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PROPOSED FRAMEWORK  
FOR SITE DEVELOPMENT

# Proposed Framework for Site Development

## Chapter Overview

The Comprehensive Facilities Planning process has unfolded while the university is in the midst of a major strategic repositioning effort. The results will have a significant impact on the future development of the university which were not known during the planning process. As a result, the CFP and the repositioning effort have informed each other while progressing along parallel schedules. For instance, the CFP has adopted several goals from the parallel repositioning effort, such as a desire to reduce the overall campus footprint, improve utilization, and right-size staff and faculty spaces.

While the successful achievement of these goals by the university is expected, the resulting impact on facilities will be significant and can only be conceived at a conceptual level at this time. A majority of the strategies outlined are intended to work in unison towards the same goal and are so intertwined that projecting the multitude of possible specific outcomes is impossible. The university is expected



Students playing an informal pickup game in campus green space.

to adjust the tactical execution of these strategies as feedback is received, so a flexible strategy is necessary.

Site development on St. Cloud's campus began to unfold through a series of workshops with the planning steering committee, community, and the City of St. Cloud. Changes to the campus are vital to maintain its vitality and promote growth on campus. The proposed framework for development addresses a series of issues on campus and many correlate with proposed modifications to the existing facility improvements.

Overall themes for site development begin to address pedestrian and vehicular conflicts, modifications to existing vehicular traffic, and improving the student and visitor experience. Woven into the thread of each project includes sustainable measures where possible.

In conjunction with this study, St. Cloud State University is undergoing a signage and wayfinding plan to address gateway locations, building mounted signage, branding, parking, and directional signage on campus. The conclusions of their report can be found in the Appendix of this document. This plan gives a clear direction for style, format, and locations for signage to improve the experience while on campus.

In addition to new signage and wayfinding, maintaining a consistent library of site furnishings, pavements, plantings, and character will help create the campus identity that SCSU desires. Implementing LED lighting standards is needed on campus. Near the center of campus a concerted effort has been placed on cohesive lighting, banners, and hanging baskets. This lighting would be welcomed across campus. Changing the fixtures to LED would help conserve energy and provide a lighting level with reduced glare at night to improve visitor experience.

Currently, site seating, benches, and litter receptacles vary depending on campus location. The preference is to replace

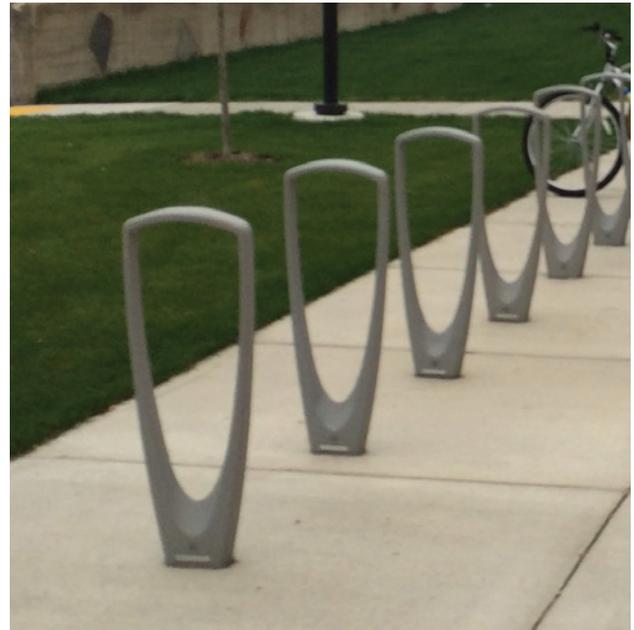
site furnishings as needed with the appropriate piece to match the elements installed at ISELF. Benches and litter receptacles would not require the St. Cloud customization on each individual piece; the style of bench is enough to create a uniform design aesthetic.

Previous to this project, St. Cloud completed a parking study and its findings showed abundant parking on campus, therefore additional parking is not required. The steering committee and user groups indicated that the parking

ramp does meet parking needs for external user groups on campus from 10:00 am – 2:00 p.m. While the demand for close parking is at a high premium, the overall number of spaces available exceeds the current demand. Restructuring parking on campus or offering free commuter parking in the Q Lots with access to the Husky shuttle may help alleviate some on-campus demand.



Site seating located at ISELF Building, proposed design standard



Bike Rack located at ISELF Building, proposed design standard



Litter receptacle located near ISELF, proposed design standard.



Pedestrian scale lighting, in central core of campus.

## Property Acquisition

Currently St. Cloud State is working with the City of St. Cloud on a land swap of its current maintenance facilities near the Q Lots in exchange for three parcels, including Friedrich Park. This swap will allow city residents to utilize the parkland, and St. Cloud State would maintain all of the property along South 3rd Avenue. Additionally, the swap will provide future opportunities for expansion of recreation and athletics programming; important to both students and faculty. The current recreation space; Selke Field, presents challenges in student utilization. Future recreational development near the Q Lots would allow closer proximity for outdoor recreation for both students and the St. Cloud community.

When discussed in steering committee meetings, Selke Field receives rave reviews, though the university does not see high student use and the field is no longer being utilized to its highest capacity. This property contains a large stone wall around the perimeter, and offers a unique playing experience, however it is disconnected from campus. Prior to repairing sections of the wall, St. Cloud State University needs to assess the extent of the repairs versus the cost to relocate the existing softball programming to the south Q lot area on campus. This project will be further evaluated later within this chapter. In addition, after the decommissioning of the residence halls on the northern end of campus, opportunities for recreation (open lawn, courts, & sand volleyball) should be added to meet the needs of the students.

While the plan does not specifically identify properties the University should target for purchase, the Plan recommends that SCSU purchase properties contiguous to the existing campus proper, benefitting the long term vision of the campus.

## Landscape Preservation

St. Cloud is located along the Mississippi River, making stormwater management a high priority. Currently SCSU attempts to minimize, to the maximum extent practical, the possible negative impacts of the campus on the watersheds and ultimate Mississippi River ecosystem. In all proposed projects, where applicable, SCSU will apply best practices to ensure that they are helping reduce runoff, improve water quality, and increase the time of concentration for normal rain events to meet the stormwater utilities or the Mississippi River. Strategic planning to improve the banks alongside the river will require coordination with the DNR; phasing to ensure invasive species are removed or managed and that new bank stabilization methods are put into place to keep the campus beautiful for decades to come.

Continuing to install low maintenance, native plantings that do not require irrigation is key to helping reduce overall cost for landscape improvements. Consistency in site plantings will help unify the campus and increase the identity of the SCSU grounds. Establishing a landscape plan that begins to determine areas where additional stormwater management practices could be implemented would be beneficial to future projects on campus. St. Cloud State's MS4 system allows strategic thinking with future buildings coming off-line/demolition, will modify existing stormwater patterns, and site issues should be prevented rather than deterring the modified flow downstream. Implementing stormwater prevention with each of these projects is vital to maintaining the stewardship that the community expects from St. Cloud State.

Connection with the City of St. Cloud is beneficial for the two communities as a whole. St. Cloud State met with Mississippi Partner's Active Recreation Subcommittee to discuss



View north towards the Administration Services building.

# Project Identification and Organization

alternatives to establish bike trails through campus to connect St. Cloud State to the Beaver Island Bike Trail south of SCSU. Options to connect with the trails are shown on the future facilities site plan map at the end of this section. Coordination with the committees will be needed to finalize plans for a future connection. The future trail connection should be 12' wide, and have as few crossing points with campus pedestrian traffic as possible. It is desired at crossing points to dismount cyclists to ensure a safe environment for both users.

The Comprehensive Facilities Plan that has been developed identifies significant initiatives and the projects intended to fulfill them. A list of facility priorities has been developed through feedback from the university community as well as from the direction of the repositioning effort. Additionally, a list of ongoing issues related to the programming and use of facilities has been developed. Items on this list are expected to be addressed through university policies, but will eventually have an impact on the use of facilities.

Over the course of the next five years, as the university undergoes transformation, it is expected that the facilities plan will support the overall direction that is developed. In five years' time, it is expected that the university will be in a position to consider facility developments of greater significance.

Through the process of identifying specific projects to address the established needs, a number of common initiatives began to emerge. Many seemingly disparate individual projects actually support common initiatives which have been identified by the CFP Steering Committee. In many cases, the projects within these initiatives span a decade or more. Projects within this Comprehensive Facilities Plan are presented in terms of the initiatives that they support.

In this chapter, descriptions of each initiative pertaining to site improvements is identified. Initiative overviews for all campus improvements are discussed in further detail in Chapter 5.



Views of central campus near the Administrative Services Building (top and middle), below view of entry to parking structure.

## Short Term Projects (0-5 years)

### Initiative Q: Housing / Residence Life Improvements

- **Q1 Demolish Holes Hall**

The demolition of Holes Hall will create the need to resurface, and planners will need to think strategically about reprogramming the new open space for parking, passive recreation, or campus pedestrian circulation.

### Initiative R: Landscape/Campus Identity/Safety

- **R3 Remodel of “M & R’ Lot: Lots M & R located west of Halenbeck Hall are in need of repair and upgrades.**

This work should consider the area required for the expansion of the south gateway adjacent to lots M & R. Improvements to these lots should include upgrades to surface runoff and stormwater management.

- **R4 Swap Land (Friedrich Park) with City in exchange for land adjacent to the Q Lot**

St. Cloud’s existing parkland (Friedrich Park) is under utilized by the university and would benefit from public use. The process to swap this parcel for the existing public works facilities will allow for St. Cloud State to

better utilize the land along 3rd Avenue and allows for the potential to expand campus recreation to the south end of campus. This land swap has now been completed.

- **R5 Comprehensive Physical Security Plan**

A comprehensive physical security study has determined deficits and areas St. Cloud State needs to integrate building and site security measures. This study defines primary access points and proposed systems for better control. Some items studied include: emergency call box locations, site security lighting, and implementation strategies.



Pedestrian connection to Stewart Hall.



## Short Term Projects (0-5 years)

### Initiative Q: Housing / Residence Life Improvements

- Q1: Demolish Holes Hall

### Initiative R: Landscape/Campus Identity/Safety

- R3 Remodel of "M & R" Lot: Lots M & R located west of Halenbeck Hall are in need of repair and upgrades.
- R4 Swap Land (Friedrich Park) with City in exchange for land adjacent to the Q Lot
- R5 Comprehensive Physical Security Plan



## Mid Term Projects (6-10 Years)

### Initiative D: Headley Hall Decommissioning

- D3: Demolish Headley Hall

### Initiative M: Athletics & Recreation Site Improvements

- M1: Husky Stadium Field Replacement

### Initiative Q: Housing / Residence Life Improvements

- Q2: Remove and Replace Mitchell Hall
- Q3: Potential Ervin House Occupant Relocation

### Initiative R: Landscape | Campus Identity | Safety

- R1 Campus Building Wayfinding

## Mid Term Projects (6-10 years)



View of campus green space towards Centennial Hall.

### Initiative D: Headley Hall Decommissioning

- **D3 Demolish Headley Hall**

The possible removal of Headley Hall from the campus footprint allows extending the campus quad to include the newly constructed ISELF building and creates an opportunity for modifications in campus circulation both at a pedestrian and vehicular level. The new open space will require reconfiguration and widening of existing walks based on new pedestrian routes, as well as outdoor passive recreation and study space for students.

### Initiative M: Athletics & Recreation Facilities Improvements

- **M1 Husky Stadium Field Replacement**

Due to constant use and the lifetime of the synthetic turf field, replacement will be required to maintain a high level of quality on the field.

### Initiative Q: Housing | Residence Life Improvements

- **Q2 Remove and Replace Mitchell Hall with Suite Style Residence Hall**

When Mitchell Hall is rebuilt, strategic planning will be required to configure pedestrian and vehicular access, as well as creating connection to both campus and capitalizing the view to the river. Maintaining or improving student recreational amenities near Mitchell Hall is critical for campus living.

### Initiative R: Landscape | Campus Identity | Safety

- **R1 Campus Building Wayfinding**

New building signage in accordance to the Campus Wayfinding Master Plan (See Appendix).

## Long Term Projects (11+ years)

### Initiative L: Athletic & Recreation Facilities Improvements

- **L5 Halenbeck Hall Main Entry & Arena Lobby Addition**

The addition of a new lobby space on the west side of Halenbeck Hall will create a new front door to athletics and the arena. The addition will require site modification for spectator entry, queuing, and modifications to drop off and parking areas.

- **L8 Student Recreation Center Personal Training / Wellness Space**

Possible relocation of outdoor pursuits to the existing city-owned facility south of Lot K. Modification to the existing site will be required for community/university rentals and river access.

# Long Term Projects (11+ years)

- **L9 Halenbeck Hall Remodel Site & Landscape Improvements**

Improve site access from North Campus to University Drive with an improved user experience at the existing overpass and address pedestrian access to main entry of the Student Recreation Center. General site improvements will be required to bring this area up to the same standards as North Campus.

## Initiative M: Athletics and Recreation Site Improvements

- **M3 Assess Selke Field Improvements vs. Sale of Property & relocation to campus (see M5)**

Monitor condition of the wall and develop cost benefit analysis of property and facilities.

- **M3a - Selke Improvements**

Bring softball up to NCAA standards and Title IX requirements for amenities, including restrooms, improved site lighting, and overall athlete and fan experience amenities.

- **M3b**

Sell Selke and relocate all recreation and athletic facilities to athletics campus (see M5).

- **M5 Baseball and Softball Stadium & Recreation Fields Development (Q Lots)**

Construction of new athletic and recreation fields on the south end of campus to include a competition softball stadium, practice baseball field, and multiple synthetic turf recreation fields, all with field lights and other necessary site improvements.

## Initiative O: Improve Recruitment & New Student Experience

- **O3 Remodel Administrative Services Entry Plaza**

Site entry improvements, renovation of the existing entry plaza, new dedicated first time visitor parking, and creating an inviting atmosphere to improve the potential student experience.

## Initiative Q: Housing | Residence Life Improvements

- **Q5 Demolish Stearns Hall**

Demolishing this existing building will require some site improvements to maintain the safety of the students. Strategic planning for future residence halls in this area of campus, designated walks, and passive recreation should all be considered when redeveloping this site post building demolition.

- **Q6 Demolish Benton Hall**

Demolishing this existing building will require some site improvements to maintain the safety of the students. Strategic planning for future residence halls in this area of campus, designated walks, and passive recreation should all be considered when redeveloping this site post building demolition.

- **Q7 Demolish Stateview Apartments**

Demolishing these existing buildings will require site improvements to maintain the safety of the students. Strategic planning for future residence halls in this area of campus, designated walks, and passive recreation should all be considered when redeveloping this site post building demolition.

## Initiative R: Landscape / Campus Identity / Safety

- **R2 Campus Site Improvements**

Campus site improvements to include enhanced landscape areas, sidewalk/pedestrian pathway improvements, improved/enhanced site lighting, monument signs, pedestrian wayfinding, parking lot signage in accordance with the Campus Wayfinding Master Plan, and improved motorcycle parking.

- **R6 Campus Edge Monuments**

Four monuments located in accordance with the Campus Wayfinding Master Plan.

- **R7 16th & Roosevelt Campus Monument**

Extension of 16th Street to Roosevelt - city project, new campus monument located at future extension of 16th Street out to Roosevelt.

- **R8 Mississippi River Bank Stabilization Improvements**

Removal of over growth to open up views to river and implementation of new vegetation to reinforce bluff slopes. Enhance existing river access points, including lighting, pavement, and wall repairs.

- **R9 6th Street Pedestrian Mall**

Implementation of pedestrian safety improvements, partial closure of 6th Street to vehicular traffic, and creation of pedestrian mall. Regrade East Atwood Courtyard to create drop-off zone for Stewart Hall performances.

- **R10 8th Street Pedestrian Mall**

Create pedestrian mall to improve pedestrian safety.

- **R11 Alumni Center & Outdoor Event Center**

Construction of new Alumni Center and a large outdoor event space for annual gatherings.



## Long Term Projects (11+ Years)

### Initiative L: Athletic & Recreation Facilities Improvements

- L5: Halenbeck Hall Main Entry & Arena Lobby Addition
- L8: Student Recreation Center Personal Training/Wellness Space Relocation of Outdoor Pursuits
- L9 Halenbeck Hall Remodel Site & Landscape Improvements

### Initiative M: Athletics & Recreation Site Improvements

- M3: Assess Selke Field Improvements vs. Sale of Property and Relocation to Campus (see M5)
- M3a - Selke Improvements
- M5: Baseball and Softball Stadium & Recreation Fields Development (Q Lots)

### Initiative O: Improve Recruitment & New Student Experience

- O3 Remodel Administrative Services Entry Plaza

### Initiative Q: Housing / Residence Life Improvements

- Q5 Demolish Stearns Hall
- Q6 Demolish Benton Hall
- Q7: Demolish Stateview Apartments

### Initiative R: Landscape / Campus Identity / Safety

- R2 Campus Site Improvements
- R6 Campus Edge Monuments
- R7 16th & Roosevelt Campus Monument
- R8 Mississippi River Bank Stabilization Improvements
- R9 6th Street Pedestrian Mall
- R10 8th Street Pedestrian Mall
- R11 Alumni Center & Outdoor Event Center



## Comprehensive Facilities Future Site Plan

- |  |                                      |  |
|--|--------------------------------------|--|
| 1. Public Safety Center                      | 13. Stewart Hall                     | 27. Child Care Center                  |
| 2. Case Hall                                 | 14. 51 Building                      | 28. Shoemaker Hall                     |
| 3. Hill Hall                                 | 15. Centennial Hall                  | 29. Heating Plant                      |
| 4. Sherburne Hall                            | 16. Administrative Services Building | 30. Facilities Management              |
| 5. Garvey Commons                            | 17. Brown Hall                       | 31. Chiller Plant                      |
| 6. Mitchell Hall                             | 18. Lewis House Foundation           | 32. Halenbeck Hall                     |
| 7. Whitney House                             | 19. Riverview                        | 33. Student Recreation Center          |
| 8. Kiehle Visual Arts Center                 | 21. Eastman                          | 34. Husky Stadium                      |
| 9. James W. Miller Learning Resources Center | 22. Robert H. Wick Science Building  | 35. Herb Brooks National Hockey Center |
| 10. Performing Arts Center                   | 23. ISELF                            | 36. Husky Hub                          |
| 11. Atwood Center                            | 24. Education Building               | 37. New Bioreactor Building            |
| 12. Lawrence Hall                            | 25. American Indian Center           |  |
|  | 26. Engineering & Computing Center   |  |

