



## EXISTING SITE CONDITIONS



# Existing Site Conditions Summary

## Land Management

St. Cloud University operates primarily on its main campus near downtown St. Cloud, though the university maintains several properties as part of its overall campus. The university currently leases several properties nearby and overseas, identified later in this chapter. Existing site conditions, city and regional context, and inventory and analysis of the main campus and adjacent properties are located in the Physical Conditions section of this chapter. These maps define the relationships of SCSU with the City of St. Cloud, along with the larger MnSCU system.

These properties are all key elements to the overall campus comprehensive facilities plan and are essential in the growth and future development of campus. The need to continue to lease properties or acquire new land will rely on enrollment projections and current utilization of the existing spaces. St. Cloud State and the city are relocating the Public Works facility from its present location (1606 S. 3rd Ave) to an alternate space to create consistency on the south portion of campus.

## Landscape / Civil

**Physical Conditions:** The land use on the main campus includes academic, residential, athletics/recreation, support services, and parking. Adjacent land uses are primarily residential. These land uses are mapped later in this document in Section 2.3.

**Academic:** The core use of buildings on campus is for academic purposes, with 95 percent occurring in the center of the main campus, north of University Drive. The academic buildings often serve student groups and provide administrative and faculty support.

**Residential:** Student housing bookends the main campus with the largest concentration on the north end. Currently, two of these residential buildings are not occupied and future enrollment may determine if this trend is to remain. North of University Drive, Shoemaker Hall and Case-Hill Hall offers recently renovated student housing opportunities. Additional housing can be found at Coborn Plaza, a few blocks north of campus on its leased property with apartment-style housing above mixed commercial use space.



View South from Centennial Hall.



Courtyard space adjacent to Performing Arts Center & Atwood Memorial Center.

**Athletics / Recreation:** South of University Drive lies the majority of the athletics/recreation services. These services include indoor and outdoor facilities for use year-round. The facilities include outdoor pursuits, Husky Stadium, Halenbeck Hall, and Herb Brooks National Hockey Arena. East of the main campus; Selke Field is another large recreational space, however is no longer programmed for university recreation due to low student participation and lack of modern amenities. Selke Field is utilized by St. Cloud State for softball and local youth league recreation.

**Support Services:** Campus support services include maintenance facilities and the heating plant. These services are located south of University Drive and east of First Avenue.

**Places / Edges:** These areas begin to define unique areas of the campus' physical site conditions. These go further into detail and define more specific uses based on program type. Places refer to areas that students/faculty/staff/alumni etc associate with easily. These spaces often have an key identifying element such as a icon, fountain, or campus symbology. Edges delineate transition zones on campus, or areas where architectural styles change, or campus use is varied. One example of a physical edge on campus would be University Drive's separation of the primary academic campus from the athletics and recreation. A perceived edge may exist between the primary academic nodes bounded by 6th and 8th Street South and a residence life node to the north.

**Open Space:** Plazas, malls, or green spaces offer passive outdoor gathering options. They are often utilized for campus circulation, non-programmed recreational use, informal gatherings, and spaces for outdoor organized events. Green space is also defined as non-building or non-hard surfaced areas by city ordinance. Open space development and maintenance is critical in creating a cohesive campus environment.

**Active Gathering Spaces:** Large active gathering spaces are located at Selke Field east of the main campus. While this space is no longer programmed for active recreational use, it is a valuable asset to campus and the community. The main campus does not currently maintain a formal active gathering space for recreation north of University Drive. South of University Drive, large open green space would be suitable for active recreation. Within the main campus, a large open field currently does not exist for this type of use, however several sand volleyball courts are located across the campus for active recreation. The adjacent Barden Park offers opportunities for light recreational use but is not sized for organized sporting events.

**Passive Gathering Spaces:** St. Cloud State maintains several passive gathering spaces for people to meet or host impromptu events. Typical activities include studying, socializing, and relaxing. These spaces are represented by several seating areas, plaza spaces, malls, and berms for resting. Passive recreation often happens near major areas of circulation, adjacent to existing walks.

**Campus Access / Gateways:** Major access points for both visitors and students are identified in Section 2.4 Campus Land Use. Entrances typically showcase campus signage or gateway features at either a pedestrian or vehicular level. St. Cloud State’s gateway markers vary in size, significance, style and materials based on location. Creating consistency would help define the campus boundary. In addition to this study, St. Cloud State has engaged in a Signage and Wayfinding study to address consistency of these entries, as well as further develop the university’s brand standards. The location for this document can be found in the appendix.

Existing Gateway gateway locations can be found at the following locations:

Primary:

- University Drive & 5th Ave South

Secondary:

- Barden Park & Miller Resource Center
- 5th Ave South & 6th Street South
- 3rd Ave South & 4th Street South

**Campus / Community Edge:** Connection to the surrounding community aids in connectivity. The main campus is bound by Southside Neighborhood to the north, south and west. This area of campus is primarily rental properties, with a low presence of primary household ownership. Barden Park is an icon for community members and showcases university and community collaboration. Collaboration with the City of St. Cloud will aide in developing future vehicular circulation, appropriate off-campus student housing needs, and community engagement with St. Cloud State.

**Primary Campus Nodes:** Considered to be primary gathering spaces or areas of reference for students and visitors, these areas often have high levels of university and community exposure, traditions, and use. Two examples of primary

nodes observed on St. Cloud State include the courtyard adjacent to the Atwood Center and the MTC bus stop near the James W. Miller Learning Resources Center.

**Secondary Campus Nodes:** These areas on campus have the potential for increased visibility or use, however may not be in a prime location, or need further development to better serve the needs of the St. Cloud State community. These nodes are identified in Section 2.4 Campus Use I Programming.

**Campus Pedestrian Distances:** Pedestrian circulation is critical in creating a vibrant campus. Creating zones of services within walking distances aides in the user’s experience on campus. The map in Section 2.4 Campus Use I Programming, displays walking zones based on five-minute increments from the Atwood Student Center. These distances are relatively short, with the maximum distance from parking in southern lots to the Atwood Student Center being about one mile in distance.

**Connection with the Mississippi River:** St. Cloud State main campus sits atop the bluff adjacent to the Mississippi River. Existing slopes are relatively steep with limited access. Vegetation has become overgrown in areas designated as overlooks, and trail widths are narrow along the upper slope of the bluff. Connection to the river below is restricted to one access point north of University Drive, as other connections have fallen into disrepair. Campus buildings and open spaces have ignored the river and offer few pedestrian connections. South of University Drive, slopes are not as steep and access is less prohibitive. Opportunities with the city have been outlined in their comprehensive plan for river access improvements south of the dam along the Mississippi River.



Views from the trail along the eastern edge of campus, adjacent to the Mississippi River.

**Vehicular Circulation / Transportation Systems:** Vehicular transportation issues are outlined based on current analysis in preparation for overall site planning and future campus needs. Internal vehicular circulation is not restricted on campus. St. Cloud State utilizes the Husky Shuttle and Sundowner for public transportation within campus and extends to the commuter lots south of University Drive. These two means of circulation on campus presents opportunities for vehicular/pedestrian conflicts. Individual assessments of these transportation systems include on-street circulation, campus parking, St. Cloud State Parking Ramp, Husky Shuttle, and the Metro Bus.

**On-Street Circulation:** Primary circulation with on-street vehicular access is straightforward and well-defined with the existing city street grid system in place. The street grid intersects with campus before dissipating into campus circulation routes and faculty and visitor parking. Internal campus vehicular wayfinding is lacking. Vehicular access has little or no limits to campus, therefore greatly decreasing pedestrian safety. Many of the access points are utilized for student drop-off without designated areas such as crosswalks or signage, and loop drives terminate to dead ends without proper turnaround radii.

**Campus Parking:** According to the parking study completed in May of 2014 by Walker Parking Consultants (see appendix), the current parking system includes a total of 4,770 parking spaces. SCSU has an overabundance of parking with remote parking locations being underutilized and a total of 1,377 stalls left unused on a daily basis (Walker Parking Study, p. 20). Walker found that residents on campus experience tight parking conditions. Parking is marginally adequate for employees and service workers. Parking near buildings for faculty and staff seems to be at a shortage and a rite of passage based on seniority with St. Cloud State. Excess

available parking occurs in remote locations, pay lots, or visitor parking areas. Strategies for more efficient use of parking needs to be addressed for on-campus events, public access, and day-to-day peak hours parking for faculty/students.

The current parking facilities include:

- 504-space parking structure
- 52 surface lots
- 4,770 parking spaces

**Campus Parking Ramp:** The existing parking ramp is heavily used and is located in close proximity to the primary academic buildings on campus. This parking ramp is often congested upon exit mid-afternoon, and a more efficient system may be needed. This ramp often becomes full during large events, career fairs, or peak hours on campus. Expanding this ramp to its full design capacity is cost prohibitive; another alternative is to provide free or reduced fare commuter parking in the underutilized southern parking lots on campus.

**Husky Shuttle:** This internal transit method serves the university well. The route and stop locations seem to be consistent with current campus needs. The current loops include connections to southern campus parking lots, residential areas, and central campus.

Current Husky Shuttle Stops stops include:

- Husky Hub
- K & Q Lots
- NHC Stadium
- ECC Building
- Wick Science Building
- Miller Learning Resources Center
- Atwood Center
- Eastman & Shoemaker
- Holes Hall



Campus map and wayfinding signage



Campus shuttle, outside of the Miller Resource Center

**Metro Bus:** The city maintains St. Cloud Metro Bus and the Sundowner. The city bus system stops on the western edge of campus near the James W. Miller Learning Resources Center. This service offers varying hours, but the frequency is not as consistent as the Husky Shuttle to provide students an alternative means of transportation.

Current Metro Bus Stop Routes/Locations Near St. Cloud State Include:

- Main Bus Stop: Miller Center.
- Route 11: This loops between the transit center downtown and St. Cloud State every thirty minutes.
- Campus Clipper (Routes 81-85): Direct service between off-campus student housing and St. Cloud State. This route is intended to reduce the need for students parking on campus.
- Husky Shuttle Routes (91/92): Runs between Lots K & Q and the main St. Cloud State Campus
- Sundowner Route 93: Evening service to campus.
- Late Nite Routes 94 & 95: Route travels from downtown to popular student apartments. Route operates on weekends and is funded by students on a credit hour fee.

**Environmental Site Conditions:** The close proximity to the Mississippi River creates sensitivity to environmental quality of vegetation on the bluff, erosion control, and bank stabilization, as well as downstream south of University Drive where vegetation is not currently present. Protecting the existing banks from further erosion is critical while providing safe access to the river. The Beaver Islands lay in the DNR designated lands and prohibit development; however, opportunities for sustainable use are available through university recreation programs.

Campus stormwater treatment should be evaluated to determine type of pollutants into the river (if any). Additionally, sustainable ways to infiltrate or reduce the amount of runoff into the river should be examined. Future plans must be developed to determine the severity of stormwater quality and to establish the appropriate treatment and diversion of this water prior to reaching the Mississippi River.

To utilize solar gain, future building projects should take full advantage of the southern exposure for daylight and solar gain in the winter months.

Campus has an abundance of underutilized open space. These spaces are a valuable asset to the quality of life for the students, faculty, and staff. Providing better opportunities to access and enjoy these spaces is outlined in Chapter 4. Campus' open space boasts many mature trees and open lawns. While these trees offer shade and create spaces, new plantings to prepare for older tree replacement may be necessary. Several of these spaces have berms which limit the types of activity in these areas. Informal gathering spaces are infrequent or not present. Connecting open spaces to informal gathering spaces would add value to users, while creating microclimate habitats for small insects and wildlife.

**Campus Landscape:** The St. Cloud State campus landscape tells a story of multiple generations of landscape. The core of campus is delineated by mature trees and vegetation, with foundation plantings representing previous planning efforts. As the campus continues to grow and develop, maintaining existing tree quality and vegetation is important in keeping a consistent campus aesthetic. New additions to campus should include sufficient plantings with a sustainable approach integrated into new development. Areas beyond the current campus core do not display the same high level



Campus map, wayfinding signage, and gateway marker (right)

of vegetation, and site design may be needed to achieve a cohesive campus landscape. In addition to campus plantings, wayfinding, gateways, site furnishings, and amenities should all maintain a cohesive theme to further identify the campus landscape.

**Site Topography:** The main campus is relatively flat, with a steep riverbank forming the eastern edge of campus. South of University Drive, the elevation is much lower but maintains a small consistent slope once south of Husky Stadium. The southern tip of campus is also relatively flat with river access being available south of the dam.

**Campus Infrastructure:** St. Cloud State is served by internal and city resources. Current resources are sufficient to meet the needs of campus. Water, sewer, electricity, stormwater, chilled water, and steam are all in working order. Modifications to buildings with air conditioning or adding additional buildings may require utility upgrades or expansion of existing services.

**Buildings:** Refer to Chapter 3, Existing Building Conditions section of this report.

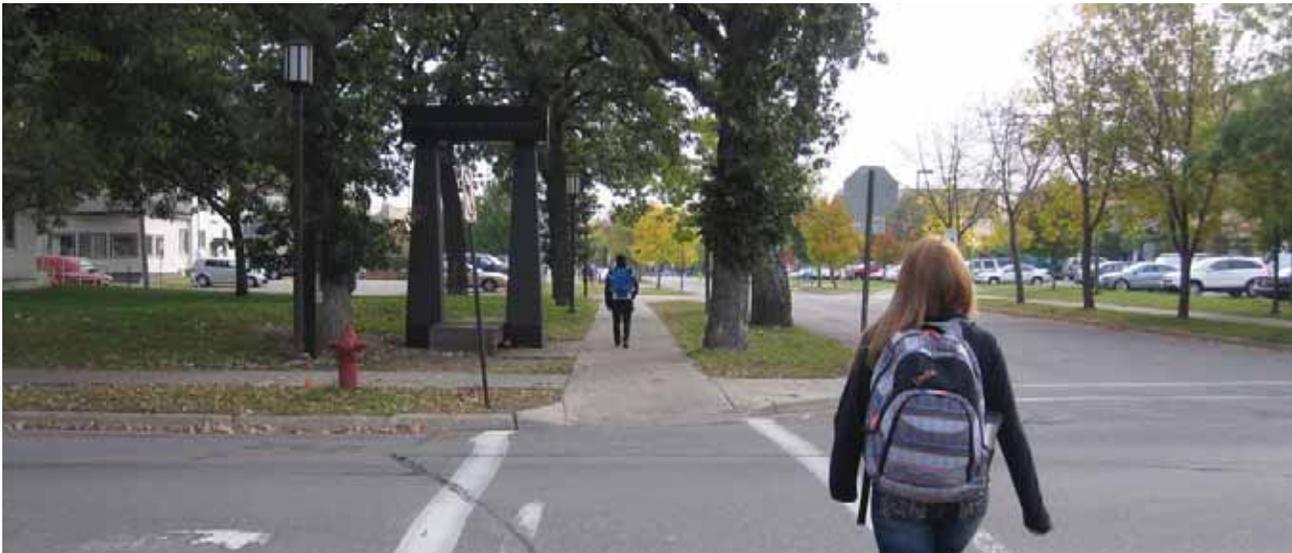
**Pedestrian:** (Circulation, wayfinding, lighting, and pedestrian safety) Pedestrian circulation throughout campus follows vehicular patterns and primary direct access between buildings. Primary walkways are heavily utilized and are varying in type of material used. Creating a hierarchy in pedestrian circulation would help define central campus and delineate passive use areas from major circulation routes. Many walks are narrow in width based on current usage. Current widths do not allow for ease of use for cyclists or skateboarders.

Pedestrian gathering spaces are often located along the walkways in the form of small eddys with benches, retaining walls, or areas with tables and chairs. Enhancing these spaces to become landmarks across campus will help students, visitors, and staff identify prominent meeting locations on campus.

**Site Lighting:** Site lighting is present across campus roadways, parking lots and at a pedestrian scale. The lighting style is inconsistent and some areas are dated. New, more highly-efficient LED lighting is a viable option for improving pedestrian and vehicular areas within the St. Cloud State campus. Considerations of a campus lighting standards may be needed.



SCSU Banners displayed on existing lighting (top), bike storage near ISELF, and campus walk along the Mississippi River (Bottom).



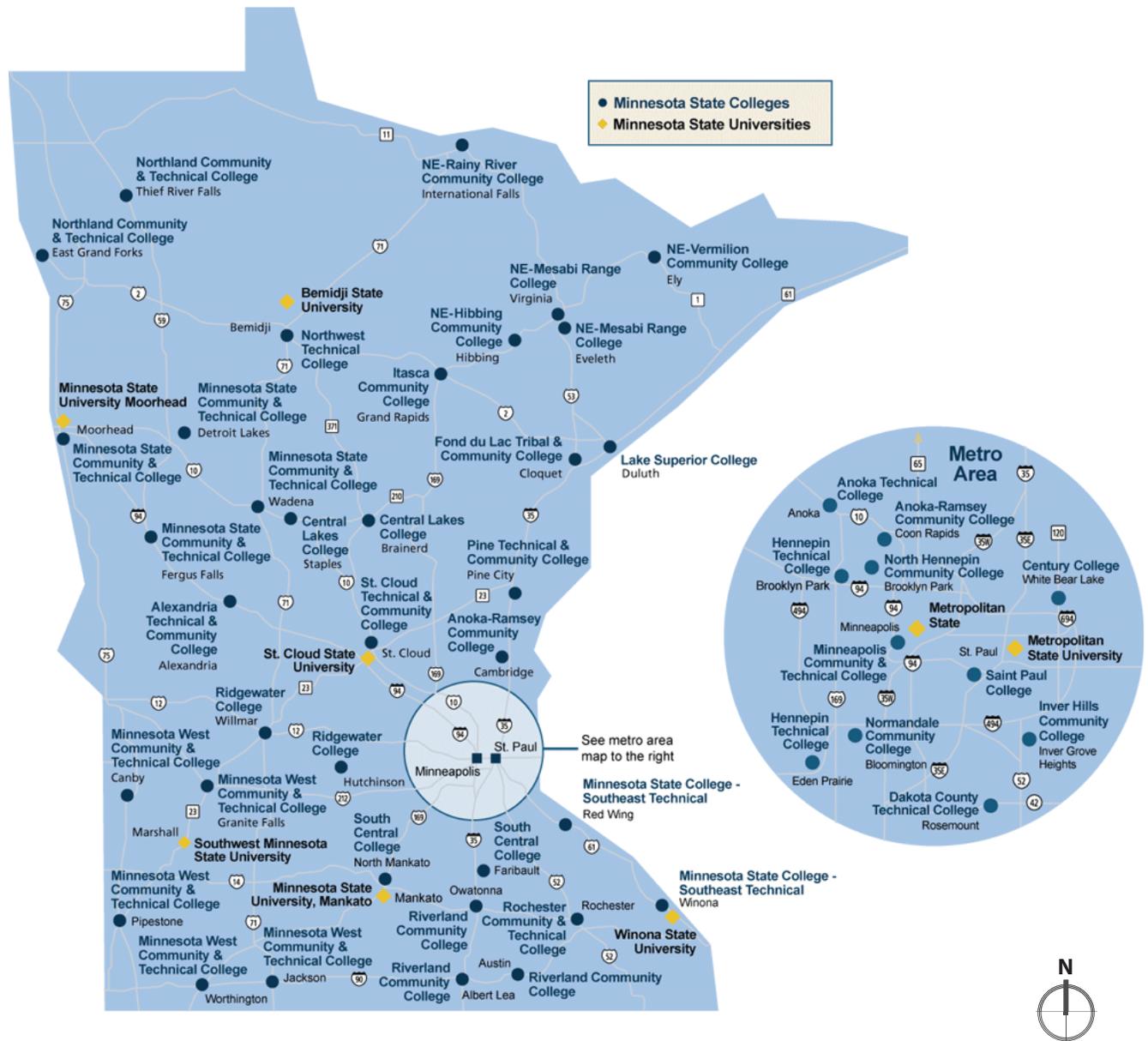
Student crossing 5th Avenue South entering SCSU Campus

**Wayfinding Signage:** Wayfinding signage is not present across much of campus. In addition, building signage is hard to read and the building entries are not prominently marked. Creating consistent wayfinding would set the standard for a cohesive campus identity. In conjunction, a comprehensive wayfinding and gateway study has been developed (see appendix for additional campus recommendations).

**Site Furnishings:** Site seating (tables and chairs), bike racks, litter receptacles, and site lighting vary in style depending on location. A portion of site amenities are not commercial grade products, reducing their longevity. Developing campus standards for site furnishings across the campus will reinforce a cohesive campus landscape. Special purpose amenities at landmark nodes along campus allows for flexibility and creates interest while maintaining a unified landscape. Including artwork into the landscape visually strengthens existing nodes, or creates new traditions on campus. These campus standards are outlined in Chapter 4.

**Campus Security:** Maintaining a safe and secure campus is vital for student and faculty safety. Locating intuitively-activated emergency call devices at prominent locations are an integral part of campus safety. Campus lighting plays a key role in campus security. Addressing security concerns with building entry lighting, primary pathway lighting, and appropriate vehicular lighting create a welcoming environment after standard business hours.

# Location and Context



## MINNESOTA COLLEGES AND UNIVERSITIES

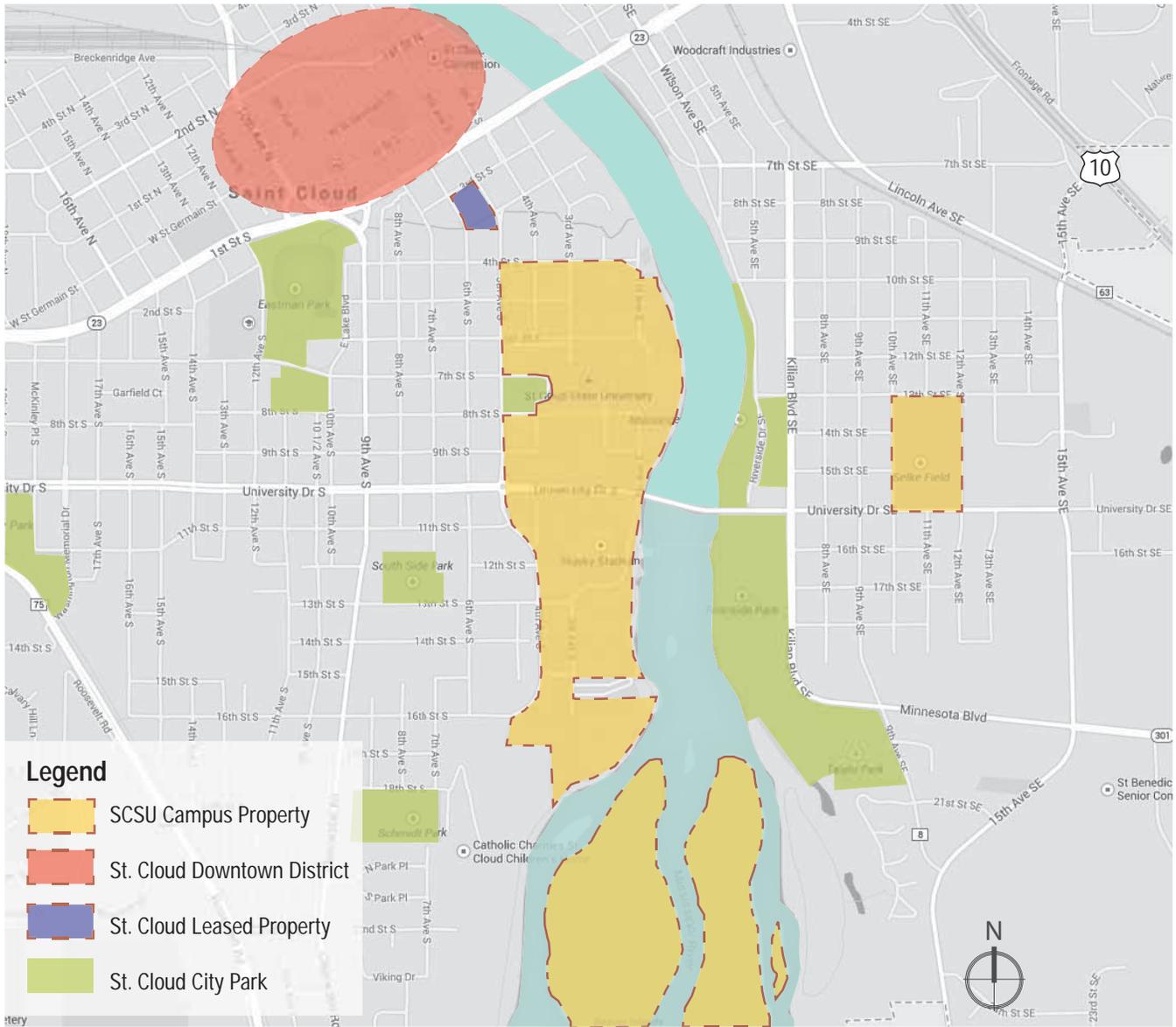
St. Cloud State University is located in central Minnesota. Other MNSCU system Universities are located within driving distance. Metropolitan State University is 66 miles, Southwest Minnesota State University is 131 miles, and Minnesota State University, located in Mankato, is 136 miles away.

## Regional Context

Distance to Regional Metro Areas:

- St. Cloud south to Minneapolis, MN 68 miles
- St. Cloud west to Fargo, ND 178 miles
- St. Cloud east to Duluth, MN 144 miles
- St. Cloud north to Canadian Border 248 miles

# Local Context



## City Context

The main campus of St. Cloud State University is found on the eastern side of the city of St. Cloud. St. Cloud State University, is located east of HWY 75, 4 blocks south of the downtown district, and west of HWY 10.

# Campus Boundary

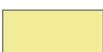
The campus is bordered by 4th St. South to the north, 5th Ave South to the west, and the Mississippi River to the south and east. University Drive runs through the center of campus connecting to the far eastern portion of the city. Additional campus properties and leased properties lie adjacent to campus, primarily to the east of campus and are outlined later in this document. Barden Park is immediately adjacent to campus to the west. Community trails connect along the east side of campus as well as along the Mississippi River. The Beaver Island Park Trailhead Facility is nestled into the southern portion of campus with access to the Beaver Island Trail, and the Mississippi River.



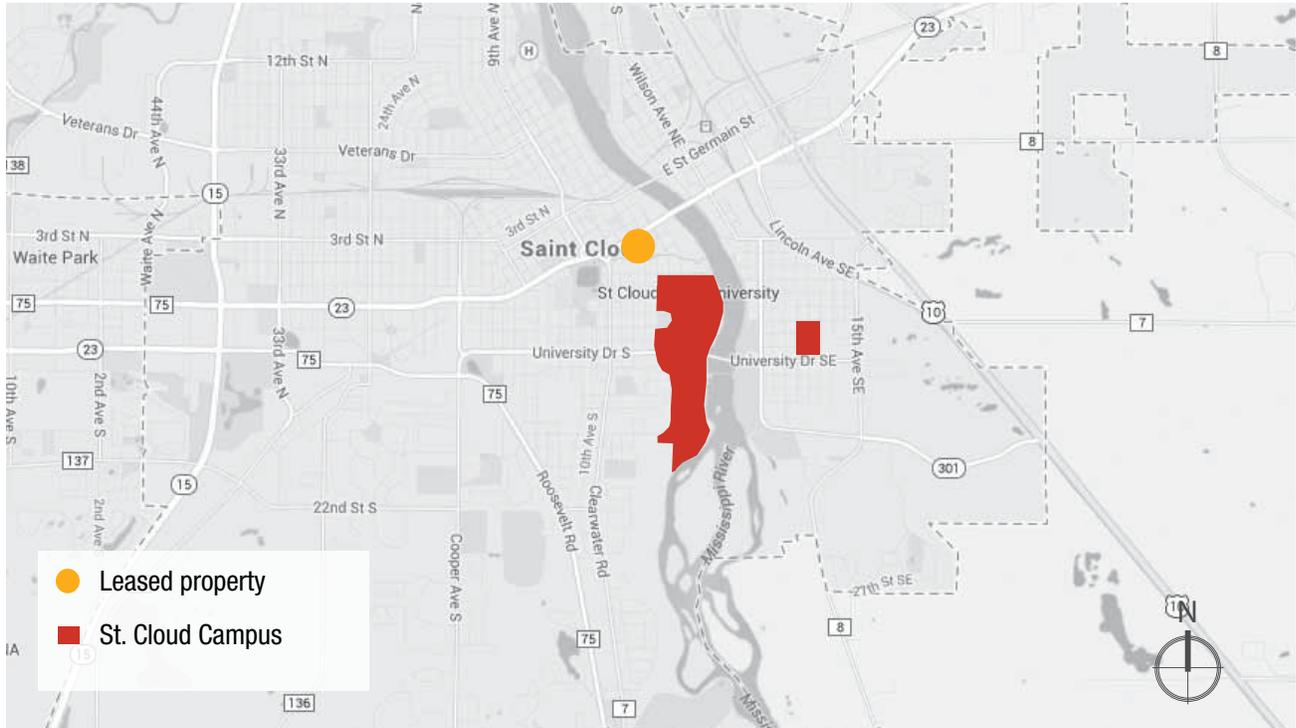
# Adjacent Land Use

Adjacent land use to St. Cloud State primarily consists of residential districts. Residential land use vary from single family housing (R1-R3) to higher density housing (R4-R6).

## LEGEND

-  Agriculture
-  Mixed Single Family Overlay
-  Medium Density Residential
-  Medium Density Residential
-  Residential 4
-  Residential 5
-  Interim
-  Planned Unit Development 18
-  Planned Unit Development 13
-  Planned Unit Development 95





## Leased Properties

**Program:** Study Abroad Program

**Location:** Alnwick Castle, Alnwick, Northumberland, England

**Program:** Graduate Center

**Location:** 6401 Sycamore Court North, Maple Grove, MN 55369

St. Cloud State leases space in the Dex Building in Maple Grove for professional-level graduate classes and programs. Located near I-494 and Bass Lake Road, the Twin Cities Graduate Center's offerings include courses in educational counseling, business management, regulatory affairs and services, and applied clinical research.

**Program:** Welcome Center at Coborn Plaza

**Location:** Coborn Plaza, 5th Avenue at 3rd Street, St. Cloud, MN

Size of Space: 11,333 SF

Status: Property was leased on July 7th, 2009. The property is leased with the option to renew in two successive five year options. The Welcome Center is one of the first impressions of the University from HWY 10 and is intended to be a resource for potential students, visitors and community members.

**Program:** Coborn Plaza Apartments

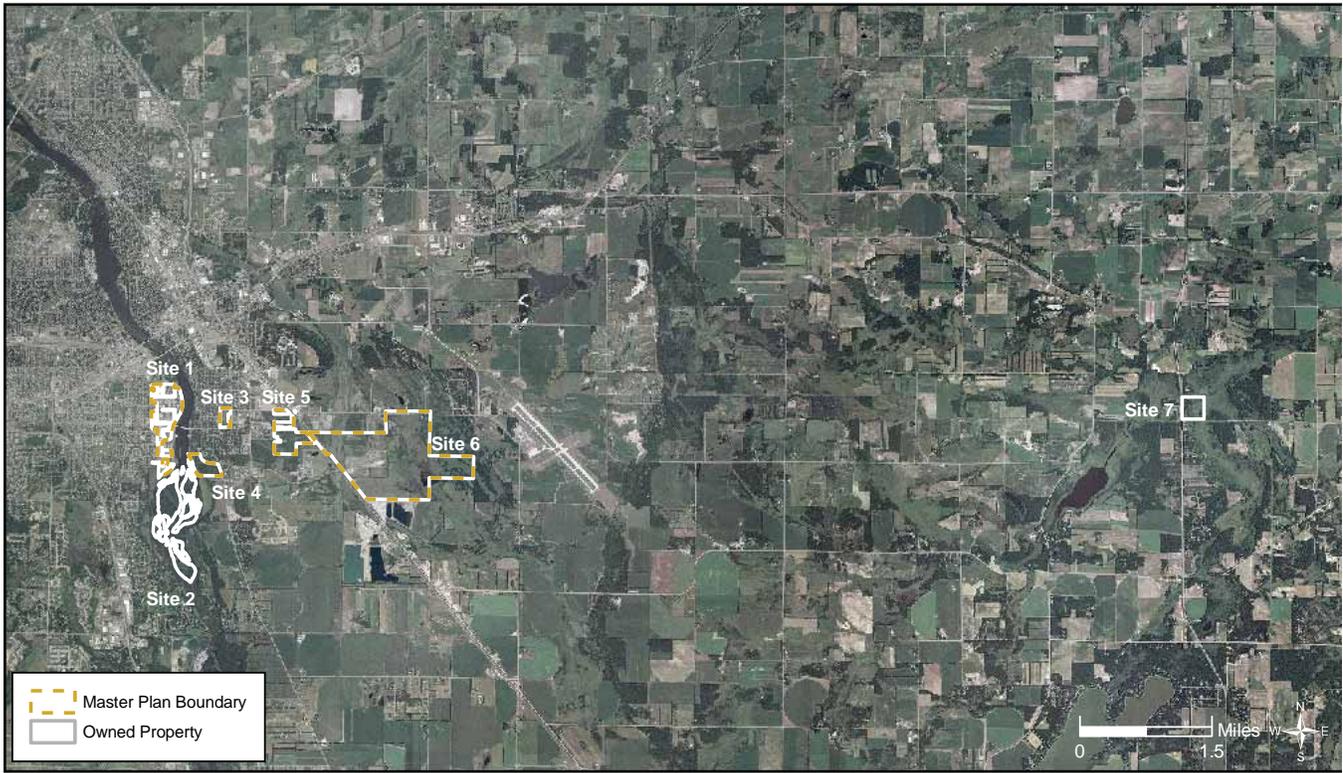
**Location:** Fifth Avenue between Ramsey Place and Third Street South

Size of Space: 346,176 GSF

Status: Property was leased on July 7th, 2009. The property is leased on a ten year term with the option to extend the current lease in two successive five year options.

St. Cloud State leases the 453-student apartments. The apartments, which are privately managed, are located in the top three floors of Coborn Plaza. Coborn Plaza is named for the Coborn family, which for years operated a grocery store on the site.

# Campus Properties



## St. Cloud State University - Owned Property

**Site 1:** Main Campus

**Site 2:** Beaver Islands

**Site 3:** Selke Field

**Site 4:** Talahi Woods

**Site 5:** George Friedrich Park

**Site 6:** MN Highway Safety & Research Center

**Site 7:** Gaumitz Parcel

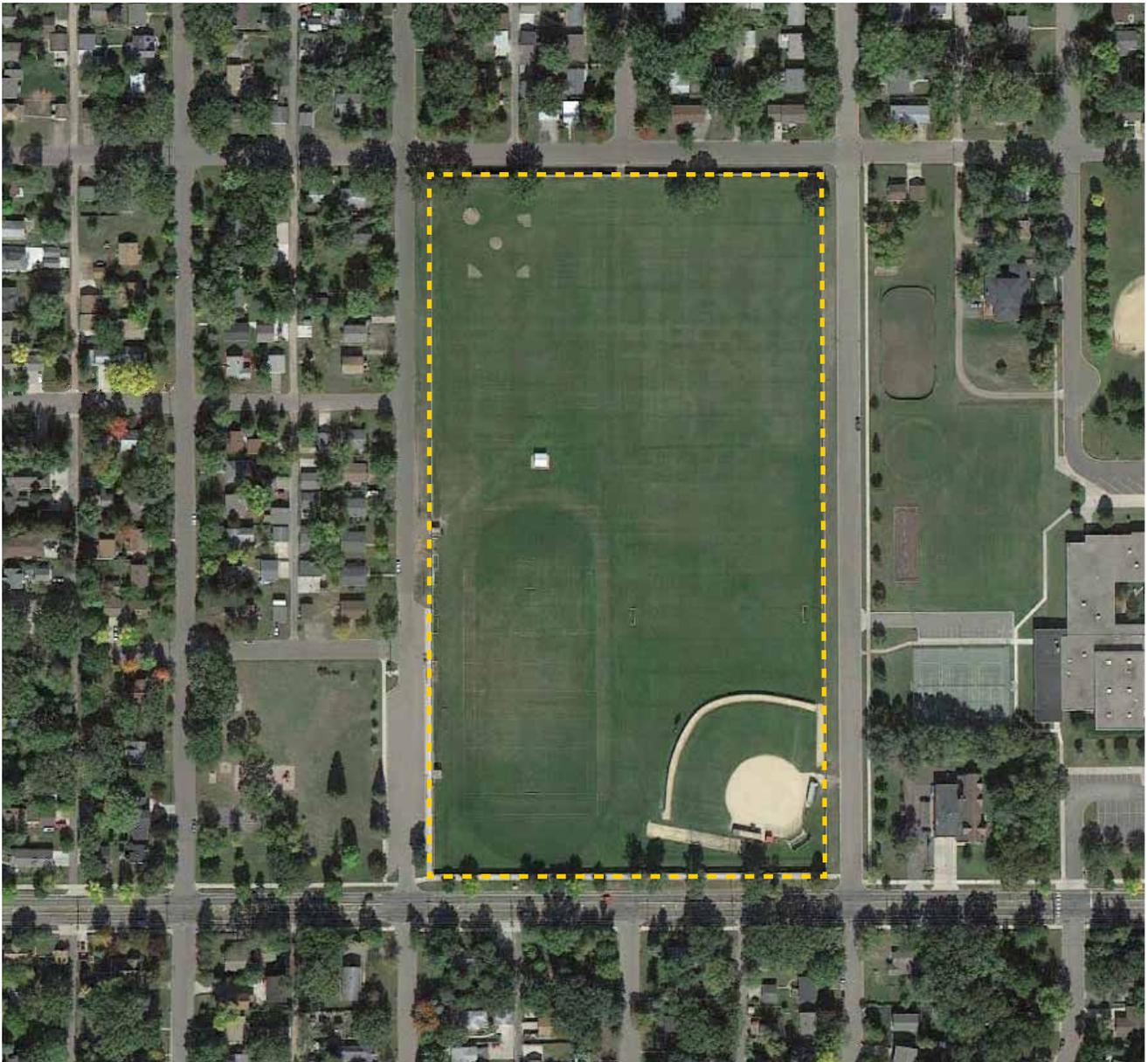


## Site 2: Beaver Islands

Campus address:

Mississippi River, Stearns County, MN

Beaver Islands lie just south of the main campus and are owned by St. Cloud State University. These islands provide unique opportunities for outdoor adventures, hiking, and other recreational opportunities. These nine islands are often subject to flooding and are largely wooded. Due to its location within the Mississippi River's flood plain construction of structures is prohibited, and only permits recreational type uses. The University and Community see a small number of users on a yearly basis. The Beaver Islands are within the Minnesota Department of Natural Resources' Scenic Riverway designated area.



### Site 3: Selke Field

Campus address: 10th Ave & University Drive SE

Selke Field is located 5 blocks east of the main campus along University Drive. Selke field offers 10 acres of recreational space, multipurpose fields and is the home of Husky Women's Softball. The facility was opened in 1930 and is enclosed by one of the largest continuous granite walls in the country. This unique feature provides a backdrop for sporting events,

and a secure place for recreational activities. The field features two team dugouts, bleacher style seating, home and visitor bullpens along with media seating. Selke Field has also been utilized for intramurals, and previously football prior to construction of Husky Stadium. As of 2014, this 10 acre irrigated field is no longer programed for intramural sports, but is still heavily used by the community for local and regional youth soccer programs.



### Site 4: Talahi Woods

Campus address: 9th Ave SE & Minnesota BLVD

Talahi Woods is located on the east side of the Mississippi River adjacent to the Beaver Islands. Riverside Park adjoins this property to the north and Killian Boulevard/Minnesota Drive/9th Ave SE to the northeast and east of the woods. The

property is fenced along its landward side, which abuts the roadway. The park's trails are utilized by students and the public for casual recreation, and cross country skiing in the winter months. Occasionally it is utilized for classroom use by the Anthropology and Archaeology department. This park boasts varied topography for hiking, and offers views of Beaver Islands.

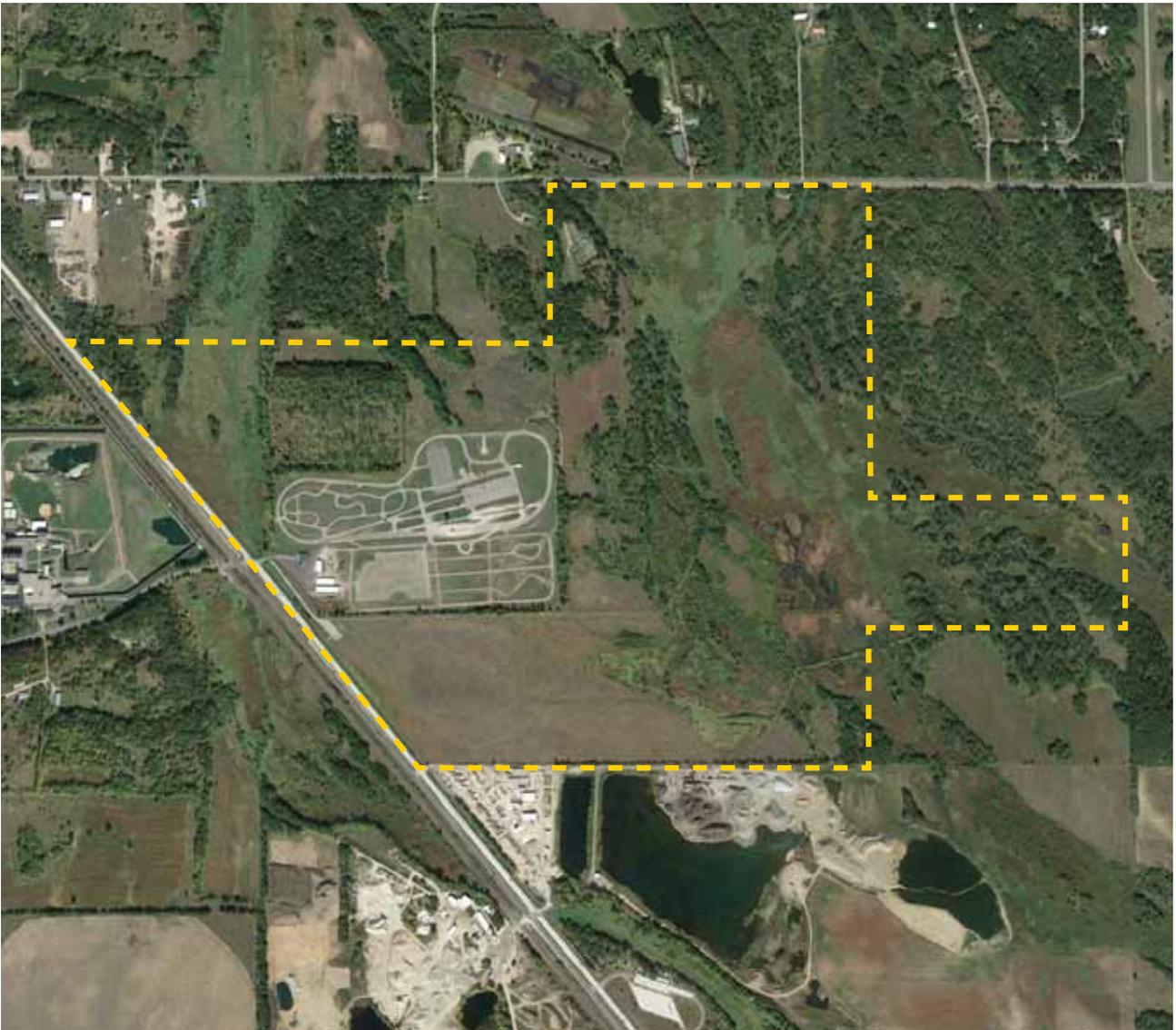


### Site 5: George Friedrich Park

Campus address: University Drive SE & HWY 10

This wooded property was previously home to granite quarries and following the quarry use, as an outdoor swimming facility. This facility was closed to the public in the 1970s. George Friedrich Park is located east of campus along Highway 10, and to the north of the Minnesota Department of Corrections. Access to George Friedrich Park is from HWY 10. This park showcases water-filled quarries and scenic trails. Native vegetation is present with groves of aspen, red cedar, oak, and ash trees. This site has a long standing history for casual recreation and has potential for increased park use. Water quality issues have previously precluded development into a more active use amenity, but is obtainable. Improved signage and wayfinding for park users is anticipated for ease of use. St. Cloud State exchanged George Friedrich Park for three

parcels of land. The university currently utilizes two of these parcels for parking. The third parcel is a city maintenance facility located on 1606 Third Avenue South. The City plans to vacate this property in 5-7 years. This property exchange will allow the City to create valuable park space and St. Cloud State the opportunity to utilize the City's parcel for University Recreation & Athletics.



## Site 6: MN Highway Safety and Research Center / Sand Prairie WMA

Campus address: 1805 S. Highway 10, St. Cloud, MN 56301

This property is located east of campus near HWY 10 on 160 acres north of Sand Prairie Wildlife Management Area. The center maintains three miles of paved track and two miles

of gravel track to host year-round vehicle training. This course offers opportunities for the campus and St. Cloud community for advanced driving skills. In addition, courses for emergency personnel such as, law enforcement, fire and ambulance, and professional drivers are provided.



### **Site 7: Gaumitz Parcel**

Campus address: MN Highway 25, Several Miles east of the Main Campus.

The Gaumitz Parcel occupies 40 acres of land. The parcel is a combination of low-lying marshy meadows and wooded areas. The parcel is undeveloped and no current plans are in place for implementation of this parcel at this time.

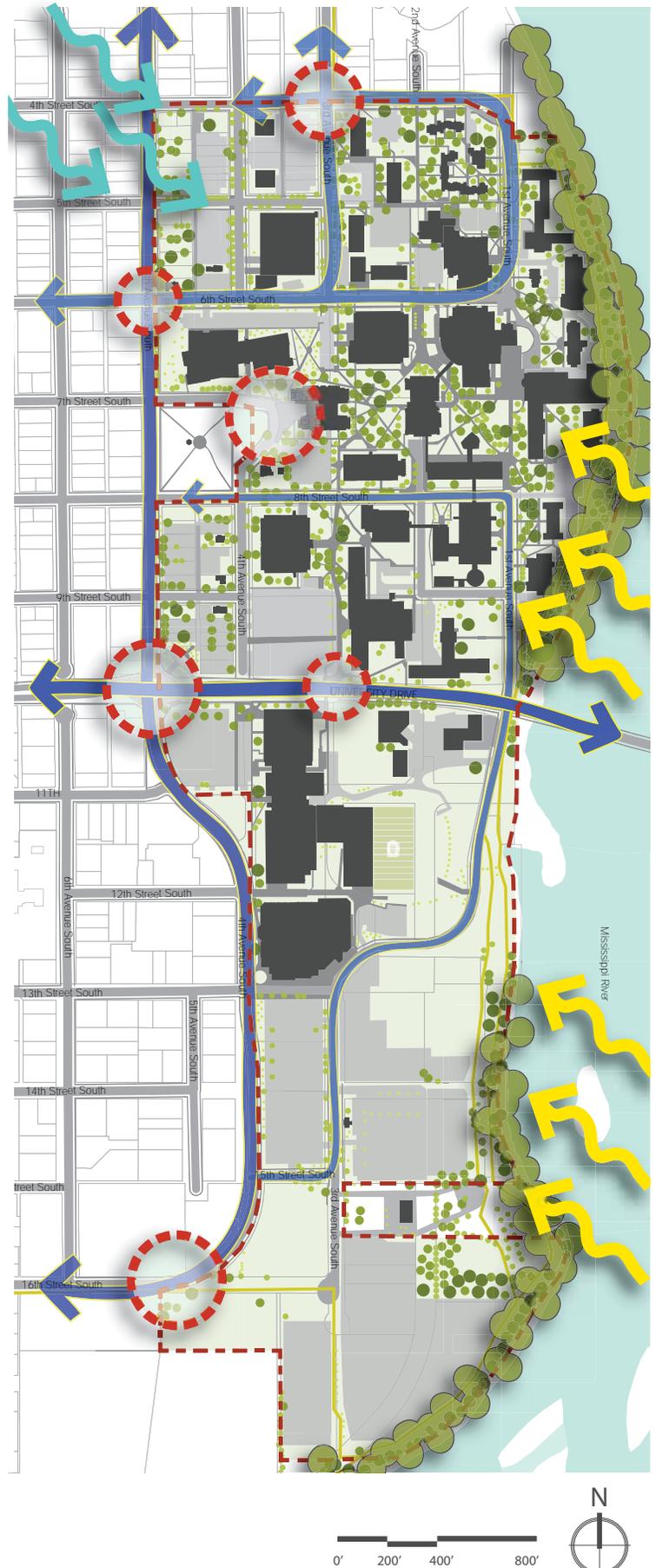
# Landscape | Civil

## Physical and Environmental Conditions

SCSU is located adjacent to surrounding residential neighborhoods creating the opportunity for connections with the community. Located atop of the bluff of the Mississippi River, the site receives prevailing winds from the southeast in the summer and northwest in the winter months. The dense vegetation along the bluff offers a buffer from extreme winds, and opportunities to connect with nature. Campus gateway locations are either identical at some locations, a completely different aesthetic, varying scale, and at some locations non-existent.

### Legend

-  North Winter Prevailing Winds
-  South Summer Prevailing Winds
-  Heavily Vegetated Bluff
-  Primary Vehicular Circulation
-  Campus Nodes
-  Overstory Tree
-  Campus Boundary



## Main Campus | Campus Buildings

St. Cloud State University's primary campus overlooks the Mississippi River to the east. The campus sits on the river bluff with grade dropping off significantly to river level on the east edge of campus. This significant drop in grade presents challenges for river access. The river does offer the potential for sweeping views of riverfront park to the east of the Mississippi. The campus landform is primarily flat with a gentle slope to the south. South of University Drive lies most of the recreation and athletics programming. Access to the Mississippi River presents less challenges, as an existing dam creates the change in grade necessary to allow for easy portage onto the Mississippi River.

St. Cloud State University is the one of the largest members of the Minnesota State Colleges and Universities (MNSCU) in terms of enrollment. It is the second largest campus in the state and maintains 16 instructional buildings, nine residence halls, 18 service buildings and 1 parking structure.



Entry to Centennial Hall (top), Eastman Hall (middle), and Entry to Case & Hill Hall (bottom)



**KEY - EXISTING BUILDINGS**

- |                          |   |  |
|--------------------------|---|--|
| 1. North Benton Hall     | 18. James W. Miller Learning Resources Center | 34. South Office Center                |
| 2. Ervin House           | 19. Performing Arts Center                    | 35. Richard Green House                |
| 3. South Benton Hall     | 20. Atwood Center                             | 36. American Indian Center             |
| 4. Holes Hall            | 21. Lawrence Hall                             | 37. Engineering & Computing Center     |
| 5. Sterns Hall           | 22. Stewart Hall                              | 38. Child Care Center                  |
| 6. Stateview North       | 23. 51 Building                               | 39. Shoemaker Hall                     |
| 7. Stateview South       | 24. Centennial Hall                           | 40. Heating Plant                      |
| 8. Women's Center        | 25. Administrative Services Building          | 41. Facilities Management              |
| 9. 525 Building          | 26. Headly Hall                               | 42. Chiller Plant                      |
| 10. Public Safety Center | 27. Brown Hall                                | 43. Halenbeck Hall                     |
| 11. Case Hall            | 28. Lewis House Foundation                    | 44. Student Recreation Center          |
| 12. Hill Hall            | 29. Riverview                                 | 45. Husky Stadium                      |
| 13. Sherburne Hall       | 30. Eastman                                   | 46. Herb Brooks National Hockey Center |
| 14. Garvey Commons       | 31. Robert H. Wick Science Building           | 47. Huskey Hub                         |
| 15. Mitchell Hall        | 32. ISELF                                     | 48. Trail Head Facility                |
| 16. Whitney House        | 33. Education Building                        |  |



**Key - Site Inventory**

- 1. The secondary campus gateway is not prominent and does not utilize consistent materials with the overall campus landscape.
- 2. Campus residents do not have access to a nearby greenspace. Existing walk is narrow and bisects a potential open greenspace for passive recreation use.
- 3. Courtyard is unused. A need for outdoor seating, plantings, and amenities is desired by students.
- 4. River overlook is overgrown and views to the Mississippi are blocked. Removal of understory and invasive species are needed.
- 5. Exit queue from the ramp is often congested.
- 6. Campus Gateway is overshadowed by large adjacent tree, not consistent with campus gateways, and not scale appropriate for this location. Placement of more prominent gateway on both sides of 6th street is beneficial for campus arrival.
- 7. Pedestrian crosswalk is underplayed. Improvements for pedestrian safety are needed. Primary pedestrian vehicular conflicts are present.
- 8. Loading docks and dumpsters are unsightly and not enclosed.

- 9. Main Pedestrian crossing zone. Vehicular traffic is problematic on this block. Possible restriction to service vehicles only would improve pedestrian safety.
- 10. Connection to the river is not apparent.
- 11. Sunken Courtyard is underutilized.
- 12. Drop off area is significantly constricted and has poor traffic flow.
- 13. Large concrete plaza space. Key pedestrian node on campus. Opportunities for point of reference and additional outdoor student spaces.
- 14. Berms in campus green space prohibit passive recreational activities. Consider strategically removing mounds to create more recreation opportunities.
- 15. Primary pedestrian circulation route. Inconsistent pavement materials, replacement needed at various locations. Walkway width varies, wider walkways needed to accommodate cyclists, and longboarders.
- 16. Site seating is not consistent, benches, and bike racks are dated.
- 17. Campus entry plaza. Main entry for visitors, plaza furnishings are inconsistent, and campus branding is not consistent with the high level of entry at the adjacent Miller Resource Center.

- 18. Primary entrance to campus. Gateway needed.
- 19. Gravel lots, pavement and stormwater management needed.
- 20. Connection to recreation & athletics. Connection is not celebrated or welcoming.
- 21. Campus branding, gateway, wayfinding and streetscape improvements are needed.
- 22. The steep slope is hard for pedestrians to navigate. Consider reducing slope to building access.
- 23. Campus streetscape, branding, and landscape improvements needed.
- 24. Large surface parking lot. Wayfinding, stormwater management, and consistent surfacing are needed.
- 25. City owned property - potential for future University facility/recreation facility/athletics use.
- 26. Connection to the Mississippi River.
- 27. Large overflow parking lot. Poor condition. Consider alternate use.
- 28. Trails provide opportunities for connection with the community and the Mississippi River.
- 29. Primary circulation route. Campus Gateway needed.
- 30. Large overstory tree canopy.

# Campus Infrastructure

## Legend

-  Water
-  Stormwater
-  Electrical
-  St. Cloud State Boundary



# Flood Map

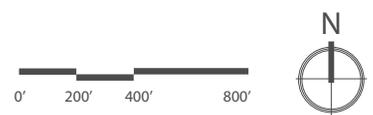
The proximity to the Mississippi River creates the potential for flooding during a given year. This diagram shows the existing river's edge and the 100 year floodway.



Mississippi River's edge south of the dam, near the City's river access point.

## Legend

- 100 Year Flood Plain
- 500 Year Flood Plain
- St. Cloud State Boundary



# Campus Topography

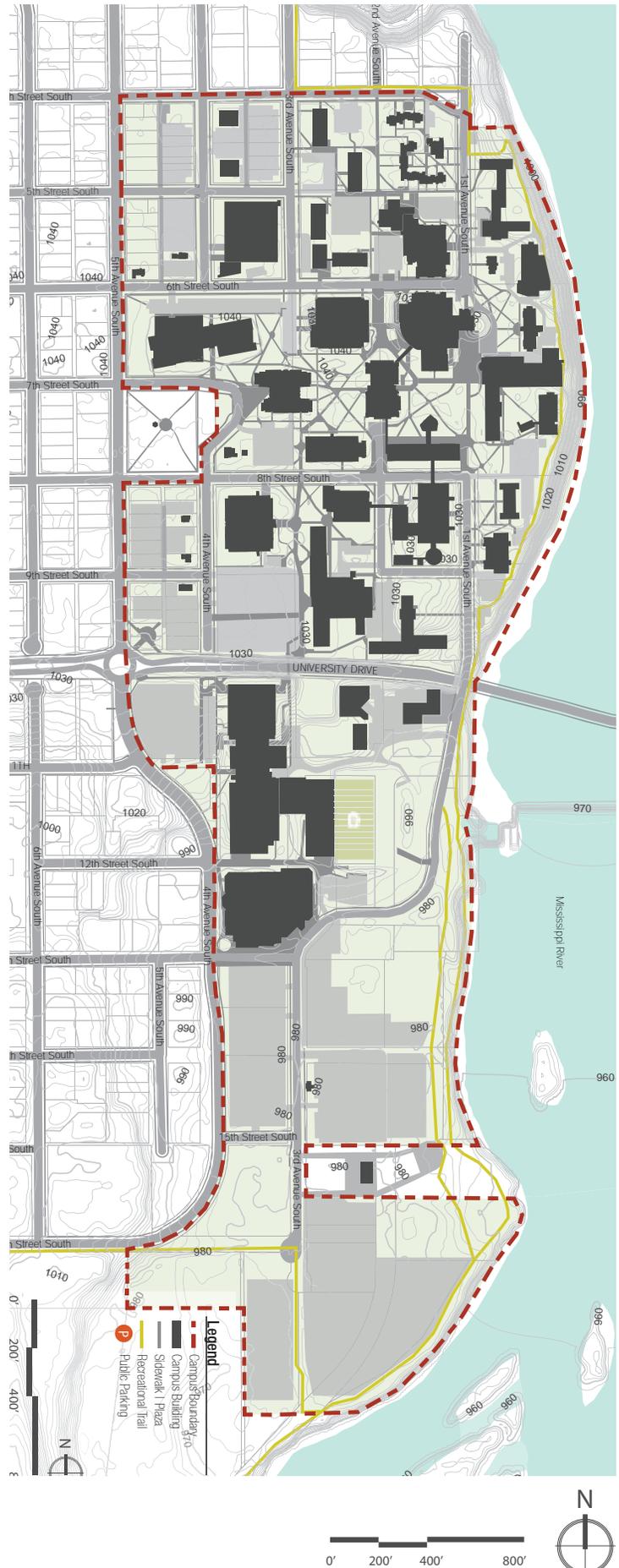
Site topography is primarily flat throughout the main campus with a 10'-15' change in grade, and a steep slope (greater than 30') to the adjacent Mississippi River at the base of the bluff. South of University Drive another significant grade change occurs creating some steep walks near Hallenbeck Hall in excess of 20 feet. Once south of Husky Stadium the campus is relatively flat and well suited for recreation or parking. Near the dam, the depth to the river is approximately 10 feet. This portion of campus allows for ease of access to the Mississippi River.



Mississippi River's edge from St. Cloud State looking east. North of the dam steep banks create a bluff condition.

## Legend

■ ■ ■ St. Cloud State Boundary



# Campus Circulation and Gateways

**Primary Circulation Routes:** A primary entrance for first-time students is via 4th Avenue South, through the roundabout, and then to the Administrative Services Building. This route currently offers no campus entry procession. Once a visitor arrives at campus, wayfinding is minimal. Major circulation routes occur along University Drive, 8th Street South, and 6th Street South. Circulation is regulated with multiple traffic control devices off-campus; however once on campus, traffic control is minimal and consistent wayfinding is not prominent or non-existent.

Current Husky Shuttle stops include:

- Husky Hub
- K & Q Lots
- NHC Stadium
- ECC Building
- Wick Science Building
- Miller Learning Resources Center
- Atwood Center
- Eastman & Shoemaker
- Holes Hall

Current Metro Bus Stop Locations Include:

- Miller LRC
- SCSU Miller LRC 5th Ave S
- 5th Ave S & 9th St S
- 5th Ave S & Hockey Center
- 4th Ave S & K Lot
- 5th Ave S & 5th St S
- 5th Ave S & N Of Ramsey PI

**Campus Gateways:** Existing gateway locations can be found at the following locations:

Primary:

- University Drive & 5th Ave South

Secondary:

- Barden Park & Miller Resource Center
- 5th Ave South & 6th Street South
- 3rd Ave South & 4th Street South



# Campus Pedestrian Circulation

**Primary Circulation Routes:** Major pedestrian routes occur via north/south axis. Many students arrive on campus and park south of Husky Stadium and walk to classes and activities to the north. A wider pedestrian route for this primary access is desired. Potential opportunities to brand this main thoroughfare will aide in campus consistency. The second route for commuters occurs from the 4th Street Parking Ramp to the southern academic core.

## Legend

-  Main North/South Pedestrian Route
-  Primary Pedestrian Circulation Routes
-  Campus Boundary

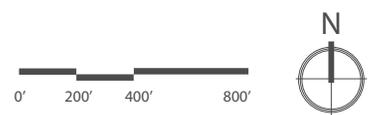


# Campus Land Use by Building

The academic core is located in the heart of campus with the Atwood Center being a core hub of student activity. Pedestrian walking distances are calculated in 1/4 mile or 5 minute increments.



- Legend**
- Instructional Buildings
  - Academic Support Buildings
  - Athletics/Recreation Buildings
  - Service Buildings
  - Residence Halls
  - Student Life



# Campus Safety

**Campus Security:** Maintaining a safe and secure campus is vital for student and faculty safety. Visually prominent and intuitively activated devices are an integral part of the planning process. Adequate campus lighting plays a key role in campus security. Addressing security concerns with building entry lighting, primary pathway lighting, and appropriate vehicular lighting help create a welcoming environment after standard business hours.

St. Cloud State University is currently completing a Comprehensive Physical Security Plan. This plan will be made available for further analysis in the upcoming months. In addition, St. Cloud State is in employing an accessibility survey with current students, faculty and staff.

**Emergency Beacons:** Emergency beacons are located at key locations across campus.

## Legend

-  Emergency Beacon
-  Campus Boundary



# Campus Parking



Parking lot inventory from the Walker Parking Study. For more information see the study in the Appendix.

## Parking Space Inventory (January 2012) – Condensed, with HC Distributed

	Facility	Total	Student	Employee	Pay/Visitor	Service
1	Lot A-1	41	40	0	0	1
2	Lot A-2	68	63	0	0	5
3	Lot A-3	122	122	0	0	0
4	Lot AA	96	0	96	0	0
5	Lot B	34	0	34	0	0
6	Lot C	98	0	98	0	0
7	Lot D	14	0	9	0	5
8	Lot E Gravel	75	75	0	0	0
9	F Lane	25	0	13	0	12
10	9th St. North Shoe	11	0	11	0	0
11	Lot G	46	0	0	0	46
12	Lot H	96	0	95	0	1
13	Lot H Entrance	2	0	2	0	0
14	Lot I	18	0	17	0	1
15	Lot J Upper	34	0	34	0	0
16	Lot J Lower	12	0	10	0	2
17	Lot K West Paved	375	375	0	0	0
18	Lot K East Paved	268	268	0	0	0
19	Lot K Gravel	292	292	0	0	0
20	Lot L	64	0	58	0	6
21	Lot M	232	232	0	0	0
22	Lot N	211	0	208	1	2
23	South Pay Lot	206	0	0	202	4
24	Lot O	16	0	16	0	0
25	MLC Pay Lot	88	0	0	83	5
26	O Lane	39	0	21	15	3
27	Lot P - Gated	57	0	56	0	1
28	P Lane	13	0	7	0	6
29	Lot Q	1,000	1,000	0	0	0
30	Lot Q West	170	170	0	0	0
31	Lot R	55	0	54	0	1
32	Lot S	5	0	5	0	0
33	Husky Pay Lot	54	0	3	51	0
34	Lot U	13	0	13	0	0
35	Lot V Gravel	105	105	0	0	0
36	Lot X UPS	23	0	16	0	7
37	Lot XX NOC	8	0	6	2	0
38	Lot W AIC	8	0	8	0	0
39	4th Ave. Parking Ramp	504	210	0	290	4
40	Public Safety	11	0	1	0	10
41	Horseshoe	27	0	5	0	22
42	Hill/Case West	8	0	2	0	6
43	North Carol	6	0	2	0	4
44	Mitchell	9	0	2	0	7
45	South Mitchell	5	0	2	0	3
46	South Centennial	1	0	0	0	1
47	Shoe Lot	19	0	13	0	6
48	N. Ed. Bldg.	2	0	0	0	2
49	North AMC	3	0	2	0	1
50	East AMC	3	0	2	0	1
51	North Stewart	3	0	3	0	0
52	Stateview Apts.	69	65	2	0	2
53	South Brown Hall	6	0	2	0	4
53	Total Inventory	4,770	3,017	928	644	181

Source: Walker Parking Study, 2014, p.22



**KEY - EXISTING PARKING**

- LOT A-1 - 41 Stalls, located adjacent to student housing.
- LOT A-2 - 63 Student Stalls, 5 Service
- LOT A-3 - 122 Stalls
- LOT B - 34 Stalls
- LOT C - 98 Stalls
- LOT D - 14 Stalls
- LOT E - 75 Stalls, Gravel lot needs upgrades to provide more efficient parking, maintenance and accessibility.
- F LANE - 25 Stalls
- 9TH ST. NORTH SHOE - 11 Stalls
- LOT G - 46 Stalls, Service parking, not efficient use of parking area. Some reconfiguration needed to accommodate the number of service vehicles parked in this location. Dead end parking and limited access to outdoor pursuits is challenging.
- LOT H - 96 Stalls.
- LOT I - 18 Stalls
- LOT J - 46 Stalls. Two lots with identical names, revise lot identification. South lot is small and under utilized.
- LOT K - 935 Stalls, 292 of these stalls are located on Gravel. This lot is utilized by both employees and students. Improvements to gravel parking and stormwater management needed.
- LOT L - 64 Stalls, Lot becomes a turn around point for drop off traffic, consider restricting access.

- LOT M - 232 Stalls. Lot needs street trees along 5th Ave. Opportunities for stormwater management are available.
- LOT N - 211 Stalls
- SOUTH PAY LOT - 206 Stalls
- O LANE - 39 Stalls, Lot is located in primary circulation routes for pedestrians. Consider relocation, and improve pedestrian access.
- LOT P - 70 Stalls. Revise Lot identification. Implement signed stalls for admissions visitors.
- LOT Q - 1170 Stalls. Parking lots are in poor condition. Improvements outweigh costs associated with paving lots. Modify use of Q Lot to better suit needs of recreation and athletics. Implement stormwater management practices.
- LOT R - 55 Stalls.
- LOT S - 5 Stalls.
- HUSKY PAY LOT - 54 Stalls.
- LOT U - 13 Stalls.
- LOT V - 105 Stalls. Gravel lot, pave the lot and implement stormwater management practices.
- LOT X - 23 Stalls. Parking lot screening needed.
- LOT XX - 8 Stalls.
- LOT W AIC - 8 Stalls.

- 4TH AVE PARKING RAMP - 504 Stalls. Parking lot reaches capacity on large event days. Regular use parking ramp space is adequate. Improving exit queue for increase efficiency and reduce mid afternoon congestion.
- STATEVIEW APARTMENTS - 69 Stalls
- PUBLIC SAFETY LOT - 11 Stalls.

**UNMARKED LOTS**

- HORSESHOE - 11 Stalls
- HILL/CASE WEST - 8 Stalls
- NORTH CAROL - 6 Stalls
- MITCHELL - 9 Stalls
- SOUTH MITCHELL - 5 Stalls
- SOUTH CENTENNIAL - 1 Stall
- SHOE LOT - 19 Stalls
- N. ED. BUILDING - 2 Stalls
- NORTH AMC - 3 Stalls
- EAST AMC - 3 Stalls
- NORTH STEWART - 3 Stalls
- STATEVIEW APARTMENTS - 69 Stalls
- SOUTH BROWN HALL - 6 Stalls