

Residential Life projects improve students' college experience

The residential-life experience in higher education today is inextricably bound with academic achievement. For entering undergraduates, “res life” can be the deciding factor in both matriculation and graduation.

The Residential Life Model

A strong, living-learning residential life character has long been in place on the MU campus. The university's Residential Life department presently provides housing for nearly 6,000 students in 21 residence halls — 30 percent of all undergraduates live on campus, a requirement for freshmen since 1994. Housing facilities and living-learning programs are overseen today by a vice chancellor of Student Affairs and guided by a Residential Life director with an operations staff of 23 professionals and an administrative support staff of 165.

Residential Life's focus remains that of not only providing housing for MU's undergrads, but also helping them integrate into campus life via “living-learning” programs and activities. One-hundred Freshman Interest Groups and 23 Sponsored Learning Communities, which promote personal, social and academic development, distinguish MU from its peer institutions.

Res Life Master Planning — Facilities

In light of projected enrollment increases, the age and condition of existing buildings and failing preventive maintenance, a Residential Life Master Plan was commissioned overwhelmingly in 2000, the scope of which included a definitive assessment of existing facilities, new construction, physical planning for renovation and long-range strategic planning — none of which included the university's four apartment complexes.

Changing Parental/Student Expectations

Preliminary strategic planning in 1998 had also shown that student and parental campus-life expectations regarding residence halls were changing. “Double-loaded corridor” living, “gang showers” and “community bathrooms” had become conditions of the past. Many of today's university students have, for example, never shared sleeping or bathroom space on a daily basis or lived without air-conditioning. MU's most recently constructed dormitories date from the 1960s. The 1998 planning efforts revealed that students were leaving on-campus housing facilities — which had not seen major renovation since their construction — for off-campus apartment and suite-style accommodations, primarily in search of privacy: single bedrooms and private baths. In May 2001, the Department of Residential Life was granted approval by the Board of Curators to proceed with implementing a comprehensive Residential Life Master Plan (RLMP) to upgrade or replace MU's then 19 residence halls.

New Facilities

The 2001 RLMP recommended the construction of the

Virginia Avenue, Southwest Campus, College Avenue and Mid-Campus housing complexes. Recognizing the immediate, critical needs within existing residential halls, the RLMP scheduled the full renovation of each to extend their useful lives. Refurbishing the aged, 35- to 65-year-old facilities will ensure the financial viability of the residential life system, keep MU competitive with peer institutions and promote the continued success of Res Life's living-learning programs that distinguishes MU.

Renovating Existing Facilities — A 13-year Program

Based on experience gained in the construction of Virginia Avenue Housing (which opened in 2004) and in on-going construction of the Southwest Campus and College Avenue projects (scheduled to open this year), an updated RLMP 2005 recommends that renovation of existing buildings create smaller “Living Units” that serve groups of 12 to 25 residents in a mix of single and double rooms who share a group study room and an improved common bathroom. Renovation must also comply with contemporary building codes and meet national accessibility standards if the residential character of the campus is to continue as a major factor in enrollment and matriculation.

The RLMP renovation is being implemented in five cycles, each projected to last three to four years:

Cycle 1 projects — summer 2001 to fall 2004 — included the Virginia Avenue Housing complex, which houses 721 students in four new residence halls. The project also features a new dining facility and living-and-learning community support space. Additional projects — including exterior work — address measures on existing buildings essential to preserving mechanical systems and preserving the building's envelope until a complete renovation can be effected.

Cycle 2 projects (summer 2004 to fall 2008) feature a 659-bed complex of three residence halls and support space known as Southwest Campus Housing, currently under construction on the northeast corner of Stadium Boulevard and Providence Road (the former site of Smith, Blair and Donnelly halls). A fourth residence hall is the 345-bed College Avenue Housing project under construction on the east side of College Avenue, adjacent to Hatch Hall. The Mid-Campus Housing project is a 480-plus-bed residence hall proposed to be built on the current Baker-Park and Gardner-Hyde residence hall sites just north of University Hospital. A full interior renovation of Hatch and Schurz halls is also scheduled for this phase.

Additional renovation will occur in summer 2009 to fall 2011 (Cycle 3); summer 2012 to 2015 (Cycle 4); and summer 2016 to fall 2018 (Cycle 5). Each phase of the project is reviewed annually, insuring the plan's viability. Careful scrutiny and management of all aspects of the 2001 RLMP and the 2005 Update are

essential to ensure success. New construction — necessary to create bed capacity and allow the renovation or demolition of existing facilities throughout the phases — may occur on five sites, each of which has been reviewed as consistent with the Master Campus Plan by MU's Master Planning consultant, Perry Chapman.

Improving pedestrian safety

Two alternatives for improving the safety and quality of the Central Campus pedestrian environment on Rollins Street between Maryland Avenue and Hitt Street are being reviewed:

Close Rollins During Class Hours

This concept eliminates through-traffic during class hours, and thereby 1) **reduces** pedestrian congestion at major X-ings; 2) **eliminates** ad hoc passenger drop off and pick-up; and allows landscaping improvement in space adjacent to the street corridor.

Problems with Closing: 1) **eliminates** the only east-west public thoroughfare traversing the campus between Hospital Drive and the Elm Street/University Avenue network 2) **diverts** traffic and increases congestion on surrounding streets; 3) **requires** closing of Missouri Avenue or its maintenance as a cul de sac with access from Conley, causing traffic congestion on surrounding streets; and 4) **limits** daytime access to public and/or common functions at Brady Commons, the Student Recreation Complex and other facilities.

Calm Traffic and Improve Streetscape

This concept: 1) **reduces and controls** through-traffic, including passenger drop-off and pick-up during class hours; 2) **better defines and improves** safety of pedestrian X-ings; 3) **mitigates** pedestrian/vehicle congestion; 4) **continues** use of the street as a public thoroughfare; and 5) **improves** designated bus drop-off zones on opposite sides of the street.

“Calming” accomplishes most measures for reducing pedestrian/vehicle congestion that could be accomplished by closure, but still retains a public thoroughfare capability for the City and campus.

Problems with Traffic Calming: 1) **slows and redirects** traffic flow from the Maryland-Hitt segment of Rollins; and 2) **diverts** traffic onto Hospital Drive and increases eastbound traffic on the Hitt-College segment of Rollins.

MU CAMPUS MASTER PLAN 2006



The University of Missouri – Columbia's Campus Master Plan is an ongoing, interactive planning process begun in 1980 to ensure an open, dynamic process for guiding campus development. The goal of the Master Plan is the creation of a unified, efficient environment that is both inviting to students and enhances MU's mission of teaching, research and public service.

The MU Campus: The next generation

Since 1980, buildings totaling more than 7 million square feet have been added to the MU campus, a figure nearly doubling the earlier footage.

During this past quarter-century of growth, the campus has been significantly reshaped. The Carnahan Quad and adjacent buildings were created out of once ramshackle city blocks; and the university's health-science complex has grown to become a premier academic medical center.

New academic, research and campus-life functions have also since strengthened the sense of collegiality in the core campus. Over 8,800 parking spaces were located in new structures, reducing the amount of campus land that would otherwise be needed for surface parking.

With the exception of the last four years of this period, student enrollment has remained relatively stable, reflecting a nationwide trend in which facilities growth has been driven less by enrollment and more by the expansion of research, support functions and services that institutions are providing.

Planned Capacity

As a result of this growth, MU's core campus is largely built up today. Whether growth in the next generation follows a pace comparable to the last 25 years cannot be predicted, but it is clear that MU must have capacity for expansion and change if it is to maintain its position as a competitive, productive flagship university. Just as importantly, campus growth and change must be planned to reinforce, and not undermine, the character, beauty

and functionality of the campus. Areas of the campus with the greatest potential for facilities expansion are at the perimeter of the historic core campus. Even here, future development must be judiciously planned to be compatible with neighboring uses. A study for the East Campus (east of College Avenue) has been completed.

Area Studies

MU has initiated a series of area studies that will define the terms by which future development should take place. Three campus areas are being investigated:

- **The campus from Rollins Street south to Stadium Boulevard** will continue to undergo significant change over the next generation. Within the last few years Virginia Avenue Housing complex and the Virginia Avenue Parking Garage have been built in the area. The land has been illustrated as a possible location for additional academic and arts-related facilities. Imminent and long-range facilities growth for Missouri Health Care, the School of Medicine, various other academic units, student housing and parking is being rigorously studied to determine how the site can be brought together as a unified area of the campus that will be attractive and functional for all of its occupants.

- **The northern edges of the campus**, generally flanking University Avenue and Elm Street, are being studied not only to identify opportunities for future campus buildings but to improve and energize the urban fabric between the campus and Columbia's central business district. The study focuses on how future land uses on campus and in adjacent neighborhoods can be organized to reinforce each other and how a vibrant community edge can be created through building siting, open space connections and streetscape improvements. The study will be done collaboratively with the City.

- **The university's holdings south of Stadium Boulevard** contain MU's intercollegiate athletic complex, as well as a diverse array of research, support, recreational, parking and agricultural functions. MU's most extensive open-space network in close proximity to the core campus is found in the university golf course and the wooded ridges and open lowlands flanking Hinkson Creek. The challenge in planning for this area is to create a coherent framework for future campus development while preserving the natural open space environment and connecting it with the university's built areas.

As these studies take shape, they will be gradually embodied in the Campus Master Plan. Planning and design guidelines for remaining key sites in the core campus have been and are being undertaken as a continuing process.

Planning principles (see box below), and design principles formulated by Campus Facilities that reflect MU's architecture and ‘sense of place’ (see http://www.cf.missouri.edu/pdc/design_principles.htm), help guide developing campus concepts and project proposals.

Public hearings facilitate community input

Campus community and public input into the Master Plan process is essential. Since its inception, public hearings on the Master Plan have been held annually to update the campus community and public on past, present and future projects and to seek input to help shape the plan.

This year's public forum will be from noon to 1 p.m., Tuesday, April 11, in Columns C, Reynolds Alumni Center. Your input is critical. Please attend the forum and voice your thoughts and ideas. If you cannot attend, please forward comments on any aspect of campus planning to Ruth Toffle, chair, Campus Planning Committee, 142C, Stanley Hall, telephone 882-6035, e-mail: ToffleR@missouri.edu.

CAMPUS PLANNING COMMITTEE

The charge to the Campus Planning Committee is to advise the Vice Chancellor for Administrative Services on the facility needs of the campus.

Chair

Ruth Toffle, professor and chair of architectural studies

Faculty

William Bondeson, professor of philosophy
Keith Eggener, associate professor of art history & classical archaeology
Rick Hardy, professor of political science
Tom Marrero, professor of chemical engineering

Staff

Ken Brooks, assistant director of MU Research Reactor
Victor Price, assistant registrar – Records
Marty Walker, director of administrative services – Engineering

Students

Jared Cole, student
Michelle Compton, student
Surendra Babu Chitri Babu, graduate student

Ex-Officio

Clarissa Easton, university architect – Facilities Planning & Development
Larry Hubbard, director of Planning, Design & Construction
Jim Joy, director of Parking & Transportation
Chris Koukola, assistant to the chancellor for University Affairs
Arthur Merrick, MU Retirees Association representative
Frankie Minor, director of Residential Life
Pat Morton, planning specialist for Provost
Osmund Overby, professor emeritus
Gary Ward, assistant vice chancellor – Facilities
Sarah C. Weaver, director of Disability Services

CAPITAL REVIEW COMMITTEE

The Capital Review Committee is charged with providing advice to the provost and vice chancellor for Administrative Services, as appropriate, on campus-level issues regarding the use of existing space, maintenance and repair of existing space, priorities for renovation of existing space, and priorities for adding new space.

Chair

Brian Foster, provost

Members

James Coleman, vice provost for Research
David Housh, vice chancellor for Development and Alumni Relations
Jackie Jones, vice chancellor for Administrative Services
Chris Koukola, assistant to the chancellor for University Affairs
Alan Marshall, Staff Advisory Council representative
Michael Middleton, deputy chancellor
Michael Nolan, professor of rural sociology
Joey Riley, assistant director of Space Planning & Management
Benjamin Schwartz, associate professor of environmental design
Cathy Scroggs, vice chancellor for Student Affairs
Scott Shader, director of Space Planning & Management
Gary Smith, director emeritus
Ruth Toffle, professor and Chair of architectural studies
Bruce Walker, dean of the College of Business
Gary Ward, assistant vice chancellor - Facilities

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Aerial view of campus, page one, reprinted with permission of Publications & Alumni Communications*

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PLANNING PRINCIPLES

REINFORCE THE UNIVERSITY MISSION & VALUES: Organize facilities and places to promote MU's mission and values.

PRIDE OF THE STATE: Express the importance of the campus to the state, nation and world.

DIVERSITY WITH THE UNITY: Create and maintain campus settings that bring together the diversity of people, heritages and culture.

STRONG ‘SENSE OF PLACE’: Make the campus a distinctively meaningful and memorable place for all members of the University community and for the citizens of Missouri.

RESPECT NATURAL & ARCHITECTURAL HERITAGE: Design facilities to respect the scale, materials and textures embodied in the historic architecture and natural landscape of the campus.

ENVIRONMENTAL SUSTAINABILITY: Embrace suitable strategies in promoting sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.

RECRUITMENT-RETENTION: Emphasize the qualities of the campus that help attract and keep students, faculty and staff.

PLANNING & DESIGN INTEGRITY: Provide facilities and grounds that meet the functional needs of the institution and that comply with the intent of the Design Principles to provide an overall aesthetical and pleasing campus experience.

ENHANCE COMMUNITY SPIRIT: Locate campus functions in close proximity to enhance scholarly activities and social interaction within a safe and secure campus.

ALLOW FOR PRUDENT EXPANSION OF CAMPUS FUNCTIONS: Provide for facilities expansion in ways that respect neighbors and effectively utilize limited land resources, while conserving and protecting natural resources.

PEDESTRIAN DOMINANCE: Maintain a pedestrian-dominant campus recognizing and gracefully accommodating the need for bicycles and vehicles.

TRANSPORTATION & VEHICLE CIRCULATION: Maintain a safe, functional and aesthetically compatible system of transportation, vehicle circulation and parking.

RESPOND TO ACCESSIBILITY NEEDS: Continue the tradition of providing optimal access to persons with disabilities.

FACILITIES & GROUNDS STEWARDSHIP: Preserve the quality and utility of existing facilities for sustainable use of established resources.

Projects Recently Completed

- 1 Softball Field improvements
- 2 Providence Road/Reactor Field traffic signalization

Projects in Design or Construction

- 3 College Avenue Housing
- 4 Hatch Hall renovation
- 5 Schurz Hall renovation
- 6 National Swine Research & Resource Center
- 7 Regional Biocontainment Laboratory
- 8 Poultry Environmental Physics – Animal Resources
- 9 Donald W. Reynolds Journalism Institute
- 10 Thomas & Nell Lafferre Hall addition/renovation
- 11 Schweitzer Hall addition/renovation
- 12 MU Student Center/Brady Commons expansion
- 13 Clinical Support & Education Building
- 14 Southwest Campus Housing
- 15 Mizzou Student-Athlete Academic & Training Facility
- 16 Mid-Missouri Technology Business Incubator
- 17 MU Research Reactor Center/Cyclotron
- 18 Reactor Field Chiller Building
- 19 Alpine Tower relocation

Mizzou Botanic Garden Projects

- 20 Hosta Collection
- 21 Container Garden at South Jesse Plaza

Projects in the Planning Stage

- 22 Center for Comparative Medicine
- 23 Animal Resource Center
- 24 Veterinary Medicine Guest House
- 25 Spay/Neuter Clinic
- 26 Rollins Street improvements
- 27 National Plant Genetics & Security Center [USDA facility]
- 28 Rothwell Plaza
- 29 Ellis Library addition/renovation
- 30 7th Street Pedestrian Plaza/Mall
- 31 Health Sciences Research & Education Facility
- 32 Performing Arts Center
- 33 Mid-Campus Housing
- 34 Ambulatory Care addition
- 35 Hospital Drive realignment
- 36 Visitors Center
- 37 Mick Deaver Drive extension
- 38 MURR Receiving Building
- Health Professions (to be sited)
- Child & Family Sciences (to be sited)
- State Historical Society of Missouri (to be sited)

Mizzou Botanic Garden Projects

- 39 McAlester Arboretum
- 40 Specialty Gardens on Carnahan Quadrangle

University land, largely pedestrian but including service drives and small parking areas

Existing MU buildings

Possible future structures

P Parking

Parking garages

Major walks*

Major bikeways*

*Note: Many walkways and bikeways are shown straight for diagrammatic clarity; in actuality many will be curved and shaped to topography, planting and buildings.

Ellis Fischel Campus

Ellis Fischel campus is located about two miles northwest of the main campus on Business Loop 70 at Garth Avenue.

- 1 Ellis Fischel Cancer Center
- 2 Green Building
- 3 Allton Building
- 4 Health South/ Rusk Rehabilitation Center
- 5 Wyatt Guest House
- 6 Possible future building site
- 7 Possible future building site
- 8 Possible future building site
- 9 Ellis Fischel Cancer Center addition/renovation

Existing Buildings

- A Jesse Hall
- B Hearnes Center
- C Ellis Library
- D Memorial Union
- E Life Sciences Center
- F Research Reactor
- G Heinkel Building
- H Agriculture Building
- J Clydesdale Hall
- K Student Recreation Complex
- L Reynolds Alumni Center

DRAFT 4.1.06

Comments and questions should be sent to the chair of the Campus Planning Committee, 142C Stanley Hall; e-mail address: TofflerR@missouri.edu. Revised edition scheduled for April 2007. For more information, see the MU Campus Master Plan web site at <http://www.cf.missouri.edu/masterplan/index.html>.

Columbia Regional Hospital

Columbia Regional Hospital is located about four miles northeast of the main campus on Keene Street, near the intersection of Interstate 70 and Hwy. 63.

- 1—Columbia Regional Hospital
- 2—Keene Medical Building
- 3—Health Pavilion
- 4—Columbia Regional Engineering Building

Lemone Industrial Park

Lemone Industrial Park is located about five miles southeast of the main campus near the intersection of Hwy. 63 and New Haven Road.

- 1 Printing & Publication Facility
- 2 University Press & Records Management
- 3 UM Libraries Depository
- 4 Quarterdeck Building
- 5 Assessment Resource Center addition