



B A C K G R O U N D

The Victoria College is a multipurpose public community college serving Victoria and the surrounding counties. The College has adopted the following mission statement:

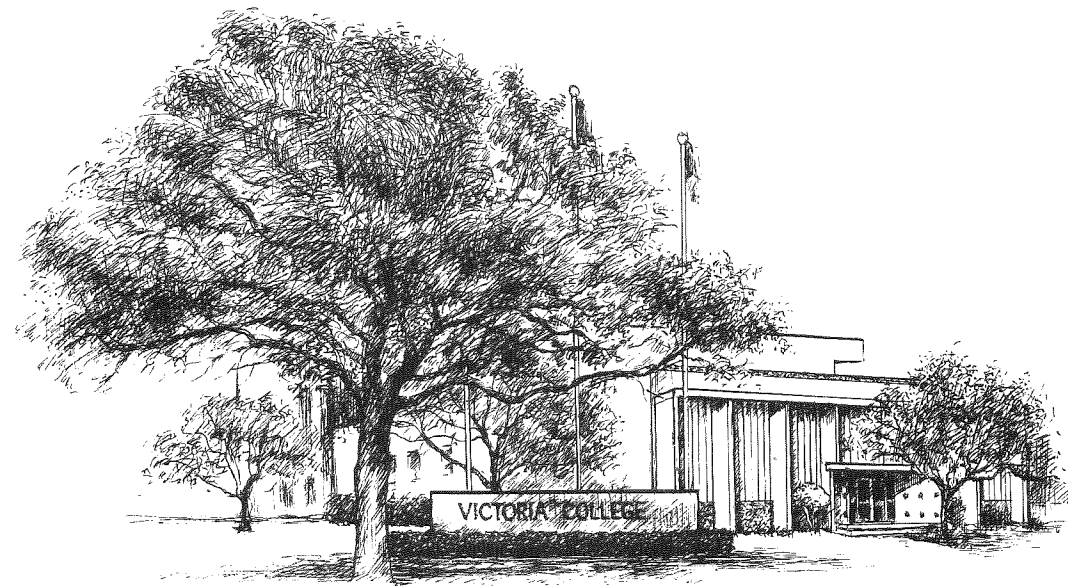
As it has since its inception in 1925, The Victoria College endeavors to create and provide high quality educational programs and services which fulfill the needs of the individual and the community. The College is committed to offering courses which transfer to other colleges and universities, programs of study in the technical and vocational areas, developmental education, continuing education, and programs of interest to the community.

The physical facilities of the College are considered an important resource for achieving this institutional mission.

The College was established in 1925 as a part of the Victoria public school system. The first classes were conducted at Patti Welder High School. A separate building was constructed at the high school campus to house the College and was its home until a separate campus was provided. Approved by the voters in 1947, a new campus was constructed at the present site and opened in September, 1949. The original campus included four buildings. Over the years, the College campus has expanded in both land and buildings to its present size. College enrollment has also increased so that there are more than 3,500 students presently enrolled in both day and evening classes. The College enjoys a reputation for the high quality of its educational programs and is fully accredited by the Southern Association of Colleges and Schools.

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Since 1973, The Victoria College campus has also housed the University of Houston-Victoria. Under an arrangement approved by the Texas Legislature, UH-V leases classroom and office space from the College, and more than 1,200 students attend this institution in these leased facilities.



LOCATION AND LAYOUT

The Victoria College campus is located on an eighty acre site in the northeastern portion of the City of Victoria bounded on the East by Ben Wilson Street, the West by Ben Jordan Street, the South by Red River Street, and the North by a well-established residential neighborhood, Brownson Terrace. All streets adjacent to the College campus are major parts of the city's vehicular traffic system and provide easy access to the College from all parts of town. Buildings and other site improvements presently occupy about forty percent of the existing land space of the eighty-acre site, which leaves ample space available to meet the need for expansion well into the twenty first century. The terrain of the campus is relatively flat. The site is characterized by extremely unstable soil conditions which have major implications for facility construction, maintenance, and life cycle. There are presently fourteen buildings located on The Victoria College campus providing more than 283,000 gross square feet of space.

The present College site plan is arranged in linear format with buildings clustered relatively close together with most buildings connected by a system of covered walks. Vehicular access to the site is provided by multiple entrances located on Ben Jordan and Red River Streets. No access is provided to the campus from Ben Wilson Street. Both Red River and Ben Jordan Streets are heavily traveled which, along with the multiple entrances and exits to and from the College, creates traffic flow problems at peak class times. There is no central entry to the campus nor is there a well-defined central core of the campus.

Most parking for students and employees is located on the outer perimeter of the buildings. Existing permanent parking lots constructed of either concrete or asphalt provide 1,331 parking spaces. Two large temporary lots located in the center of the campus have a gravel surface and provide 250 parking spaces. Because of the heavy concentration of parking located in the center of the campus without sufficient, clearly distinct and separate traffic arteries to move vehicular traffic in and out of the lots, traffic does not flow easily through the College. Traffic congestion develops in this central parking area at peak class time. The two temporary parking lots are located in what would be a prime site for any future building construction.

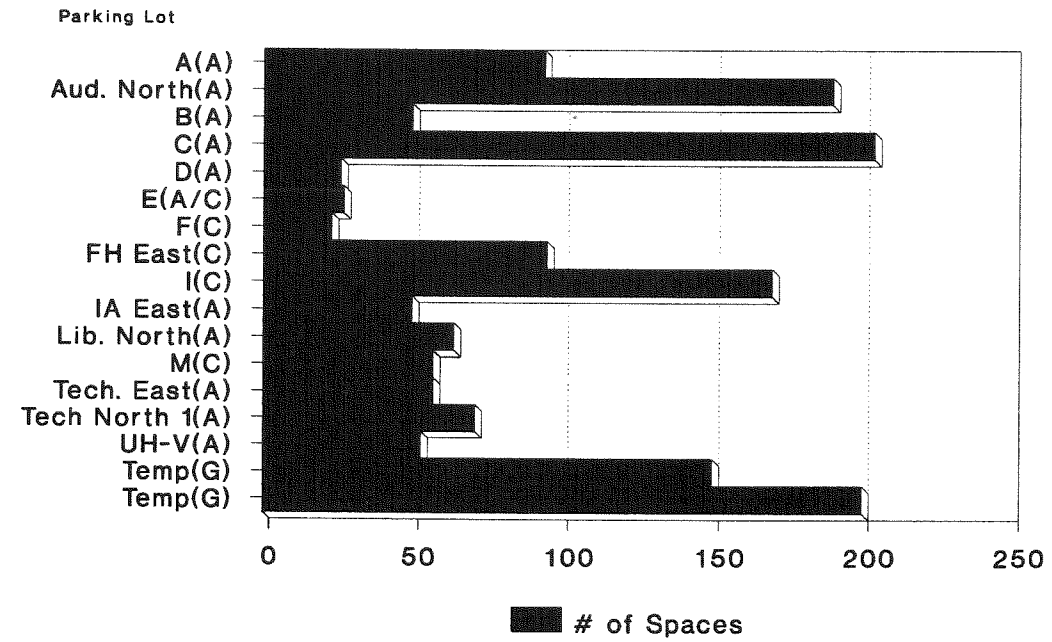
LOCATION AND LAYOUT

Parking lots constructed most recently are concrete, have been able to withstand the problems of moisture and unstable soil conditions, and are in good condition. The older asphalt lots show significant deterioration caused by a combination of age, soil, and weather conditions. Parking lots also tend to be large expanses of solid asphalt or concrete, devoid of plants or other landscaping, which tends to detract from the overall campus appearance. Sufficient pedestrian walkways, some covered, are provided between buildings and parking lots to handle student traffic.

Landscaping on the present campus is mixed. There are some well-established specimen oak trees which help to define the campus and provide an attractive general appearance. Some parts of the campus are irrigated by sprinkler systems while others are not. Some of the older buildings have well-established hedges while some of the newer buildings have no base plantings at all. There are no landscape focal points that attract attention nor are there areas that are designed to encourage students to congregate and stay on campus. There are also no permanent recreational areas or playing fields other than tennis courts to encourage students to remain on or return to campus if not involved in class. There is no coordinated system of signage to mark buildings or parking lots, guide traffic flow, and in general facilitate movement and direction on the campus.

Utility service to the campus is adequate. Some older water lines have deteriorated due to age, and there is a need for additional fire protection. A large electrical transformer vault located between the Library and Student Center detracts from the overall appearance and limits the landscaping possibilities of that area. The unimproved eastern part of the campus does not now have utility service. The existing campus drainage system is adequate. However, part of the unimproved campus property to the East does not drain well. Extension of utility service and drainage improvements will be necessary for construction to occur in that part of the campus. A liquid petroleum pipeline running from North to South almost diagonally across the center of the campus has restricted building placement on the site.

PARKING SPACE INVENTORY



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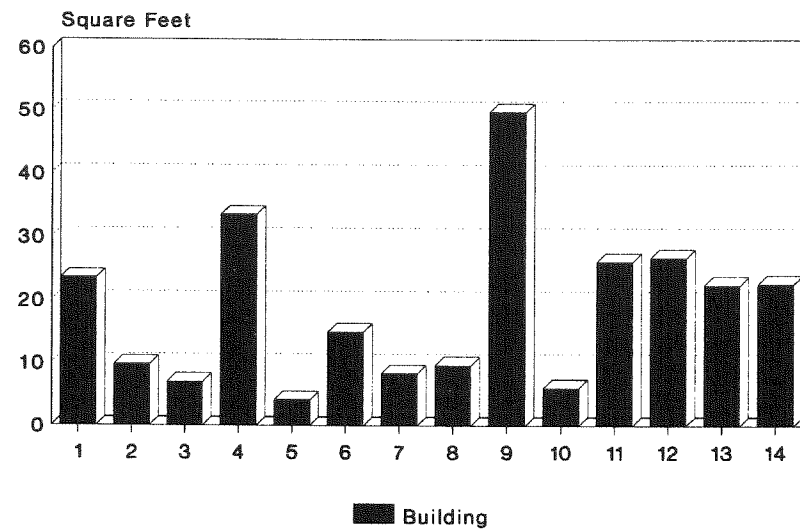
PARKING LOT	SPACES	*CONSTRUCTION
A	94	A
Aud. North	190	A
B	50	A
C	204	A
D	26	A
E	27	A/C
F	23	C
FH East	95	C
I	170	C
IA East	50	A
Lib. North	64	A
M	57	C
Tech East	57	A
Tech North1	71	A
UH-V	53	A
Temp	150	G
Temp	200	G
TOTAL	1,581	

*A = Asphalt, C = Concrete, G = Gravel

EXISTING FACILITIES

The Victoria College campus presently includes fourteen buildings. Although the buildings were constructed over a forty-year period, there is a remarkable uniformity of architectural style, materials, and colors so that all buildings blend together very well to give the campus a controlled and planned appearance. All buildings except the Library are one-or-two-story construction. Any new construction should blend in with this tradition.

BUILDING INVENTORY



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BUILDING	SQUARE FOOTAGE	FLOORS	DATE OCCUPIED
1. Academic	23,498	2	1949
2. Administration	9,732	2	1958
3. Allied Health/Symposium Center	6,929	1	1974, 79, 85, 86
4. Auditorium/Fine Arts	33,443	2	1966, 1984
5. Criminal Justice	4,128	1	1975, 1988
6. Field House	14,909	1	1975
7. Industrial Arts	8,298	1	1949
8. Language Arts	9,612	2	1950
9. Library	49,768	4	1975
10. Maintenance	6,000	1	1966, 1984
11. Science	26,056	2	1957
12. Student Center/Gym	26,643	1	1949, 1971
13. Technical	22,300	2	1970
14. UH-V Building	22,509	1	1975, 1982
TOTAL	283,825		

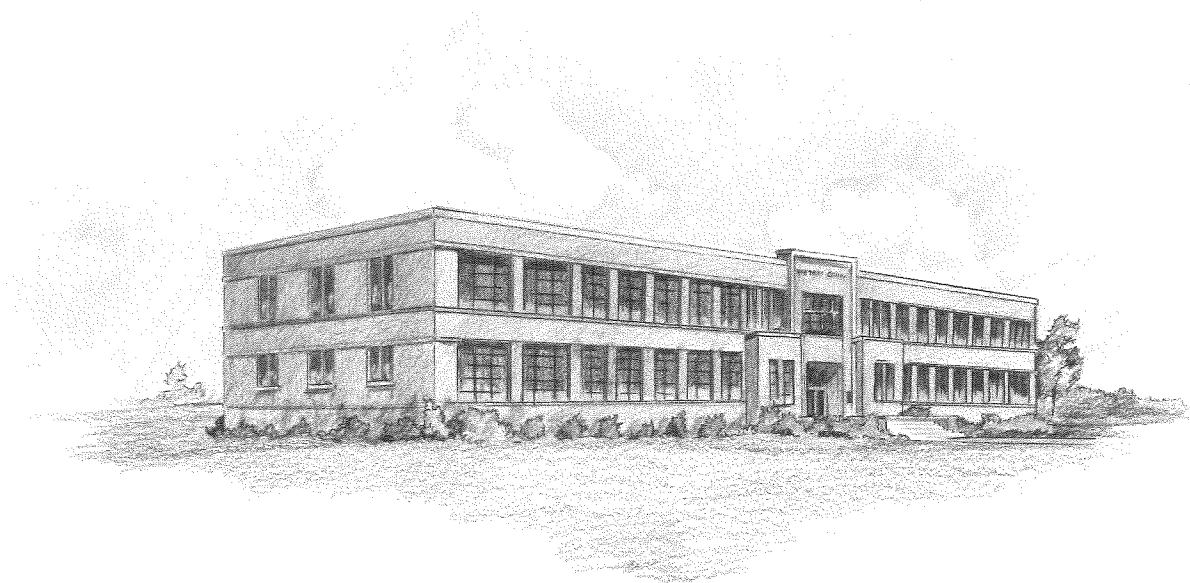
EXISTING FACILITIES

ACADEMIC BUILDING. Constructed in 1949 as one of the original campus buildings, it was intended and remains as a multipurpose building housing both academic and administrative functions. It presently contains instructional classrooms, faculty offices used principally by members of the Social and Behavioral Sciences Division, administrative offices for the student services staff, and central telephone and mail facilities. It also includes an electronic language laboratory. While the building is structurally sound, it shows significant deterioration from age; and its spatial arrangements reflect its functional ambiguity. In addition to normal deterioration from age which detracts from the appearance of the building, heating, air conditioning, ventilation, and lighting systems are poor in the building. Asbestos materials were also used in the building's construction. A complete renovation, including rearrangement of space, would make this building attractive, comfortable, and functional for continued use as an academic facility housing classrooms and office space.

INDUSTRIAL ARTS BUILDING. Also constructed in 1949 as part of the original campus, this building presently houses the air conditioning, welding, and industrial arts programs. This building does not provide adequate space for the instructional programs housed there, is functionally obsolete, and suffers from major foundation damage caused by the unstable soil conditions characteristic of the site. This building has no remaining useful life and should be demolished.

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STUDENT CENTER AND GYMNASIUM. This combination facility was constructed in 1949 as part of the original campus with an addition to the student center portion made in 1971 to provide space for the College Bookstore. Besides deterioration due to age, this building also has undergone severe structural damage caused by unstable soil conditions. Neither the gymnasium nor the student center provide adequate space for present needs, and both suffer from obvious functional obsolescence. Renovation of this building for continued use would be cost prohibitive; therefore, the building should be demolished.



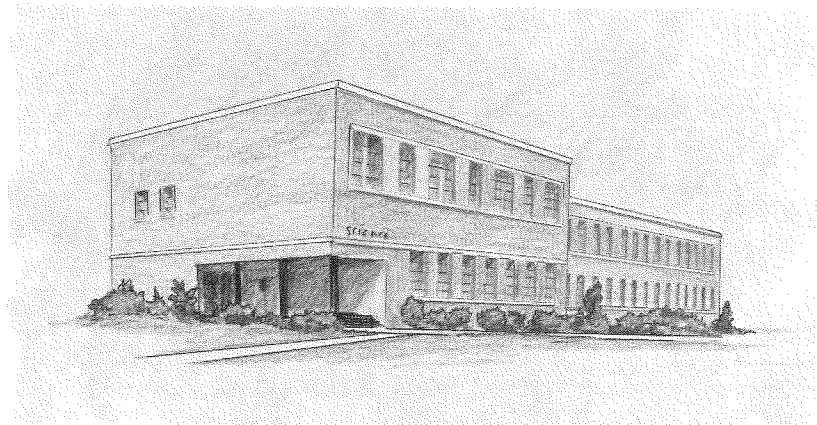
ACADEMIC BUILDING

EXISTING FACILITIES

SCIENCE BUILDING. Constructed in 1957, this building provides laboratory, classroom, and office space for science and mathematics instructors. This facility does not provide sufficient laboratory space to meet current enrollment and course requirements nor do existing laboratories meet current health, safety, and environmental standards for such instructional facilities. Faculty office facilities are inadequate. This building also suffers from poor heating, air conditioning, ventilation, and lighting systems as well as the presence of asbestos building material. The building is structurally sound and was constructed to allow for conversion of some classrooms to laboratories; but renovation of this nature would not provide a sufficient number of laboratories, would absorb necessary classroom space, and would be expensive. However, the building is well suited for renovation to provide general classroom, office, and dry laboratory space.

ADMINISTRATION. Constructed in 1958 as the first separate College library, this building was renovated in 1975 to house the College business office, the registrar's office, and the president's office. While this facility is attractive and structurally sound, it no longer provides adequate space for these administrative offices nor for the growing student services staff which must be housed in a separate location. Further, the open office concept is noisy and allows little privacy for confidential communication. Expansion possibilities of this building are limited because of its corner location in proximity to two streets and other buildings. Also, as the campus expands eastward, it will be located farther away from the center of campus activity. Since it is located adjacent to the Library, it appears that the best use of this building would be as a Library annex to house some library functions and collections such as the historical collection that could be separated from the main Library without great inconvenience to Library users. This could be accomplished with relatively minor renovation of this building. The administrative functions located in this building, along with the student services staff, could be consolidated in another location.

LANGUAGE ARTS BUILDING. Constructed in 1950 as a dormitory, this building was renovated to provide classroom and office space for the English faculty. It has suffered extensive termite damage over the years and is crowded between two other buildings. Some classrooms are too long and narrow for effective teaching. It also has experienced considerable wear and tear due to age and use. Renovation appears to be too costly for the space gained; therefore, this building should be demolished.



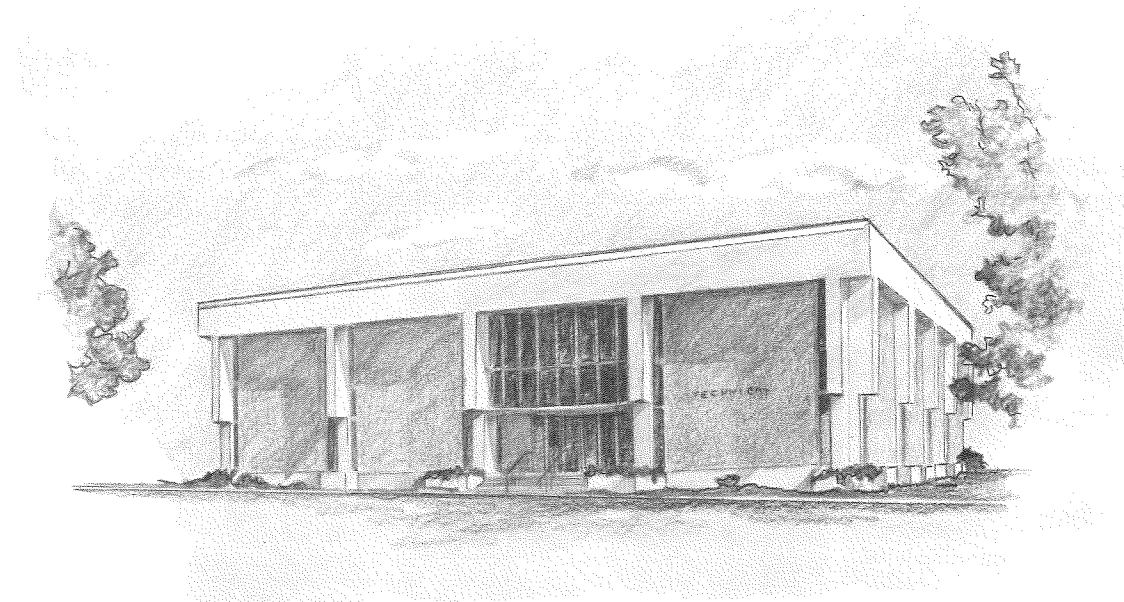
SCIENCE BUILDING

EXISTING FACILITIES

TECHNICAL BUILDING. Built in 1970, this building houses the central computer center and the business and computer science instructional programs. It is in very good condition, attractive, and functional but suffers from a low assignable space ratio. It does not provide sufficient space for all computer science and business instruction nor does it have elevator access to the second floor. Some instructional and office space could be gained by relocating the computer center to another building. As the campus moves eastward, the central computer is farther away from users and should be moved to a more central location.

CLASSROOM/OFFICE BUILDING (UH-V BUILDING). This building was constructed in 1975 for lease to the University of Houston-Victoria. An annex was located adjacent to it in 1982. Together these two buildings provide classroom and office space for the UH-V operations. While in relatively good condition, this facility is not adequate to house all the University's staff and space off campus must also be leased. The University has expressed a desire for more space to be made available on The Victoria College campus so that its programs and personnel could be located in one spot for convenience to students and faculty.

8 **FIELD HOUSE.** Constructed in 1975, this building serves as a general physical education facility and is also used in community recreational programs. While it is a substantial facility basically in good condition, it is not adequate for the functions assigned to it. It has no regulation length basketball court, no spectator seating, and inadequate workout and dressing room facilities. It is not air conditioned, and the present ventilation system is poor. It would not meet the educational space needs of the physical education department if the gymnasium attached to the student center were demolished, but it could be expanded to become quite functional at reasonable cost.



TECHNICAL BUILDING

EXISTING FACILITIES

LIBRARY. Constructed in 1975, the building houses The Victoria College-University of Houston-Victoria Library which is a cooperative effort between the two schools. In addition to general library services, the building houses The Victoria College media services department and a local history collection. The library collection has expanded greatly to meet the needs of the student population of both schools. The Library is an imposing multi-story building and provides a campus focal point. However, it needs more space to house the growing collection and for student study purposes. Although the building is in very good condition, it shows some signs of age and could benefit from refurbishing. Also, rearrangement of space over the years has altered ventilation patterns and some areas are poorly ventilated. It is one of the few buildings on campus that does not have gas heating which at present is much cheaper to operate than an electrical heating system. Some of its immediate space needs can be met by relocating the media services department, the local history collection, and some other special collections or service functions to other buildings on campus.

JOHNSON ALLIED HEALTH AND SYMPOSIUM CENTER BUILDING. This multipurpose allied health sciences education building is the result of a series of construction projects carried out in 1974, 1979, 1985, and 1986. It provides classroom, laboratory, and office space for the allied health sciences programs of the College. It also contains a small auditorium seating 217 which is used by the College and the community for general educational programs. This building receives intensive use both day and night since the allied health programs are the fastest growing programs of the College. As a result, this building will probably not be able to continue to meet the needs of all these programs without another addition. In general, this building is in good shape and needs only routine maintenance attention.

CRIMINAL JUSTICE BUILDINGS. The only temporary buildings on campus, these buildings house the law enforcement academy and general criminal justice programs. While functional, these buildings, located in a central part of the campus, detract from the overall appearance of the campus and should be removed for aesthetic purposes if possible. The programs housed in these buildings could be relocated to other buildings on campus.

MAINTENANCE BUILDING. This metal and brick building houses the College maintenance department functions. It is in good shape but does not provide sufficient shop and storage space. It is also located in a central part of the campus, which detracts from the overall appearance of the campus and causes some traffic problems as trucks must enter the campus core to make deliveries. This facility should be relocated away from the campus proper and expanded to provide additional shop and warehouse storage space.

PLAN DEVELOPMENT

THE PLANNING PROCESS. The master plan development process began in 1989 when the Board of Trustees determined that additional facilities were needed at the College. The Board employed the architectural firm, Young and McCoy Architects, of Victoria to design two new buildings for the College campus to meet clearly apparent needs for additional classroom and laboratory space for academic and technical-vocational programs. Both of these projects were to be funded from non-tax revenues available to the College.

The Board determined that before any more facilities should be built at the College, a comprehensive assessment of the existing facilities should be made in order to plan how available space might be most effectively utilized and what new construction or major renovation would be necessary to meet the College's facilities needs for the next decade.

The College President appointed a Planning Advisory Committee consisting of faculty, administration, staff and student members to conduct a comprehensive analysis of the facilities needs of the College. Young and McCoy Architects served as consultants for the committee's planning process. This master plan emerged from the work of that committee.

The Planning Committee sought to achieve the following goals as the plan was developed:

- Achieve cost effectiveness and efficiency by gaining the most useable space for the least cost.
- Take care of the most pressing needs and problem areas now but allow flexibility for future growth, expansion and program changes.
- Promote economy in future maintenance and operation costs.
- Promote safe, easy, and efficient flow of pedestrian and vehicular traffic on campus.
- Avoid duplication of special use facilities (laboratories, libraries, media centers, auditoriums, etc.) for the University of Houston-Victoria and The Victoria College by locating and designing facilities to maximize sharing of special use facilities.
- Maintain integrity of the present campus layout and maximize the use of land resources.
- Improve visual attractiveness of the campus by maintaining open areas and green spaces between buildings.

PLAN DEVELOPMENT

The Planning Committee was guided by several basic assumptions in developing the master plan:

- The Victoria area will continue to grow at about the same rate as in the past ten years.
- The Victoria College and the University of Houston-Victoria will continue to grow at about the same rate as the past ten years.
- The missions of both schools will remain essentially as they are at present.
- The evening courses will continue to comprise a major part of the College's class offerings and enrollment.
- The technical and vocational programs will continue to expand to meet the community's needs.
- The College will continue to serve principally a commuter-student population.

P L A N D E V E L O P M E N T

THE PLAN COMPONENT. The Victoria College Master Plan for facilities as developed by the Planning Committee and approved by the College Administration and Board of Trustees is divided into three distinct phases in priority order with priority assigned each project within each phase.

**PHASE I
1989-91**

PROJECT DESCRIPTION	TIME
1. Construct new vocational building to provide classroom, laboratory and office space for existing programs and additional programs as needed for future growth	1989-90
2. Demolish Industrial Arts building	1989-90
3. Construct general purpose classroom-office building to provide office, classroom and laboratory space for instruction in English, Speech, Foreign Languages, and Reading	1990-91
4. Construct utilities as necessary to upgrade service to existing campus buildings and extend utility service to new construction on eastern part of the campus; drainage construction as necessary for new buildings	1990-91
5. Construct new classroom-office building to house University of Houston-Victoria staff and programs	1990-91
6. Construct new science building to provide laboratories, lecture rooms and faculty offices	1990-91
7. Construct new Student Center	1990-91
8. Resurface and reconfigure as necessary all existing campus entrances and parking lots; add additional lighting as necessary to parking lots and campus proper; extend campus drive from Ben Jordan Street entrance through campus to Ben Wilson Street. Place coordinated system of signs as needed on campus	1990-91
9. Landscape areas of new construction consistent with master plan for campus landscaping	1990-91

PLAN DEVELOPMENT

PHASE II 1992-95

	PROJECT DESCRIPTION	TIME
	1. Demolish old Student Center, Gymnasium and Language Arts buildings	1992-93
	2. Renovate and expand Field House to provide space needed for Physical Education classes and student recreation and fitness programs (major)	1992-93
	3. Renovate former UH-V classroom-office building to house all Victoria College administration including Student Services, Media Services, and Central Computer Center (minor)	1992-93
13	4. Renovate former Administration Building for library use (minor).	1992-93
	5. Renovate Library to convert space vacated by relocation of Media Services to other buildings (minor)	1992-93
	6. Renovate former Science Building to provide general classroom, lecture room, office, and dry laboratory space (major)	1993-94
	7. Landscape renovated facilities and other campus areas as called for in master plan for campus landscaping	1993-94
	8. Renovate Academic Building to provide general classroom and office space (major)	1994-95

PLAN DEVELOPMENT

PHASE III 1996-2000

PROJECT DESCRIPTION	TIME
1. Construct new maintenance shop and warehouse at northeast corner of the campus adjacent to Ben Wilson Street	Unscheduled
2. Construct parking lot north of new campus drive	Unscheduled
3. Construct addition to Allied Health Building	Unscheduled
4. Construct permanent intramural playing fields	Unscheduled
5. Construct walking, jogging, and fitness trail	Unscheduled

PLAN IMPLEMENTATION

A ten-year time frame has been established for implementation of this master plan. This time frame recognizes the realities of the time required for the specific planning that must occur before the projects can be constructed, the actual construction process, the interrelationship of some projects, and the need to secure the funds to finance some project costs.

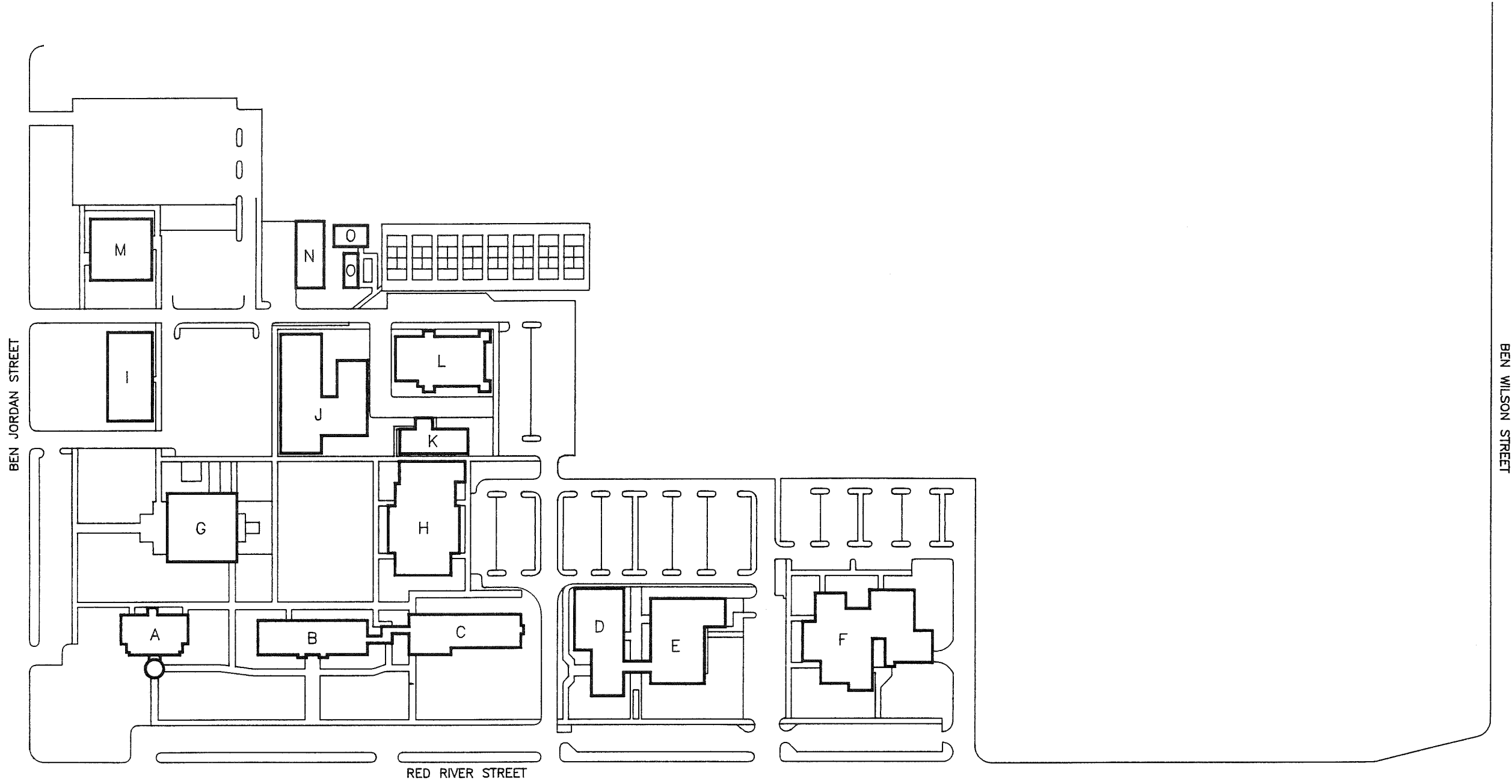
All new construction and major renovation projects identified in Phases I and II are high priority and will be financed as capital improvement projects with funds provided from sources outside the regular operating budget. Primary sources of funding for these capital improvements are proceeds from the sale of student fee revenue bonds and general obligation tax bonds which were approved by the voters of the College district in December, 1989. Other sources of capital improvement funds include lease revenues, private contributions, and investment earnings. Sufficient funds should be available for all these projects to be realized in their priority order. Projects in Phase II designated as minor renovation projects will be financed through the regular College operating budget as funds become available, therefore the schedule established for their completion is tentative.

Projects included in Phase III are projects of lower priority at the present time. The development of these projects will depend upon the availability of funds and their continuing or intensifying needs. For example, the need for an addition to the Allied Health Building could be satisfied by space made available in other buildings once Phase I and II projects are completed. For this reason, no definite schedule has been established for these projects. The master plan will be reviewed and updated annually.

PLAN IMPACT

The master plan is both an improvement and an expansion plan. A major part of its focus provides for the replacement of several buildings which are no longer functional because of age and structural deterioration, consequently, the gain in overall square footage at the end of the plan will be reduced by the amount of space which is taken out of use. However, in replacing these facilities, a significant amount of additional space is gained in the replacement structures. Much of the new space constructed will be utilized by existing campus programs and staff which will be relocated to larger and improved facilities thereby making space available for renovation for other College functions.

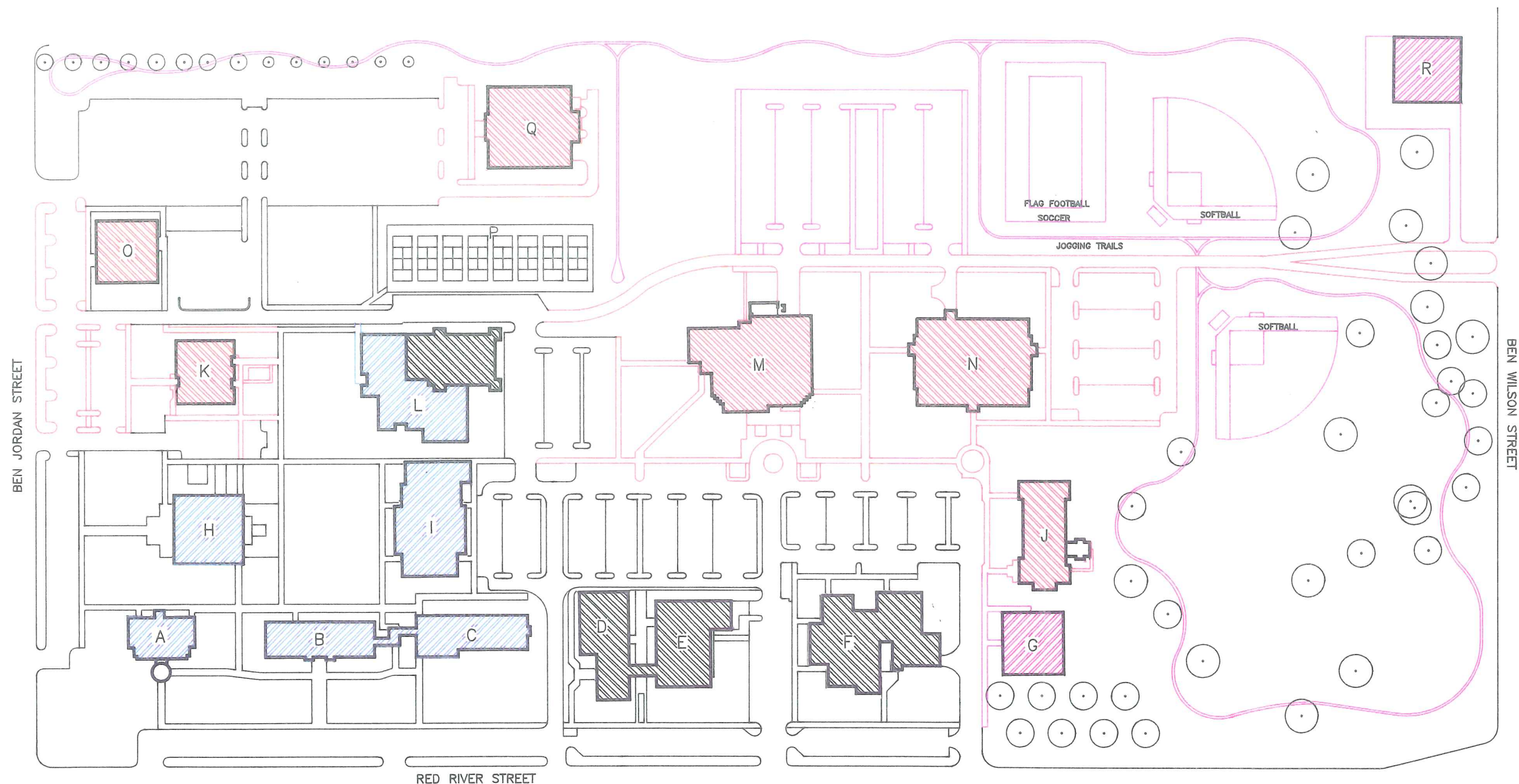
The renovation called for in the plan allows existing buildings to be modernized to improve appearance, comply with current building and environmental safety codes, increase comfort, reduce maintenance, and make the space more functional for present usage. Landscaping and other site work included in the plan will improve drainage, fire safety, pedestrian and vehicular traffic flow, and overall campus appearance. The end result of the plan should be a vastly improved physical environment for learning, teaching, and supporting community recreational, civic, and cultural activities.



THE VICTORIA COLLEGE CAMPUS PLAN
1989

SCALE 0' 50' 100' 200'

- | | | |
|--------------------------|-----------------------------------|----------------------------------|
| A. ADMINISTRATION | F. ALLIED HEALTH (AH) | K. LANGUAGE ARTS BUILDING (LA) |
| B. ACADEMIC BUILDING (A) | G. LIBRARY | L. FIELD HOUSE (FA) |
| C. SCIENCE BUILDING (S) | H. UNIVERSITY OF HOUSTON BUILDING | M. TECHNICAL BUILDING (T) |
| D. FINE ARTS (FA) | I. INDUSTRIAL ARTS (IA) | N. MAINTENANCE BUILDING (MAINT.) |
| E. AUDITORIUM | J. STUDENT UNION/GYMNASIUM (GYM) | O. CRIMINAL JUSTICE (CJ) |



THE VICTORIA COLLEGE CAMPUS MASTERPLAN
1990-2000

SCALE 0' 50' 100' 200'

- | | | |
|----------------------------|----------------------------|------------------------------|
| A. LIBRARY ANNEX | G. ALLIED HEALTH ANNEX | M. STUDENT CENTER |
| B. SOCIAL SCIENCE BUILDING | H. LIBRARY | N. CLASSROOM/OFFICE BUILDING |
| C. MATHEMATICS BUILDING | I. ADMINISTRATION BUILDING | O. TECHNICAL BUILDING |
| D. FINE ARTS BUILDING | J. SCIENCE BUILDING | P. TENNIS COURTS |
| E. AUDITORIUM | K. LANGUAGE BUILDING | Q. VOCATIONAL BUILDING |
| F. ALLIED HEALTH BUILDING | L. PHYSICAL FITNESS CENTER | R. MAINTENANCE BUILDING |

PHASE 1

PHASE 2

PHASE 3

