

HARRIS-STOWE STATE UNIVERSITY

CAMPUS MASTER PLAN 2030



Prepared by:
Creative Exchange Lab
+
HSSU Center for Neighborhood Affairs

EXECUTIVE SUMMARY

Plan Goals and Objectives

1 Enrollment of 5000 students:

At present, HSSU has a student enrollment of approximately 1600, 400 of whom are residential. With current facilities Harris-Stowe could serve approximately another 900 or a total of 2500. However, the planning team and administration estimate that the current campus with modest physical expansion could serve roughly 5000 students (2000 commuter, 2000 online, and 1000 residential). Obtaining this enrollment is not only necessary from a financial standpoint; it is crucial to realizing HSSU's mission. With current enrollment, the university is unable to offer a full range of academic programs to meet the needs of its students

2 Expand academic programs from 25 to 50 (including graduate programs)

The university could support more academic programs than it now offers—particularly in terms of Arts and Sciences degrees and high demand graduate programs such as in Business and Education. The university is currently in the process of adding at least five additional new programs, which would give it a total of 30. As a result, it is not unrealistic to assume that the university could have another 10 to 20 programs by 2030.

3 With more students and more programs, at least three new academic buildings will be needed. Moreover, the Henry Givens Administration Building and the Library will need to be substantially renovated and/or expanded.

Career fields that are most in demand at present are those in STEM—Science, Technology, Engineering, and Mathematics. However, current laboratory facilities are insufficient and antiquated. There is simply not enough space in the Henry Givens building to provide the space and equipment necessary. A new STEM building is essential. The College of Education and the Business School are also severely deficient in terms of adequate space and modern amenities considering anticipated enrollment growth and size of faculty and probably also in need of new structures. The Henry Givens Administration building is adequate for housing the administration and the Departments of Humanities and Social Science in the College of Arts and Sciences. However the building is approaching one hundred years old and is in need of renovation. Although several administrative spaces have been recently remodeled, several more are in need of rehabilitation, especially the Office of Academic Affairs. While there is a great deal of space in the building it will have to be restructured to house the increased number of students and degree programs. The library will also have to be expanded to accommodate the needs of an enlarged student body and faculty.

4 The University will need a student center and other recreational/athletic facilities

The typical student spends approximately 80% of his or her time outside of the classroom. Thus, the successful campus—the “student-centered campus”—addresses all of the needs of the student—not just the academic ones. Even commuter students need spaces and activities that accommodate their non-classroom needs. Traditionally, most universities address these needs by providing a student center or a student union that centralizes all of these functions in a common facility. As the university expands, a student center will be a main priority. With anticipated enrollment growth the university will also need more athletic fields and fitness facilities for both athletes and non-athletes alike.

5 As out-of-state enrollment and traditional student enrollment continue to grow the university will need to double its residence halls

At present HSSU has just fewer than 500 student beds. As of Spring 2018, the residence halls are at 100% capacity with waiting lists. If the university continues to attract out-of-state students at its present rate, it will have to build one or two more resident halls.

Harris-Stowe State University: Designing the 21st Century Campus as a HUB of Innovation, Social Change and Entrepreneurial Opportunity

Welcome to Harris-Stowe

Harris-Stowe State University—HSSU—is a very special place. Not only does magic occur daily in its classrooms. The very campus on which it is situated and the adjacent community is literally hallowed ground. From being part of the original French settlement, to being a hub of the African-American community before WWII, to being at the center of the largest urban renewal project in the fifties, to now being the home of one of the most important transformations taking place in higher education today, HSSU's campus is the bedrock of its past and its future. And it is the incredible legacy and potential of this campus that this plan means to celebrate.

All universities—even ones that are primarily online—have a special relationship to their campuses. But HSSU's campus defines who it is and why it exists. As an HBCU (Historically Black College or University) located in Midtown St. Louis—one of the most distressed urban areas in the country—Harris-Stowe

State University has a moral imperative to serve poorly prepared and under-served populations. The ability of the campus to provide the space and the facilities to carry out this mission is important not just for the St. Louis region, but also for the country.

However, HSSU is up to the challenge. Since its inception as a member of the Missouri state university system almost thirty years ago, Harris-Stowe has gone from one degree program to fourteen; experienced a doubling of its campus; added six new buildings; achieved university status; and has become a graduate degree granting institution. With the foundation that it already possesses, there is no telling where Harris-Stowe State might be in the next generation. But growth does not happen by chance. It takes careful planning and the leadership to implement it. Hopefully, this document is the first step in HSSU's in realizing its full promise.

Harris-Stowe by the Numbers

Enrollment: **1464**

Student-Teacher Ratio: **13-1**

Academic Programs: **31**

2016 Graduating Class: **153**



Why HSSU Must Plan for the Future

Need Quote:

--Atty. Ronald A. Norwood, Chairman
Board of Regents
Harris-Stowe State University

Campus Mission, Vision and Core Values

MISSION

Harris-Stowe State University provides educational opportunities that reflect excellence in holistic student development. We offer programs designed to nurture intellectual curiosity and build authentic skills that prepare our students for success in a diverse, global society.

VISION

Harris-Stowe State University shall be recognized as a preeminent institution for academic integration, innovative programs, and student-centered services.

CORE VALUES

PERSONAL GROWTH: We believe that it is our responsibility to develop an individual's intellect as well as an awareness of personal accountability for the decisions one makes and the impact of those decisions on others.

RESPECT: We believe that being respectful of others is what drives successful relationships and that civility is an expectation rightfully held by all campus constituents.

INNOVATION: We encourage individuals to cultivate new ideas and approaches that improve learning and student, faculty, staff, and alumni experiences.

DIVERSITY: We embrace diversity in all forms and champion the rights of individuals to respectfully share their unique perspectives within our University community.

EXCELLENCE: We believe that individuals contribute effectively when they are meeting or exceeding expectations of their community; therefore, we continuously strive to achieve excellence in all University activities. The vision of the master plan is to make the Harris-Stowe campus serve the needs and desires of Harris-Stowe students and members of the university community both now and in the future. Our intent is to develop a blueprint that will make the campus a place where our students want to be, that nurtures their development, and provides the environment where they can realize their full potential. In short, the purpose of the plan is to make Harris-Stowe's campus the Student-Centered Campus.

So what does the Student-Centered Campus look like?

A Student-Centered Campus is engaging. It is both attractive and welcoming. It has a distinctive sense of place that immediately alerts both members of the university and visitors alike of where they are. In short, it feels and looks like an inviting space

A Student-Centered Campus puts the students first. All students deserve appropriate places where they can study between classes, socialize with their friends, workout, or catch a meal or a snack anytime they are on campus. These things are not luxuries, but an essential part of the college experience.

A Student-Centered Campus is in sync with its surrounding community. HSSU is an urban campus. As an urban HBCU, Harris-Stowe has a duty to use its resources and expertise to address these conditions. It also has an obligation to open up its campus to the surrounding community and to make it a force for revitalization and stabilization of Midtown St. Louis rather than a fenced off space.

A Student-Centered Campus is a healthy and safe environment. The university is a community composed of faculty, students, and staff that are devoted to the pursuit and transfer of knowledge. It is not a place. The campus is merely the site where the university is housed. But because the campus is where living, breathing humans live and work, it needs to recognize the biological needs of these humans and be a nurturing environment. This means that not only are campus buildings healthy places, but that there are plenty of physical fitness facilities for all constituencies. It means that everyone feels safe from crime, which can only occur if there is plenty of light and activity throughout the campus at all hours of the day. It also means that people are considered more important than cars and that vehicular traffic is carefully monitored and controlled both inside the campus and on the periphery.

A Student-Centered Campus is a vibrant and interesting place. A successful campus is not just a visually attractive place. A student-centered campus is a place that attracts people. It is a place where people want to be because it is full of life. People not only want to be on campus. They want to be near it.

“Harris-Stowe State University is committed to serving as an intellectual think tank for the region and will continue as a beacon of opportunity for all students.”

President Dwaun J. Warmack, Ed.D.

Core Issues

1 Academic Facilities:

As noted in the previous section, the university needs at least three new academic buildings and to make major renovations to two others. These investments will drastically outstrip the financial resources that the university now possesses. While HSSU is a public institution, there is neither currently the political will nor the financial capacity on the part of the State of Missouri to fund these investments. The challenge then, is to find the way to secure the private funds to bring these investments to fruition.

2 Campus/Community Interface:

The campus is bound on three sides by major thoroughfares and on the fourth by large institutional and corporate campuses. What most St. Louisans see of the campus is the industrial looking Market Street parking lot and an empty vista along Laclede. The challenge is finding a way of softening the borders of the campus so that there is a greater sense of arrival for visitors while at the same time making the surrounding community more accessible for students.

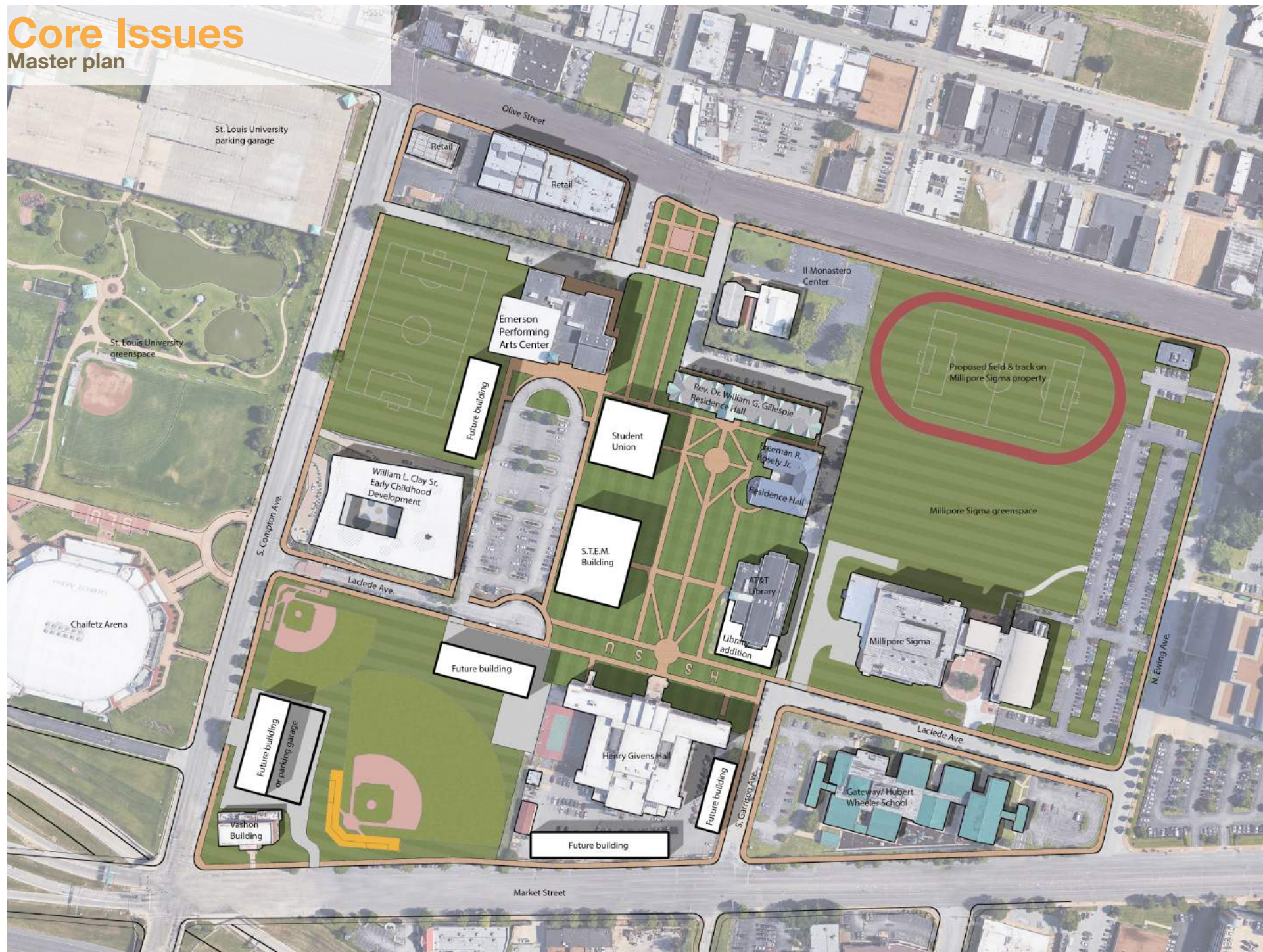
3 Parking and Transportation:

When the university fully reaches its target enrollment, some parking will probably be either above or below ground.



Core Issues

Master plan



Specific Issues and Recommendations:

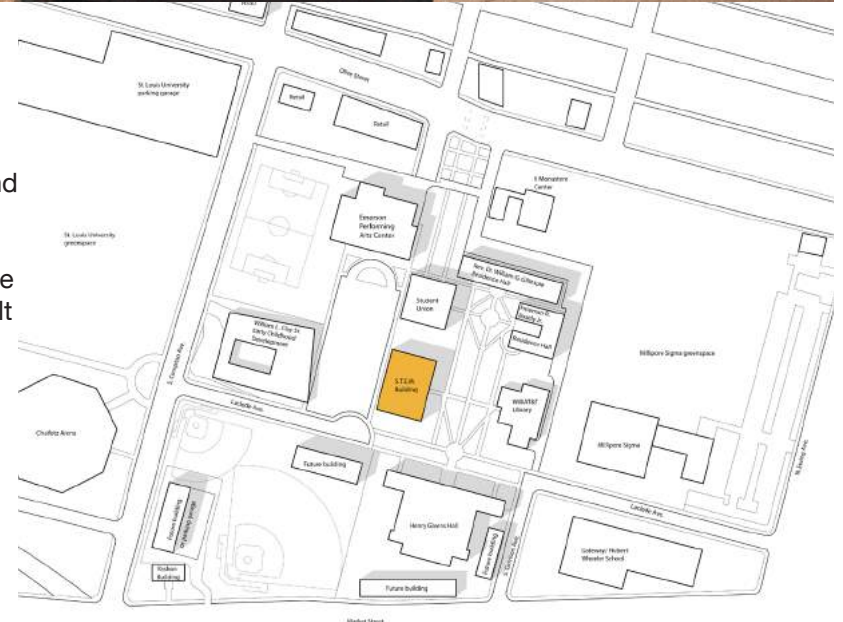
Academic Facilities



1 New STEM Building

a. For most of its history, HSSU did not need very sophisticated science facilities. As a teachers college and even when it had limited professional programs, its laboratories and computer labs were more than adequate. However, since becoming a university in 2005 and developing new Arts and Sciences programs in Biology and Urban Ecology with additional bridge options with other local universities in engineering and medically related fields, it is essential that the university move to provide state-of-the-art facilities. Without access to the newest equipment, HSSU students in science and technology will find it increasingly difficult to find internships or gain admission into graduate and/or professional school.

b. Although the university and the Department of Mathematics and Natural Sciences have been very successful in acquiring grants to update existing laboratory facilities in HGA, the building is simply not big enough or of the right configuration to permit construction of all of the laboratory facilities necessary for instruction and research—by both students and faculty. In terms of cost, it would be much more economical and a better investment to have a new building as opposed to constantly trying to toggle together patch work remedies.



Specific Issues and Recommendations:

Academic Facilities



2 New Business Building

The Anheuser Busch School of Business (ABSB) has the largest number of students of the three colleges.



Specific Issues and Recommendations:

Academic Facilities



3 Renovation of Administration Building

a. The current Henry Givens Administration (HGA) building is nearly a hundred years old and was designed to be a high school. While the building is quite large and is significant architecturally, it is badly in need of a complete renovation.

b. Recommendations

Gut rehab of HGA Building after relocating the Business School and Mathematics & Science programs



Specific Issues and Recommendations:

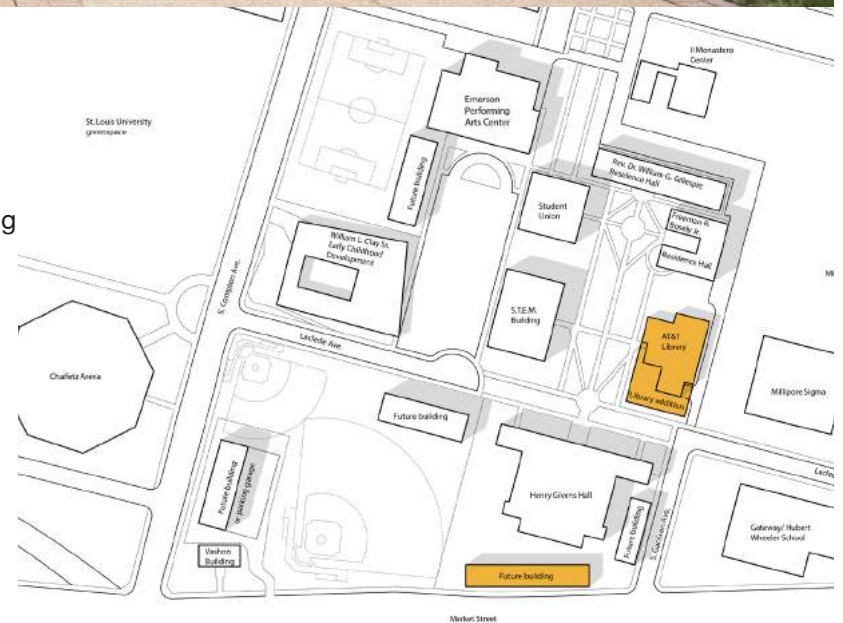
Academic Facilities



4 Replace or Expand Library

a. HSSU's library was designed for a much smaller projected enrollment with many fewer academic programs. As the number of students increases, the library will also need more study facilities and computer terminals. The lack of individual and private group study rooms is already a glaring deficiency. The library also needs more staff offices and a reading room for periodicals, as well as, archival storage space.

b. Recommendation: Replace existing structure
 Alternative 1: Expand into the quad underground
 Alternative 2: Replace existing structure on the southwest corner of the quad
 Alternative 3: Replace existing structure with signature building on Market behind HGA



Specific Issues and Recommendations:

Academic Facilities

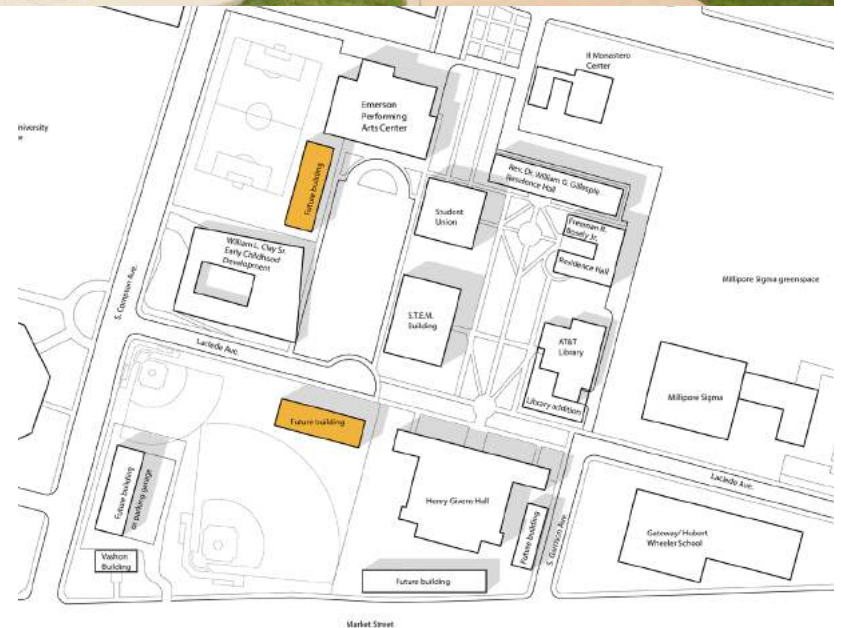


5 New College of Education Building

At present, the College of Education (COE) is housed entirely in the Clay Early Childhood Center. However, it presents serious constraints to the ability of the College to offer new programs, add new faculty, or to construct new facilities.

a. Recommendations for potential locations:

- 1) New building southeast of the Clay Center on axis with the Emerson Center
- 2) New building north of the Clay Center (current soccer field)
- 3) Acquire Banneker School as a temporary or permanent facility



Specific Issues and Recommendations:

Vashon Center

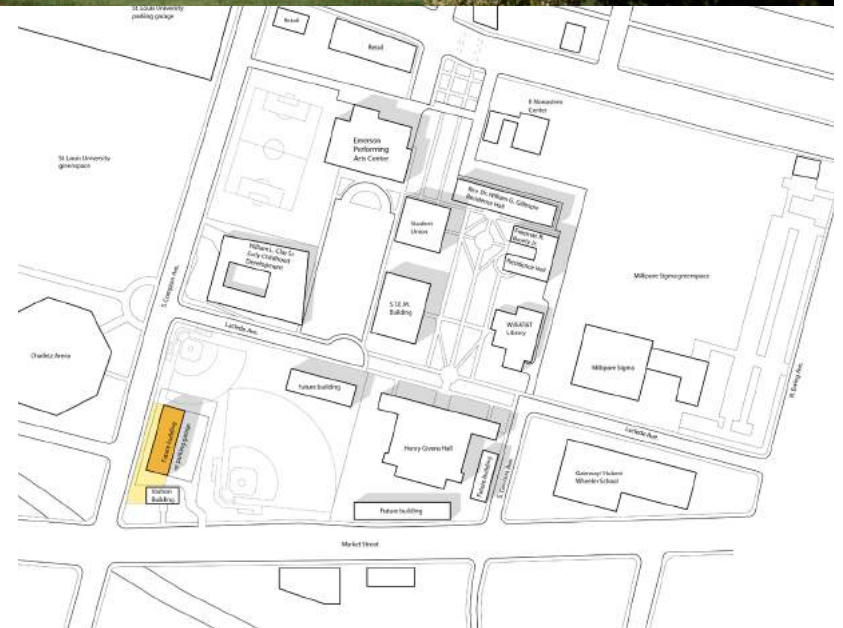


The Vashon Center was formerly a city recreation center that was built during the New Deal as a WPA project. Since acquiring the building, the university has successfully placed the building on the National Register of Historical Places. The exterior of the building is in sound condition. In 2009, the university received stimulus money for roof repair, tuck pointing, and new windows. However, the interior of the building is in need of major renovation. The floor of the gymnasium has suffered major water damage. The lower level spaces are still in good repair, but suffer from mold and mildew and abundance of trash and litter. Lighting, plumbing, and HVAC systems would have to be totally replaced.

The National Register designation limits the degree that the building can be refashioned. Because of federal guidelines, the structural integrity of the building has to be maintained.

a. Recommendations:

- 1) Rehab gym area as multi-purpose/flexible space for potential coffee shop and performance/gallery venue
- 2) Renovate basement spaces for Wolff jazz collection and studio space for art program



Specific Issues and Recommendations:

Student Center



Eighty percent of a student's life is spent out of the classroom. Consequently, much of the quality of a student's collegiate experience revolves around non-academic activities such as clubs and organizations, physical recreation, plays and concerts, or just hanging out with friends. On most university campuses, many of these activities occur in the student center. However, Harris-Stowe lacks such a facility.

a. Suggested functions include:

Space for Student Organizations, Student Support Services, Retail & Food, Lounge Area
Wellness/Physical Fitness, Alumni Activities, Facilities for Conferences, Areas for Commuter Students, Outdoor Activities

b. Recommendations

1) Situate a 78-92,000 sq. ft. full service student center in the northwest corner of the quad



Specific Issues and Recommendations:

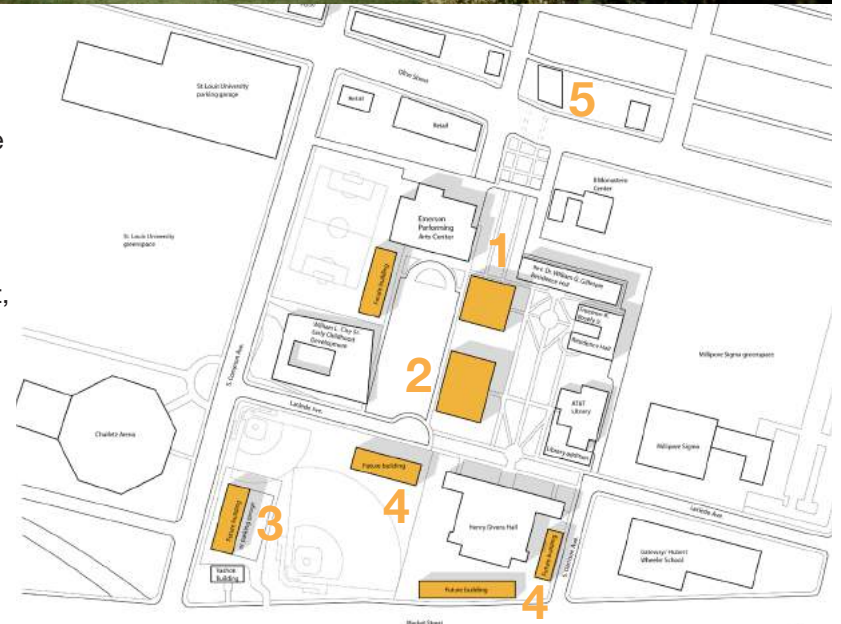
Residence Halls



Approximately 400 students live on campus currently. The goal is to expand that number to around 1000 on-campus students. Until xxx there were no facilities for living on the Harris Stowe campus. Then in xxx Gillespie Hall was constructed. Several years later Bosley Hall was built that included a dining hall sufficient to serve the residents of both dormitories. The two halls are on the northwestern section of the campus.

Potential Locations for Future Residence Halls:

- 1** North between the Emerson Center on the west, Olive on the north, driveway on the east, and the Quadrangle on the south
- 2** On the Quadrangle, east of the William Clay Early Child Care Center, and the surface parking lot
- 3** Alongside of Compton, north of Vashon Community Center
- 4** Adjacent to the Administration Building
- 5** On land just north of Olive



Specific Issues and Recommendations:

Residence Halls



Number of Residential Buildings

There are approximately 400 on-campus residents at Harris Stowe. If we assume that 600 additional students is a desirable goal, then a decision must be made as to the size and timing of new facilities. Here are some options.

- Two Hundred Residents Capacity. The advantages of building smaller halls are that the university will not end up with under used capacity should anticipated growth not occur. Moreover, it seems likely that a smaller hall will contribute to a sense of student community and comradely. On the other hand, given a 1000 on-campus student goal, this approach would demand three (3) building sites, which are in short supply.

- Six Hundred Residents Capacity. At the other end of the spectrm would be a decision to build one, large residential hall. This approach would minimize the inevitable disruption that accompanies construction. One large project would probably be less expensive on a per unit basis. Having only one site would preserve surface parking opportunities around campus.

b) Common Facilities. New residents will need dining facilities, areas for study and relaxation, laundry opportunities and more. If multiple residential halls are constructed, it may be desirable to place most common facilities in one, not all of the new buildings.

Specific Issues and Recommendations:

Campus Edges and Branding

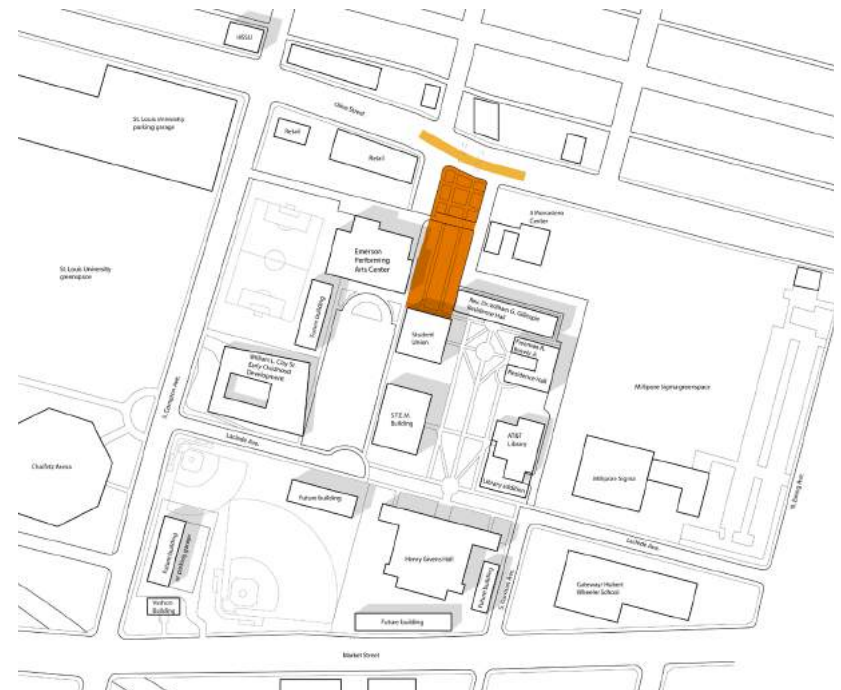


Goals

- 1 Greater emphasis on the historical importance of the site.
- 2 Creating a sense of arrival from the west and the south.
- 3 Softening and opening the southern and western flanks.
- 4 Opening the northern vista.
- 5 Establishing a HSSU architectural “brand”

Recommendations

- 1 Create Vista from Olive



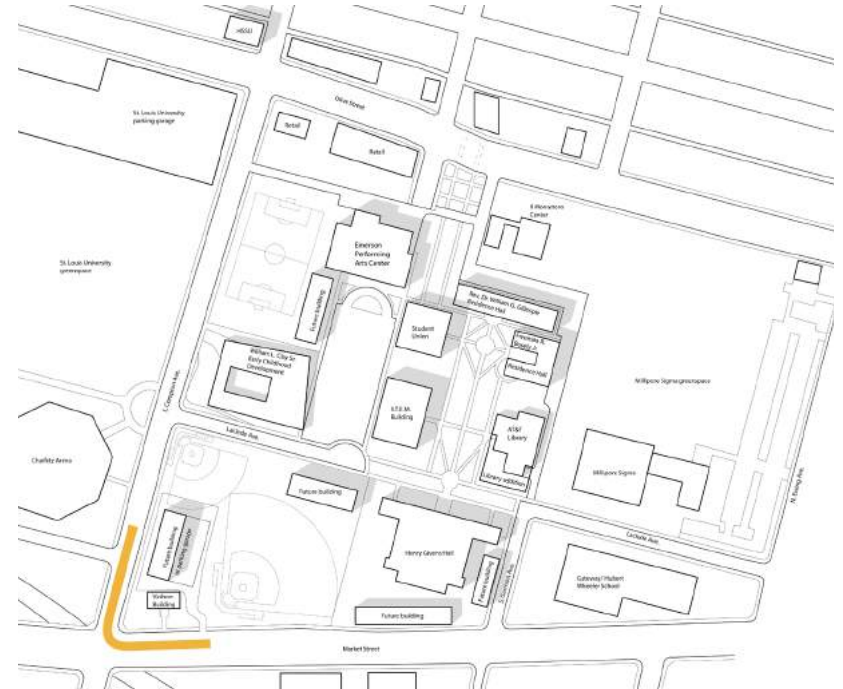
Specific Issues and Recommendations:

Campus Edges and Branding



Recommendations

- 2 Create pedestrian oriented street at Market and Compton



Specific Issues and Recommendations:

Campus Edges and Branding



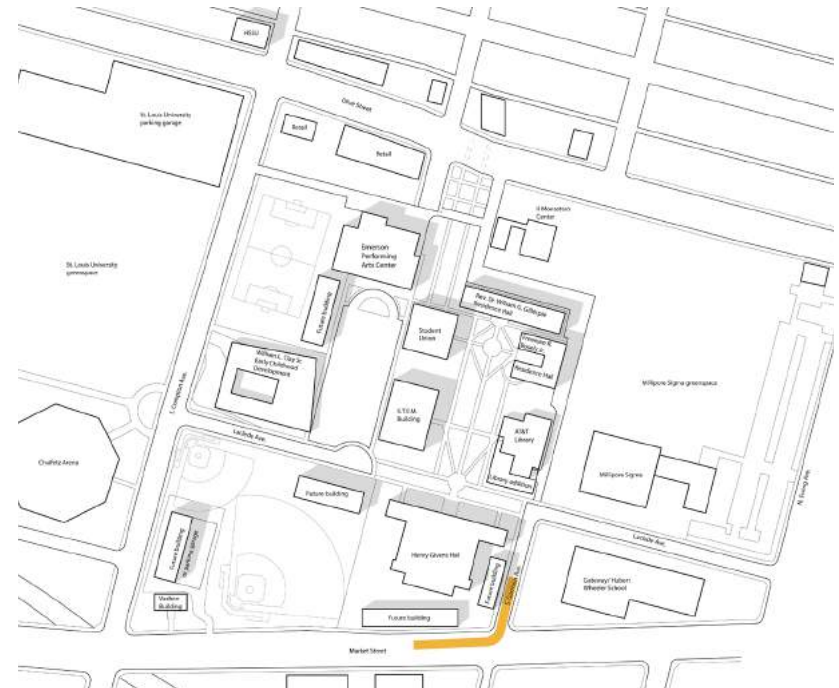
Existing



Proposed

Recommendations

- 3** New Pedestrian Entrance at Garrison and Market
- 4** Landscaping of Market Street Parking Lot
- 5** Remove Fencing on Laclede and Market
- 6** Mirror Saint Louis University's Lighting Scheme
- 7** Improve Lighting and Fencing behind Emerson Center



Specific Issues and Recommendations:

Sports and Recreation

Harris Stowe offers Basketball (Men’s and Women’s) Soccer (Men’s and Women’s), Men’s Baseball, Women’s Softball and Women’s Volleyball, all at the Intercollegiate level. In addition, there are intramural sports including sand volley ball, flag football, basketball, pool and billiard, and fitness classes.

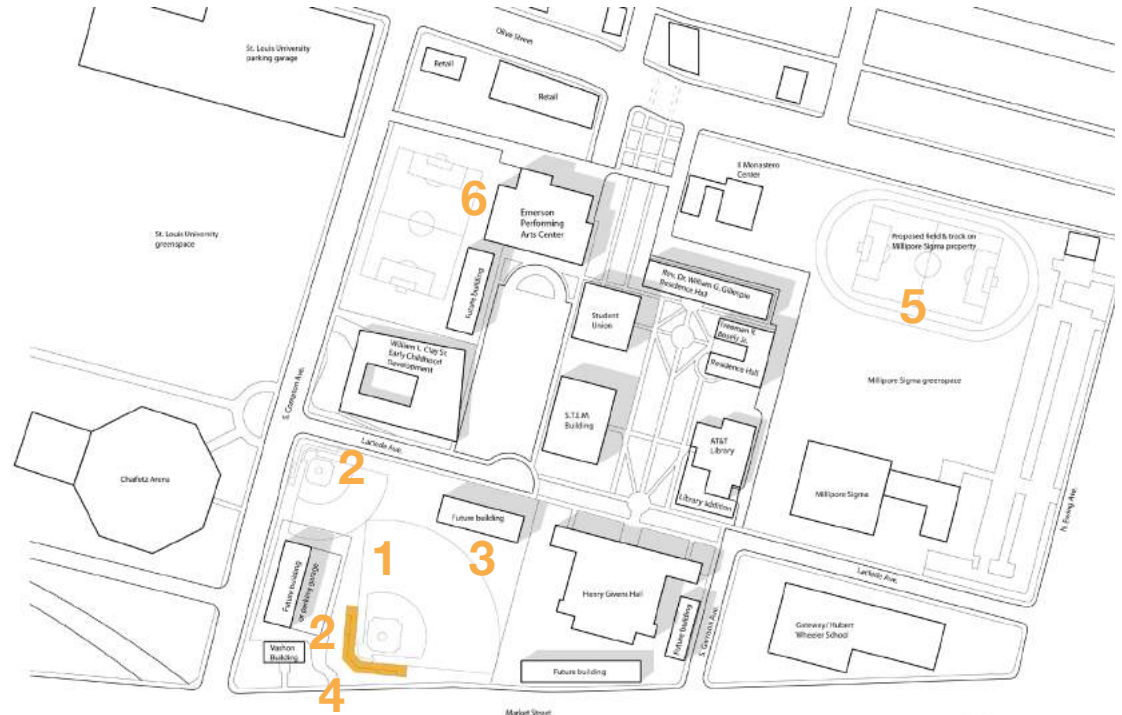
A major step forward in Athletic facilities occurred in 2004 with the completion of the Emerson Performance Center. Half of the building is devoted to a 2490 seat gymnasium, a fitness center, weight room and training room. The other part of the center is the Bank of America 227 seat theater, and associated practice and dressing rooms. Other art facilities include a dark room, art studio, and kiln.

Other improvements in recent years include a soccer field west of the Emerson Center, and upgrades to the baseball field at the southwest corner of the campus. There is strong interest in upgrading certain aspects of both the baseball and softball facilities.

There are two tennis courts immediately west of the Administration Building that are in POOR condition.

Recommendations:

- 1 Renovate baseball and softball fields
- 2 Construct bleachers for both the baseball and softball fields
- 3 Construct indoor practice facility
- 4 Emphasize history of the St. Louis Stars and replace/enhance plaque
- 5 Construct a track facility
- 6 Reconfigure the Emerson Center



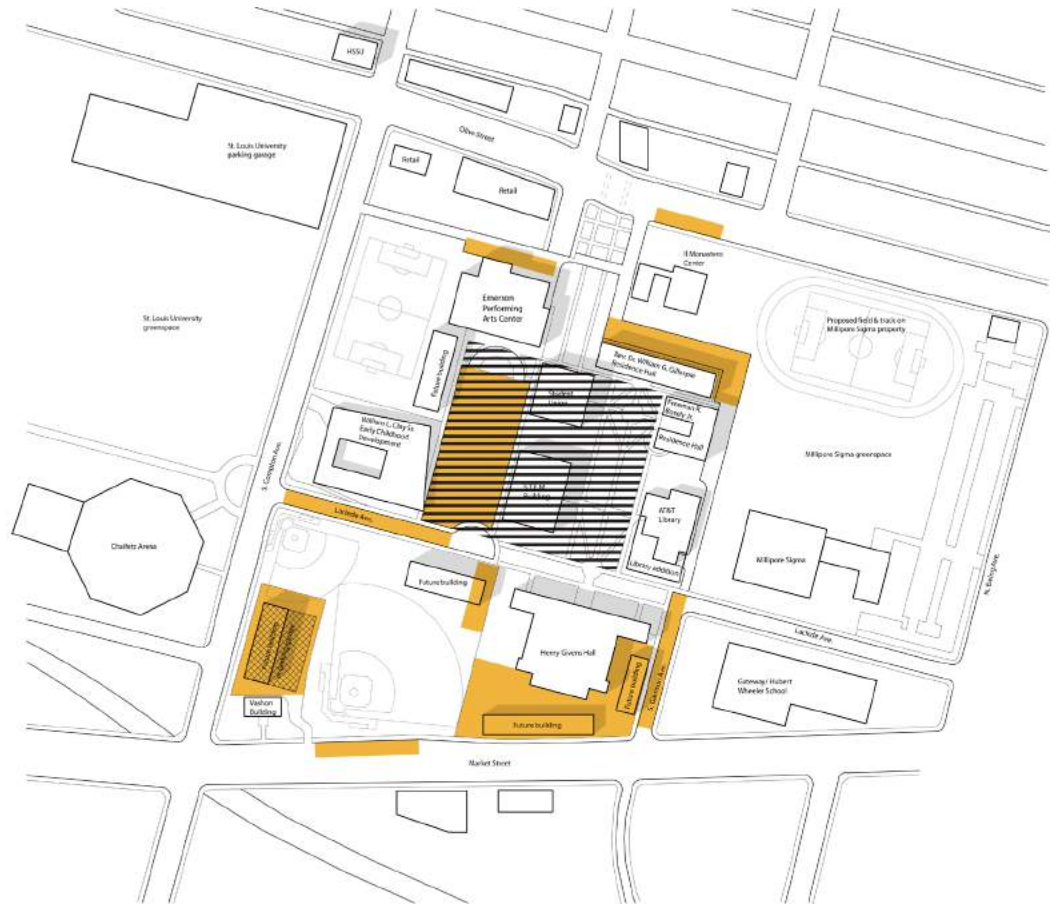
Specific Issues and Recommendations:

Parking and Transportation

Harris-Stowe aspires to have an additional 600 residents, over and above the 400 currently living on campus. Many of them will want to bring a car. The intent is to also double the number of commuting students, from around 1000 to 2000. Many of those will want to come by car. More students will also require a larger faculty and support staff.

There are currently 10 parking surface lots that collectively can accommodate 760 cars on the Harris Stowe Campus. Nearby there are several additional possibilities, all that will require further exploration with St. Louis University and/or Sigma Aldrich.

Public transit serves Harris Stowe reasonably well, but there are several areas that can be improved.



Parking on Harris Stowe

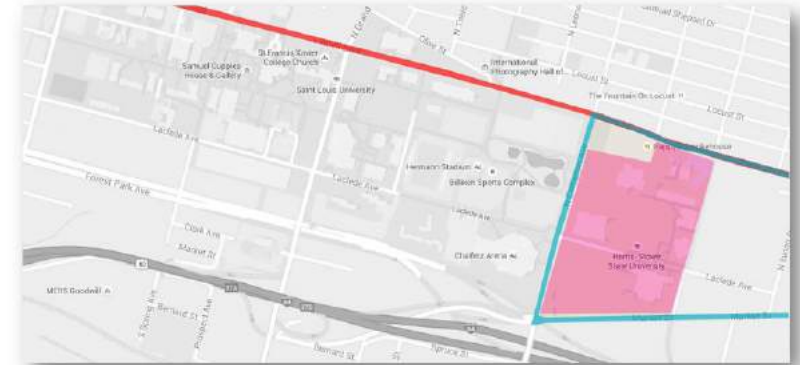
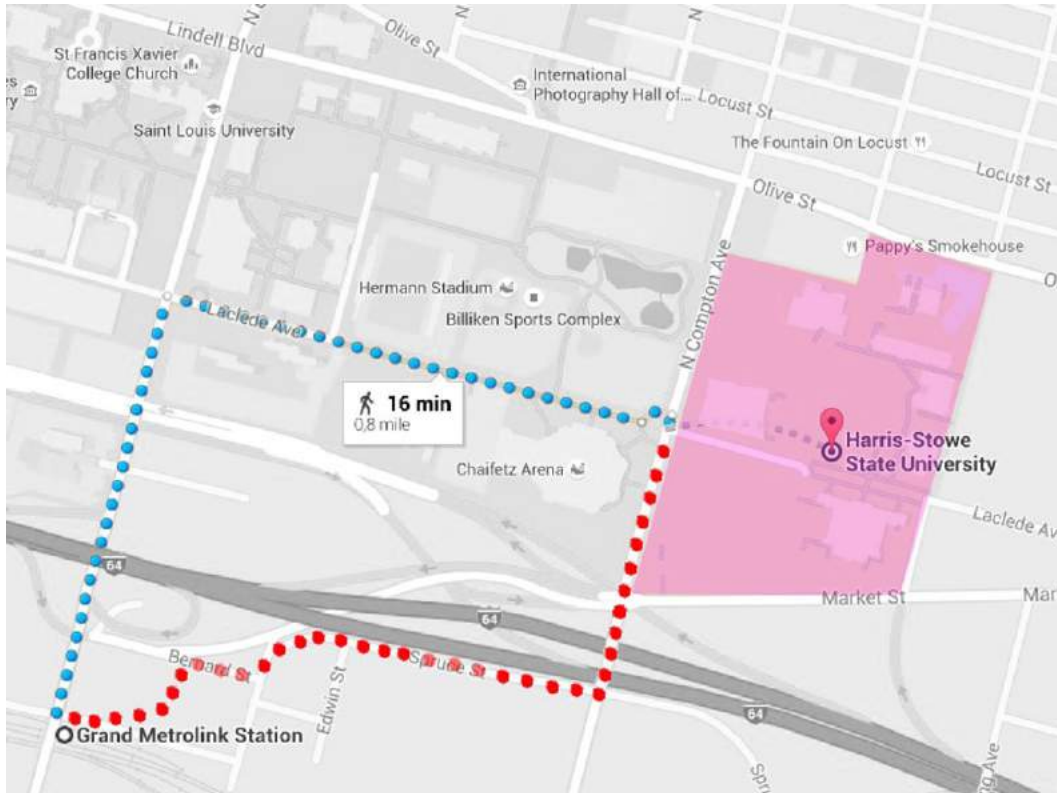
Alternative parking sites

- o A surface lot, or garage, on the land north of the Sigma Aldrich building
- o A surface lot, or garage, south of Market
- o A garage under the proposed quadrangle between new buildings to the west and the library and Freeman Bosley Jr. Residence Hall to the east.
- o A garage that could be built on both sides of Garrison between Market and Laclede, thereby serving both Harris-Stowe and the Gateway/Hubert Wheeler School

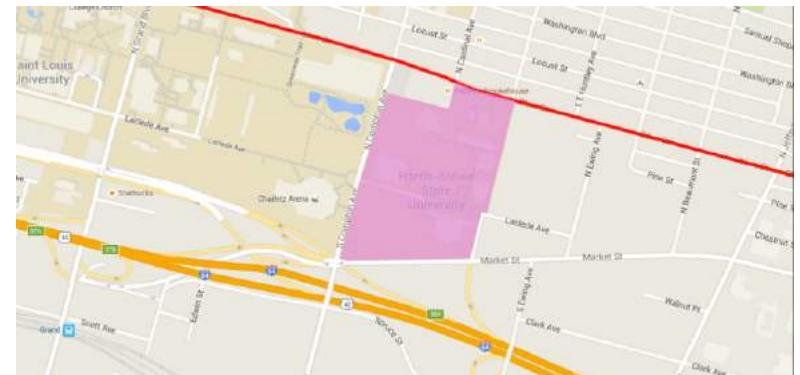


Specific Issues and Recommendations:

Parking and Transportation



■ Old No. 4 route
 ■ Old No. 10 route



■ New No. 10 route

Public Transit serves Harris-Stowe reasonably well, but there are several areas that could be improved.

- Downtown Trolley
- The Number 10 Bus
- Van from Metrolink Station at Grand

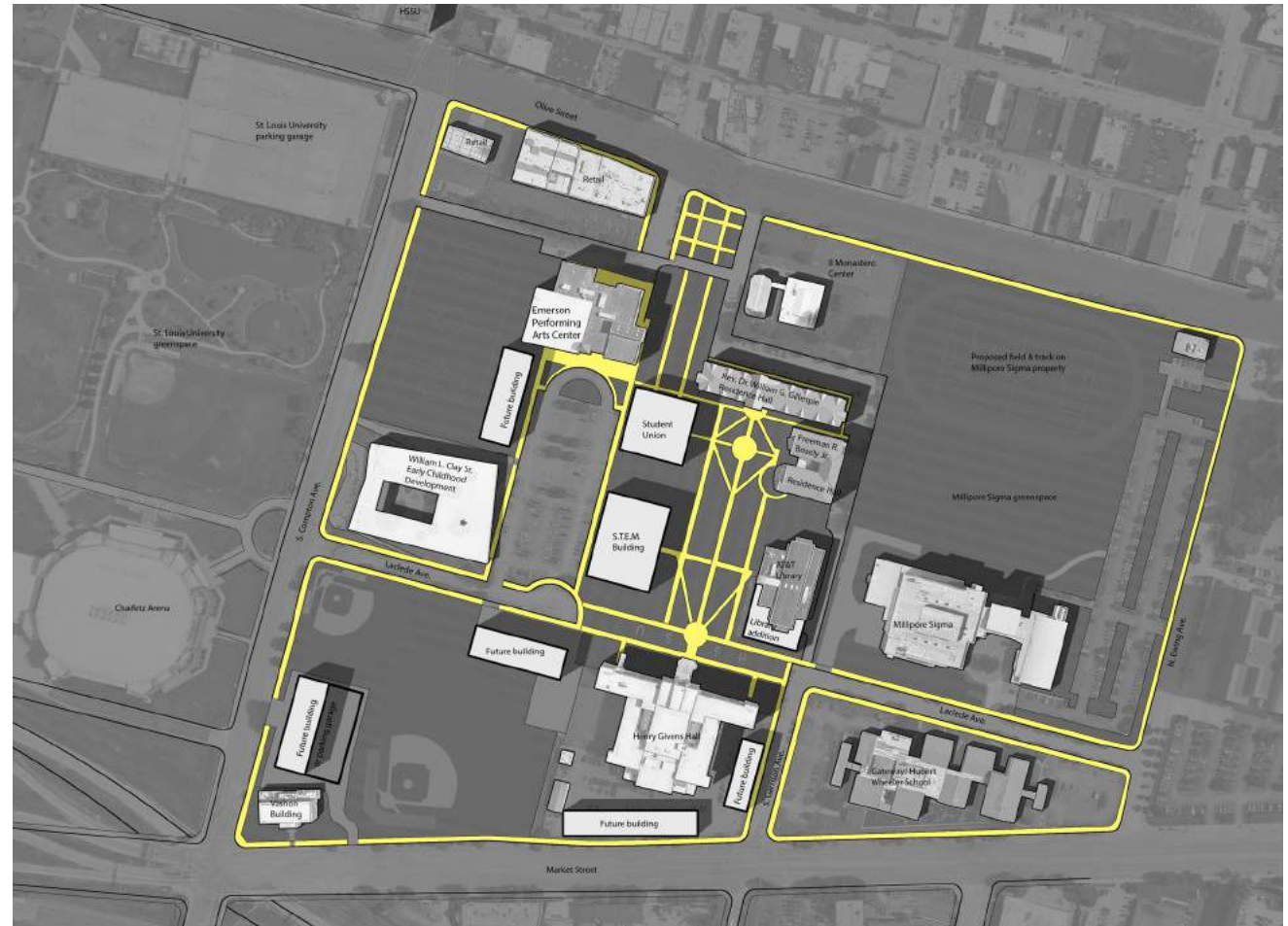
Explore the use of the St. Louis University Parking Garage at Compton and Olive

- Multi-Story parking garage on the eastside of Compton
- Garage on the parking area that is west of the Clay Early Child Center and the soccer field to its north

Specific Issues and Recommendations:

Internal Circulation and Walkability / Bike-ability

At present, the campus is easily walkable. Because of its size, no destination on campus is more than a 5 minute walk from any other. However, some parts of the campus lack adequate sidewalks—especially the quad. Moreover, improved landscaping would enhance the walking experience. The main challenge, though, in terms of walkability is the interface between the campus and the surrounding community. Due to the speed and flow of traffic, accessing the surrounding community on any side of the campus is difficult. And on the north, pedestrians also face the lack of sidewalks running north and south between the Emerson Center and Gillespie Hall. In inclement weather, the only satisfactory route to the retail opportunities on Olive is through Gillespie Hall.



Specific Issues and Recommendations:

Internal Circulation and Walkability / Bike-ability



View of Laclede Ave looking west

Recommendations

- 1 Sidewalks: Extend across quad + remove chain link fencing on Laclede and construct walkway through athletic fields to the Vashon Center



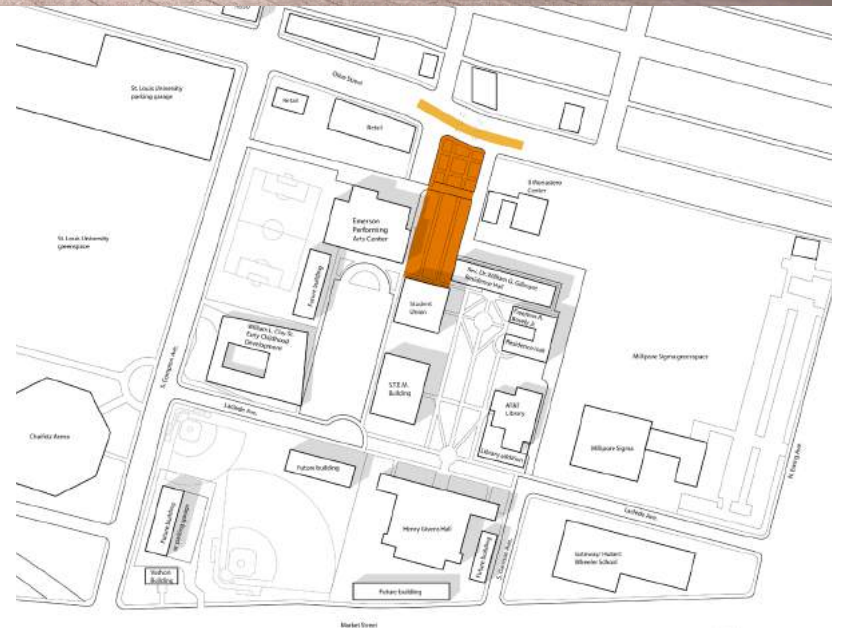
Specific Issues and Recommendations:

Internal Circulation and Walkability / Bike-ability



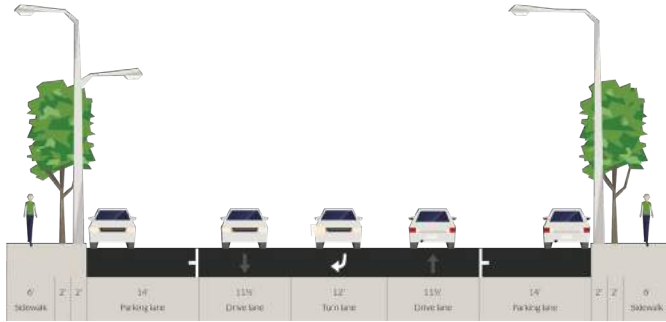
Recommendations

- 2 Enhance pedestrian flow between Gillespie/Emerson Center and Olive

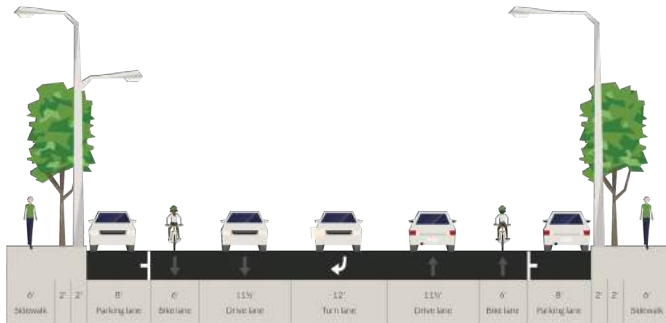


Specific Issues and Recommendations:

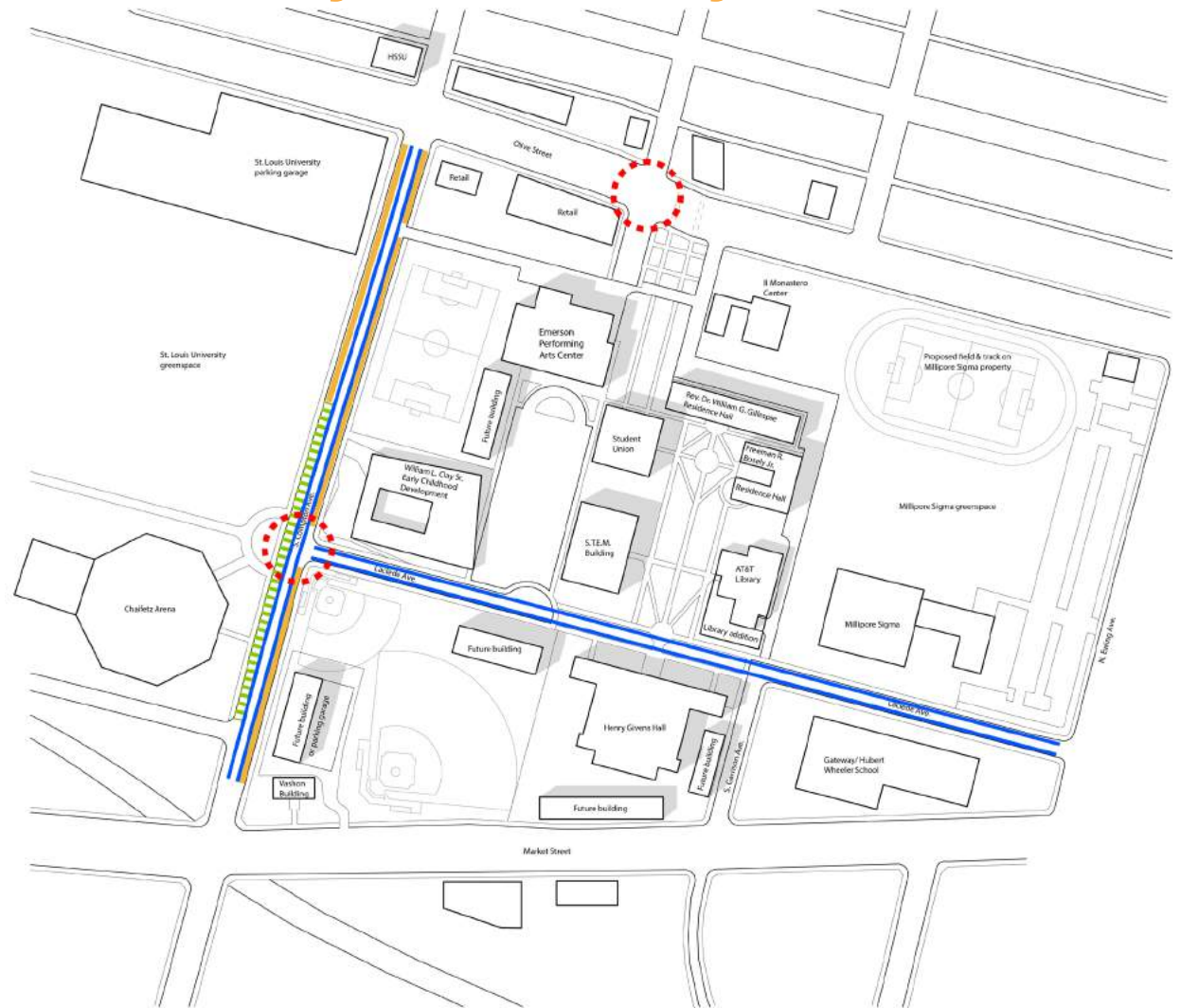
Internal Circulation and Walkability / Bike-ability



Existing street configuration on Laclede Ave



Proposed street configuration on Laclede Ave



Recommendations

- 3** Introduce traffic calming measures inside both the Market and Laclede parking lots, as well as, on Laclede east of the Gateway and on Garrison to reduce speeding
- 4** Provide traffic lights at Laclede and Compton + Olive and Cardinal



Specific Issues and Recommendations:

Internal Circulation and Walkability / Bike-ability



Recommendations

- 5** Create bike lanes on Compton and Laclede
- 6** Provide more bike storage facilities



Specific Issues and Recommendations:

Security



For an urban campus, HSSU is remarkably safe. In recent years, it has experienced virtually no violent or bodily crime and relatively little property crime. This condition can be attributed to its isolated location. However, like any urban campus, HSSU could be made safer.

Recommendations

- 1 Increase emergency towers
- 2 Provide more lighting behind residential halls, around athletic fields, inside Market Street lot, and behind Emerson Center
- 3 Replace fencing between Emerson Center and lot behind commercial buildings on Olive

The Planning Process

A **Planning Team:** The HSSU campus master plan was a joint effort of the Creative Exchange Lab (CEL) and the HSSU Center for Neighborhood Affairs that took place between June 2015 and June 2018. The partners also worked extensively with their associates. Chandler Ahrens of OSA was invaluable in the design work provided by CEL. CEL was also assisted by the work of several architectural interns from the Sam Fox School of Design and the Visual Arts at Washington University in St. Louis. The Center for Neighborhood Affairs relied heavily on the efforts of numerous fellows of the Center, in particular Charles Kindleberger, the former director of research for the City of St. Louis, Urban Planning and Design Agency. Fellows, Steven Ibehda of the i5Group, and Rosalind Williams, former planning director of the City of Ferguson, were also instrumental in the early stages of the process. The Center also engaged two HSSU interns from the Urban Affairs program—William Rone and Timothy Howell. A number of HSSU courses also provided data on several occasions.

B **Data Collection:** The plan was informed by a extensive data analysis throughout the process. The team accessed online public sources, as well as, sidewalk surveys, interviews with city/public officials, and requests of university administration and staff.

C **University & Community Engagement:** The planning process involved two years of extensive engagement with both the university community and other St. Louis stakeholders. The planning process in the early stages was shaped by input from an advisory board that contained representatives from the student body, administration, staff, alumni, and the surrounding community. Year one in the Summer 2015 also involved a series of ten walking visioning sessions where virtually every constituency of the university and community participated. In 2016, year two of the process, the planning team hosted a series of student focus groups and facilitated a student survey as part of the General Education Synthesis class. It also conducted intensive one-on-one interviews with each of the academic deans, as well as all of the major university administrators.



D **Design Charrettes:** In the summer of 2017, the beginning of year three of the process, the team hosted three charrettes where various university constituencies were asked to respond to the design concepts that had been formulated by the Creative Exchange Lab. Students, faculty, and staff were invited to the first charrette. The second charrette was for the board of regents. The last charrette was for the president and his cabinet. Each of these charrettes were invaluable in refining the design concepts of the plan.

E **Administration Review:** (yet to occur)—April President gives final instructions June final draft Revisions

F **Board of Regents Adoption:** (yet to occur) August meeting board ratifies

Acknowledgments

President Warmack
Advisory Board
Kevin Christeson
James Fogt
Brian Huggins
Deans and CAS chairs
Faculty and Staff
Board of Regents
Student Interns (HSSU and Washington University)

Appendices

(will provide later)

- A. Stakeholder Interviews
- B. Cost Projections for Comparable Facilities