

Note: Anyone wishing to speak at any Transportation Advisory Committee meeting is encouraged to do so. If you wish to speak, please rise and, after you have been recognized by the Chair, give your name and City for the record. You will then be allowed to speak. Please note the public testimony may be limited by the Chair.

TRANSPORTATION ADVISORY COMMITTEE

March 20, 2025

AGENDA

CALL TO ORDER: Meeting Held Virtually Via Zoom:

Link: <https://zoom.us/j/94350935689>

- I. ANNOUNCEMENTS**
- II. CONSENT AGENDA**
 - A.** Approval of February 20, 2024 Minutes
- III. PUBLIC FORUM (6:05-6:20)**
- IV. REPORTS FROM OTHER CITY COMMITTEES (6:20-6:30)**
- V. NEW BUSINESS**
 - A.** Southern Oregon University Master Plan Review (6:30-7:00, action required, SOU representatives to present Master Plan Update to TAC, provide feedback as necessary)
- VI. UNFINISHED BUSINESS**
 - A.** Transportation Capital Plan Review (7:00-7:30, action required, review Transportation Capital Plan and provide comments to the Director of Public Works).
 - B.** E-Bike Discussion (7:30-7:45, action required, discuss outcome of Council decision and next steps)
- VII. INFORMATIONAL ITEMS**
 - A.** Wayfinding Project Update
 - B.** Safe Streets and Roads for All (SS4A) Grant Process Update
 - C.** Transportation System Plan Update
- VIII. AGENDA BUILDING – Future Meetings**
- IX. ADJOURNMENT: 8:00 PM**

Next Meeting Date: April 17, 2025

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please email scott.fleury@ashland.or.us. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title I).

**CITY OF
ASHLAND**



ASHLAND TRANSPORTATION ADVISORY COMMITTEE

MINUTES

February 20, 2025

CALL TO ORDER: 6:00 PM; Council Chambers 1175 East Main Street, Ashland, OR 97520

Members Present: Linda Peterson Adams, Dave Richards, Mark Brouillard, Dylan Dahle, Nick David, Joe Graf, Corinne Vieville, Dave Kahn

Members Not Present: Julia Sommer

Staff Present: Scott Fleury, Marlena Correnti

Council Liaison Not Present: Eric Hansen

Guests Present: Sabrina Cotta – Ashland City Manager

ANNOUNCEMENTS

Welcome new TAC member David Kahn.

CONSENT AGENDA

- Approval of December 19, 2024 Minutes
- Approval of January 16, 2025 Minutes
 - Dahle motions to approve both Minutes as written, seconded by Graf. All approved.

PUBLIC FORUM

- No public in attendance.

REPORTS FROM OTHER CITY COMMITTEES

- New SERJAC member Anita Sing will be attending TAC's meetings virtually as a panelist moving forward.
- Kahn requests liaison from SOU to attend TAC.
- Peterson Adams reports Resource Fair on February 26, 2025 focusing on affordable housing.

NEW BUSINESS

Commission and Committee Overview

City Manager Cotta speaks about Committee Handbook and recent ordinances approved by Council that cover Commission and Committee business. The handbook is an administrative document that defines formal policy compliance and guides professional operations of Commission and Committees. The TAC references some issues they found upon review of the code update and feel they could be cleaned up with some minor edits. The TAC to discuss these recommendations at a future meeting and determine if they want to send a recommendation to Council on potential changes.

Crash and Near Miss Review

Crash Data:

- Fixed-vehicle object crashes were a significant component of the overall sixth month crash data provided to the TAC
- Fleury notes that decorative median islands can prevent access control (example: Ashland Street)
- More citations were issued by Ashland Police during the last sixth-month period
 - Large uptick of DUIs
- The police department historically recorded every crash, but moving forward they will record only reportable accidents as defined under state rules. This will align with what the Oregon Department of Transportation provides with respect to their crash reporting history and not confuse people using the data moving forward.

Near Miss Survey:

ASHLAND TRANSPORTATION ADVISORY COMMITTEE
MINUTES
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- Near miss: many are attributed to a lack of completed bike lane/bicycle facilities
 - September 2024 was the outlier month of crashes
- Peterson Adams wants Cotta to do more promotion on this
 - Near miss form is lengthy. Simplify or combine with SeeClickFix.
- Frequently mentioned:
 - Helman and Hersey
 - Siskiyou and Walker
 - Hersey and Waters
 - B Street
 - Graf says sightlines are absent in many of these near-miss areas. Sightlines may be obscured due to parked cars, vegetation, the Stop sign line being too far back from intersection, etc.
 - *Can parking enforcers in downtown ticket folks who park within 20 feet of Stop sign?*
 - Fleury states City is trying to move away from yellow paint curbs and add more signage. Double-Stops are being considered in high traffic areas like B Street
- Youth comment at TAC regarding near misses would be advantageous.
 - Extend invitation to school-age kids and climate-conscious youth to increase attendance
 - Email/reach out to the following groups:
 - Ashland Climate Collaborative
 - SS4A
 - Rogue Climate
 - Rogue Valley Mountain Bike Association (RVMBA)
 - Siskiyou Velo
 - Ashland Devo

CLAY STREET & Siskiyou:

- Fleury pushing ODOT to allow installation of a RRFB crossing on Siskiyou at Clay St. as part of the City's middle Clay St. improvement
 - \$8M in grant money; ETA for Construction: 2028
- ODOT is responsible for striping (Siskiyou Boulevard)
- TAC requests involvement in Phase 3 for ADA updates to ramps.

Signals at Beach, Morse, and Siskiyou:

- Mountain & Siskiyou: sometimes flashing yellow, sometimes solid yellow
- David expresses interest in improving the traffic grid. Ashland would be a great place for a pilot project for internet-connected lights and predictive pattern technology. Requests Fleury push ODOT for this request.

UNFINISHED BUSINESS

E-Bike Municipal Code Update

Staff scheduled the E-Bike request to update the municipal code for the March 4th Council Business Meeting.

ASHLAND TRANSPORTATION ADVISORY COMMITTEE
MINUTES
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- Fleury and Peterson Adams to sign E-bike letter and send to legislators
- The TAC discuss a plan for education and outreach to local bike shops and include a link to E-bike info on near-miss page on City site.
- More discussion to come on E-Bikes after the Council discussion on March 4th
- [Rogue Valley Bike Swap](#)
 - Saturday, April 26, 2025
 - *TAC to have table at this event?*

INFORMATIONAL ITEMS:

- Wayfinding Project Update – Dahle awaiting news from Deputy City manager on start of Wayfinding Project
- Safe Streets and Roads for All (SS4A) Grant Process Update
 - Fleury waiting for final approval on grant agreement; sent from State Highway Administration to Federal Highway Administration (FHWA); Fleury to check in/follow up
- Transportation System Plan Update (TSP Update)
 - TSP has been advertised
 - Two meetings scheduled in March for how to review the document and how to score it; meetings include ODOT presence
 - Hopefully a consultant will be selected by March
- Fleury has spoken to several firms and anticipates good interest with varied experience; hopeful that at least three firms submit proposals

AGENDA BUILDING – Future Meetings

- Residential permit parking for 2026
- April Agenda: Review the idea of paid parking in downtown; *add verbiage to TSP?*
 - Consider modal equity and adding downtown proper back to City of Ashland

8:02 PM: Peterson Adams moves to extend meeting; Vieville seconds. All approved.

ADJOURNMENT: 08:09 PM

Next Meeting Date: March 20, 2025, 6:00 PM – 8:00 PM

Respectfully submitted,

Marlena Correnti, Administrative Assistant

Memo

CITY OF
ASHLAND

Date: March 11, 2025
From: Scott A. Fleury
To: Transportation Advisory Committee
RE: Southern Oregon University Master Plan Presentation – Type III

BACKGROUND:

Representatives will be on hand to present the update to the Southern Oregon University (SOU) Master Plan. Adoption by the City is a Type III planning action is the master plan amends the City's Comprehensive Plan.

Staff has attached SOU's pre-application package for background information.

CONCLUSION:

Action required, review background materials and have a question-and-answer discussion with the representatives of SOU.



City of Ashland Planning Division

51 Winburn Way • Ashland, OR 97520
Phone (541) 488-5305 • Fax (541) 488-6066
Email: Planning@ashlandoregon.gov

DESCRIPTION OF PROJECT

2025-2035 Southern Oregon University Master Plan Amendment / Update

Project Description Amend and update the 2010 SOU Facilities Master Plan to current levels

APPLICANT

Southern Oregon University, Attn: Robert Patridge, General Counsel

Name Robert Patridge Phone 541-552-7070 E-Mail patridger@sou.edu

Address 1250 Siskiyou Blvd City Ashland Zip 97520

PROPERTY OWNER

Name Southern Oregon University Day Time Phone 541-552-7070

Address 1250 Siskiyou Blvd City Ashland Zip 97520

DESCRIPTION OF PROPERTY

Street Address 1250 Siskiyou Blvd, Ashland, OR 97520 Assessor's Map No. 39 1E Tax Lot(s) _____

SUBMITTAL REQUIREMENTS

To request a pre-application conference, **submit this form with true scale PDF drawings to Planning@ashlandoregon.gov**. The application will need to include plans addressing the application submission requirements including site and landscaping plans drawn to a standard scale and formatted to print to scale on paper no larger than 11-inches by 17-inches.

1. **Completed Application.**
2. **Narrative** – Provide a written description of proposal and request. (If in Historic District, provide pictures of existing structures, elevations of proposed structures and details of planned exterior design features and materials)
3. **Site Plan** – The site plan should contain all applicable elements in the Site Plan Checklist (see page 2) plus any other information pertinent to this proposal. The site plan will be checked to insure all applicable information is included at the time the pre-application date is set.
4. **Additional information** - Provide in the narrative or with the site plan:
 - 1) Number of acres in development
 - 2) Total gross square footage of all structures
 - 3) Number of stories on each structure
 - 4) Indicate number of and square footage of:
 - a) Dwelling Units (include the units by the number of bedrooms in each unit – e.g. 10 1-bedroom, 25 2-bedroom, etc)
 - b) Office Spaces
 - c) Retail Units
 - d) Other Spaces



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- 5) Percentage of lot coverage by:
- | | |
|----------------------------|--|
| a) Structures | e) Landscaping |
| b) Streets & Roads | f) Number of parking spaces |
| c) Parking Areas/Driveways | g) Total square footage of landscaped areas. |
| d) Recreation Areas | h) Other pertinent information of the proposed development |

5. **LEED® Certification** – Indicate whether project will be pursuing LEED® certification.
 6. **Submittal Fee - \$200.00**

PRE-APPLICATION SITE PLAN CHECKLIST

		YES	NO	N/A
1.	Project Name			X
2.	Owner Name			X
3.	Site Address and Map & Taxlot Number			X
4.	Vicinity Map - with street names and locations of all existing and proposed streets within or on the boundary of the proposed development			X
5.	Scale & North Arrow			X
6.	Lot Layout with approximate dimensions for all lot lines			X
7.	Zoning Designations in proposed development and surrounding properties			X
8.	Location & Use of all proposed and existing building, fences and structures			X
9.	Indicate which buildings are to remain and which are to be removed			X
10.	Location of all landscaped areas. Indicate existing trees, size, species, and approximate drip line (outer branch location). Identify trees to be removed.			X
11.	Location and size of all public utilities in and adjacent to the proposed development including water line and meter size, sewer lines, storm drain lines, nearest fire hydrant.			X
12.	Locations of drainage ways or public utility easements in and adjacent to proposed development.			X
13.	Location, size and use of all contemplated and existing public areas			X
14.	Approximate topography (slope) of the site			X
15.	Location of all parking areas and individual and handicap parking spaces, ingress and egress on the site and on-site circulation			X
16.	Use designation for the areas not covered by buildings (e.g. loading, storage, vacant, open space, etc.)			X
17.	Elevations of the building(s)			X
18.	Construction materials – wood frame, masonry, etc. (If project is in a Historic District provide pictures of existing structures and indicate proposed exterior materials for siding, windows, trim and roofing)			X



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Email: Planning@ashlandoregon.gov

R-3 Occupancy

Detached One and Two Family Dwellings and Townhouses, Adult Care Facilities (six or fewer persons of any age less than 24 hrs.), Adult Foster Homes as defined in ORS Chapter 443, or Family Child Care Homes located in a private residence as defined in the Oregon Structural Specialty Code section 310.2. Buildings that do not contain more than two dwelling units, Boarding Houses (non-transient), Child Care Facilities that provide accommodations for six or fewer persons of any age for less than 24 hrs., Congregate Living Facilities (non-transient) with 16 or fewer occupants, Lodging Houses, etc.)

R-4 Occupancy

This occupancy shall include buildings, structures or portions thereof for more than five but not more than 16 persons, excluding staff, who reside on a 24-hr. basis in a supervised residential environment and receive custodial care, Congregate Living Facilities, Halfway Houses, Social Rehabilitation Facilities, Alcohol and Drug Centers Assisted Living Facilities (with or without a Memory Care Endorsement), Residential Care Facilities (with or without a Memory Care Endorsement), Residential Treatment Facilities, Group Homes and Facilities, etc.)

4. Type of Building Construction:

Types I and II construction are those types of construction in which the building elements listed in Table 601 of the Oregon Structural Specialty Code are of noncombustible materials. Type III construction is that type of construction in which the exterior walls are of noncombustible materials and the interior building elements are of any material permitted by the Oregon Structural Specialty Code. Type IV Construction (Heavy Timber) is that type of Construction in which the exterior walls are of noncombustible materials and the interior building elements are of solid or laminated wood without concealed spaces. Type V Construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by the Oregon Structural Specialty Code.

- | | |
|----------|---------|
| Type I | Type IV |
| Type II | Type V |
| Type III | |

5. Is the building equipped or proposed to be equipped with a Fire Protection System? (e.g., Fire Sprinklers or Fire Alarms)

- | | |
|-------------------------------------|--------------------------|
| Yes | No |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Any questions regarding the pre-application conference or the formal land use application submittal can be directed to the Ashland Planning Division at (541) 488-5305. The City of Ashland Land Use Code can be found online at <https://ashland.municipal.codes/LandUse> and selecting the desired section.



December 19, 2024

Brandon Goldman
City of Ashland - Community Development Director
20 East Main St.
Ashland OR 97520

RE: Southern Oregon University 2025-35 Master Plan - Legislative update

Dear Director Goldman,

Please find attached a request for pre-application conference and our draft of the 2025-35 SOU Master Plan. The filing fee will be paid by phone shortly after delivery of this material.

We appreciate the several meetings we have had prior to this time with you and your team. The SOU team working on this project has focused on identifying and addressing issues that we have all discussed. The bulk of these are addressed in Chapter 7, Design Guidelines. Also through this process we have had many conversations with internal and external stakeholders, including creating a website for input and holding two discussion sessions. These conversations have helped us identify projects and determine good ways to communicate our goals.

Our approach continues to be a combination of capturing the recent evolution of SOU and laying the ground work for those projects that we believe will be impactful to SOU and the Ashland community over the next ten years. As you will recall from the outreach meetings, we have developed maps that visually communicate a lot of what has happened and what we can expect to happen.

We are excited to continue these conversations with governmental agencies, the City Planning Commission and the City Council. Knowing that there will be at least one Planning Commission advisory meeting prior to any application going to Council, we request a pre-application conference with you at your earliest convenience.

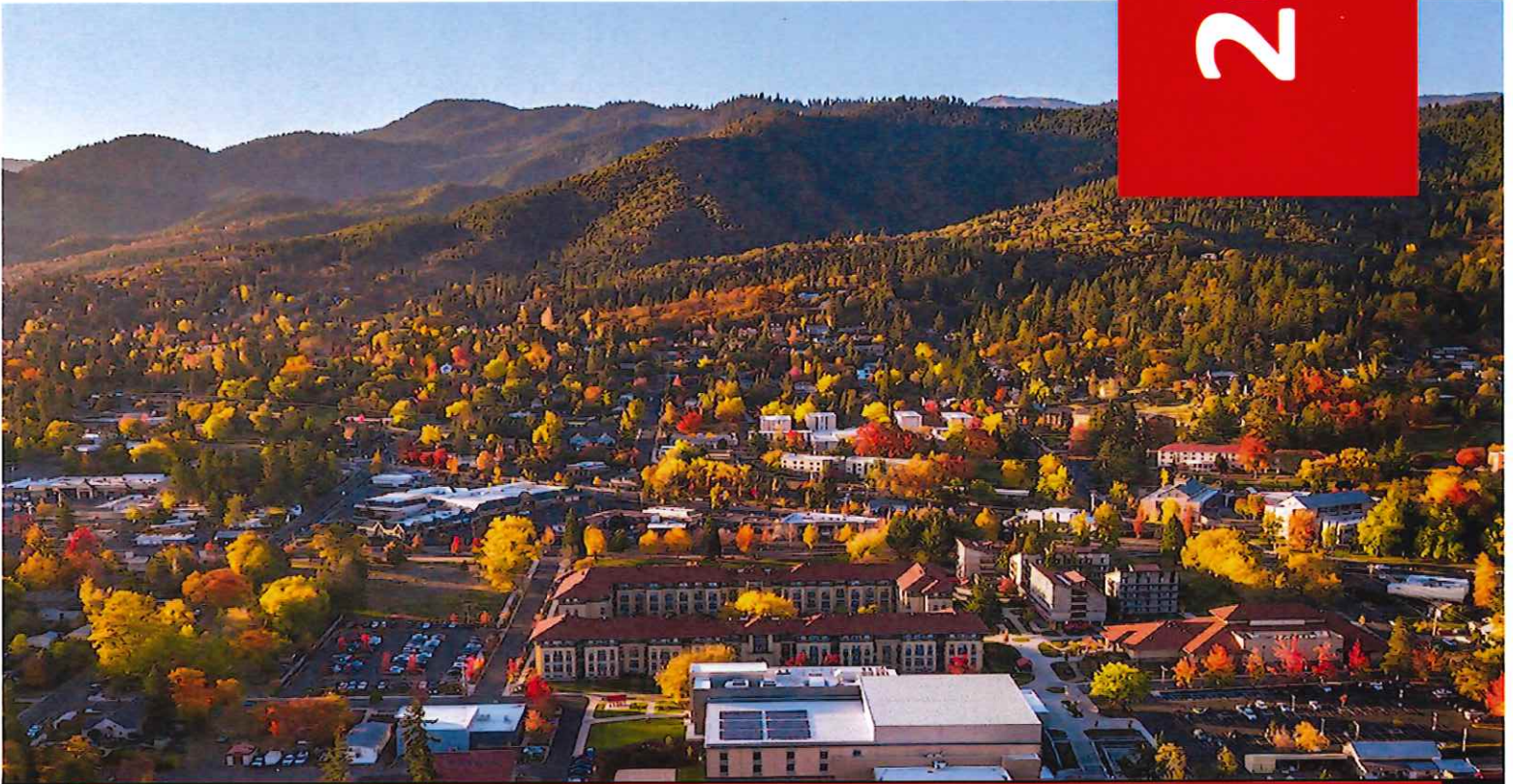
Thank you for your attention to this and happy holidays!

A handwritten signature in blue ink, appearing to read "Alan Harper".

Alan Harper
SOU Master Plan consultant

SO | **Southern OREGON**
UNIVERSITY

2025



FACILITIES MASTER PLAN
AMENDMENT



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SOU's Land Acknowledgment

We acknowledge that Southern Oregon University is located within the ancestral homelands of the **Shasta, Takelma, and Latgawa** peoples who lived here since time immemorial. These Tribes were displaced during rapid Euro-American colonization, the Gold Rush, and armed conflict between 1851 and 1856. In the 1850s, discovery of gold and settlement brought thousands of Euro-Americans to their lands, leading to warfare, epidemics, starvation, and villages being burned. In 1853 the first of several treaties were signed, confederating these Tribes and others together – who would then be referred to as the Rogue River Tribe. These treaties ceded most of their homelands to the United States, and in return they were guaranteed a permanent homeland reserved for them. At the end of the Rogue River Wars in 1856, these Tribes and many other Tribes from western Oregon were removed to the Siletz Reservation and the Grand Ronde Reservation. Today, the [Confederated Tribes of Grand Ronde Community of Oregon](#) and the [Confederated Tribes of Siletz Indians](#) are living descendants of the Takelma, Shasta, and Latgawa peoples of this area. We encourage YOU to learn about the land you reside on, and to join us in advocating for the inherent sovereignty of Indigenous people.



Chapter 1—Introduction

Substantial changes have occurred in higher education since the adoption of the Southern Oregon University Master Plan in 2010. In 2013, the Oregon University System and the Chancellor's Office were eliminated by the Oregon Legislature and each university became self-governed with an independent board of trustees. The state also created a Higher Education Coordinating Commission. These changes substantially altered the funding model for higher education in Oregon as well as the model for capital construction for Oregon's Technical and Regional Universities (TRUs).

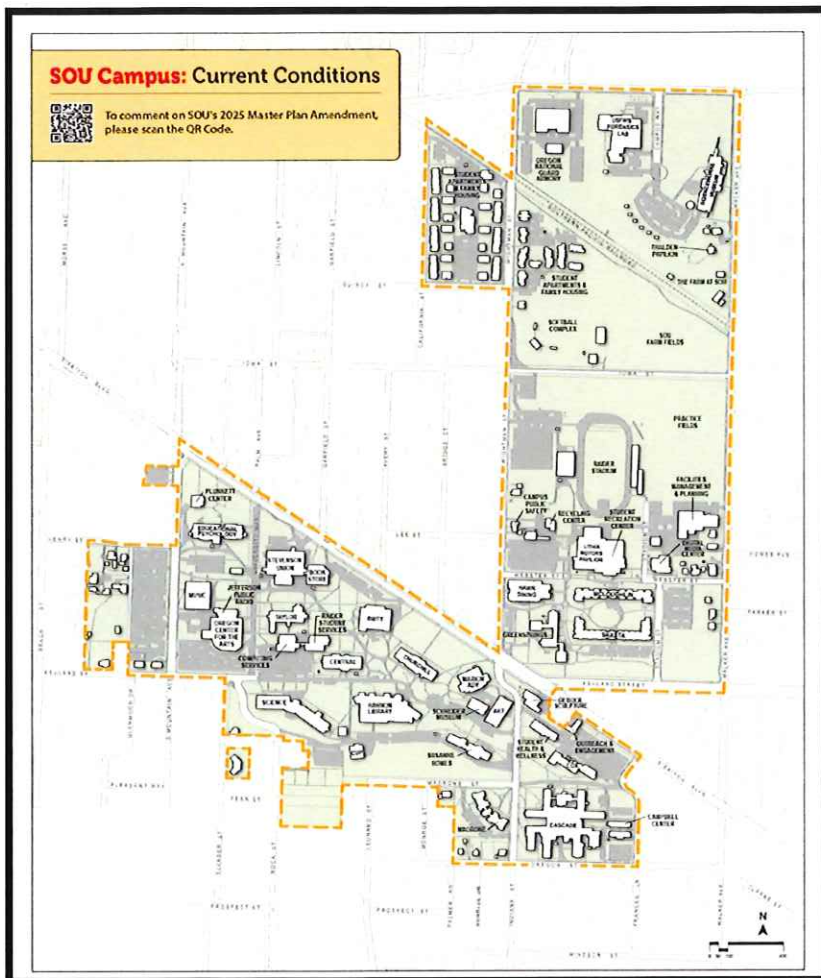
This 2025-35 Southern Oregon University Campus Facilities Master Plan (2025-35 Master Plan) is an update from the 2010-2020 SOU Master Plan and is prepared as a guide for campus facility development that is likely to occur during this cycle. This Facilities Master Plan seeks to embrace the current economic realities faced by SOU. With the State of Oregon's support of public universities and the reality that student tuition cannot continue to climb, this plan also addresses SOU's desire to create non-traditional revenue and cost containment methods for the long-term stability of SOU as well as put in place opportunities for SOU to build its reserve to face difficult times as we recently did during the pandemic.

SOU has intentionally not undergone extensive Visioning and Imagining exercises, as was done leading into the 2010-2020 Plan. This 2025-2035 Master Plan is designed to update changes from the 2010 plan that have occurred on campus as well as identify those projects which the University believes will occur in this cycle and set. Some Future Development areas are identified for some desired projects which are, as yet, undefined and unfunded. The eventual design and use of these Future Development areas identify potential projects and will likely require additional discussions and better development of the campus needs that each will address. It is anticipated that in the future, prior to the next iteration of a campus Facilities Master Plan, SOU will engage stakeholders and the community again, in a new strategic Visioning process. This 2025-35 Master Plan is broken down into sections that address the main facilities elements of the SOU campus, each with a map (See, Appendix A) identifying existing and future facilities:

- Capital Improvements generally;
- Academic Facilities;
- Housing Facilities;
- Athletic Facilities and
- Sustainability Infrastructure.

Understanding the 2025-35 Facilities Master Plan Maps

The maps contained in this Master Plan are integral parts of this Master Plan. They both aide in the understanding of the future development of campus facilities and also help identify what is known about each project. To capture where we are going in the next decade, it is at times important to understand where we are today. Below is the map of the existing SOU campus:



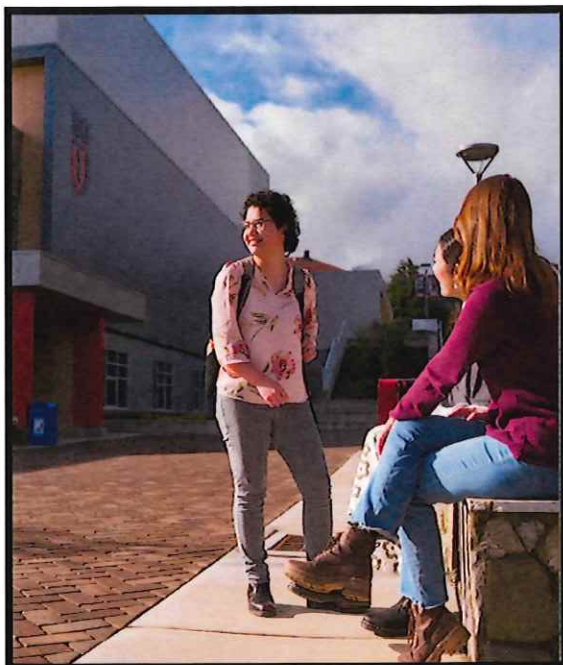
Additionally, this Master Plan addresses some zoning and development code issues (See Appendix A, Map 6, Zoning if Transferred) which will help SOU and the City work together in the upcoming ten years.

This plan has been created by a Project Team tasked with identifying the facility needs that fit the goals and clear objectives of the University over this next ten-year period. This Facilities Master Plan supersedes the previous 2010-2020 Plan. In many ways, this 2025-35 Master Plan reflects where the University knows it is headed, while also

anticipating the unknown demands on our campus, and provides the flexibility to respond to opportunities during this next ten-year period.

Who We Are

Southern Oregon University is a regionally-engaged learning community committed to being the educational provider of choice for learners throughout their lives.



WE INSPIRE curiosity and creativity, compel critical thinking, foster discovery, and cultivate bold ideas and actions.

WE ACHIEVE student success, professional preparation, and civic engagement through service excellence, evolving technologies, and innovative curriculum.

WE FOSTER access, equity, inclusion and diversity in thought and practice.

WE PREPARE our learners to be responsible, engaged citizens in our democracy.

WE PROMOTE economic vitality, sustainability, cultural enrichment, and social well-being in our region, the state, the nation, and the world.

Purpose of the Master Plan

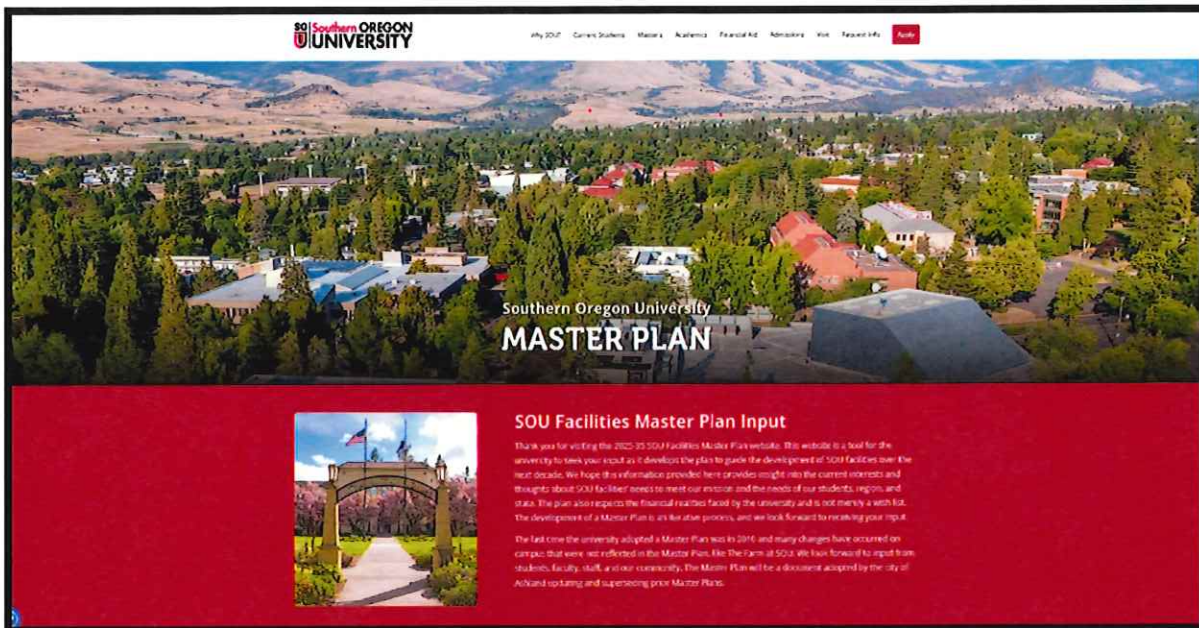
The 2025 Master Plan serves several purposes. It is a guide to facility development, it anticipates student and faculty needs, and it creates certainty of process and understanding between SOU and the City of Ashland. This Master Plan supports the evolving academic and professional development needs of students by identifying facilities such as the Creative Industries Project and The Far; it anticipates housing needs for the future such as the redevelopment of the Cascade future development area; and it fosters our culture and values by engaging tribal communities, celebrating and supporting our thriving Athletics programs, and embracing sustainability and renewable resources.


The Project Team conducted interviews with many stakeholders including Athletics staff; the SOU Native Nations Liaison; Sustainability Director; Facilities management; University Housing staff; the Deans of Arts and Communication including Center for the Arts; Education, Leadership, Health, and Humanities; Social Sciences; Science and Business; Honors College; and the Dean of Undergraduate Studies and the University Library.

Outreach

The Project Team held two comment forums, both on-campus events, that were held on October 3 and October 10 to present the basic elements of this 2025-35 Master Plan. The goal of these sessions was to communicate the known projects for the next ten years, discuss elements such as sustainability and the potential disposal of some University-owned property, as well as hear questions and concerns raised by internal SOU stakeholders and the community. The Project Team included additional future development projects to the Master Plan and clarified the labeling and presentation of several items based on stakeholder and community feedback.

In addition to these forums, SOU created a website in order to make it easy for any interested party to submit comments to the Project Team. Examples of this successful outreach include the addition of more family housing for students on the map as well as refined places for public art.





The Project Team has also worked with Associated Students of Southern Oregon University (ASSOU) Leadership to discuss changes in the 2025-35 Master Plan.

Internal Comment Example:

“The Hawk could improve the consistency and quality of offerings. The dorms could have maintenance promptly repair broken laundry machines. The dorm HVAC could be better explained to students and adjustments supported. The fire alarms could be monitored and false alarms fined to improve sleep quality for students”

External Comment Example:

“It would be helpful to have more than a map to look at and guess the intention. Could some text be added to the website to explain the maps? Is student population increasing? Decreasing? What majors are seeing greater/less interest? Providing some context around the uni’s patterns and goals would help us provide better feedback.”

City of Ashland Goals:

Statewide planning Rules (OAR 660-30) direct State institutions such as SOU to coordinate with local jurisdictions on campus facilities. This recognizes the unique longevity, growth, and renovation needs for University facilities and the unique role of a university campus within any city. The City of Ashland has created a zoning designation for the SOU campus properties (Southern Oregon University District) that governs the use and development of this area. The specific provisions of that use and development, contained in this Master Plan, are intended to govern how the campus grows and functions. Once adopted by the City of Ashland, the provisions in [Chapter 7] of this Master Plan become the primary governing rules for SO -zoned property, including the future zoning of some property should it be transferred out of University System ownership.

In addition to the use and development provisions, the City works in partnership with SOU to create effective transportation systems, infrastructure and services. Together, both SOU and the City work together to benefit the surrounding businesses and community as a whole.

SOU's direct academic programs involve over 5,000 individuals and are a large positive economic impact. Our graduates provide as a workforce multiplier for the region, we offer many other campus outreach programs.



Contributing to Ashland and the Rogue Valley

Youth Programs/Summer Camps

SOU hosts and provides programming for more than 5,000 youth through our Youth Programs and Summer Camps, which include summer youth classes, the Black Youth Summer Institute, Konaway Nika Tillicum for Native American/Indigenous students, Summer ACADEMY, and Academia Latina.

Oregon Center for the Arts at SOU

The OCA at SOU educates students, artist-practitioners, and scholars in a learning environment that cultivates SOU's values of creativity, collaboration, discovery and diversity. Cumulatively, among music, theater, special events, concerts and others events, more than 16,000 members of the community stepped onto SOU for a cultural connection, including:

- 10,500 theater goers
- 1,300 musical concert series attendees
- 3,800 chamber music concert attendees

SOU Community Preschool

The Community Preschool at SOU provides a play-based environment for community members where experiential learning is encouraged. Its play-based curriculum bridges theory into practice and is guided by professional staff through careful observation and planning based on children's strength, interests and needs.

Employer for the Community

SOU employs nearly 750 faculty, classified and unclassified staff and administrators, making it one of the largest employers in Jackson County.

Hannon Library

The 122,830 square foot Hannon Library offers access to an ever-growing number of resources for instructional, research, and general information needs. The collections complement the educational programs of SOU and include materials in a variety of formats. Students and community members have access to 340,000 print volumes and 115,000 e-books, 296,000 government publications, and 1,689 periodical, serial, and newspaper subscriptions.

Jefferson Public Radio

JPR is a regional public radio broadcasting network serving over a million potential listeners in a 60,000 square-mile area in Southern Oregon and Northern California. JRP is owned by SOU and is headquartered on the Ashland Campus.

Schneider Museum of Art

The Schneider Museum of Art is a vital force in the intellectual life of Southern Oregon University that promotes an understanding of the visual arts within a liberal arts education. SMA serves both an academic and community audience and builds a challenging environment that engages with the visual arts through exhibitions and programs supporting interdisciplinary study, research and discourse. The museum is open year-round and The museum's permanent collection is primarily focused on works on paper from the twentieth century and beyond, and includes artists Mark Tobey, David Siqueiros, Jack McLarty, George Inness, and Alexander Calder. Other works in the collection: lithographs by William Hogarth, Pre-Columbian ceramics from Costa Rica, Native American baskets, and woven artifacts from New Guinea.

SOU Food Pantry

The SOU Food Pantry ensures that SOU students have food and other basic necessities to alleviate the effects of hunger and poverty, easing the burden on the greater Ashland community.

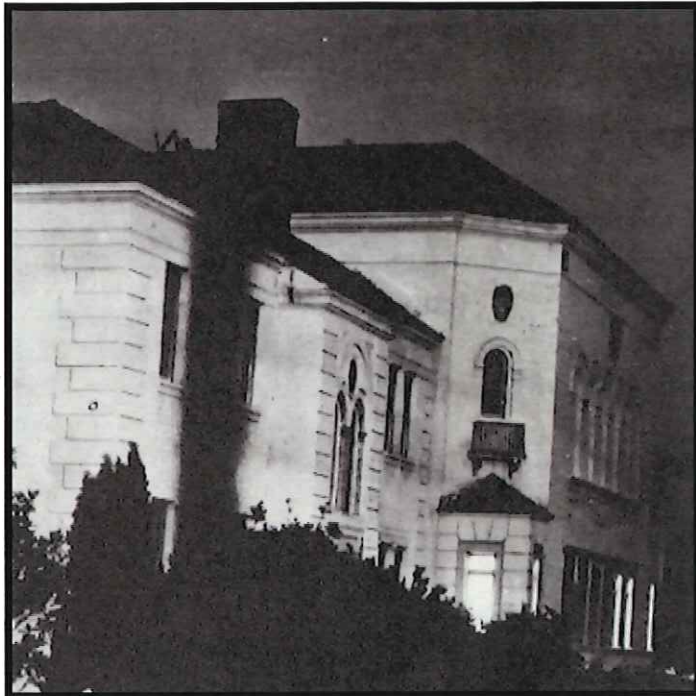
The Osher Lifelong Learning Institute (OLLI)

OLLI at SOU is a member-driven educational community of more than 1700 adults, primarily aged 50 and older who live in the Ashland area. OLLI brings its participants into connection with courses, activities, events and excursions each year during SOU's fall, winter and spring terms.

Contact: Marc Overbeck, Director of Government Relations • 541-552-6699 • overbeckm@sou.edu

History

Southern Oregon University began as Ashland Academy in 1872, and went through several changes prior to being an official state normal school in 1887. The school was closed due to lack of funding in 1890-95 but reopened in 1899. In 1904, the school became a full state school but funding was again eliminated in 1909, leading to the facility being closed. Finally, in 1926 the



school was reestablished in its current location.

The initial school facility was Churchill Hall, followed by Britt Hall in 1936 and Susanne Homes 1947 (original section). In 1939 three state normal schools were designated Colleges of Education by the state.

Naming Heritage:

In 1956, the Southern Oregon College of Education became Southern Oregon College, and in 1975 the name changed to Southern Oregon State College. The current moniker of Southern Oregon University was adopted in 1997.

Throughout that time, while the name had changed, the mission of serving the educational needs of our students and helping make Ashland a vibrant community remained steadfast.

Bright Future:

This 2025 Master Plan looks to a bright future honoring this legacy and charting a new course to serve the students of a new era. Each section of this Master Plan addresses elements of campus and charts our path forward: Educational/Academic Facilities; Housing; Athletics; Sustainability; and Zoning and Development standards. Each topic is addressed more specifically herein.

A Master Plan is by its nature a forward-looking document but it also provides an opportunity to reflect on the 2010-2020 Master Plan and identifies certain elements, which may then inform this next period of time. Each section of this Master Plan identifies some significant changes that have occurred in the past fifteen years such as upgrades to Churchill Hall and the Performing Arts / JPR Building, the creation of the Lithia Motors Pavilion and creation of Raider Village (Shasta Hall and McLoughlin Hall).

Changes Since 2010 Master Plan:

Some projects identified in the 2010-2020 Master Plan have not proceeded as they are considered to be non-viable in the next ten years. These include the Arboretum, Faculty Housing facilities, or the stand-alone Jefferson Public Radio facility. Other priorities from that Master Plan have provided significant benefits to the SOU community, such as the pedestrian crossing upgrades along Siskiyou Blvd. and the SOU Solar Initiative. Solar power generation has continued through this past decade and is a significant part of SOU's ongoing success (see Sustainability, Chapter 6).

Some larger ideas, such as creating a special overlay zoning district with the City of Ashland, tentatively titled the "University District," or the construction of Faculty Housing, are no longer included. This idea of an overlay zoning district was discussed in the 2000 Master Plan and again is referenced in the 2010-2020 Master Plan. The potential



Spotlight: Improved Safety

In 2012, as part of the North Campus Village ("NCV") residence halls project, SOU commissioned a traffic engineering study to analyze the vehicle and pedestrian traffic flow along and across Siskiyou Blvd and Ashland Street within the SOU campus boundaries. The consultants recommended installation of a new diagonal crosswalk at the major Siskiyou-Indiana-Wightman intersection as well as the installation of pedestrian-activated flashing crossing signals at other select locations along Siskiyou Blvd and Ashland St.

As part of the NCV construction project, SOU upgraded the traffic signals and installed the diagonal crosswalk at Siskiyou-Indiana-Wightman. As recommended by the traffic study, SOU also installed pedestrian-activated flashing crossing signals at Siskiyou Blvd & University Ave, Siskiyou Blvd & Garfield St, Siskiyou Blvd & Bridge St, Ashland St & Stadium St, and Siskiyou Blvd & Frances Lane.

Since the signalization and crosswalk improvements, pedestrian safety along Siskiyou has improved dramatically, with only 17 incidents down from 47 Motor Vehicle/Pedestrian incidents (as reported by Ashland Police Department) over this 12-year period.

benefits of providing for a pattern of development and redevelopment of property near or adjacent to the University is something that the University looks forward to discussing in the future but is beyond the scope of a Facilities Master Plan.

By its nature, the creation of a University District zoning overlay the 2025-2035 Master Plan will impact not only the University but our neighbors, so a larger process of engagement is critical and should be done through the leadership of the City. In 2018 the City did create the Transit Triangle District, which encompassed some of the area bordering the University. Current discussions with

the City indicated that this Transit Triangle District may evolve into a Climate Friendly Area, consistent with the state-wide Climate Friendly and Equitable Community Rules adopted by the State of Oregon. Faculty Housing was an approved element of the 2010-20 Master Plan but



funding and design never occurred. It is now anticipated that some of that property previously identified for that use may be sold by the University and the issues of what is the appropriate land use zone for property transferred by the University to a private party is addressed as part of the process of legislative adoption for this Master Plan by the City (See "Zoning if Transferred" Map, Appendix A.)

Chapter 2—Future Development

Future Development Areas

As shown on the Capital Improvements Map (Appendix A), there are areas that SOU anticipates will be developed for certain uses. At this time, because there is no specific design nor funding, these projects are identified as "Future Development." The University anticipates more discussion as the design of projects in these areas evolves but it would be the intent of the University to develop projects within the approved Development and Design Guidelines contained in this Master Plan. These designated parts of campus are identified on both the Capital Improvements Map as well as the Maps for each type of use (Housing, Athletics, etc.)

Housing Future Development

Faculty housing is no longer anticipated to be a project undertaken by the University. Land identified as potential faculty housing in the 2010-20 Master Plan is now targeted for rezoning and potential sale. While this is no longer a part of the Master Plan, the idea of housing for members of the SOU community, of all ages, continues to be an integral part of SOU's mission.

Student Apartments and Family Housing (SAFH): One of the key comments during the open forums on this Master Plan was an identification that the most in-demand housing for students is Family Housing, which is available at the complex of apartment housing located at the north-west extension of SOU properties. Priority for this housing is given to families. It is an excellent resource for a member of the SOU community, which helps make higher education possible while having a working spouse and children. Identified on the Map as SAFH – Student Apartments and Family Housing – this area imagines an expansion of the existing SAFH development. The University has identified this as an area that could meet this need and would be compatible with the adjacent new Softball Complex.

Cascade: Surrounding the Campbell Center (where the Osher Lifelong Learning Institute – or OLLI – program is housed), the Cascade project is one of the most exciting projects on the

horizon at SOU. It is identified as a Future Development because the design and funding models are just now beginning to be developed. Identified in the 2010-20 Master Plan as an aging facility, where demolition was a likely outcome for this resource, it is currently in the process of being demolished. The removal of this old facility will make way for a likely new housing opportunity.

Retirement today looks very different than it did just decades ago. As people transition from full-time careers, today's active and engaged retirees are looking for dynamic places to live, learn, and play. Across the nation, communities and campuses are embracing a community of



older people who want to be part of a college environment. A new facility on the Cascade site could provide a living environment where everyone is involved in not just OLLI courses, but other campus academic courses, concerts, art installations, and athletic events. The educational opportunities for a new residence are limitless. Similar in many ways to the newest student housing (McLoughlin and Shasta residence halls), SOU envisions that this project would be a public/private partnership. It has the potential to generate revenue and create a whole new demographic of SOU students and community members. It is easy to

imagine a facility that is not just for living but has educational spaces where students are engaged with and learning from older students and residents. Cascade residents are envisioned to be part of the SOU community, just as students living in Shasta Hall or student families living in SAFH apartments are today.

The University expects that development partners would work within the Design and Development Guidelines within this Master Plan or otherwise be required to pursue a Conditional Use Permit through the City of Ashland. Determining the viability, programming, and design for this facility is a top priority for the University.

Academic Facilities Future Development Native Nations

Gathering Space, Gardens, Learning Garden

Southern Oregon University in this 2025-2035 Plan identifies several spaces on campus to honor and respect the history and land stewardship of the Indigenous people who lived here since time immemorial.

Everyone within our community benefits from the sharing and fostering of the deep cultural traditions and teachings made available to us by Indigenous communities. As a University, we actively look for ways to continuously develop this connection and recognition. The 2025 Master Plan is just one way in which we illustrate this commitment. In partnership with Native students, Native community members and our Native Nations Liaison, the 2025 Master Plan identifies three areas to intentionally create space: The Learning Garden, the Native Garden, and the Native Nations Gathering Space have been identified as potential Future Development areas.

The Learning Garden is proposed to be located in the heart of the Educational and Academic core of campus while the Native Garden is proposed to be located near The Farm at SOU. Both of these projects will foster Indigenous Traditional Ecological Knowledge (ITEK), implementing and promoting biodiversity, soil health, and ecosystem resiliency. Each area will feature hands-on learning and engagement through workshops, demonstrations, and cultural events.

The Native Nations Gathering Space is designated for a location within the North Campus Zone, which contains most of the residential and recreational elements of campus. While there are no current plans for specific development within this envelope, this space is envisioned to enhance the partnership and collaboration between the SOU community and the local Indigenous communities.



Athletics Future Development

Field House

Between the Lithia Motors Pavilion and Raider Stadium, Athletics has identified an area for a future facility. The popularity of certain programs with student athletes justifies considering where growth for indoor programming might occur. There is currently no design nor funding for this project.

Tailgate area

Fantastic game day experiences are an important way for Ashland and all Raider fans to come to campus and be part of SOU. Located between Raider Stadium and the new Softball Complex, this area is identified for creating a place for game day experiences. Temporary food carts and concessions are already proposed uses and are likely to be developed but this area is reserved for a more dynamic experiential area.

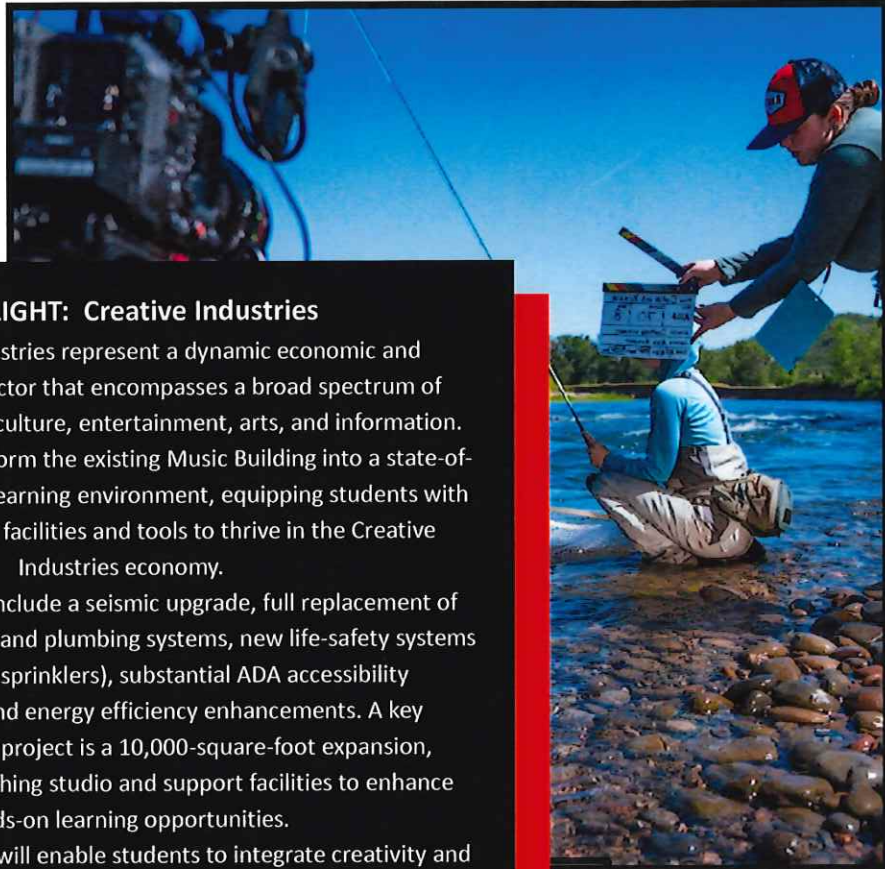


Mixed Use / Other

University District Property

After the potential new Cascade Community project, the University District Property is the most dynamic and far-reaching. This property is truly a blank slate on the edge of campus. Located at the corner of Walker Avenue and Ashland Street, this area, when developed, will become a significant gateway and signature feature of the SOU community. It is easy to imagine a project here embracing campus needs for housing, support services, academic space, or other retail opportunities that would transition from adjacent commercial uses to campus residence halls. With the widest range of potential, SOU believes it should have the widest range of

development options and standards. The City has indicated that new zoning standards related to responsible infill and density may be appropriate here – if Ashland is to preserve its current boundaries, creative infill will be required, which the City has chosen to pursue in many elements of its Development Code. As such, the Design and Development standards in this Master Plan have specific provisions addressing flexibility in the development of this University District property.



SPOTLIGHT: Creative Industries

The Creative Industries represent a dynamic economic and occupational subsector that encompasses a broad spectrum of activities focused on culture, entertainment, arts, and information. This project will transform the existing Music Building into a state-of-the-art collaborative learning environment, equipping students with professional-grade facilities and tools to thrive in the Creative Industries economy.

The renovation will include a seismic upgrade, full replacement of mechanical, electrical, and plumbing systems, new life-safety systems (fire alarms and sprinklers), substantial ADA accessibility improvements, and energy efficiency enhancements. A key component of the project is a 10,000-square-foot expansion, featuring a new teaching studio and support facilities to enhance hands-on learning opportunities.

This upgraded facility will enable students to integrate creativity and innovation into their educational experiences and career pathways.

SOU's Creative Industries curriculum emphasizes STEM competencies while prioritizing creative production and storytelling.

Students will be prepared for diverse careers across music, performing arts, film and video, digital media, design, software development, television, radio, video gaming, eSports, virtual and augmented reality, product design, fashion, architecture, advertising, strategic communication, publishing, journalism, and more.

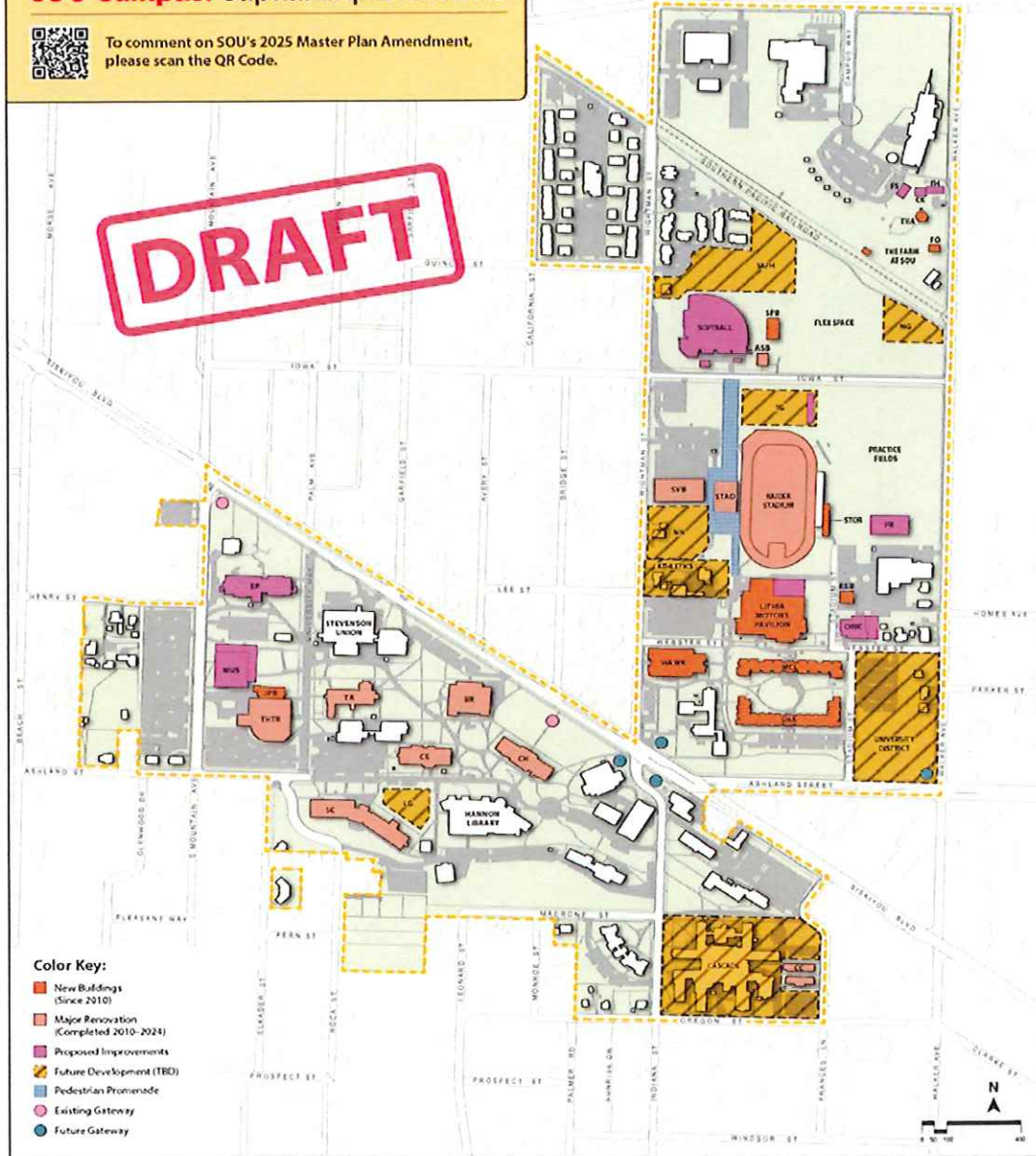
The skills cultivated within this program are not only essential for success in creative fields but also applicable across numerous economic sectors, highlighting the versatility and adaptability of creative development and production. This project is a critical step in preparing students to lead and innovate in the fast-evolving Creative Industries landscape.

SOU Campus: Capital Improvements



To comment on SOU's 2025 Master Plan Amendment, please scan the QR Code.

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Color Key:

- New Buildings (Since 2010)
- Major Renovation (Completed 2010-2024)
- Proposed Improvements
- Future Development (TBD)
- Pedestrian Promenade
- Existing Gateway
- Future Gateway

Building Key:

- | | | |
|------------------------------------|--|---|
| ASB Athletics Services Building | HAWK Hawk Dining | SHA Shasta Residence Hall |
| BR Britt Hall | JPR Jefferson Public Radio | SPB Softball Practice Building |
| CC Campbell Center (CLL) | LG Learning Garden | STAD Stadium Facility |
| CE Central Hall | MCL McLoughlin Residence Hall | STOR Stadium Storage Facility |
| CH Churchill Hall | MUS Music Building / Creative Industries | SVB Sand Volleyball |
| CK Commercial Kitchen / Processing | NG Native Garden / Greenhouse | TA Taylor Hall |
| DMC Digital Media Center | NN Native Nations Gathering Space | TG Tailgate Area / Food Trucks |
| EP Education / Psychology | PR Practice Building | THA Thalden Pavilion |
| FH New Farmhouse | REB Recreation Equipment Building | THTR Theatre (Oregon Center for the Arts) |
| FO Farm Operations | SAPH Student Apartments and Family Housing | |
| FS Farm Storage | SC Science Building | |



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Chapter 3—Academic Facilities

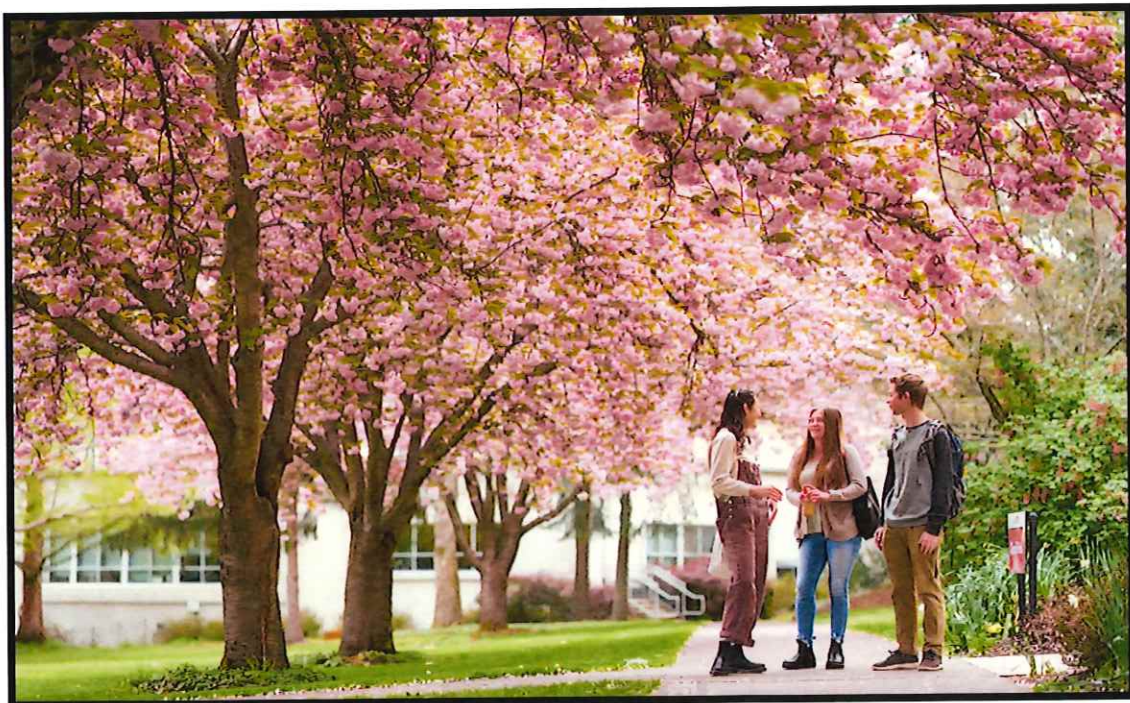
WHERE WE HAVE BEEN:

The 2010-20 Facilities Master Plan identified several SOU buildings in need of upgrades & re-investment. Churchill, Britt, Central, McNeal, Science, Theater Arts, and Cascade were identified on that list. SOU has been able to address all of these buildings since 2010 and has also made significant improvements to Taylor Hall in the last Master Plan cycle. A Map of Academic Facilities and supporting buildings is attached as Appendix A and a full list of facilities and information about each is set forth in Appendix B.

Significant Changes to SOU Buildings since 2010:

Academic Buildings	Reno dates	Work Scope	Notes
Churchill Hall	2011	Seismic upgrade and complete systems replacement (HVAC, plumbing, electrical), new fire & life safety systems, ADA upgrades, new windows, new interior finishes throughout	
Britt Hall	2019-24 (4 phases)	Seismic upgrade and complete systems replacement (HVAC, plumbing, electrical), new fire & life safety systems, ADA upgrades, new roof, new interior finishes throughout	
Central Hall	2022-current	Seismic upgrade and complete systems replacement (HVAC, plumbing, electrical), new fire & life safety systems, ADA upgrades, new interior finishes, new roof, exterior refurbish	Upper floor TI buildout scheduled for 2025
McNeal	2017-18	Building replaced by the new Lithia Motors Pavilion and Student Recreation Center	
Science Building	2015-16	Seismic upgrade and complete systems replacement (HVAC, plumbing, electrical), new fire & life safety systems, ADA upgrades, new windows, new roof, exterior waterproofing, all new interior finishes and equipment	

Academic Buildings	Reno dates	Work Scope	Notes
Theater Arts (Oregon Center for the Arts)	2017-18	Interior renovations to the existing building. Building additions to add new program spaces and faculty offices. New interior finishes	A new wing was added to the existing building for new JPR studios & offices.
Taylor Hall	2013 & 2022	Replacement of all windows, new exterior finishes, renovation of public restrooms, ADA upgrades, upgrades to lobbies & corridors, Anthropology dept. renovation	
Housing/Auxiliaries			
North Campus Village (New Res Halls)	2011-12	Two all-new residence halls (Shasta & McLoughlin-700 beds) and a new Dining/Kitchen facility (Hawk Dining) were constructed on the north campus	Replacement of Cascade was envisioned in the 2010 MP
Cascade Complex	2024	Abatement & hazardous materials removal in progress. Complete demolition to be completed in 2025	Replacement of the Cascade complex was anticipated in the 2010 MP





WHERE WE ARE GOING:

This Master Plan anticipates significant work (beyond maintenance and repair) to several existing buildings in this 2025-35 cycle:

Academic Buildings	Anticipated dates	Work Scope	Notes
Music (Creative Industries)	2025-27	Complete renovation of the existing building and an approx. 10,000 sq. ft. addition for a new teaching theater, new ADA restrooms & support spaces	
Education-Psychology	2025-27	Exterior rehabilitation (new windows & doors, skylights, exterior waterproofing, interior renovations	No change in building footprint anticipated
Digital Media Center (DMC)	2027-28	Interior renovations and an approx. 4,000 sq. ft. addition	
Susanne Homes	?	Partial demolition of the west wing, complete renovation of original building.	
The Farm Administration Building	?	Demolition of old the farmhouse (155 Walker Ave). Construction of a new multi-purpose building for food prep, education, and administration	

SPOTLIGHT: The Farm at SOU

Located at the far north end of the SOU campus, adjacent to the ScienceWorks Hands-on Museum, The Farm at SOU is a center for sustainability. The student-led organic farm produces healthy, sustainably harvested food for the SOU community. It is a hub for education, student and faculty research and community outreach to Ashland and the entire Rogue Valley. Our projects are inspiring a generation of ecologically-committed leaders who promote a vision of living and working sustainably in community and on the land. The Farm at SOU is and was conceived as a learning laboratory where students from all disciplines can dream big. Student research and projects on this site have already included work on K-12 curriculum to teach watershed restoration, research on solar technologies in agricultural landscapes, the role of visual art in environmental activism, and research on soil water retention. The Farm hosts Farm to School programs through a collaboration with Rogue Valley Farm to School.

As shown on the Academic Facilities Map in Appendix A, The Farm has significant investment and anticipated development. Pending projects include the new farmhouse (2,200 sq. ft), classrooms, exhibition space, offices, restrooms, a pollinator garden, and a commercial kitchen.

These improvements have been designed and will be incorporated around the existing Thalden Pavilion. Together with the Ashland School District and ScienceWorks, SOU commissioned plans for the phases of improving The Farm which are incorporated into this Master Plan and attached as Appendix A.

The Farm currently employs up to 12 students at one time. The Farm is critical to two SOU degrees as well as a Certificate in Environmental Horticulture and Horticultural Business. In addition to restoration ecology, hydrology, soil science, and agroecology, the following courses are taught exclusively at The Farm:

- Sustainable Food Systems: The Land
- Sustainable Food Systems: The Harvest
- Sustainable Food Systems: The Planting
- Propagation, Integrated Pest Management
- Irrigation Management
- Greenhouse Management

Digital Media Center

SOU's Digital Media Center (DMC) is a vital hub for Creative Industries development and media literacy education in Southern Oregon. The DMC boasts unparalleled production resources in the region, including a sound recording booth, an equipment check-out facility, and a 1,000-square-foot multi-cam studio equipped with an LED lighting grid and green screen. These facilities have established the DMC as a key partner for local news organizations, K-12 media educators, and Southern Oregon Public Broadcasting Service (SOPBS).

As part of the Creative Industries Project, many current DMC functions will be merged into the new facility. Once the Creative Industries space is online, the existing DMC building will be repurposed for other academic and athletic uses, maximizing the value of SOU's infrastructure.

Susanne Homes, constructed in two phases (1947 and 1958), is another example of SOU's evolving campus needs. Originally designed as a dormitory to foster



independent student living, its decades-old infrastructure—including domestic and waste plumbing, steam heating, single-pane wood-framed windows, community restrooms, and undersized electrical service—can no longer support student housing. Since 2018, the building has been partially occupied by the Honors College and SOU Service Center.

A high-level architectural review suggests that the 1958 addition should be demolished, while the original 1947 wing has potential for renovation into academic space. Although design and funding for a renovation have not yet begun, the deteriorating infrastructure necessitates future planning.

SOU's ability to fund academic structures largely relies on State bonding approved by the Oregon Legislature for maintenance, repairs, new construction, demolition, and substantial remodels. With significant deferred maintenance across campus, SOU has strategically allocated available funds to prioritize safe and effective learning environments. While the rising costs of renovation reflect the evolving nature of higher education and increasingly complex building operations, SOU remains committed to addressing these challenges.

Beyond maintenance, SOU has embraced innovation to meet the needs of modern students, offering flexible modalities such as online synchronous and asynchronous classes. These advancements require significant investment in physical spaces and technology to support delivery. Despite these shifts, SOU upholds the value of in-person instruction and human interaction, ensuring that the majority of courses continue to foster direct engagement in well-maintained and technologically advanced learning spaces.





Chapter 4—Athletics

Student-athletes play a substantial role in the fabric of SOU. With over 450 student-athletes, our athletic programs play a significant role in recruitment and retention of students. Our student-athletes maintain higher-than-average grade point averages and tend to be some of our most involved students in both on- and off-campus activities.

SOU has a vision to provide student-athletes, alumni, donors, and fans with competitive facilities and outstanding game-day experiences.

A significant part of making this vision a reality was replacing McNeal Pavilion with the current Lithia Motors Pavilion and renovating Raider Stadium. These were key initiatives of the 2010 Master Plan which have been achieved.

The aging McNeal Pavilion was SOU's marquee athletics facility for nearly sixty years and was replaced with a state-of-the-art three-story building funded almost entirely by the Oregon legislature. The \$22 million secured by SOU in 2012, however, was based on renovating, not replacing, the pavilion. When architects and engineers determined that a full replacement was necessary for safety reasons, the state allocation was simply not enough to construct a new facility and house all necessary programs. SOU's national championship football program, among others like track and field, was without a locker room in the current plan. The "finished" 100,000 square-foot Lithia Motors Pavilion was not large enough to accommodate all the needs of a growing athletic program for men and women competing in thirteen sports (now nineteen), as well as academic offices and classrooms. To mitigate space issues, SOU simultaneously

renovated Raider Stadium. This ensured that SOU could remain competitive in the recruitment of student-athletes and compliant with federally mandated Title IX requirements for gender equity.



The new Lithia Motors Pavilion is now providing both competition space and locker room space for men's and women's indoor sports (basketball, volleyball, and wrestling), men's and women's soccer, office space for athletic administration, as well as other academic programs. The building also continues to house the Bob Riehm Arena offering 1,400 seats for spectators attending SOU basketball, volleyball, and wrestling competitions. There are also four classrooms for students enrolled in the Outdoor Adventure Leadership Program and Health and Physical Education.

The Raider Stadium renovation project ensured that outdoor sports (in particular football and track and field/cross country) had coach offices, locker rooms for the men's and women's teams, meeting and conference areas, a training room, and a weightlifting area for all programs. Improvements have extended beyond the Stadium to Wightman Street, where three dilapidated tennis courts have been converted into sand volleyball courts to be used by our new Beach Volleyball team. The continued rehabilitation of this area may include the conversion to Pickleball courts.



WHERE WE ARE GOING:

As shown on the Athletic Facilities Map (end of chapter and at Appendix A), our facilities will continue to be centered around the Lithia Motors Pavilion. The vision for the SOU Athletics District includes a new pedestrian mall that flows seamlessly between Raider Village, the Lithia Motors Pavilion, and Raider Stadium and it will extend to connect to the Softball Complex. This proposed pedestrian walkway and plaza space will use pavers and other natural materials to unite the Athletics District and direct the SOU community to athletic events.

Proposed Improvements during this Master Plan include a Softball Complex (addressed in the Spotlight below), a small expansion to the Lithia Motors Pavilion, a Practice Building, and upgraded facilities for concessions and food trucks.

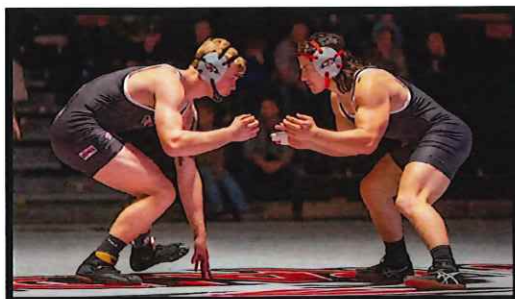


This Master Plan anticipates the continued growth and success of our Athletics programs. We have identified areas that will serve this growth and where future development will take place.

As identified in other areas of this Master Plan, these areas may be developed under the Design and Development Guidelines and will be in furtherance of our educational Mission. The full design, programming, and funding of such areas are as-yet undetermined. One example of a need that may be addressed with such future development is that our current roster of 110 wrestlers, between our men's and women's teams, would benefit from a potential new facility (labeled as Future Development), potentially located between the Lithia Motors Pavilion and the Beach Volleyball courts. Similarly, we appreciate and embrace the passionate Raider fans who attend events at Raider Stadium and want to make this an amazing experience for attendees. This is why the development of a tailgating area has been identified for Future Development, but because there is no current design, timing, or funding for the project, it has been designated as only Future Development.

SOU also anticipates needed upgrades for Raider Stadium. This facility was built in the 1980s and needs major renovations. An assessment of every aspect—from bleachers to bathrooms to the press box—will be undertaken to move forward with making this facility the center of a quality game-time or graduation experience.

The Athletics District is an exciting hub of student life and community engagement with SOU. Investments in these facilities will continue to pay off, creating academic opportunities and top-notch venues for our student-athletes.





SPOTLIGHT: Softball Complex

Since the reintroduction of softball as an intercollegiate sport and the field conversion from baseball to softball, the SOU softball program has won several Conference Championships and three National Titles (2019, 2021 and 2023). The SOU softball program is one of the most popular sports with fans, SOU alumni, and community members.

Historically an underutilized baseball field, this portion of the Athletics District was revived in 2001 and the outfield and dirt infield were modified to softball field dimensions. The distance from the dugouts to the playing field remains at baseball field distances.

There is a seating capacity of 500 in the existing bleachers. The bleachers and press box have not been changed or upgraded since being installed or slightly improved in 2001 for the softball field conversion. The previous concession stand building has been converted to the team's locker room.

The City-approved plans for the new Softball Complex include new ADA facilities, increased seating capacity, a new entry plaza connecting the Softball Complex to Raider Village, new dugouts, concession facilities, a press box, and a renovated field to NCAA standards, including appropriate lighting and a scoreboard.



SOU Campus: Athletic Facilities



To comment on SOU's 2025 Master Plan Amendment, please scan the QR Code.

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Color Key:

- Athletic Facility
- Proposed Improvements
- Future Development (TBD)
- Pedestrian Promenade

Building Key:

ATHLETICS

- ASB Athletics Services Building
- NTB North Ticket Booth
- PR Practice Building
- SFB Softball Practice Building
- STAD Stadium Facility
- SRB Stadium Retail Booth
- STOR Stadium Storage Facility
- SVB Sand Volleyball
- TG Tailgate Area / Food Trucks

Draft 11/01/2024





Chapter 5—Housing

While SOU continues to modernize its curriculum and offer modalities like online learning, we strongly believe there is tremendous value to having in-person learning as there is worth in building an in-person college community. We offer a variety of housing types and styles on campus including family housing. If SOU did not offer on-campus housing, SOU would put further strain on local market rate housing which already has extremely low vacancy rates and, due to Ashland’s limited public transportation, may price some students out of having a collegiate in-person learning experience.

Our campus housing provides a socially rich and academically supported experience. Living on campus gives the advantage of being closer to classes and participating in SOU activities. Living on campus leads to making more friends, having better success in any course of study, and creating a tremendous sense of community.

In addition to creating a strong experience, living on campus reduces the impacts created by commuting to SOU and also helps to alleviate some of the demand on housing surrounding campus. As shown on Housing Facilities Map in Appendix A, we currently have 962 unrestricted beds available for housing in residence halls and 178 seasonally available beds in Greensprings.

We also have 166 beds available in a variety of family housing apartments. SOU also has 166 apartments at SAFH ranging from studios to four bedroom units as shown on the Housing map.

WHERE WE HAVE BEEN:

The on-campus residence hall experience has changed significantly over the years. The modern housing experience reflects more privacy, independence, and better amenities than units built decades ago. Aging facilities such as Cascade and Greensprings come with a host of issues. Cascade has been approved for demolition as part of the last Master Plan and it is currently scheduled to occur in 2025. Greensprings continues to suffer infrastructure challenges as a result of its age and initial design, and is expected to fully fail before 2035. One of the most significant developments during the last Master Plan was the creation of Raider Village and construction of Shasta and McLoughlin Halls.

McLoughlin Hall:

SOU broke ground on Raider Village in April 2012 and officially opened in fall of 2013. McLoughlin Hall is part of Raider Village and features a suite design with both single and double rooms available. It's primarily a community for returning and transfer students but is open to all students. McLoughlin Hall is also home to the Multicultural Community on the second floor. The purpose of this Multicultural Themed Housing

Community is to provide a space for students of different cultures and backgrounds to live, study, and intentionally engage with and explore their unique histories.



Shasta Hall:

Shasta Hall is part of Raider Village and features a semi-suite design with both single and double rooms available. This is primarily a first-year community, but open to all students. Shasta Hall is also home to The Garden (LGBTQIA+) Community on the 2nd floor. The purpose of The Garden

(LGBTQIA+) Themed Housing community is to provide a safe space for LGBTQIA+ students and allies to live, study, and engage together.



Greensprings:

The Greensprings complex is currently used for seasonal housing because of the deferred maintenance of the facilities. The failure of critical infrastructure in the 1960s structures has limited its current use. In addition to physical limitations such as lack of AC, no ADA-compliant



amenities, and an outdated electrical and plumbing system, the layout of units, ceiling height, and resident common areas are sub-optimal and not what current students desire. We believe that prior to 2035 we may no longer be able to house students at any time of year due to the failing facilities which include heating for the building.

We recognize that this facility is located at the heart of campus and could meet many future needs if funding became available. Various options are being explored, including keeping the existing concrete structures and creating new interior spaces and infrastructure. A critical first step will be understanding the seismic condition of the current buildings and suitability for renovation. With such substantial work pending, no current plans beyond the current use is included as part of this Master Plan.

Where we are going:

Student Apartments and Family Housing

Student Apartments & Family Housing serves members of the SOU community who would benefit from this living situation. This is also an area that we heard addressed many times during our listening sessions with the community and SOU stakeholders. As a result of these conversations, a Future Development Area for expanding the Student Apartment and Family

SPOTLIGHT: Cascade Future Development Area

As part of the 2010-20 Master Plan, the Cascade Complex was identified as having significant limitations and in need of massive renovation if it were to continue to serve as a residence hall. The scope of deficiencies and cost of even minimal upgrades made it unsustainable to continue its historic use. SOU discontinued use of Cascade as a residence hall in 2012. The building was used as flex space to support numerous capital renovations to other buildings on campus.



Aspen, Baker, and Cedar also functioned as SOU Conference space until the heating hot water infrastructure failed in late 2023. As part of the approval process for Shasta and

McLoughlin Halls, Cascade was identified for demolition, with those facilities as replacements. The assessments and process for demolition are underway and this area is identified for future development. Funding for demolition was allocated to SOU in 2022, through the American Rescue Plan Act (ARPA) and hazardous material abatement work has already begun. With the completion of the demolition of the old Cascade facility comes the opportunity to create something innovative and special. The options for the future of this area are vast, and discussed under the Future Development section of this Master Plan.

Housing has been added to the Housing Map. It is designated as Future Development because there is no current design or funding for this project. But it has clearly been identified as a need, being the type of housing most in demand with a waiting list for available units. These units provide a flexible and economical option for all students and particularly older students and those with families.

We also expect that the University District Future Development project will include housing facilities. The development of this important gateway to the SOU campus is too undefined in scope, design, or funding to discuss in detail. At some time in the future, should this project advance, we expect

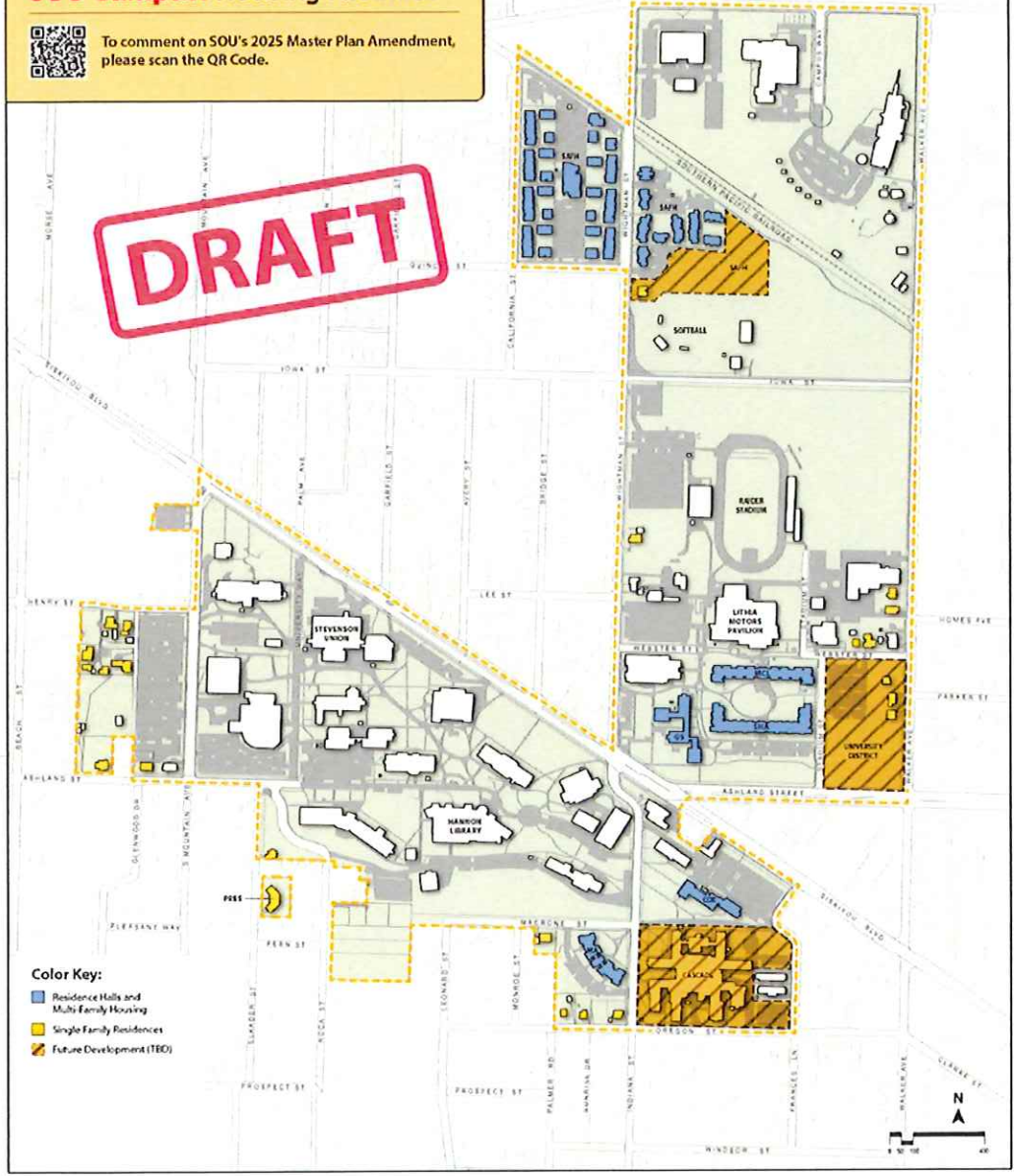
that there will be more opportunities to discuss the design and uses of this area. While being the most undefined of all potential projects identified in this Master Plan, we could see a housing component at this site should SOU grow to the extent that this project is likely.

SOU Campus: Housing Facilities



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Color Key:
■ Residence Halls and Multi-Family Housing
■ Single Family Residences
■ Future Development (TRD)

Building Key:
HOUSING
 COX Cox Residence Hall
 GS Greensprings Residence Hall
 MCL McLoughlin Residence Hall
 MA Madrone Residence Hall
 PRES President's Residence
 SAFH Student Apartments and Family Housing
 SHA Shasta Residence Hall

HOUSING TYPE	QUANTITY	NOTES
Residence Halls		
Total Beds Available	962	Unrestricted
Greensprings Beds Available	178	Seasonal (4 Months)
Student Apartments and Family Housing		
Studios	8	
One Bedroom	5	
Two Bedroom	97	
Three Bedroom	52	
Four Bedroom	4	
Single Family Residences		
Total Houses	21	13 Rented



Draft 11/01/2024

Chapter 6—Sustainability

SOU has an extensive history of environmental initiatives and sustainability practices. Climate and Sustainability have only become more important to our communities and to our world over the past fifteen years since the last Master Plan was approved. As part of the 2010 Master Plan, SOU outlined certain goals relating to achieving carbon net zero, developing a strong economy, ensuring sustainable use of natural resources, and preserving those resources. As discussed in that 2010 Master Plan, SOU adopted its own Climate Action Plan and related goals. See <https://sustainability.sou.edu/climate-action/>. SOU is a GOLD-rated university under the Sustainability Tracking Assessment & Rating System (STARS), a program run by the Association for the Advancement of Sustainability in Higher Education.

In 2019 Southern Oregon University received the national “Excellence and Innovation Award” from the American Association of State Colleges and Universities for developing “a

comprehensive and impactful sustainability program by collaborating across operations, academics, and engagement.” This outstanding partnership continues as Southern Oregon University uses our land, buildings, and infrastructure as a living laboratory for hands-on learning in multiple disciplines including: hydrology, land use planning, restoration, sustainability management, climate and energy, project management, and art installation. Campus projects are intimately connected to the curriculum through partnership. Our students leave SOU knowing they can make a difference in the world, because they already have made a difference using the SOU campus as their lab.



In addition to the positive environmental impacts, SOU is also hoping our sustainability measures and goals will help to mitigate future costs. Our solar generation and energy efficiency

goals, for example, will allow us to stabilize future costs and mitigate our need to raise fees to meet the continuously rising energy costs.

Where we have been:

Transportation: SOU currently has 16 vehicle charging ports (8 double stations) on campus. These charging stations are located both at residential buildings and adjacent to workplace buildings. There are plans to continue to expand the number of electric vehicle charging ports on campus.

Recycling Program and Center: A recycling program with an on-campus recycling center for glass, plastics, paper, cardboard, and cans was founded by students in 2011 as part of a



capstone project focused on diverting waste from landfill. This is supported by indoor and outdoor central collection points. Minimizing waste production and supporting reuse is our priority. Following this, having a recycling center on campus helps ensure that the highest quality materials for recycling leave the campus. We also recycle a number of other materials and products including ink toner and cartridges, batteries, lamps, lightbulbs, electronic appliances and equipment, books, plants, oil, furniture, wood, scrap metal, marker pens, regular pens, and spray cans.

Energy Efficiency: SOU's proactive approach includes upgrading to energy-efficient lighting, boilers, and HVAC systems and installing new meters to better track energy consumption.

SOU upgraded the mechanical equipment at the Central Plant Building on campus in 2019. Boilers 1 and 2 were replaced with high-efficiency Hurst boilers with high-efficiency Riello Burners. Boilers 3 and 4 had the burners replaced with the same high-efficiency Riello Burners. A new Riello control system was installed to operate the boilers more efficiently. A new water softener system was installed to help reduce chemical usage. The existing 800-ton and 500-ton centrifugal chillers were replaced with two 800-ton, higher-efficiency centrifugal chillers. The roof-mounted, three-cell cooling tower was replaced with a larger-capacity, high-efficiency, two-cell cooling tower. One of the two existing condenser water pumps was replaced with a larger-capacity pump.

The operation of the HVAC system for each campus building on the University's direct digital control (DDC) system is scheduled based on the building occupancy information. When a building is not occupied, the temperature controls go into "unoccupied" status, with a lower

setback temperature during the heating season and a higher setback temperature during the cooling season. HVAC systems are also upgraded during renovation projects across campus.

LED lighting became the SOU campus standard in 2016 and all new construction and renovation projects since 2016 have incorporated LED lighting. Projects with lighting retrofits throughout the building include the Theatre Building, The Lithia Motors/SRC, Britt Hall, and the Recycling Center. Other renovation projects with partial LED retrofits include the Music Building, Taylor Hall, the Science Building, the Osher Lifelong Learning Institute, and Raider Stadium. SOU has been gradually replacing exterior campus lighting with LED fixtures and more than half of the campus has been retrofitted with LED since 2016.

Solar: For a small public university, solar is a strong story for SOU. Ideally located in the Rogue Valley, its solar story dates back to 2000. The Analysis of potential solar energy production was a significant part of the 2010-20 Master Plan.

SOU currently has ten solar arrays on campus, totaling 696 kW of solar capacity, plus an array at the Higher Education Center in Medford and a pole-mounted array installed last year by a



nonprofit on land leased from SOU. SOU's first solar array was installed on its Library in 2000. This 6kw solar array has 24 solar panels. In January 2019, SOU expanded and added an additional 55.65 kW of solar to the site, increasing the system's capacity to 62.37 kW.

In 2013, students allocated \$85,000 from the student Green Fund to install a 32 kW solar array on the Stevenson Union.

In 2014, McLoughlin Hall and Shasta Hall both had solar panels added to their roof spaces.

McLoughlin Hall has a 73.7kW solar photovoltaic (PV) system and solar thermal panels. Shasta Hall incorporates an 82.5 kW.

In October 2018, the Student Recreation Center/Lithia Motors Pavilion added a 63 kW solar PV system to its facilities. The solar array contributes to the SRC/Lithia Motors Pavilion's LEED Gold Certification as one of its many green building features.

Designed with solar energy in mind, SOU's Recreation Storage Building boasts a south-facing roof with an optimal tilt to maximize the region's solar resource. The building showcases a 24.14 kW system. This was SOU's first net zero building, generating more electricity than it uses. Two more solar arrays came online in 2021, The Farm Storage with a 15,48 kW array and the Stadium Storage building with a 49.68kW array. Both net zero buildings mark a total of 3 net

zero buildings on campus. In June 2024, SOU installed a 241 kW solar array in addition to the existing one on Lithia’ Motors Pavilion, making it the largest solar array in the City of Ashland.

Clean renewable energy is supported by numerous programs such as Oregon’s Clean Energy Targets greenhouse gas emission reduction targets as well as City of Ashland Climate and Energy Action Plan. Solar Arrays are an ideal form of clean energy in the Rogue Valley with the abundance of sunlight and SOU has taken the initiative of working to become the first publicly funded university to generate on campus 100% of its electrical usage. Solar Array locations are identified on the Photovoltaic Array Map (see Appendix A) and design standards are included in the Zoning and Design Guidelines chapter of this Master Plan.

Stormwater, Fire Resiliency, and Biodiversity:

SOU has a long history of pursuing and achieving distinction relating to our efforts in managing landscaping and biodiversity. We continue to earn recognition as a Tree Campus USA—an honor



we’ve held since 2014—and SOU was the first Bee Campus USA in 2014.

Our landscape planning relies heavily on ecological design practices, incorporating regionally-adapted, native, and drought-tolerant plant species. Our ongoing lawn conversion projects aim to increase plant biodiversity, continue to attract a greater number of bird and pollinator species as well as transition to a more drought-tolerant campus in recognition of the changing climate.

In 2019, a student project, funded by the Student Green Fund, led to the creation of a self-sustaining bioswale in parking lot 36, effectively managing stormwater and significantly reducing contaminants in local waterways. Additionally, it serves as a practical model for eco-friendly water management, enhancing the campus’s landscape and providing educational opportunities in environmental science. There is also a stormwater drainage project at parking lot 4.

Our projects capture stormwater and incorporate drought-tolerant, native plant species. Our irrigation development projects serve the long-term goal of reducing our irrigation water use through data-driven and sensor-based technologies. Low-volume/high-efficiency sprinklers,

weather-based control systems, and lawn-replacement projects all contribute to operate with the least possible impact to our local watershed.



Where we are going:

Sustainability is more than just a design feature or construction element at SOU; it is part of the culture. We continue to set goals that illustrate this commitment and pave the way for our future, both environmentally and as a cost-containment measure. Some of these key goals are set forth below.

Transportation system goals:

- Achieve a 100% electric campus fleet
- Expand the number of electric vehicle charging stations on campus
- Improve commuter transport-related greenhouse gas

Recycling Program and Center goals:

- Enhance waste reduction and recycling on campus to minimize landfill waste
- Foster awareness and participation in waste reduction and SOU's recycling programs

Energy Efficiency Goals:

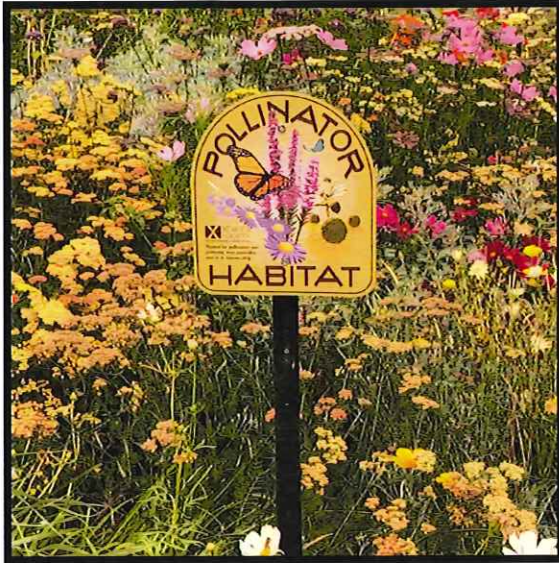
- Achieve 100% daytime electricity use through renewable electricity generation on campus by 2035
- Improve energy efficiency by 25% within 10 years (base year 2022)
- Reduce Scope 1 and Scope 2 emissions by 50% by 2033 (base year 2022)

Solar Energy Goals:

SOU has the goal to generate 100% of its daytime electricity use on campus by solar and be the first public university to do so. It is aiming to have this in place by 2035. See Appendix A for the location of existing and proposed arrays. The future development as outlined in this Master Plan

will not only address energy efficiency but will create shading of parking areas and improve water conservation.

Stormwater, Fire Resiliency, and Biodiversity Goals:



- SOU's landscape and biodiversity is managed in a way that helps prepare for the changing climate, including transitioning to more drought-tolerant areas as well as ensuring fire resilience.
- To continue to enhance pollinator areas and maintain our certification for Bee Campus USA
- To explore rainwater capture and use, specifically as part of any new solar canopy system
- To continue to care for the trees on campus and maintain certification for Tree Campus USA
- SOU will continue to pursue its Climate Action Plan published 2010 and updated in

2021/2022 <https://sustainability.sou.edu/climate-action/>. The City of Ashland's Climate and Energy Action Plan, published in 2017, includes an assessment of Ashland's changing climate. We anticipate that during this 2025-2035 Master Plan, efforts towards climate change resiliency will only intensify.

Sustainability lies at the heart of our vision for the future of this campus, driving environmental stewardship, social responsibility, and economic resilience. By integrating innovative green infrastructure, fostering inclusive and equitable community engagement, and optimizing resource efficiency, we aim to create a campus that not only reduces its ecological footprint but also enriches the lives of its students, faculty, staff and surrounding community. Southern

Oregon University (SOU) has long embraced sustainability as a core principle, weaving it into every aspect of campus operations, academics, and community engagement. The achievements outlined in this Master Plan reflect SOU's commitment to environmental stewardship,



innovation, and leadership in addressing the challenges of our changing climate. From energy efficiency and solar power expansion to sustainable landscaping, waste reduction, and the

transformative learning experiences provided by The Farm, SOU has established itself as a pioneer in sustainable higher education.

Through strategic investments in sustainable practices, we are preparing for a future that balances growth with environmental integrity, enhances social well-being, and promotes long-term financial stability. This master plan commits to leading by example, cultivating a culture of sustainability that extends beyond our campus borders and inspires change at local, national, and global levels.

Looking forward, this Master Plan builds on that legacy with ambitious yet attainable goals to enhance energy efficiency, achieve carbon net zero, expand renewable energy use, and foster a campus culture centered on resilience, ecological responsibility, and social equity. At the heart of these efforts is a commitment to social justice—ensuring that sustainability initiatives empower all members of our campus and surrounding community, reduce environmental disparities, and promote inclusivity. By aligning our actions with the principles of equity, SOU aims to create solutions that serve the most vulnerable populations, address systemic inequities, and amplify the voices of historically marginalized groups.



Whether through curriculum that equips students to tackle social and environmental challenges, partnerships with local organizations, or a focus on

community resilience, SOU prioritizes a holistic approach to sustainability. These efforts underscore our belief that environmental justice and social justice are inextricably linked, and that a truly sustainable future is one where all people thrive.

Together, we can ensure that this campus thrives as a model for sustainable development—a place where innovation, creativity and education fuel a more equitable and resilient world. This Master Plan embodies SOU's enduring commitment to shaping a more sustainable, equitable, and just world.

SOU Campus: Photovoltaic (PV) Arrays



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- Color Key:**
- Existing Rooftop / S-Tracker Array
 - Planned Rooftop Array
 - Planned Parking Lot Array

Note: New structures to maximize available area for additional rooftop and parking lot arrays.



Chapter 7—Zoning and Design Guidelines

The design guidelines for development under this Facilities Master Plan update are intended to serve several goals:

- Provide for buildings at a density appropriate both to a significant university and to the scale of the Ashland community;
- Ensure that the scale and articulation of buildings enhance the ‘sense of place’ of the campus and support walking within the campus environment;
- Provide direction and certainty to the future development within the SO Zone;
- Express the permanence and long-term role of the University in the community.

Application of Master Plan Development Standards

The design guidelines in this Master Plan apply within the SO zone and have been adopted by Ordinance. Guideline apply to uses related to the educational function of the University and those accessory uses such as Athletic facilities, Housing facilities for those Offices, Classrooms and a variety of other facilities described and anticipated in this Master Plan.

Any development or use not consistent with this Master Plan will need prior approval through the City of Ashland Conditional Use process as set forth in AMC 18.3.6.

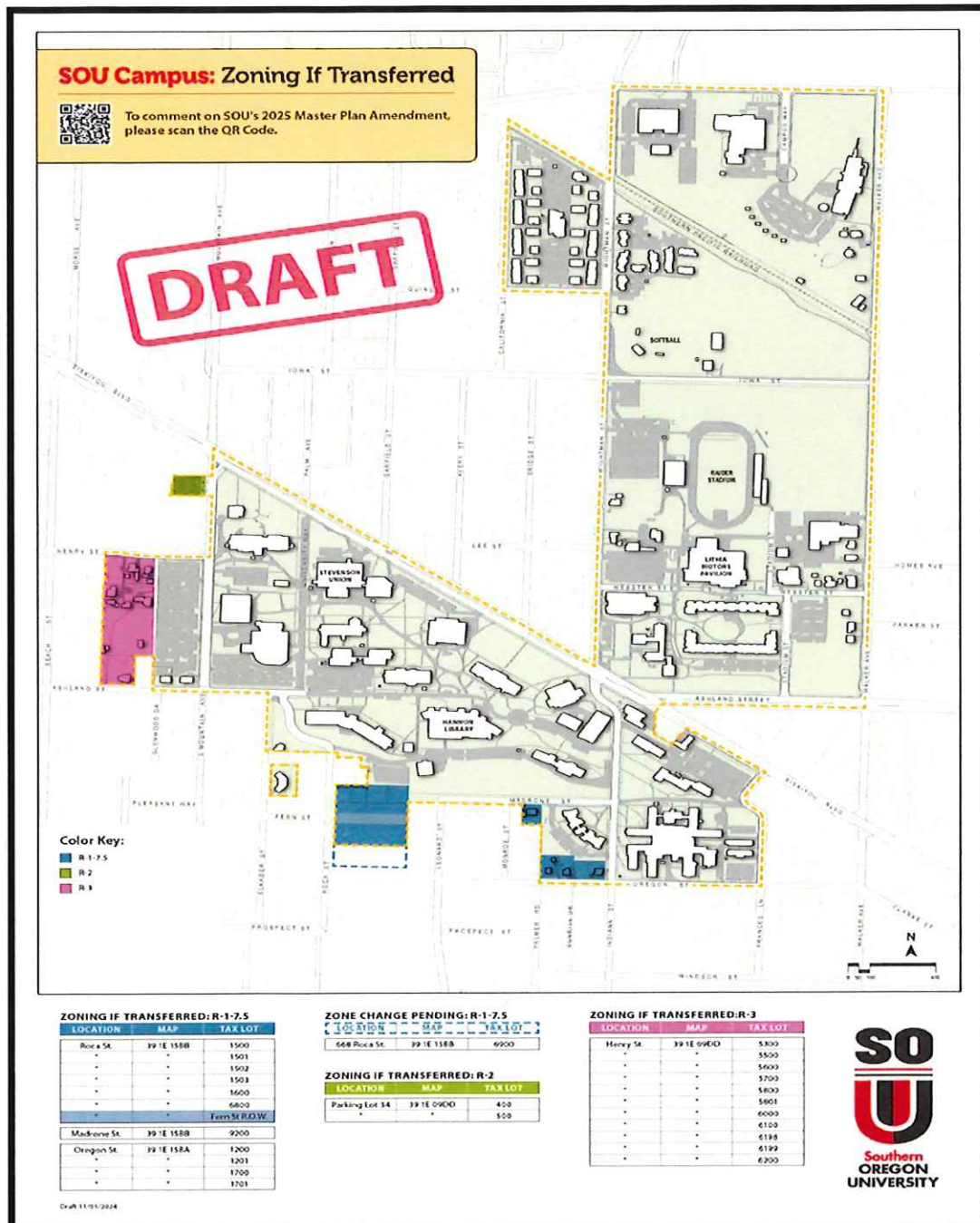
Zoning

Property owned by the University is currently zoned SO and the uses and development of this property are addressed in AMC 18.3.6. In the past, property that is transferred from University ownership into private ownership has been required to go through the process of legislatively amending the zoning designation for that specific lot and the related land use maps of the City. The uses of property and development standards with SO zoning, as addressed in Code and in this Master Plan, are not appropriate once property is transferred to private ownership. To address this future contingency, a Map addressing the appropriate future zoning of property is included in this 2025-35 Master Plan and incorporated herein.

The University has identified properties that are under-utilized (identified on Map 6), which could conceivably be transferred in the next ten years. Adopting this Master Plan is a Type IV, legislative approval process, so it can similarly address the potential zoning of property that may be transferred to private parties. This will provide certainty of future zoning along with any transfer and allow the City the opportunity to evaluate appropriate future zoning of all parcels

at one time, rather than lot by lot. This process is also an opportunity to address one lot which is currently zoned SO but has already been transferred from the University to a private party on Roca Street who are joining in this application solely for the purposes of the proposed change in zoning, from SO to R 1.75, consistent with other similarly situated lots.

The zoning of excess properties identified on the Zoning If Transferred Map (below and in Appendix A) will, upon completion of a transfer of any designated lot from the University to a private party, have the residential zoning type identified.





Future Development Areas – Special Standards

This 2025-35 Master Plan contemplates several distinct areas of Future Development, as shown on the Capital Improvements Map: The University District lot, the Cascade Housing Facility redevelopment, expanded Family Housing, a Native Nations Facility and Gardens, as well as a new Athletics Field House and Tailgating area. Unlike other designated projects which have a fixed scope, purpose, and funding – the University anticipates these general projects to happen in the area shown but does not currently have project designs. As discussed in more detail in the chapter on Future Development, these projects will either be built to the standards of this Chapter or pursuant to a Conditional Use Permit, pursuant to City Code.

Future Development Areas – Special Standards


This 2025-35 Master Plan contemplates various distinct areas of Future Development – The University District lot, the Cascade Housing Facility redevelopment, expanded Family Housing, a Native Nations Facility and Gardens and new Athletics Field House and Tailgating area. These areas are designated on the Capital Improvements Map of this Master Plan. Unlike other designated work that has a fixed scope, purpose and funding these projects are aspirational.

University District

For the University District Future Development area, identified in Attachment A, Map 2, Capital Improvements, University District, the University and the City share a common value of in-fill and increased density of development where possible. The City has promoted higher density and innovative development in many ways such as with its Transit Triangle district and its Cottage Cluster ordinance. The University anticipates that this area and privately owned property surrounding it could be a new core of town, centrally located between the historic downtown and larger commercial / employment areas to the south of town (such as the Croman area). No minimum or maximum parking on-site shall be required for development on the University District property and there is no building height limit or maximum building size (except that the maximum retail space, even serving solely the SOU community, shall not exceed Ashland’s “big box” square footage limitations on development). While these standards differ from surrounding current development, the option of vertical development could create the hub of change to this node of Ashland.

Cascade New Housing

For the Cascade New Housing redevelopment area identified in Attachment A, Map 2, Capital Improvements, Cascade, the University and the City share a common value in favor of in-fill and increased density of development where possible. The City has promoted higher density and innovative development in many ways. While not intended to substantially alter the nature of the surrounding neighborhood the density may be higher than the density of the prior Cascade Complex which was approximately 194,000 square feet. A maximum of five stories including residential living and mixed-use is allowed including; the establishment of common areas,



classrooms, medical offices, daycare, support uses (e.g. haircare, nailcare), and retirement living and/or medical facilities which may or may not be required to be licensed by the State of Oregon. No minimum or maximum parking on-site shall be required.

Family Housing

For the Family Housing area identified in Attachment A, Map 2, Capital Improvements, SAFH, the University and the City share a common value in favor of in-fill and increased density of development where possible. The City has promoted higher density and innovative development in many ways. A maximum of four-story family housing units for residential living and mixed-use is allowed including; the establishment of common areas, classrooms, daycare, and support uses (e.g. laundry, university services, and counseling). No minimum or maximum parking on-site shall be required.

Native Nations

For the Native Nations area identified in Attachment A, Map 2, Capital Improvements, NN, the University desires to create a meeting and programming space for Native Nations activities for the campus and to liaise with the community at large. The university envisions a remodel of the existing single-family residential home or a new facility to accommodate the meeting and programming needs. A maximum of a three-story building may be considered that would meet with the character of the surrounding university athletic property and the multi-family housing that is being built near it. No minimum or maximum parking on-site shall be required.

Learning Garden

For the Learning Garden area identified in Attachment A, Map 2, Capital Improvements, LG the University desires to create an educational space and gathering space for projects will foster Indigenous Traditional Ecological Knowledge (ITEK), implementing and promoting biodiversity, soil health, and ecosystem resiliency. This area will feature hands-on learning and engagement through workshops, demonstrations, and cultural events. The university envisions a new facility to accommodate the meeting and programming needs. A maximum of three-story building may be installed with both indoor and outdoor spaces and meet with the architecture of the academic buildings surrounding it. No minimum or maximum parking on-site shall be required.

Native Garden & Greenhouse

For the Native Garden & Greenhouse area identified in Attachment A, Map 2, Capital Improvements, NG, the University desires to create an educational gardening space with a greenhouse to jumpstart a vision for Indigenous Traditional Ecological Knowledge (ITEK), implementing and promoting biodiversity, soil health, and ecosystem resiliency. This area is currently raw land that is planted and has water and electricity. The university envisions a new facility to accommodate the meeting and programming needs. A greenhouse will be installed and outdoor gardens will be planted. The university may install adjacent parking. No minimum or maximum parking on-site shall be required.



Building Density

Development density within a university campus is a complex issue, with advantages and disadvantages at both ends of the spectrum.

Several factors specific to SOU support campus development at medium densities:

- SOU is relatively land-locked, and both the cost of land and the fact that the campus is surrounded by established neighborhoods limit the potential for expansion of the campus. Any future growth of campus will likely need to be accommodated within this limited land area.
- The nature of academic programs warrants durable construction at a scale that is cost effective and supports individual academic programs under one roof.
- Creating a cohesive campus community that is dense enough to support short walking distances – and ultimately improved transit – requires a density higher than low residential densities.

However, the University also recognizes that the land is located within a community with existing neighborhoods and that its developments ought to be of a compatible scale with those neighboring uses. In particular, the edges of campus need to be of a similar scale. This is recognized by the SO Zoning provisions calling for tighter restrictions on development within 50 feet of the campus edges.

Building Massing and Orientation

Thoughtful orientation of buildings supports several important development goals. Orientation of entries to the pedestrian circulation system increases the walkable nature of the campus. A generally east-west orientation can help support energy efficiency in building design. And the treatment of building scale – how it is articulated and expressed – can help larger institutional buildings be compatible with nearby residential uses. To accomplish the goals described above, the following guidelines apply to new campus construction and major renovations under this Master Plan.

Maximum Building Height

New construction will be limited to four story construction, except as specifically noted in this Master Plan document. Specific height in feet will be dependent on specific construction types.

In areas adjacent to existing residential neighborhoods, building height will typically be lower in order to make an appropriate transition to the surrounding context. However, in order to

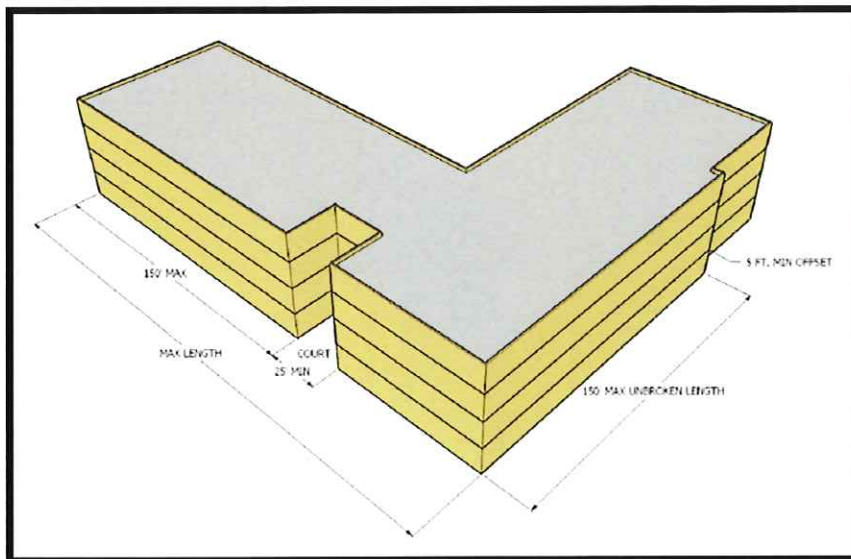
create a campus that is compact, walkable, and more supportive of transit, single story buildings are strongly discouraged in all campus areas.

Maximum Building Size

In order to avoid potentially monotonous conditions, individual buildings shall be limited in overall length and footprint [i.e. ground area covered] as follows [See Figure 16]:

- 300' maximum length for academic buildings
- 250' maximum length for residential buildings
- 45,000 SF maximum footprint for academic buildings
- 35,000 SF maximum footprint for residential buildings

Figure 16: Building Length and Articulation Guidelines





Building Articulation

For any building longer than 200 feet, the plan shall include design elements to prevent unbroken wall lengths greater than 150 feet. These elements shall be an offset or 'jog' in the plan or a significant recessed entry or court of at least 25' in width.

Building Entries

Buildings that face a major street shall have a significant entry facing the street. Buildings facing the main campus open space shall have a major pedestrian entry facing that open space. Where a building faces both a significant street and the main campus open spaces, entries shall be provided to both. Entries shall be strongly articulated and clearly understandable as entries.

Development Along Siskiyou Boulevard

Any development or redevelopment along the south side of Siskiyou Boulevard shall seek to reinforce a strong relationship between the campus and the boulevard, through an appropriate combination of the following strategies:

- Development of a strongly articulated façade and pedestrian entries facing Siskiyou Boulevard.
- Minimization of service functions on the Siskiyou Boulevard face of the building, and enhanced screening of these functions where they exist.
- Improved, consistent and significant signage acknowledging that visitors have entered the campus.

Building Orientation

Wherever consistent with other design goals, such as street orientation, align buildings with the longer dimension in the east-west configuration, to improve potential for building design to capture energy savings related to passive solar management.

Setbacks

Where campus development occurs across a street from off-campus private housing, buildings shall be set back from the public right-of-way by at least 15 feet, to provide a buffering landscape.

Where campus development is across from commercial development and includes ground-floor non-residential uses, buildings shall be allowed and encouraged to be sited at the back of the public right-of-way, to encourage a pedestrian-oriented urban streetscape pattern.



Materials and Character

Materials and construction systems shall be selected for long-term durability, and shall be generally consistent with existing campus buildings. While there is not a clear established palette of materials for campus buildings, preference should be given to materials similar to the more significant buildings on campus – such as Churchill Hall and Hannon Library – including red brick, concrete, and stucco. Scale, materials, and massing should be used to create an appropriate transition from the campus to adjacent neighborhoods. Rooftop mechanical equipment will be screened from street view.

Lighting

Integrate architectural lighting as cohesive elements of building designs in order to contribute to the atmosphere of the built environment and enhance safety. Exterior lighting will promote safe pedestrian environments along roadways, at intersections, and in public spaces.


Signage

SOU requires an effective system of visual communication that projects a uniform institutional identity, while at the same time integrating well with the present and future campus environment.

Good signage provides a harmonious and aesthetically pleasing arrangement in the following three areas of design:

1. **Communication:** What signs say, to whom, and for what purpose; how they say it; where the signs are located and how well signs communicate.
2. **Graphic Design:** How typography, maps, diagrams, iconic and coded symbols, and colors are used to organize information and emphasize messages to help create an overall visual identity.
3. **Sign Design:** How signs are fabricated and installed, their size and shape, how they are maintained and integrated within the campus physical environment and how they work within the City of Ashland.

All SOU signage shall be requested, designed and installed by Facilities Services to ensure all sign standards are followed. The SOU Sign Plan contained within this Master Plan governs the signs placed on property zoned SO. All signs and sign structures shall comply with the standards identified in this Master Plan. When consistent with this Master Plan, signage may be installed; any sign not within the size, display, or location standards in this Master Plan must have prior approval of the City of Ashland.



Signs that already exist upon adoption of the sign plan will continue to be approved signs. If an existing sign is replaced, then the sign plan policies apply. All signs shall be installed in a manner that does not damage existing buildings or structures or alter character defining features of buildings or structures. Additional care should be taken with the installation of signs on historic structures. Permanent signs required by building code shall be installed consistent with applicable regulations, standards, and guidelines. Signage along ODOT jurisdiction roadways will comply with any applicable standards and process prior to installation.

All other sign requests not included in this document must be submitted to SOU Facility Services for review and approval prior to installation. Any signs that exceed size limits or specific location standards shall be submitted to the City of Ashland for review and approval by the City.

Sign Area Calculations

Sign area shall include the entire area within a single perimeter composed of squares or rectangles.

When signs are constructed of individual elements, the area of all sign elements, which together convey a single, complete message, shall be considered as a single sign. The sign area is determined by calculating the area enclosed by the smallest single rectangle that will enclose the outside dimensions of the background panel or surface. The sign area is also determined by calculating the area enclosed by the smallest single rectangle that will enclose the outside dimensions of the sign display.

SOU Banner Plan

The SOU Banner Plan, as established by the SOU Facilities department, identifies the parameters for artwork, message, and placement to guarantee that banners are used for SOU-appropriate information and represent the University with an overall institutional message. Any banners visible from an ODOT Right-of-Way must also comply with the applicable ODOT regulations.

Banners and Lamp Posts within and bordering the SO Zone: As temporary signage, banners meeting the SOU Banner Plan may, upon prior approval by Facilities, be installed for an established limited period of time. The University uses outdoor lamp post banners to create a sense of place and as a method of celebrating SOU achievements and the University's strategic mission.

Graphic Standards

The graphic standards for SOU signage will provide uniformity throughout campus. Message design, nomenclature, and application will be standardized according to this Master Plan (see SOU Graphic Identity Guidelines). Message legibility is considered from the perspective of a variety of users: visitors, university community, vendors and service visitors, people with vision impairment and people with mobility impairment, and other users. SOU may revise and change the graphic design, logo, and messaging within any sign provided that specifications on size, display or location in this Master Plan are still met.

SOU Graphic Identity Guidelines:

SOU Signage Design Standards

- SOU logo (horizontal configuration) must appear in white field at top of sign.
- Main purpose of sign appears in white on burgundy field separated from white field by black band. Color field CMYK formula is 12 cyan, 95 magenta, 59 yellow, 54 black.
- Typeface (font) required for SOU signage is Futura, which is available in multiple weights for flexible applications.
- Wayfinding arrows must appear exactly as shown above, and may be rotated in increments of 45 degrees to indicate direction.
- Lowest edge of any pole mounted sign must be at least 24" above ground level. Top of sign maximum 60" above ground level.
- SOU Marketing and Facilities Management Planning must be consulted prior to the creation of any new signage. Every effort will be made to address special circumstances or concerns.

Monument / Gateway Signs

At the gateways to campus, the primary entry and directional signs should be consistent in scale and materials. The base or backdrop for these monument signs should be constructed of durable materials and selected for compatibility with existing campus architecture. The preferred composition shall include steel, natural stone, concrete, or masonry, sited to blend with the natural topography. Earthen berms may be used to blend the sign base into the natural grade where adjacent slopes warrant their use. The entry portals to the campus are an important part of the wayfinding experience and appropriate design of these gateways should enhance the sense of arrival for SOU visitors. There are five (5) identified gateways, two existing and three potential future gateways, as identified on the Master Plan Educational Facilities Map.

Smart Kiosks

SOU may place electronic smart kiosks internally and externally facing which will have the ability to change a digital screen for purposes like, way finding, campus information, campus events, security, and emergency purposes. The smart kiosks will be similar in design but not limited to the design and size of the kiosk.

Kiosks for gateway entry, direction or informational signs within campus will be the Smart City Kiosk (Smart City Kiosk with 55" Display and Speakers from Peerless-AV. 84.1 x 35.4 x 9.9" / 2137 x 899 x 252 mm) or similar.



Maximum Sizes:


Building Identification: 10 square feet.

Scoreboards: Any replacement of existing scoreboards may be the size of the current scoreboards at Raider Stadium scoreboard and as approved for the Softball Complex.

Reader / Information boards: 9/9" maximum height as describe in this Master Plan. Display features, if visible from ODOT jurisdiction / roadway shall comply with all applicable ODOT standards and shall be go through any applicable ODOT approval process prior to installation.

Panel Boards; (3 feet square)

Sandwich Boards; (3 feet square)



Directional Signs; (ODOT Standards)

You are Here; (5 feet square unless otherwise placed in approved locations.)

Sign Locations:

Signs will be placed in standard locations where they can easily be found. Wherever possible, signs will be placed together in a unified system to avoid clutter to the landscape. Site signage will be located so as not to become an obstacle or to conflict with exit signs or pedestrian traffic.

Signs will be placed to allow safe pedestrian clearance, vertically and laterally. Sandwich boards shall not be placed on the sidewalk along Siskiyou Blvd.

Site location should avoid conflict with door openings or vehicular operations.

Signs will be located wherever possible in the “natural line of vision.” Consideration of those with limited head mobility and reduced peripheral vision will be given.

Interior signage will be placed where it can easily be found, with consideration for tactile signs where possible.

Certain permitted signage, such as scoreboards or electronic reader boards, shall be allowed only in areas identified in this 2025 Master Plan. Any signage that is not in compliance with this Master Plan shall be approved by the City of Ashland through the normal process for obtaining a sign permit.

Sign Requests:


Requests for signs can be made through the SOU Marketing Department.

Development Standards

All new construction and major renovations by the University will strive to meet a minimum of Silver LEED standards. For projects serving the University built and operated by private partner, the University will encourage the builder to meet the LEED Silver standards.

Food Trucks

The perpetual operation of food trucks and seating may occur within the designated area for food trucks in this Master Plan. Temporary operation of food trucks and seating or the operation of a food truck and accessory seating lasting no more than 72 hours (including set-up and take-



down) are permitted in the SO zone. Food truck vendors shall obtain a business license, register for, and pay applicable food and beverage tax, and receive any requisite inspections from the Building and Fire Departments and the Jackson County Environmental Public Health Department.

Tree Removal

Climate change in the Rogue Valley has applied extreme stress to many of SOU's legacy trees, including campus Douglas Fir, Ponderosa Pine, Sequoia, Ash & Oak species. Drought, prolonged excessive heat, the flat-headed fir borer, the emerald ash borer and the pine beetle have put unprecedented strain on SOU's tree population. Despite our best efforts and practices, some of SOU's trees do fall ill and die or become so unsafe that they must be removed. The decision to remove a tree is not taken lightly. SOU adheres to the following principles when deciding the fate of a tree:

- Identify the affliction;
- Contract with a licensed arborist to confirm diagnosis and recommend a care plan;
- Implement an appropriate care plan to be performed by SOU landscapers or a licensed arborist. Appropriate personnel will be decided on a case-by case basis jointly between the SOU Landscape Supervisor and contracted arborist;
- Selectively prune & remove dead or dying branches to boost afflicted tree's survival chances;
- If a tree has died, it shall be removed as quickly as possible by SOU landscapers or a licensed arborist. Appropriate personnel will be decided on a case-by-case basis jointly between the SOU Landscape Supervisor and contracted arborist;
- SOU will replant a minimum of (1) tree for each tree that is removed.

Healthy trees shall be maintained wherever possible but can be removed if:

- The tree is unavoidably within the footprint of a remodeled or newly constructed building;
- The tree is causing significant damage to a building or infrastructure that cannot be economically remediated, other than through tree removal;
- The tree is deemed unsafe by a licensed arborist.

SOU shall maintain a comprehensive list of all significant trees as defined by Ashland Municipal Code 18.6.1.030, the reason for removal and supporting documentation demonstrating the need for removal. This list will be made available to the City of Ashland at any time upon request. SOU will remove significant trees only upon consultation with licensed arborist (either on staff or contract). SOU will maintain records of any significant tree removal and arborists consultation and recommendations.

An annual report shall be prepared that summarizes significant tree removals on campus. Locations shall be marked on a campus map and an accompanying spreadsheet shall detail:

location, species, cause of death (if applicable), reason for removal, actions taken for replacement.

Parking Lot Trees

The 2010 SOU Campus Master Plan established that: “Parking areas shall be shaded by deciduous trees, buffered from adjacent non-residential uses and screened from non-residential uses” and that new parking areas comply with City standards for parking lot shading and landscaping.

With SOU’s commitment to becoming the 1st publicly funded university to generate enough solar power to completely offset our daytime electrical consumption (estimated at 7.2GW), SOU will be installing parking lot canopies with solar arrays. This is consistent with the recently adopted Climate Initiatives adopted by the State and being implemented at the City level. Pursuing this Sustainability goal requires a change in SOU’s practices to prepare our parking lots to be



solar canopy ready. Parking lot design moving forward will prioritize maximum solar exposure to the South and limit tree plantings in traditional planter wells that used to be distributed throughout a parking lot. No specific tree count will be required for parking areas.

Solar Arrays

Solar Arrays are supported by the Oregon Climate Initiative. SOU has taken the initiative of becoming the first publicly funded university to completely offset its electrical usage with solar power generation. Solar Array locations are identified on the Photovoltaic (PV) Array Map below (and in Appendix A) and equipment as described generally herein may be installed as rooftop or parking lot canopies. It is anticipated that while the technology of solar energy capture may evolve even through the duration of this Master Plan, SOU may continue to install similar



equipment in these locations. Further, solar is anticipated to be an option on any new facilities, new development, or new parking areas on campus and is hereby approved to be installed in those locations consistent with the standards of this Master Plan.

Arrays within the areas identified on the Photovoltaic (PV) Map and meeting the following standards are permitted:

- painted steel canopies
- max length: approx. 120 ft
- max width: approx. 45 ft.
- max height: approx. 25 ft.

Demolition or Relocation of Buildings

As an enduring university institution, SOU has continually adapted to the needs of the community and its students. The combination of perpetual ownership and public benefit mission has required an evolution of facilities, including the demolition and replacement of buildings. A university campus of this size is substantially different from the development and ownership of other individually owned lots within the City. As such, the provisions of Demolition and Relocation Standards of AMC 15.04 shall not apply except as expressly set forth in this Master Plan section, including the economic viability and relocation of facilities provisions. SOU will still comply with provisions AMC 15.04 relating to Historic Buildings.


Prior to Demolition of facilities, SOU shall submit a plan for the salvage or recycling of construction and demolition debris to the City of Ashland Demolition Review Committee for conformance with City standards and approve or modify this Plan in accordance with those standards.

Art Installations:

SOU believes that art in public places promotes visually diverse and culturally rich environments that enhance public spaces and contributes to the lives of Ashland's residents and visitors. Selection of art for permanent installation on Campus will be made by a SOU Arts Selection Committee. The installation of permanent artwork on Campus shall follow the guidelines of Art in Public Places legislation.



Temporary installations of artwork are an important part of the University culture and contribute to an environment of innovation and growth. Temporary installations of art shall be located in designated areas established in this Master Plan (see Academic Facilities Map) pursuant to approval by the SOU Arts Section Committee.



Like all development codes, these Design Guidelines will provide specific standards and direction to the University and its stakeholders. Renovation, development and wayfinding will all be improved by having this understanding with the City. While Master Plans cannot capture all the future changes that may occur on a dynamic campus, it will provide the base standards for a new decade of success and positive growth.



2025 Facilities Master Plan Amendment Acknowledgments

We would like to acknowledge the following individuals and groups for their help in compiling this plan.

CONSULTANTS

Alan Harper, Land Use Consultant
ZCS, Architectural Consultant
Hathaway Larson, LLP, Legal

MASTER PLAN TEAM

Rob Patridge, Executive Sponsor & General Counsel
Leon Crouch, Director of Facilities Services
James McNamara, Projects & Planning Manager
Susan Dyssegard, Executive Assistant
Holly Frazier, Executive Assistant

SOU CABINET

Dr. Richard J. Bailey, Jr., President
Dr. Casey Shillam, Executive Vice President & Provost
Dr. Peter Angstadt, Interim Vice President for Finance & Administration
Janet Fratella, Vice President for University Advancement
Rob Patridge, General Counsel
Sabrina Prud'homme, Board Secretary
Jonathan Chavez Baez, Assistant Vice President for Equity, Diversity & Inclusion
Dr. Carrie Vath, Dean of Students
Matt Sayre, Athletics Director

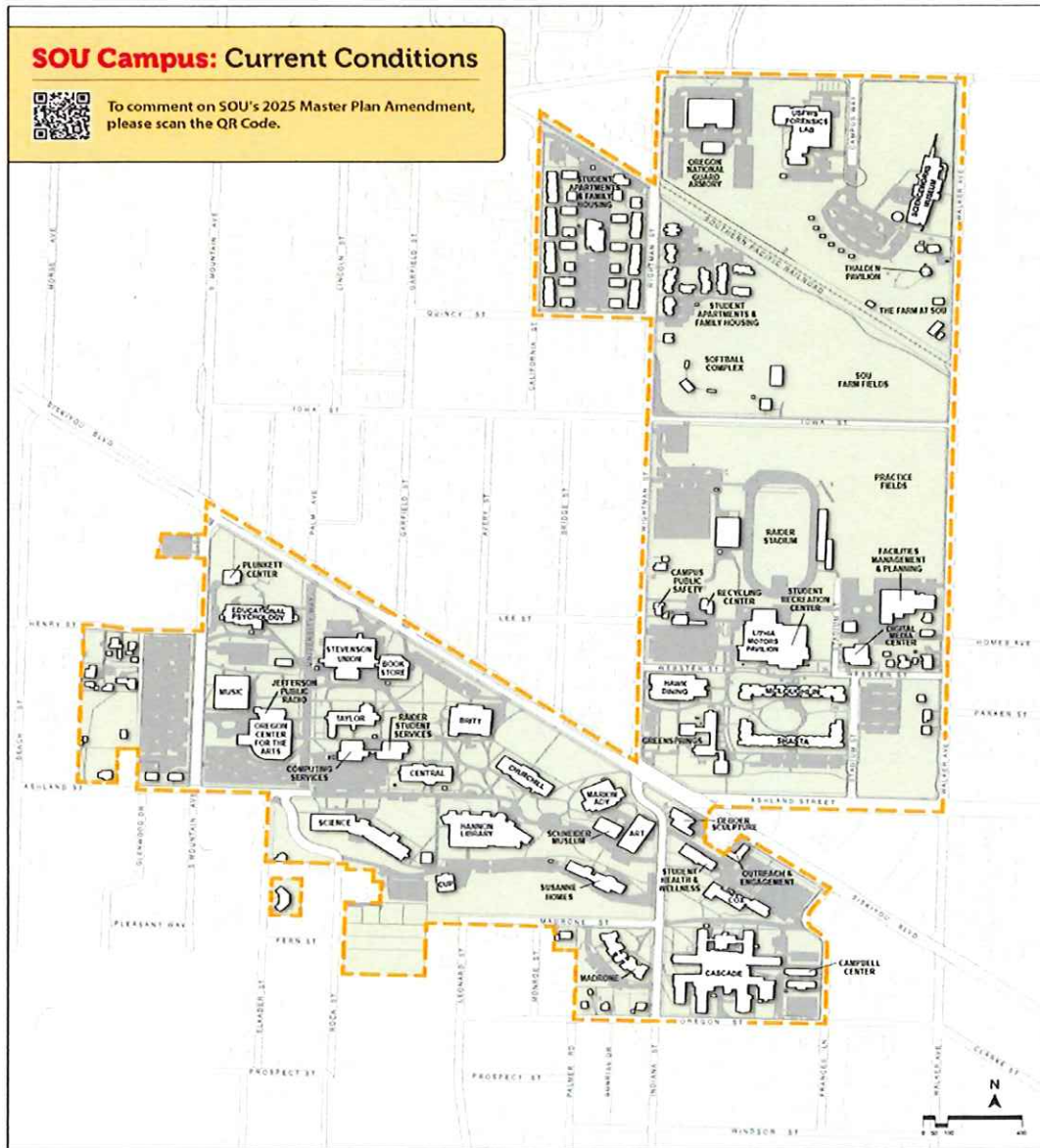
SPECIAL THANK YOU TO

Faculty & Staff
Associated Students of Southern Oregon University (ASSOU)
Tiana Gilliland, President ASSOU
Dr. Vince Smith, Dean School of Science & Business
Becs Walker, Director of Sustainability
Kenwani'cahee Kravitz, Native Nations Liaison
Patricia Syquia, Attorney for the office of General Counsel

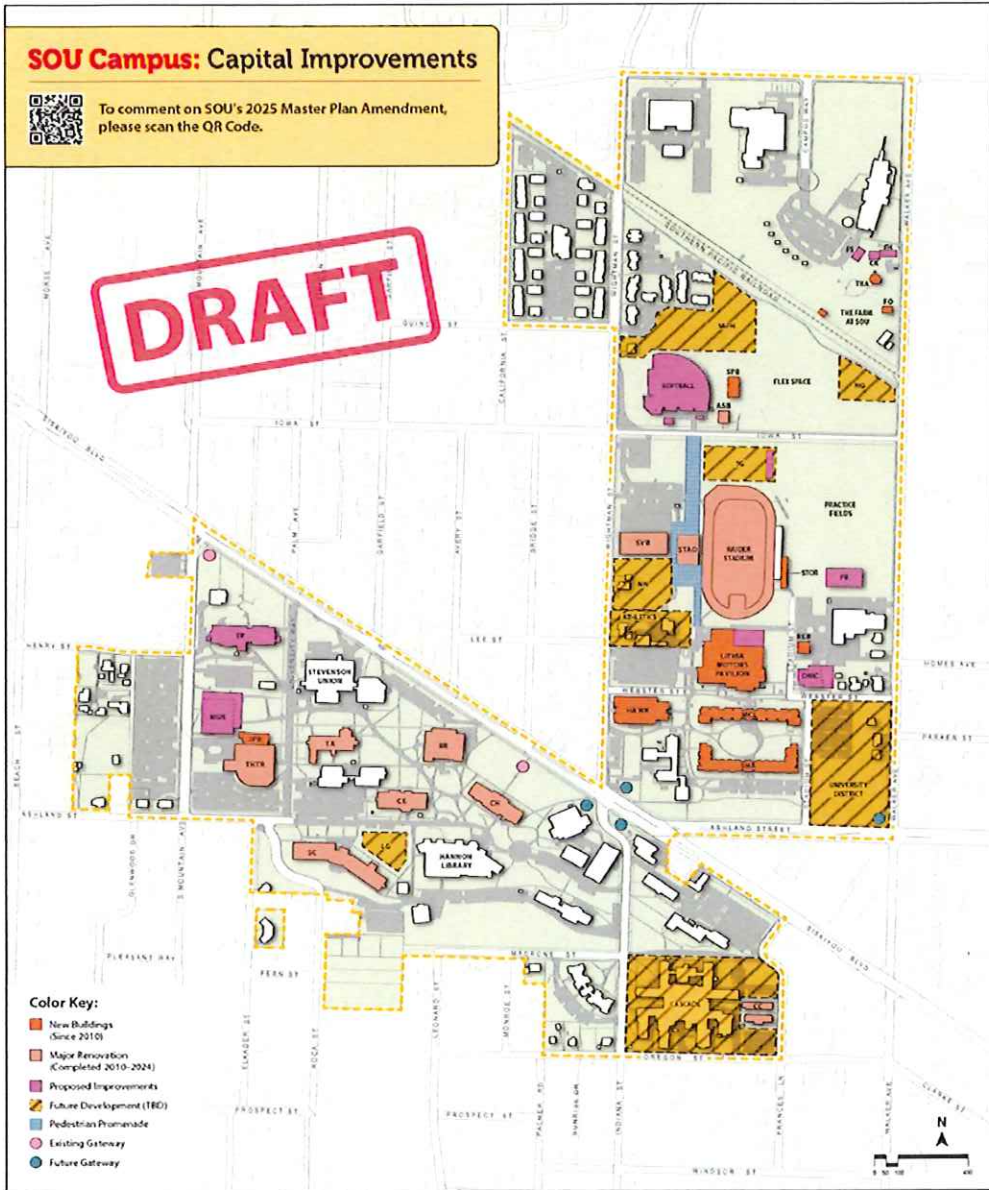


Appendix A — Maps

1) Current Conditions



2) Capital Improvements



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3) Academic Facilities



Building Key:

INSTRUCTIONAL

AB	Art Building	MUS	Music Building / Creative Industries
DB	Art East (DeBoer Sculpture)	MG	Native Garden / Greenhouse
BR	Brain Hall	SCM	Schneider Art Museum
CC	Campbell Center (JLLI)	SC	Science Building
CE	Central Hall	SCG	Sou's Life Sciences Greenhouse
CH	Churchill Hall	SUS	Suzanne Homes Hall
CS	Computing Services	TA	Taylor Hall
DMC	Digital Media Center	THA	Thalton Pavilion
EP	Education / Psychology	THTR	Theatre (Oregon Center for the Arts)
FO	Farm Operations		
LG	Learning Garden		
MA	Marion Adu		

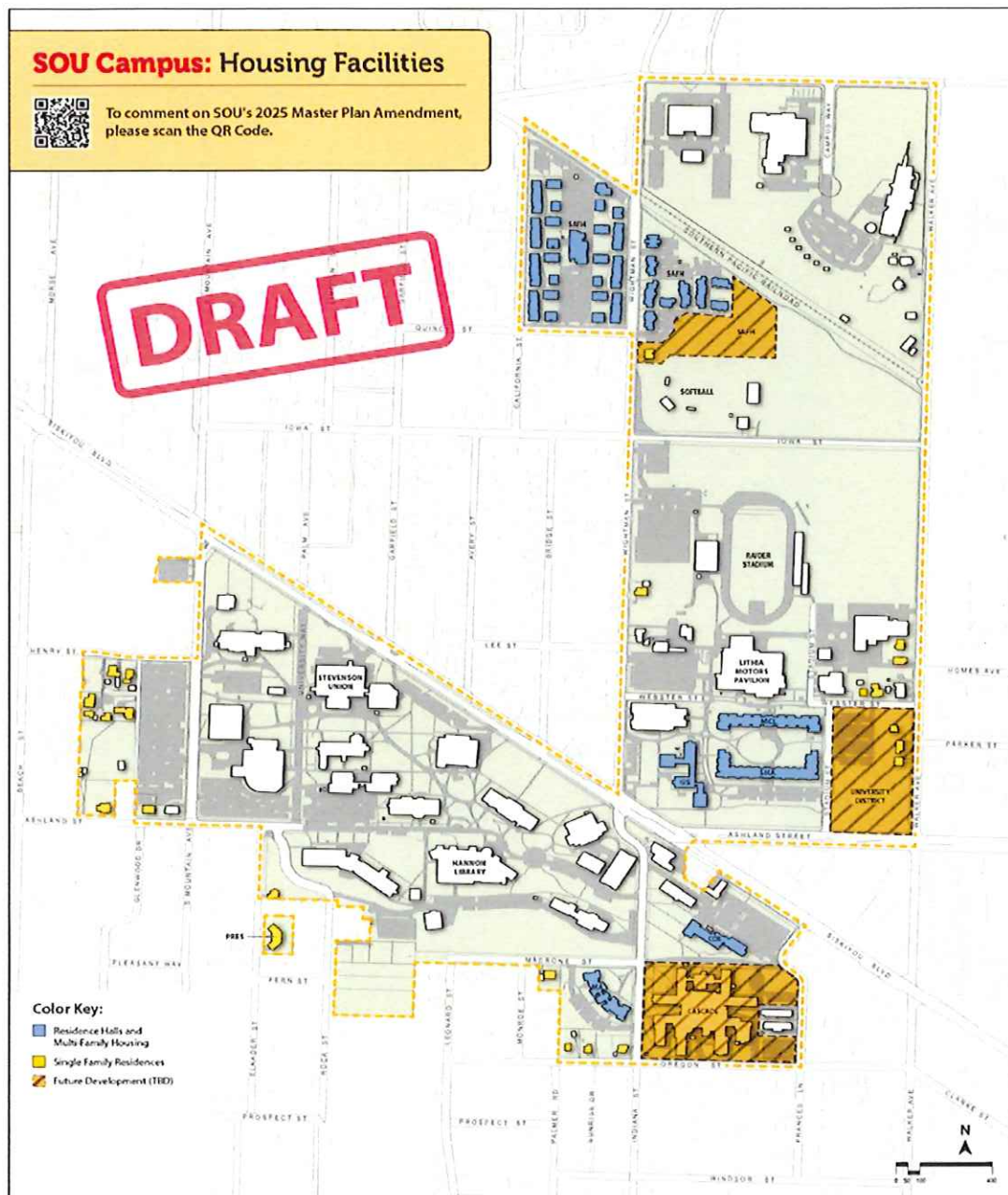
SUPPORT

ASB	Athletics Services Building	MOT	Motor Pool Shop
BKS	Book Store	NTB	North Ticket Booth
CPS	Campus Public Safety	OFC	Offices (521 South Mountain)
CLP	Central Utility Plant	PLC	Plunkett Center
ECP	Extended Campus Programs	REC	Recreation Equipment Building
FA	Farm Admin Building	REC	Recycling Center
FMP	Facilities Management & Planning	SPB	Softball Practice Building
HAWK	Hawk Dining	SRB	Stadium Retail Booth
HAZ	Hazardous Materials Storage Building	STAD	Stadium Facility
IBB	Irrigation Filter Building	STOR	Stadium Storage Facility
JPR	Jefferson Public Radio	SHWC	Student Health & Wellness Center
MOO	Modular Office Building		



04/11/2024

4) Housing Facilities



Building Key:

HOUSING

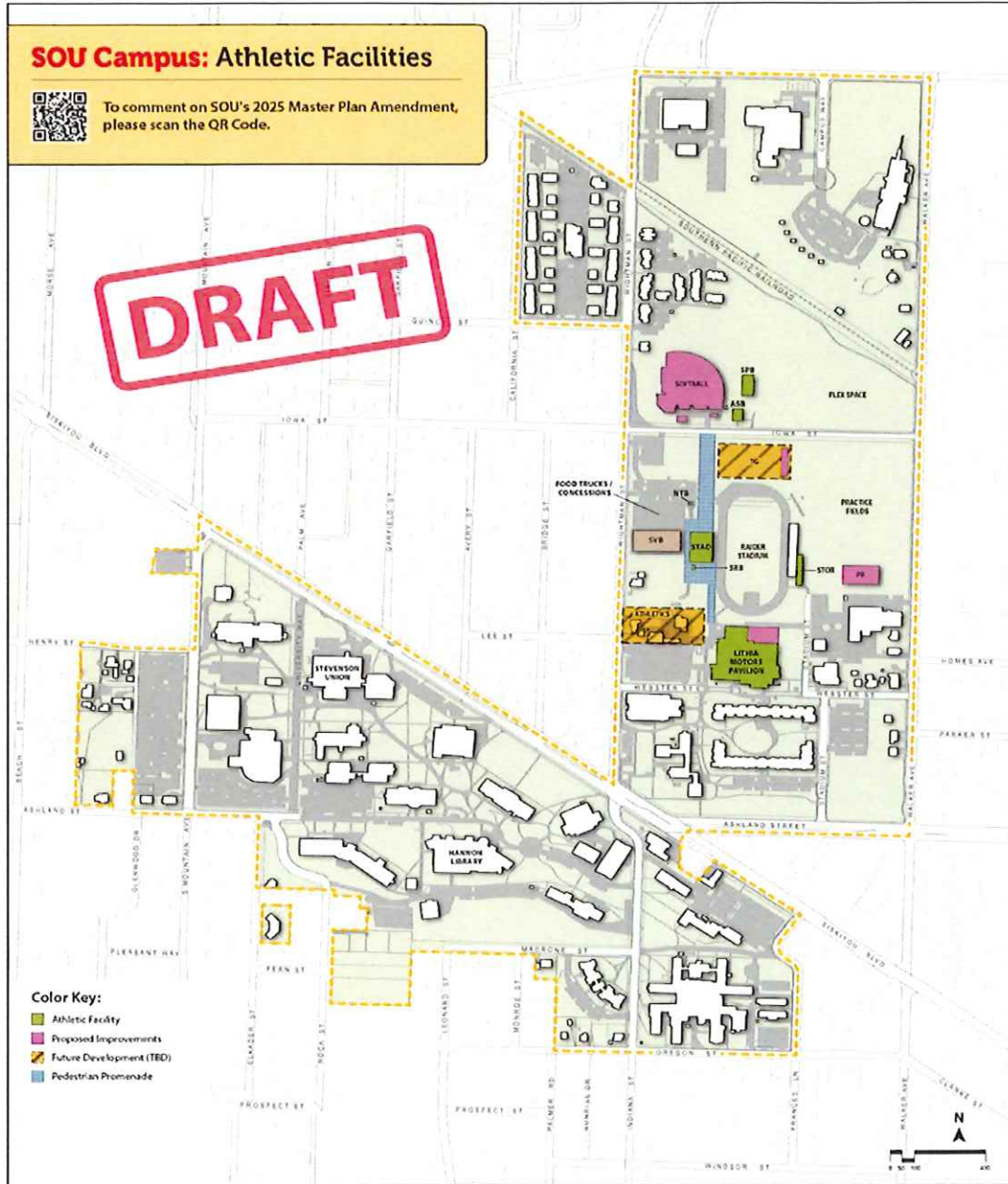
COX	Cox Residence Hall
GS	Greensprings Residence Hall
MLCL	McLoughlin Residence Hall
MA	Madrone Residence Hall
PREIS	President's Residence
SAFH	Student Apartments and Family Housing
SHA	Shasta Residence Hall

HOUSING TYPE	QUANTITY	NOTES
Residence Halls		
Total Beds Available	952	Unrestricted
Greensprings Beds Available	176	Seasonal (4 Months)
Student Apartments and Family Housing		
Studios	8	
One Bedroom	5	
Two Bedroom	97	
Three Bedroom	52	
Four Bedroom	4	
Single Family Residences		
Total Houses	21	13 Rented

04/11/2024

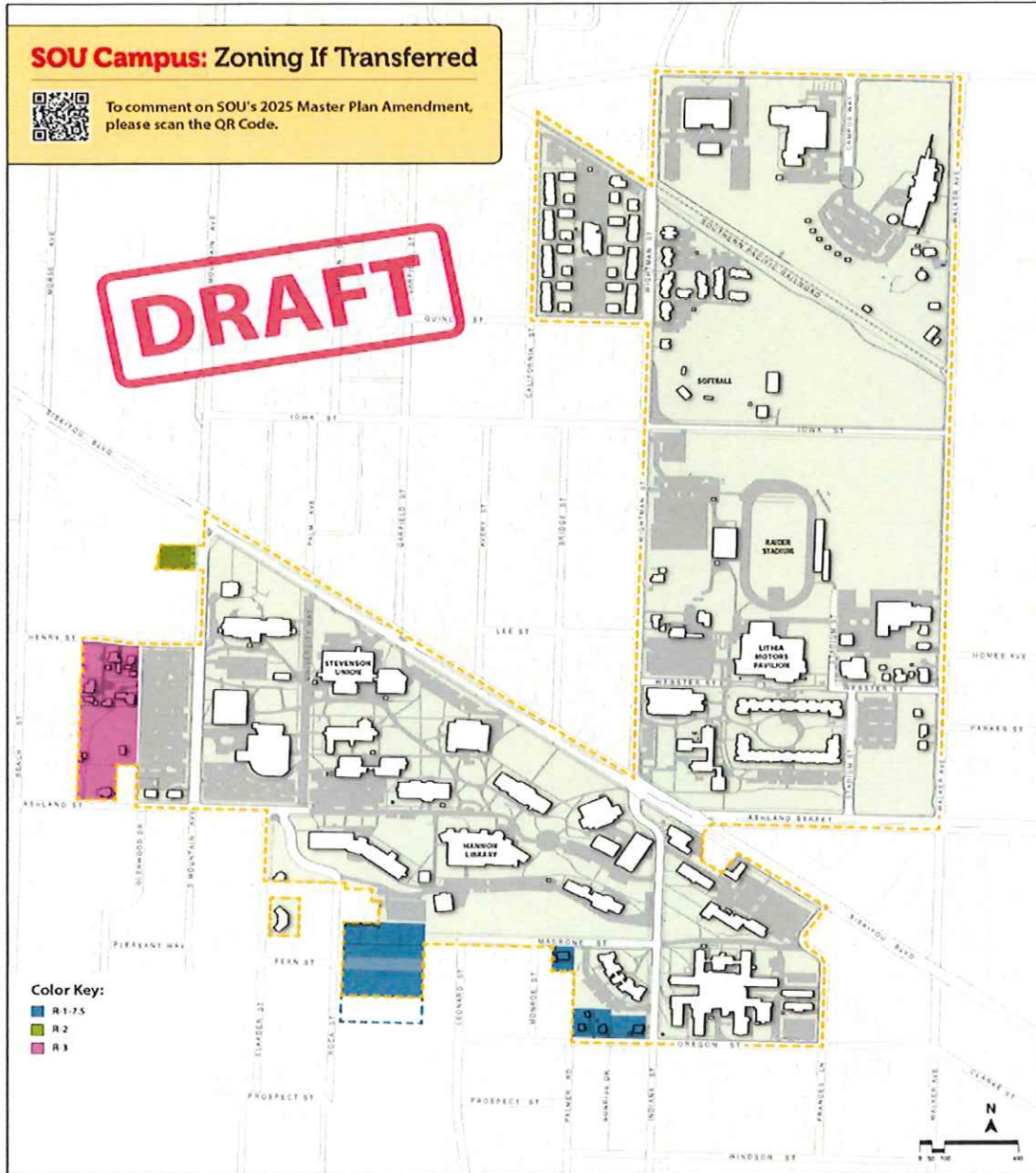


5) Athletics



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6) Zoning if Transferred



ZONING IF TRANSFERRED: R-1-7.5

LOCATION	MAP	TAX LOT
Roca St.	39 1E 158B	1500
.	.	1501
.	.	1502
.	.	1503
.	.	1600
.	.	6800
.	Fern St R.O.W.	
Madrone St.	39 1E 158B	9200
Oregon St.	39 1E 158A	1200
.	.	1201
.	.	1700
.	.	1701

ZONE CHANGE PENDING: R-1-7.5

LOCATION	MAP	TAX LOT
668 Roca St.	39 1E 158B	6900

ZONING IF TRANSFERRED: R-2

LOCATION	MAP	TAX LOT
Parking Lot 34	39 1E 0900	400
.	.	500

ZONING IF TRANSFERRED: R-3

LOCATION	MAP	TAX LOT
Henry St.	39 1E 0900	5300
.	.	5500
.	.	5600
.	.	5700
.	.	5800
.	.	5901
.	.	6000
.	.	6100
.	.	6198
.	.	6199
.	.	6200



Draft 11/01/2024

7) Photovoltaic EV Arrays



Draft 11/01/2024

Appendix B — Campus Facilities



Education & General (E & G) Buildings

Institution	Building ID	Building Name	Primary Building Use	Building GSF	% E & G	Year Built	Last Renovation	Master Plan Notes
SOU	B0035	ART BUILDING	Classrooms, Offices, Studios	19,254	100	2000		HVAC Upgrades scheduled 2025
SOU	B0128	ART EAST (DEBORER SCULPTURE)	Offices, Studios, Shops	6,870	100	1961	1997	
SOU	B0002	BRITT HALL	Classrooms, Offices	49,969	100	1936	2022-2024	Complete Building Renovation
SOU	B0182	CAMPBELL CENTER (OLLI)	Classrooms, Offices	5,311	100	1967	2019	
SOU	B0153	CAMPUS PUBLIC SAFETY	Offices, Storage	2,241	100	1958		Building in Poor Condition, Possible redevelopment of Site
SOU	B0012	CASCADE COMPLEX	Residence Halls	194,467	100	1964	1992(kitch-Din)	Complex to be demolished in 2025
SOU	B0013	CENTRAL HALL	Classrooms, Offices	56,544	100	1950	2022-2025	Complete Renewal to be completed 2025
SOU	B0018	CENTRAL HEAT PLANT	Utilities	9,918	100	1957	2019	
SOU	B0001	CHURCHILL HALL	Classrooms, Offices	36,098	100	1926	2011	Complete Building Renovation in 2012
SOU	B0006	COMPUTING SERVICES	Classrooms, Offices	32,770	100	1990		
SOU	B0056	DIGITAL MEDIA CENTER (DMC)	Classrooms, Offices	8,385	100	2003		Renovation & Small Addition planned for this MP cycle
SOU	B0020	EDUCATION/ PSYCHOLOGY	Classrooms, Offices	47,266	100	1973		Major Renovation planned in this MP cycle
SOU	B0191	EXTENDED CAMPUS PROGRAMS	Offices	2,384	100	1958		Building in Poor Condition, Possible redevelopment of Site
SOU	B0191	FACILITIES MANAGEMENT & PLANNING	Shops, Offices, Storage	34,375	100	1994		
SOU	B0222	FARM AT SOU - ADMIN BUILDING	Offices	1,612	100	1939		possible replacement in this MP cycle
SOU	B0222	FARM AT SOU - OPERATIONS BUILDING	Maintenance, Produce coolers	640	100	2019		
SOU	B0019	HANNON LIBRARY	Stacks, Classrooms, Offices	127,210	100	1967	2003	
SOU	B0060	HAZARDOUS WASTE STORAGE BUILDING	Storage	220	100	2007		
SOU	B0025	IRRIGATION FILTER BUILDING	Utilities	100	100	1970		
SOU	B0037	JEFFERSON PUBLIC RADIO (JPR)	Offices & Studios	6,468	100	2018		
SOU	various	JPR-REMOTE TRANSMITTER SITES	Utilities	2,356	100	various		
SOU	B0015(LITHIA), B0036(SRC)	LITHIA PAVILION-STUDENT REC CENTER	Gyms, Classrooms, Offices	94,021	100	2018		
SOU	B0009	MARION ADY	Classrooms, Offices, Studios	36,431	100	1958	2000	HVAC upgrades Planned for 2025
SOU	B0059	MEDFORD HIGHER EDUCATION CENTER	Classrooms, Offices, Labs	68,510	0.5	2008		
SOU	B0220	MODULAR OFFICE BUILDING	Offices	1,792	100	2011		

continues . . .

Institution	Building ID	Building Name	Primary Building Use	Building GSF	% E & G	Year Built	Last Renovation	Master Plan Notes
SOU	B0154	MOTORPOOL SHOP	Vehicle Maintenance	2,420	100	1958		Possible redevelopment of site in this MP cycle
SOU	B0027	MUSIC BUILDING	Recital Hall, Classrooms, Offices	45,461	100	1970		Major Renovation-addition planned for this MP cycle
SOU	B0221	HAWK DINING	Food Service, Dining Hall	24,324	10	2012		
SOU	B0179	PLUNKETT CENTER	Offices	6,378	50	1890	1985	
SOU	B0016	PRESIDENTS RESIDENCE (610 ELKADER)	Residence	5,285	30	1950		
SOU	B033B	RECREATION EQUIPMENT BUILDING	Storage	3,391	1	2019		
SOU	B0155	RECYCLING CENTER	Trash Sorting & Recycling	960	1	1958	2019	
SOU	B0029	SCHNEIDER ART MUSEUM	Galleries, Offices	6,035	1	1985		Possible expansion or replacement in this MP cycle
SOU	B0010	SCIENCE BUILDING	Classrooms, Offices, Labs	80,998	1	1958	2016	
SOU	B0031	SOURS LIFE SCIENCES GREENHOUSE	Greenhouse	2,162	1	1980	2018	
SOU	B0033AB	STADIUM STORAGE FACILITY	Storage	1,920	33	2021		
SOU	B0014	STUDENT HEALTH & WELLNESS CENTER	Offices, Counseling, Clinical	11,016	100	1964		
SOU	B0005	SUSANNE HOMES HALL	Classrooms, Offices	39,163	100	1947		Possible renovation/adaptive reuse in this MP cycle
SOU	B0004	TAYLOR HALL	Classrooms, Offices	45,867	100	1965	2020	
SOU	B0028	THEATRE (OREGON CENTER FOR THE ARTS)	Performance, Shops, Offices	51,346	100	1981	2018	
SOU	B0118	521 SOUTH MOUNTAIN	Tutoring, Offices	2,436	100	1950		former rental house
				1,164,466				
Auxiliaries								
	B6852	STEVENSON UNION	Mtg rooms, food service, offices	95,600	0	1972		Possible renovation in this MP cycle
	B6837	STADIUM FACILITY	Weight rm, locker rooms, offices, seating	26,173	0	1983		
	B1917	ATHLETICS SERVICES BUILDING	Softball team room, Toilet rooms	1,380	0	1985		
		SOFTBALL PRACTICE BUILDING	Batting cages, storage	3,391	0	2014		
	B1916	NORTH TICKET BOOTH	Ticket sales	98	0	1983		
				126,642				
Residence Halls								
	B6858	COX HALL	Conference housing	43,826	0	1958		
	B6826	GREENSPRINGS	Residence Halls	84,799	0	1968		

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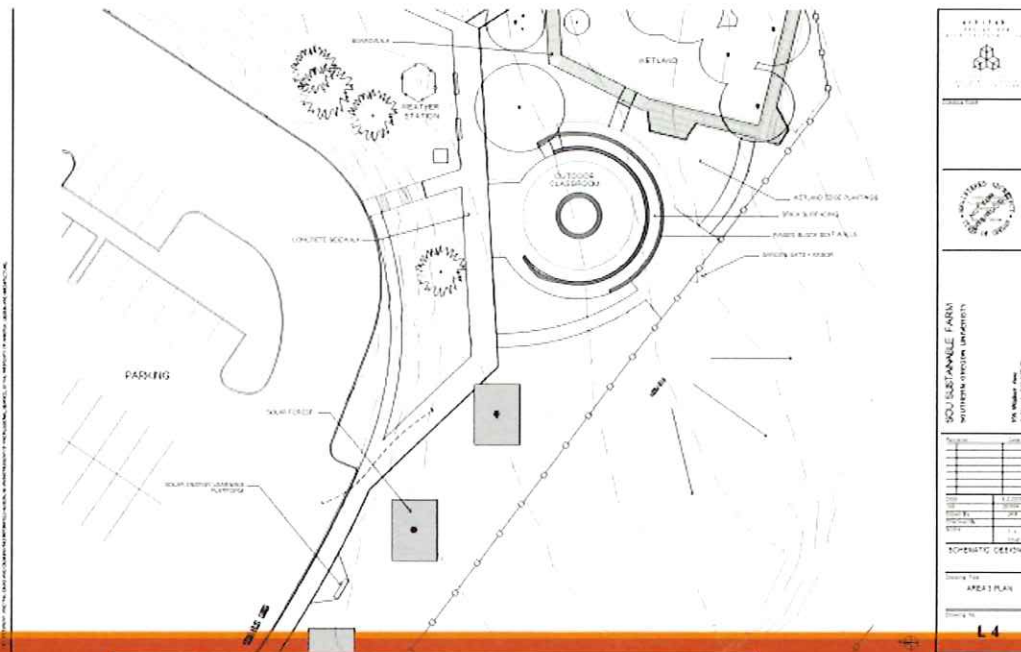
Institution	Building ID	Building Name	Primary Building Use	Building GSF	% E & G	Year Built	Last Renovation	Master Plan Notes
	B6865	MADRONE HALL	Residence Hall	38,444	0	2005		
		SHASTA HALL	Residence Hall	106,582	0	2005		
		MCCLOUGHLIN HALL	Residence Hall	89,729	0	2013		
				363,380				
SAFH Multi-Family Housing Complex								
	B6686	Family Housing Unit #2	Apartments	4,308	0	1990		
	B6683	Family Housing Unit #22	Apartments	4,308	0	1990		
	B6822	Family Housing Unit #13	Apartments	2075	0	1990		
	B4624	Family Housing Unit #6	Apartments	10,298	0	1990		
	B6821	Family Housing Unit #12	Apartments	10,398	0	1990		
	B4754	Family Housing Unit #18	Apartments	10,398	0	1990		
	B4679	Old Mill Village Unit H	Apartments	4008	0	1996		
	B6688	Family Housing Unit #4	Apartments	6732	0	1990		
	B6685	Family Housing Unit #1	Apartments	3,419	0	1990		
	B6819	Family Housing Unit #10	Apartments	5,280	0	1990		
	B6861	Family Housing Unit #16	Apartments	5,280	0	1990		
	B4849	Old Mill Village Unit C	Apartments	4,008	0	1996		
	B4678	Old Mill Village Unit G	Apartments	4,008	0	1996		
	B6860	Family Housing Unit #15	Apartments	7,790	0	1990		
	B6849	Old Mill Village Unit F	Apartments	6,680	0	1996		
	B6847	Old Mill Village Unit D	Apartments	2,906	0	1996		
	B4750	Old Mill Village Unit A	Apartments	4,008	0	1996		
	B4752	Old Mill Village Unit B	Apartments	5,526	0	1996		
	B6848	Old Mill Village Unit E	Apartments	5,708	0	1996		
	B4753	Old Mill Village Unit I	Apartments	5,600	0	1996		
	B4755	Family Housing Unit #19	Apartments	2,458	0	1990		
	B4625	Family Housing Unit #7	Apartments	2,458	0	1990		
	B6682	Family Housing Unit #21	Apartments	8,548	0	1990		
	B6818	Family Housing Unit #9	Apartments	8,548	0	1990		
	B6680	Family Housing Unit #20	Apartments	3,632	0	1990		
	B6687	Family Housing Unit #3	Apartments	3,632	0	1990		
	B4623	Family Housing Unit #5	Apartments	3,632	0	1990		
	B6726	Family Housing Unit #8	Apartments	3,632	0	1990		

continues ...

Institution	Building ID	Building Name	Primary Building Use	Building GSF	% E & G	Year Built	Last Renovation	Master Plan Notes
	B6820	Family Housing Unit #11	Apartments	3,640	0	1990		
	B4677	Family Housing Unit #14	Apartments	3,640	0	1990		
	B1915	Family Housing Unit #17	Apartments	3,640	0	1990		
	B1919	FH Maintenance Bldg	Shop + Storage	2,020	0	1990		
	B6684	FH Community Bldg	mtg rooms, daycare, laundry, Offices	8,501	0	1990	Addition/remodel 2004	
				170,719				
	Houses (rentals & vacant)							
	B1507	1555 Webster St	house	1,630	0			SOU acquired 1966
	B2011	381 Walker Ave	house	1,124	0			SOU acquired 1970
	B2192	1049 Ashland St	house	2,200	0	1900		
	B1887	1066-1066 1/2 Henry St	house + converted garage	1,428	0			SOU acquired 1973
	B1920	1038 Henry St	house	1,529	0			SOU acquired 1979
	B2279	393 Walker Ave	house	1,144	0			SOU acquired 1970
	B1881	1077 Ashland St	house	2,200	0	1940		
	B2010	1060 Henry St	house	1,396	0	1935		
	B2278	1551 Webster St	house	765	0			SOU acquired 1969
	B1884	380 Wightman St	house	3,128	0			SOU acquired 1979
	B1888	1040 Henry St	house	633	0	1950		
	B1889	1058 Henry St	house	754	0	1950		
	B1882	697 Indiana St	house	2,180	0			SOU acquired 1969
	B1933	580 Elkader	house	1,056	0	1961		
	B1883	164 Wightman St	house	798	0	1950		
	B1892	435 Walker Ave	house	850	0			SOU acquired 1966
	B2283	455 Walker Ave	house	2,710	0			SOU acquired 1966
	B1513	1352 Madrone St	house	1,333	0			SOU acquired 1973
	B1922	421 Walker Ave	house	1,732	0			SOU acquired 1966
		1349 Oregon St	house	667	0	1948		
		1383 Oregon St	house	2,296	0			SOU acquired 1964
	B1923	1056 Henry St	house	1,396	0	1890		
	B1891	467 Walker Ave	house	2,224	0			SOU acquired 1966
				35,173				
	Summary	Square Footage						
	E&G Buildings	1,164,466						
	Auxiliaries	126,642						
	Residence Halls	363,380						
	Family Housing Complex	170,719						
	Houses	35,173						
	SOU total (gsf)	1,860,380						

END

Appendix C — Farm Design Documents





PHASE 3 IMAGERY

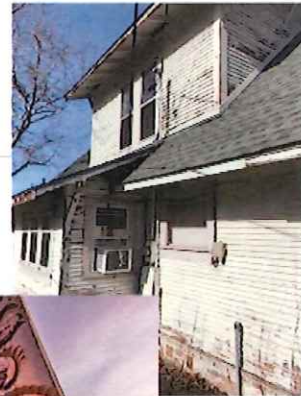


COURSE NO.	
SOU SUSTAINABLE FARM SOUTHERN OREGON UNIVERSITY	
Mr. Number: 000 Mr. Title: 0000	
Designer:	Date:
Scale:	Project No.:
Drawing No.:	Date:
SCHEMATIC DEVELOP	
Drawing Title:	
DRAWN BY:	
Drawing No.:	
L 8	

155 Walker Ave



- Classroom/Lab
- Offices
- Sustainability Demonstration (ScienceWorks)
- Equipment Storage
- Commercial Kitchen
- Restrooms
- 3,960 Square feet



Memo

CITY OF
ASHLAND

Date: March 11, 2025
From: Scott A. Fleury
To: Transportation Commission
RE: Capital Improvement Program-Roadway, Bicycle and Pedestrian Networks (2025-2027)

BACKGROUND:

The Transportation Advisory Committee is charged with providing a review and recommendations regarding the transportation (vehicle, bicycle, pedestrian) networks to the Public Works Director. The Capital Improvement Plan (CIP) is updated every two years to coincide with the biennium budget development. A two (2) and six (6) year plan is typically developed following recommendations from the Transportation System Plan CIP along with alternations from staff based on changing policies and priorities of the City Council.

2.13.030 Powers and Duties, Generally

C. Funding: will make recommendations to the Public Works Director on the transportation section of the City's Capital Improvements Program;

Current Biennium CIP Background

February 16, 2023 Committee Meeting:

At the February Committee Meeting, the Committee recommended approval of the Transportation Capital Improvement Program, with one alteration. The recommended change was to move Lithia Way Bike Boulevard and Water Street Bike Boulevard up in the priority list. Staff has made the recommended changes to the CIP document and it is attached for reference.

Operational Breakdown

Street Division:

The Street Fund has two components; operations and systems development charges (SDC) fund accountability. Division personnel are shared with the storm drain division; with the street division having a dedicated 8.1 FTE, including a maintenance/capital project manager. Division members maintain street and bike lane surfaces (sweeping, pothole corrections, crack seal, paving, ditch cleaning, signage and pavement markings), city sidewalks, railroad crossings and conduct debris and snow removal as required. Further, street division staff perform locates for both wastewater and storm drain infrastructure as well as ensure compliance with vegetation code.

2 Year Project List

A spreadsheet of the 2-year transportation network projects proposed for the 2025-2027 biennium is attached for reference. A spreadsheet of the projected 6-year transportation network projects is also attached for reference. Also as previously discussed staff will be working to bid major pavement rehabilitation projects in summer with hardscape (ADA) work occurring in fall/winter and paving work to occur in spring to early summer in order to avoid congestion and closures during peak fire season.

1. **Hardesty Site Development & Equipment Storage**
 - a. Staff has coordinated with S&B James over the current biennium to relocate a metal building currently at the B St. yard to the Hardesty property and construct a new metal storage building. The design is essentially complete, but the costing is significantly higher than originally envisioned. This project will move slower in a phased approach over the 2025-2027 Biennium.

2. **Clay Street - 300-ft north of Takelma to Siskiyou Boulevard**
 - a. An Intergovernmental Agreement is in place with the Oregon Department of Transportation (ODOT) for preliminary design and right of way. Staff expects ODOT to obtain consultant services to begin project in spring/summer of 2025 with the City providing the required 10% match for these phases at that time. The process will take up to 24 months and additional funds for construction will most likely be needed through the Rogue Valley Metropolitan Organization.

3. **N Mountain Ave Rehabilitation - I-5 Overpass to E Main St**
 - a. Dowl has completed a majority of the design work for the rehabilitation project. They were recently charged with a change order to add in the design of a new watermain from East Main to Hersey Street due to age and elevation of piping. The City has also been coordinating the improvement with Central Oregon and Pacific Railroad and recently received a cost estimate for the improvement of the rail crossing that was approximately 4-5 times higher than what was previously done and paid for as part of the Hersey St. rehabilitation. This will need to be resolved moving forward and staff will be breaking the project into two with the first phase of the rehabilitation being from Hersey St. to the Interstate and the second phase being from Hersey St. to East Main St.

Staff will look to utilize the Oregon Transportation Infrastructure Funding Bank to fund the project (paid with Food and Beverage revenues).

4. **Oak Street Rehabilitation -East Main to City Limits**
 - a. Staff to develop final Qualifications Based Solicitation Document for the design and construction administration for this project and release in spring/summer of 2025. Construction would not occur until 2027 at the earliest.

5. **Beaver Slide - Water Street to Lithia Way**
 - a. No new action on this project. Project to continue if recommended into 2025-2027 biennium. This project has been tied to the Oregon Department of Transportation signal project for Water St. and East Main St.

6. **B Street Bicycle Boulevard - From Oak Street to N Mountain Avenue**
 - a. The corridor safety analysis is complete with recommendations from Kittelson. Recommendations include lowering speed limit to 20 mph, installing sharrows, mini-roundabouts and a 4-way stop at B St. and Third St. The Street Division will do a majority of the improvement work when they start the signage and striping work (spring/summer of 2025). Additional improvements after follow up analysis will be performed in the 2025-2027 Biennium.

7. 8th Street Bicycle Boulevard - A Street to E Main Street

- a. Tied to B St. project, see above.

8. Hersey Street Bicycle Boulevard

- a. This project looks to convert the existing bike lane facility to a buffered/protected facility similar to the Ashland St. improvements. This project will require the removal of parking and a public hearing at the TAC and City Council will most likely be required. Staff will also look to fund this improvement through grants and would like to see this project listed in the SS4A action plan to provide for potential Federal Highway Administration grant funding moving forward.

9. Transportation System Plan Update

- a. ODOT has advertised the project and staff along with TAC member Brouillard will be grading responses and negotiating with the preferred consultant team in spring of 2025. There is a 10% hard match for the project and staff has budgeted for that in the 2025-2027 Biennium.

10. SS4A Action Plan

- a. This is an additional planning effort that will take place in 2025 under a Federal Highway Administration grant. Staff is waiting for FHWA approval of the grant agreement and recently reached out for an update. Staff has a draft solicitation document that will be edited and advertised once the grant agreement is in place.

11. Central Ashland Bike Path Feasibility Study

- a. This is a new planning effort discussed in the 2023-2025 biennium and staff will seek grant funding for the feasibility study. The study will analyze what is needed to complete the network and provide information on necessary permitting, railroad coordination, right of way needs, and develop up to a 30% design and cost estimate for the project.

How are Transportation CIP projects developed?

The Transportation System Plan (TSP) is the fundamental planning document that analyzes all transportation modes in the City and recommends improvements and changes to meet the transportation needs of the community.

The TSP is required to meet the Transportation Planning Rule (TPR) (OAR 660-12).

When developing a TSP goals and objectives are developed that outline the “direction” the Community wishes to head with respect to its transportation options and associated improvements. Once the goals are agreed upon then existing conditions are analyzed and future conditions are predicted. This future analysis leads to development of improvement alternatives. Once all of the projects are defined an implementation plan is developed. The general layout of a TSP/process is shown below. With all master plans developed by the City public engagement is a priority and facilitated in various ways including, through open houses, committee participation, Commission review and Council presentations.

1. Develop Public Engagement Plan
2. Goals and Objectives
3. Existing Conditions

4. Future Conditions
5. Solutions Development and Evaluation
6. Funding Program
7. Final Documentation
8. Plan Adoption

Project Funding:

The “Street Fund” and associated transportation projects are funded through the collection of the street user fee, state gas tax, food & beverage tax, system development charges, local improvement districts (LIDs), and grants.

During the TSP update process improvements are defined for all modes and generally all of the projects defined and total costs exceed the planned available funding within a 25 year planning window. This total is referenced as the preferred plan.

The projects are then paired down to what is considered a “fiscally constrained” list. This list is defined as what is expected to be funded within the 25-year window when compared to previous expense and associated revenues.

The Financially Constrained Plan and Preferred Plan facilitate the TSP’s implementation. The projects, programs, and studies included in the Financially Constrained Plan are higher priority projects on which the City plans to focus their funding resources. The Preferred Plan helps the City leverage opportunities that may arise through development, unexpected grant monies, and/or agency partnerships to implement additional projects, studies and/or programs identified as needed and desired.

Public Works then takes the transportation system prioritized projects and aligns them in the 2/6 year Capital Improvement Plan (CIP). The priority of the project is one consideration that is given to a project when aligning them in the CIP document. Other considerations include associated projects from other enterprise funds and their master plan requirements (water, wastewater and storm); project funding and grant availability during given years; road network Pavement Condition Index; Regulatory requirements/changes and Council goals. The CIP is a living and evolving document and changes from biennium to biennium based on all the considerations/requirements at the time. The CIP is a planning level document and not prescriptive in the expectation that all projects get completed in the specified timeframe and at the estimated costs. Generally, the costs shown in the CIP are planning level estimates and can fluctuate dramatically given inflation in labor and materials. The project scope can also change from when it is original development either increasing or decreasing project cost. Actual project costs are refined through the preliminary and final engineering process for each project.

Once the Council approves the CIP document and the biennium budget then staff begin the process of “project delivery”. This usually starts with development of a solicitation for professional services and then contract negotiation with the highest ranked proposer for engineering services. Once a scope and fee is negotiated then contract approval is brought before the City Council. Once the engineering phase is complete the project is publicly bid for construction and again a construction contract is brought before Council for approval.

CONCLUSION:

The TAC is to provide feedback to the Director of Public Works on the CIP list for the transportation network per the Municipal Code.

PUBLIC COMMENTS:

Staff has attached numerous public comments received regarding the transportation network CIP for the TAC to consider.

Capital Improvements Plan 2026-2031 Construction Years		Regulatory	Capacity	Deficiency	Life Cycle	Project Totals FY26-FY31					
Project Description											
Roadway						FY26	FY27	Project Totals	Street SDC	Other (grants)	Fees & Rates (debt)
Hardesty Site Development & Equipment Storage						\$ 1,007,052	\$ 1,007,052	\$ 2,014,104	\$ -	\$ -	\$ 2,014,104
Clay Street - Faith Avenue to Siskiyou Boulevard (STBG/CMAQ)						\$ 1,711,211	\$ 1,205,000	\$ 2,916,211	\$ -	\$ 6,551,792	\$ (3,635,581)
Subtotal Roadway						\$ 2,718,263	\$ 2,212,052	\$ 4,930,315	\$ -	\$ 6,551,792	\$ (1,621,477)
Street Overlays/Reconstructions						FY26	FY27	Project Totals	Street SDC	Other (grants)	Fees & Rates (debt)
N Mountain Ave - I-5 Overpass to E Main St						\$ 1,500,000	\$ 3,500,000	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000
Oak St - City Limits to E Main St						\$ 1,000,000	\$ 3,500,000	\$ 4,500,000	\$ -	\$ -	\$ 4,500,000
Subtotal Street Improvements/Overlays						\$ 2,500,000	\$ 7,000,000	\$ 9,500,000	\$ -	\$ -	\$ 9,500,000
Sidewalk/Pedestrian						FY26	FY27	Project Totals	Street SDC	Other (grants)	Fees & Rates (debt)
Beaver Slide - Water Street to Lithia Way						\$ -	\$ 350,000	\$ 350,000	\$ 339,920	\$ -	\$ 10,080
Subtotal Sidewalk/Pedestrian						\$ -	\$ 350,000	\$ 350,000	\$ 339,920	\$ -	\$ 10,080
Bicycle						FY26	FY27	Project Totals	Street SDC	Other (grants)	Fees & Rates (debt)
B Street Bicycle Boulevard - Oak Street to N Mountain Avenue						\$ 75,000	\$ -	\$ 75,000	\$ 25,425	\$ 7,500	\$ 42,075
Hersey Street Bicycle Boulevard - N Main Street to N Mountain Avenue						\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
8th Street Bicycle Boulevard - A Street to E Main Street						\$ -	\$ 44,000	\$ 44,000	\$ 14,916	\$ 4,400	\$ 24,684
Subtotal Bicycle						\$ 75,000	\$ 1,044,000	\$ 1,119,000	\$ 40,341	\$ 1,011,900	\$ 66,759
TRANSPORTATION						\$ 5,293,263	\$ 10,606,052	\$ 15,899,315	\$ 380,261	\$ 7,563,692	\$ 7,955,362

Capital Improvements Plan 2026-2031 Construction Years		Regulatory	Capacity	Deficiency	Life Cycle	Project Totals FY26-FY31					
Project Description						FY26	FY27	Project Totals	Street SDC	Other	Fees & Rates
Roadway/Sidewalk/Pedestrian/Bicycle											
TSP Update						\$ 25,000	\$ 25,000	\$ 50,000	\$ 50,000	\$ -	\$ -
SS4A Action Plan						\$ 37,500	\$ 37,500	\$ 75,000	\$ 50,000	\$ 25,000	\$ -
Central Ashland Bike Path Extension Feasibility Analysis						\$ 87,500	\$ 87,500	\$ 175,000		\$ 175,000	
Subtotal Roadway						\$ 150,000	\$ 150,000	\$ 300,000	\$ 50,000	\$ -	\$ -
TRANSPORTATION / LID						\$ 150,000	\$ 150,000	\$ 300,000	\$ 50,000	\$ -	\$ -
TOTAL CIP OVER TIME (STUDIES)						\$ 150,000	\$ 150,000	\$ 300,000	#REF!	#REF!	#REF!
						FY26	FY27	FY25-31 TOTAL			

Capital Improvements Plan 2026-2031 Construction Years		Regularity	Capacity	Deficiency	Life Cycle	Project Totals FY26-FY31										
Project Description						FY25	FY26	FY27	FY28	FY29	FY30	FY31	Project Totals	Street SDC	Other (grants)	Fees & Rates (debt)
Roadway																
Hardesty Site Development & Equipment Storage						\$ -	\$ 1,007,052	\$ 1,007,052	\$ -	\$ -	\$ -	\$ -	\$ 2,014,104	\$ -	\$ -	\$ 2,014,104
Clay Street - Faith Avenue to Siskiyou Boulevard (STBG/CMAQ)						\$ -	\$ 1,711,211	\$ 1,205,000	\$ 4,385,463	\$ -	\$ -	\$ -	\$ 7,301,674	\$ -	\$ 6,551,792	\$ 749,882
Subtotal Roadway						\$ -	\$ 2,718,263	\$ 2,212,052	\$ 4,385,463	\$ -	\$ -	\$ -	\$ 9,315,778	\$ -	\$ 6,551,792	\$ 2,763,986
Street Overlays/Reconstructions																
N Mountain Ave - I-5 Overpass to E Main St						\$ 500,000	\$ 1,500,000	\$ 3,500,000	\$ 2,500,000	\$ 3,000,000	\$ -	\$ -	\$ 10,500,000	\$ -	\$ -	\$ 10,500,000
Oak St - City Limits to E Main St						\$ -	\$ 1,000,000	\$ 3,500,000	\$ 4,500,000	\$ -	\$ -	\$ -	\$ 9,000,000	\$ -	\$ -	\$ 9,000,000
Siskiyou Blvd - E Main St to Walker Ave						\$ -	\$ -	\$ -	\$ 1,000,000	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 11,000,000	\$ -	\$ -	\$ 11,000,000
A St - 1 st Street to 8 th Street						\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 4,000,000	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000
Subtotal Street Improvements/Overlays						\$ 500,000	\$ 2,500,000	\$ 7,000,000	\$ 8,000,000	\$ 8,000,000	\$ 6,000,000	\$ 4,000,000	\$ 35,500,000	\$ -	\$ -	\$ 35,500,000
Sidewalk/Pedestrian																
Beaver Slide - Water Street to Lithia Way						\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 339,920	\$ -	\$ 10,080
Walker Avenue - Oregon Street to Woodland Drive						\$ -	\$ -	\$ -	\$ 375,000	\$ -	\$ -	\$ -	\$ 375,000	\$ 93,750	\$ 281,250	\$ -
Ashland Street - Liberty Street to S Mountain Avenue						\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ 125,000	\$ 375,000	\$ -
Clay St - Siskiyou Boulevard to Mohawk Street						\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000	\$ -	\$ 550,000	\$ 137,500	\$ 412,500	\$ -
Lincoln Street - E Main Street to Iowa Street						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375,000	\$ 375,000	\$ 93,750	\$ 281,250	\$ -
Subtotal Sidewalk/Pedestrian						\$ -	\$ -	\$ 350,000	\$ 375,000	\$ 500,000	\$ 550,000	\$ 375,000	\$ 2,150,000	\$ 789,920	\$ 1,350,000	\$ 10,080
Bicycle																
B Street Bicycle Boulevard - Oak Street to N Mountain Avenue						\$ 50,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 25,425	\$ 7,500	\$ 42,075
Hersey Street Bicycle Boulevard - N Main Street to N Mountain Avenue						\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
8th Street Bicycle Boulevard - A Street to E Main Street						\$ -	\$ -	\$ 44,000	\$ -	\$ -	\$ -	\$ -	\$ 44,000	\$ 14,916	\$ 4,400	\$ 24,684
Water Street Bicycle Boulevard - From Hersey Street to N Main Street						\$ -	\$ -	\$ -	\$ 63,000	\$ -	\$ -	\$ -	\$ 63,000	\$ 21,357	\$ 6,300	\$ 35,343
Lithia Way Bicycle Boulevard - From Oak Street to Helman Street						\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 200,000	\$ 67,800	\$ 20,000	\$ 112,200
Walker Avenue Bicycle Boulevard - From Siskiyou Boulevard to Peachey Road						\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,000	\$ -	\$ 81,000	\$ 27,459	\$ 8,100	\$ 45,441
Ashland St - Morton St to University Way						\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,000	\$ -	\$ 63,000	\$ 20,929	\$ 6,300	\$ 35,771
Oregon/Clark Street Bicycle Boulevard - Indiana Street to Harmony Lane						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,000	\$ 81,000	\$ 26,908	\$ 8,100	\$ 45,992
Subtotal Bicycle						\$ 50,000	\$ 75,000	\$ 1,044,000	\$ 163,000	\$ 100,000	\$ 144,000	\$ 81,000	\$ 1,607,000	\$ 204,784	\$ 1,080,700	\$ 341,508
TRANSPORTATION						\$ 550,000	\$ 5,283,263	\$ 10,606,052	\$ 12,923,463	\$ 8,600,000	\$ 6,694,000	\$ 4,456,000	\$ 48,672,778	\$ 994,714	\$ 6,962,492	\$ 38,616,572

Capital Improvements Plan 2026-2031 Construction Years		Regulatory	Capacity	Deficiency	Life Cycle	Project Totals FY26-FY31											
Project Description						FY25	FY26	FY27	FY28	FY29	FY30	FY31	Project Totals	Street SDC	Other	Fees & Rates	
Roadway/Sidewalk/Pedestrian/Bicycle																	
TSP Update						\$ -	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -	
SS4A Action Plan						\$ -	\$ 37,500	\$ 37,500	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 50,000	\$ 25,000	\$ -	
Central Ashland Bike Path Extension Feasibility Analysis						\$ -	\$ 87,500	\$ 87,500	\$ -	\$ -	\$ -	\$ -	\$ 175,000	\$ -	\$ 175,000	\$ -	
Subtotal Roadway						\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 50,000	\$ -	\$ -	
TRANSPORTATION / LID						\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 50,000	\$ -	\$ -	

[EXTERNAL SENDER]

I understand the Transportation Committee has some important decisions to make this month regarding the future of our streets. As an avid walking and biking commuter, I'm writing to add my voice to those who support making Ashland a practical and safe place for people of all ages and abilities to walk, bicycle, and roll for short in-town trips.

Add your personal experiences.

In recent years, the Transportation Advisory Committee and City Council have supported adding protected bike lanes on Ashland Street and North Mountain Avenue. Thank you! But we have a lot more work to do to create a complete bicycling and walking network, which is essential for residents and visitors to feel safe sharing the streets with cars – especially streets with significant traffic and higher speeds.

The city urgently needs to invest in and expand the walking and bicycling network. In that light, I support including the following projects in the upcoming Capital Improvement Program and funds dedicated to their completion:

1. A 2025 engineering study to determine the optimal location for the Central Biking and Walking Path between Talent Avenue and Crowson Road.
2. 2026 construction of the Central Biking and Walking Path to provide a continuous multi-use path between Talent Avenue and Crowson Road.
3. Addition of protected bike lanes on Hersey Street, and Reversing the order of the repaving of Oak Street and Siskiyou Boulevard to allow time to analyze (as a part of the update of the city's Transportation System Plan) the benefits of creating a one-way couplet with Oak and Helman Streets, between Lithia and Hersey Streets, versus removing parking on Oak and installing protected bike lanes.

Thank you for your public service, and your dedication to making Ashland a better place to live, reducing Ashland's contribution to climate change, and making Ashland a more affordable place to live.

With Gratitude for All Your Hard Work and Dedication,
Ariel Daniel
Ashland, Oregon

[EXTERNAL SENDER]

Dear Scott Fleury,

I'm writing to add my voice to those who support making Ashland a practical and safe place for people of all ages and abilities to walk, bicycle, and roll for short in-town trips.

In the 24 years I've lived here, I have loved traveling around town either biking or walking. I am a huge fan of the central bike path, and am SO grateful for the new green bike lanes and bollards. I recently purchased an ebike, and it's great to choose it over my car, and ride it around to attend work meetings at coffee shops.

In recent years, the Transportation Advisory Committee and City Council have supported adding protected bike lanes on Ashland Street and North Mountain Avenue. Thank you!

And yet, we have more work to do to create a complete bicycling and walking network, which is essential for residents and visitors to feel safe sharing the streets with cars – especially streets with significant traffic and higher speeds.

I highly support the City investing in and expanding the walking and bicycling network. In that light, I hope the following projects will be included in the upcoming Capital Improvement Program and funds dedicated to see their completion:

1. A 2025 engineering study to determine the optimal location for the Central Biking and Walking Path between Talent Avenue and Crowson Road,
2. 2026 construction of the Central Biking and Walking Path to provide a continuous multi-use path between Talent Avenue and Crowson Road,
3. Addition of protected bike lanes on Hersey Street, and
4. Reversing the order of the repaving of Oak Street and Siskiyou Boulevard to allow time to analyze (as a part of the update of the city's Transportation System Plan) the benefits of creating a one-way couplet with Oak and Helman Streets, between Lithia and Hersey Streets, versus removing parking on Oak and installing protected bike lanes

Thank you for your public service, and your dedication to making Ashland a better place to live, reducing Ashland's contribution to climate change, and making Ashland a more affordable place to live.

With gratitude, Erin O'Kelley Muck
Ashland, Oregon

[EXTERNAL SENDER]

Hello,

I'm writing to add my voice to those who support making Ashland a practical and safe place for people of all ages and abilities to walk, bicycle, and roll for short in-town trips.

I was born in Ashland and now live in Medford, though I work two jobs in Ashland in our local arts organizations, the Shakespeare Festival and the Rogue Valley Symphony. I love Ashland with all my heart, it is such a special place. But, as a person without a car, I can't help but realize how the over-reliance on cars and car-centered infrastructure hurts our community. There are wonderful events and spaces that I cannot access without a car because the bus doesn't access it (due to route or timing) and/or because I do not feel safe walking or biking in the area.

For example, I cannot work at nor attend evening performances of OSF shows because the bus does not run at 11pm when the shows end. I cannot attend any event on a Sunday because the bus does not run. I cannot attend services at Temple Emek Shalom because the last half mile or so of the trip is along a road with no sidewalks and where drivers often speed, it is also not well-lit at night. Even walking along the plaza area becomes harrowing as drivers are often distracted or aggressive to pedestrians, especially along Lithia Way, and especially at night. I frequently see drivers refuse to give right of way to pedestrians at crosswalks and I know several people who have nearly been hit by cars at the Lithia/Oak crosswalk alone.

The introduction of Route 17 is very welcome, but the frequency is so sparse that it often doesn't line up with the Route 1x or Route 10 schedule. I had a great experience buying a bike from GetnGear (a fabulous local business) but I soon realized that I do not feel comfortable riding my bike in traffic in Ashland, especially along Oak/Lithia and Siskiyou Blvd because of reckless drivers. Often there is not secure bike parking either (I wouldn't feel comfortable locking it up on the plaza and then going to a 2.5 hour play). Also the pollution and noise from all the cars makes the trip very unpleasant. I had an eye-opening experience my first time on the Central Bike Path! No cars or pollution, lovely views of nature, friendly interactions with other cyclists, and a quick protected path across town. Let's expand this path!

The fact is that Ashland is not set up for the amount of cars (especially large trucks and SUVs) it is serving. And that is coming at the expense of those who live and work in Ashland. It comes at the expense of our health by restricting our access to exercise and clean air, it comes at the expense of our peace of mind by making us scared to access our own city for fear of being injured or killed by cars, it comes at the expense of our local businesses when those on bikes don't have a safe way to travel to or park at businesses, and it comes at the expense of those of us who don't rely on cars by choice or because of age, disabilities, or income levels.

We need to transition Ashland into a place where everyone can feel safe walking, cycling, and rolling to work, school, errands, and community events. A person shouldn't have to make peace with the fact that they may be struck and killed by a driver just because they rode their bike to the grocery store. I shouldn't have to square off with the drivers just to cross safely at the crosswalk in front of my workplace on my way to lunch.

A person in Ashland ought to be able to get anywhere they like in town via sidewalks and

protected, well maintained bike lanes and trails without interference from car traffic. Non-drivers including young people, elders, disabled people, and low-income people ought to have the same access to safe and direct paths around town as drivers---currently, they are treated as an afterthought, which is unacceptable.

In recent years, the Transportation Advisory Committee and City Council have supported adding protected bike lanes on Ashland Street and North Mountain Avenue. Thank you! But we have a lot more work to do to create a complete bicycling and walking network, which is essential for residents and visitors to feel safe sharing the streets with cars – especially streets with significant traffic and higher speeds.

The city urgently needs to invest in and expand the walking and bicycling network. In that light, I support including the following projects in the upcoming Capital Improvement Program and funds dedicated to their completion:

1. A 2025 engineering study to determine the optimal location for the Central Biking and Walking Path between Talent Avenue and Crowson Road,
2. 2026 construction of the Central Biking and Walking Path to provide a continuous multi-use path between Talent Avenue and Crowson Road,
3. Addition of protected bike lanes on Hersey Street, and
4. Reversing the order of the repaving of Oak Street and Siskiyou Boulevard to allow time to analyze (as a part of the update of the city's Transportation System Plan) the benefits of creating a one-way couplet with Oak and Helman Streets, between Lithia and Hersey Streets, versus removing parking on Oak and installing protected bike lanes

Thank you for your public service, and your dedication to making Ashland a better place to live, reducing Ashland's contribution to climate change, and making Ashland a more affordable place to live.

Gillian Frederick

Medford/Ashland

[EXTERNAL SENDER]

Good morning,

My name is Leslie Eldridge and I have lived in Ashland with my family since 2017. I am writing to support CIP budgeting for bike paths and bike infrastructure. I ride my bike to work every day and my kids ride to school every day. As far as I am concerned, making Ashland a bike/ped friendly and bike/ped SAFE community is one of my top priorities. I strongly support the Ashland Climate Collaborative's Streets 4 Everyone's recommendations:

1. A 2025 engineering study to determine the optimal location for the Central Biking and Walking Path between Talent Avenue and Crowson Road.
2. 2026 construction of the Central Biking and Walking Path to provide a continuous multi-use path between Talent Avenue and Crowson Road.
3. Addition of protected bike lanes on Hersey Street.
4. Repave Siskiyou Boulevard first, before Oak Street, to allow time to conduct a study about creating one-way streets on Oak and Helman to install protected bike lanes on each street, rather than just on Oak Street.

Thank you,
Leslie Eldridge



Safer Streets, Less Traffic, a Happier Ashland.

TO: Transportation Advisory Committee & Scott Fleury
CC: Ashland City Council
FROM: Streets for Everyone
Re: 2026 - 2031 CIP

Introduction

Streets For Everyone's earlier correspondence, dated 1/15/23, made several recommendations including completing the Central Biking and Walking Path (CBWP) and converting the painted bike lanes on Hersey Street to protected bike lanes. The CBWP has been included in the city's transportation plans for decades and the protected bike lanes on Hersey were previously included in the 2023 - 2025 CIP.

In this letter we share recommendations not included in our earlier letter regarding the scheduling (i.e timing) of proposed overlay/reconstruction projects, and bicycle "improvements" on Lithia Way. Our recommendations, in part, reflect our understanding that the long-postponed update of the city's Transportation System Plan is imminent and will include a thorough analysis of bicycle and pedestrian infrastructure needs consistent with state planning law (in particular [OAR 660-12-0600](#) and [OAR 660-12-0500](#), respectively).

Oak Street/Siskiyou Boulevard

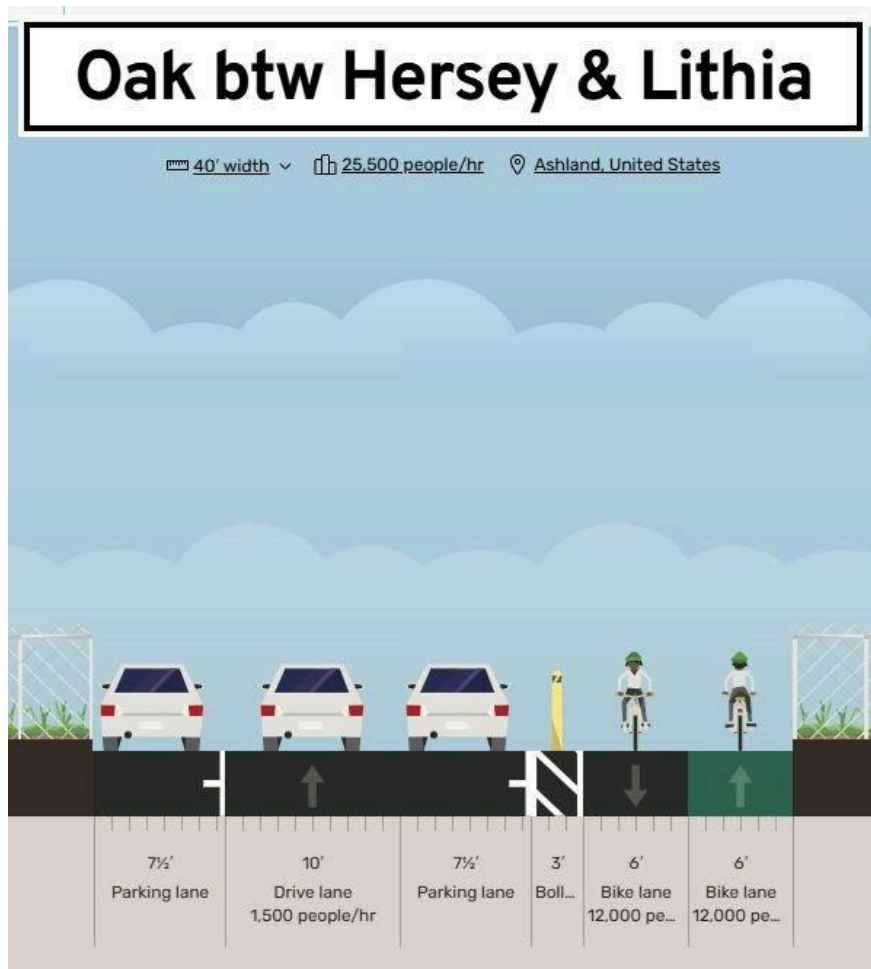
We believe that the TSP updates analysis of Oak Street will reveal that a protected bike lane is required on Oak Street, at least between Lithia and Hersey.

Only by converting Oak Street to one-way would it be possible to add dedicated bike lanes (much less protected bike lanes) without removal of parking on at least one side of the street. We recognize that removing parking in this location will cause consternation and, possibly, be

politically unacceptable. That is why an analysis of the conversion of Oak Street (northbound) and Helman (southbound) to a one-way couplet must be undertaken before the reconstruction project is undertaken. Only by considering this change in the context of the TSP update and computerized traffic modeling will it be possible to establish the preferred cross-section. This analysis should occur before the city invests \$5,000,000 in the Oak Street overlay/reconstruction project.

Switching the order of Oak Street and Siskiyou Boulevard overlay/reconstruction projects will have little impact on either project. But, as noted earlier, it will allow for a technical analysis of the merits of converting Oak Street and Helman between Hersey and Lithia/North Main to a one-way couplet.

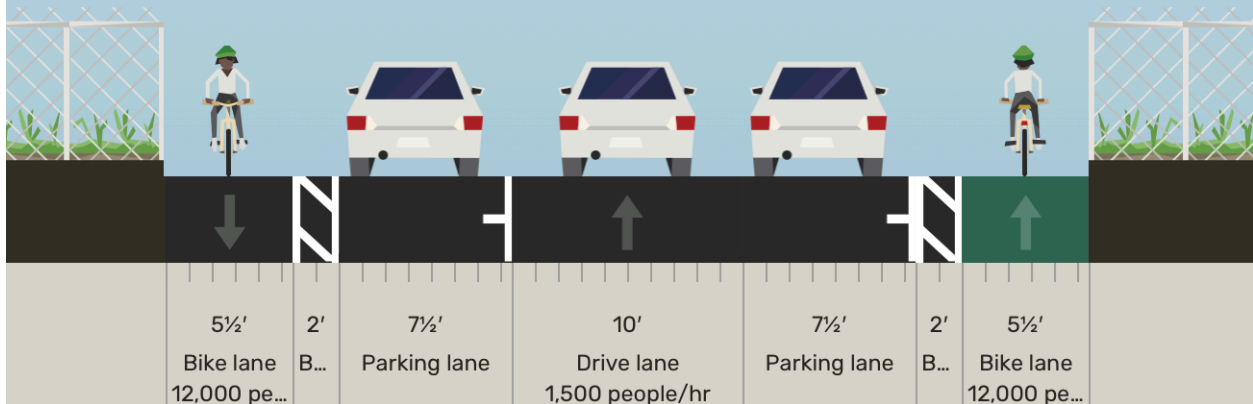
Included below are conceptual one-way cross-sections for Oak Street between Lithia Way and Hersey Street. Note: the cross-sections reflect Oak Street's existing curb-to-curb width of 40 feet.



Oak btw Hersey ...

40' width ▾ | 25,500 people/hr | Ashland, United States

July 15, 2024



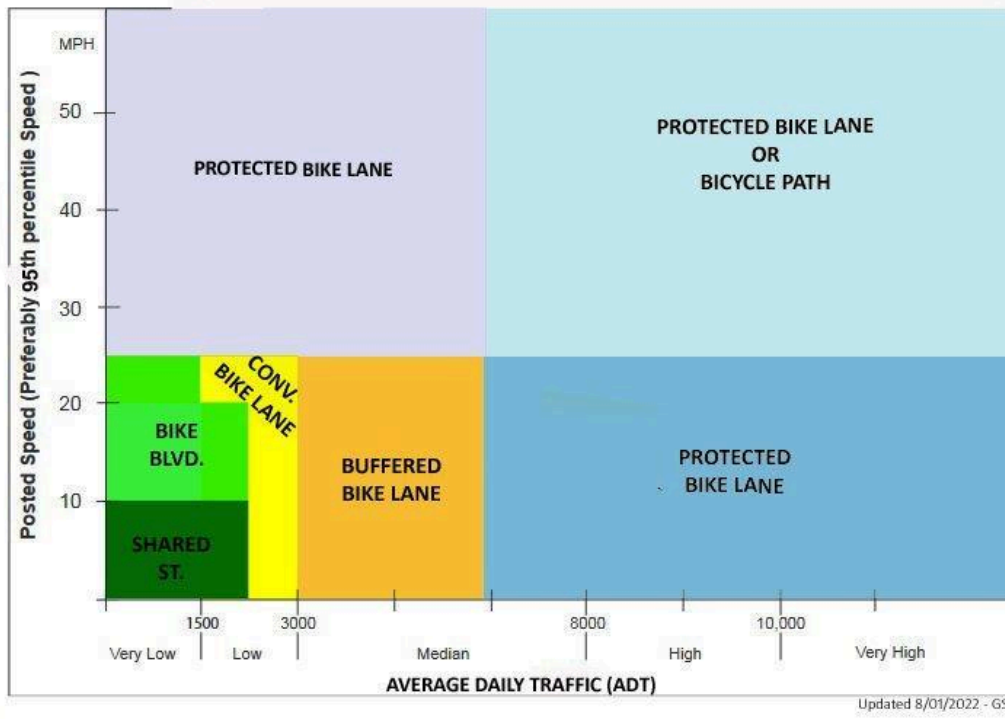
Siskiyou Blvd - E Main St to Walker Ave

See discussion of Oak Street, above.

Lithia Way Bicycle Boulevard – From Oak Street to Helman Street

Traffic volumes of 9,801 AADT on Lithia Way at Ashland Creek (as reported by [ODOT's TransGIS](#)) are too high for a bicycle boulevard (see graphic below). It bears reiterating that the bicycle system must be suitable for people of all ages and abilities. Adding sharrows to an already dangerous section of roadway will not improve its safety nor make it suitable for youngsters or older people with limited bicycle handling skills. As with the analysis of Oak Street, we anticipate that the TSP bike network analysis will find that a protected bike lane is required on Lithia. Painting sharrows on this section of Lithia, at this time, is imprudent (from a safety standpoint) and a waste of resources.

NACTO
Contextual Guidance for Selecting All Ages & Abilities Bikeways



Thank you for your tireless work to make Ashland a community where people of all ages and abilities can choose to walk, bike or roll because it is safe, efficient and convenient.

Sincerely,

Gary Shaff
 Chair, Streets for Everyone

[EXTERNAL SENDER]

Greetings Mr Fleury,

I'm writing to add my voice to those who support making Ashland a practical and safe place for people of all ages and abilities to walk, bicycle, and roll for short in-town.

Over the past decades I have experienced frustration, inconvenience and at times fear for my life while bicycling through Ashland downtown. I have in the past written letters to the Bicycle Transportation committee without a response. Ashland is supposed to be a bike friendly town while still not having a dedicated bike lane through downtown? In the shared lane I was recently nearly taken out by a driver who felt that their need to use the shared bike lane was greater than mine.

Apparently the city planners believe that the downtown businesses need all 3 lanes to function. But without adequate parking is it not intended that shoppers will walk and ride to do business? I noticed that Medford has been able to accomplish this without the local businesses collapsing. I for one would spend more money at downtown businesses if I could ride there without fear of being killed by a motorist.

In recent years, the Transportation Advisory Committee and City Council have supported adding protected bike lanes on Ashland Street and North Mountain Avenue. Thank you! But we have a lot more work to do to create a complete bicycling and walking network, which is essential for residents and visitors to feel safe sharing the streets with cars – especially streets with significant traffic and higher speeds.

The city urgently needs to invest in and expand the walking and bicycling network. In that light, I support including the following projects in the upcoming Capital Improvement Program and funds dedicated to their completion:

1. A 2025 engineering study to determine the optimal location for the Central Biking and Walking Path between Talent Avenue and Crowson Road,
2. 2026 construction of the Central Biking and Walking Path to provide a continuous multi-use path between Talent Avenue and Crowson Road,
3. Addition of protected bike lanes on Hersey Street, and
4. Reversing the order of the repaving of Oak Street and Siskiyou Boulevard to allow time to analyze (as a part of the update of the city's Transportation System Plan) the benefits of creating a one-way couplet with Oak and Helman Streets, between Lithia and Hersey Streets, versus removing parking on Oak and installing protected bike lanes

Thank you for your public service, and your dedication to making Ashland a better place to live, reducing Ashland's contribution to climate change, and making Ashland a more affordable place to live.

Linda Chesney

Ashland

Sent from my iPhone

Memo

CITY OF
ASHLAND

Date: March 11, 2025
From: Scott A. Fleury
To: Transportation Advisory Committee
RE: E-Bikes Discussion (Regulations and Education)

BACKGROUND:

At the March 4, 2025 City Council Business Meeting, staff presented the Transportation Advisory Committees (TAC) recommendation to utilize staff time to develop updated code language specific to E-bikes.

Motion by Brouillard, 2nd by Dahle, **“The Transportation Advisory Committee recommends the Council request staff investigate municipal code development regarding E-Bike regulations”**.

All approved.

The Council accepted the TAC’s recommendation regarding moving forward with E-Bike regulations within a Municipal Code update. They would like to see specific bulletized items brought forward to them for consideration prior to formally developing a full update to section 11 of the Municipal Code. Staff informed them with the other work the TAC has embarked upon this year, that code language recommendations would most likely come to them later in the year.

A major component of the Council discussion was “what is it we are trying to solve” and “how do we enforce” with no current traffic enforcement officer on staff and PD generally understaffed in total.

As a reminder the TAC discussed licensure, identifying features, educational requirements, insurance requirements as potential code components. The TAC was also interested to see what if any code changes came from the legislature in the current session.

Staff also and Councilor Hansen also mentioned education and outreach was a component of the E-Bike process being worked on by the TAC. The Council was supportive of education and outreach by the TAC moving forward.

1. Coordinate with RVTB on education
2. Develop brochures and educational materials
 - a. City website
 - b. Bike shops
 - c. Utility Billing flyer
 - d. Southern Oregon University

- e. Safe Routes to School Coordinator
- f. Ashland School District
- g. Ashland Police Department

CONCLUSION:

Action required, continued discussion on E-Bike education and regulation.

APRIL

**Distracted
Driving
Awareness
Month**

an **nsc** initiative

Pledge to #JustDrive

Register Now

The National Safety Council leads Distracted Driving Awareness Month to bring attention to the dangers of distracted driving and share simple steps you can take to avoid it. NSC offers a variety of free resources to help you keep yourself and others safe on the road. Visit nsc.org/JustDrive to get started.

Make Your Plan

Ready to get started? Use these ideas to create your plan:

- Sign up for free resources at nsc.org/JustDrive
- Take the Just Drive Pledge at nsc.org/Pledge and encourage others to do the same
- Kick off a meeting with our Just Drive video
- Share posters to educate your workforce on the three main types of distractions
- Join our distracted driving webinar
- Share posts from our social media kit and tag them with #JustDrive and #DDAM



Pledge to #JustDrive

All of us want to drive, bike or walk across roads free of distracted drivers. Take the Just Drive pledge at nsc.org/Pledge and help prevent distracted driving with this simple commitment:

Just Drive Pledge

- I will make our roads safer for everyone by avoiding all forms of distracted driving
- I will speak up when others are distracted to protect myself and all other road users

How are you participating?

Every action to limit distracted driving makes a difference and helps to create safer roads for us all. Show us how you, your workforce and your loved ones are participating in Distracted Driving Awareness Month and throughout the year. Check out our social media kit and tag your posts with #JustDrive and #DDAM. Want to be featured on our NSC social media channels? Send your story, including photos, to feedback@nsc.org.



Members get More!

NSC members get exclusive resources throughout April and all year long. Join now and get additional resources for Distracted Driving Awareness Month including Digital Quick Tips you can share on video screens or directly with employees. Join now at nsc.org/Membership.

Just Drive.

nsc
National Safety Council