

Council Bill: B 205-13

MOTION TO AMEND:

MADE BY: _____

SECONDED BY: _____

MOTION: I move that Council Bill B 205-13 be amended as set forth on this amendment sheet.

=====

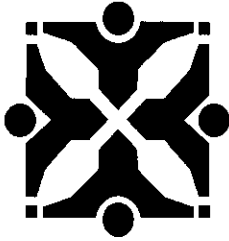
Material deleted from the original bill is shown in ~~strikeout~~;
material added to original bill shown underlined.

The title is amended as follows:

approving the Columbia College Master Plan Update dated
June 10, 2013; allowing a reduction in the minimum distance
building setback to the street line; and fixing the time when this
ordinance shall become effective.

Section 2 is renumbered as Section 3 and a new Section 2 is added to read as follows:

SECTION 2. The City Council approves a reduction in the minimum distance
building setback to the street line than those set forth in Section 29-26(b)(9)a. to allow a
distance of twenty feet rather than the required twenty-five feet along Rangeline Street,
adjacent to the soccer stadium, as depicted in the master plan.



Source: Community Development - Planning

Agenda Item No: Supplemental
Information
B205-13

To: City Council
From: City Manager and Staff

Council Meeting Date: Aug 19, 2013

Re: Columbia College Campus Master Plan Update (Case 13-97) **(Supplemental Report)**

EXECUTIVE SUMMARY:

Simon Oswald Architecture, on behalf of Columbia College, requests approval of the 2013 Columbia College Master Plan. Private institutions of higher learning are required to obtain Council approval of a campus master plan before the City may issue building permits for campus buildings and structures. The 2013 plan updates the 2007 campus master plan.

DISCUSSION:

Chapter 29 (Zoning), Section 29-6(b) (District R-1 permitted uses) lists "*institutions of higher learning including gymnasiums, stadiums, and dormitories if located on the campus*" as permitted uses in the R-1 District and all zoning districts that permit R-1 uses. The ordinance states: "*Before any building or structure shall be hereafter constructed on a campus of an institution of higher learning, a development plan of the campus shall be submitted to the commission, and after a public hearing, such commission shall report its recommendations to the Council. If the Council shall approve the development plan by ordinance, such plan shall be filed with the permanent records of the city. The development plan shall show existing and future buildings, parking areas, streets and drives, athletic facilities, and other features which may affect surrounding property or the public interest. The director of community development shall determine, or cause to be determined, that any building or structure hereafter constructed substantially conforms to the approved development plan prior to the issuance of a building permit.*"

The 2013 Columbia College Master Plan update meets and exceeds city requirements for the information required in a campus master plan. Among the future development identified in the plan:

1. Construction of a new campus maintenance building on the north side of Wilkes Boulevard.
2. Construction of additional student housing and parking at the northeast corner of Hickman and Seventh.
3. Construction of additional student housing and parking along Rogers and along Tenth Street.
4. Construction of a new softball stadium and parking facilities at the southeast corner of Rangeline Street and Wilkes Boulevard.
5. Vacation of Pannell Street south of Wilkes Boulevard (requires a future street vacation request).
6. Reconstruction of the soccer stadium, including reduction of a setback along Rangeline Street from 25 feet to 20 feet to accommodate a locker room building (variance from 29-26(9)(a), minimum distance to a street line).
7. Demolition and rebuilding of Miller and Banks residence halls.
8. Demolition of Buchanan Hall.
9. Several building additions, remodeling, and re-use.
10. Enhancement of Cougar Drive.

Some aspects of the plan, particularly the addition of surface parking lots, are dependent on future land acquisition.

The Planning & Zoning Commission heard the testimony of a representative of the College. No other persons spoke for or against the plan. (The College sponsored a series of meetings prior to the formal application to engage the public). By a vote of six in favor, none opposed, the Commission voted to recommend approval of the 2013 Columbia College Campus Master Plan update.

FISCAL IMPACT:

None

VISION IMPACT:<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

5.4.6 Strategy: Ensure predictability and accountability so that government actions are aligned with Imagine Columbia's Future.

SUGGESTED COUNCIL ACTIONS:

The Planning and Zoning Commission recommends approval of the 2013 Columbia College Campus Master Plan.

| FISCAL and VISION NOTES: | | | | | |
|--|--------|---|----|---|-------|
| City Fiscal Impact Enter all that apply | | Program Impact | | Mandates | |
| City's current net FY cost | \$0.00 | New Program/ Agency? | No | Federal or State mandated? | No |
| Amount of funds already appropriated | \$0.00 | Duplicates/Epands an existing program? | No | Vision Implementation impact | |
| Amount of budget amendment needed | \$0.00 | Fiscal Impact on any local political subdivision? | No | Enter all that apply: Refer to Web site | |
| Estimated 2 year net costs: | | Resources Required | | Vision Impact? | Yes |
| One Time | \$0.00 | Requires add'l FTE Personnel? | No | Primary Vision, Strategy and/or Goal Item # | 5.4.6 |
| Operating/ Ongoing | \$0.00 | Requires add'l facilities? | No | Secondary Vision, Strategy and/or Goal Item # | |
| | | Requires add'l capital equipment? | No | Fiscal year implementation Task # | |

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
AUGUST 8, 2013

13-97 A request by Simon Oswald Architecture, on behalf of Columbia College (owner), for a campus master plan update. *(This project has been carried forward from the July 18, 2012 meeting, due to a lack of a quorum.)*

MR. WHEELER: May we have a Staff report, please.

Staff report was given by Mr. Tim Teddy of the Planning and Development Department. Staff recommends approval of the master plan update.

MR. WHEELER: Are there any questions of Staff?

PUBLIC HEARING OPENED

MR. BORGMEYER: Mr. Chairman, members of the Commission, my name's Nick Borgmeyer; I'm a representative of Simon Oswald Associates, here on behalf tonight of Bob Hutton from Columbia College. Just wanted to point out a few highlights of how this master plan update varies from the previous master plan. In general, the process is very inclusive. We look at the previous master plan, the college uses an opportunity to drive their own direction, and it also has plenty of opportunities for review meetings to both staff, students, neighborhood, the Board of Trustees. So it's a well vetted, 11-month, approximately, process that we've gone through. The few highlights that I want to point out, the new softball field, as was mentioned, the new master plan actually moves it to the border of Wilkes and Rangeline. The goal is to kind of create a campus entry and a sports complex. The related projects that go with that are the consolidation of parking to the south of it on lots that are primarily already owned by the college, that would include the demolition of a few buildings. There's currently the Henshaw apartment building, which was previously a classroom building, and as well as the smaller soccer locker rooms building -- to allow those demolitions to occur. The new maintenance building would be constructed north of Wilkes, which would replace the Wightman building, which is currently to the east of the Southwell gymnasium. The Wightman building would be repurposed for athletic purposes, allowing soccer locker rooms -- or I'm sorry, soccer offices to be relocated closer to that athletic facility. As was mentioned, the soccer field is being improved. To the east side of the soccer field would be a building that would house lockers, small training facility to service the soccer field. To the west side would be tickets, concessions, entrance into the field. The site is very tight, but it -- that would allow for that site to breath well. One other thing about the athletics at Columbia College is they kind of serve everyone, not just the varsity athletics. So they look to make that a space for students to use as well. And I wanted to note that our previous master plan did show a parking garage at the consolidated parking area. We've looked -- in conjunction with some -- I think approximately 229 spaces the college has been able to acquire since the last master plan and the roughly 40 additional spaces that we'd add there takes

care of all their projected parking needs without using a parking garage. That consolidated parking area is surrounded primarily by campus properties and campus facilities, so we feel that it would be a well contained and well monitored parking area. As I mentioned, the maintenance building to the north, the college would do that in a way that would allow shipping and receiving to be easily brought to the college as well as to hopefully improve safety, lighting, aesthetics at that street. The other major portion, their approach to housing, Miller Hall and Banks Hall, our current facilities just off of Eighth Street, we plan for a phased demolition and replacement of these facilities to maintain the same number of beds, but to come in line with their competition in terms of type of housing provided. The housing that was mentioned at Seventh and Hickman is looked at as longer term in case the college needs to provide additional apartment style housing. It can be in line with their Cougar Village just to the north of it that they already own. New buildings that I just wanted to point out that we haven't spoke about yet: Addition to the library along Rangeline just to the west side of it, Practice hall has a minor addition onto it -- that is their music facility -- Dulany Hall, we've shown three different potential additions to the banquet hall, noting that they do need additional banquet space, but we haven't got to the actual detailed planning stage of that. And then there's one new academic building that's shown in two potential locations. One, the preferred location would be north of Brown Hall, which is on the north side of their campus, just to the southwest of the soccer field. The other location potentially would be where their current Kirkman House is, which is at the corner of Tenth and Rogers. That facility would be primarily classrooms and we also have plans for an entrepreneurial center to be there. The other thing that they may do is in the center of campus, where we kind of have our academic core, Buchanan Hall is looking to be demolished to enhance kind of an internal academic core. The functions of that space would be moved into the new building. Regarding the property acquisitions, the gray lots, as was mentioned, are areas that should be of interest to the property -- or to the college to acquire if they become available. In general, all future parking recommendations are at the consolidated area near the athletics complex, but we have mentioned approximately how much parking could be fit into other parking locations. And then, lastly, general phasing and prioritization of these different things: The soccer field amenities, the planning for that is currently underway, the next would be the maintenance building to the north, then the Wightman Building remodel, then the softball field and its related parking reconsolidation, and then further on down the road, the new classroom building. That's all the comments I have.

MR. WHEELER: Are there any questions of this speaker? Thank you. Appreciate it. Are there any other speakers that would like to discuss this item this evening? Seeing none, we'll close the public hearing.

PUBLIC HEARING CLOSED

MR. TILLOTSON: Looks pretty cut and dried to me. I see no reason not to support it.

MR. LEE: Seems to be very well thought out and I intend to support it.

MR. WHEELER: And that was a motion or that was just a comment?

MR. LEE: I did not make a motion.

MR. TILLOTSON: I'll make a motion to approve Case 13-97, for a Columbia College for a master plan update.

MR. STRODTMAN: I'll second.

MR. WHEELER: Mr. Strodman. A motion has been made and seconded. Any discussion on the motion? The only thing I'd like to say on this is it's always -- they've always done an incredible job over there and I've always found it as a little ironic that you identify properties you want to purchase in the future prior to doing so, but -- seems a little backwards. All right. With that --

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Dr. Puri, Mr. Stanton, Mr. Strodman, Mr. Tillotson, Mr. Wheeler. Motion carries 6-0.

MR. WHEELER: Recommendation for approval will be forwarded to City Council.

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 205-13

AN ORDINANCE

approving the Columbia College Master Plan Update dated June 10, 2013; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Columbia College Master Plan Update dated June 10, 2013, marked "Exhibit A," attached to and made a part of this ordinance.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

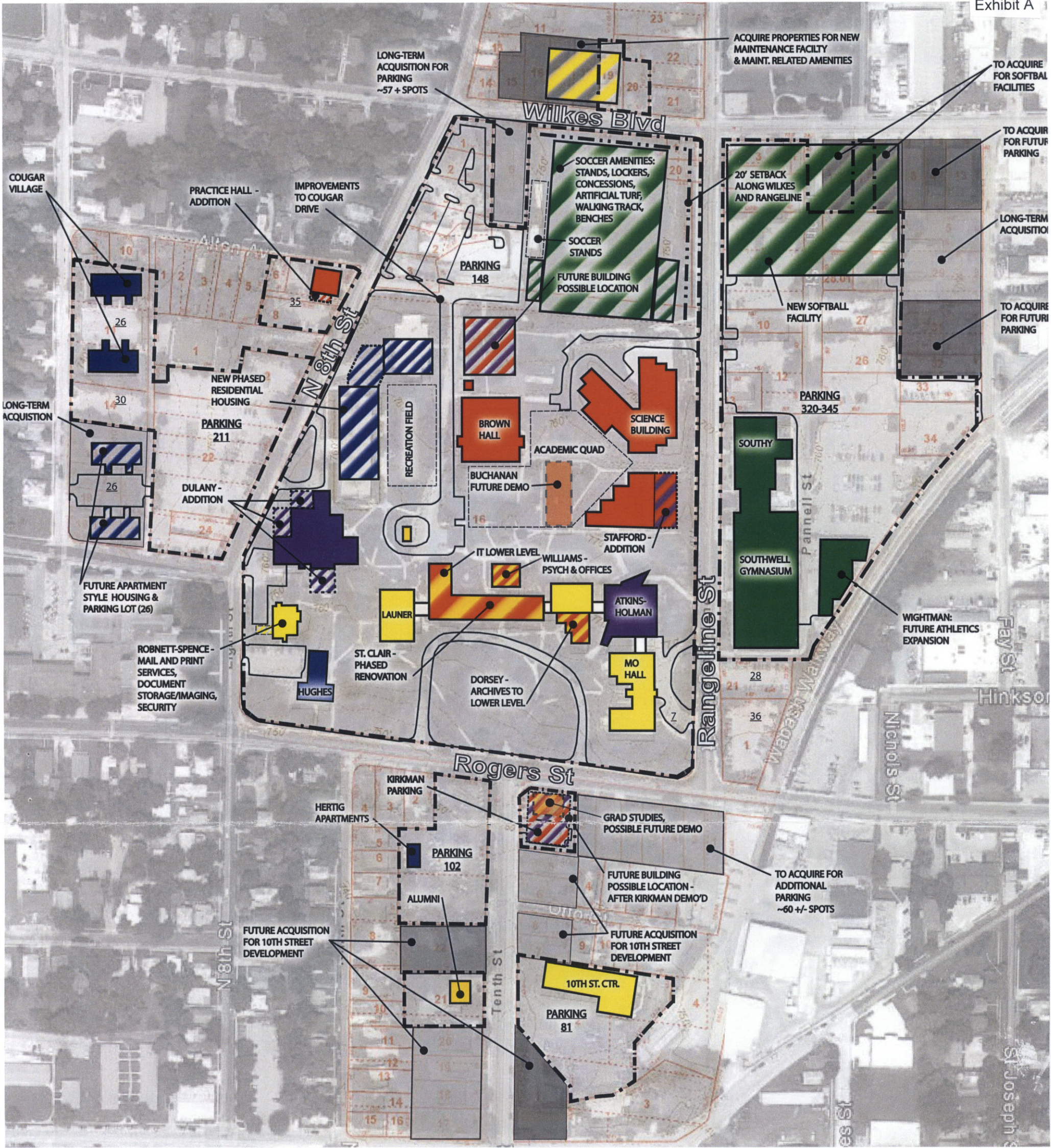
ATTEST:

City Clerk

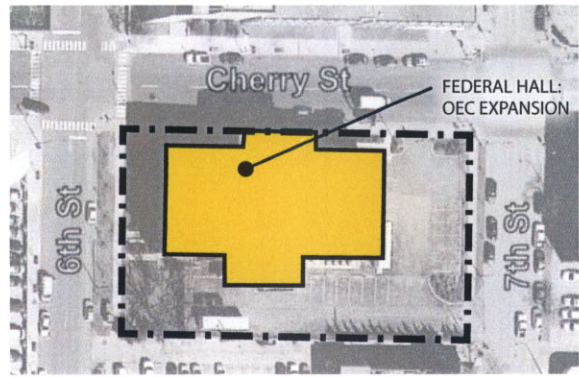
Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SCALE = 1":200'



SCALE = 1":100'

MASTER PLAN LEGEND

- ADMINISTRATION / SUPPORT
- STUDENT SERVICES
- CLASSROOMS
- RESIDENTIAL
- ATHLETICS

COLUMBIA COLLEGE MASTER PLAN UPDATE

JUNE 10, 2013



COLUMBIA COLLEGE

MASTER PLAN UPDATE 2012

6.10.2013

SIMON OSWALD ARCHITECTURE



PREPARED BY



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MISSION STATEMENT

Columbia College improves the lives of diverse undergraduate and graduate learners through exemplary teaching. The liberal arts and sciences and professional programs of the College embrace and profess these values:

- Student centrism
- Lifelong learning
- Ethics and citizenship
- Flexibility and innovation
- Quality and improvement
- Civility and respect
- Environmental and fiscal stewardship

Our vision is to be a model institution.





I PREFACE



I. PREFACE

The Master Plan serves as a working document and guide for campus-wide planning. It is closely linked to the overarching mission and goals of the College. The College is committed to implementing the Master Plan to coincide with student, employee and mission growth.

Simon Oswald Architecture has been involved with updating the College's Master Plan since 1997. The Master Plan is updated roughly every 5 years to coincide with the City of Columbia's requirement for the College to submit such a document for their review and approval of future development projects. A group of representatives from across the campus are typically involved in guiding the process of developing each Master Plan update. Each subsequent plan has been rooted in the recommendations and completed projects outlined in the preceding plan.

The intent of this document is to provide specific, detailed recommendations for the Columbia College Campus in Columbia, Missouri, based on the 2007 Master Plan (formally submitted to the City of Columbia in 2009), supplemented by Programming, Steering Committee guidance, and Focus Group input in 2012-2013. This Master Plan was developed in advance of the required five year submittal to the City due to the completion of a number of projects defined by the 2007 Master Plan along with the immediate space needs of various campus departments. It is flexible in nature, taking into account changes in education systems, curriculum, student population, growth, and other factors.

The report is organized into the following sections:

Executive Summary

Analysis

Master Plan

Phasing & Budget

Programming

Appendix

The **Executive Summary** serves as a summary of the report and can be used as a stand alone document. The **Analysis, Master Plan and Phasing & Budget** sections provide detailed information on specific aspects of the plan. The **Programming** section quantifies and describes the specific space needs of select departments reviewed in this 2012 Update. Lastly, the **Appendix** includes data, reference information and documents used throughout the analysis and development of the 2012 Master Plan Update.



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II EXECUTIVE SUMMARY

II. EXECUTIVE SUMMARY

A. PROCESS

- I. Kick-Off Meeting / Evaluation of 2007 Master Plan
- II. Programming Meetings
- III. Develop Preliminary Master Plan Options
- IV. Administrative Council – Review preliminary Draft Master Plan
- V. Focus Group Presentations
 - Day Faculty, Staff & Students
 - Evening Faculty, Staff & Students
 - Community & Neighbors
 - Board of Trustees & Administrative Council
- VI. Refine Option
- VII. Present Interim Report
- VIII. Board of Trustees Presentation
- IX. Final Master Plan document submitted to College / City

II. EXECUTIVE SUMMARY

B. MASTER PLAN STEERING COMMITTEE MEMBERS

| | |
|---------------------|--|
| Tery Donelson | Assistant Vice President for Enrollment Management |
| Steve Wiegenstein | Associate Dean for Graduate Studies |
| Ernie Wren | Assistant Dean, Online Campus |
| Bob Hutton | Executive Director of Administrative Services |
| Faye Burchard | Dean of Student Affairs |
| Mike Kateman | Executive Director, Development and Alumni Services |
| Susan Davis | Senior Director of Alumni Relations |
| Nathan Miller | Director Special Projects, Adult Higher Education |
| Sallie Coley | Director of Events, Protocol and Design |
| Brent Schneider | Director of Facilities |
| Kevin Palmer | Chief Information Officer |
| Gary Stanowski | Deputy Chief Information Officer / Director, Technology Services |
| Drew Grzella | Assistant Director – Operations & Development, Athletics |
| Cindy Fotti Potter | Assistant Director of Athletics / Media Relations and Compliance |
| Bob Klausmeyer | Director of Campus Safety, Administrative Services |
| Janet Caruthers | Director, Library |
| Dr. Frank Somer Jr. | Associate Professor of Physical Chemistry, Chair of Science |
| Dr. Lia Willis | Associate Professor of Human Services |

II. EXECUTIVE SUMMARY

C. GOALS AND ISSUES

I. Academic

- **Classroom Space** – Optimize. Certain rooms are in greater demand due to size, shape and capacity
- **Library** – expansion to become an academic resource center or “student success center”
- **Psychology** – requires lab and classroom space

II. Student / Faculty / Staff Experience

- **Housing** – better housing is needed. Miller and Banks Halls are outdated and undesirable to current and future students. Need to maintain roughly 400 beds. All housing will be on-campus, not developer based.
- **Administrative Staff / Faculty areas**
 - St. Clair - phased remodeling of remaining building. Refer to capital issues.
 - Missouri Hall - Need to consolidate Admissions and Institutional Research needs room for growth.
 - Student Affairs - No expansion space if needed; should be contiguous. Missouri Hall could work if available.
 - Student Support Services - move to Columbia House has been detrimental to the program. Find space on campus.
- **Campus Landscape Improvements**
 - Redesign of Cougar Drive - as pedestrian friendly vehicle access to centralized accessible parking area.
 - Fire Lane Access – needs to be maintained to central campus in some form
 - Dulany dining patios - improve security at existing patio. Consider a new patio connecting to future residence hall to replace Miller.
 - Outdoor recreation / play field east of Miller is desirable. Consider present vs. future use and location.
 - Hertig Apartments – landscape and façade improvements.
- **Archives** – need consolidated and dedicated spaces.
- **Alumni**
 - Alumni House – Dedicated building for Alumni offices and gathering area.

II. EXECUTIVE SUMMARY

C. GOALS AND ISSUES

III. Capital Issues

- **Use of Vacated Spaces:**
 - Robnett Spence
 - St. Clair Faculty Offices – remodel schedule, complete phased renovation
 - St. Clair – Mail and Print Services Area
 - Federal Hall - Nursing space vacated
- **Conferencing Space** – growing out of Banquet Room (seats 120-150 comfortably), consider expansion or alternative locations. 200 attendees is becoming the new standard. Needs to be on campus somewhere
- **Maintenance Facilities** – location needs to be identified. Campus periphery makes sense. Needs warehouse and grounds space. Access to vehicle storage and for deliveries. Priority for development is dictated by other program needs and priority (ie Athletics).
- **Fishman Center for Entrepreneurship** – Possible partial funding source for future building if a need is defined.

IV. Relationship with Community

- **Campus expansion**
 - Previous agreement with neighbors to expand east and south. Concern with properties going from housing to parking in particular.
 - Consider expansion to the north of Wilkes

V. Athletics & Recreation

- **General** – all athletics are shared facilities
- **Softball** – desire to be on campus, artificial turf option for more flexibility of use, parking needs weighed with softball stadium location
- **Soccer** – artificial turf a necessity if no other recreation space or softball stadium. Reassess design of revised field for appropriate amenities.
- **Coaches Offices** – group by sport if possible. Wightman is desirable location for expansion space.
- **Training Areas** – need satellite training areas at stadium locations to alleviate storage needs at Southy main location.
- **Student Recreation Space** – allocate 75 yd x 48 yd field if possible or provide artificial turf on soccer and/or softball stadium to support increased usage.

II. EXECUTIVE SUMMARY

C. GOALS AND ISSUES

VI. Technology

- **Reconsolidate department** - Co-locate people relocated to 10th St. closer to Launer.

VII. Safety & Security

- **Security Office location** – need to maintain near residence halls. Some room for expansion needed.

VIII. Parking

- **Parking**—Adequacy and general capacity, how does the softball stadium affect
- **Peak** – 4:30-5:30 p.m. and event parking is peak capacity. Overlap of day and evening students and events.
- **Parking Garage** – 2 major issues – perceived safety concern and cost

II. EXECUTIVE SUMMARY

D. SCHEDULE

| | 2012 | | | | 2013 | | | | |
|---------------------------------|------|-----|-----|-----|------|-----|-----|-----|-----|
| | Sept | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May |
| EVALUATION OF 2007 MASTER PLAN | | | | | | | | | |
| PROGRAMMING MEETINGS | | | | | | | | | |
| PRELIMINARY MASTER PLAN OPTIONS | | | | | | | | | |
| FOCUS GROUP PRESENTATIONS | | | | | | | | | |
| DEVELOPMENT OF OPTIONS | | | | | | | | | |
| INTERIM REPORT PRESENTED | | | | | | | | | |
| PREPARE REPORT | | | | | | | | | |
| BOARD MEETING & ADOPTION | | | | | | | | | |

II. EXECUTIVE SUMMARY

E. RECOMMENDATIONS

I. Academic

- **Optimized classroom space** will be partially addressed with the completion of the Science Building which will bring four new classrooms on-line for use. The underutilized classrooms at the lower level of Dorsey will be taken off-line to allocate space for Archives. The phased renovation of St. Clair second and third floors will address the remaining needs for classroom optimization by renovating and reallocating space for better configured classroom space.
- **Psychology lab and associated psychology department spaces** are to be accommodated through renovation of the first floor of Williams Hall.
- **A 2 story addition to the east side of Stafford Library** in conjunction with renovation of the existing Library area is proposed to create what is termed a "Student Success Center". The addition will incorporate the Learning Centers and 3 retention offices currently located in Missouri Hall as well as Student Support Services which is now located in Columbia House. This clustering of student support functions along with the current Library function will bring academic resources together in one place to better serve students. The addition to the east side of Stafford Library will also continue an aesthetic language created along Rangeline with the previous renovation of Missouri Hall, construction of Atkins Holman Student Center and completion of the new Science Building and planned Soccer Stadium renovations.

II. Student / Faculty / Staff Experience

- **Better Housing will be created** through the phased demolition and replacement of Miller and Banks Hall as an improved, larger combined facility. The goal being to provide housing that is consistent with competitor institutions, current student expectations and allowing for easier management and monitoring by the College.
- **Additional long-term diversity of housing types** will be accommodated through property acquisition at the corner of 7th and Hickman with development of apartment style housing similar to Cougar Village.
- **The proposed Library Addition described in the Academic recommendations will allow for** the relocation of Student Support Services back on campus to re-strengthen that program. It will also open spaces in Missouri Hall for programs such as expansion of Institutional Research and Student Affairs.
- **Cougar Drive will be enhanced** to strengthen the approach on axis to the north wing of St. Clair and provide upgraded fire lane access to the center of campus, while improving pedestrian safety and maintaining centralized accessible parking.
- **An outdoor recreation area / play field east of Miller Hall will be created.** This could be executed now or as part of the future demolition and construction of the new combined residential facility.
- **The lower level of Dorsey will be renovated for dedicated Archives space.** Additional off-site consolidated storage facilities will need to be provided.

II. EXECUTIVE SUMMARY

E. RECOMMENDATIONS

- **Renovate Columbia House** after Student Support Services has relocated to the Library Addition to be used as an Alumni House, containing dedicated offices and gathering areas.
- **Development of a future academic quad at the center of campus is proposed.** This will be possible through the long term demolition of Buchanan Hall addressed under Capital Issues. Buchanan's demolition will open the central academic core for a more formal quadrangle and establish a greater relationship between the academic buildings at the center of campus.
- **10th Street Center will be reconfigured** to accommodate Student Records and Transcripts after reconsolidation of Technology Services listed under Technology Recommendations. Afterwards, spaces in Missouri Hall will be renovated for the relocation or consolidation of Registration and Financial Services and Admissions.

III. Capital Issues

- **Renovate Robnett Spence** after the science facilities have vacated. A portion of the security office will be maintained on the main level with the remainder of space being renovated for Mail and Print Services (MPS). A portion of the basement will be renovated for Document Imaging and Storage which is currently located in Federal Hall. The remainder of the basement will be renovated for general storage, additional MPS storage, a break room, toilets and building service/support areas.
- **St. Clair will undergo a series of phased renovations.** The second and third floors will be renovated for optimized classrooms and offices. The vacated MPS space at the lower level will be renovated for relocating the Technology Service personnel currently at the 10th Street Center. After Alumni vacates the lower level, that area will also be renovated for use as expansion space of other departments.
- **Enhancements to the North façade of the North wing of St. Clair** should be considered as a separate project or in conjunction with the phased renovations. The code compliance of egress from the lower level north wing will likely need to be addressed and aesthetic enhancements may be ideal with improvements to Cougar Drive.
- **Portions of Federal Hall will be vacated** through completion of the new Science Building and renovation of Robnett Spence. These areas will be renovated for expansion of the Online Education Center within Federal Hall for a retention office, fraud unit, additional media production and training areas. The lower level area can be considered for additional Archives area.
- **The need for additional banquet / conferencing space will be addressed through an addition to Dulany Hall.** Three possible locations of this addition are identified on the graphic Master Plan allowing for flexibility of development.
- **A new maintenance facility will be constructed north of Wilkes,** directly north of the soccer field. Additional properties will need to be acquired for this construction. A new facility will provide for more adequate warehouse and storage space as well as better access for deliveries and service. Wightman will then be renovated for use by Athletics as relocated offices and additional indoor athletic areas lost to softball stadium development.

II. EXECUTIVE SUMMARY

E. RECOMMENDATIONS

- **Two options for a future building are proposed.** The first option is to build a new academic building to the north of Brown Hall. This would likely incorporate the current spaces in Buchanan Hall as well as additional classroom and office spaces and possibly the Fishman Center for Entrepreneurship. The second option proposes future demolition of Kirkman House and the construction of a new building on the current Kirkman House property. This future building could incorporate the Fishman Center for Entrepreneurship and possible conferencing space. An alternative location would need to be identified for the Graduate Program prior to demolition of Kirkman.
- **Buchanan Hall is shown as being demolished in the future.** This would occur only after the spaces in Buchanan Hall could be recreated or provided elsewhere. Buchanan's demolition would provide for the development of a future academic quad as described under the proposed Student / Faculty /Staff Experience recommendations above.

IV. Relationship with Community

- The recommendations defined within have been presented to the Neighborhood through a Focus Group presentation.

V. Athletics & Recreation

- **The Soccer Stadium will be redeveloped.** A 20' setback along Rangeline and Wilkes will be included. The field will receive artificial turf which will provide for greater flexibility and recreational use. In addition, facilities for locker rooms, concessions, restrooms, storage, training and maintenance as well as a walking track around the field's perimeter will be incorporated as part of the redevelopment. The existing stands will remain in their current location. A separate recreation or intramural field is not recommended since the artificial turf will provide the flexibility by multiple users.
- **Wightman will be renovated for Athletic offices and additional indoor athletic space** after the new maintenance facilities are complete. This will address spaces lost to the development of the softball stadium. The additional space for grouping offices by sport in concert with satellite training facilities at the new Softball and Soccer stadiums will allow for dedicated central training facilities at Southy.
- **The Softball Stadium will be developed at the SE corner of the intersection of Rangeline and Wilkes,** across Rangeline from the Soccer Stadium. The softball stadium development requires the acquisition of 2 additional properties and the complete vacation of Pannell Street. The stadium development will include concessions, stands, batting cages, locker facilities and training spaces similar to the soccer stadium development. Demolition of Hinshaw and the current Soccer Locker Room facility and reorganization/restripping of the Wightman parking areas will be included with the overall Softball development project. The new maintenance facility, Soccer Stadium and renovation of Wightman will all need to be complete prior to beginning on construction of the Softball Stadium development.

II. EXECUTIVE SUMMARY

E. RECOMMENDATIONS

VI. Technology

- **Renovate the vacated MPS space at the lower level of St. Clair** to relocate the Technology Services personnel currently segregated at the 10th Street Center to space contiguous with Launer.

VII. Safety & Security

- **A portion of the current Security office will be maintained** as part of the Robnett Spence renovations. A new future security office will be incorporated as part of the future residential demolition and replacement of Miller and Banks Halls.

VIII. Parking

- **Parking needs on campus will be dealt with through all surface parking.** Through property acquisitions and restriping of existing lots, the College has made significant progress towards decreasing the suggested parking deficit on campus. Therefore, it is our recommendation that a parking structure no longer be considered. The softball stadium development and associated restriping of the Wightman lot will further serve to create more spaces. Parking counts are included with the analysis portion of this report.
- **Future property acquisitions are identified** for possible additional surface parking.

IX. Other

- **Acquisition of property along 10th Street** towards downtown is identified for future expansion of the College.



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III ANALYSIS



III. ANALYSIS

A. HISTORY AND LOCATION

History

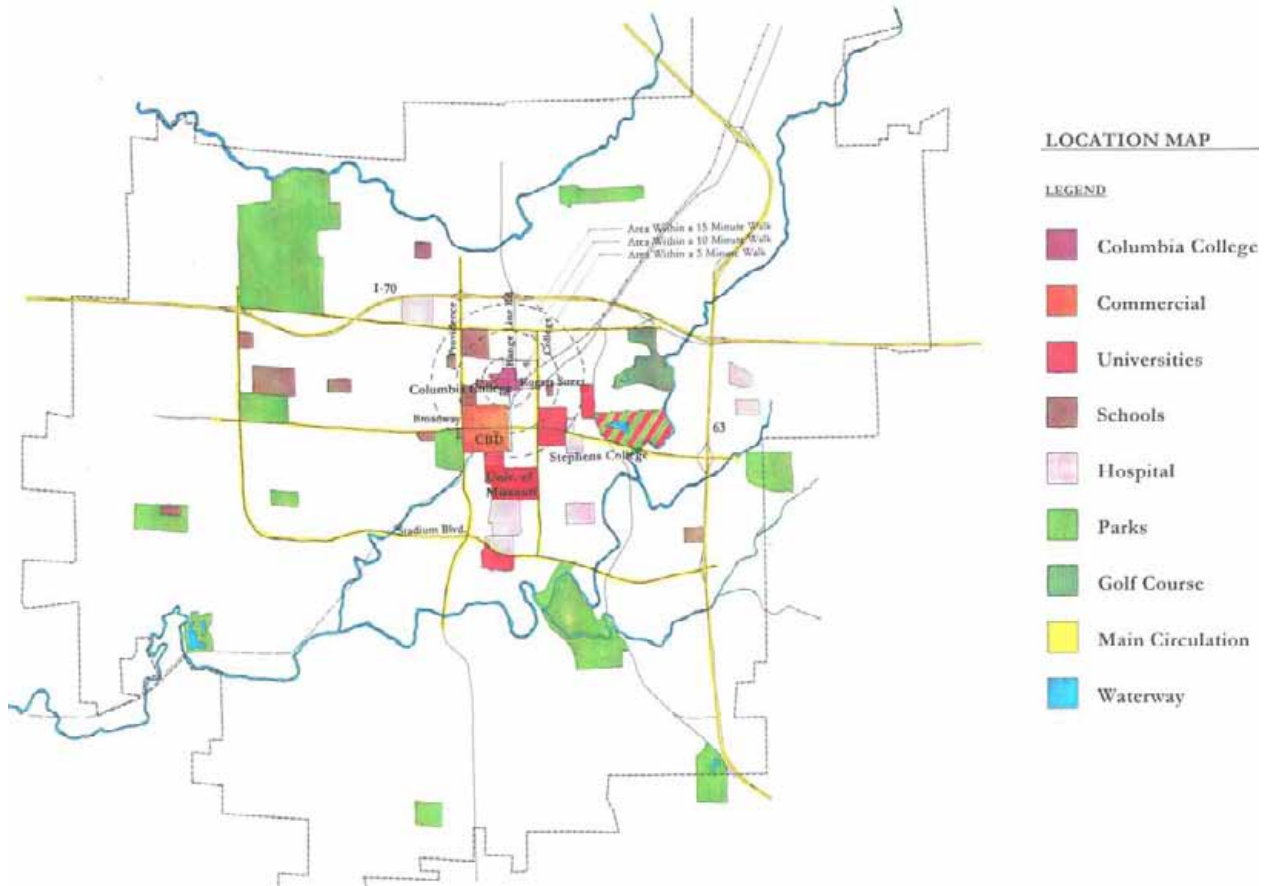
The college was founded in 1851 in Columbia, Missouri as Christian Female College, making it the first women's college west of the Mississippi River to be chartered by a state legislature. The college changed its name to Columbia College in 1970 when it changed from a two-year all female college to a four-year coeducational college. Columbia College is, and always has been, a nonsectarian school welcoming students of all religious denominations. However, it has retained a covenant with the Christian Church (Disciples of Christ) since its inception.

Location

Columbia, Missouri is home to roughly 110,000 residents and three major colleges. Columbia College is within a ten minute walk of the Central Business District. Signage on Interstate 70 directs visitors down Rangeline which bisects the Athletic Facilities and parking from the central campus. Rogers and Tenth St. are at the historic core of the campus. Tenth St. has been identified as an opportunity for pedestrian friendly links and shops connecting downtown and the campus. The west edge of the campus is bounded by a Junior High School and residential neighborhoods. North of the campus is a residential buffer zone that filters Business Loop Drive and Interstate 70.

III. ANALYSIS

B. LOCATION MAP



III. ANALYSIS

C. EXISTING FACILITY USE

Columbia College campus comprises 287 buildings with over 500,000 square feet. The campus sits on approximately 36 acres. The residential halls can accommodate approximately 395 residents. All freshman, sophomores and athletes are required to live on campus. The current day time student population, including commuters, is approximately 1,000 full time students. Columbia College has an extensive evening and graduate program with approximately 3,800 students. Fifty-nine full time faculty and 300 full and part-time staff form the administrative core. Although growth of the day campus program to 1,250 students over the past 4-5 years was anticipated and desired, the College has instead experienced a decline in enrollment. The online campus continues to grow annually with over 12,000 students taking online classes each year.

Campus Zones

In reviewing the current campus configuration, it was noted that the campus has developed into distinct zones of use. At the center or core of campus are the Academic buildings with Residential along the western side within a radius of proximity to Dulany dining hall, Athletics to the north and east and Administrative and Support areas generally to the South. A recommendation of the Steering Committee was to use the strengthening of these zones to guide decision making on the placement of programs or new buildings. Therefore proposed new Residential development should be maintained along the west, Athletic programs along the east, Academic development at the core of campus and so on. A corresponding Campus Zone Map is included following these descriptions of existing facility use.

Public Assembly

Launer Auditorium seats approximately 520 people for lectures, stage, and music events. **Southwell Gymnasium** accommodates approximately 550 spectators in chair back seats and seating for over 1,000 for athletic events, and can host trade shows, etc. **Dorsey Chapel** serves as the intimate venue for smaller public events. Renovation to **Dorsey Gym** was recently completed and the space provides another venue for events for up to 200 people. The **Banquet Room in Dulany Hall** serves as the primary gathering space with food service and can accommodate 120-150 comfortably. The completion of construction at the new **Science Building** will include a new 126 seat lecture hall for use as an additional gathering and event space.

Academic Core

The campus has developed a strong academic core comprising **St. Clair Hall, Dorsey Hall, Williams Hall, Stafford Library, Buchanan Hall and Brown Hall**. This core will be strengthened further with the completion of the new **Science Building** in summer of 2013. Maintaining a tight academic core is highly recommended. Therefore, future new academic buildings should likely be positioned at this central core such as the recommended future building north of Brown Hall. Student Services should maintain a close relationship to this academic core.

III. ANALYSIS

C. EXISTING FACILITY USE

Residential

Residential facilities should also maintain a close proximity to the Academic Core and to the primary campus dining facility, Dulany Hall. Clustering residential facilities within the same zone helps to further strengthen the Day Student community. The College should consider upgrading its facilities to allow for better management and oversight of its residents as well as being on par with the facilities provided by its competitors. Improved facilities could be a catalyst for improved enrollment numbers. For that reason it is recommended that the College look at demolition and replacement of both Miller and Banks Halls with modern, suite or independent style housing and additional apartment style housing at the corner of 7th and Hickman.

Athletics

Athletic/Wellness facilities should be integrated into a total student experience. Every Athletics facility is available to the entire campus. There is no facility that is designated solely to the Athletics department which strengthens the concept of a total student experience. Therefore, all future athletics development should bear in mind providing the greatest flexibility to the entire College population.

Administration / Support and Student Services

These spaces should be considered to be peripheral to the academic core but remain in close proximity in order to provide overall support and service to the campus. **St. Clair** and **Missouri Halls** provide the greatest base for the location of these functions which maintain them close to the Academic facilities but as the public face of the College on **Bass Commons**. Utilization of the **10th Street Center** for Administrative and Support Areas should also be continued.

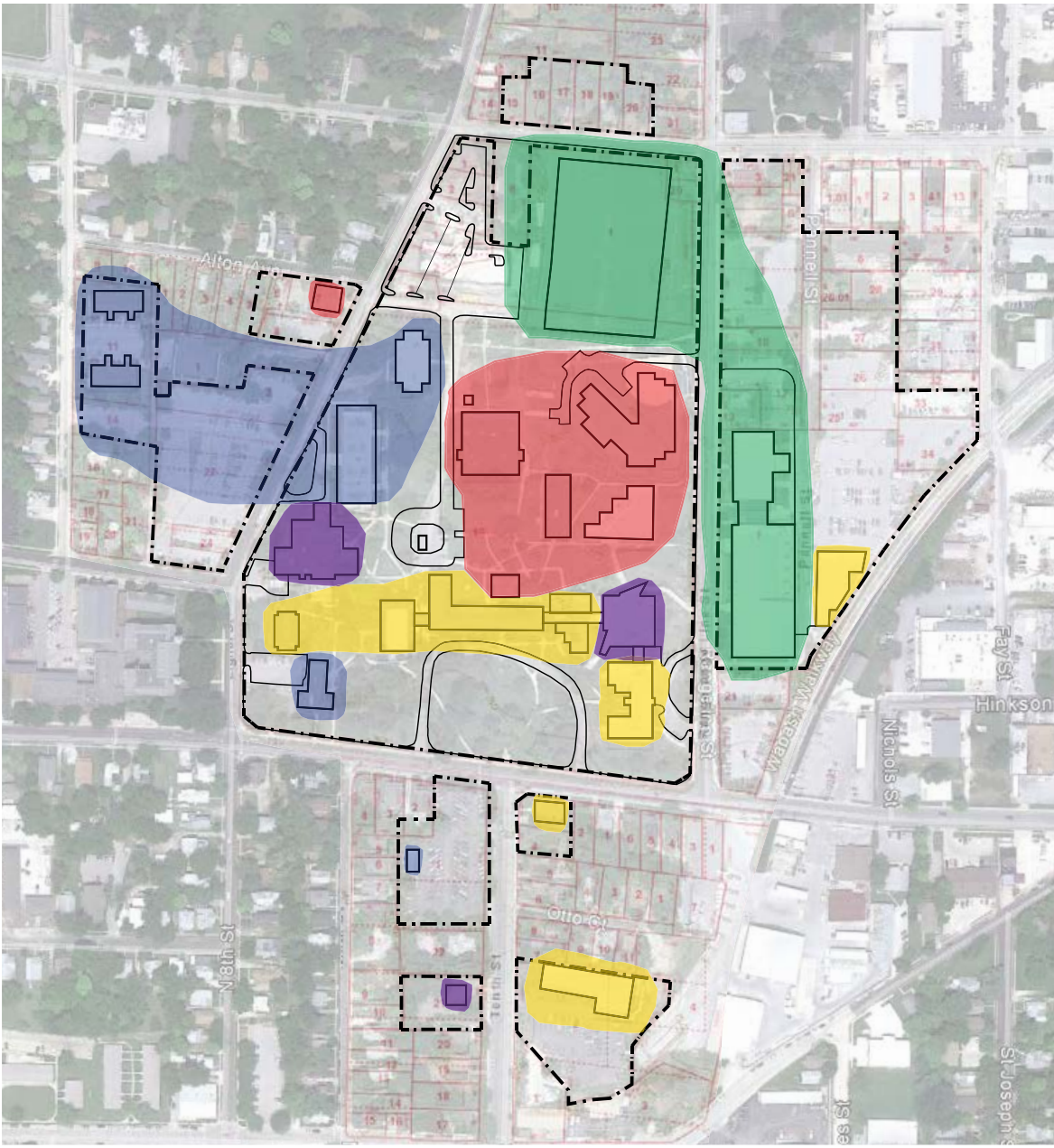
Campus Setting

One of the most memorable spaces is the lawn south of St. Clair Hall – **Bass Commons**. The space has well manicured lawns with mature trees and tasteful lighting and landscaping. The space offers both a sense of enclosure due to the buildings on the west, north and east as well as a sense of vista to the south. The buildings, including Atkins Holman Student Commons possess a unique historical character that creates an emotional context of 'college'.

Other areas on campus are ready for developing into spaces that invoke the emotional and sensorial experience of 'college'. A longer term recommendation of this Master Plan is to demolish Buchanan Hall for the future development of a more formal and centralized academic quad. This would provide an additional unique outdoor space that also creates an emotional context of 'college' but in a different way than **Bass Commons**. As an informal counterpoint to this proposed developed, an outdoor recreation or play field to the east of Miller Hall is proposed to create a student recreation space internal to the campus.

III. ANALYSIS

C. EXISTING FACILITY USE - CAMPUS ZONES MAP



MASTERPLAN LEGEND

- | | | | | |
|--|--|--|---|---|
|  ADMINISTRATION / SUPPORT |  STUDENT SERVICES |  CLASSROOMS |  RESIDENTIAL |  ATHLETICS |
|--|--|--|---|---|

III. ANALYSIS

D. CIRCULATION AND PARKING

Parking is generally relegated to the periphery of the campus with the exception of the central access drive (Cougar Drive) with internal accessible parking. Security of students, staff, and visitors as well as accessibility should be intertwined with the development of future parking. Future lot locations remain along the periphery and enhancements to Cougar Drive are proposed to improve pedestrian safety and fire lane access while maintaining the centralized accessible parking.

The most intensive use of parking occurs from 4:30 to 5:30 PM on Monday through Thursday nights with the overlap of day and evening classes. This is compounded when events occur close to those times and days.

Since the completion of the 2007 Master Plan update, the College has been able to acquire 229 additional parking spaces, greatly helping to address parking shortages per Suggested Parking Ratios (refer to the Suggested Parking Ratios Chart included following this description). Due to the acquisition of additional parking and a further increase of roughly 41 spaces with the proposed softball stadium and Wightman parking restriping, this 2012 Master Plan update is eliminating the previously proposed parking structure. All parking will be handled by surface lots. The reconfiguration of parking with the softball stadium along the east side of campus will provide a greater sense of security for these lots being surrounded by College property and facilities. Further future adjacent property acquisitions are proposed to continue to meet overall parking needs on campus.

Of the 1,062 current parking spaces available, 260 are reserved for Residence hall parking.

Accessible parking in all future lots should be developed and clearly marked.

III. ANALYSIS

D. CIRCULATION AND PARKING - EXISTING

| Suggested Parking Ratios - per Existing Parking Counts | | | | | | |
|---|-------------|-----------|------------------|-------------------|-------------------|-------------|
| Constituent | Populations | | Existing Parking | Suggested Parking | Suggested Parking | |
| | Current | Projected | | | Current | Projected |
| Resident | 330 | 438 | 260 | 1.5 to 1 | 220 | 292 |
| Day Student (1) | 744 | 813 | 755 | 2.5 to 1 | - | - |
| Night Students | 1300 | 1200 | - | 2.5 to 1 | 520 | 480 |
| Day Faculty | 70 | 80 | - | 1.5 to 1 | 47 | 53 |
| Night Faculty | 70 | 70 | - | | - | - |
| Staff | 225 | 225 | - | 1.5 to 1 | 150 | 150 |
| Event Parking | 600 | 750 | - | 3 to 1 | 200 | 250 |
| Visitor/Reserved | 42 | 42 | 16 | 2 to 1 | 21 | 21 |
| Minimum Accessible Parking | | | 31 | 100 to 1 | - | - |
| EXISTING PARKING | | | 1062 | | | |
| TOTAL SUGGESTED CAMPUS & EVENT PARKING | | | | | 1158 | 1246 |
| EXISTING PARKING | | | | | 1062 | 1062 |
| ADDITIONAL RECOMMENDED PARKING | | | | | 96 | 184 |

2007 Master Plan Existing Parking = 833, deficits were 325-413

Master Plan Proposed Surface Parking = 1103 spaces deficit = 55 current, 143 projected

Potential additional surface parking through property acquisition:

| | |
|--------------------------|-----------------|
| NE Corner - Wilkes & Fay | 40+/- spaces |
| South along Fay | 25-40+/- spaces |
| West of Soccer Stadium | 57 spaces |
| South of Rogers | 60+/- spaces |
| Along 10th Street | 50+/- spaces |

Total = 232-247 +/- spaces

Note:

1. Day student parking needs are offset by the larger evening student parking needs and are not counted in the total parking need.
2. The day student population has been reduced by the residential population.
3. All surface parking is being recommended for the Master Plan.

III. ANALYSIS

E. ATHLETICS AND RECREATION

Columbia College seeks to integrate students, student athletes, fans, and personal wellness. This has occurred as a by-product of the indoor facilities and the congregation of athletic fields and facilities in close proximity to the student population.

The proposed soccer and softball stadiums continue to support the College's goal of integrating students, athletes, fans and wellness. A jogging/walking track on the perimeter of the soccer field promotes its use as a 'wellness' facility. Locating the new softball stadium directly across Rangeline creates a pleasing visual entry to the campus and improves the athletic areas. Installing artificial turf on the soccer field offers additional practice space to enhance existing sports as well as provide space for recreation, additional intramural sports and athletic camps.

The proposed soccer and softball stadiums will house seating for their respective sports, as well as concessions, storage, training and locker facilities. The stadiums will also provide team dugouts and a press box area. Additionally, the softball complex will provide a batting cage, and bullpens for the teams.

III. ANALYSIS

F. RESIDENTIAL

Miller Hall

Banks Hall

Hughes Hall

Cougar Village Apartments

Dulany Hall

These buildings form the core of the on and just off campus residential areas. Students enjoy the proximity to classes, dining services and each other. The quality of rooms available needs to be addressed to attract new students and compete with other institutions. The College desires to maintain a similar number of on campus beds (roughly 400) but in improved environments that are easier to monitor and control. Additional diversity of housing, ie more apartment style living, should be considered for long term development.

The 2012 Master Plan recommends the following:

- Miller Hall – does not positively promote interaction and provide quality living space to the students. It is also very difficult for the College to monitor and control. The College has performed all the renovation possible to try and improve the conditions. It would be best to demolish and build a better, more efficient building with improved dorm space to meet growth needs.
- Banks Hall – while not suffering from the same issues that Miller experiences, Banks is a less than desirable arrangement for modern residential space. Its layout represents older trends and therefore should also be demolished and replaced along with Miller Hall.
- Together, Miller and Banks are proposed to be demolished and rebuilt in separate phases, resulting in a larger, more efficient building with better interaction, control and representation of current and future trends in desirable student housing. Temporary housing will need to be provided during the phased development. However, phasing the demolition and replacement does help to limit the temporary space needs.
- Explore additional long-term residential development at the corner of 7th and Hickman. This would likely be a similar arrangement to the Cougar Village Apartments. The location continues to strengthen the residential campus zone and maintain proximity to Dulany for dining facilities and the campus in general.
- Develop an outdoor recreation / play field to the east of Miller to promote connection between Miller, Banks (or the future replacement dorm) and Dulany Halls. This will also provide additional informal recreation area which the students continue to request and seek.

III. ANALYSIS

G. NEIGHBORHOOD AND GROWTH

Currently, the Columbia College campus is zoned R3, medium density, multi-family, residential as allowed by the City of Columbia Zoning Department. The surrounding neighborhoods are also zoned R3.

East of Rangeline is a combination of commercial and light business.

In keeping with the previous Master Plans, the college's top priority should remain the acquisition of property as available within its immediate area. These property acquisitions should focus east of Pannell St. and west of Fay St., and property south of Rogers St.

The College should continue to work with neighborhood associations to develop the area. Acquisition of property by Columbia College should be viewed as a benefit to both groups. Land east of Rangeline can be developed for athletics and monitored surface parking in keeping with the commercial development already there. South of Rogers St should be explored and partnerships developed to create a corridor between Columbia College and the City of Columbia.

The College should stay apprised of visioning and execution of projects by the City of Columbia to enhance the major interchanges and corridors accessing the City as this could have a direct effect upon access and aesthetics approaching and surrounding the campus.

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IV MASTER PLAN

IV. PRELIMINARY MASTER PLAN

A. RECOMMENDATIONS / LIST OF FEATURES

I. Academic

- **St. Clair** – 2nd and 3rd floor phased renovation for offices and classrooms
- **Williams Hall** – renovate for Psychology at the main level, offices at second level.
- **Library** – 2 story addition to east with Learning Centers, Student Support Services and 3 retention offices

II. Student / Faculty / Staff Experience

- **Residential** – phased demolition and replacement of Miller and Banks Halls as an improved combined facility. Long term plan for apartment style housing at 7th and Hickman with property acquisition.
- **Missouri Hall** – expansion space for Registration and Financial Services, Admissions, Institutional Research, and Student Affairs
- **Enhanced Cougar Drive** – includes fire lane access, accessible parking, pedestrian improvements
- **Outdoor Recreation / Play Field** – east of Miller Hall
- **Dorsey Hall** – Lower level renovated for Archives
- **Columbia House** – renovate for Alumni
- **Demolish Buchanan / Future Academic Quad** – future demolition of Buchanan to develop centralized Quad.
- **10th Street Center** - Relocation of Student Records and Transcripts. Consolidation with Evaluations.

III. Capital Issues

- **Robnett Spence** – Mail & Print Services, Security, Document Imaging & Storage, and general storage.
- **St. Clair**
 - 2nd and 3rd floor phased renovation
 - Lower Level: Vacated Alumni Space for office expansions.
 - Enhancements to the North Wing Facade
- **Federal Hall** – expansion space for Online Education Center (retention office, fraud unit, additional media production and training) and additional Archives space.
- **Dulany Hall** – Addition for increased Banquet / Conferencing space
- **Facilities / Maintenance** – Acquire properties north of Wilkes for new facilities
- **Future Building** – 2 possible options - One north of Brown. One on current Kirkman House site. For classrooms and office space, possible Fishman Center and conferencing space dependent on need and location.

IV. PRELIMINARY MASTER PLAN

A. RECOMMENDATIONS / LIST OF FEATURES

IV. Athletics & Recreation

- **Soccer Stadium Improvements**
 - Artificial turf on field with walking track. Eliminates the need for a separate recreation or intramural field.
 - Stadium amenities (locker rooms, concessions, etc) located along both sides of the field.
 - 20 foot setback along Rangeline and Wilkes
- **Wightman** – renovate for Athletics to recoup space lost due to softball stadium development.
- **Softball Stadium** – at corner of Wilkes and Rangeline (includes concessions, stands, batting cages, etc). Acquire 2 additional properties for location.

V. Technology

- **St. Clair** - Lower Level - vacated MPS space. Technology Services personnel relocated from 10th Street Center to space contiguous to Launer

VI. Safety & Security

- **Security** - portion of office will be maintained as part of the Robnett Spence renovations.

VII. Parking

- **Parking** – all surface parking. Wightman lot revised and restriped to maximize with softball. Property acquisitions for additional surface parking

VIII. Other

- **Future Expansions** – acquire property along 10th street towards downtown for future growth

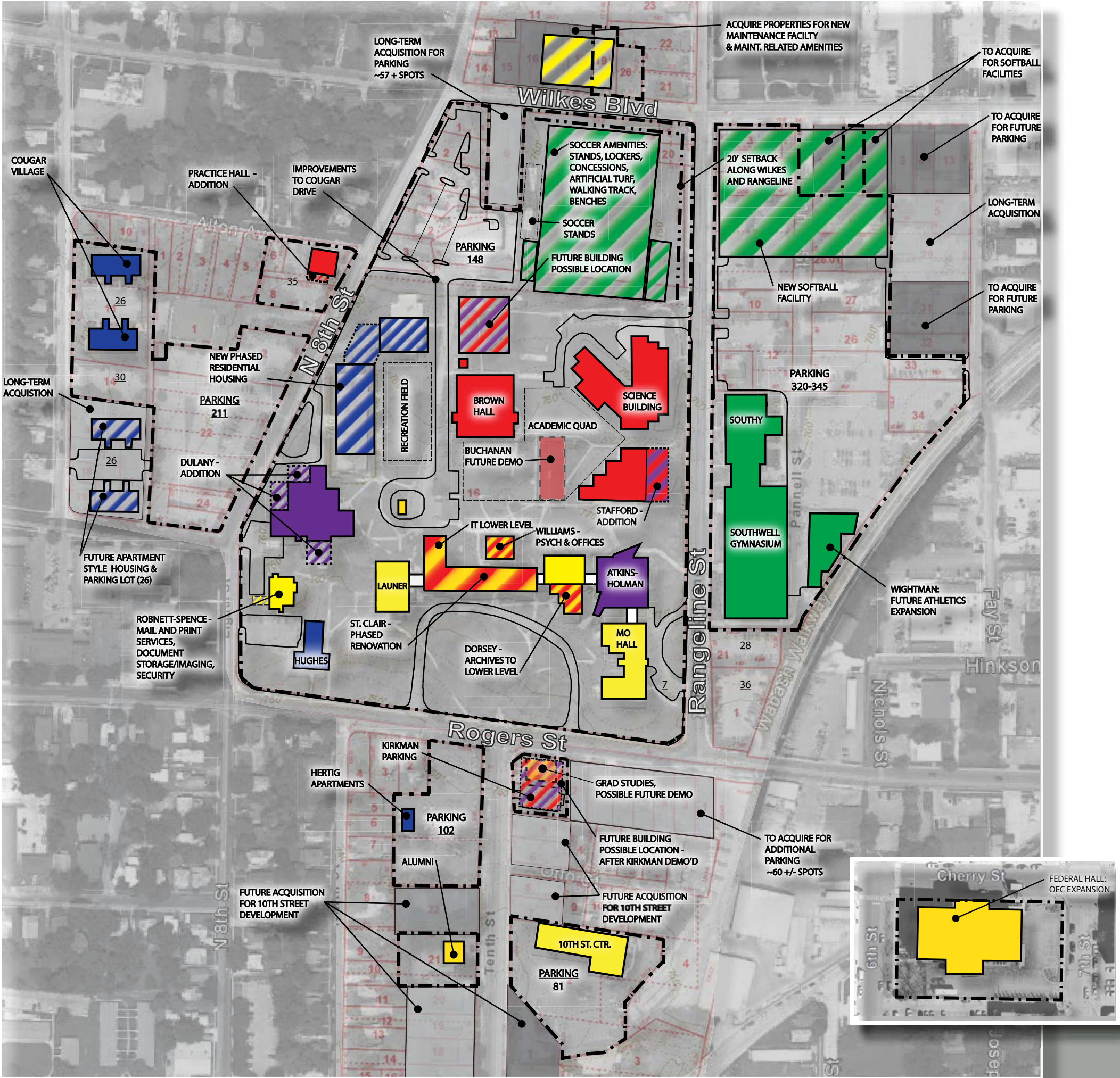


IV. PRELIMINARY MASTER PLAN

B. GRAPHIC MASTER PLAN

MASTER PLAN LEGEND

- ADMINISTRATION / SUPPORT
- STUDENT SERVICES
- CLASSROOMS
- RESIDENTIAL
- ATHLETICS



IV. PRELIMINARY MASTER PLAN

C. CLASSROOM IMPACT CHART

| BUILDING | EXISTING | DRAFT MASTER PLAN |
|--------------------|---|--|
| ST. CLAIR (STC) | 12 (10 classrooms, 2 conference / seminar rooms) | 15 (12 classrooms, 3 conference / seminar rooms) |
| DORSEY (DOR) | 11 | 7 |
| WILLIAMS (WMS) | 3 (2 small classrooms, 1 conference / seminar room) | 2 (1 small classroom, 1 conference / seminar room) |
| BUCHANAN (BUH) | 4 | 4 |
| BROWN (BRN) | 8 | 8 |
| SCIENCE (SCI) | - | 4 |
| PRACTICE HALL (PH) | 1 | 1 |
| HINSHAW | - (labs) | 2 (available from Science Bldg completion through demolition for softball) |
| TOTAL | 39 | 43 (+4 net gain) |

IV. PRELIMINARY MASTER PLAN

D. FUTURE PARKING (PER FUTURE PARKING COUNTS)

| Suggested Parking Ratios - per Future Parking Counts | | | | | | |
|--|-------------|-----------|----------------|-------------------|-------------------|-----------|
| Constituent | Populations | | Future Parking | Suggested Parking | Suggested Parking | |
| | Current | Projected | | | Current | Projected |
| Resident | 330 | 438 | 286 | 1.5 to 1 | 220 | 292 |
| Day Student (1) | 744 | 813 | 761 | 2.5 to 1 | - | - |
| Night Students | 1300 | 1200 | - | 2.5 to 1 | 520 | 480 |
| Day Faculty | 70 | 80 | - | 1.5 to 1 | 47 | 53 |
| Night Faculty | 70 | 70 | - | | - | - |
| Staff | 225 | 225 | - | 1.5 to 1 | 150 | 150 |
| Event Parking | 600 | 750 | - | 3 to 1 | 200 | 250 |
| Visitor/Reserved | 42 | 42 | 20 | 2 to 1 | 21 | 21 |
| Minimum Accessible Parking | | | 36 | 100 to 1 | - | - |
| EXISTING PARKING | | | 1103 | | | |
| TOTAL SUGGESTED CAMPUS & EVENT PARKING | | | | | 1158 | 1246 |
| FUTURE PARKING | | | | | 1103 | 1103 |
| ADDITIONAL RECOMMENDED PARKING | | | | | 55 | 143 |

Proposed Master Plan increases total parking by 41 spaces

Potential additional surface parking through property acquisition:

| | |
|--------------------------|-----------------|
| NE Corner - Wilkes & Fay | 40+/- spaces |
| South along Fay | 25-40+/- spaces |
| West of Soccer Stadium | 57 spaces |
| South of Rogers | 60+/- spaces |
| Along 10th Street | 50+/- spaces |

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V PHASING AND BUDGET

V. PHASING AND BUDGET

A. PHASING

PHASE:

PHASE 1 (commence 2013):

- 1 Science Building complete & occupied
- 2 Science Faculty vacate St. Clair (STC), Classrooms/Labs vacate Robnett Spence and Hinshaw first floor, Nursing vacates Federal Hall
- 3 Renovate Dorsey entry and stairs
- 4 Renovate Dorsey Lower Level for Archives
- 5 Renovate Robnett Spence for Mail and Print Services (MPS), Security, Document Imaging and Storage (DIS)
- 6 Soccer stadium improvements
- 7 St. Clair projects:
 - phased renovation of 2nd & 3rd levels
 - north façade work
 - relocate MPS when Rob. Spence complete
 - renovate MPS area for Tech Services (TS)
- 8 Move Student Records and Transcripts (SRT) to vacated spaces in 10th St. Ctr.
- 9 Move Registration and Financial Services (RFS) to vacated SRT spaces in Mo Hall
- 10 Admissions to backfill vacated RFS space, renovate existing first floor space in Mo Hall
- 11 Federal Hall - renovation of Nursing and Doc. Imaging spaces

TIMELINE:

July 2013

July 2013

construction May - July 2013

construction Fall 2013

plan now, begin construction August 2013

plan now, begin construction November 2013

start planning now, first phase of construction begins December 2013

anytime

December 2013

after MPS vacates / begin construction January 2014

after TS vacates spaces in 10th Street Center

after SRT vacates spaces in Mo Hall

after RFS vacates spaces in Mo Hall

after Nursing vacates (July 2013) and DIS vacates (Dec. 2013)

PHASE 2:

- 1 New Maintenance facilities north of Wilkes
- 2 Renovate Wightman for Athletics
- 3 Softball Stadium Development
 - acquire 2 required properties
 - Demolition of Hinshaw, soccer locker rooms and other vacated buildings
 - Softball Stadium
 - Reconfigure parking
- 4 Renovate Williams Hall - Psych / Offices
- 5 Library Addition (two story)
 - Learning Centers, Student Retention and Student Support Services (SSS)
- 6 Mo Hall renovations - Institutional Research, Student Affairs

anytime, requires property acquisition, 1-1.5 year timeframe for completion

after Maintenance vacates, prior to demolition of Hinshaw and soccer lockers,

1-1.5 year timeframe for completion

2-3 year timeframe required prior to softball related construction can

commence for completion of New Maintenance Facilities and relocation of

athletics programs to renovated Wightman and new soccer locker rooms at

soccer stadium

as possible

after relocation of athletics to Soccer stadium and Wightman

after property acquisition and building demolition

after demolition of existing buildings

anytime

anytime

after Library Addition complete, learning centers and student retention vacate

V. PHASING AND BUDGET

A. PHASING

PHASE:

PHASE 3:

- 1 Phased New dorm - Miller demoed first, then Banks
- 2 Addition to Dulany Banquet Hall
- 3 Alumni to Columbia House
- 4 St. Clair projects:
 - Alumni vacate space
 - PR, Marketing, Development shuffle, take over Alumni space
- 5 Multiple campus landscaping projects:
 - enhance Cougar Drive
 - new outdoor dining patio at Dulany
 - residential quad east of Miller
- 6 Addition to Practice Hall

TIMELINE:

anytime, temp housing needed
anytime
after SSS relocates to Library Addition

after SSS relocates
after Alumni relocates

anytime, concurrent with res hall or new building?
perhaps with new residential hall
anytime / perhaps with new res hall
anytime

FUTURE/OPTIONAL PHASES:

- 1 Grad Studies moves to new location, Demolish Kirkman House
- 2 Future Building (either north of Brown or Kirkman House site)
 - may incorporate Classrooms, Fishman Center and/or conferencing depending on location and need
- 3 Demolish Buchanan
- 4 Develop Quad at Academic Core
- 5 Parking west of Soccer Field
- 6 Parking east of future softball
- 7 Parking south of Rogers
- 8 Parking north of Columbia House
- 9 Future Residential at 7th & Hickman
- 10 10th Street Development

anytime, contingent upon chosen new building site and Grad program location
anytime if north of Brown, or after relocation of Grad program, and demolition of Kirkman House at Kirkman House Site

anytime
after demolition of Buchanan
property acquisition required
property acquisition required
property acquisition required
property acquisition / building demolition required
property acquisition
property acquisition required

V. PHASING AND BUDGET

B. BUDGET

| | Area | Unit | Cost / SF | Probable Construct. Cost | 15% Equip. & Furniture Allowance | 12% Soft Costs Allowance | | TOTAL |
|--|---------------------|--------------|---------------------------|--|----------------------------------|---|----------------------|---|
| PHASE 1 | | | | | | | PHASE 1 TOTAL | \$ 7,848,666 |
| • Dorsey Hall - entry and stairs door replacement, major renovation of stairs | 700 | SF | \$ 175.00 | \$ 122,500 | | | \$ | 122,500 122,500 |
| • Dorsey Hall - renovate lower level for Archives Moderate Renovation (HVAC) | 2000 | SF | \$ 80.00 | \$ 160,000 | \$ 24,000 | \$ 19,200 | \$ | 203,200 203,200 |
| • Robnett - Spence Moderate Renovation (interior only) Sitework and loading dock | 7000 | SF | \$ 80.00 | \$ 560,000 \$ 50,000 | | \$ 67,200 \$ 6,000 | \$ | 683,200 627,200 56,000 |
| • Soccer Stadium Improvements Artificial Turf / Track Locker Rooms / Concessions Buildings | | | | \$ 1,000,000 \$ 1,000,000 | | | \$ | 2,000,000 1,000,000 1,000,000 |
| • St. Clair Hall 2nd & 3rd floor - major renovation Lower level - moderate renovation of MPS space North façade | 25,408 2,200 | SF SF | \$ 100.00 \$ 80.00 | \$ 2,540,800 \$ 176,000 \$ 100,000 | \$ 381,120 \$ 26,400 | \$ 304,896 \$ 21,120 \$ 12,000 | \$ | 3,562,336 3,226,816 223,520 112,000 |
| • Tenth Street Center - Move Student Records and Transcripts (SRT) from Mo Hall Minor renovation (interior only) | 2,300 | SF | \$ 30.00 | \$ 69,000 | \$ 10,350 | \$ 8,280 | \$ | 87,630 87,630 |
| • Missouri Hall - 3rd floor - north wing - Move Registration and Financial Services (RFS) to vacated SRT spaces Minor renovation (interior only) | 2,030 | SF | \$ 30.00 | \$ 60,900 | \$ 9,135 | \$ 7,308 | \$ | 77,343 77,343 |
| • Missouri Hall - lower and first levels - Admissions to backfill vacated RFS space and renovate existing first floor space Minor renovation (interior only) | 4,810 | SF | \$ 45.00 | \$ 216,450 | \$ 32,468 | \$ 25,974 | \$ | 274,892 274,892 |
| • Federal Hall Moderate Renovation (Nursing) Minor Renovation (DIS) | 7,200 1,670 | SF SF | \$ 80.00 \$ 50.00 | \$ 576,000 \$ 83,500 | \$ 86,400 \$ 12,525 | \$ 69,120 \$ 10,020 | \$ | 837,565 731,520 106,045 |
| PHASE 2 | | | | | | | PHASE 2 TOTAL | \$ 10,881,316 |
| • New Maintenance Facilities Sitework / parking / support areas New one story building / warehouse w/loading dock | 12,000 | SF | \$ 100.00 | \$ 1,200,000 | \$ 180,000 | \$ 144,000 | \$ | 1,636,000 112,000 1,524,000 |
| • Renovate Wightman for Athletics Moderate Renovation | 9,070 | SF | \$ 80.00 | \$ 725,600 | \$ 108,840 | \$ 87,072 | \$ | 921,512 921,512 |
| • New Softball Field / Stadium Stormwater / Master Basin work Site development Softball Stadium - non architectural (field, dugouts, batting cages, lighting, press box, seating) Softball Stadium - architectural (locker rooms, coaches offices, concessions, training facility) Demolition of Hinshaw Demolition of Soccer Locker Building Reconfigure Parking area | 4,940 1,005 | SF SF | \$ 10.00 \$ 10.00 | \$ 49,400 \$ 10,050 \$ 250,000 | \$ 150,000 | \$ 120,000 \$ 5,928 \$ 1,206 \$ 30,000 | \$ | 3,318,984 560,000 392,000 750,400 1,270,000 55,328 11,256 280,000 |
| • Williams Hall Major Renovation / Exterior Restoration | 4,000 | SF | \$ 175.00 | \$ 700,000 | | \$ 84,000 | \$ | 784,000 784,000 |
| • Stafford Library & Addition Moderate renovation New two story addition | 10,206 8100 | SF SF | \$ 80.00 \$ 175.00 | \$ 816,480 \$ 1,417,500 | \$ 122,472 \$ 212,625 | \$ 97,978 \$ 170,100 | \$ | 2,837,155 1,036,930 1,800,225 |
| • Missouri Hall Renovate IR (second floor) Renovate Learning Centers (second floor) | 2775 2600 | SF SF | \$ 80.00 \$ 80.00 | \$ 222,000 \$ 208,000 | \$ 33,300 \$ 31,200 | \$ 26,640 \$ 24,960 | \$ | 546,100 281,940 264,160 |

V. PHASING AND BUDGET

B. BUDGET

| | Area | Unit | Cost / SF | Probable Construct. Cost | 15% Equip. & Furniture Allowance | 12% Soft Costs Allowance | | TOTAL |
|--|--------|------|-----------|--------------------------------|---|-----------------------------------|--------------------------------------|-------------------------|
| PHASE 3 | | | | | | | PHASE 3 TOTAL | \$ 21,267,459 |
| • New Residence Hall | | | | | | | | \$ 19,344,132 |
| Demolish Miller Hall | 34,629 | SF | \$ 15.00 | \$ 519,435 | | \$ 62,332 | | 581,767 |
| Demolish Banks Hall | 28,236 | SF | \$ 15.00 | \$ 423,540 | | \$ 50,825 | | 474,365 |
| New Residence Hall (phased demo and construction) | 80,000 | SF | \$ 180.00 | \$ 14,400,000 | \$ 2,160,000 | \$ 1,728,000 | | 18,288,000 |
| • Dulany Hall - Banquet Hall Addition | | | | | | | | \$ 552,450 |
| Minor renovation | 2,700 | SF | \$ 50.00 | \$ 135,000 | \$ 20,250 | \$ 16,200 | | 171,450 |
| Addition | 2000 | SF | \$ 150.00 | \$ 300,000 | \$ 45,000 | \$ 36,000 | | 381,000 |
| • Columbia House - Renovate for Alumni | | | | | | | | \$ 428,777 |
| Moderate Renovation - first and second floors | 2,929 | SF | \$ 80.00 | \$ 234,320 | \$ 35,148 | \$ 28,118 | | 297,586 |
| Minor Renovation - basement and attic | 2,066 | SF | \$ 50.00 | \$ 103,300 | \$ 15,495 | \$ 12,396 | | 131,191 |
| • St. Clair Hall | | | | | | | | \$ 130,175 |
| Alumni space - minor renovation | 850 | SF | \$ 50.00 | \$ 42,500 | \$ 6,375 | \$ 5,100 | | 53,975 |
| PR and Marketing spaces - minor renovation | 1,200 | SF | \$ 50.00 | \$ 60,000 | \$ 9,000 | \$ 7,200 | | 76,200 |
| • Campus Landscape Projects | | | | | | | | \$ 650,000 |
| enhance Cougar Drive | | | | | | | | |
| new outdoor dining patio at Dulany | | | | | | | | |
| residential quad east of Miller | | | | | | | | |
| • Practice Hall - Addition | | | | | | | | \$ 161,925 |
| Addition | 850 | SF | \$ 150.00 | \$ 127,500 | \$ 19,125 | \$ 15,300 | | 161,925 |
| FUTURE / OPTIONAL PHASES | | | | | | | FUTURE / OPTIONAL PHASE TOTAL | \$ 9,249,583 |
| • Demo Kirkman - contingent upon chosen new building site | | | | | | | | \$ 39,161 |
| demolition | 2,331 | SF | \$ 15.00 | \$ 34,965 | | \$ 4,196 | | 39,161 |
| • Future Building - either North of Brown or on Kirkman House Site | | | | | | | | \$ 8,890,000 |
| Classrooms, Business Department, etc (3 story) | 35,000 | SF | \$ 200.00 | \$ 7,000,000 | \$ 1,050,000 | \$ 840,000 | | 8,890,000 |
| • Demo Buchanan | | | | | | | | \$ 120,422 |
| demolition | 7,168 | SF | \$ 15.00 | \$ 107,520 | | \$ 12,902 | | 120,422 |
| • Quad at Academic Core | | | | | | | | \$ 200,000 |
| • Future residential at 7th & Hickman | | | | | | | | to be determined |
| Acquire Property & construct apartment style housing similar to Cougar Village | | | | | | | | |
| • New surface parking lots | | | | | | | | to be determined |
| west of Soccer Field | | | | | | | | |
| east of future softball | | | | | | | | |
| south of Rogers | | | | | | | | |
| north of Columbia House | | | | | | | | |
| 10th Street - misc | | | | | | | | |
| • 10th Street Development | | | | | | | | to be determined |



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VI PROGRAMMING

VI. PROGRAMMING

A. ATHLETICS - SUMMARY

- I. Existing Space: Southy Building, Southwell Complex, Gene & Fran Koepke Fitness Center, Soccer Locker Room, Hinshaw Building, Owens Soccer Stadium
- II. Preferred Adjacencies: Maintain Athletics facilities on east side of campus in general proximity to Southy/Southwell.
- III. Space Assessment:
 - General – all Athletics facilities are shared campus facilities.
 - Softball – desire to bring the program back to campus. At a minimum, softball stadium needs to accommodate enclosed dugouts, press area, lights, seating, scoreboard and fencing. It would be nice to include locker rooms, enclose the press box, concessions, restrooms in the dugouts, heaters and storage. Small satellite training facility should be included. Mizzou's softball complex is a nice model. Proximity to soccer field is helpful to serve as a warm-up area during double header games.
 - Soccer – Artificial turf is a necessity if no additional recreation space is provided so that the field can handle increased usage and other recreation such as intramural sports. A 2-3 lane walking track is to be included around the perimeter as a wellness amenity. The layout of spectator services, restrooms, concessions, storage, dugouts, lockers and the press box facility will be reexamined. A satellite training facility should also be incorporated.
 - Recreation Field - The ideal would be to also have a practice field that can double as an intramural field. A 75 yard x 48-60 yard field size is ideal. This is essentially half of a soccer field and would also support warm-up space during double header game days.
 - Coaches Offices – some current offices are in less than ideal locations. It would be nice to group offices together by sport and to relocate offices currently in the turf room of Southy. Hinshaw will likely be demolished in the future for a new softball stadium so an alternative location needs to be identified to relocate these offices.
 - Training Facilities – the primary training facility in Southy is overburdened with storage. Providing satellite training and storage areas at the softball and soccer stadium developments will help alleviate this strain on the primary training facility.
 - Athletic Expansion Space – Wightman would be an ideal space and location for additional Athletics space. This could handle relocated offices as well as additional interior athletic space for training and general use.
- IV. Other:
 - Night and evening games compete with night and evening students and other events for parking. The impact of overall development on parking needs is important.

VI. PROGRAMMING

A. ATHLETICS - PROGRAM OF SPACE NEEDS

| Rm. | Title | Current | | Future | | Dept GSF | |
|-------------------------------|-------------------------------|---------|-----------|-----------|-----------------|----------|-----------------------------------|
| | | Office | Personnel | Personnel | Width X Depth = | NSF | Subtotal |
| 01A1 | Softball field | | | | 0 x 0 | 0 | 0 500 max seating |
| 01A2 | Batting Cage x 2 | | | | 0 x 0 | 0 | 0 both sides |
| 01A3 | Bullpen x 2 | | | | 0 x 0 | 0 | 0 both sides |
| 01A4 | Locker Rooms x 2 | | | | 0 x 0 | 0 | 0 home & away |
| 01A5 | Dugout x 2 | | | | 0 x 0 | 0 | 0 w/ restroom |
| 01A6 | Scoreboard | | | | 0 x 0 | 0 | 0 |
| 01A7 | Press Box | | | | 0 x 0 | 0 | 0 enclosed |
| 01A8 | Storage | | | | 0 x 0 | 0 | 0 |
| 01A9 | Concessions | | | | 0 x 0 | 0 | 0 |
| 01A10 | Training Room | | | | 0 x 0 | 0 | 0 small storage, table, water/ice |
| 01A11 | Head Coach | X | | | 0 x 0 | 0 | 0 |
| 01A12 | Assistant Coach | X | | | 0 x 0 | 0 | 0 |
| 01A13 | Support Staff - Part Time | WS | | | 0 x 0 | 0 | 0 |
| 01B1 | Enlarged Soccer Field | | | | 0 x 0 | 0 | 0 seating for 500 |
| 01B2 | Press Box/Team Dugouts | | | | 0 x 0 | 0 | 0 home - m & w, away - 1 or 2 |
| 01B3 | Locker Rooms x 3-4 | | | | 0 x 0 | 0 | 0 |
| 01B4 | Concessions | | | | 0 x 0 | 0 | 0 |
| 01B5 | Walking track | | | | | | |
| 01B6 | Storage | | | | 0 x 0 | 0 | 0 |
| 01B7 | Training Room | | | | 0 x 0 | 0 | 0 small storage, table, water/ice |
| 01B8 | Head Coach - Men | X | | | 0 x 0 | 0 | 0 |
| 01B9 | Assistant Coach - Men | X | | | 0 x 0 | 0 | 0 |
| 01B10 | Head Coach -Women | X | | | 0 x 0 | 0 | 0 |
| 01B11 | Assistant Coach - Women | X | | | 0 x 0 | 0 | 0 |
| 01B12 | Support Staff - Part Time x 2 | WS | | | 0 x 0 | 0 | 0 |
| Basketball - Southwell | | | | | | | |
| 01C1 | Head Coach -Men | X | | | 0 x 0 | 0 | 0 |
| 01C2 | Assistant Coach - Men | X | | | 0 x 0 | 0 | 0 |
| 01C3 | Support Staff - Part Time | WS | | | 0 x 0 | 0 | 0 |
| 01C4 | Head Coach -Women | X | | | 0 x 0 | 0 | 0 |
| 01C5 | Assistant Coach - Women | X | | | 0 x 0 | 0 | 0 |
| 01C6 | Support Staff - Part Time | WS | | | 0 x 0 | 0 | 0 |
| Volleyball - Southwell | | | | | | | |
| 01D1 | Head Coach -Women | X | | | 0 x 0 | 0 | 0 |
| 01D2 | Assistant Coach - Women | X | | | 0 x 0 | 0 | 0 |
| 01D3 | Support Staff - Part Time | WS | | | 0 x 0 | 0 | 0 |
| Golf / Cross Country | | | | | | | |
| 01E1 | Coach - Golf | X | | | 0 x 0 | 0 | 0 |
| 01E2 | Coach - Cross Country | X | | | 0 x 0 | 0 | 0 |
| 01E3 | Support Staff - Part Time | WS | | | 0 x 0 | 0 | 0 |
| 01F1 | Southy program | | | | | | training room |
| 01G1 | Practice/Intramural Field | | | | 0 x 0 | 0 | 0 75 yd x 48 yd min |
| | | | 0 | 0 | | 0 | 0 |

VI. PROGRAMMING

B. MAIL AND PRINT SERVICES - SUMMARY

- I. Existing Space: St. Clair (2,200 s.f. in office STC15, 330 s.f. of storage in STC13, 88 s.f. of paper storage)
- II. Preferred Adjacencies: Walk-in traffic has reduced. Delivery access is the most important adjacency. Moving to Robnett-Spence with loading dock delivery access would be ideal.
- III. Space Assessment:
 - Equipment space and storage are the biggest deficiencies of the current location. Personnel should be located close to the equipment they work with. Maintain a customer service area and shipment packaging area up front.
 - Delivery access with larger shipping / receiving directly adjacent is needed.
 - Climate control and security are two major concerns.
 - Need at least one parking space for deliveries, likely for use by golf cart vehicle.
- IV. Other:
 - August and September are peak delivery months.
 - Mail and receiving areas need to be secure.

MAIL AND PRINT SERVICES - PROGRAM OF SPACE NEEDS

| Rm. | Title | | Current | | Future | | Width | X | Depth | = | NSF | Dept GSF | |
|------|--|-----------------|---------|-----------|-----------|----|-------|----|-------|---|------|----------|--|
| | | | Office | Personnel | Personnel | | | | | | | Subtotal | |
| 02A1 | Director | Mark Tindell | X | 1 | | 12 | x | 14 | | | 168 | 202 | |
| 02A2 | Customer Service Representative | Patrick Leslie | WS | 1 | | 0 | x | 0 | | | 0 | 0 | part of reception area |
| 02A3 | Duplicator Operator / AHE orders | Les Toalson | WS | 1 | | 6 | x | 8 | | | 48 | 58 | located near equipment |
| 02A4 | Mail, Shipping and Receiving Coordinator | Ted Krause | WS | 1 | | 6 | x | 8 | | | 48 | 58 | located near equipment |
| 02A5 | Duplication | Joshua Wagner | WS | 1 | | 6 | x | 8 | | | 48 | 58 | located near equipment |
| 02A6 | Mail Specialist | Glenda Perry | WS | 1 | | 6 | x | 8 | | | 48 | 58 | located near equipment |
| 02A7 | Work Study projects | | WS | 1 | | 4 | x | 6 | | | 24 | 29 | near production and processing |
| 02A8 | Work Study projects | | WS | 1 | | 4 | x | 6 | | | 24 | 29 | near production and processing |
| 02B1 | Equipment Room | | | | | 25 | x | 80 | | | 2000 | 2400 | climate control, sound control group equipment group equipment |
| | | Production Area | | | | | | | | | | | |
| | | Processing Area | | | | | | | | | | | |
| 02C1 | Reception area | | | | | 12 | x | 14 | | | 168 | 202 | include packaging station 8' tall overhead door access, 52- 0 60' trailers |
| 02C2 | Loading dock w/ leveler or lift | | | | | 0 | x | 0 | | | 0 | 0 | |
| 02C3 | Staging area - Shipping & Receiving | | | | | 20 | x | 25 | | | 500 | 600 | |
| 02C4 | Mail Sorting / AHE shipments area | | | | | 8 | x | 12 | | | 96 | 115 | |
| 02C5 | Paper Storage | | | | | 8 | x | 15 | | | 120 | 144 | identical climate control to productic |
| 02C6 | Storage | | | | | 15 | x | 30 | | | 450 | 540 | |
| 02C7 | Kitchenette / small meeting area | | | | | 10 | x | 12 | | | 120 | 144 | |
| 02C8 | Parking space | | | | | 0 | x | 0 | | | 0 | 0 | |
| 02C9 | Storage Closet | | | | | 5 | x | 6 | | | 30 | 36 | |
| 02D1 | Restroom | | | | | 7 | x | 9 | | | 63 | 76 | |
| | | | | 8 | 0 | | | | | | 3787 | 4544 | |

VI. PROGRAMMING

C. ARCHIVES - SUMMARY

- I. Existing Space: St. Clair (704 s.f. in STC 308 & 308A, 280 s.f. in STC 332)
- II. Preferred Adjacencies: Proximity to the Library would be ideal. Needs to stay on main campus somewhere for ease of access.
- III. Space Assessment:
 - The current space is maxed out for storage capacity and allows no excess space for work, access and arranging. There simply needs to be more space overall.
 - 90% of the Archives have now been catalogued.
 - Light and Humidity control are important. Different items require different types of control. Limiting natural light is preferred.
 - Need spaces for storage of the archives and a shared work room for internal work by the staff. Need an additional public research room where people can perform research overseen by the curator. An additional public display space would be a nice addition to display various items from the archive collection. Office space for the future curator and staff would be nice.
- IV. Other:
 - Williams Hall, Stafford Library, the basement of Robnett Spence and the lower level of Dorsey were all discussed as possible locations.
 - Additional dedicated off-site storage will be necessary to store the full extent of archives items.

ARCHIVES - PROGRAM OF SPACE NEEDS

| Rm. | Current | | Future | | | | | Dept GSF | |
|--|---------|-----------|---------------|-----------|----|-------|------|----------|--|
| | Office | Personnel | Personnel | Width | X | Depth | = | NSF | Subtotal |
| 04A1 Curator | | | future | X | 1 | 10 | x 12 | 120 | 144 |
| 04A2 Support Staff | | | future | WS | 1 | 6 | x 8 | 48 | 58 |
| 04A3 Student Work Area | | | WS | | 2 | 3 | x 5 | 15 | 18 |
| 04A4 Open Office / Work Area | | | | | 6 | x 12 | | 72 | 86 admin copier, scanning station |
| 04A5 Gen. Storage | | | | | 3 | x 5 | | 15 | 18 |
| 04B1 Paintings / Art Collection | | | | | 12 | x 18 | | 216 | 259 new, separate space |
| 04B2 Photos, manuscripts and artifacts Collection | | | | | 21 | x 42 | | 882 | 1058 exist = 720, safe/vault |
| 04B3 Textiles and Clothing Collection | | | | | 20 | x 30 | | 600 | 720 exist = 280sf |
| 04C1 Work Room | | | | | 20 | x 22 | | 440 | 528 3-4 work tables, adjacency with collections and office areas is preferred, special copy area, access to sink |
| 04D1 Research Room | | | | | 16 | x 20 | | 320 | 384 3-4 work tables, quick access shelving items |
| 04E1 Public Display Area | | | | | 14 | x 16 | | 224 | 269 variable |
| | | 0 | | 4 | | | | 2952 | 3542 |

VI. PROGRAMMING

D. PSYCHOLOGY AND SOCIOLOGY - SUMMARY

- I. Existing Space: Robnett – Spence Hall
- II. Preferred Adjacencies: N/A
- III. Space Assessment:
 - Dedicated spaces for the department including an observation / conference room, wet lab, storage, and 2 small assessment rooms (with viewing from the observation/conference room or separate viewing room) are needed. In addition, the department needs access to a general classroom space. This classroom may be arranged as a computer classroom. Preference would be to have this dedicated to the department if possible.
 - Most of the department's spaces would be best without windows due to the nature of the studies and experiments conducted.
 - Wet Lab needs to have limited and controlled access.
 - An informal break-out or lounge area near to the department spaces would be nice as a resource and interaction area.
- IV. Other:
 - Areas discussed include St. Clair lower level, Robnett Spence, Dorsey lower level, Brown lower level and Williams main floor.

PSYCHOLOGY AND SOCIOLOGY - PROGRAM OF SPACE NEEDS

| Rm. | | Current | | Future | | Dept GSF | |
|------|-------------------------------|---------|-----------|--------|-----------|----------|---|
| | | Office | Personnel | Width | X Depth = | NSF | Subtotal |
| 05A1 | Multipurpose Classroom | | | 22 | x 22 | 484 | 581 24 students, computer pods |
| 05A2 | Assessment Room 1 | | | 7 | x 9 | 63 | 76 2 people, light and sound control |
| 05A3 | Assessment Room 2 | | | 7 | x 9 | 63 | 76 2 people, light and sound control |
| 05A4 | Observation / Conference Room | | | 13 | x 18 | 234 | 281 view assessment rooms, 12 students, smart board and projector |
| 05A5 | Wet Lab | | | 9 | x 16 | 144 | 173 limited and controlled access, needs sink |
| 05A6 | Lounge / Breakout Area | | | 12 | x 16 | 192 | 230 |
| 05A7 | Storage | | | 6 | x 11 | 66 | 79 |
| | | 0 | 0 | | | 1246 | 1495 |

VI. PROGRAMMING

E. CLASSROOMS - SUMMARY

- I. Existing Space: St. Clair Hall, Dorsey Hall, Williams Hall, Buchanan Hall, Brown Hall, Robnett – Spence Hall, Federal Hall, Practice Hall
- II. Preferred Adjacencies: N/A
- III. Space Assessment:
 - 4 general use classrooms are created with the completion of Science Building. One of these is somewhat dedicated to the Nursing program.
 - Day and Evening have different preferences for classroom furniture. Day prefers desks/tablet arms for flexibility of configuration. Evening prefers tables and chairs. There is currently a mix on campus.
 - Greatest request is for classrooms with 35+ capacities.
 - Certain classrooms are underutilized due to size, configuration or other issues. For instance, some classrooms in St. Clair are very long and skinny which is not ideal for their capacity and setup. Dorsey lower level classrooms are also not desired to be used due to distinct environmental conditions of those spaces.
 - Goal is to maintain at a minimum the same number of classrooms and possibly add a few more with a larger capacity. Additional classrooms are good if the capacity is 30+.
- IV. Other:
 - N/A

VI. PROGRAMMING

F. STUDENT SUPPORT SERVICES PROGRAM OF SPACE NEEDS

| Rm. | Title | Office | Current | Future | Width | X | Depth | = | NSF | Dept GSF | |
|------|--|----------------|-----------|-----------|-------|---|-------|---|------|----------|--------------------------------|
| | | | Personnel | Personnel | | | | | | Subtotal | |
| 03A1 | Director | Nancy Lombardi | X | 1 | 10 | x | 14 | | 140 | 168 | |
| 03A2 | Assistant Director | Amy Brundage | X | 1 | 10 | x | 12 | | 120 | 144 | |
| 03A3 | Tutor / Mentor Coordinator and Advisor | Ashley Curtis | X | 1 | 10 | x | 12 | | 120 | 144 | |
| 03A4 | SSS Advisor | Andy Upham | X | 1 | 10 | x | 12 | | 120 | 144 | |
| 03A5 | Student Work Area | WS | | | | x | | | 0 | 0 | in reception area |
| 03B1 | Reception area | | | | 12 | x | 16 | | 192 | 230 | need clear sep. - fed. Funding |
| 03B2 | Meeting Room / Study Area / Lounge | | | | 28 | x | 32 | | 896 | 1075 | 40 people |
| 03B3 | Storage | | | | 10 | x | 12 | | 120 | 144 | |
| 03B4 | Computer Lab | | | | 12 | x | 16 | | 192 | 230 | shelves, could share |
| 03B5 | Tutoring Rooms | | | | 12 | x | 16 | | 192 | 230 | 8 computers, shared |
| | | | 4 | 0 | | | | | 2092 | 2510 | |

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VII APPENDIX

VII. APPENDIX

A. 2004 MASTER PLAN



MASTER PLAN LEGEND



NEW BUILDINGS, PARKING, OR UPGRADES



EXISTING BUILDINGS OR PARKING

VII. APPENDIX

B. MASTER PLAN PROGRAMMING MEETINGS

Athletic Department

10/8/12 9:30 – 11 a.m.

Cougar Room, Dulany Hall

- Bob Hutton – Executive Director of Administrative Services
- Sallie Coley – Director of Events, Protocol and Design
- Bob Burchard – Director of Athletics/ Men's Basketball Coach
- Cindy Fotti Potter - Assistant Director of Athletics/Media Relations and Compliance
- Drew Grzella – Assistant Director – Operations & Development
- John Klein – Soccer Coach
- Wendy Spratt – Softball Coach
- Bryan Curtis – Intramural Coordinator & Facility Manager

Mail and Print Services

10/8/12 1 – 2:30 p.m.

Cougar Room, Dulany Hall

- Bob Hutton – Executive Director of Administrative Services
- Sallie Coley – Director of Events, Protocol and Design
- Mark Tindell – Director, Mail and Print Services

Archives

10/22/12 9-10 a.m.

Lee Room, Dulany Hall

- Bob Hutton – Executive Director of Administrative Services
- Sallie Coley – Director of Events, Protocol and Design
- Bonnie Brouder – Special Projects Coordinator, President's Office
- Janet Caruthers – Director, Library

VII. APPENDIX

B. MASTER PLAN PROGRAMMING MEETINGS

Classrooms

10/22/12 10-11 a.m.

Lee Room, Dulany Hall

- Bob Hutton – Executive Director of Administrative Services
- Sallie Coley – Director of Events, Protocol and Design
- Mara Roberts – Assistant Dean, Academic Affairs
- Patti Skinner – Director, Evening Campus
- John Kenerley – Assistant Director, Evening Campus

Psychology and Sociology

10/22/12 1-2:30 p.m.

Lee Room, Dulany Hall

- Bob Hutton – Executive Director of Administrative Services
- Sallie Coley – Director of Events, Protocol and Design
- Graham Higgs – Chair, Department of Psychology
- Cheryl Hardy – Professor of Psychology
- Chris Mazurek – Associate Professor of Psychology

VII. APPENDIX

C. FOCUS GROUP MEETINGS

Administrative Council

12/5/13 8:30 – 9:30 a.m.

Berry Ohagan Conference Room, Missouri Hall

Day Faculty, Staff and Students

2/7/13 2:30 – 3:45 p.m.

Dorsey Gymnasium

Evening Faculty, Staff and Students

2/7/13 3:45 - 5 p.m.

Dorsey Gymnasium

Community & Neighbors

2/7/13 5:30 - 7 p.m.

Dorsey Gymnasium

Board of Trustees and Administrative Council

2/8/13 9:30 – 11 a.m.

Dorsey Gymnasium

VII. APPENDIX

D. STEERING COMMITTEE MEETINGS

Administrative Council

12/5/13 8:30 – 9:30 a.m.

Berry Ohagan Conference Room, Missouri Hall

Day Faculty, Staff and Students

2/7/13 2:30 – 3:45 p.m.

Dorsey Gymnasium

Evening Faculty, Staff and Students

2/7/13 3:45 - 5 p.m.

Dorsey Gymnasium

Community & Neighbors

2/7/13 5:30 - 7 p.m.

Dorsey Gymnasium

Board of Trustees and Administrative Council

2/8/13 9:30 – 11 a.m.

Dorsey Gymnasium

VII. APPENDIX

E. EXISTING PARKING BY LOT

| On Campus | NON RES | RES | VISITOR | H/CAP | TOTAL |
|--|------------|------------|-----------|-----------|-------------|
| Banks Lot | 148 | | | | 148 |
| Boone County Lumber Lot | 36 | | | | 36 |
| Columbia House | 10 | | | 1 | 11 |
| Cougar Drive | 1 | | | 11 | 12 |
| Cougar Village | | 26 | | | 26 |
| Dulany Hall | 4 | | | 3 | 7 |
| Hinshaw | 4 | | | | 4 |
| Hughes Lot | | 23 | | 2 | 25 |
| Miller Lot | | 211 | | | 211 |
| Missouri Hall | | | 4 | 3 | 7 |
| Practice Hall | 31 | | 3 | 1 | 35 |
| Rangeline North | 68 | | | | 68 |
| Rangeline South | 37 | | | 1 | 38 |
| Soccer Locker Room | 8 | | | | 8 |
| Southwell Lot | 25 | | 2 | 1 | 28 |
| Tenth Street Center | 77 | | | 4 | 81 |
| Wightman Lot | 181 | | | 4 | 185 |
| 10th Street Lot | 95 | | 7 | | 102 |
| 7th Street Lot | 30 | | | | 30 |
| | | | | | |
| Total | 755 | 260 | 16 | 31 | 1062 |
| | | | | | |
| | | | | | |
| | | | | | |
| Off Campus (not included in chart totals) | | | | | |
| Federal Hall | 28 | | 2 | 2 | 32 |
| Hulett Lot | 32 | | | | 32 |

VII. APPENDIX

F. PROPOSED PARKING BY LOT

| On Campus | NON RES | RES | VISITOR | H/CAP | TOTAL |
|--|--------------|------------|-----------|--------------|--------------|
| Banks Lot | 148 | | | | 148 |
| Boone County Lumber Lot | 36 | | | | 36 |
| Columbia House | 10 | | | 1 | 11 |
| Cougar Drive | 1 | | | 11 | 12 |
| Cougar Village | | 26 | | | 26 |
| Future 7th and Hickman (new) | | 26 | | | 26 |
| Dulany Hall | 4 | | | 1 | 5 |
| Hinshaw (eliminate for softball) | 0 | | | | 0 |
| Hughes Lot | | 23 | | 2 | 25 |
| Miller Lot | | 211 | | | 211 |
| Missouri Hall | | | 4 | 3 | 7 |
| Practice Hall | 31 | | 3 | 1 | 35 |
| Rangeline North (eliminate for softball) | 0 | | | | 0 |
| Rangeline South (eliminate for softball) | 0 | | | 0 | 0 |
| Soccer Locker Room (eliminate for softball) | 0 | | | | 0 |
| Southwell Lot | 25 | | 2 | 1 | 28 |
| Tenth Street Center | 77 | | | 4 | 81 |
| Wightman Lot - revised with Softball Stadium | 308 | | | 12 | 320 |
| 10th Street Lot | 95 | | 7 | | 102 |
| 7th Street Lot | 30 | | | | 30 |
| Total | 765 | 286 | 16 | 36 | 1103 |
| | | | | | |
| | | | | | |
| | | | | | |
| Off Campus (not included in chart totals) | | | | | |
| Federal Hall | 28 | | 2 | 2 | 32 |
| Hulett Lot | 32 | | | | 32 |

VII. APPENDIX

G. CLASSROOMS AND CAPACITIES (EXISTING)

| <u>BUILDING/ROOM</u> | <u>NUMBER OF STATIONS</u> | <u>TYPE OF STATION</u> |
|--|---------------------------|------------------------|
| <u>ST. CLAIR HALL</u> | | |
| STC 234 | 16 | SEMINAR |
| STC 240 | 10 | TABLES/CHAIRS |
| STC 318 | 30 | TABLET ARM |
| STC 311 | 28 | TABLES/CHAIRS |
| STC 310B | 30 | TABLET ARM |
| STC 310A | 30 | TABLET ARM |
| STC 309 | 26 | TABLES/CHAIRS |
| STC 305 | 30 | TABLES/CHAIRS |
| STC 303 | 30 | TABLES/CHAIRS |
| STC 302 | 13 | SEMINAR |
| STC 301 | 24 | TABLES/CHAIRS |
| STC 304 | 24 | TABLES/CHAIRS |
| TOTAL # OF CLASSROOMS BY BUILDING = | | 12 |
| <u>DORSEY HALL</u> | | |
| DOR 304 | 20 | CLASSROOM IN ROUND |
| DOR 307 | 30 | TABLET ARM |
| DOR 306 | 30 | TABLET ARM |
| DOR 305 | 40 | TABLES/CHAIRS |
| DOR 205 | 45 | TABLET ARM |
| DOR 204 | 35 | TABLET ARM |
| DOR 206 | 30 | TABLET ARM |
| DOR 190 | 30 | TABLES/CHAIRS |
| DOR 191 | 35 | TABLES/CHAIRS |
| DOR 192 | 30 | TABLES/CHAIRS |
| DOR 193 | 22 | TABLES/CHAIRS |
| TOTAL # OF CLASSROOMS BY BUILDING = | | 11 |
| <u>WILLIAMS HALL</u> | | |
| WMS 102 | 22 | TABLES/CHAIRS |
| WMS 103 | 27 | TABLET ARM |
| WMS 104 | 10 | TABLES/CHAIRS |
| TOTAL # OF CLASSROOMS BY BUILDING = | | 3 |

VII. APPENDIX

G. CLASSROOMS AND CAPACITIES (EXISTING)

BUCHANAN HALL

| | | |
|---------|----|---------------|
| BUH 100 | 30 | TABLES/CHAIRS |
| BUH 101 | 16 | SEMINAR |
| BUH 102 | 30 | TABLES/CHAIRS |
| BUH 103 | 30 | TABLES/CHAIRS |

TOTAL # OF CLASSROOMS BY BUILDING = 4

BROWN HALL

| | | |
|---------|----|----------------------------|
| BRN 100 | 52 | TABLES/CHAIRS (+13 CHAIRS) |
| BRN 101 | 36 | TABLES/CHAIRS |
| BRN 102 | 52 | TABLES/CHAIRS |
| BRN 105 | 46 | TABLES/CHAIRS |
| BRN 106 | 42 | TABLES/CHAIRS |
| BRN 107 | 34 | TABLES/CHAIRS |
| BRN 108 | 37 | TABLES/CHAIRS |
| BRN 109 | 27 | TABLET ARM |

TOTAL # OF CLASSROOMS BY BUILDING = 8

ROBNETT-SPENCE HALL

| | | |
|---------|----|---------------|
| ROB 102 | 26 | TABLES/CHAIRS |
|---------|----|---------------|

TOTAL # OF CLASSROOMS BY BUILDING = 1

FEDERAL HALL

| | | |
|---------|----|---------------|
| FED 217 | 40 | TABLES/CHAIRS |
| FED 218 | 40 | TABLES/CHAIRS |

TOTAL # OF CLASSROOMS BY BUILDING = 2

PRACTICE HALL

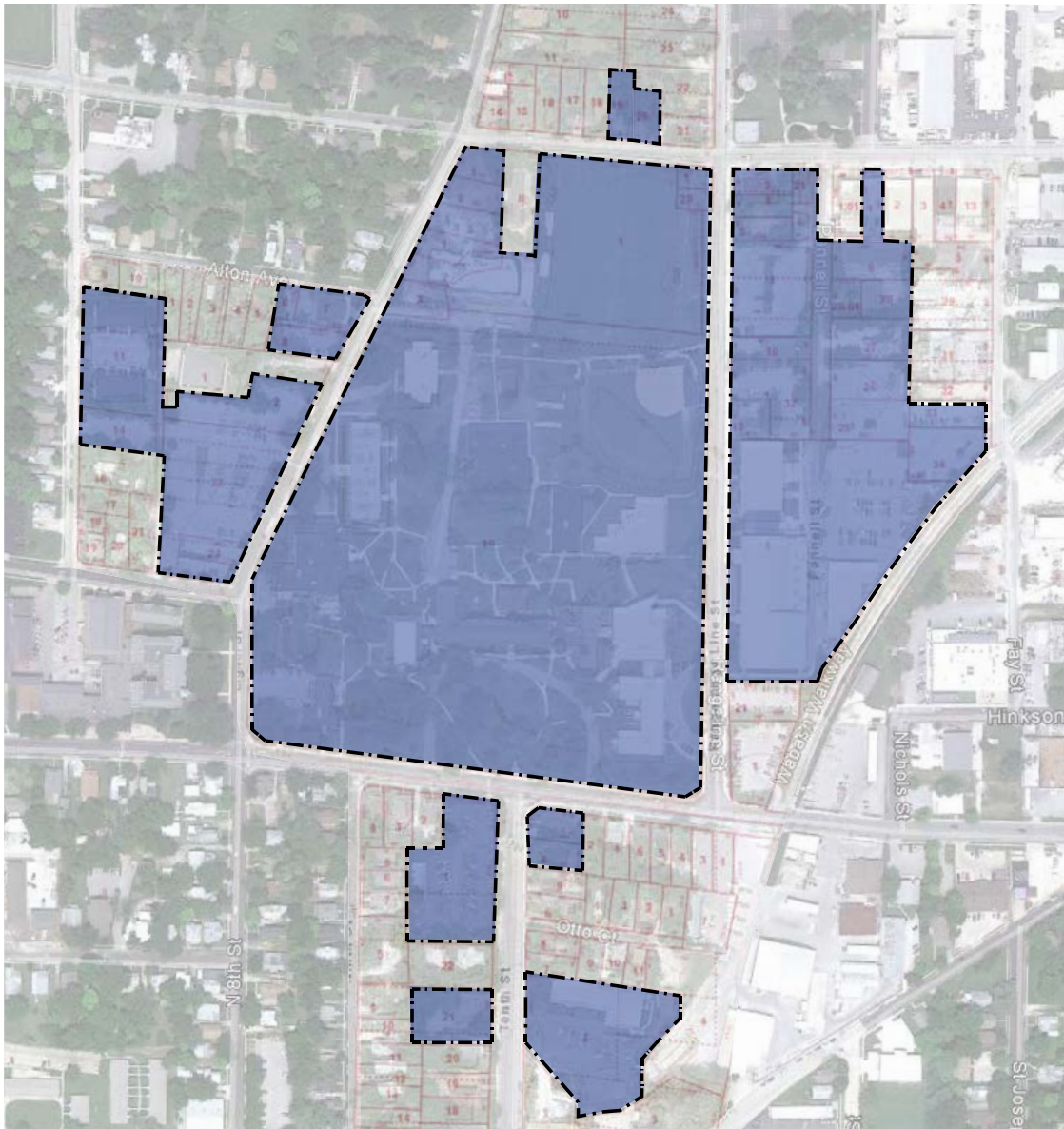
| | | |
|----|----|----------------|
| PH | 24 | TABLET ARM |
| PH | 40 | CHAIRS – CHOIR |
| PH | 60 | PERFORMANCES |

TOTAL # OF CLASSROOMS BY BUILDING = 1

GRAND TOTAL # OF CLASSROOMS = 42

VII. APPENDIX

H. EXISTING PROPERTY OWNED



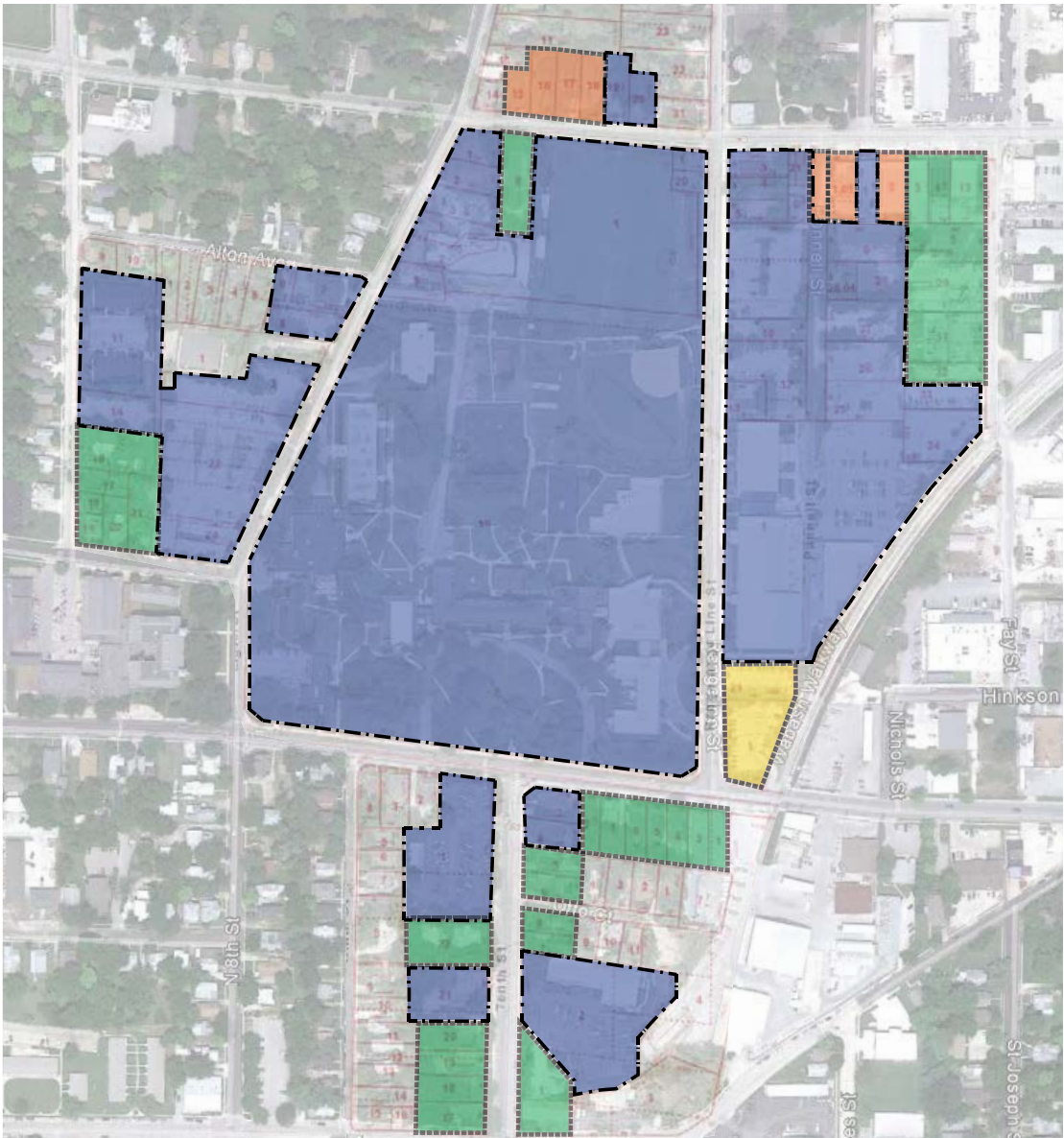
PROPERTY LEGEND

 EXISTING PROPERTY



VII. APPENDIX

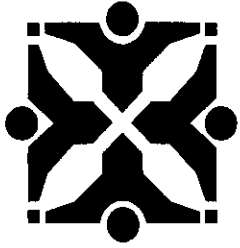
I. PROPERTY: EXISTING, REQUIRED AND LONG-TERM



PROPERTIES LEGEND

- REQUIRED ACQUISITIONS
- EXISTING PROPERTY
- LONG TERM ACQUISITIONS
- LEASED





Source: Community Development - Planning ^{TT}

Agenda Item No:

To: **City Council**

From: **City Manager and Staff** *MM*

Council Meeting Date: Aug 5, 2013

Re: Columbia College 2013 master plan (Case #13-97)

EXECUTIVE SUMMARY:

A request by Simon Oswald Architecture, on behalf of Columbia College (owner), for comments on a campus master plan. **(Case #13-97)**

DISCUSSION:

The applicant, pursuant to Sec. 29-6 of the Zoning Ordinance, has submitted an updated master plan illustrating current and proposed future improvements to Columbia College and its surrounding area. The Zoning Ordinance permits an institution of higher learning in all zoning districts, provided that it submits a development plan for its campus for review and approval by the Planning and Zoning Commission and City Council. Future development is then compared to this plan and, if found compliant, are approved for construction. If a proposed improvement does not follow the master plan, a plan revision is required prior to permit issuance.

A public hearing was scheduled before the Planning and Zoning Commission for July 18 relating to this matter. Due to the inability to obtain a quorum of Commissioners, this item was moved to the August 8 Commission agenda. Based on the unforeseen quorum issue, it is requested that Council introduce this item, then await the results of the Commission's public hearing prior to making a final decision on the request. The staff report provided to the Planning and Zoning Commission and supplemental materials are attached. A copy of the August 8 public hearing minutes will be attached to a supplemental report for the Council's review.

The staff report, locator maps, copies of the master plan document and map, and meeting excerpts are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None.

SUGGESTED COUNCIL ACTIONS:

Introduce an ordinance that recommends approval of the 2013 Columbia College Master Plan in advance of the required public hearing by the Planning and Zoning Commission, scheduled to occur on August 8.

| FISCAL and VISION NOTES: | | | | | |
|--|--------|---|----|---|-----|
| City Fiscal Impact Enter all that apply | | Program Impact | | Mandates | |
| City's current net FY cost | \$0.00 | New Program/ Agency? | No | Federal or State mandated? | No |
| Amount of funds already appropriated | \$0.00 | Duplicates/Epands an existing program? | No | Vision Implementation impact | |
| Amount of budget amendment needed | \$0.00 | Fiscal Impact on any local political subdivision? | No | Enter all that apply: Refer to Web site | |
| Estimated 2 year net costs: | | Resources Required | | Vision Impact? | No |
| One Time | \$0.00 | Requires add'l FTE Personnel? | No | Primary Vision, Strategy and/or Goal Item # | N/A |
| Operating/ Ongoing | \$0.00 | Requires add'l facilities? | No | Secondary Vision, Strategy and/or Goal Item # | N/A |
| | | Requires add'l capital equipment? | No | Fiscal year implementation Task # | N/A |

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
JULY 18, 2013**

SUMMARY

A request by Simon Oswald Architecture, on behalf of Columbia College (owner), for comments on a campus master plan update. **(Case #13-97)**

DISCUSSION

The applicant, pursuant to Sec. 29-6 of the Zoning Ordinance, submits a master plan illustrating current and proposed future improvements to Columbia College and its surrounding area. The Zoning Ordinance permits an institution of higher learning in all zoning districts, provided that it submits a development plan for its campus for review and approval by the Planning and Zoning Commission and City Council. Future development is then compared to this plan and, should proposed improvements comply with the plan, are approved. If a proposed improvement does not follow the master plan, a plan revision is required prior to construction of the proposed improvement.

Updates to the 2009 master plan were formulated by Simon Oswald Architecture and the college via a deliberate process of committee, focus group, neighborhood, and Board of Trustees review and approval. The attached letter from Bob Hutton, the executive director of administrative services for Columbia College, details new property acquisitions since the 2009 master plan, as well as several recommendations shaping the new plan.

Additions to multiple buildings are proposed, including Stafford Library, Dulany Hall dining center, and Practice Hall. Enhancements are also proposed for the soccer stadium, and new buildings are proposed for maintenance staff (north of Wilkes between Eighth and Rangeline), a new softball stadium at the southeast corner of Wilkes and Rangeline, a new residence hall to replace Miller Hall and Banks Hall, and future apartments at the northeast corner of Seventh and Hickman. Long-term plans include the demolition of Buchanan Hall and the development of an academic quad in central campus.

The Metro 2020 plan designates much of the campus as “city center,” with the western portion as “neighborhoods.” The plan’s city center policy, Section 7.4 (9) reads thusly: “New parking in the City Center should be provided in parking structures. Surface parking lots should be discouraged. Parking structures should have considerations made for the inclusion of retail uses on the street level, place driveways to avoid pedestrian and traffic conflicts, and be designed to be compatible with adjacent buildings.”

Staff encourages the college to accommodate future parking needs by following its 2009 plan update, which illustrated a structured parking garage to the east of the Southy Building, adjacent to several industrially-zoned properties on the east

side of campus. This land use interface is the best possible outcome for area residents considering the many residences on the north, west, and south sides of campus, and would curtail the need to acquire additional lots adjacent to campus for piecemeal surface parking lots that would require the demolition of several existing homes.

While parking internal to campus is reasonably expected, parking at the edges of campus may create land use compatibility issues as well as areas in the neighborhood that are less likely to be used on off-hours and overnight. This is a concern for potential parking areas along the south side of Rogers, east of Tenth Street, designated on the plan as future property acquisitions. This area is also pivotal as it features several existing residences, whose presence may enhance safety by virtue of 24-hour residents, a mutually beneficial outcome for both the campus and neighborhood.

Staff understands that the campus faces parking needs, as detailed in part D of the plan document's "Analysis" section and the Appendix, particularly during the changeover between day and evening class participants. Care should also be exercised if the proposed development of new maintenance facilities north of Wilkes is undertaken to avoid noise and screening conflicts with adjacent residential properties.

Staff compliments the college on its desire to maximize the facilities and property it currently owns. Considering the institution's landlocked status, the desire to continually grow and improve its facilities is a challenging task. The new security office at the proposed new residence hall should enhance campus security.

STAFF RECOMMENDATION

Approval of the master plan update.

SITE CHARACTERISTICS

| | |
|----------------------------|--|
| Area (acres) | 29 |
| Topography | Varies |
| Vegetation | Grass and trees throughout campus |
| Watershed | Flat Branch |
| Existing structures | Academic buildings, athletic facilities, residential apartments and dormitories, and maintenance facilities. |
| Existing zoning | R-3, C-1, C-2, C-3, M-1 |

UTILITIES & SERVICES

| | |
|------------------------|-------------------------------|
| Sanitary Sewer | All City of Columbia services |
| Water | |
| Electric | |
| Fire Protection | |

ACCESS

| | |
|---|---|
| Rogers Street | South side of campus |
| Major Roadway Plan classification | Major collector |
| Capital Improvement Program projects | Description: Major maintenance (8 th to Rangeline) Cost: \$414,000 Timeline: 1-2 years |
| Right-of-way needed | None; 50' existing |

| | |
|---|---|
| Rangeline Street | East side of campus |
| Major Roadway Plan classification | Major collector |
| Capital Improvement Program projects | Description: None Cost: Timeline: |
| Right-of-way needed | None; 50' existing |

| | |
|---|---|
| N. Eighth Street | West side of campus |
| Major Roadway Plan classification | Local residential |
| Capital Improvement Program projects | Description: None Cost: Timeline: |
| Right-of-way needed | None; 45' existing |

| | |
|---|---|
| Wilkes Boulevard | North side of campus |
| Major Roadway Plan classification | Local residential |
| Capital Improvement Program projects | Description: None Cost: Timeline: |
| Right-of-way needed | 40' existing |

| | |
|---|---|
| N. Tenth Street | South of campus |
| Major Roadway Plan classification | Local residential |
| Capital Improvement Program projects | Description: None Cost: Timeline: |
| Right-of-way needed | None; 46' existing |

PARKS & RECREATION

| | |
|--------------------------------|------|
| Neighborhood Parks Plan | None |
| Trails Plan | None |
| Trail easement(s) | None |

PEDESTRIAN ACCESS NEEDS

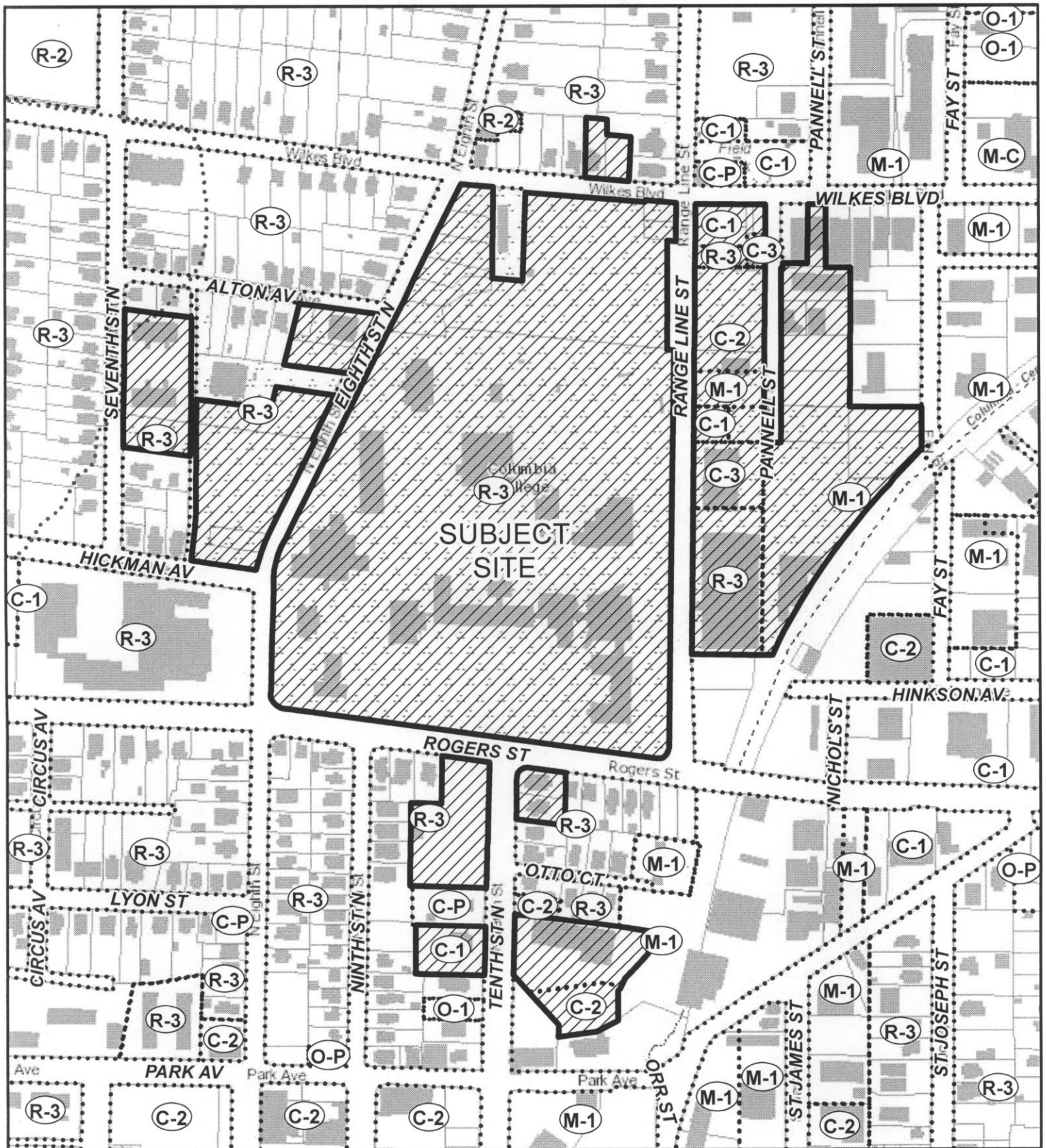
| | |
|--|-----------------------------------|
| Sidewalks | Provided on all campus properties |
| CATSO Bicycle/Pedestrian Network Plan | Rogers and Rangeline are pedways |

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on June 25, 2013.

| | |
|---|--|
| Public information meeting recap | Number of attendees: 12 Comments/concerns: Expansion of campus along Tenth St. and into adjacent neighborhood. Other questions regarding future development and acquisitions. |
| Neighborhood Association(s) notified | Douglass Park, Shoe Factory, North Central |
| Correspondence received | None. |

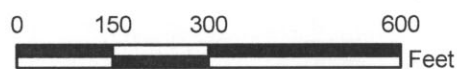
Report prepared by ML Approved by PRZ



Case 13-97: Master Plan Update Columbia College

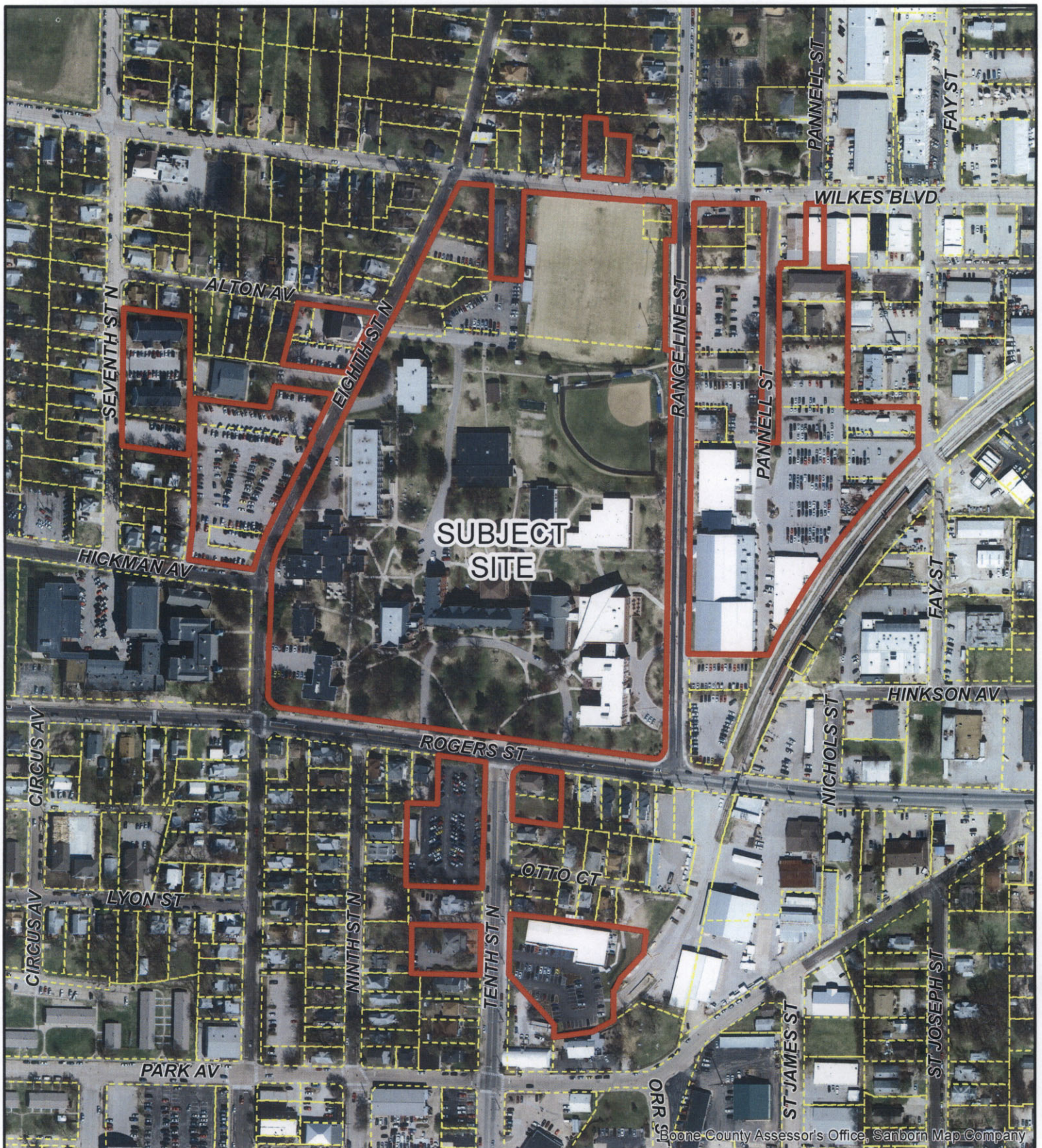


Parcel Data
Source: Boone County Assessor



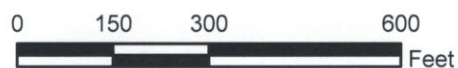
1 inch = 300 feet





Parcel Data and Aerial Photo
Source: Boone County Assessor

Case 13-97: Master Plan Update Columbia College



1 inch = 300 feet

