



CAMPUS MASTER PLAN UPDATE

VIRGINIA STATE UNIVERSITY

NOVEMBER 2017

REVISED APRIL 2024

2017 update to the campus master plan

This document is a supplement to the 2015 Campus Master Plan and proposes additional recommendations and changes in response to changes in leadership, enrollment projections, and overall goals for the University. The core tenets and major recommendations of the 2015 Campus Master Plan document remain relevant. Overall strategies for landscape, infrastructure, parking, and transportation remain from the 2015 plan and are not addressed in this document. New recommendations require changes in the execution of the plan intent. The Master Plan Update is the result of a collaborative effort led by the Vice President's Council and Hanbury.

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Dear Trojan Family:

In October of 2016, Virginia State University (“VSU” or “the University”) began a campus and community-wide process to update our campus master plan. As with the previous Master Plan, this update supports our strategic plan, the aspirations of leadership, alumni, students and faculty and the University’s six broad objectives which are as follows:

- Providing a transformative experience for students
- Strategically investing in our academic programs
- Embracing our position as a top Land Grant University
- Embracing our role as Virginia’s Opportunity University
- Partnering together as a University to tell our story
- Maintaining Fiscal Health

Led by the architecture and planning firm of Hanbury, the University collected input from residents, faculty, staff, alumni, community leaders and local preservation groups. We collected this input through a process of interviews, open forums, focus groups, on-line surveys and feedback, and consultations.

I am pleased to present the 2017 Master Plan Refresh for VSU, a vision which unites the history of VSU and the modern university it has become. This Master Plan Refresh recognizes the historic character of campus while developing new spaces that focus on enhancing the student experience. The integration of residential, academic, co-curricular and social life envisioned in this Master Plan Refresh will help provide the transformative experience that distinguishes VSU from all others.

Key features of the 2017 Master Plan Refresh include the following:

- Creation of an iconic campus core
- New Academic Commons Building to replace Harris Hall and Daniel Gymnasium
- New Admissions and Institutional Advancement Building;
- Indoor Athletics Training Facility
- Renovation of Gandy Hall for a Consolidated Student Services Center
- Renovation and addition to the Johnston Memorial Library to provide a Technology One Stop
- Construction of a pedestrian walkway on University Avenue
- Development of Summerseat as an Urban Agriculture Demonstration Area
- General renovations with additional leisure spaces all while preserving the beauty and charm of our historic campus

This 2017 Master Plan Refresh provides for thoughtful growth, respects our rich history and maximizes our unique location on the bluff of the Appomattox River for generations of Trojans to come. I would like to personally thank everyone who contributed to the development of the 2017 Master Plan Refresh and our partners with the architecture and planning firm of Hanbury. The Board of Visitors and I are excited for the future presented in the plan and look forward to the journey ahead.

Sincerely,



Makola M. Abdullah, Ph.D
President





Virginia Hall and Lawn

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1.0 overview

1.1 REVIEW OF GOALS AND DRIVERS

Elements of Virginia State University's (VSU) 2015 Master Plan have been updated to align with the new enrollment projections and the Broad Objectives of President Abdullah, (see page 8). The fundamental goals, principles, and planning tenets remain consistent with the 2015 document. The guiding principles outlined in the 2015 Master plan document are reviewed below.

VSU 2020-2025 STRATEGIC PLAN

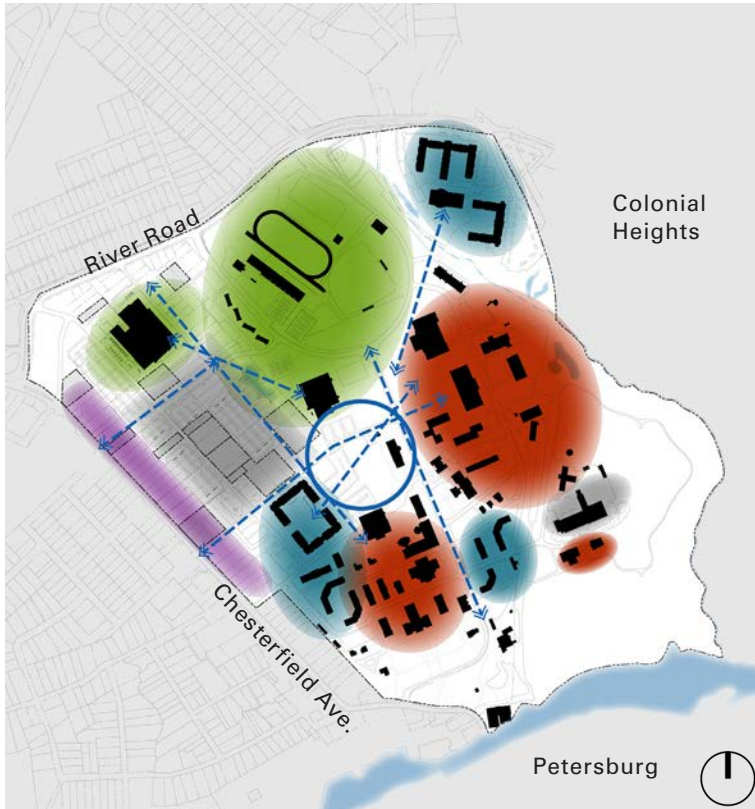
- Strengthen and grow the University's enrollment through the strategic design and implementation of integrated enrollment management programs to attract and retain a diverse student body. Foster the development of an enriching campus culture to support student success.
- Achieve recognition for academic excellence through the development of high quality and innovative educational programs supported by faculty and staff members who are active learners and researchers.
- Invest in state-of-the-art IT infrastructure to support teaching, learning, research, and administration.
- Extend our intellectual, academic, cultural, and research resources to promote sustainable economic growth, prosperity, and quality of life throughout the Southeast region and State.
- Institute an expanded VSU branding and marketing program to increase points of contact with community leaders, alumni, education, governmental, corporate, and social entities to create awareness and develop working relationships.

2015 PLAN DRIVERS

- Promote student success by enhancing campus community. Plan facilities and outdoor spaces that support student academic needs, build campus community, promote student engagement, and create a vibrant campus environment.
- Optimize use of space and resources. Maximize the use of existing infrastructure, improve the quality and utilization of existing space, remove or replace facilities that are beyond their useful lifespan.
- Improve infrastructure and technology. Extend and enhance campus technology to support academic needs and move toward ubiquitous wireless connectivity on campus.
- Enhance campus circulation. Plan for efficient multi-modal access to campus while providing improved circulation for vehicles, bikes, and transit within campus. Reinforce the core campus as a pedestrian zone.
- Provide a safe environment. Create an inviting campus environment where students feel safe. Utilize landscape strategies that are based on Crime Prevention Through Environmental Design guidelines.

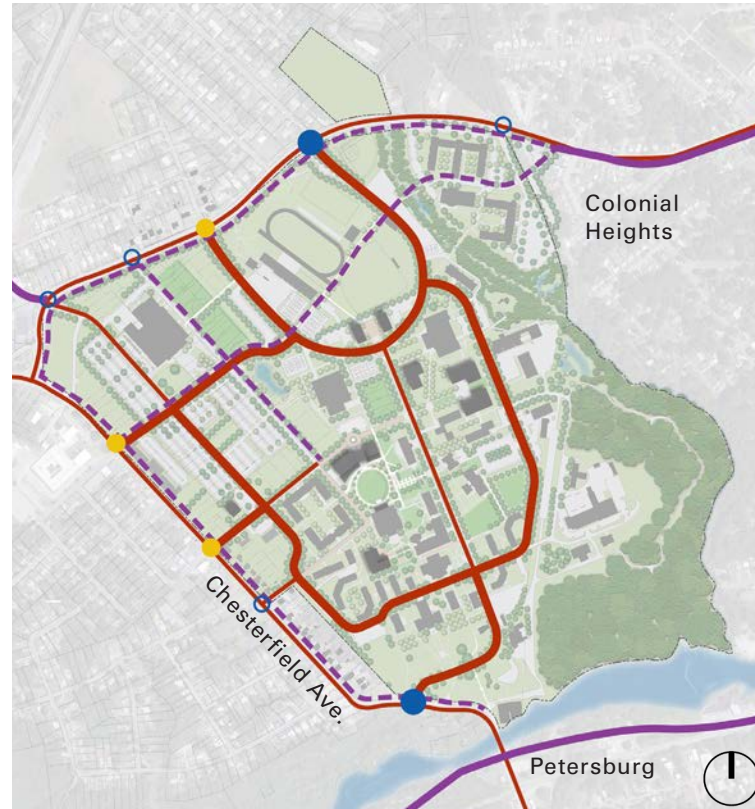
2015 PLAN PRINCIPLES

- **Preserve Campus Heritage.** Preserve the architectural and cultural heritage of Virginia State University while nurturing growth.
- **Address Quality of Space.** Systematically make improvements to the quality of the spaces within existing facilities.
- **Build Relationship with Host Communities.** Strengthen physical connections and programs to enhance engagement with the host community, region, and alumni.
- **Enhance Outdoor Spaces.** Enhance the quality of outdoor spaces with particular attention to the campus core. Develop and implement consistent landscape strategy to reinforce the University brand.
- **Create a Sustainable Campus.** Outline sustainable strategies to conserve the campus' energy and resources. Preserve and celebrate the unique setting along the Appomattox River.



Existing Land Use Diagram (from 2015 Campus Master Plan)

The 2015 Master Plan focuses on unifying and connecting the perimeter campus zones through a new central green space and student center north of the library. This new student hub links key pedestrian paths and strengthens the campus' sense of place and identity. Existing inefficient parking in the pedestrian core that conflicts with primary pedestrian movements is relocated and consolidated



Proposed Circulation Diagram (from 2015 Campus Master Plan)

toward the northwest and east of the walkable academic core and is linked to pedestrian paths. Perimeter parking allows daily users and visitors to easily find a parking space and walk to their building rather than weaving through campus to search for a space in multiple locations.

- ACADEMIC/ADMIN.
- RESIDENTIAL
- STUDENT SERVICES
- ATHLETICS
- SUPPORT
- MIXED-USE DEVELOPMENT
- ENTRY POINTS
- FUTURE DEVELOPMENT
- PEDESTRIAN ROUTES
- LOOP ROAD
- BIKE ROUTE

1.0 overview

1.2 PROCESS

Virginia State University commissioned the architecture and planning firm of Hanbury to lead the master planning process in 2015 and the 2017 Master Plan Update. The new round of planning commenced in February of 2017 and the Board of Visitors approved the updated plan in September of 2017. Over the spring and summer, Hanbury conducted several on-campus meetings and workshops to solicit input from all stakeholders. The planning team met with the following individuals and groups:

- President Abdullah
- Vice President’s Council
- Provost
- Research and Economic Development
- VP of Finance
- Deans
- Athletic Director
- Faculty Senate
- Student Organizations
- Student Open Forum
- Alumni
- Chesterfield County Planning Department
- Petersburg Planning Department
- Colonial Heights Planning Department
- Ettrick Community Group
- Student Focus Group



Photographs from Data Collection Meetings

In addition to in-person meetings and forums, the University circulated an online survey in the spring that gained insights from students, faculty, alumni, and staff about what should be preserved and what should be changed at VSU. The lists to the right summarize the findings at a high level.



Historic Buildings along Hayden Street

What needs to be preserved?

- Historic architectural character and historic campus buildings
- Foster Hall
- Virginia Hall
- The President's House
- Virginia Hall Lawn
- The Fountain of Knowledge
- Traditions
- The "family environment"
- University history
- Historic residence halls

What needs to change?

- Campus needs a welcome + alumni center
- Many buildings need quality and accessibility improvements
- The VSU brand needs strengthening
- Upgrades to technology campus wide, including consistency of technology between buildings
- More informal space for collaboration between students and faculty
- Make Randolph Farm visible on the main campus
- More flexible classroom space
- Improve quality of dining services, expand dining hours, and provide access to healthy options
- Provide a 24/7 food/coffee option
- Take advantage of proximity to the Appomattox River and downtown Petersburg
- Faculty development and improvement center
- Access to more student life amenities and recreation activities
- Make University history and legacy more visible and accessible
- Increase site lighting around campus
- Additional landscaping and benches
- Student union with recreation and meeting spaces
- An internal campus shuttle for improved mobility and access to perimeter parking
- More parking in general

"A "Visitors' Building" would be a huge help to first time visitors and students especially if located near one of our major entrances...We have had people wander into our office simply trying to locate the Admissions office or even the financial aid office. We could have campus layout information, directions, water and even tour guides ready to assist."

"The family oriented nature of VSU is unparalleled, we need a space that students, faculty and staff can congregate to share ideas in an informal way."

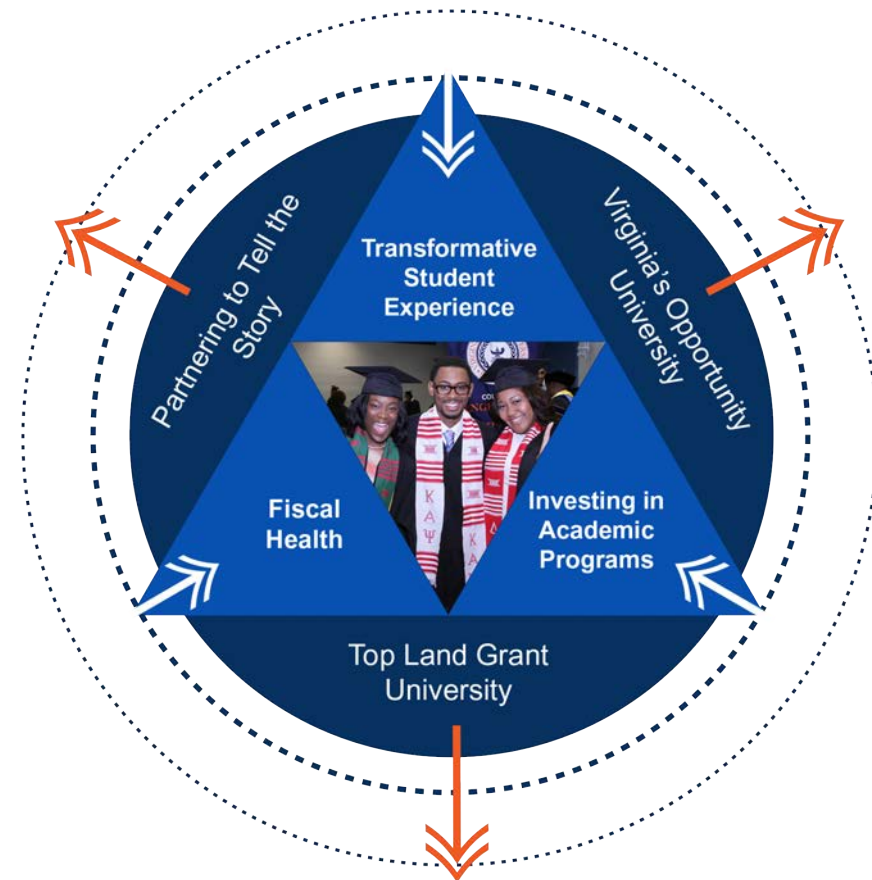
—quotes from online survey

2.0 updates and changes

2.1 VSU BROAD OBJECTIVES AND VISION

As with the previous Master Plan, the Update aims to support the strategic goals of the University and the aspirations of leadership, students and faculty. The diagram to the right visually represents the relationships between the University's new Broad Objectives. Three of the objectives, (Student Opportunity and Access, Academic Excellence, and The Holistic Experience for Students), generally focus inward to bolster the campus community. The remaining three objectives, (Enhancing the Land Grant Mission of the University, The VSU Brand, and Financial/Operational Effectiveness), focus on outreach and building the reputation of VSU. The six VSU Broad Objectives are listed below:

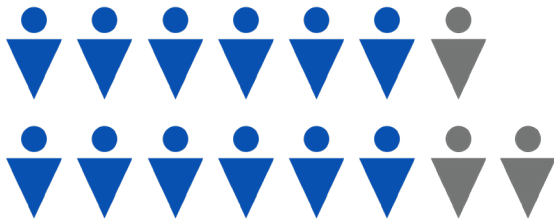
- Providing a transformative experience for students
- Strategically investing in our academic programs
- Embracing our position as a top Land Grant University
- Embracing our role as Virginia's Opportunity University
- Partnering together as a University to tell our story
- Fiscal Health



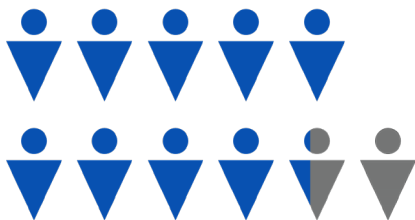
Broad Objectives Diagram

2.2 NEW ENROLLMENT PROJECTIONS

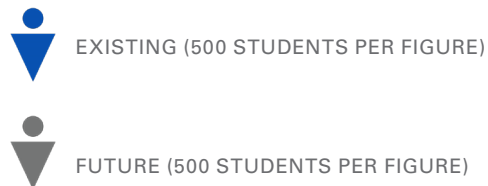
Projected enrollment is an important factor for determining academic and student life space needs. It also plays an important role in determining the number of residence hall spaces desired. When the 2015 Master Plan process began the University had an enrollment of 5,926 students, (5,570 full-time equivalent). The current enrollment growth target for planning purposes is 7,500 students.



2015 Master Plan Enrollment Assumptions



2017 Master Plan Update Enrollment Assumptions



2.3 UTILIZATION AND SPACE NEEDS ANALYSIS

A complete Utilization and Space Needs Analysis document is Appendix A to this Master Plan Update. The purpose of this new analysis is to reassess and validate the previous Utilization and Space Needs Analysis study based on data from the Space Inventory, revised enrollment projections, programmatic initiatives and SCHEV guidelines. The following information is an overview of the results from that study.

Information was requested from VSU on enrollment projections, weekly student contact hours in classrooms and class laboratories, and research expenditures.

- The 2016-2017 academic year student head count was used for the Utilization and Space Needs Analysis indicating 4,648 students. The current full-time equivalent (FTE) student enrollment used is 4,254 FTE.
- The enrollment projection used for this analysis is to reach an enrollment of 6,000 students in ten years. The projected student FTE used is 5,700.
- The athletics space need was derived using space standards, not space programming. The need for athletics space is largely affected by the fact that the arena in the multipurpose center is not dedicated to athletics but to assembly uses.



Existing Photo of Quad 1 Residence Hall

Space Use Category	2017				Future Horizon			
	Student Headcount = 4,648				Student Headcount = 6,000			
	Current ASF	Calculated Space Requirement	ASF Difference	Percent Difference	Future Built ASF	Calculated Future Space Requirement	ASF Difference	Percent Difference
Classrooms and Service	71,252	52,643	18,609	26%	71,252	68,275	2,977	4%
Class Laboratories and Service	93,983	56,064	37,919	40%	93,983	75,121	18,862	20%
Open Laboratories and Service	37,769	29,775	7,994	21%	37,769	39,900	(2,131)	(6%)
Research and Service	53,213	92,800	(39,587)	(74%)	56,358	185,600	(129,242)	(229%)
Office and Service	229,584	181,970	47,614	21%	222,966	187,291	35,675	16%
Study/Library	82,964	85,240	(2,276)	(3%)	82,964	104,975	(22,011)	(27%)
Physical Education	46,896	36,270	10,626	23%	46,896	43,500	3,396	7%
Athletics	57,034	100,000	(42,966)	(75%)	57,034	100,000	(42,966)	(75%)
Special Use	5,937	12,750	(6,813)	(115%)	5,937	17,100	(11,163)	(188%)
Assembly & Exhibit	48,558	27,450	21,108	43%	50,623	31,650	18,973	37%
Student Center	30,057	41,830	(11,773)	(39%)	30,057	54,000	(23,943)	(80%)
General Use	9,040	8,510	530	6%	9,157	11,400	(2,243)	(24%)
Support	37,175	17,015	20,160	54%	37,175	22,800	14,375	39%
Health Care	1,460	2,324	(864)	(59%)	1,460	3,000	(1,540)	(105%)
Residential Facilities	469,410	584,200	(114,790)	(24%)	469,410	900,000	(430,590)	(92%)
TOTAL	1,274,332	1,328,841	(54,509)	(4%)	1,273,041	1,844,612	(571,571)	(45%)
Inactive	40,088				40,088			
L. Douglas Wilder	19,083				19,083			
Randolph Farm	46,116				46,116			
TOTAL	1,379,619				1,378,328			

Note: The Inactive space total was calculated prior to the decision to demolish Simms Hall and repurpose Jackson Place 1, Jackson Place 2, and 20720 Fourth Avenue. With these changes, the Inactive space total is approximately 12,293 ASF.

Table of Campus wide Space Needs

The space needs analysis calculated the space requirements looking at the findings both for the campus as a whole and at a college level for each of the academic colleges and for major administrative divisions. The space category with the greatest space need at the current time is Residential Facilities. The Research & Service and Athletics categories also show a significant need for additional space, as does the Student Center category. Categories of space that do not show a need for additional space include classrooms and class laboratories.

It's important to note that the residential need is a reflection of the institutional desire to house 75% of students on campus. Research space need reflects an institutional aspiration to

double research grant funding by the planning horizon. The most pressing needs are study/library and student center space. The quality of space is also an important factor in determining future need. Upgrading current Student Center, Student Services and Classroom spaces are important short term needs.

The colleges and major administrative divisions currently showing the greatest need for space are Student Success and Engagement, (which reflects the need for Student Center and Residential Facilities space), the Office of the President, (which reflects the need for Athletics space), and the College of Agriculture, (which reflects the need for additional space for Research).



Existing Photo of Rogers Stadium

School/College/Administrative Unit	2017				Future Horizon			
	Student Headcount = 4,648				Student Headcount = 6,000			
	Current ASF	Calculated Space Requirement	ASF Difference	Percent Difference	Future Built ASF	Calculated Future Space Requirement	ASF Difference	Percent Difference
Classrooms & Service	71,252	52,643	18,609	26%	71,252	68,275	2,977	4%
College of Agriculture	56,006	70,187	(14,181)	(25%)	65,246	138,720	(73,474)	(113%)
Reginald F. Lewis College of Business	17,498	14,975	2,523	14%	17,498	16,360	1,138	7%
College of Education	65,608	52,125	13,483	21%	65,608	61,885	3,723	6%
College of Engineering & Technology	68,506	58,808	9,698	14%	68,506	78,717	(10,211)	(15%)
College of Humanities & Social Sciences	91,210	64,359	26,851	29%	91,210	76,126	15,084	17%
College of Natural & Health Sciences	52,014	54,150	(2,136)	(4%)	52,014	80,994	(28,980)	(56%)
Office of the President	73,898	116,985	(43,087)	(58%)	73,770	117,102	(43,332)	(59%)
Vice President for Academic Affairs/Provost	139,104	121,065	18,039	13%	138,501	142,720	(4,219)	(3%)
Vice President for Administration	18,882	23,580	(4,698)	(25%)	18,882	25,555	(6,673)	(35%)
Vice President for Finance	130,377	114,855	15,522	12%	120,577	159,566	(38,989)	(32%)
Vice President for Institutional Advancement	6,101	5,525	576	9%	6,101	6,441	(340)	(6%)
Vice President for Research & Economic Development	477	1,495	(1,018)	(213%)	477	2,990	(2,513)	(527%)
Vice President for Student Success & Engagement	483,399	578,089	(94,690)	(20%)	483,399	869,161	(385,762)	(80%)
TOTAL	1,274,332	1,328,841	(54,509)	(4%)	1,273,041	1,844,612	(571,571)	(45%)
Inactive	40,088				40,088			
L. Douglas Wilder	19,083				19,083			
Randolph Farm	46,116				46,116			
TOTAL	1,379,619				1,378,328			

Table of College and Administrative Space Needs

3.0 the master plan update

3.1 SHORT-TERM PROGRAM ACCOMMODATION

Projects within the initial six-year planning period represent priority projects that implement current strategic goals. These projects will benefit academic, student support, administrative needs, and community engagement. The core of campus will be more student friendly by creating a major new gathering space (C). University Avenue will be more pedestrian friendly by reducing or eliminating traffic and adding more site amenities such as benches, seat walls, and Greek plots (N).

RECOMMENDATION LIST

- (A) New Academic Commons Building
- (B) Renovation/Addition to Johnston Memorial Library
- (C) New BOLT Leadership Building and Campus Green
- (D) New Center for Institutional Advancement and Admissions
- (E) Renovation of Gandy Hall for Student/Academic Services
- (F) Renovation of Foster Hall
- (G) Demolition of Jackson Place 1 and 2
- (H) Renovation of Under-utilized Classroom Space for Research
- (I) Renovation of Johnella Jackson Hall
- (J) Renovation of Virginia Hall
- (K) Renovation of the Guest House
- (L) Renovation of Colson Hall
- (M) Renovation of Lula Johnson Hall
- (N) Construction of a Pedestrian Walkway on University Ave.
- (O) Renovation of Summerseat Property
- (P) Demolition of 20708 Fourth Avenue Building
- (Q) Renovation of Davis Hall
- (R) Renovation of Jesse Bolling Hall
- (S) Renovation of Fautleroy Hall
- (T) Construction of New Student Union Annex
- (U) Construction of New Student Housing (Phase I)
- (V) Construction of New Student Housing (Phase II)
- (W) Construction of Restroom Building



■ NEW CONSTRUCTION ■ EXISTING BUILDING
■ RENOVATION TO BE DEMOLISHED

Short-Term Accommodation Plan

The majority of the six-year projects renovate existing facilities in keeping with the goal to make the most of existing resources. Several projects will bring usable space on-line that is currently vacant or under-utilized. New projects create important academic and public engagement space that replace outdated facilities which are in poor condition.

RECOMMENDATIONS

(A) New Academic Commons Building

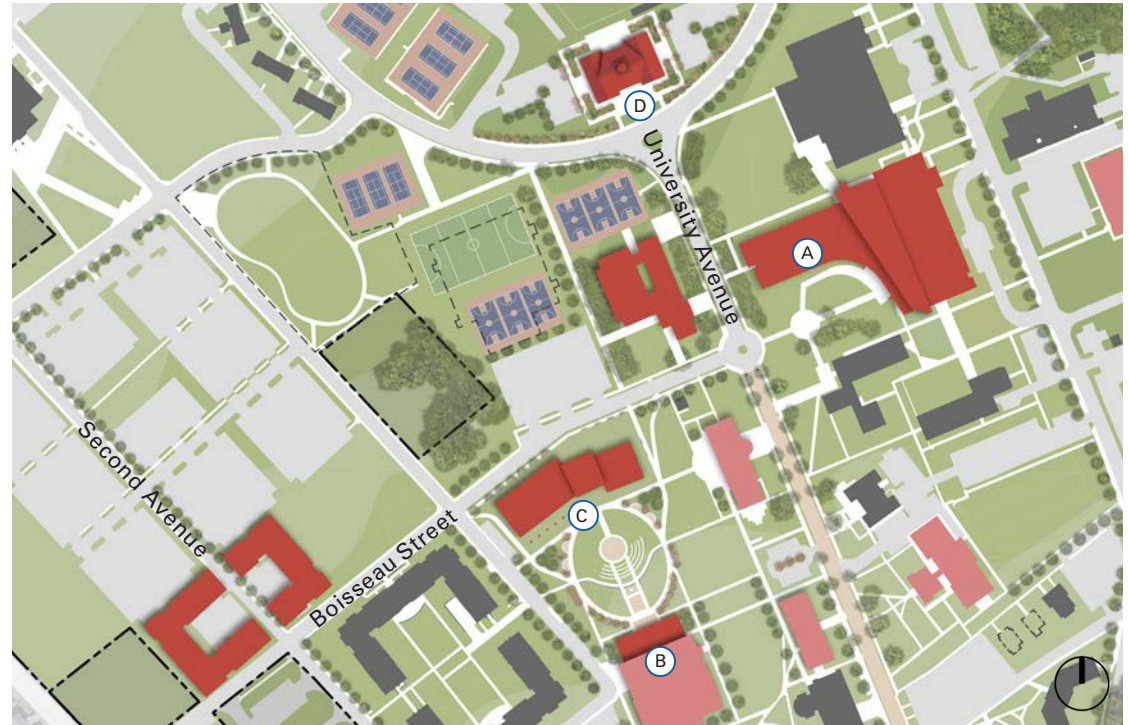
- +/- 120,000 assignable square feet to include a new pool, gym, and fitness areas to serve physical education needs.
- Will serve as the hub of activity in the north academic zone.
- Features shared classrooms, labs and offices for the College of Education and College of Humanities and Social Sciences.
- Consolidates both colleges into a single facility with the demolition of Harris Hall and Daniel Hall.
- Hi-tech flexible classrooms to promote active learning.
- Student study, collaboration, and café spaces to encourage team learning and socialization.
- Standalone building for Ceramics.

(B) Renovation/Addition to Johnston Memorial Library

- +/- 30,000 gross square feet addition for creation of a “one-stop shop” for technology resources, small café to promote collaboration and socialization, additional support spaces.
- Update of existing library to better promote technology rich research and learning resources.
- Creation of more tutorial and student success spaces.
- Faculty training for utilizing technology in course pedagogy.

(C) New BOLT Leadership Building and Campus Green

- Performance stage and amphitheater in the oval—able to accommodate various types and sizes of events.
- Future Academic Building and Library Addition will frame this transformational campus space.



Enlarged Short-Term Accommodation Plan

- NEW CONSTRUCTION
- EXISTING BUILDING
- RENOVATION
- ⋯ TO BE DEMOLISHED

(D) New Center for Institutional Advancement and Admissions

- +/- 30,000 gross square feet on prominent site at north end of University Avenue.
- Programs consolidated/centralized to enhance enrollment management, advancement, and alumni relations.
- Adjacent to athletic fields for use on game days.
- New Welcome Center to orient new students and visitors to the VSU campus and central location for Admissions Department.
- Institutional Advancement and Alumni meeting space.
- Outdoor plaza for campus events, new parking and landscape.



E Renovation of Gandy Hall for Student/Academic Services

- Conceived as “one-stop shop” for student services.
- Contributes to strengthening of campus core and University Avenue.
- Short-term relocation for Admissions.

F Renovation of Foster Hall

- Provide enhanced social spaces at basement level.
- First floor updates include main “living room” space and meeting space; adds new healthy “grab and go” food options.
- Upper level upgrades move offices to the fourth level to provide more meeting space on floors 2 and 3.
- Meeting spaces are more open and connected through new transparent walls

G Demolition of Jackson Place 1 and 2

- Redevelop for student and residence life activity space.

H Renovation of Under-utilized Classroom Space for Research

- Convert under-utilized classroom, class lab, and computer lab space into research lab and office space in Hunter-McDaniel Building, Singleton Hall, Owens Hall, and Honors House.
- Create collaborative research opportunities within or between departments.

Q Renovation of Davis Hall

- Provide updated finishes/fixtures and space modifications to accommodate academic program needs.

- Upgrade infrastructure and technology to support music programs.

R Renovation of Jesse Bolling Hall

- Install an exterior ROTC training area.
- Replace mechanical and electrical systems.
- Install wireless and academic support technologies and accessibility upgrades.

S Renovation of Fautleroy Hall

- Replace mechanical and electrical systems.
- Upgrade of finishes and modifications for studio spaces.
- Install academic support technologies and accessibility upgrades.



- NEW CONSTRUCTION
- EXISTING BUILDING
- RENOVATION
- ⋯ TO BE DEMOLISHED

Enlarged Short-Term Accommodation Plan

T Construction of New Student Union Annex

- Contributes to strengthening of campus core and University Avenue.
- Student study, collaboration, and recreational spaces to encourage team learning and socialization.

U Construction of New Student Housing (Phase I)

- The Phase I building will construct suite-style units for approximately 455 students and include fitness area, staff offices and assembly area.

V Construction of New Student Housing (Phase II)

- The Phase II building will construct suite-style units for approximately 335 students and include additional programmable space.



I Renovation of Johnnella Jackson Hall

- Redevelop into a living/learning community.
- Staff located in Johnnella Jackson will move to the Library.

J Renovation of Virginia Hall and Anderson Turner Auditorium

- Enhance administrative and executive offices and meeting space.
- Cashier, Student Accounts and Trojan Card Offices relocated to Gandy Hall One Stop Shop.

K Renovation of the Guest House

- As part of the Cooperative Extension, the project is to be developed as a demonstration area.
- The house will be a net zero building, demonstrating best practices and new technologies that reduce energy consumption and minimize the carbon footprint of a building.

L Renovation of Colson Hall

- Humanities and Social Sciences faculty offices and classrooms relocated to new Academic Commons.
- Provides short term swing space for the Virginia Hall renovation.
- Facility upgrades and space modifications for Finance and Administration Center.

M Renovation of Lula Johnson Hall

- Facility upgrades and space modifications for Faculty Development Center.

N Construction of a Pedestrian Walkway on University Avenue

- Close or limit vehicular traffic along University Avenue; utilize removable bollards and create raised crosswalks to unify both sides of the street.
- Enhance pedestrian walks with brick pavers, additional lighting, trees and site amenities.
- Consistent use of updated standards for site amenities (benches, trash receptacles, bike racks).
- Create a framework and guidelines for Greek Plots to help create unity without sacrificing creativity.
- Connect to proposed Appomattox River Trail and bridge.



NEW CONSTRUCTION

EXISTING BUILDING

Enlarged Short-Term Accommodation Plan

RENOVATION

W Construction of a New Restroom Building

- Restroom building will provide support to the South Entrance of campus



○ Renovation of Summerseat Property

- Summerseat and its surrounding 2.2 acre tract will be developed into an Urban Agriculture Cooperative Extension Center.
- Conceptualized as a facility for community outreach and education, providing information about the history of the University and its role in the Ettrick community.
- Demonstration areas will focus on urban agriculture methods, food production and distribution to address food deserts.

Ⓟ Demolition of 20720 Fourth Avenue Building

- Site to be repurposed for Athletics and recreation program, and parking support needs.



NEW CONSTRUCTION

EXISTING BUILDING

RENOVATION

Enlarged Short-Term Accommodation Plan



3.3 LONG-TERM PROGRAM ACCOMMODATION

Projects within the long-term planning period continue to implement strategic goals. The majority of these projects renovate existing facilities in keeping with the goal to make the most of existing resources. Renovation of residential communities will be ongoing to strengthen the living/learning environment and build an engaged student community. New projects will satisfy campus space needs beyond renovation or repurposing of existing buildings. Specific space need is identified in the areas of housing, research, athletics and student center. The recommendations below are not listed in order of priority.

RECOMMENDATIONS

- (i) Renovation/Addition to the President’s House
- (ii) Renovation of Storum Hall
- (iii) Renovation of Historic Residence Halls
- (iv) Not Used
- (v) Not Used
- (vi) Renovation of Rogers Stadium
- (vii) Demolition of 20716 Fourth Avenue
- (viii) Demolition of 20720 Fourth Avenue
- (ix) Construction of an Indoor Track Facility (+/- 50,000 GSF)
- (x) Renovation of Academic Innovation Center
- (xi) New Physical Plant Annex and Support Spaces





Proposed View of New Pedestrian Walkway along University Avenue Looking North toward Athletic Fields

Building in Left Foreground: Foster Hall

Building in Left Background: New Center for Institutional Advancement

Building in Middle Background behind Fountain of Knowledge: New Academic Commons

4.0 Key Recommendations

4.1 NEW PEDESTRIAN WAY ON UNIVERSITY AVENUE

Consistent with the 2015 Campus Master Plan, this update recommends creating an easy to navigate campus loop road for most automobile traffic, (see page 5). That initiative presents the opportunity to close or limit auto traffic along University Avenue. Utilizing removable bollards, traffic may be controlled and limited to certain days or times of day while maintaining accessibility for emergency and service vehicles.

As one of the most active campus spaces, University Avenue has the potential to become an iconic pedestrian corridor that connects campus districts, sponsors special events, provides locations for food trucks, and is populated with amenities to encourage everyday chance meetings and small gatherings.

Highlights:

- Continuous path that connects athletics, academics, historic core, river, and City of Petersburg
- Enhanced pedestrian walks with paving, seat walls, lighting, trees and site amenities
- Updated site amenities (benches, trash receptacles, bike racks)
- Raised crosswalks (“tables”) to unify both sides of the street and further calm traffic
- Greek Plots at edges of pedestrian path
- Gathering spaces at building entries along the pedestrian path
- Eliminates safety issues when vehicular and pedestrian traffic conflict



Existing View of University Avenue Foster Hall Entry Plaza



Existing View of University Avenue and Greek Plot

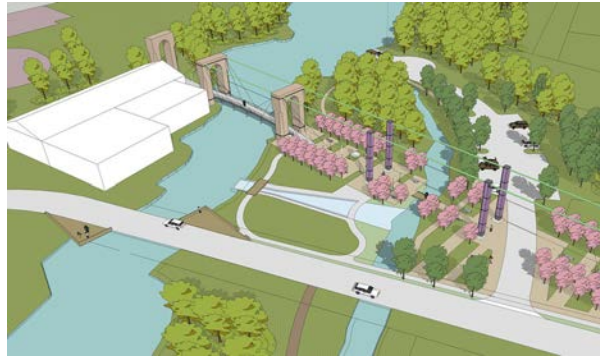


Existing View of University Avenue Looking Toward Fountain of Knowledge

An extension of University Avenue south beyond Virginia Hall Lawn via a bridge connection to the existing abandoned railroad trestle supports over the Appomattox River and into Petersburg would be a transformational and completely unique campus amenity. This regionally supported project by Cameron Foundation, Friends of the Lower Appomattox (FOLAR), Chesterfield County and City will create a Petersburg Gateway which includes a bridge and enhancements to Appomattox Park. The bridge would be a destination in and of itself and should be designed to handle community events and in concert with a replacement for Simms Hall, which has suffered a fire. The existing topography lends itself well to an amphitheater space.

Combined with the University Avenue enhancements, a compelling and continuous pedestrian path would connect all the way from Rogers Stadium to Petersburg and reflect the historic character of this corridor while highlighting the natural beauty of the Appomattox River and views of Petersburg. Material and lighting choices should be sensitive to the existing palette. Precedent projects include:

- The High Bridge Trail in Farmville, VA
- The High Line in New York City, NY
- The Midway Crossings, Chicago, IL
- Potterfield Bridge, Richmond, VA



Rendering of Petersburg Gateway Concept



Existing View of University Avenue Looking South



Existing View of Railroad Intersection



Existing View of the Appomattox River from Bridge



Existing View of Simms Hall and Bridge



Existing View of Path to Main Campus and Greek Life Rocks



Map of Virginia State University Main Campus and Randolph Farm, Arrow Highlights New Pedestrian Way Connecting to Proposed Pedestrian Bridge

4.2 NEW ACADEMIC COMMONS BUILDING

The Academic Commons will provide transformational academic experiences for the VSU community. It is conceived to be the hub of intellectual activity in the north academic zone through shared campus spaces, high tech classrooms, faculty offices and other academic resources. It will be a destination for interdisciplinary collaboration and group study.

As a strategic investment, the Academic Commons consolidates the College of Humanities and Social Sciences together with the College of Education in one complex with the demolition of Harris Hall and Daniel Hall. It will provide academic and support spaces outlined in space needs assessment. It will also enhance organizational efficiency and create new synergies.

Located between Singleton Hall and the Hunter-McDaniel Building on University Avenue, its highly visible location reinforces planning goals to enhance University Avenue as the major pedestrian corridor. The building will provide public spaces both inside and outside to promote community building and engaged intellectual inquiry.

Space Use Category	2017				Future Horizon			
	Current ASF	Calculated Space Requirement	Difference	Percent Difference	Future Built ASF	Calculated Future Space Requirement	ASF Difference	Percent Difference
Classrooms & Service	8,497	7,036	1,461	17%	8,497	8,444	53	1%
Class Laboratories & Service	1,403	1,020	383	27%	1,403	1,367	36	3%
Open Laboratories & Service	998	790	208	21%	998	1,055	(57)	(6%)
Research & Service	0	1,250	(1,250)	na	0	1,250	(1,250)	na
Office & Service	13,995	9,115	4,880	35%	13,995	9,333	4,662	33%
Physical Education	46,896	36,270	10,626	23%	46,896	43,500	3,396	7%
Special Use	0	1,500	(1,500)	na	0	2,500	(2,500)	na
General Use	2,316	2,180	136	6%	2,316	2,880	(564)	(24%)
Total including classroom space	74,105	59,161	14,944	20%	74,105	70,329	3,776	5%
TOTAL	65,608	52,125	13,483	21%	65,608	61,885	3,723	6%

Table of Space Needs for College of Education

Space Use Category	2017				Future Horizon			
	Current ASF	Calculated Space Requirement	Difference	Percent Difference	Future Built ASF	Calculated Future Space Requirement	ASF Difference	Percent Difference
Classrooms & Service	20,018	21,271	(1,253)	(6%)	20,018	27,653	(7,635)	(38%)
Class Laboratories & Service	29,732	14,404	15,328	52%	29,732	19,300	10,432	35%
Open Laboratories & Service	12,285	9,685	2,600	21%	12,285	12,975	(690)	(6%)
Research & Service	0	1,250	(1,250)	na	0	1,250	(1,250)	na
Office & Service	33,812	26,070	7,742	23%	33,812	26,756	7,056	21%
Study/Library	1,666	1,700	(34)	(2%)	1,666	2,100	(434)	(26%)
Special Use	4,894	5,760	(866)	(18%)	4,894	7,400	(2,506)	(51%)
Assembly & Exhibit	7,482	4,230	3,252	43%	7,482	4,675	2,807	38%
General Use	1,339	1,260	79	6%	1,339	1,670	(331)	(25%)
Total including classroom space	111,228	85,630	25,598	23%	111,228	103,779	7,449	7%
TOTAL	91,210	64,359	26,851	29%	91,210	76,126	15,084	17%

Table of Space Needs for College of Humanities and Social Sciences

Program Highlights:

- Shared classrooms, labs and offices for the College of Education and College of Humanities and Social Sciences
- Hi-tech flexible classrooms to promote active learning
- Study spaces for team study and collaboration
- A café to encourage team learning and socialization
- A new pool, gym, and fitness areas to serve physical education needs
- Faculty offices for both colleges
- Dedicated ROTC physical training space



Examples of Multi-Use Academic Building



Conceptual Rendering of New Academic Commons Building

4.3 NEW CENTER FOR INSTITUTIONAL ADVANCEMENT AND ADMISSIONS

This project is conceived to transform constituent relations by uniting in one clearly identifiable location the major university-community interface programs. A new Welcome Center, Undergraduate and Graduate Admissions, Enrollment Management, Advancement, and Alumni Relations would all be consolidated and centralized.

Strategically this facility will provide a much improved “first look” at VSU for potential new students and parents. It will simplify the admissions process and streamline administrative services. It will also become a beacon for VSU alumni. It is designed to promote interaction between prospective students and engaged alumni.

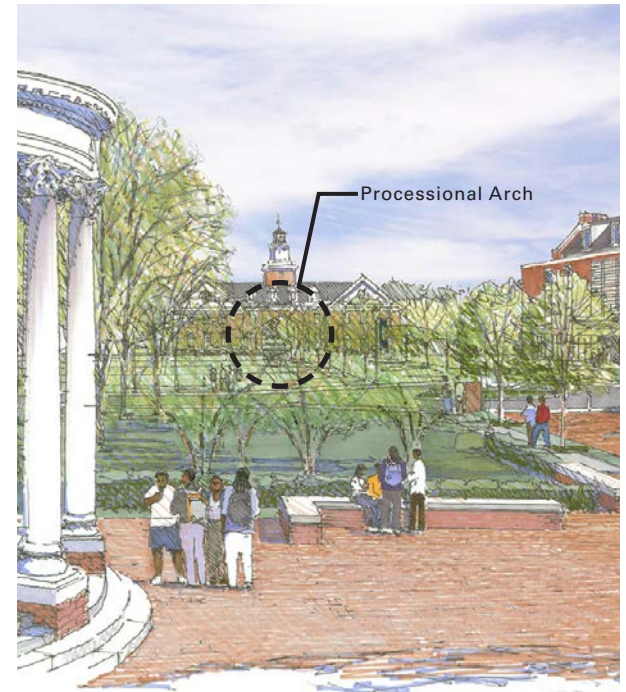
The building is sited at a prominent location at the northern terminus of University Avenue. This location will clarify orientation for campus visitors as it is easily accessed from both north and south campus gateways. The location bridges the academic and athletic zones of campus and strengthens the University Avenue pedestrian corridor. The arch allows for ceremonial processions along University Avenue and into the football stadium. An outdoor “Alumni Plaza” will sponsor major campus events.

Program Highlights:

- Lobby/gathering space connected to outdoor plaza
- Gallery space highlighting VSU history and current initiatives
- Lounge
- Meeting rooms with video capabilities
- Dining/ballroom event space
- Administrative offices



Example of Visitor Center Lounge



Conceptual Rendering of the New Center for Institutional Advancement

4.4 RENOVATION OF FOSTER HALL



Interior and Exterior Photographs of Foster Hall

Foster Hall is known as the heart of campus by students, faculty, and alumni. Through personal interaction with student groups and student-life staff, along with data from the online survey, the planning team recognized that while users of this building embrace its character and historic legacy, the majority also recognize a need for modern amenities and overall improvement in the quality of space. The following recommendations aim to support the University's Broad Objectives for student life and engagement through the renovation of Foster Hall.

The general purpose of this renovation is to provide updated amenities and meeting spaces for student recreation and student organizations. The basement and first floor will fulfill the social/recreation needs of the student body. The second and third floors will be renovated to provide a variety of meeting spaces and offices for student life organizations. The fourth floor will be renovated for offices and workroom space.

Basement Floor Renovation Strategies

The basement floor of Foster Hall currently has a partially open floor plan that can be enhanced by the following:

- Remove partitions or replace with glass partitions to create an open floor plan, creating visibility and connection between program spaces.
- Recreation/game tables and equipment with an equipment checkout station.
- Introduce contemporary fixtures and flexible furniture that complement the historic character of the building.
- Utilize warm/light material and color palettes.



Existing Basement Floor Lounge



Existing Basement Floor Lounge

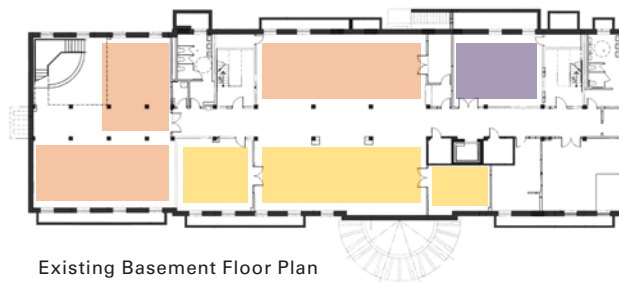


Example of Contemporary Student Lounge Space

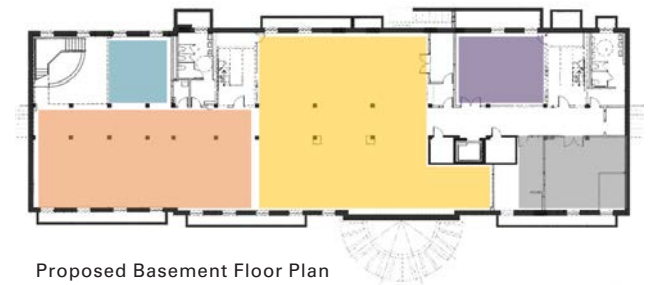


Example of Open Floor Plan Recreation Room

- STUDENT LOUNGE
- RECREATION/GAME AREA
- EQUIPMENT RENTAL
- MEDITATION/YOGA ROOM
- SUPPORT SPACE



Existing Basement Floor Plan



Proposed Basement Floor Plan

First Floor Renovation Strategies

The main floor of Foster Hall is a hub of activity between and after classes for students to socialize, meet with student groups, or grab a bite to eat. Many students expressed a desire to have more dining options that are healthier than the options available currently in Foster.

The intimate scale of the lobby and this floor in general could be enhanced through the following:

- Update furniture, fixtures, and finishes to reflect a contemporary and lively atmosphere.
- Remove decorative wood and glass partitions that obstruct visual connection.
- Repurpose the small conference room for a healthy grab and go station and coffee bar.



Existing Lobby/Student Lounge



Existing Lobby/Student Lounge

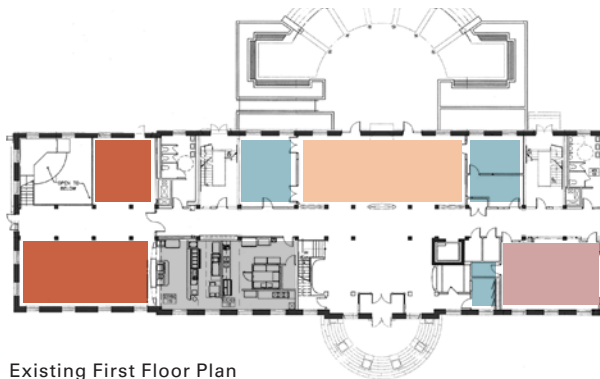


Example Student Café Area

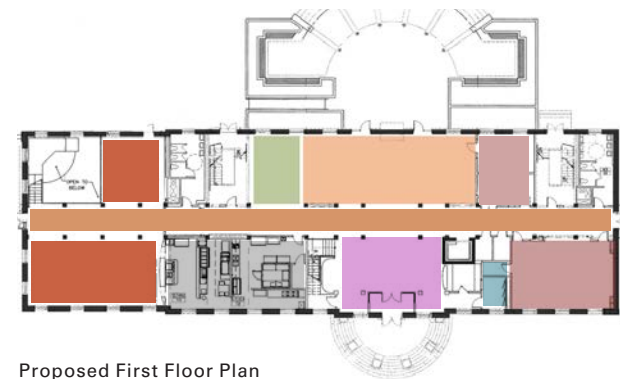


Example of Contemporary Student Lounge/Living Room

- STUDENT LOUNGE
- HEALTHY GRAB AND GO CAFE
- INHABITABLE CORRIDOR
- MEETING ROOM
- STUDENT ACTIVITIES SPACE
- OFFICE/CONFERENCE ROOM
- SUPPORT SPACE
- DINING



Existing First Floor Plan



Proposed First Floor Plan

Second Floor Renovation Strategies

With over 100 active student groups on campus, meeting space is at a premium. More meeting rooms are needed at a variety of scales with up-to-date and consistent technology that is available for use by student organizations.

- Consolidate Student Life/Activities offices through a reshuffling of space.
- Create transparency between corridors and meeting rooms to bring in more natural light and highlight activity in the building.
- Incorporate portraits hanging over bannister at balcony into a historic timeline and archive photos of the campus on the walls surround the balcony.
- Create small seating/reading areas along the "Campus History Wall".



Existing Second Floor Balcony



Existing Second Floor Meeting Room



Example of Historic Wall Supergraphic



Example of Glass Partition between Corridor and Meeting Room

- STUDENT LIFE/ACTIVITIES OFFICES
- MEETING ROOM
- CAMPUS HISTORY WALL



Proposed Second Floor Plan

Third and Fourth Floor Renovation Strategies

Similar to the second floor strategy, the third and fourth recommendations include increased visibility and natural light, updated technology, and updated furniture and finishes. The sloped ceiling on the fourth floor is more appropriate for offices than for meeting rooms.



Existing Lobby/Student Lounge



Existing Lobby/Student Lounge



Example of Multipurpose Meeting Rooms and Lounge Space



Example of a Workroom with Dormer Window

- STUDENT LIFE/ACTIVITIES OFFICES
- MEETING ROOM



Proposed Third Floor Plan



Proposed Fourth Floor Plan

4.5 NEW STUDENT CAMPUS CORE

Consistent with the 2015 Campus Master Plan, a new campus green space is recommended to anchor the campus core and provide active outdoor space for the surrounding student life facilities. Sitting north of Johnston Memorial Library, west of Foster Hall, east of the Quad Residence Halls and south of the future Academic building, the new campus green is perfectly located to house campus-wide events and celebrations, as well as everyday activities.

Really two spaces, the new green quad-like space connects the Engineering Technology Building to the west side of Foster Hall. This space can be used for casual recreation, event space and is an important pedestrian crossing. The oval space is conceived as an outdoor event space and amphitheater, taking advantage of the natural slope. With a round stage near the center of the oval, performances can be seen "in the round" and scaled up or down depending on the size of crowd expected. More intimately scaled spaces around the perimeter of the oval provide quiet areas for study or socializing.

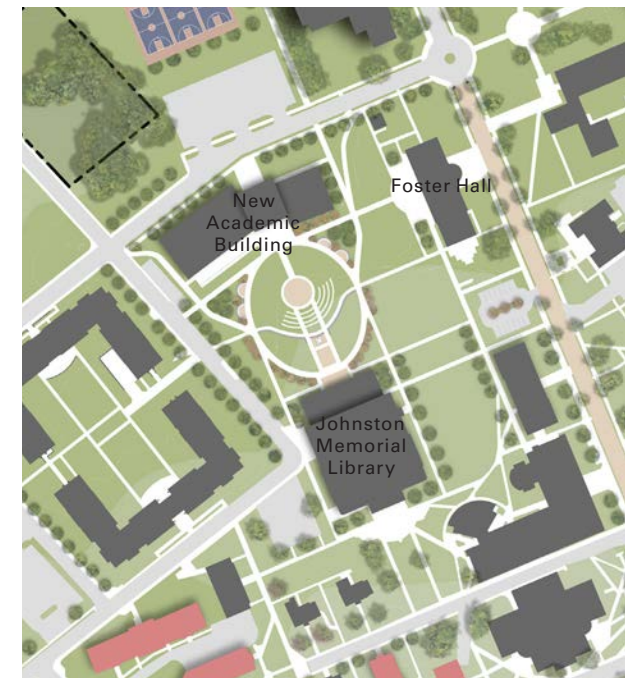
The future new student union will have a south facing porch that overlooks the oval, further enhancing both daily student life experiences and creating opportunity for sponsored campus events. The future Library addition will provide views to and create an appropriate architectural backdrop to the oval. This will become the social heart of campus.

Highlights:

- Performance stage and amphitheater in the oval - able to accommodate various types and sizes of events
- Improved pedestrian circulation to and around the Campus Green
- Enhanced open space west of Foster Hall and Gandy Hall
- Parking taken out of the core campus and relocated to Second Avenue
- Future Academic Building and Library Addition will frame this transformational campus space



Existing View of Open Space Behind Foster Hall Looking East



Proposed Plan of New Campus Green and Student Center



Proposed View of New Campus Green/Amphitheater and New BOLT Leadership Building from Third Avenue Parking Lot looking Northeast, Future Academic Commons Building Visible Beyond

4.6 RENOVATION OF HISTORIC RESIDENCE HALLS

VSU aspires to accommodate 75 percent of their student population in on-campus housing. In the shorter term, the VP Council is targeting 500 new beds in the next 10-12 years. In keeping with the Master Plan Update's emphasis on utilizing existing infrastructure, the plan recommends renovating VSU's eight historic residence halls as the first step in meeting this growth. These buildings include:

- Branch Hall
- Howard Hall
- Campbell Hall
- Langston Hall
- Seward Hall
- Johnnella Jackson Hall
- Williams Hall
- Whiting Hall
- Repurposing of Fourth Avenue Apartments and Jackson Place Cottages for student apartment housing

A schematic renovation strategy study of Seward Hall shown in the following pages can be used as a precedent for the other buildings. These recommendations are general at the master planning level and a more detailed study is required.

The recommended square footage per student for residential accommodations has increased greatly since these historic residence halls were constructed. VSU is currently utilizing what were originally built as double rooms as single rooms. Students are favorable to these single rooms, but a mix of singles and doubles is preferable for efficiency and for the establishment of community and personal connections.



Johnnella Jackson Hall



Langston Hall



Seward Hall

General Recommendations for Renovation of Historic Residence Halls

- Address accessibility issues by updating stairwells, building entry points, and providing an elevator
- Update mechanical, electrical, and plumbing systems as necessary; replace window cooling units with central air system.
- Update all fixtures, furniture and finishes
- Shift corridor walls along structural grid line to provide appropriate S.F. for double and single rooms utilizing the existing structural grid.
- Utilize space efficient furniture systems in bedrooms.
- Enlarge bathroom spaces to provide more privacy and higher quality spaces.
- Include a central common space at each level to serve as the living room for the associated floor community.
- Renovate bathrooms to address space, accessibility, quality, and privacy issues.
- Preserve historic character of buildings.

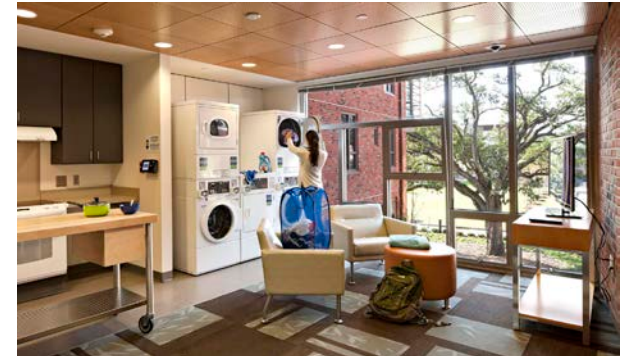
Basement Floor Renovation Strategies

The basement floors in many of the historic residence halls are currently under-utilized, and in some cases not in use at all.

- Take advantage of natural light and high ceilings wherever possible.
- Include amenities for use by all building residents:
 - integrated kitchen and laundry lounge
 - community living/game room
 - quiet study rooms
- Introduce a +/- 900 square foot faculty apartment to create a living/learning community and enhance student mentoring and retention.
 - If a faculty apartment is not desired, and additional 8-10 beds can be gained.



Existing Basement in Williams Hall



Example of Kitchen and Laundry Lounge

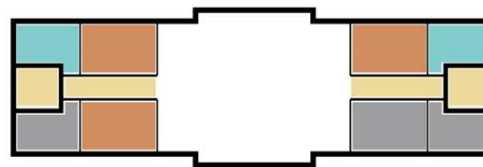


Existing Basement in Williams Hall



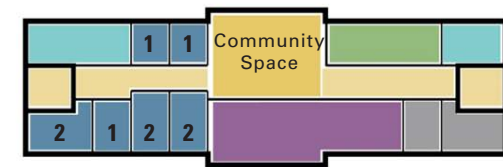
Example of Faculty in Residence Apartment

- STUDENT LOUNGE
- CIRCULATION
- BATHROOM
- STUDENT ROOM
- FACULTY APARTMENT
- GREEK LIFE ROOM
- LAUNDRY ROOM/KITCHEN
- SUPPORT



Existing Basement Floor Plan of Seward Hall

Single Rooms: None
Double Rooms: None
Total Student Beds: None



Potential Basement Floor Plan of Seward Hall

Single Rooms: 3, (+/- 120 ASF)
Double Rooms: 3, (+/- 190 ASF)
Faculty Apartment: +/- 900 ASF
Total Student Beds: 9

First Floor Renovation Strategies

As the main point of entry for many of these historic buildings, the lounge atmosphere should reflect a welcoming “home away from home”.

- Create a welcoming entry lobby/lounge where students will want to interact.
- New furniture to allow for custom and economical use of space in bedrooms. This recommendation applies to bedrooms on all floors.



Existing First Floor Lobby in Williams Hall



Example of Student Lounge in Residential Community

Typical Single Room: 100 - 110 ASF

Typical Double Room: 190 - 200 ASF

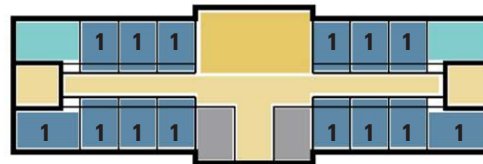


Existing Student Room in Williams Hall



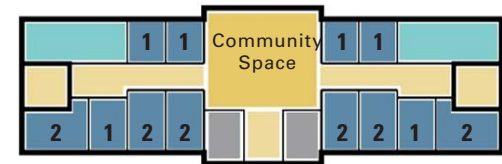
Example of Flexible Furniture in Student Room

- STUDENT LOUNGE
- CIRCULATION
- BATHROOM
- STUDENT ROOM
- SUPPORT



Existing First Floor Plan of Seward Hall

Single Rooms: 14, (+/- 160 ASF)
Double Rooms: None
Total Student Beds: 14



Potential First Floor Plan of Seward Hall

Single Rooms: 6, (+/- 120 ASF)
Double Rooms: 6, (+/- 190 ASF)
Total Student Beds: 18

Second and Third Floor Renovation Strategies

In addition to creating community space and enhancing bedrooms, the following recommendations should be applied to all floors to achieve a home-like feeling and encourage community:

- Bring in natural light where possible, especially at the end of corridors.
- Use color and material texture to create visual interest and breakup long corridors.
- Provide carpet in hallways to provide a warmer feel and sound dampening, while still maintaining easy access for cleaning by custodial staff.
- Update lighting for a warmer atmosphere and accent lighting in certain locations to encourage gathering.
- Provide ample space in bathrooms and increased privacy where possible.
- Update bathrooms with modern fixtures, hardware, and durable counter materials.



Existing Bathroom in Williams Hall



Example of Renovated Bathroom in Residence Hall

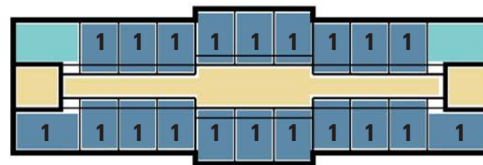


Existing Corridor in Williams Hall



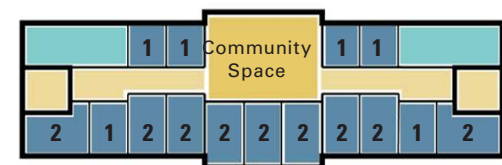
Example of Activated Corridor

- STUDENT LOUNGE
- CIRCULATION
- BATHROOM
- STUDENT ROOM



Existing Third and Fourth Floor Plan of Seward Hall

Single Rooms: 20, (+/- 160 ASF)
Double Rooms: None
Total Student Beds: 20



Potential Third and Fourth Floor Plan of Seward Hall

Single Rooms: 6, (+/- 120 ASF)
Double Rooms: 9, (+/- 190 ASF)
Total Student Beds: 24

Fourth Floor Renovation Strategies

Most, if not all, of the historic residence halls have unused attic space that could be converted in to additional bedrooms and lounge space. While part of these floors house mechanical equipment, this top floor space has the opportunity for unique architectural features and great views of the surrounding campus.

- Organize bedrooms around existing dormer windows.
- Potential for single rooms with shared bath; could market as premium residence space.



Existing Fourth Floor of Seward Hall



Example of Student Lounge in Converted Attic Space

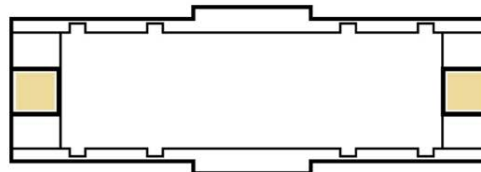


Existing Fourth Floor of Seward Hall



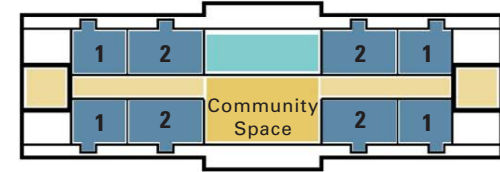
Example of Student Room in Converted Attic Space

- STUDENT LOUNGE
- CIRCULATION
- BATHROOM
- STUDENT ROOM



Existing Fourth Floor Plan of Seward Hall

Single Rooms: None
Double Rooms: None
Total Student Beds: None



Potential Fourth Floor Plan of Seward Hall

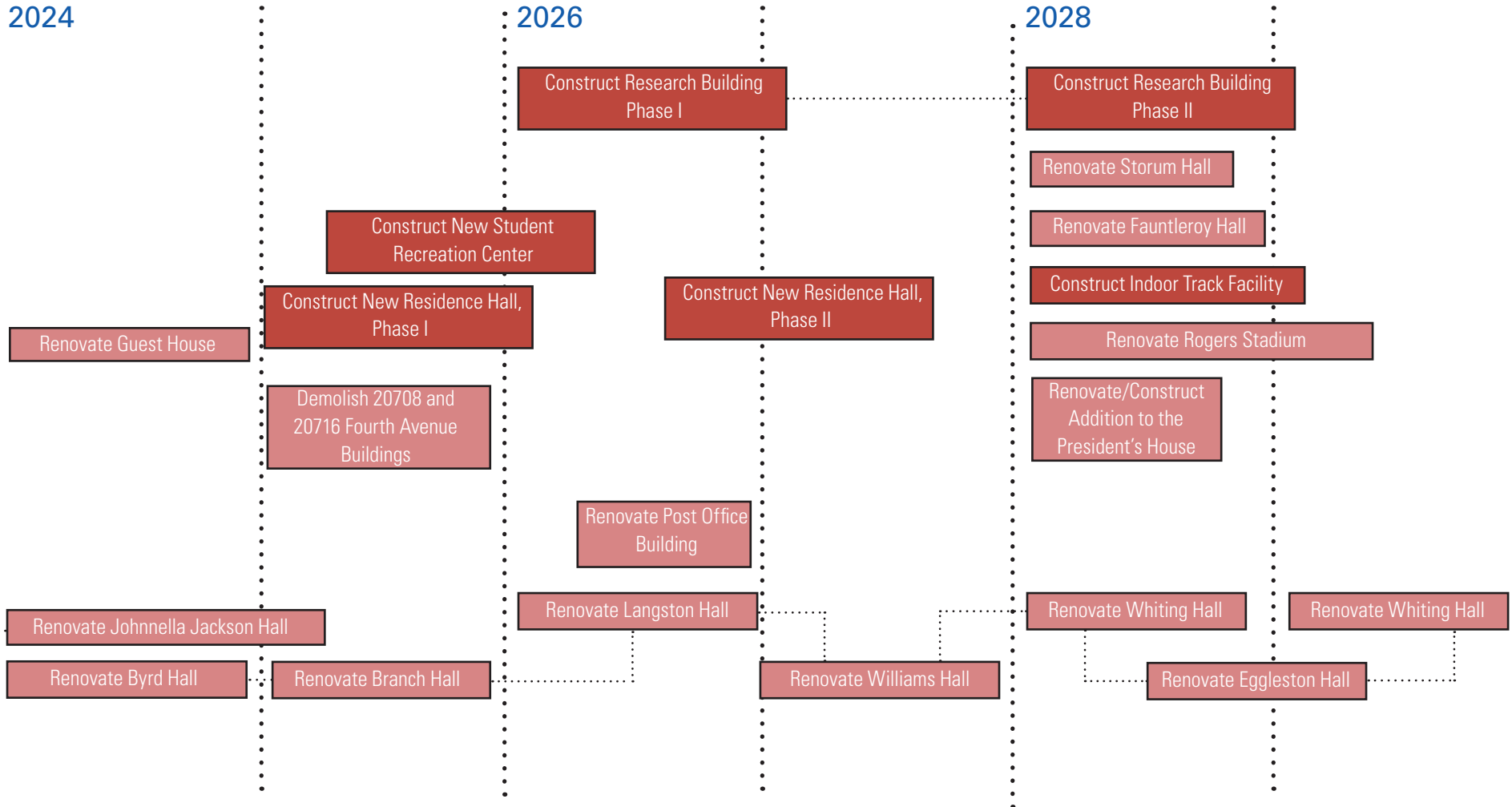
Single Rooms: 4, (+/- 120 ASF)
Double Rooms: 4, (+/- 190 ASF)
Total Student Beds: 12



2024

2026

2028



- NEW CONSTRUCTION
- RENOVATION
- TO BE DEMOLISHED
- DEPENDENT PROJECTS

