concept 1
• Like the two quads and how it integrates the campus and OSU/Rhodes
• Like the housing in the woods
• Like the soccer fields along Biddle Dr – visible from the highway
• Like the woodlands along Biddle Dr and Public Service Building
• Want to make sure both entries are celebrated

Questions
• Should buildings be branded or is it more about creating a campus identity?
• What is the best use for Student Services Building?
  • OSU Admin
  • Outreach/partnerships
  • Storage
Working Group Committee Feedback

Where is the best place for event space or a new gym?

Concept 1

plan for a new gym?

Concept 2

event space in Cook - needs parking

nice that art gallery and theater in Reed Hall already for event space
Where is the best place for an intercollegiate gym?

Are there ‘owned’ buildings and ‘shared’ buildings for branding and clarity?
During the Draft Plan workshop, the Working Group evaluated how well the proposed projects support the Framework Goals and how feasible the project would be to implement.
Lima

Mural Workshop Exercise

The Working Group then prioritized projects to inform the near-term plan and long-term vision.

2 Prioritize

As a group, sort the proposed projects into near-term and long-term priority categories.

3 Visualize

Ayers Saint Gross staff will update this illustrated plan to reflect the priorities chosen above.