CAMPUS MASTER PLAN UPDATE
VIRGINIA STATE UNIVERSITY
NOVEMBER 2017
REVISED JUNE 2022
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.

VSU CAPITAL PLAN ADVISORY COMMITTEE
Dr. Makola M. Abdullah, University President
Osubi Craig, Special Assistant to the President
Kevin Davenport, VP for Finance
Peggy Davis, Athletic Director
Letizia Gambrell-Boone, VP of Student Success and Engagement
Hubert Harris, Associate VP for Technology Services and Chief Information Officer
Reshunda Mahone, VP of Institutional Advancement
Dr. Donald Palm, Provost and VP for Academic Affairs
Dr. Dale Wesson, VP for Research and Economic Development

HANBURY MASTER PLAN DESIGN TEAM
John Dreiling, Project Manager
Scott Miller, Senior Planner
Elizabeth Morgan, Planner
Wesley Page, Architect and Illustrator
Nancy Redenius, Designer
Keith Storms, Design Principal
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
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APPENDIX A: VIRGINIA STATE UNIVERSITY HISTORIC PRESERVATION PLAN
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 2014-2020 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.
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 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.
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
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.

**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, (Transformative Student Experience, Investing in Academic Programs, and Fiscal Health), generally focus inward to bolster the campus community. The remaining three objectives, (Partnering to Tell the Story, Virginia’s Opportunity University, Top Land Grant University), 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
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). This previous Plan targeted a projected enrollment growth to 7,500 students.

2016 enrollment numbers were closer to 4,650 students, therefore the 2017 Master Plan Update takes a more conservative approach to enrollment growth. The new goal for enrollment growth is 6,000 students, (5,700 Full Time Equivalent) in ten years with enrollment sustaining the current level of 4,650 students for the next six years.
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 current year 2016-2017 student head count used for the Utilization and Space Needs Analysis is 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.

### Table of Campus wide Space Needs

<table>
<thead>
<tr>
<th>Space Use Category</th>
<th>Current ASF</th>
<th>Calculated Space Requirement</th>
<th>ASF Difference</th>
<th>Percent Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classrooms and Service</td>
<td>71,252</td>
<td>52,643</td>
<td>18,609</td>
<td>26%</td>
</tr>
<tr>
<td>Class Laboratories and Service</td>
<td>93,983</td>
<td>56,064</td>
<td>37,919</td>
<td>40%</td>
</tr>
<tr>
<td>Open Laboratories and Service</td>
<td>37,769</td>
<td>29,775</td>
<td>7,994</td>
<td>21%</td>
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<tr>
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<td>53,213</td>
<td>92,800</td>
<td>(39,587)</td>
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<tr>
<td>Office and Service</td>
<td>229,584</td>
<td>181,970</td>
<td>47,614</td>
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<tr>
<td>Study/Library</td>
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<td>85,240</td>
<td>(2,276)</td>
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<tr>
<td>Physical Education</td>
<td>46,896</td>
<td>36,270</td>
<td>10,626</td>
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<td>Athletics</td>
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<td>Special Use</td>
<td>5,937</td>
<td>12,750</td>
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<tr>
<td>Assembly &amp; Exhibit</td>
<td>48,558</td>
<td>27,450</td>
<td>21,108</td>
<td>43%</td>
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<tr>
<td>Student Center</td>
<td>34,057</td>
<td>34,830</td>
<td>(773)</td>
<td>(39%)</td>
</tr>
<tr>
<td>General Use</td>
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<td>8,510</td>
<td>530</td>
<td>6%</td>
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<tr>
<td>Support</td>
<td>37,175</td>
<td>20,160</td>
<td>17,015</td>
<td>84%</td>
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<tr>
<td>Health Care</td>
<td>1,460</td>
<td>2,324</td>
<td>(864)</td>
<td>(59%)</td>
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<tr>
<td>Residential Facilities</td>
<td>489,410</td>
<td>584,200</td>
<td>(114,790)</td>
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</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,274,332</strong></td>
<td><strong>1,328,841</strong></td>
<td><strong>(54,509)</strong></td>
<td>(4%)</td>
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</table>

<table>
<thead>
<tr>
<th>Space Use Category</th>
<th>Future Built ASF</th>
<th>Calculated Future Space Requirement</th>
<th>ASF Difference</th>
<th>Percent Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classrooms and Service</td>
<td>71,252</td>
<td>68,275</td>
<td>2,977</td>
<td>4%</td>
</tr>
<tr>
<td>Class Laboratories and Service</td>
<td>93,983</td>
<td>75,121</td>
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<tr>
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<td>Study/Library</td>
<td>82,964</td>
<td>104,975</td>
<td>(22,011)</td>
<td>(22%)</td>
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<td>Physical Education</td>
<td>46,896</td>
<td>43,500</td>
<td>3,396</td>
<td>7%</td>
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<tr>
<td>Athletics</td>
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<td>104,000</td>
<td>(47,966)</td>
<td>(75%)</td>
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<tr>
<td>Special Use</td>
<td>5,937</td>
<td>17,100</td>
<td>(11,163)</td>
<td>(188%)</td>
</tr>
<tr>
<td>Assembly &amp; Exhibit</td>
<td>48,558</td>
<td>31,650</td>
<td>16,908</td>
<td>(37%)</td>
</tr>
<tr>
<td>Student Center</td>
<td>30,057</td>
<td>22,500</td>
<td>7,557</td>
<td>(30%)</td>
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<td>General Use</td>
<td>9,040</td>
<td>11,400</td>
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<td>(26%)</td>
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<tr>
<td>Support</td>
<td>37,175</td>
<td>20,160</td>
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<td>1,460</td>
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<td>(430,590)</td>
<td>(92%)</td>
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<td><strong>TOTAL</strong></td>
<td><strong>1,273,041</strong></td>
<td><strong>1,844,612</strong></td>
<td><strong>(571,571)</strong></td>
<td>(45%)</td>
</tr>
</tbody>
</table>

Table of Campus wide Space Needs

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.
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).

### Table of College and Administrative Space Needs

<table>
<thead>
<tr>
<th>School/College/Administrative Unit</th>
<th>Current ASF</th>
<th>Calculated Space Requirement</th>
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<td>71,252</td>
<td>52,643</td>
<td>18,609</td>
<td>26%</td>
</tr>
<tr>
<td>College of Agriculture</td>
<td>65,246</td>
<td>138,720</td>
<td>(73,474)</td>
<td>(113%)</td>
</tr>
<tr>
<td>College of Education</td>
<td>65,608</td>
<td>61,885</td>
<td>3,723</td>
<td>6%</td>
</tr>
<tr>
<td>College of Engineering &amp; Technology</td>
<td>68,506</td>
<td>78,717</td>
<td>(10,211)</td>
<td>(15%)</td>
</tr>
<tr>
<td>College of Humanities &amp; Social Sciences</td>
<td>91,210</td>
<td>76,126</td>
<td>15,084</td>
<td>17%</td>
</tr>
<tr>
<td>College of Natural &amp; Health Sciences</td>
<td>52,014</td>
<td>80,994</td>
<td>(28,980)</td>
<td>(56%)</td>
</tr>
<tr>
<td>Office of the President</td>
<td>73,898</td>
<td>117,102</td>
<td>(43,332)</td>
<td>(59%)</td>
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<tr>
<td>Vice President for Academic Affairs/Provost</td>
<td>139,104</td>
<td>159,566</td>
<td>(20,462)</td>
<td>(15%)</td>
</tr>
<tr>
<td>Vice President for Administration</td>
<td>18,882</td>
<td>25,555</td>
<td>(6,673)</td>
<td>(35%)</td>
</tr>
<tr>
<td>Vice President for Finance</td>
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<td>159,566</td>
<td>(29,190)</td>
<td>(22%)</td>
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<tr>
<td>Vice President for Institutional Advancement</td>
<td>6,101</td>
<td>6,441</td>
<td>(340)</td>
<td>6%</td>
</tr>
<tr>
<td>Vice President for Research &amp; Economic Development</td>
<td>477</td>
<td>2,990</td>
<td>(2,513)</td>
<td>(52%)</td>
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<tr>
<td>Vice President for Student Success &amp; Engagement</td>
<td>483,399</td>
<td>869,161</td>
<td>(385,762)</td>
<td>(80%)</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,274,332</td>
<td>1,844,612</td>
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<td>117,102</td>
<td>(43,332)</td>
<td>(59%)</td>
</tr>
<tr>
<td>Vice President for Academic Affairs/Provost</td>
<td>138,501</td>
<td>142,720</td>
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<td>Vice President for Administration</td>
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<td>(35%)</td>
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<td>Vice President for Finance</td>
<td>120,577</td>
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<td>(38,989)</td>
<td>(24%)</td>
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<tr>
<td>Vice President for Institutional Advancement</td>
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<td>6,441</td>
<td>(340)</td>
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<tr>
<td>Vice President for Research &amp; Economic Development</td>
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</tr>
</tbody>
</table>

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 and addition to Foster Hall
G. Demolition of Jackson Place 1 and 2
H. Renovation of Under-utilized Classroom Space for Research
I. Renovation of Trinkle Hall
J. Renovation of Virginia Hall
K. Renovation of the Guest House
L. Renovation of Colson Hall
M. Renovation of Vawter 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 Fauntleroy Hall
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.

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.
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.

Renovation and Addition to 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.
- +/- 50,000 GSF addition to house recreational spaces

Demolition of Jackson Place 1 and 2
- Redevelop for student and residence life activity space.

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.

Renovation of Davis Hall
- Provide updated finishes/fixtures and space modifications to accommodate academic program needs.
- Upgrade infrastructure and technology to support music programs.

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.

Renovation of Fauntleroy Hall
- Replace mechanical and electrical systems.
- Upgrade of finishes and modifications for studio spaces.
- Install academic support technologies and accessibility upgrades.
**Renovation of Trinkle Hall**
- Redevelop into a faculty-in-residence living/learning community.
- Staff located in Trinkle will move to the Library.

**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.

**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.

**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.

**Renovation of Vawter Hall**
- Facility upgrades and space modifications for Faculty Development Center.

**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.
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.
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 building. 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

1. Renovation/Addition to the President’s House
2. Renovation of Storum Hall
3. Renovation of Historic Residence Halls
4. Not Used
5. Not Used
6. Renovation of Rogers Stadium
7. Demolition of 20716 Fourth Avenue
8. Demolition of 20720 Fourth Avenue
9. Construction of an Indoor Track Facility (+/- 50,000 GSF)
10. Renovation of Post Office Building
11. 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
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
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
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.

#### Table of Space Needs for College of Education

<table>
<thead>
<tr>
<th>Space Use Category</th>
<th>Current ASF</th>
<th>Calculated ASF</th>
<th>ASF Difference</th>
<th>ASF Percent Difference</th>
<th>Future Built ASF</th>
<th>Calculated Future ASF</th>
<th>ASF Difference</th>
<th>ASF Percent Difference</th>
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<td>998</td>
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<td>(6%)</td>
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<td>13,995</td>
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<td><strong>Total including classroom space</strong></td>
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<td><strong>59,161</strong></td>
<td><strong>14,944</strong></td>
<td><strong>20%</strong></td>
<td><strong>74,105</strong></td>
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<td><strong>TOTAL</strong></td>
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<td>13,483</td>
<td>21%</td>
<td>65,608</td>
<td>61,885</td>
<td>3,723</td>
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#### Table of Space Needs for College of Humanities and Social Sciences

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<th>Space Use Category</th>
<th>Current ASF</th>
<th>Calculated ASF</th>
<th>ASF Difference</th>
<th>ASF Percent Difference</th>
<th>Future Built ASF</th>
<th>Calculated Future ASF</th>
<th>ASF Difference</th>
<th>ASF Percent Difference</th>
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<tbody>
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<td>Classrooms &amp; Service</td>
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<td>Class Laboratories &amp; Service</td>
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<td>14,040</td>
<td>15,692</td>
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<td>Office &amp; Service</td>
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<td>(2%)</td>
<td>1,666</td>
<td>2,100</td>
<td>(434)</td>
<td>(26%)</td>
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<td>(18%)</td>
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<td>7,400</td>
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<td>7,482</td>
<td>4,675</td>
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<td>Assembly &amp; Exhibit</td>
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<td>6%</td>
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<td>(25%)</td>
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<tr>
<td><strong>Total including classroom space</strong></td>
<td><strong>91,210</strong></td>
<td><strong>64,359</strong></td>
<td><strong>26,851</strong></td>
<td><strong>29%</strong></td>
<td><strong>91,210</strong></td>
<td><strong>76,126</strong></td>
<td><strong>15,084</strong></td>
<td><strong>17%</strong></td>
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</table>
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.

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 the 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
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.
Baseline 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.
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.
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”.

[Images of existing and proposed second floor plans and photos of meeting rooms and balcony]

Proposed Second Floor Plan

Legend:
- **Light Purple**: STUDENT LIFE/ACTIVITIES OFFICES
- **Pink**: MEETING ROOM
- **Light Blue**: CAMPUS HISTORY WALL
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.
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
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
- Byrd Hall
- Eggleston Hall
- Langston Hall
- Seward Hall
- Trinkle 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.

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.
First Floor Renovation Strategies
As the main point of entry for many of these historic build-
ing, 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.

Typical Single Room: 100 - 110 ASF
Typical Double Room: 190 - 200 ASF
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 Activated Corridor

Existing Corridor in Williams Hall

Example of Renovated Bathroom in Residence Hall

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 into 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 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
4.7 LONG-TERM RESIDENCE HALL STRATEGY

No new residence hall construction is proposed within the scope of this Master Plan Update. VSU will provide approximately 500 additional beds through the renovation of historic residence halls over the next ten years. When enrollment necessitates additional beds, the sites highlighted to the right are recommended for consideration. The potential for each site is listed below:

- Site 1: Along Chesterfield Avenue
  - +/- 500 beds
  - Potential for a mixed-use building
  - Activates the western edge of campus

- Site 2: Adjacent to Quads I and II
  - 500-1,000 beds
  - Could be modeled after the Quad dorms

- Site 3: Reinforcing Historic Core
  - +/- 500 beds
  - Potential to create link to east side of campus

- Site 4: Former Simms Hall site
  - +/- 150 beds
  - Ideal for upper class or faculty/staff apartments
  - Potential for public/private partnership
  - Proximity to river and new pedestrian bridge
4.8 PROJECT TIMELINE FLOWCHART

The majority of the proposed projects are renovations of existing campus buildings. Therefore, the phasing of these projects will require thoughtful and coordinated planning. A suggested sequencing is illustrated in the diagram below, but should remain flexible as opportunities arise. Projects connected by a dotted line indicate direct phasing connections for swing space and demolition.
KEY RECOMMENDATIONS

- **Renovate Trinkle Hall**
- **Renovate Guest House**
- **Demolish 20708 and 20716 Fourth Avenue Buildings**
- **Renovate Byrd Hall**
- **Renovate Branch Hall**
- **Renovate Langston Hall**
- **Demolish 2024, 2026, 2028**
- **Construct Research Building Phase I**
- **Construct Research Building Phase II**
- **Renovate Storum Hall**
- **Renovate Fauntleroy Hall**
- **Construct Indoor Track Facility**
- **Renovate Rogers Stadium**
- **Renovate/Construct Addition to the President’s House**
- **Renovate Whiting Hall**
- **Renovate Williams Hall**
- **Renovate Eggleston Hall**

**NEW CONSTRUCTION**

**RENOVATION**

**TO BE DEMOLISHED**

**DEPENDENT PROJECTS**