

Blueprint for Tomorrow

Plans for OU's Future Campus

A PLAN FOR the physical development of the campus which will guide the University through the next two decades and determine its course of development even farther into the future was presented to the Board of Regents for approval at their March meeting in Norman. The plan is the result of a painstakingly thorough three-year study which involved scores of persons—professors, administrators, urban planners, architects, landscape designers, Norman citizens—and hundreds of hours of investigation, thought, and preparation. In this issue Sooner Magazine presents portions of the 108-page report submitted to the Regents.

The study toward the subsequent plan was authorized on June 6, 1963, by the Regents. The University's Center of Urban and Regional Studies (Sooner Magazine, Nov. 1965) was directed to prepare a plan, after careful study and analysis, for the future physical development of the University. Concurrently, the Norman City Commission asked the center to conduct a simultaneous study of the impact of the growth of the University on the city of Norman with the goal of coordinating the "future private and public development in the University community." Funding of the two studies came from two sources. A grant from the OU Research Institute made possible the campus plan, and through the 1954 Federal Housing Act matching funds were provided for the Norman segment.

The objective of the preparatory study was to satisfy two distinctly separate requirements. It was first necessary

to determine the academic objectives of the University, it was decided, and then arrive at a physical plan consistent with these objectives. Dr. Cross directed the planning staff, led by Joseph Lee Rodgers Jr., director of the center, and the deputy, Charles R. Goins, to obtain the thoughts of the faculty and administration through the President's Council, a body of eight professors from varied fields selected by their peers, and the Council on Planning and Development, also composed of faculty members plus a representative of the student body, usually the president of the Student Senate. Questionnaires were sent to all faculty members seeking their ideas and opinions on any aspects of University development with which they were concerned. The responses were reviewed by department chairmen before being forwarded to the deans for further consideration. The planning staff met with each dean and all administrators who had specialized knowledge or information. Data from responses were converted into policy statements and development objectives which were reviewed by the President's Council and modified to achieve as much unanimity on objectives as possible. Alternate plans were developed and reviewed by deans and committee chairmen. The Council on Planning and Development and the President's Office staff studied all proposals and acted both to coordinate diverse objectives and to reconcile conflicts of purpose and interest that naturally resulted from the long-term tentative commitments of space and facilities represented in the long-range plan. To quote the

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Blueprint for Tomorrow *Plans for OU's Future Campus*

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THE COVER: Cover design is by Granville Barnes. Color photograph of the North Oval is by Robert Taylor; it is used with permission from OU's Public Information Office.

A faculty and student body poorly housed and equipped will have Environment may nurture or suffocate the spirit. It may inspire and communication of information and in the continuing search for

study: "It is the hope of the planning staff that through this process the best thoughts of the faculty and staff have been drawn together and that academic objectives for the next ten years have been accurately interpreted and sensitively reflected. . . ."

The objectives of the study were:

- *To establish relatively precise requirements for development of physical facilities for carrying out the responsibilities of the University for the period 1965-1975 and the general requirements for 1975-1985.*
- *To analyze existing buildings and the functional relationships of academic units in order to determine the adequacies and deficiencies of the existing campus.*
- *To identify those significant buildings, open spaces, and other features which have the functional, structural, and aesthetic qualities that should be preserved.*
- *To indicate alternate solutions for accommodating growth through the planning process and the resulting development policies and plans.*
- *To prepare a long-range plan for campus development that will indicate the quality, type, and relationship of existing facilities and new facilities and maintain the efficiency and beauty that have historically characterized the campus.*
- *To provide a statement of policies for the physical development of the campus that will establish guidelines for the design of individual buildings.*
- *To coordinate the public facilities of the University with the various private and public uses of land in the Norman community in order to minimize conflict of function and to protect the variety of separate interests which are involved.*

"The plan," says Rodgers, "is the most comprehensive one in the University's history." After reading it, one must agree. Divided into four major areas (Background for Planning, The Plan for Campus Development, University Environs, and Planning for University Environs), the report examines every question pertinent to the future of the University and its surrounding communities and proposes thoughtful, detailed solutions to meet the demands and needs of tomorrow. Its tables and figures touch on almost every conceivable aspect: enrollment trends, faculty-staff projections, numerical and percentage changes in the population of Norman and Oklahoma City (past and future), assignable space for academic use, instructional space by type of use, encumbered area ratio, an automobile census and projection, parking needs, land acquisition, an analysis of residential density, studies of housing, surveys of existing commercial uses, a study of religious institutions,

a summary of proposed use allocations and changes in residential densities. One table has the forbidding heading, "Ground Space Allocation for Functional Units and Intensity of Ground Space Utilization of Buildings Measured by Floor Area Ratios."

By 1975, says the report (from projections made by the office of the State Regents for Higher Education), the University will have an enrollment of 27,500 and a full time faculty-staff of 4,308. Norman will be a city of 65,000 and the metropolitan statistical area of Oklahoma City will total 815,000. It is anticipated that graduate students will comprise a quarter of the instructional load by 1975.

The University is at a crossroads, faced with a significant choice. Says the report: "The first 70 years of campus history reflect a carefully ordered development of facilities and a large supply of inexpensive land for expansion. Relatively small-scale buildings situated in a formal arrangement on a north-south axis along internal streets and separated from the campus edge by broad lawns marked the general pattern of the development. It was apparent by 1960 that intensity of use concepts suitable for a campus of 10,000 students would not suffice for much larger enrollments. *An increased concentration of facilities or decentralization of functions was required.* (our italics) The creation of smaller sub-campuses would have the appeal of ease of accessibility by automobile, but this would greatly reduce contact between disciplines and would place emphasis on separate colleges rather than an integrated university. Transportation between sub-campuses would be a major problem, and flexibility in use of facilities, particularly classrooms, would be reduced. In contrast, concentration of facilities would provide maximum opportunity for communication among academic units and would facilitate the use of the library, student union, and large classrooms. . . . The decision was made to create a centralized campus which would bring together the instructional and research space for all disciplines in a single unified academic area."

Changing requirements for the campus can be translated into more specific objectives:

- *The academic area is proposed to be developed as a single unified campus in which is situated most of the instructional space for all disciplines. Insofar as possible, all facilities are to be located within a ten minute walking interval of one another, thus maintaining the pattern that has been followed from the inception of development of the regular campus. Therefore, academic facilities will need to be located within a one-half mile square. This will necessitate a plan which will provide orderly transition from a relatively low to a high intensity of land utilization, and a change from the traditional construction of low small-scale buildings to large-scale high-rise buildings. The precedent for this change has already been established by the*

difficulty sustaining necessary intellectual effort.

delight or harshly repel creative expression in the

knowledge — The Campus Plan

new Botany-Microbiology Building and by the Towers located in the housing area.

- *The plan is intended to maintain and enhance the aesthetic quality of the campus. Since building coverage will be greater, a careful arrangement of building groups will be required to preserve open spaces, malls, and courts providing visual release. Grass areas will be reduced and paved areas expanded to accommodate the increased flow of pedestrian traffic and landscape materials will have to be carefully designed to withstand the greater abrasion of increasingly intense use.*
- *Preservation of historically significant architecture and other aesthetic elements of high quality, such as Bizzell Memorial Library, Evans Hall, and the North and South Ovals is proposed to provide a sense of continuing community for students, faculty, alumni, and visitors.*
- *Proper functional relationships between academic units have been reflected in the allocation of land for different disciplines, and space for expansion of individual units is intended to be protected since instructional units will grow at different rates.*
- *The plan is designed to relate properly the public uses of the University campus and the private uses of land adjacent to the campus area. Insofar as possible, the external influences generating from the academic area, such as automobile traffic, should be excluded from nearby residential areas.*
- *It is intended that the campus plan and the major street plan of Norman be carefully coordinated to provide for rapid, convenient circulation throughout the community and to establish adequate off-street parking facilities for all vehicles having a destination within or near the campus.*

It is important to note and emphasize that a guiding purpose of the plan is to preserve and maintain the original spirit and essence of the campus. Though much must necessarily change as a campus grows from an enrollment of 3,300 in 1945 to a student body eight times larger by 1975,

ACKNOWLEDGMENT: We are deeply grateful to the two key men in the development of the Campus Plan, Joseph Lee Rodgers Jr., director of the Center for Urban and Regional Studies, and the deputy director, Charles R. (Bob) Goins. Without their indefatigable commitment and imagination the Campus Plan would not have been possible, and without their consideration, interest, and help, portions of the plan could not have been published by Sooner Magazine. We also wish to thank Harold R. Belknap and Gene Nance of the Transcript Press, which printed this issue, for their help and cooperation.

much will be affectionately protected and remain familiar. Tradition is not to be sacrificed.

A key aspect of the new campus will be the landscape, designed to keep the intimate human scale which is critical to the men who are responsible for the plan. Walkways and malls will be expanded. There will be greater use of hard surfaces, carefully finished and using a variety of textures and materials which can provide an urban character. All existent trees and tree masses are to be preserved wherever possible. There will be informal short walks, courts, and open spaces where students may congregate. The North Oval is to be preserved with only slight modification. The lawns, trees, and flowers of the south portion of the South Oval are also to be preserved.

The policies for campus circulation and parking are:

- *The academic campus should be designed primarily for pedestrian movement and automobiles should be excluded insofar as possible.*
- *The campus street and parking system should be planned to eliminate all through traffic. Parking lots should be provided at the outer edge of the academic area to intercept automobiles having a campus destination and keep internal vehicle movement at a minimum.*
- *The University, as a generator of large volumes of traffic, should be responsible for providing parking space for automobiles destined for the campus in appropriate locations that will not adversely affect the use of academic space or adjacent private property.*
- *Parking space is required for several types of automobile users, resident students, faculty, staff, visitors, and students in continuing education and short course programs. The type and location of parking space should be appropriate to the needs of each person according to the broad objectives of the University.*

The selected pages of the report follow on pages 6 through 21. Limited by economic considerations, we have included what we believe, in the alumni's view, to be most pertinent. Occasionally in the pages selected, a reference will be made to a figure or table which has been omitted. For example, on page 10 in the first column mention is made of figures 7, 8, and 9. Because of our limitations, figures 7 and 8 do not appear. One omission in particular deserves special note. On page 16 opposite the fold-out map of the 1975 campus in the explanation of the Campus Plan, another map—of the 1985 campus—is referred to. The 1985 map is not included; it differs chiefly from the 1975 map in the relocation of the athletic complex—stadium, field house, track, tennis courts, and baseball diamond—to an area on the South Campus just south of the Kraettli Apartments and between Chautauqua Street on the west and Jenkins Street on the east.

CAMPUS DEVELOPMENT HISTORY

Before the dust had settled on the treeless prairie following the run of 1889, the territorial government of Oklahoma set about providing facilities for higher education. George W. Steele, first governor of the Territory of Oklahoma, approved a bill on December 19, 1890, for the establishment of an agricultural and mechanical college at Stillwater, a normal school at Edmond, and a university at Norman.¹ The selection of Norman for the location of the university was contingent upon the citizens of Cleveland County acquiring a campus site of forty acres to be within a half mile of Norman and providing \$10,000 to assist in the construction of a building. Despite limited local cash, the money was raised within the specified time and delivered to the territorial treasurer. The site chosen for the campus was located one-half mile southwest of the town. To provide public access to the forty acres from the townsite, a narrow strip of land connecting the two areas was contributed by two townsmen. In the early days it was referred to as the boulevard and is now known as University Boulevard.

This strip was to become an important factor in determining the future shape of the university.

While awaiting the completion of the first building on the new campus site, the first classes of the university began in the fall of 1892 and were held in an unoccupied building known as the Rock Building, located on West Main Street. The following year on September 6, 1893, the first president of the University, David Ross Boyd, moved his student body to the newly completed Science Hall. This new building was situated on the campus at a location just west of the present site of DeBarr Hall. With this move the University of Oklahoma took possession of its site and planted its academic roots in the prairie soil.

Ten years after the move to the new site, a significant proposal was made for the young and shapeless university. Immediately after the loss of Science Hall by fire in 1903, a physical plan for the University of Oklahoma was prepared by Professor V. L. Parrington, Professor of English Literature.

¹Charles F. Long, "With Optimism for the Morrow," *Sooner Magazine*, Vol. 38, No. 1 (Norman: University of Oklahoma Association), p. 3.

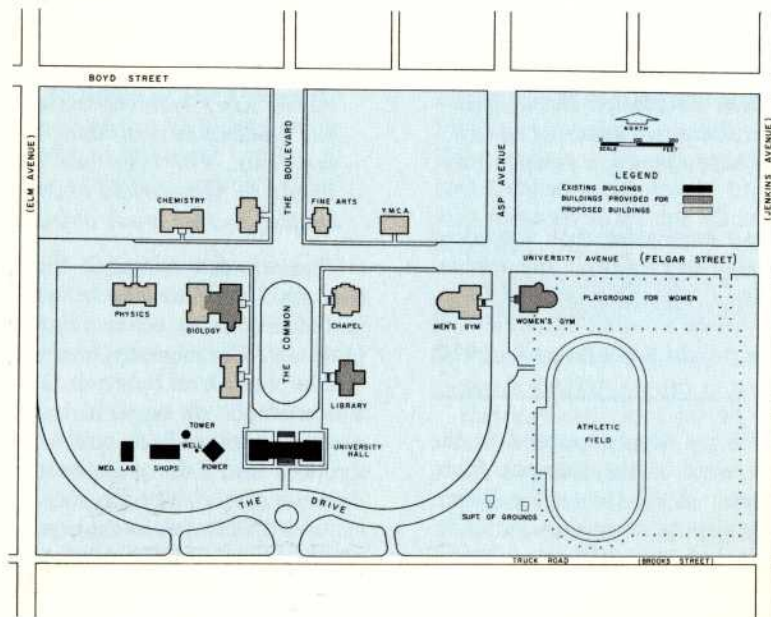


FIGURE 3. 1903 PARRINGTON PLAN

At that time, a new building, later to be known as University Hall, was nearing completion. This building was sited in direct alignment with University Boulevard and it was this relationship that suggested to Parrington the development of a broad common around which principal buildings might be grouped. His plan for the buildings and grounds, which was approved by the Board of Regents in 1903, is presented in Figure 3.

Parrington's early plan provided for the southward extension of the boulevard into the campus. At an intersection with a proposed east-west street, designated University Avenue (now Felgar Street), the boulevard divided and formed an oval called the Common. The boulevard and the oval were constructed as planned and in 1904 the new buildings, Science Hall and the Carnegie Library, joined University Hall to complete the early day setting for what became Parrington Oval. It is now more generally known as the North Oval. Parrington's Plan also suggested the extension of what is now Asp Street southward through the University curving west behind University Hall and then curving back to the north. This

sweeping street was called The Drive and, though it was never fully developed, it existed as an unpaved service drive until the late twenties.

By 1916, the land area of the University had grown to slightly over 120 acres. The Oval had been enlarged to its present size by a northward extension to Boyd Street. University Hall, which burned in 1907, had been replaced in 1912 by Evans Hall, the present administration building. The construction in 1915 of the law and chemistry buildings gave an air of permanence to the campus. On the campus map of 1916, set forth on Figure 4, it can be noted that The Drive, as proposed by Parrington, now intersected Elm Avenue, but with the construction of the infirmary in 1927 and the library in 1929, The Drive disappeared.

The decade of the twenties witnessed a vigorous building program for the University and the original forty acres of the campus were nearly covered with buildings. The athletic facilities of Boyd Field were moved south of Brooks Street and Owen Field began to take form with the construction of the west stadium in 1925 and the east side in 1928. The first trace of Brooks Street

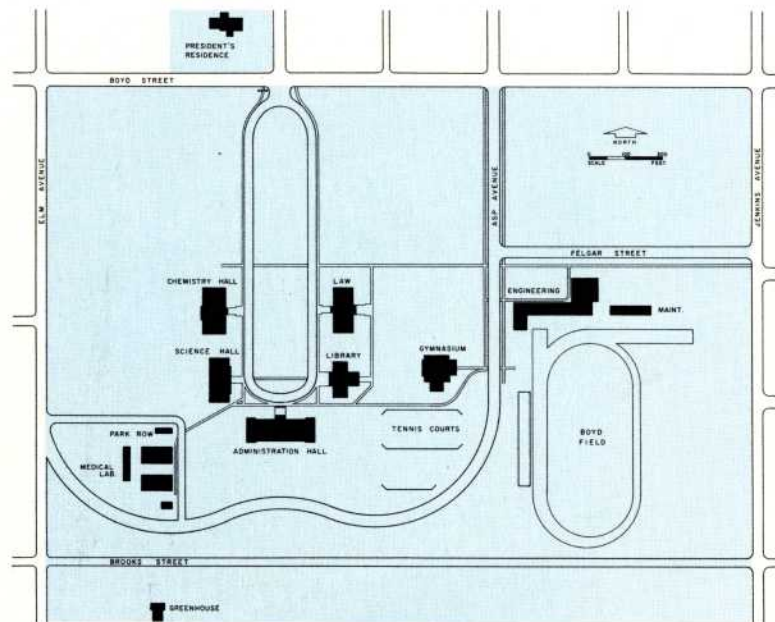


FIGURE 4. 1916 CAMPUS

was started as an unimproved service drive, but by the late twenties it had become a major campus street. In addition to the library, stadium, and infirmary, other buildings constructed during the 1920's included Women's Physical Education, 1921, Journalism (on Asp Avenue), 1923, engineering (Felgar Hall), 1925, Pharmacy, 1925, Buchanan Hall (classrooms), 1926, the Field House, 1927, and the Student Union in 1929, The first major University housing, Hester and Robertson Halls, was completed in 1925.

During the depression years of the thirties, only the business (1936) and biology (1936) buildings were constructed. This period was followed by the years of World War II which permitted only the addition of Woodrow Wilson Center housing facilities. Following the war, the campus was extended southward with the completion of Meacham and Kaufman Halls for the social sciences and humanities in 1949. These were the first academic buildings to be constructed on the south oval. The geology, education, and journalism buildings had been added to the south oval complex by 1958. This year

marked a major change in campus development.

The 1958 campus, as shown on Figure 5, was bisected by Asp Avenue and Brooks Street which divided the academic area into quadrants. Large numbers of automobiles moved through the center of the campus and the attendant noise and congestion interfered with instructional objectives and pedestrian circulation. The decision was made to replan the internal street system to eliminate through movement of vehicular traffic. Short segments of Asp Avenue and Brooks Street in the center of the campus were closed, and automobile access to academic facilities was provided by loop streets and parking lots connecting with perimeter thoroughfares which were located on the outer edge of the Main Campus. This was one of the first steps in development of the concepts underlying the 1975 campus plan.

In 1924, the North Oval had been fully developed and the first trace of what has become Owen Field can be observed.



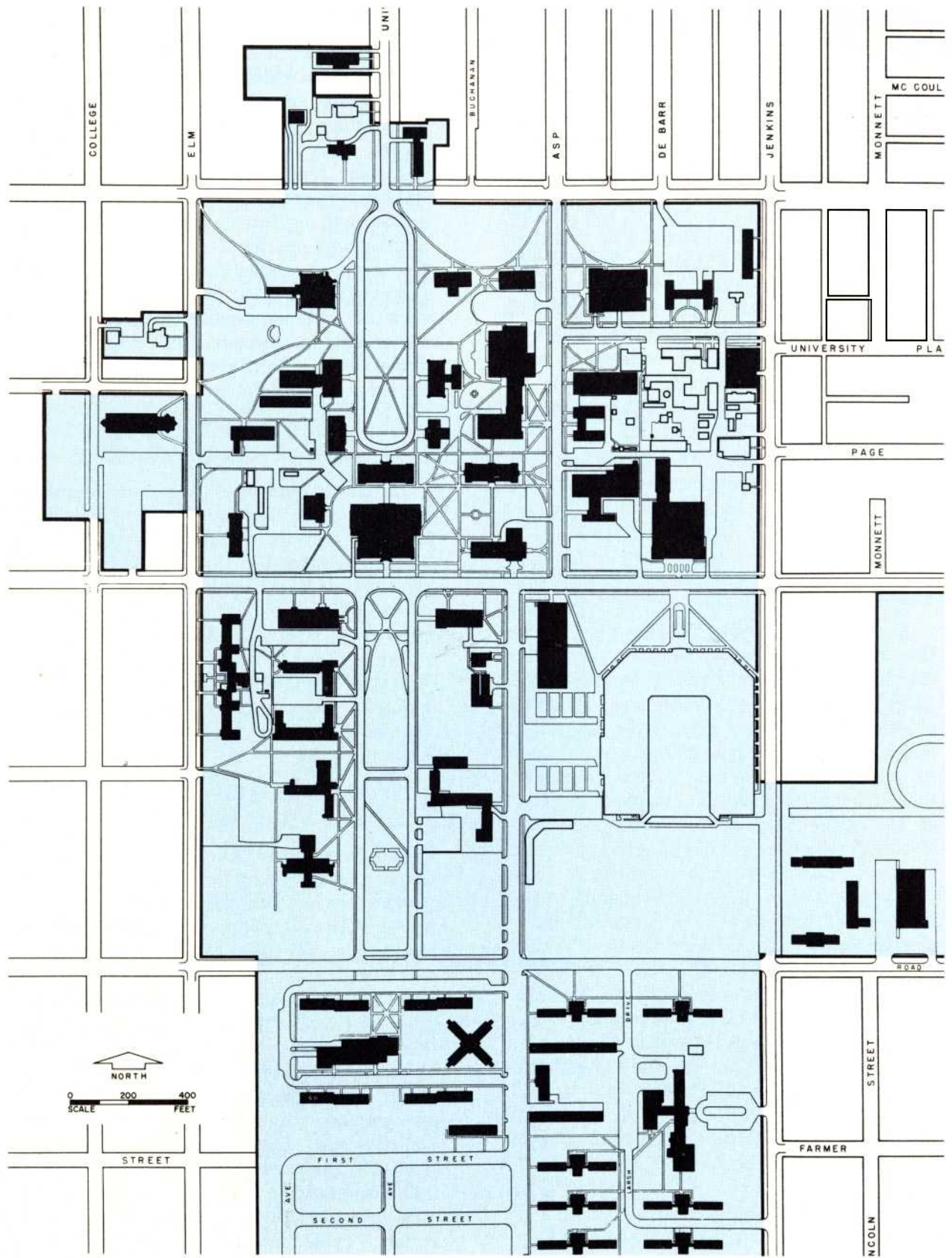


FIGURE 5. 1958 CAMPUS

CAMPUS SPATIAL ORGANIZATION

The interior core of the campus, which is now developed with relatively small scale buildings, is to be maintained in the same general spirit and scale as past growth has dictated. Larger-scale academic buildings are proposed to be located along the outer edge of the campus. In concept, the physical organization of the campus can be conceived as a core having a low intensity of buildings, but a large pedestrian movement on open malls and courts surrounded by a high concentration of academic facilities, which in turn would be bounded by housing of varying intensity and specialized academic facilities, such as the Stovall Museum, concert hall, and research facilities.

Specialized facilities are not routinely frequented by large numbers of students during the academic day, and so they can be located slightly beyond the ten minute walking radius. They also are used more by campus visitors and will be conveniently accessible from perimeter streets.

Access to the campus is to be provided by the Boyd-Elm-Lindsay-Jenkins perimeter thoroughfare system which is located on the outer edge of the academic area, and separates housing from intensively used academic space. Parking buildings are proposed to be located adjacent to the perimeter thoroughfare system to intercept vehicles at the outer edge of the campus. Minor streets penetrate the campus, giving vehicular connection to all major buildings. The primary means of access to academic areas, however, is provided by a series of malls and walkways designed for pedestrian traffic. Arterial streets extending outward from the perimeter thoroughfares (such as Lindsay, Boyd, Brooks, Jenkins, Chautauqua, University Boulevard) will establish connections with the metropolitan expressway system and with other community facilities located throughout Norman. Figures 7, 8, and 9 graphically portray the spatial organization concepts on which the Campus Plan is based.

CORE CHARACTERISTICS

In this core area are located facilities that will be routinely frequented by large numbers of students and faculty members from

all disciplines. These include the Student Union, the Main Library, administrative offices, and instructional facilities. The greatest volume of pedestrians in the campus area will move into and across this space. Broad walkways and open spaces free of vehicular traffic are provided to accommodate this movement. Buildings and exterior spaces will be intensively used, but human scale should characterize the environment of this area. Architecture should not be overpowering since people will be intimately associated with man-made features and plant materials. Landscaping will require special attention to retain visual quality under the abrasive conditions of intense use.

ACADEMIC FACILITIES AREA CHARACTERISTICS

In the academic facilities area are situated the large scale academic buildings for housing the various departments and schools which comprise the Colleges of the University. These facilities are placed within or on the perimeter of the core with the outer edge of the area located within a five-minute walking distance of the center of the core. Academic disciplines that are closely related, requiring frequent communication, and interchange of students, have been given adjacent positions.

SPECIALIZED FACILITIES AREA CHARACTERISTICS

The Specialized Facilities Area, located on the outer edge of the academic area, will provide space for a wide variety of specialized facilities, including the university museum, concert hall, research laboratories, specialized instructional uses, and high density student housing. Student walking time from the core is not a critical factor since these activities will not be used routinely by large numbers of students of different disciplines. Also, these facilities are used more by campus visitors than are the academic facilities and will be conveniently accessible from the perimeter thoroughfares and the high-rise parking garages which have direct ingress and egress to these arterial streets. These public areas will be situated adjacent to high density university and private housing. Consequently, site planning,

service provisions, and landscaping should be compatible with residential functions.

HOUSING AREA CHARACTERISTICS

Intensely developed private and University owned housing is interspersed throughout the specialized facilities area which surrounds the academic campus and extends outward with residential densities decreasing in direct proportion to the walking distance from the core. Net residential densities will tend to vary considerably in this area because of a wide variation in housing

types, but the gross residential density is relatively high for this territory located within a ten-minute walk (2,400 feet) of the campus center. There are 8,414 persons currently residing in this area or approximately 27 persons per acre. This residential area is in addition to commercial and institutional facilities occupying this campus perimeter. By 1980, it is anticipated that this area will accommodate 9,962 people, or 31.9 persons per gross acre, and that commercial and institutional activities will have a corresponding increase in intensity of use.

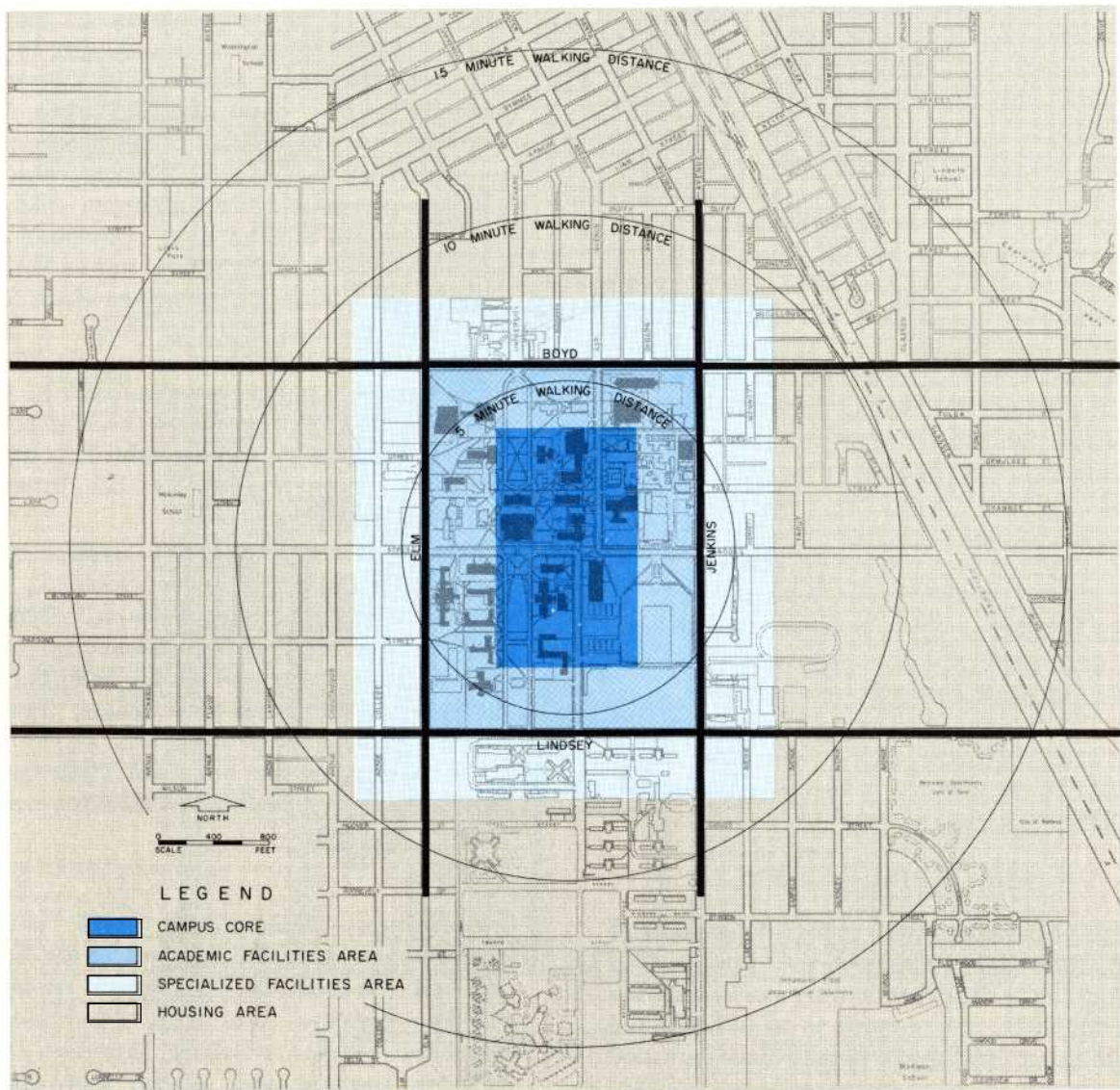


FIGURE 9. SPATIAL ORGANIZATION OF THE CAMPUS AND ENVIRONS

INTENSITY OF USE OF CAMPUS LAND

The location of institutional facilities on the Main Campus is based on the maintenance of a ten minute transfer time between classes. Students walking at a normal rate can travel approximately 1,200 feet in five minutes. Therefore, academic units which frequently interchange large numbers of students should be in close proximity to one another. The Main Campus is a rectangle approximately 2,600 feet north to south and 1,900 feet east to west. A high utilization of land in this area is one of the primary objectives of the campus planning program.

The actual ground space occupied by instructional units in 1958, prior to construction of the new engineering, botany-microbiology, and drama buildings, is presented on Figure 7. The concentration around the North and South Ovals and the lack of instructional buildings on the outer perimeter of the campus are clearly illustrated. A much greater intensity of use of ground space in the future will be required to accommodate the expected increases in enrollment and expanded instructional and research responsibilities. It is proposed that this be achieved by replacing functionally and structurally obsolete facilities occupying prime space with larger scale buildings, by utilizing some of the open spaces on the outer edge of the campus for new construction, and by the renovation and expansion of existing facilities where ground space is adequate.

An evaluation of the present use of campus ground space was made using three factors: building coverage, encumbered area, and the relationship to total floor area to site area expressed as a floor area ratio. Each of these factors is useful in measuring a different aspect of land utilization.

ENCUMBERED AREA

The encumbered area is a measurement of land utilization similar to the type used in developing a land use zoning ordinance for a community. Its purpose is to indicate the relationship between separate buildings and the amount of yard space required to provide light, air, and services to a particular building. The relationship between the

square feet of encumbered area and the gross floor area of the building, termed "the encumbered area ratio," provides one measurement for evaluation of ground utilization. The area encumbered by each building is indicated on Figure 10.

The encumbered-area ratio developed for existing buildings on the University of Oklahoma campus is given on Table 6. Buildings are listed in order from the lowest to the highest ratio. A low ratio indicates low utilization of land area. The general intensity of campus land use rating for buildings is given on Figure 11. The encumbered-area ratio is particularly useful in measuring the efficiency of building shapes. For example, "H" shaped structures, such as the temporary wooden buildings now occupied by the Air Force on Felgar Street, have a very low encumbered-area ratio and, therefore, indicate an inefficient use of ground space, whereas Bizzell Memorial Library, which is almost square, achieves maximum efficiency and utilization of land area. Obviously, the encumbered area ratio should not be the sole method for evaluating buildings since function often dictates building shape. A large auditorium or specialized research laboratory may have a low ratio and yet be very necessary to the program of the University. Central campus location might not be appropriate, however, for low use intensity facilities.

Several of the small older campus buildings which are proposed for removal, such as the Women's Building, Ellison Infirmary, and the old engineering laboratory building, while structurally sound, have exceedingly low encumbered-area ratios. The removal of these structures will permit the creation of sites for high use intensity facilities such as the physical sciences center.

Definition: Encumbered Area is the ground space actually covered by the building and the area of yard space around a building required to provide a corridor of light and air for windows, fire lanes and services, ingress and egress, and including adequate space between buildings to preserve the architectural aspects of each unit.

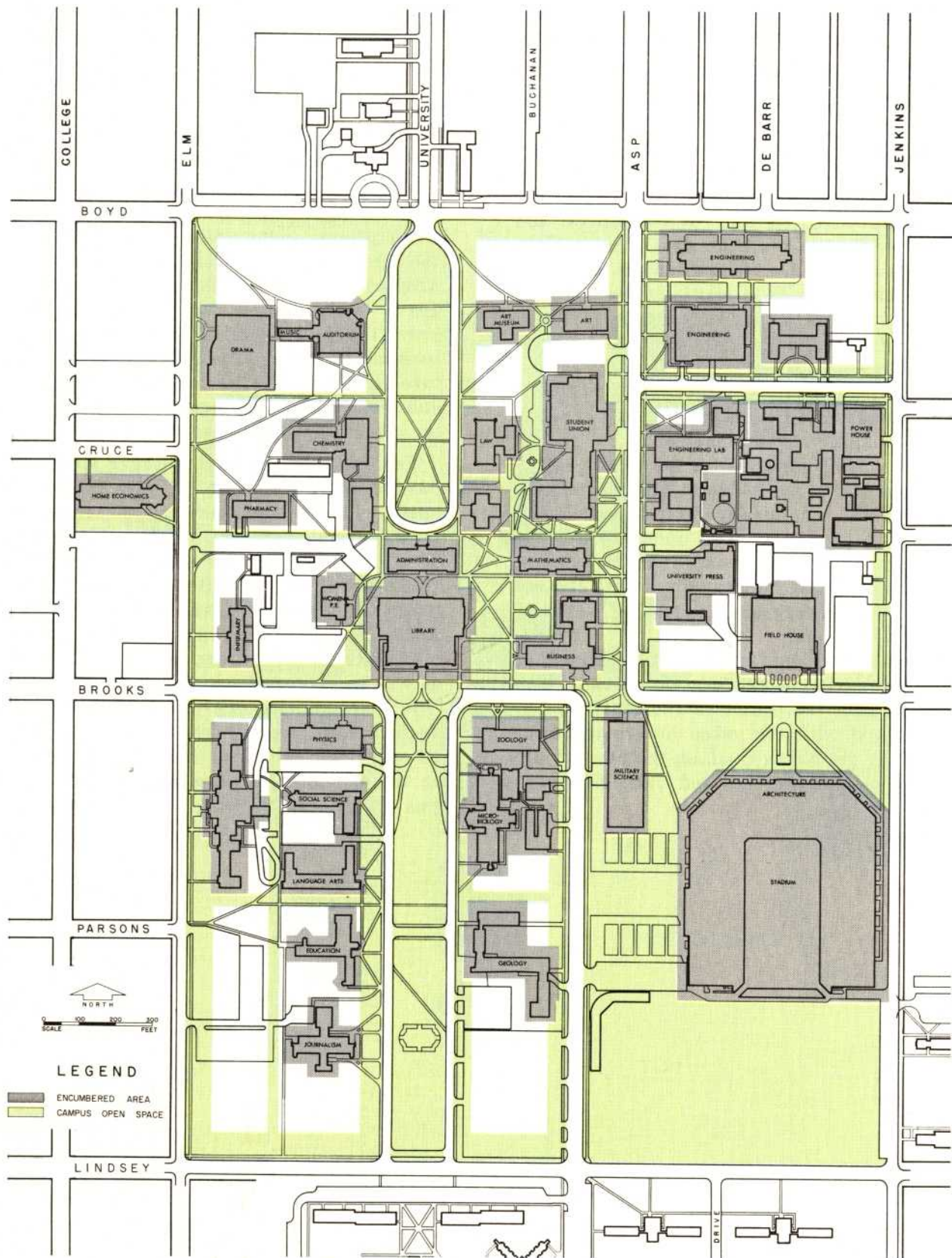


FIGURE 10. ENCUMBERED LAND AREA, 1965

CAMPUS FUNCTIONAL ARRANGEMENT

The proposed functional arrangement of the Main Campus indicating relationships and distribution of the academic and related units is set forth in Figure 12. Functional groupings are achieved by creating centers for the Social Sciences and Humanities, the Physical Sciences, the Life Sciences, the Earth Sciences, the Fine Arts, Engineering, Business, and Law. These centers and other programs have been spatially arranged to permit maximum use of existing facilities and to reflect academic linkages. Disciplines and programs which are intimately related through common areas of interest in teaching and research have been placed in physical proximity to one another.

The Main Library is at the center of the campus and is accessible to faculty and students from the various disciplines and professional programs. The undergraduate library and large classrooms of the new Social Sciences Center are located near the concentration of undergraduate housing south of Lindsay Street.

Administrative facilities are retained in their present central location. Evans Hall for housing the president and staff is supplemented with two office towers to be located on the North Oval, on the present site of the old Science Hall and Carnegie Building.

The College of Law, which is a relatively independent academic unit, has been allocated a larger site on the north side of Boyd Avenue at the outer edge of the campus. This will permit construction of specialized space of lower intensity than is proposed for more central campus facilities.

Most existing academic units have been provided space for expansion at their present locations. Some units, however, such as the School of Architecture, which is temporarily housed in the north end of the stadium, are proposed for eventual relocation to improve the physical relationship between associated activities. The School of Architecture is closely related to both engineering and the arts and has been relocated between the centers housing these two fields.

Facilities which require larger sites and have either specialized or lower intensity uses, including the concert hall, museum, and physical education and sports center, have been located at the outer edge of the campus. These facilities are located just outside the ten-minute walking area adjacent to the perimeter thoroughfare system, thereby giving relatively convenient access to students as well as visitors from outside the campus. The more precise organization of campus facilities and greater detail of arrangement of space for individual functions are given in the graphics and exposition of the campus plan which follows.

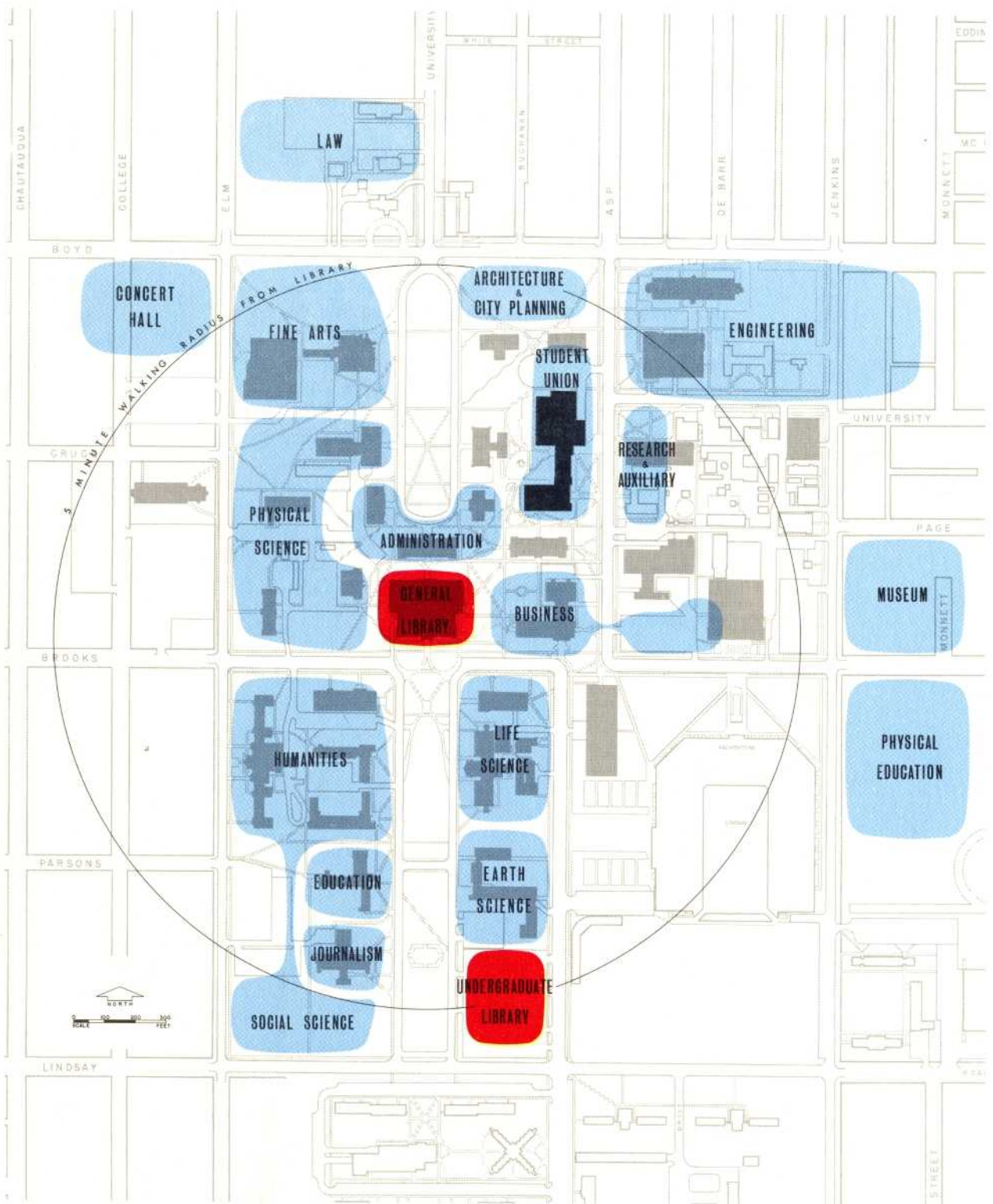


FIGURE 12. SPATIAL RELATIONSHIPS OF ACADEMIC UNITS

THE CAMPUS PLAN

The Campus Plan for the University of Oklahoma is presented on two maps. The first, entitled Campus Plan, 1975, indicates the proposed saturated development of the Main Campus and is indicated on Figure 13. The intensity of use and space allocation proposals of this plan will provide facilities for approximately 28,000-32,000 students and space for greatly expanded graduate instruction, research, and service functions. A second map, entitled Campus Plan, 1985, set forth on Figure 14, indicates the relocation of intercollegiate athletic facilities to the South Campus and the addition of academic buildings which could accommodate an additional 9,000-10,000 students, if the new space is redeveloped with the same floor area ratio contained in the 1975 Campus Plan.

BUILDINGS PROPOSED FOR REMOVAL

The intensity of campus development proposed in the Campus Plan for 1975 is based on the removal of several existing buildings to provide sites for construction of new facilities. Academic buildings proposed for removal are relatively small in scale and are either of temporary type construction or were built in early periods of campus growth. Each structure rates low in land utilization and is not a significant piece of architecture. A summary of the characteristics of these buildings and the amount of new construction which is proposed for the site in which they are located is given on Table 11. In addition, Franklin House and the former Faculty Club building will need to be removed to provide a site for the new Law School. The location of buildings proposed for removal is given on Figure 17.

The demand for new facilities and the availability of funds for construction will

determine the rate of campus renewal. Removal of existing buildings also will be contingent on rehousing the activities which are now located in each structure. For example, Ellison Infirmary must be retained until a new health center is completed and Jacobson Hall and Carpenter Hall sites cannot be used until a new art school and museum are constructed. However, temporary buildings of frame construction should be removed as soon as possible since they constitute a fire hazard, have greater maintenance costs than permanent buildings, and detract from the aesthetic quality of the campus.

The Armory is a 38,545 square foot building, completed in 1919, which is not indicated for removal in the 1975 plan. It will not need to be replaced until a major expansion of the Life Sciences Center to the east is required, or until the stadium area is redeveloped for academic uses, neither of which is contemplated in the near future.

TABLE 11
CHARACTERISTICS OF ACADEMIC BUILDINGS SCHEDULED FOR REMOVAL
IN THE CAMPUS PLAN, 1975, MAIN CAMPUS
UNIVERSITY OF OKLAHOMA

Building	Gross Floor Area (square feet)	Encumbered Area Ratio ^a	Date of Construction	Type of Construction	New Building Proposed for Site ^b (gross floor area)	
Carnegie	17,594	0.87-1	1904	Masonry and wood	Administration	39,600
Carpenter	21,060	0.91-1	1919	Masonry	Union	165,000
Ellison Infirmary	21,305	1.21-1	1927	Masonry	Physical Sciences	180,000
Engineering Laboratory	29,743	0.77-1	1910	Masonry, wood	Research and Aux.	54,200
Field House	45,035	0.75-1	1927	Masonry, steel, wood	Grad. Business	120,000
Home Ec. Nursery School				Frame	Engineering	85,750
Jacobson	16,805	0.99-1	1920	Masonry	Classroom	70,600
Nuclear Eng. (old Journalism)	19,911	0.81-1	1923-1929	Masonry	Research and Aux.	54,200
Park Row #1	1,084			Wood	Physical Sciences	
Park Row #2	2,240			Wood	Physical Sciences	
Pharmacy	23,993	1.12-1	1925	Masonry	Physical Sciences	
Science Hall	21,534	1.34-1	1904	Masonry, wood	Administration	39,600
Science Hall Annex	1,794			Masonry	Physical Sciences	
T-1 (Air Force)	16,735			Wood	Engineering	130,200
T-3 (Chemistry)	12,521			Wood	Physical Sciences	
Women's Building	17,025	0.94-1	1921	Masonry	Science Library	124,800
Total	244,386					1,063,950

^aA detailed discussion and definition of encumbered area ratio measurements is contained in the discussion of Intensity of Use of Campus Land.

^bThis column indicates the approximate square footage of new construction programmed in the campus plan for the area. While additional adjacent space may also be utilized in the site for new construction, the existing building will have to be moved to permit construction of the new building.

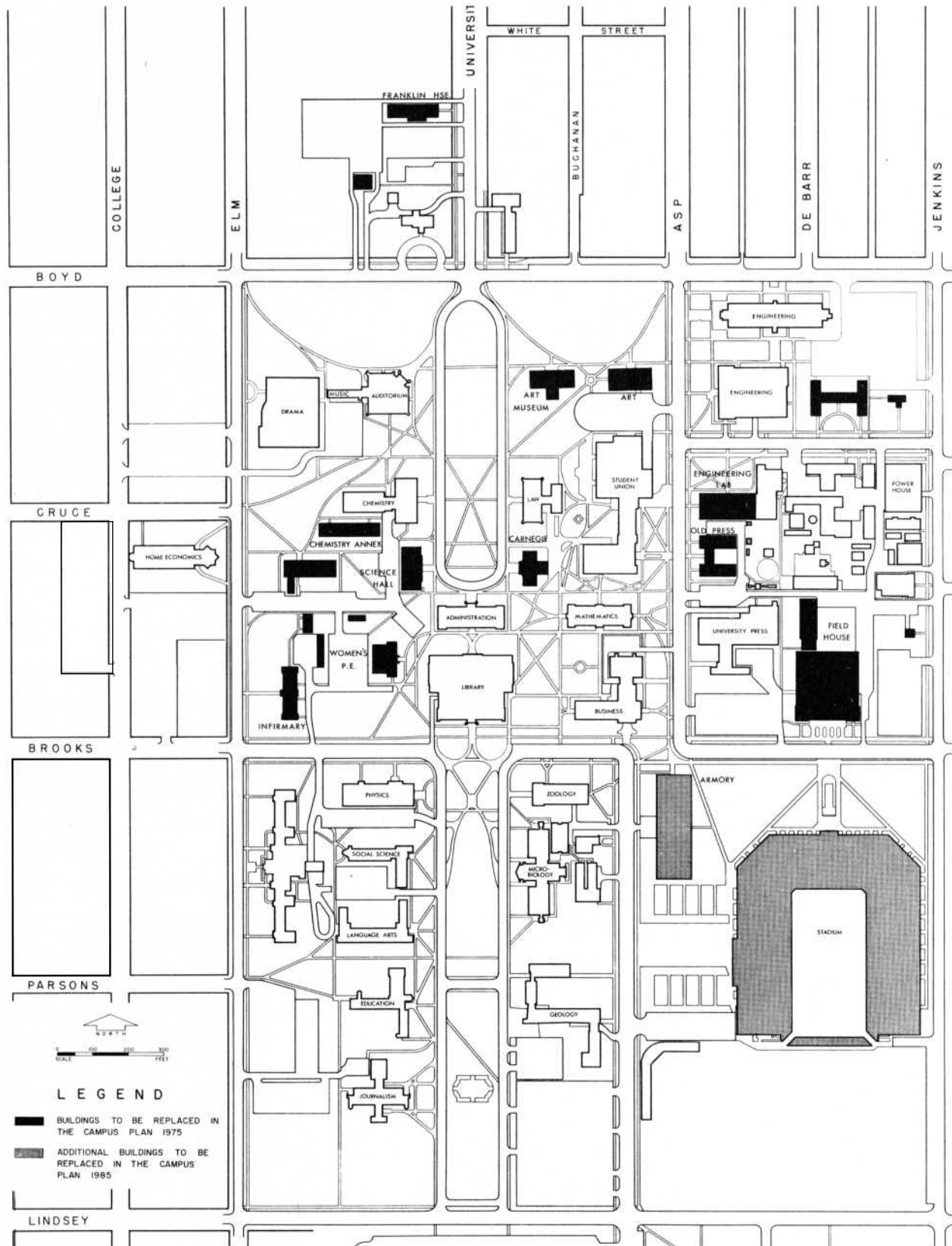


FIGURE 17. BUILDINGS TO BE REPLACED

PROPOSED LAND ACQUISITION

Expansion of academic facilities on the periphery of the present campus, in accordance with the proposals of the Campus Plan, will require the acquisition of a considerable number of improved land parcels. The location of these tracts as related to the existing campus is given on Figure 18. Since development of these areas will be phased over a relatively long time period, land which is proposed to be acquired is divided into two categories: those tracts which will be needed before and those which will be required after 1970. Detailed information on the size of each parcel and the type and present use of improvements is shown on Figures 18-A, 18-B, 18-C, and is summarized on Table 12. These areas proposed for University expansion are composed of 150 separate parcels comprising 35.69 acres, and on which are situated 182 main buildings containing

307 dwelling units. It is proposed that 21.81 acres of this area be purchased before 1970, leaving 13.88 acres to be obtained when desirable after 1970.

It is evident that an acquisition program of this magnitude will be disruptive of numerous private plans and uses of land and buildings. Since many tracts of land will not be needed for University purposes in the immediate future, a carefully phased plan for acquiring properties over a period of several years should reduce to a minimum both disruption of plans of individual owners and inconvenience to occupants of dwellings. Because a relatively large number of land parcels are involved, the provision of information on University land requirements and the willingness to negotiate purchases in advance of need should prevent both forced sales and purchases and effect maximum economy in the expenditure of public funds.

TABLE 12
SUMMARY OF PROPOSED LAND ACQUISITION, UNIVERSITY OF OKLAHOMA,
INDICATING AREA, NUMBER OF EXISTING DWELLING UNITS, MAIN
BUILDINGS AND SEPARATE LAND PARCELS

Purpose of Site Acquisition	Reference Figure No. ^a	Area to be Acquired		Summary of Existing Improvements			Time of Acquisition		
		Square Feet	Acres	No. of Dwelling Units	Fraternity or Sorority	No. of Main Buildings ^b	No. of Separate Parcels	Before 1970	After 1970
Unallocated	18-A-A	13,741	.31		1	1	1		
Concert Hall and Parking	18-A-B	20,610			1	1	1	X	
	18-A-C	85,980		6	2	7	7	X	
	18-A-D	59,070		32		8	5	X	
Subtotal		165,660	3.80	38	3	16	13		
College of Law	18-A-E	132,770		24		18	12	X	
	18-A-F	16,088		2		1	1	X	
Subtotal		148,858	3.42	26		19	13	X	
Engineering	18-B-G	125,300	2.88	19	1	11	10	X	
Housing	18-B-H	93,690	2.16	30		13	9	X	
Museum and Parking	18-B-I	210,320	4.83	40		25	23	X	
Physical Education	18-B-J	191,900	4.41	33		24	19	X	
Housing	18-B-K	273,816	6.28	81		45	38		X
Housing	18-C-L	331,600	7.60	40		28	24		X
TOTAL		1,554,884	35.69	307	5	182	150		

^aSee Figure No. 18-A, -B, -C for location of each tract.

^bMain buildings are those containing dwelling units and do not include garages and other accessory buildings.

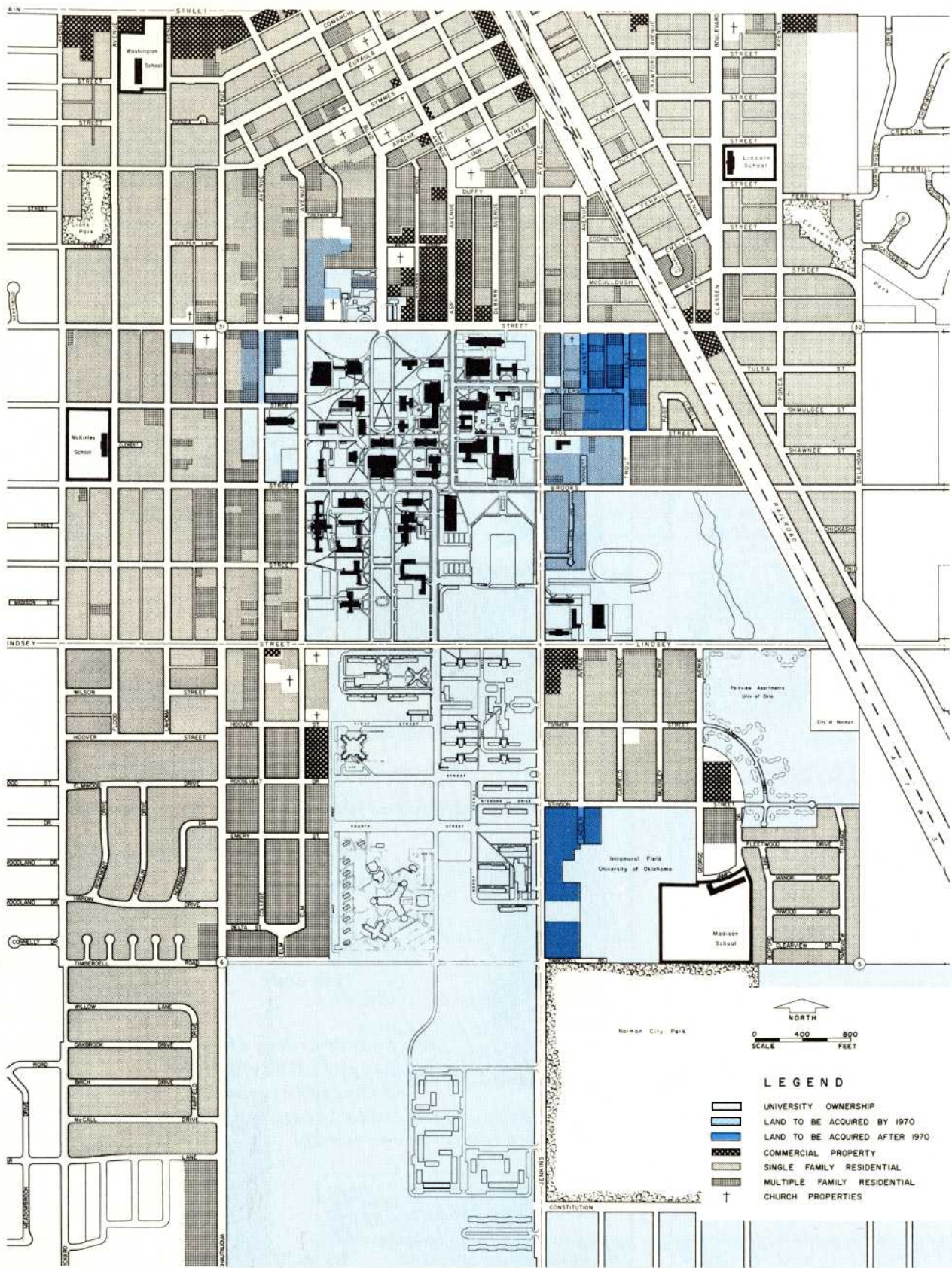


FIGURE 18. LAND TO BE ACQUIRED