Stephen F. Austin State University

Campus Master Plan Update 2020

Acknowledgments

Stephen F. Austin State University

Dr. Baker Pattillo, President
Danny R. Gallant, Vice President for Finance and Administration
Dr. Richard Berry, Provost & Vice President for Academic Affairs
Dr. Mary Nelle Brunson, Associate Vice President for Academic Affairs
Dr. Steve Westbrook, Vice President for University Affairs
Dr. Kim Childs, Interim Dean for College of Science and Mathematics
Dr. Judy Abbott, Dean of College of Education
Dr. A.C. "Buddy" Himes, Dean of College of Fine Arts
Dr. Steve Bullard, Dean of College of Forestry and Agriculture
Dr. Brian Murphy, Dean of College of Liberal and Applied Arts
Dr. Danny Arnold, Dean of College of Business
Dr. Robbie Steward, Department Chair for Human Services
Dr. John Goodall, Associate Dean for College of Fine Arts
Lee Brittain, Director of Physical Plant
Harold Hall, Assistant Director of Physical Plant
Ron Watson, Assistant Director of Physical Plant
Sam Smith, Director of Student Services
Robert Hill, Director of Intercollegiate Athletics
Karyn Hall, Director of Institutional Research
Dr. Carrie Brown, Director of Research and Sponsored Programs
Valerie Griffith, Executive Assistant to Vice President for Finance and Administration

Consultants

Richard Miller, Perkins+Will, Project Manager
Krisan Osterby, Perkins+Will, Senior Campus Planner
Laurence Page, Perkins+Will, Senior Academic Planner
Russell Philstrom, Perkins+Will, Associate Planner

The following sections are included in the Campus Master Plan Update 2020: Supplemental Information which is part of a separate but complementary document:

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Introduction

The University has created a 2020 Campus Master Plan that updates the SFA 2006 Campus Master Plan. The 2020 Plan is driven by student enrollment, academic development and student-life needs. The document serves as a roadmap that takes into consideration short, intermediate and long-term campus and infrastructure needs. The plan is designed in a flexible manner to incorporate funding opportunities initiated by state or donor support. An overall goal of the plan is to present a future campus vision that builds upon the University's legacy, tradition, stewardship, values and accomplishments.

Process and Approach

The creation of the Campus Master Plan Update utilized the guidance of multiple university and community stakeholders to inform the development of goals, options, and implementation of the framework plan. The SFASU campus master planning process involved an assessment, development, synthesis, and implementation phase.

Planning Goals

To support the initiatives outlined in the *Strategic Plan 2013: Preparing for the Future* for Stephen F. Austin State University (SFA), broad planning goals were identified. Specifically, the SFA Campus Master Plan (CMP) describes a path for the development of the university's buildings, grounds, and infrastructure to:

- Be achievable through implementation planning from a logical development framework.
- Capitalize on creating the highest and best use of existing facilities.
- Be flexible to address future learning environment needs.
- Allow the University to control its destiny through innovative phasing and funding.
- Strengthen the University's image and identity - creating a shared sense of place and vision of future physical development.
- Reinforce the STEM Initiative.
- Strengthen the Performing Arts Initiative.
- Support interdisciplinary opportunities while creating clear identities for each of the academic Colleges.
- Further develop the first-year housing experience.
- Capture the essence of the University – focusing on the whole student.
- Provide a complete academic experience supporting learning, service, outreach and research.

Strategic Assumptions

The SFA Campus Master Plan programmatic components are directly linked to strategic goals and assumptions as defined by the Stephen F. Austin State University *Strategic Plan 2013: Preparing for the Future.* This approach will enable the Campus Master Plan to directly express and support the physical resources necessary to meet programmatic goals.

As a reflection of the Strategic Plan initiative to increase undergraduate and graduate enrollment — as well as improve the first-year experience and retention rate — an annual enrollment growth rate of 2% for on-campus learners was projected out to 2020.

Photo 0.1—The new Janice A. Pattillo Early Childhood Research Center. SFA began as a teachers college in 1923 and education continues to be one of the University's top programs. (photo by SFA)

On-Campus Enrollment Projections

Enrollment	Base (2010) (1)	2015	2020
Headcount (HC)	11,715	12,934	14,281
Full-Time Equivalent (FTE)	9,366	10,341	11,417
Retention Rate %	65%	70%	75%

(1) Only On-Campus enrollment numbers were used from Fall 2010 as basis for projections

Residential Growth Projections

Enrollment	Base (2010)(1)	2015	2020
First-Year Students (2)	2,853	3,150	3,478
Sophomore (3)	1,275	1,408	1,554
Upperclassmen (4)	796	878	970

(1) Only On-Campus enrollment numbers were used from Fall 2010 as basis for projections
(2) 85% Housed
(3) 65% Housed
(4) 25% Juniors Housed, 15% Seniors Housed

Current and Projected College Level Headcount by Percentage

	Base (2010) (1)	2015	2020
College of Education	28%	27% (-)	26% (-)
College of Liberal and Applied Arts	26%	25% (-)	24% (-)
College of Science and Mathematics	18%	20% (++)	22% (++)
College of Business	16%	15% (-)	14% (-)
College of Fine Arts	7%	8% (+)	8% (0)
College of Agriculture and Forestry	5%	5% (0)	6% (+)
Funded Research	$10M	$11M	$12M
Doctoral Programs	3	4	5

(1) Only On-Campus enrollment numbers were used from Fall 2010 as basis for projections

Facility Space Needs

The campus facility needs analysis for the Campus Master Plan was based on the projected space requirements for the target enrollment for the year 2015 (13,000 HC) and year 2020 (14,300 HC). Academic, administrative, and student life space needs were developed using both campus-wide and departmental models.

1. Campus-wide space utilization analysis and space need projections were performed based on the Council of Educational Facility Planners International (CEFPI) guidelines or Perkins+Will benchmark data.
2. Academic space utilization analysis and space needs projections were performed based on the Texas Higher Education Coordinating Board (THECB) document titled *Space Projection Model for Higher Education Institutions in Texas*.

To meet the target enrollment of 14,300 students and based on CEFPI and THECB guidelines, the University will require an additional 134,000 ASF / 206,000 GSF of academic and administrative space (classrooms, labs, and offices) and an additional 81,000 ASF / 125,000 GSF of student support space (library, special and general use, and facility support). The University will also require a total of 1,100 additional student housing beds to meet the on-campus resident targets.

Vision

The long-term vision recommended by the Campus Master Plan Executive Committee includes the following major elements:

- Building development that is guided by enrollment growth and associated programmatic needs to ensure that the plan promotes efficient and effective growth.
- Academic building expansion that is concentrated in the existing campus core, build on the current strengths of the historic layout, and promote a higher development density.
- Development of a Performing Arts District that engages the Nacogdoches community, is easily accessible, and strengthens campus image and identity along its perimeter.
- Development of the Pineywoods Conservation Education Center to increase use of Tucker Woods by both the campus and community for education, research, inspiration, and recreation.
- Development of a STEM corridor that creates an academic gateway and links interdisciplinary facilities.
- Development of a University Park that encourages lively on-campus housing options and supports the varsity sports experience.
- Perimeter campus roads that are enhanced for bicycle and transit to create "Complete Streets" and encourage multi-modal transportation.
- Distinct campus entry-ways on bounding city streets that facilitate way-finding and orient students and visitors to the appropriate campus facilities.
- Limited access streets, pedestrian corridors, open space and vistas that promote an attractive pedestrian environment and link the campus with surrounding city streets and trails.

Implementation Framework

The Campus Master Plan provides a guide for campus development over the next 10 years. However, the specific project phasing is flexible to allow the University to take full advantage of all sources for future funding and partnerships. The plan is a "living document" by which the University can make informed decisions that support its mission — over time — in a period of economic constraint.

Conclusion

The 2020 Campus Master Plan Update was developed through a participatory, consensus-building process. The resulting planning framework reflects the goals and aspirations for SFA as expressed by the planning participants. Building on the strengths of the existing campus — while incorporating the best of modern design principles — the Campus Master Plan presents a comprehensive, feasible, and flexible development plan to guide Stephen F. Austin Statue University. Its recommendations and strategies will create a physical environment that supports a vibrant learning and living community of 15,000 students, as envisioned in the University's Strategic Plan.

Figure 0.1—Illustrative Campus Master Plan

Photo 1.1—Austin Building in 1923 looking down Vista Drive (photo by SFA)

The 2020 Campus Master Plan responds to Stephen F. Austin State University's strategic goals, identifies campus needs, addresses existing campus conditions, and builds on community opportunities. The Plan integrates programmatic and physical planning to support strategic institutional assumptions. Existing campus analysis and proposed campus development were synthesized to steward University resources while strengthening the student experience and sense of place.

The following topics were covered:

- Building and Land Use
- Open Space
- Circulation
- Sustainable Opportunities

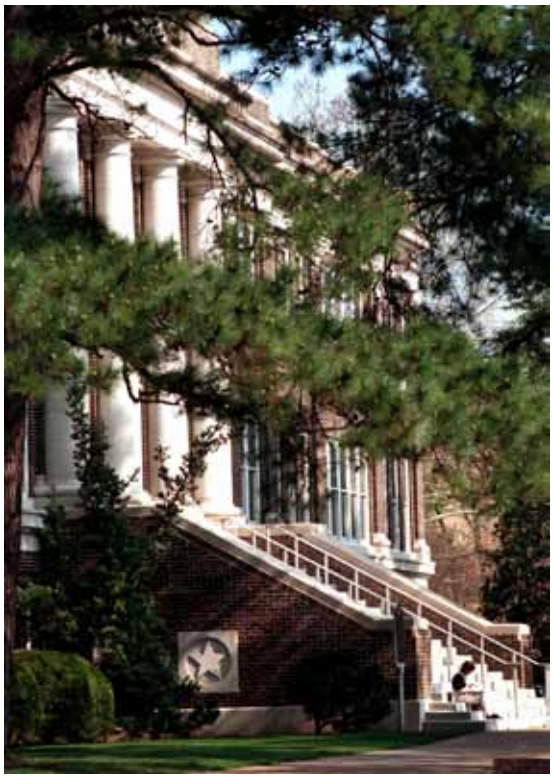


Photo 1.2—Current day Austin Building (photo by SFA)

Process and Approach

The creation of the Campus Master Plan Update utilized the guidance of multiple university and community stakeholders to inform the development of goals, options, and implementation of the framework plan. The SFASU campus master planning process involved the following four phases as shown in Chart 1.1:

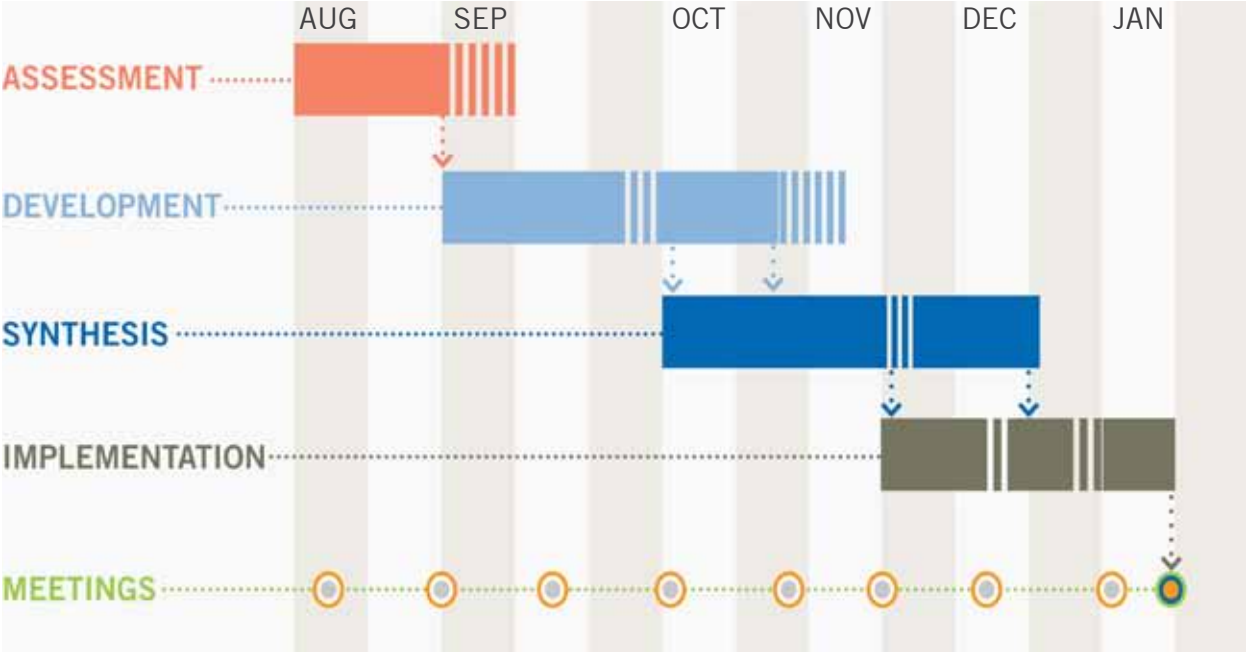


Chart 1.1—Process Map

Assessment

Identify planning goals and assumptions. Analyze existing campus and site conditions, potential partnerships/development opportunities, and academic space needs. Develop a campus-wide space analysis using national CEFPI standards as well as an academic departmental space analysis using THECB space model standards.

Development

Create three campus plan options that meet goals for improved land use, open space, and circulation.

Synthesis

Combine the three concepts into a single, preferred Campus Master Plan that represents a compelling framework for growth.

Implementation

Develop a phased implementation plan and corresponding cost studies.

Photo 1.3—Example of SFA's rich environmental heritage and year-round pedestrian amenities (photo by SFA)

Planning Goals

To support the Initiatives outlined in the 2013 Strategic Plan of Stephen F. Austin State University, broad planning goals were identified to assist in creating the Campus Master Plan (CMP). Specifically, the CMP describes a path for the development of the university's buildings, grounds, and infrastructure to:

- Be achievable through implementation planning from a logical development framework
- Capitalize on creating the highest and best use of existing facilities
- Be flexible to address future learning environment needs
- Allow the University to control its destiny through innovative phasing and funding
- Strengthen the University's image and identity - creating a shared sense of place and vision of future physical development
- Reinforce the STEM Initiative
- Strengthen the Performing Arts Initiative
- Support interdisciplinary opportunities while creating clear identities for each of the academic Colleges
- Further develop the first-year housing experience
- Capture the essence of the University – focusing on the whole student
- Provide a complete academic experience - supporting learning, service, outreach and research

Campus and Community Context

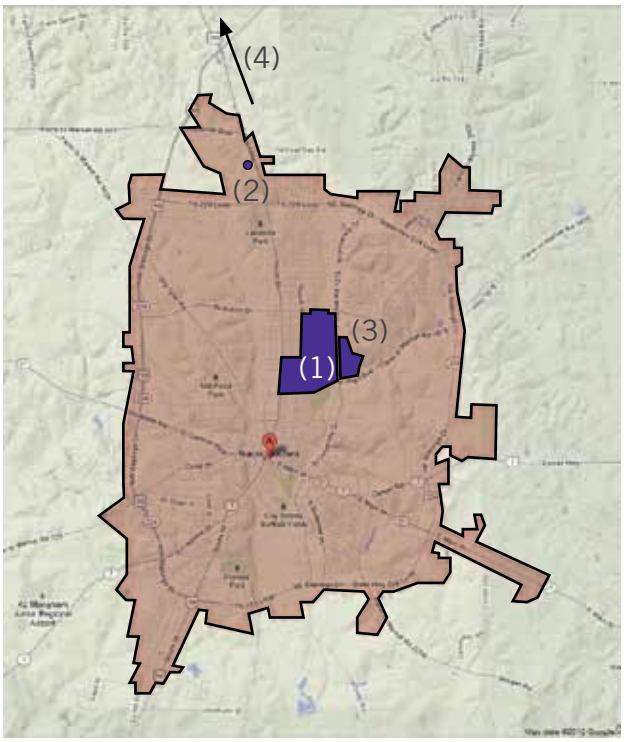


Photo 1.4—Map of Nacogdoches, Texas and Stephen F. Austin State University (1). Other programs: (2) Richard and Lucille DeWitt School of Nursing, (3) Gayla Mize Gardens, (4) Walter Todd Agricultural Research Center. (Google)

City of Nacogdoches

The city of Nacogdoches, Texas is situated in East Texas and located 140 miles north-Northeast of Houston, Texas and 90 miles southwest of Shreveport, LA. Nacogdoches is described as "the oldest town in Texas" with a rich and long history of settlement from the native Caddo tribe, French, and the Spanish. Numerous prominent politicians came from or resided in Nacogdoches such as Sam Houston and Thomas Jefferson Rusk.

The City of Nacogdoches has had very large growth which influences SFA with increasing enrollment and community engagement. Corridors such as North Street along with University Drive, East Starr Avenue and Austin Street are evolving into vibrant retail and cultural corridors.

Photo 1.5—The "Old Stone Fort" sits near the center of campus and houses a museum that collects and displays artifacts from pre-1900 East Texas, educating the community about its cultural heritage. (photo by SFA)

Stephen F. Austin State University

Stephen F. Austin State University is a comprehensive regional public institution of higher education and an agency of the state of Texas. Named for the "Father of Texas," SFA was founded in 1923 and is located in Nacogdoches, the heart of the Piney Woods area of East Texas.

The main campus includes more than 400 acres, part of the original homestead of Thomas J. Rusk, early Texas patriot and U.S. Senator. In addition, the university maintains the 642 acre Walter Todd Agricultural Research Center for beef, poultry, swine and equine studies. The center is part of the Arthur Temple College

Photo 1.6—Vista Drive

Photo 1.7—Tucker House

Photo 1.8—SFA Theater

of Forestry and Agriculture, which is accredited by the Society of American Foresters and is the only college of forestry in the state. The College includes the Piney Woods Conservation Center, located in the Angelina National Forest on the shores of Sam Rayburn Reservoir.

One of the university's newest off-campus academic buildings is the DeWitt School of Nursing, located just north of the main campus. The facility includes a hospital emergency room and ambulance bay, as well as a pediatric unit and neonatal intensive care unit. Also recently constructed, the Janice A. Pattillo Early Childhood Research Center includes the university's Early Childhood Laboratory and the SFA Charter School. More than 700 teachers are educated and recommended for licensure annually through the university's James I. Perkins College of Education, which continues to be one of the top producers of highly qualified professional educators in the state.

SFA operates the second largest observatory in Texas and the Central Time Zone, providing approximately 600 students each year with the opportunity to view and learn about the wonders of the sky. The research observatory is one of the only facilities of its size in the world that permits regular use by advanced undergraduate and graduate students. Other educational opportunities for SFA students are found at the Cole Art Center at the Old Opera House in historic downtown Nacogdoches. Art exhibitions are presented year-round, along with educational and social events, in the recently renovated 10,238 square foot facility.

SFA degrees are awarded at the bachelor's, master's and doctoral levels. The university has an enrollment of nearly 13,000 students in 32 academic units and six colleges. Three new residence halls have opened since 2006, as did a student recreation center featuring an indoor elevated walking and jogging track, a 34 foot free-standing climbing wall, and a 270 foot-long lazy river.

Strategic Assumptions

The SFA Campus Master Plan programmatic components are directly linked to strategic goals and assumptions as defined by the Stephen F. Austin State University *Strategic Plan 2013: Preparing for the Future.* This approach will enable the Campus Master Plan to directly express and support the physical resources necessary to meet programmatic goals.

As a reflection of the Strategic Plan initiative to increase undergraduate and graduate enrollment — as well as improve the first-year experience and retention rate — an annual enrollment growth rate of 2% for on-campus learners was projected out to 2020.

Table 1.1—On-Campus Enrollment Projections

Enrollment	Base (2010) (1)	2015	2020
Headcount (HC)	11,715	12,934	14,281
Full-Time Equivalent (FTE)	9,366	10,341	11,417
First-Time Freshman	3,360	3,710	4,096
Sophomore	1,965	2,336	2,783
Retention Rate %	65%	70%	75%
Undergraduate/Graduate Ratio	87/13	86/14	85/15

(1) Only On-Campus enrollment numbers were used from Fall 2010 as basis for projections

Table 1.2—Residential Growth Projections

Enrollment	Base (2010)(1)	2015	2020
First-Year Students (2)	2,853	3,150	3,478
Sophomore (3)	1,275	1,408	1,554
Upperclassmen (4)	796	878	970
Total Beds	4,924	5,436	6,002
Existing Beds	4,894	4,894	4,894
Needed Beds	30	542	1,108

(1) Only On-Campus enrollment numbers were used from Fall 2010 as basis for projections
(2) 85% Housed
(3) 65% Housed
(4) 25% Juniors Housed, 15% Seniors Housed

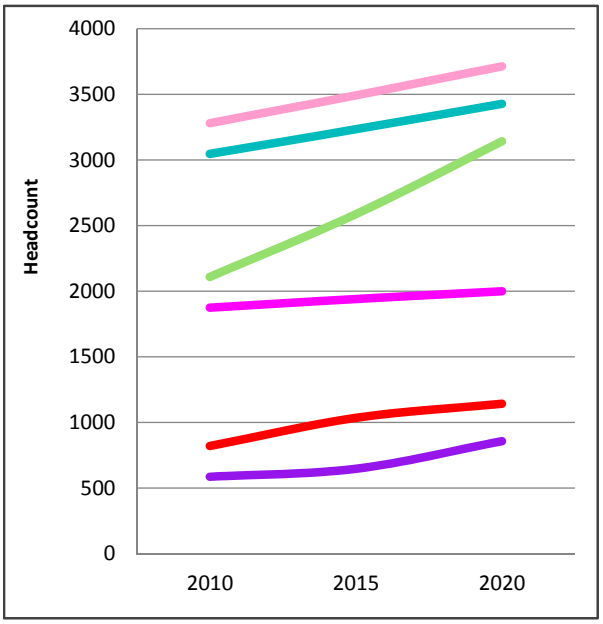
To understand the impacts of shifting demand for academic programs and degrees, projected changes to percentages of academic majors declared within the various SFA Colleges were developed as shown in Table 1.3.

Table 1.3—Current and Projected College Level Headcount by Percentage

	Base (2010) [1]	2015	2020
College of Education	28%	27% (-)	26% (-)
College of Liberal and Applied Arts	26%	25% (-)	24% (-)
College of Science and Mathematics	18%	20% (++)	22% (++)
College of Business	16%	15% (-)	14% (-)
College of Fine Arts	7%	8% (+)	8% (0)
College of Agriculture and Forestry	5%	5% (0)	6% (+)
Funded Research	$10M	$11M	$12M
Doctoral Programs	3	4	5

(1) Only On-Campus enrollment numbers were used from Fall 2010 as basis for projections

Chart 1.2—College Level Enrollment Projections by Target Dates



As indicated in Chart 1.1, all colleges are projected to grow steadily even if their percentage of the overall campus enrollment is lower. The College of Education and the College of Business are projected to have a smaller percentage of this growth. The Colleges of Science and Mathematics, Fine Arts, and Agriculture and Forestry are projected to garner an increasing percentage of the campus enrollment. Although students majoring in the College of Liberal and Applied Arts is expected to decrease, the number of students enrolled in their courses is expected to increase due to general education requirements for other academic programs.

Campus Space Needs

The campus facility needs analysis for the Campus Master Plan was based on the projected space requirements for the target on-campus enrollment for the year 2015 (12,934 HC) and year 2020 (14,281 HC). Academic, administrative, and student life space needs were developed using both campus-wide and departmental models.

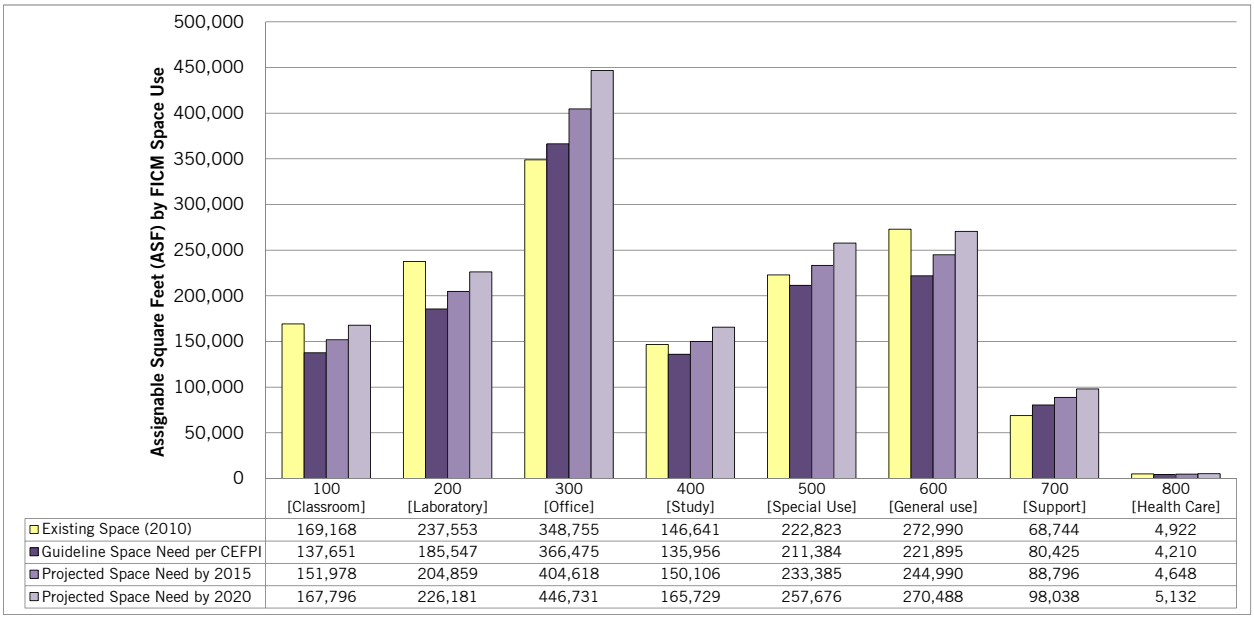
1. Campus-wide space utilization analysis and space need projections were performed based on the Council of Educational Facility Planners International (CEFPI) guidelines or Perkins+Will benchmark data.
2. Academic space utilization analysis and space needs projections were performed based on the Texas Higher Education Coordinating Board (THECB) document titled *Space Projection Model for Higher Education Institutions in Texas*.

Each Space Model was based on the following data and criteria:

- Federal Index Classification Manual (FICM) (space taxonomy)
- Existing Space Inventory provided by Stephen F. Austin State University
- Class Schedule provided by Stephen F. Austin State University

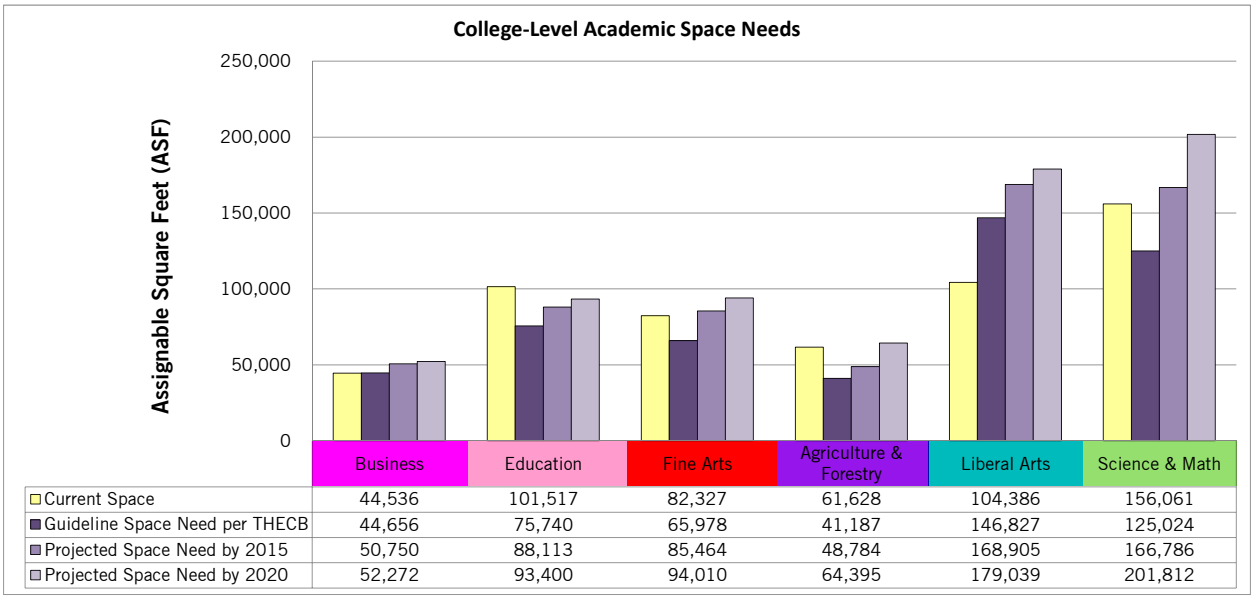
Chart 1.3 illustrates overall summaries by FICM space classifications. Even though the University has a surplus of space in most categories, this provides opportunities to better utilize academic space for future enrollment growth with less capital funding impacts. Additional detailed information about each FICM space usage can be found in the appendix.

Chart 1.3—Campus-Wide Space Needs (ASF) per CEFPI Guidelines by FICM Space Usage



	100 [Classroom]	200 [Laboratory]	300 [Office]	400 [Study]	500 [Special Use]	600 [General use]	700 [Support]	800 [Health Care]
Existing Space (2010)	169,168	237,553	348,755	146,641	222,823	272,990	68,744	4,922
Guideline Space Need per CEFPI	137,651	185,547	366,475	135,956	211,384	221,895	80,425	4,210
Projected Space Need by 2015	151,978	204,859	404,618	150,106	233,385	244,990	88,796	4,648
Projected Space Need by 2020	167,796	226,181	446,731	165,729	257,676	270,488	98,038	5,132

Chart 1.4—Projected College Space Needs-Academic Departmental Space Analysis-THECB Guidelines



	Business	Education	Fine Arts	Agriculture & Forestry	Liberal Arts	Science & Math
Current Space	44,536	101,517	82,327	61,628	104,386	156,061
Guideline Space Need per THECB	44,656	75,740	65,978	41,187	146,827	125,024
Projected Space Need by 2015	50,750	88,113	85,464	48,784	168,905	166,786
Projected Space Need by 2020	52,272	93,400	94,010	64,395	179,039	201,812

Both the space needs analysis and the Campus Master Plan incorporate new assignable square footage gained from planned facilities included in the SFA Capital Improvement Projects (per July 28, 2011 report). These are:

a. Pineywoods Conservation Education Center (4,000 GSF / 3,000 ASF)
b. Science Building (75,000 GSF / 50,000 ASF)
c. Performing Arts Theatre (30,000 GSF / 20,000 ASF)
d. Residence Hall (125,000 GSF / 400 beds)
e. Housing Operations Building (15,000 GSF / 10,000 ASF)
f. Forestry Lab Demo / Replacement (35,000 GSF / 22,000 ASF)
g. Physical Plant Complex (70,000 GSF / 45,000 ASF)

Campus Facility Space Needs

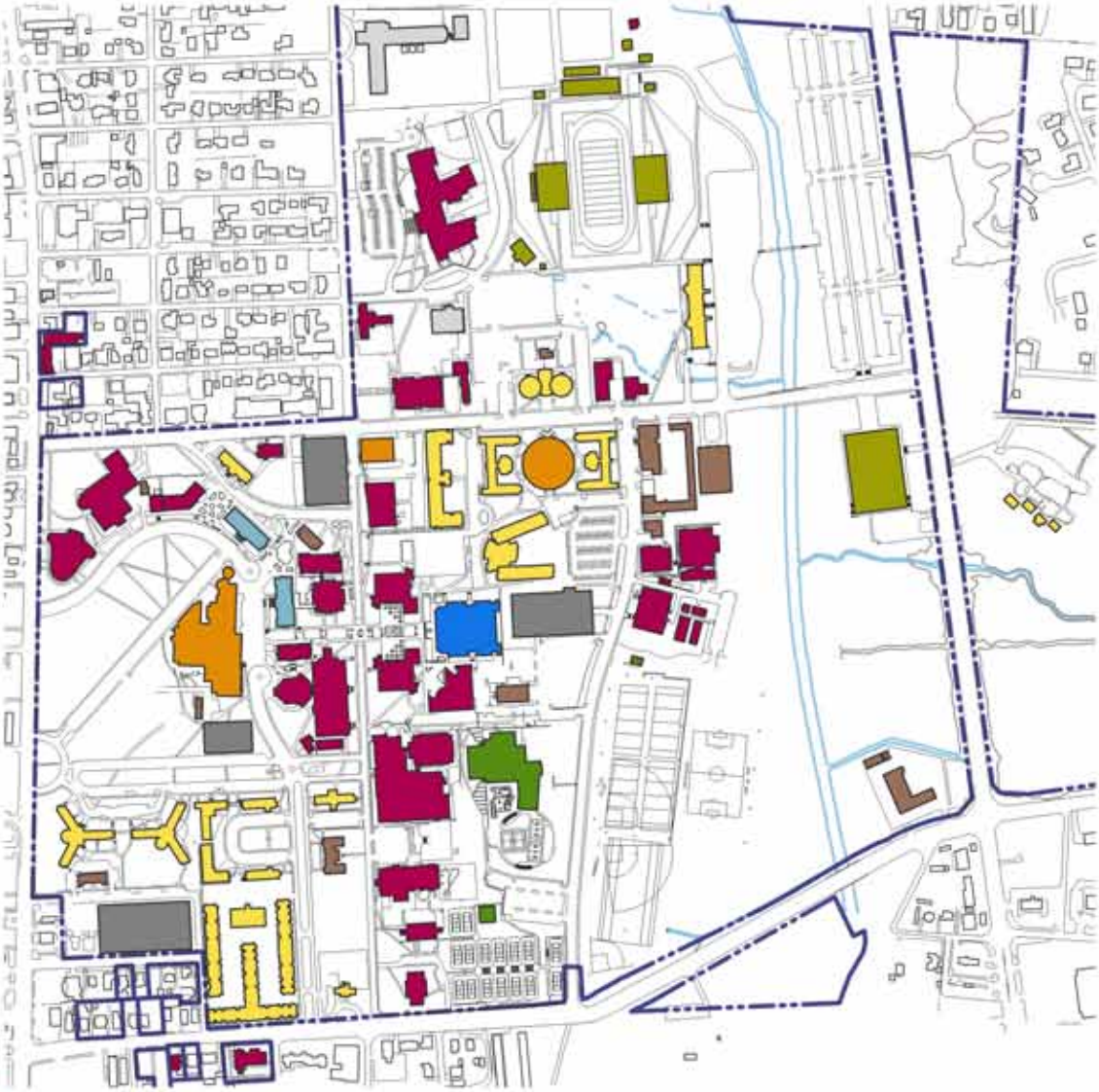
The overall campus facility space needs — encompassing both current capital improvement projects (CIP) and targeted improvements for future enrollment growth — are graphically representing the square footage identified in the SFA Space Needs Model. The 'Assignable Square Feet' calculated in the Space Model have been converted to 'Gross Square Feet' and are represented (according to actual scale) by colored "building blocks" on a campus map that show each building's primary use. Each building use classification is comprised of multiple space use categories.

Building use classifications include the following:

- Academic
- Administrative
- Student Support
- Residential
- Study
- Athletics
- Recreation
- Facility Support
- Parking

The size of these building blocks reflect the most efficient use of internal space with appropriate floor widths and lengths and efficient GSF floor areas for each type of building use classification. They also reflect building heights and massing consistent with existing campus character. Overall, they represent future facility development that must be sited and accommodated within the 2020 Campus Master Plan to best meet the needs of future students. The CIP projects are considered priority projects and have been incorporated into the initial phases of implementation. Spatial requirements for an accredited NCAA varsity sports program were not included or tested in the scope of the Campus Master Plan and a specific detailed study should be initiated to address any future athletic needs of the University.

CAPITAL IMPROVEMENT PROJECTS	SPACE NEEDS (13,000 STUDENTS)	SPACE NEEDS (14,300 STUDENTS)
Science & Math Building 3 Floor(s) 26500 per Floor	College of Business 4 Floor(s) 3500 per Floor	College of Ag & Forestry 2 Floor(s) 4000 per Floor
Forestry Lab 2 Floor(s) 17500 per Floor	College of Liberal Arts 4 Floor(s) 26500 per Floor	College of Liberal Arts 4 Floor(s) 4000 per Floor
Conservation Ed Ctr 1 Floor(s) 4000 per Floor	College of Fine Arts 2 Floor(s) 6000 per Floor	College of Fine Arts 2 Floor(s) 7000 per Floor
Performing Arts Theater 1 Floor(s) 30000 per Floor	Residence Hall 5 Floor(s) 250 Beds	Residence Hall 5 Floor(s) 250 Beds
Residence Hall 4 Floor(s) 200 Beds		Residence Hall 5 Floor(s) 250 Beds
Residence Hall 4 Floor(s) 200 Beds		Library 4 Floor(s) 7500 per Floor
Physical Plant Complex 1 Floor(s) 70000 per Floor		Recreation 1 Floor(s) 2500 per Floor
Housing Operations 2 Floor(s) 7500 per Floor		Student Support 2 Floor(s) 23000 per Floor



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1.1 Campus Facility Space Needs

PERKINS
+WILL

Figure 1.1—Campus Facility Space Needs

The current campus land use has been developed around primary building uses such as academic, residential, student support, study, sports and recreation, and facility support as shown in Figure 2.1. Raguet Street functions as the campus academic spine for Stephen F. Austin, as it runs north-south through the main campus it also creates a logical west campus boundary north of East College Street. Additional academic buildings are clustered at the intersection of North Street and East College Street and along Wilson Drive on the east side of campus. Two student housing neighborhoods are located in the southwest and northeast corners of the main campus. The first-year housing experience is concentrated along East College Street and Wilson Drive while sophomores and upperclassmen are predominantly housed in the southwest corner of the campus, along East Starr Avenue. The Baker Pattillo Student Center is situated west of Raguet Street and creates a visual front door to the interior of the campus for visitors entering from North Street. Sports and recreation buildings are located outside of the academic core campus: Football Stadium, Fieldhouse, Varsity, and practice fields lie north of the Ag Pond; intramural and soccer fields lie along the east side of Wilson Drive; and the Coliseum fronts on East College Street and University Drive. A majority of the facility support buildings are located at the campus periphery: Physical Plant Complex anchors Wilson Drive and East College Street and Grounds and Transportation anchors East Starr Avenue and University Drive. A few remaining facility support structures are located within the main campus: several power plant facilities have been incorporated into open space and the Housing Operations occupies the historic Gibbs Hall building at the southern end of Raguet Street.

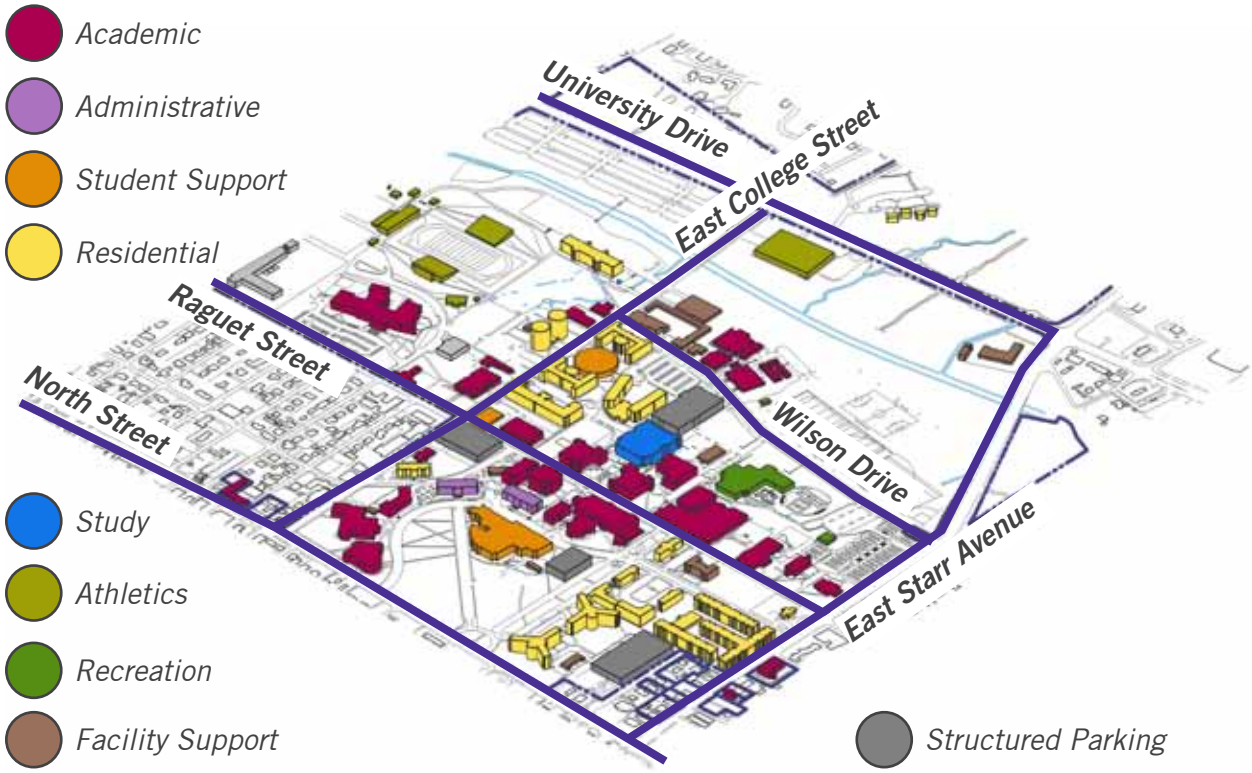


Figure 2.1—Existing Campus Land Use

Future land development will use the existing campus land use pattern as a guide while strengthening the overall campus character and capacity. New structures and repurposed existing facilities will be sited to enhance program adjacencies. Figure 2.2 and 2.3 indicate the proposed overall land use plan which will be used to guide new development.

The existing academic core will be strengthened with new infill facilities such as a Science Building and a Performing Arts Black Box Theater.

Each student housing neighborhood will be expanded to strengthen the first-year experience and ensure comparable quality sophomore housing options. Similar to Lumberjack Landing, student support nodes will be incorporated within the zones.

The sports and recreation zones include improvements to the existing facilities and additions to the Coliseum and Recreation Center.

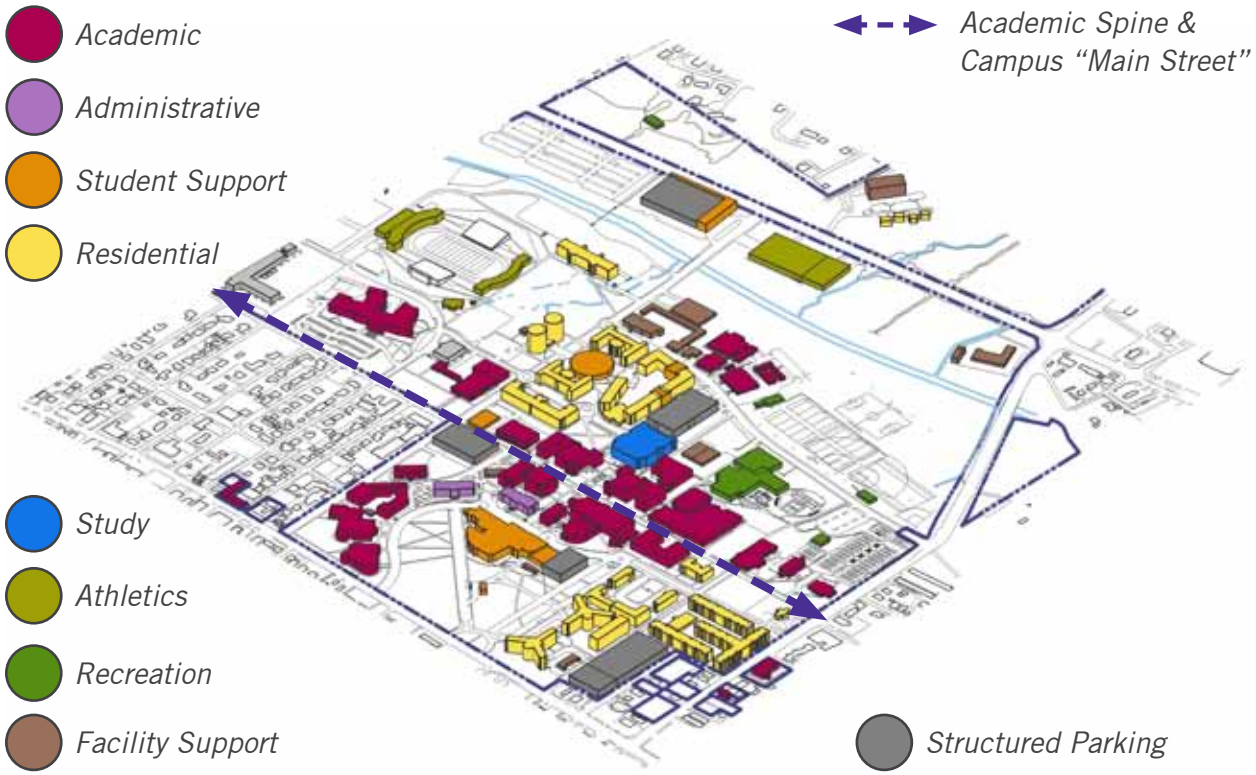
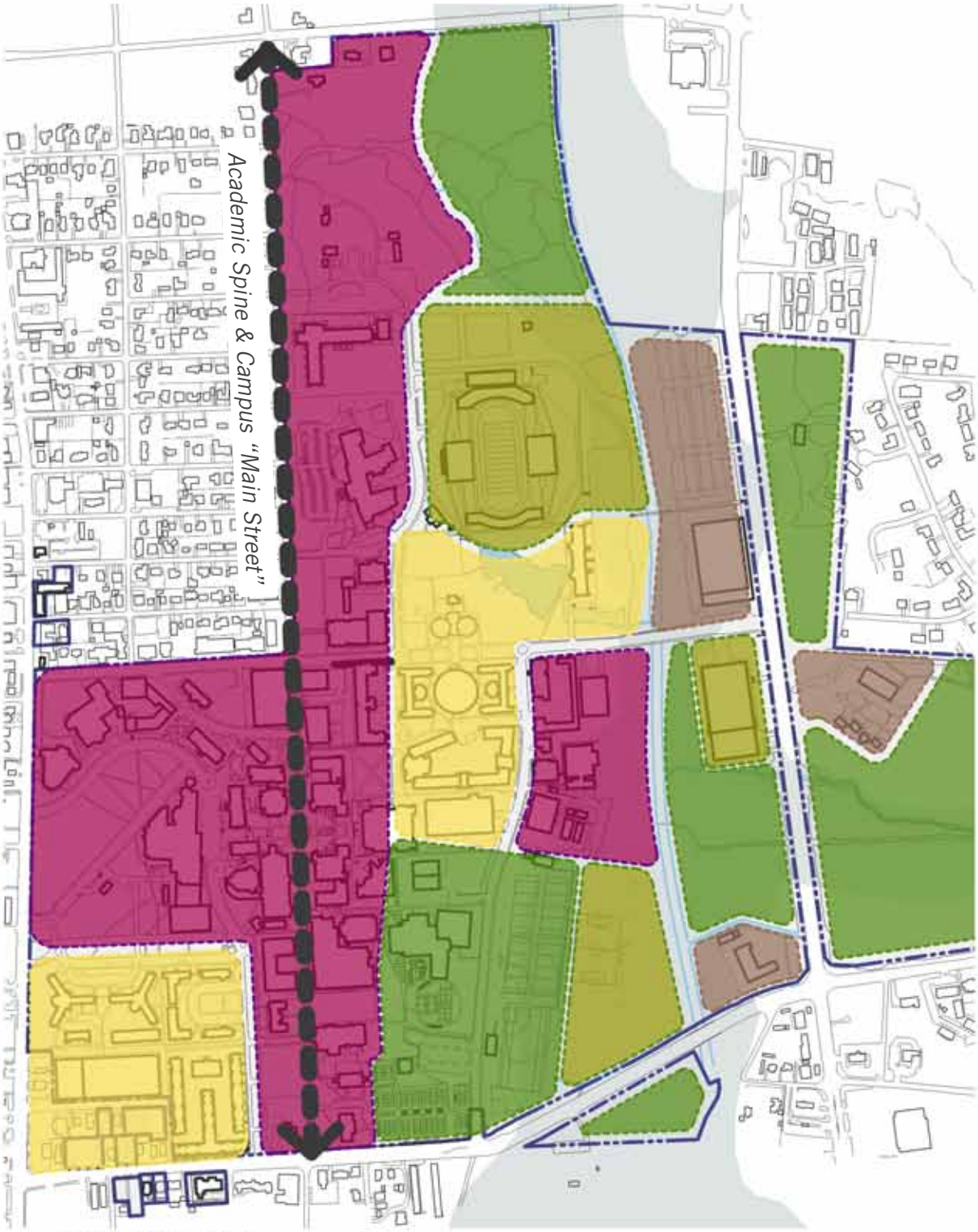


Figure 2.2—Proposed Campus Land Use



Academic / Administrative / Student Support

Athletics

Recreation

Facility Support / Parking

Residential

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2.3 Real Estate and Guiding Land Use Plan

PERKINS +WILL

Figure 2.3—Real Estate and Guiding Land Use Plan

Photo 3.1—The Austin Building or 'Old Main' (designed by architect W. E. Ketchum) was built in 1922-23 and is the University's oldest academic building still in use. The Austin building was originally the administrative headquarters and classroom facility for SFA. (photo by SFA)

The 2020 Campus Master Plan integrates needed development for buildings, open space, vehicular and pedestrian circulation, environmental responsibility, and utility infrastructure. Facility recommendations are based on the academic and student life goals and priorities of the institution, and account for efficient utilization while achieving priorities for both existing and planned buildings. The recommendations focus on function first and form second, confirming scale and massing, and flexibly meeting program needs. Future building locations connect programs physically, visually and geographically to create a seamless presence of a vibrant living and learning community. This vision promotes a strong learning environment for students and faculty while further strengthening connections to the community.

The role of the Campus Master Plan is to provide a framework for program relationships and building placement. One aspect of the CMP is to encourage new construction and renovation that supports the heritage values and vision of the University and forms a coherent identity for the campus as a whole. The development framework described within this section is intended to support innovation, safety, flexibility and evolving uses, while enhancing the visual and civic integrity of the campus and the surrounding neighborhoods. The desired result is a single integrated campus design in which the parts all relate to one another, regardless of when they are built.

Strong Learning Environment

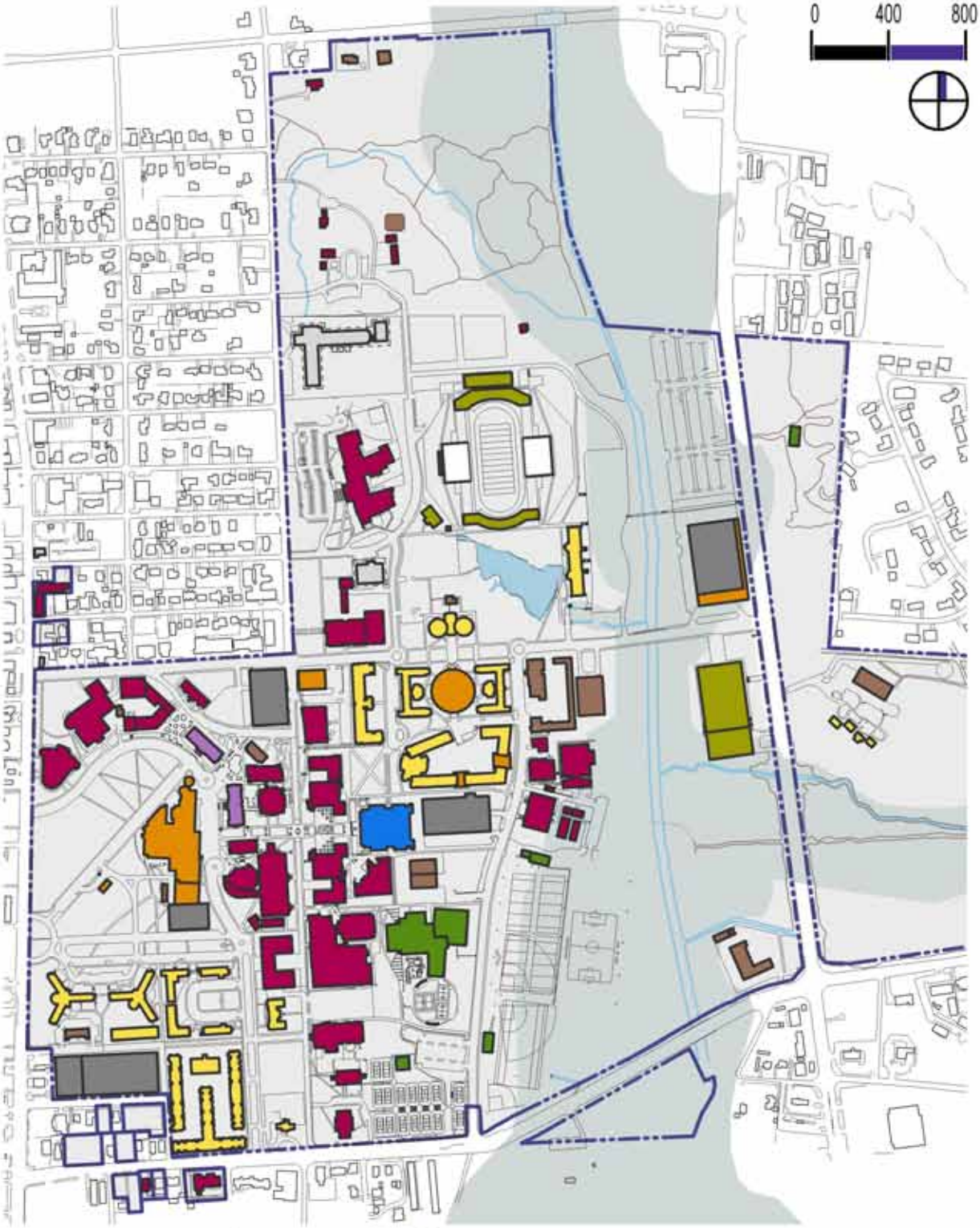
The Campus Master Plan supports a student-centered learning environment through the following:

- Facility improvements are informed by enrollment growth and associated academic program needs. This ensures that the plan illustrates efficient and effective growth and that proposed buildings are correctly sized for up-to-date teaching and research methodology, co-located with supporting academic programs, and respect the existing character of the campus.
- Academic building expansion is located in the existing campus core, building on the character and capacity in the historic campus organization and site planning.
- Facilities within each College are clustered to foster interdisciplinary learning and research, increase campus safety for pedestrians, and reduce operational costs.
- Perimeter campus roads are enhanced for bicycle-travel and transit to create an attractive pedestrian environment throughout the campus core. Promoting non-vehicular transportation creates a vibrant campus culture and eases travel between classes.
- Additions to existing academic buildings promote phased renovation, migration of departments to create interdisciplinary academic neighborhoods and program expansion.

Strong Community Connections

The Campus Master Plan supports a clear presence, strengthened community access, and safe vehicular and pedestrian connections through the following:

- Expansion of the Performing Arts District to engage East College Street and knit together access and facilities between Vista Drive and Aikman Drive.
- Development of the Pineywoods Conservation Education Center to attract students and community members for education, research, inspiration, and recreation.
- Creation of a University Park to encourage lively on-campus housing options and a vibrant varsity game-day experience.
- Pedestrian corridors, open space and vistas that link the campus environment with surrounding city streets and trails.
- Safe bicycle and pedestrian corridors through campus.
- Building massing that respects the historic campus character and promotes a higher development density.
- Distinct campus entry-ways on bounding city streets are provided to facilitate way-finding and orient students and visitors to the appropriate campus facilities.



Academic
Administrative
Student Support
Study
Recreation
Athletics
Student Housing
Parking
Facility Support

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3.1 Building Use Plan

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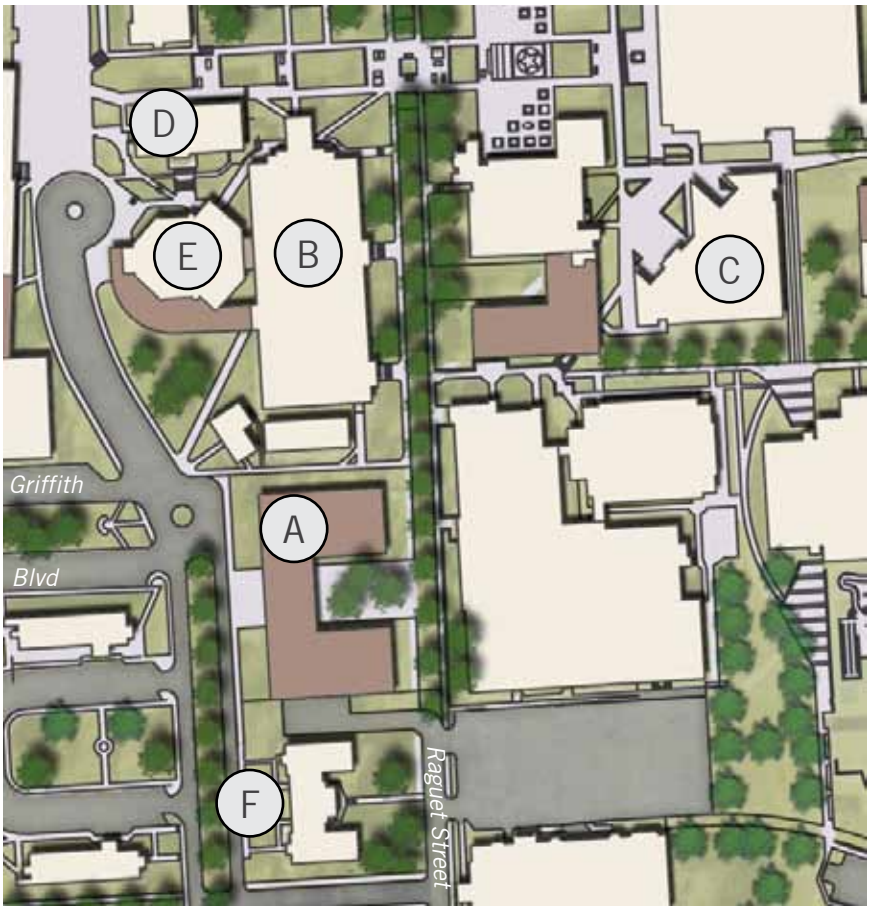
Figure 3.1—Building Use Plan

STEM Initiative

SFA has committed to enhancing their existing academic programs with a STEM Initiative (Science, Technology, Engineering, and Mathematics). Projected enrollment growth indicates that by 2020, the College of Science and Mathematics will add 1,000 Full-Time Equivalents (FTE) which is nearly 50% of the total campus growth. To facilitate that increase, a proposed Science Building is required to provide state-of-the-art teaching and research for undergraduate and graduate students. The recommended location for the New Science Building is along Raguet Street, on the south side of the existing Miller Science Building. This building site will create a new academic front-door to the campus core when entering from Griffith Boulevard. The new building will also anchor an expanded pedestrian plaza — the Raguet Street Academic Spine.

Currently, the existing College of Science and Mathematics facilities at Miller Science and the Math Building are in need of updating. Chemistry Building has been updated with a recent renovation project. Miller Science will undergo a phased floor-by-floor renovation to update teaching facilities to more modern standards while upgrading any of the older mechanical and electrical systems to meet the needs of modern instructional labs. Once Housing Operations vacates Gibbs Hall, the facility could be used as swing space for programs under renovation before it transforms into a Living / Learning Center for the University.



Kennedy Auditorium will be remodeled and expanded to the south of the existing facility with a link to Miller Science Building. This physical connection could be beneficial for academic purposes and provide a venue for program specific lecturers and academic symposiums, freeing existing performance halls for Fine Arts.

- A New Science Building
- B Miller Science Building
- C Math Building
- D Chemistry Building
- E Kennedy Auditorium
- F Gibbs Hall

New Science Building along Raguet Street

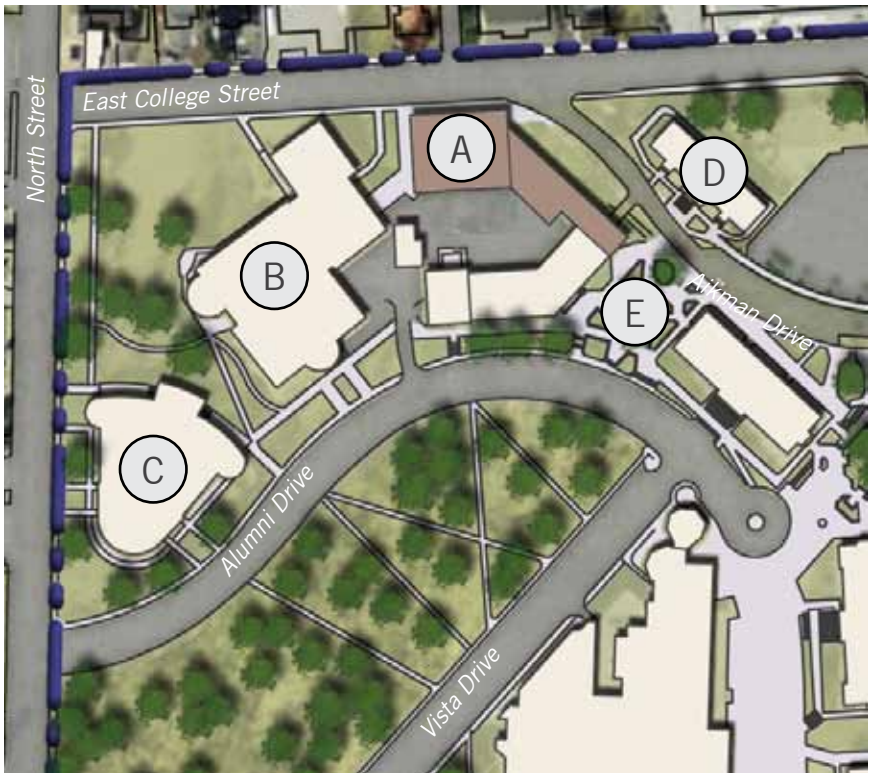
Performing Arts Initiative

Enrollment projections indicate a 40% increase by 2020 for the College of Fine Arts. This represents approximately 330 additional FTE's. To strengthen the SFA Fine Arts program, new facilities such as a black box theater with an academic wing is proposed to meet these future demands. This new facility is necessary to meet specific programmatic requirements for accreditation while creating new space for growth and specialized programs. The 400-seat Black Box Theater would include all necessary support areas, such as a scene shop, dressing rooms, studios, storage, and lobby and pre-function space. Appropriate public access and drop-off areas to the theater are necessary since this facility will meet the needs of the overall University, the College, and the community. Since many attendees to campus productions come from the surrounding community, the transformation of Aikman Drive and Plaza to an expanded exterior facility space that welcomes and orients patrons is a key recommendation.

Renovations to the existing Music Building and Griffith Fine Arts will create an optimized mix of classroom and lab space as well as expanded, co-located offices for the College of Fine Arts. There is also an opportunity to relocate theater and music offices to Wisely Hall once the Honors College is relocated to the renovated Gibbs Hall to make room for larger labs and practice rooms in existing arts facilities. Sound Recording Technology is a new program within the Music Department which requires specialized spaces for acoustics. Including the necessary program space within the academic wing of the Black Box Theater would create the best opportunity since existing spaces would not have to be retrofitted in the Music Building to meet the prescriptive acoustic requirements.

The Art Department currently has the right amount of academic space in total but an incorrect mixture of space. There is a current excess in 220 lab space which can be converted to the needed 210 labs and 110 classrooms.

- A Black Box Theater & Fine Arts Addition
- B Music Building
- C Griffith Fine Arts
- D Wisely Hall
- E Plaza / Drop-Off



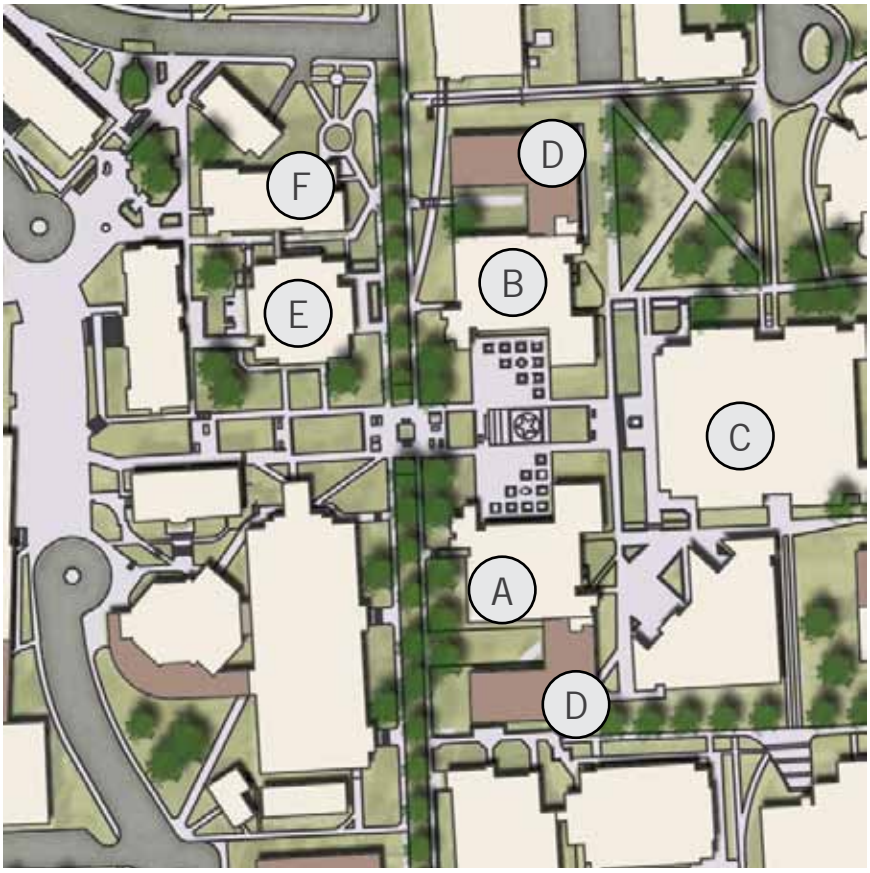
New Performing Arts Black Box Theater and Arts Building

Academic Core Development

While programs such as Science, Fine Arts and Forestry grow over the next decade, the College of Liberal and Applied Arts will also grow — due to both increasing Liberal Arts majors (400 new FTE's are projected by 2020) and providing the general education requirement courses for all other Colleges.

Liberal Arts currently lacks instructional labs (FICM series 200) while future deficits will occur in classroom space. Even though underutilized existing classrooms could be converted to lab space, an overall deficit of lab space would still be present and would increase by 2020. With the Psychology department currently residing in the McKibben Education building, and an overall excess of space in the College of Education, new academic wings should be programmed for both the McKibben Education Building and the McGee Business Building. Programs such as English, Government, or Military Science could be located in the McGee Liberal Arts wing since those programs could provide an interdisciplinary crossroads between the College of Business, the College of Science and Mathematics, and other surrounding buildings.

The new academic wings should face Raguet Street pedestrian mall. New building masses should shape plazas that can further enhance and provide informal open spaces off of the main pedestrian spine.



A McGee Business
B McKibben Education
C Steen Library
D New Academic Wings
E Ferguson
F Liberal Arts North

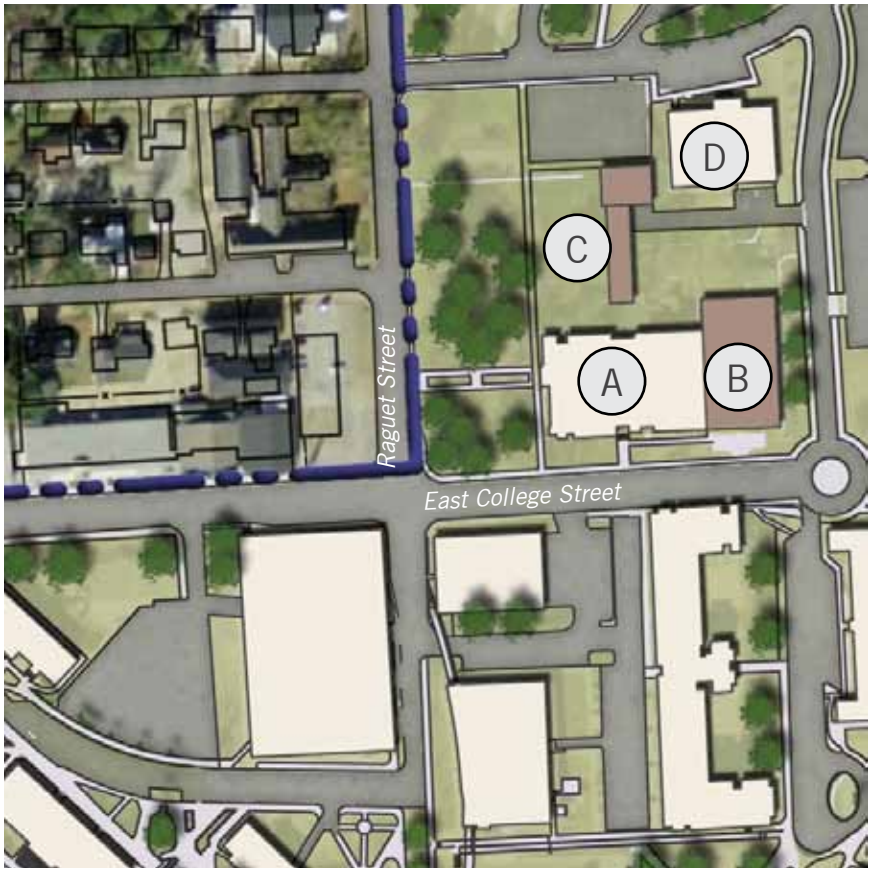
New Academic Buildings in Campus Core

Forestry Program

The College of Agriculture and Forestry is one of the strongest programs of its kind in the nation. Enrollment projections indicate a 46% growth by 2020 with an increase of 140 FTE in that time period. A new research lab building is proposed to meet the future needs of the College while addressing the needs of the aging Forestry Lab Building. The existing Forestry Lab building is in poor condition and no longer meets the academic research and partnership needs of a world-class program. This structure is proposed to be demolished, the program relocated, and the site infilled with trees to enhance the Piney Woods landscape at the corner of Raguet Street and East College Street.

A replacement lab building is proposed to be constructed where the existing greenhouse is located. The existing greenhouse is in need of renovation; creating a new Greenhouse between the US Forest Building and the existing Forestry Building would frame a working research yard while creating a service yard and instructional courtyard framed by existing and new structures.

The new lab building should be situated on the east side of the existing Forestry Building, and to the south of the U.S. Forest Service Building, and along the new Hayter Street north-south connector that links the Pineywoods Conservation Education Center to the campus core. This location will bring a renewed presence of the Forestry program along East College Street.



A Forestry Building (existing)

B New Forestry Lab Building

C Greenhouse

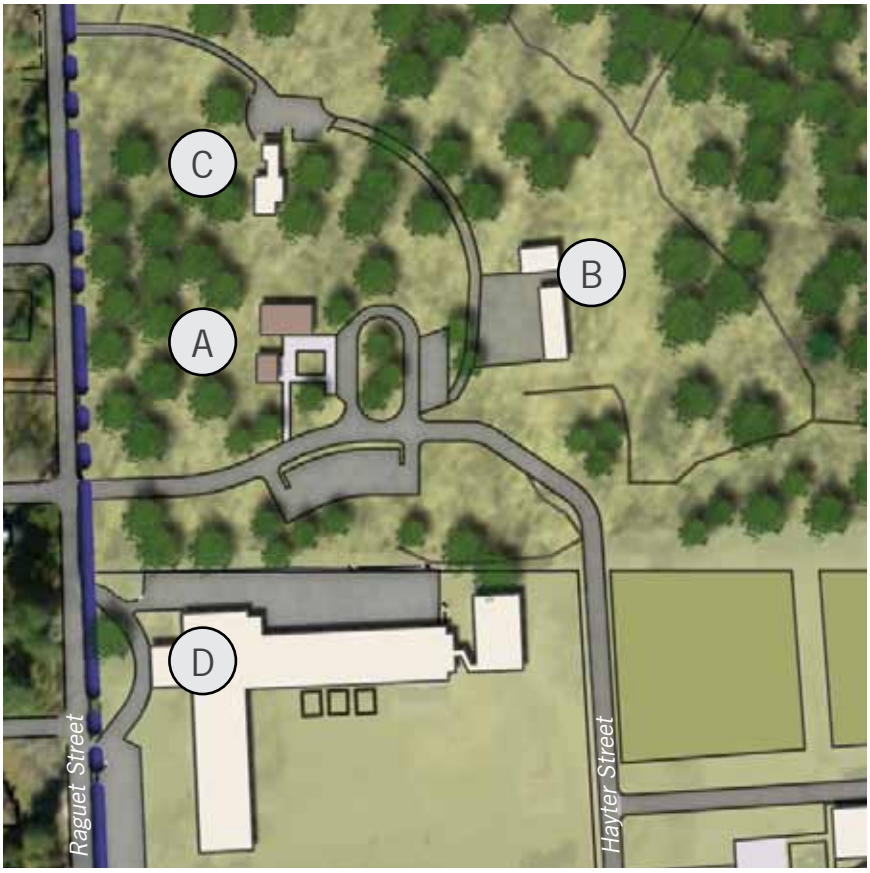
D U.S. Forest Service

New Forestry Lab Building and Greenhouse

Pineywoods Conservation Education Center

The proposed location for a Conservation Education Center at the Pineywoods Native Plant Center (PNPC) takes advantage of the programmatic synergies with the existing Tucker House. The Center is comprised of two structures: a dedicated Education Building and an Outdoor Teaching Pavilion. The SFASU Foundation is raising funds for the construction and envisions that "the new spaces will allow SFA to expand their programs to reach more under-served students through East Texas and fulfill the mission of the PNPC to educate the public about growing and conservation of native Texas plants."

Entry drives, drop-offs, visitor parking, and service access must be enhanced to accommodate the facility. The entry drive at Raguet Street must be widened and realigned to accommodate two-way traffic flow as well as bus traffic. Additional parking for cars and a turn-around lane are proposed to create a welcoming drop-off experience. Views to the PNPC greenhouse and headhouse must be shielded from the visitor experience. Hayter Street should be extended north to connect College of Agriculture and Forestry facilities with the Pineywoods Conservation Education Center.



A New Conservation Education Center

B PNPC Greenhouse / Headhouse

C Tucker House

D Raguet School

New Pineywoods Conservation Education Center

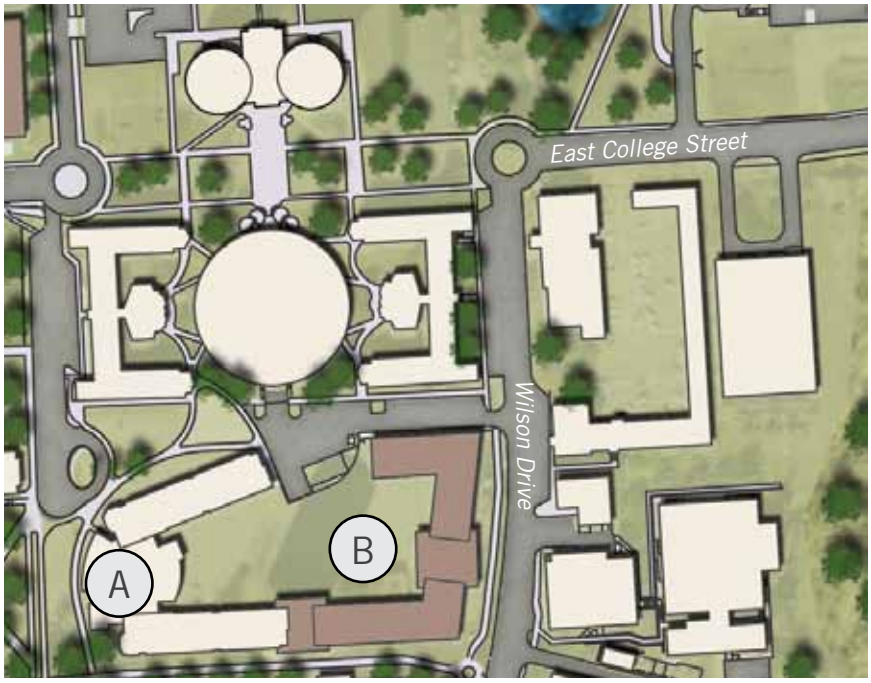
Student Housing Development

Student housing is currently at capacity at SFA so an aggressive housing program is proposed to meet the growing enrollment and retention goals outlined in the 2013 Strategic Plan. Located near East College Street and Wilson Drive, the Lumberjack Landing is the newest student housing structure on campus and has been a huge success in supporting the first-year experience.

Continuing this success another similar structure should to be developed over the existing surface parking lot to create an additional 420 beds. To animate the length of the new facility, student life nodes should be created between the new residential wings and provide similar functions as the Lumberjack Landing design. When adding the new housing structures, a more activated courtyard design should be created for student gathering and congregation.

A Lumberjack Landing

B New Student Housing and Student Life Nodes

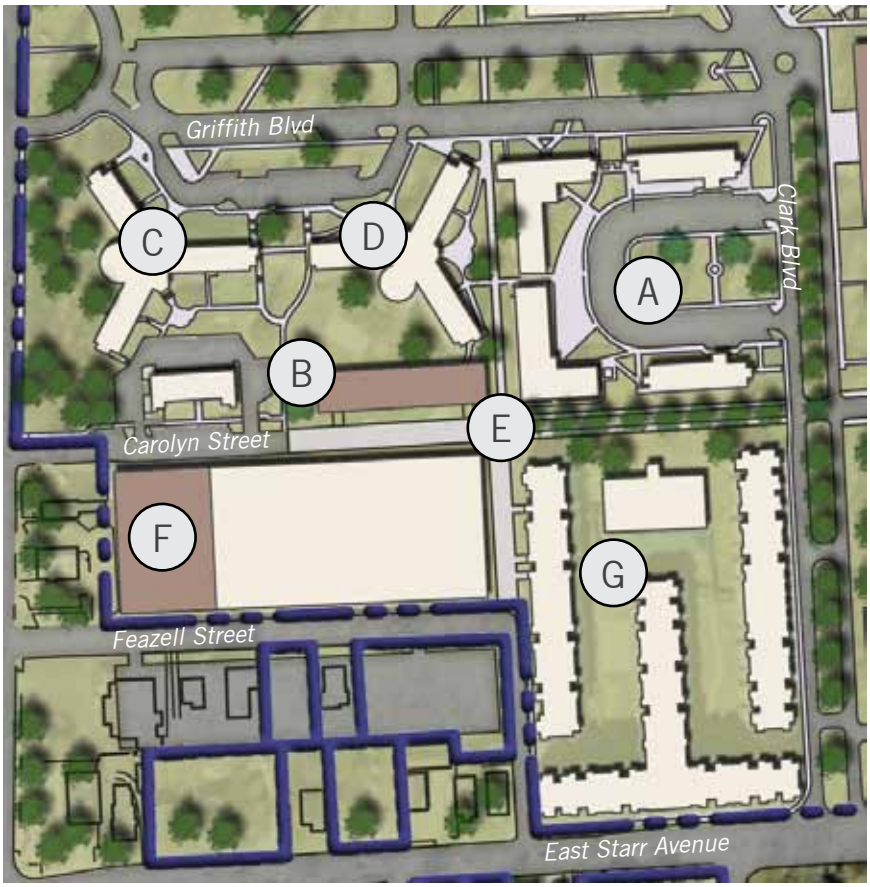


New First-Year Student Housing

Student Housing Development

Improved sophomore and upperclass housing is located near the southwest corner of campus between Griffith Boulevard and East Starr Avenue. A new 260-bed building south of Kerr Hall is proposed to meet additional housing needs that support a strong second-year experience. In addition, renovations to the four existing residence halls in "The Horseshoe" will be used to elevate amenities and programming in these aging structures.

To facilitate improved pedestrian flow and connections, expanded sidewalks and limited access streets should be added from Lumberjack Village north to the Student Center. Carolyn Street should be converted to a limited access street to improve pedestrian safety while still allowing for circulation during move-in/move-out periods of the year. Expansion to the existing parking garage will assist in providing needed parking for the added student housing. Gibbs Hall should eventual be converted to a new Living / Learning Center for the relocated Honor College from Wisely Hall.



A "The Horseshoe" Renovations
B New Student Housing
C Griffith Hall
D Kerr Hall
E Limited access streets
F Expanded structured parking
G Lumberjack Village

New Sophomore and Upperclass Student Housing

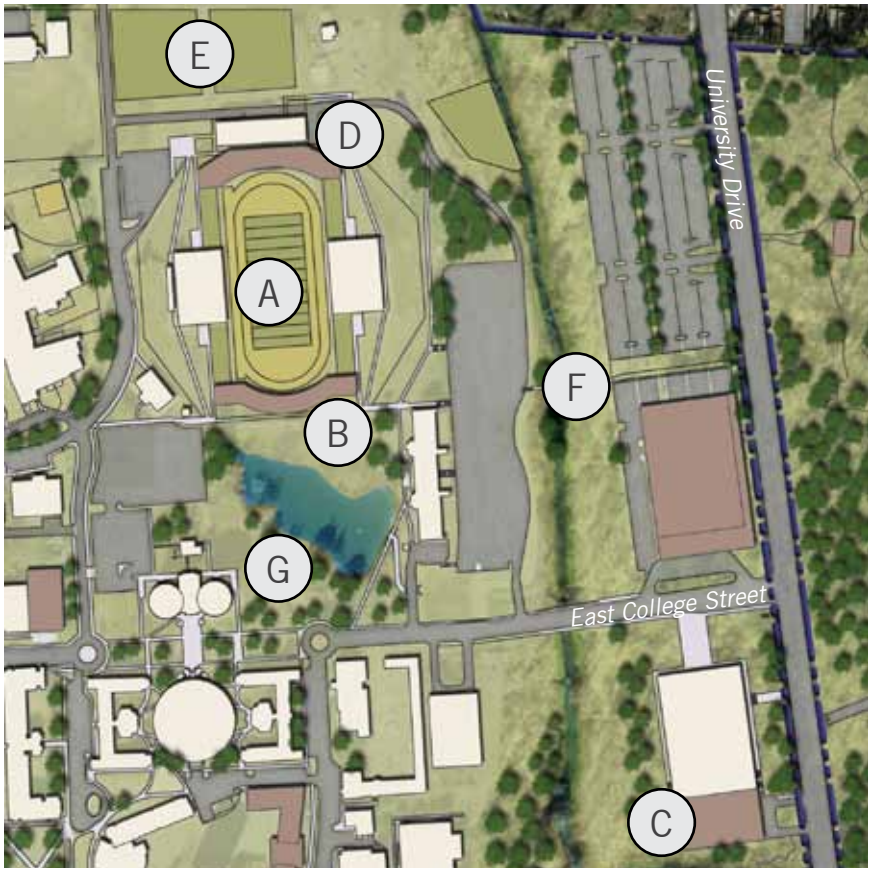
Strengthened Varsity Sports

Enhancements to the SFA varsity sports program will occur with additions to the north and south of the Stadium. Renovations and additions to the existing Stadium Fieldhouse will improve practice, training, and locker facilities as well as office functions and student athlete programs. The existing Fieldhouse can be expanded and linked to a north stadium addition by using the available space between the existing track and Fieldhouse. Existing storage and restroom facilities should be incorporated into the new facility to consolidate functions under one roof.

South of the existing track, a proposed South Stadium addition for fan amenities should house new concession areas and restrooms. An east-west Sports Plaza should link the Stadium to pedestrians traveling from University Drive parking and Raguet Street. Additional Stadium improvements should include reconstruction of east side seating, ticket booths, widening concourses, and a new entrance design to make the facility more "fan friendly". The new Sports Plaza will be supported by University Park which will support tailgating and other Lumberjack spirit events.

Support space should be added to the south side of the Coliseum. Proposed improvements include enhanced servicing, large event staging area, and accessibility upgrades such as elevators. Any occupied space should be above the existing flood plain.

- A Homer Bryce Stadium
- B South Stadium Addition for New Fan Amenities
- C Coliseum Addition
- D Fieldhouse Renovation & North Stadium Addition
- E Practice Fields
- F East-West Sports Plaza
- G University Park



Additions to Stadium and Coliseum

Strengthened Recreation

Constructed to enhance the student life experience and support student athletes, SFA's Recreation Center has been a remarkable success for the campus experience. Past campus and facility planning identified a site for an addition to the existing facility in the northeast corner of the site. Proposed programs to be incorporated into this addition include a multi-purpose indoor gymnasium to accommodate both the additional 2000 students projected by 2020 and the expanding varsity sports participants. Access for the Outdoor Pursuits Program, equipment rental, and storage should be maintained.

Smaller scale — but equally important — support structures should be provided at the adjacent intramural fields. A proposed support building should be located adjacent to the rugby field at the south end of the fields. This structure will be used for hillside seating as well as storage and restrooms. Upgrades to the existing restroom building at the north end of the fields should include expansion of the restrooms, added lockers, and storage space for Womens' Intercollegiate Soccer.

A Addition to Recreation Center

B Intramural Fields

C Intramural Field Support & Hillside Seating

D Intramural Restrooms

E Tennis Complex

Recreation Center Addition & Intramural Field Improvements

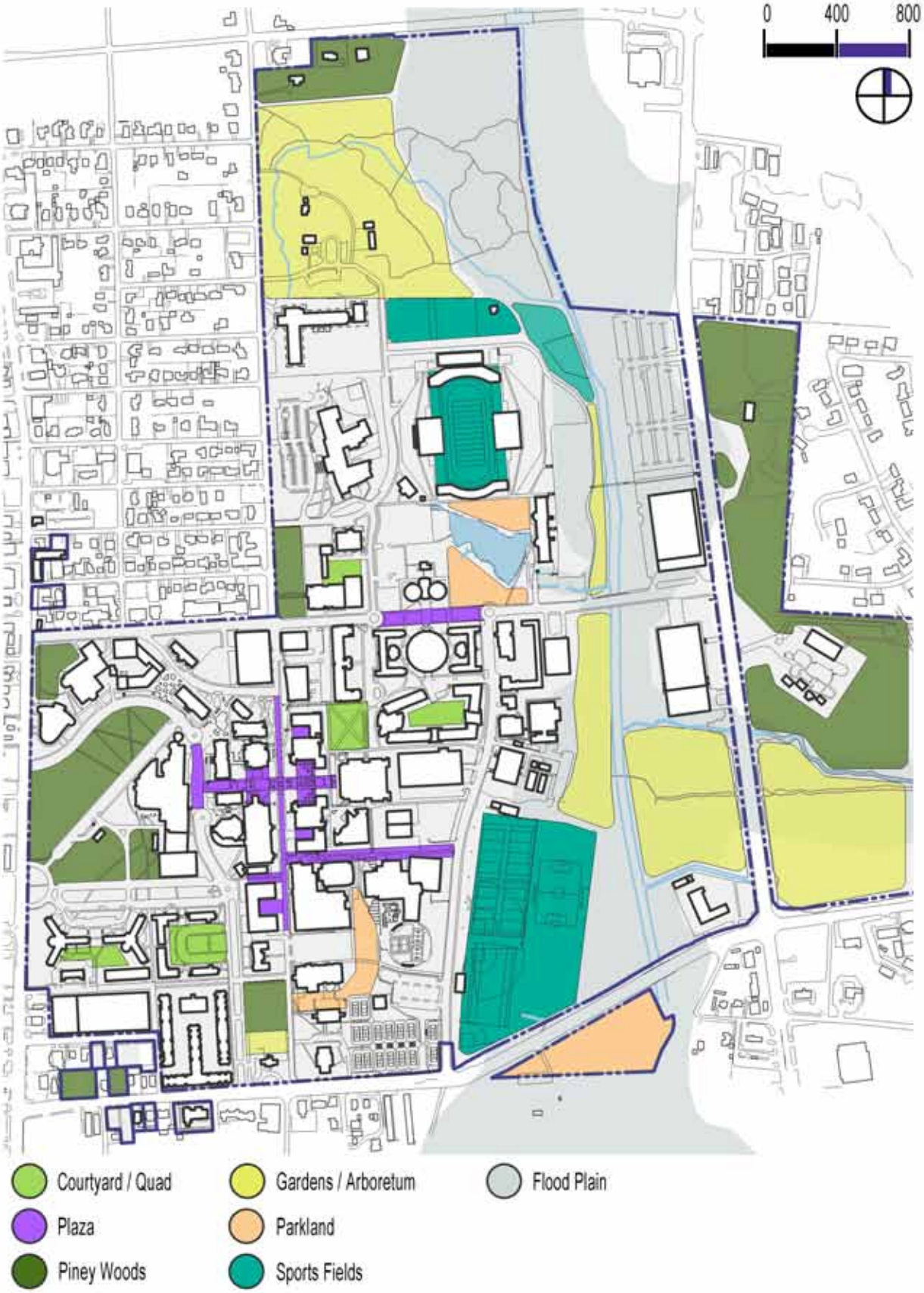
Photo 4.1—Ag Pond (photo by SFA)

The Open Space Plan provides a unifying framework to develop a consistent campus quality and character. The goals developed in the campus master planning process include:

- Create a pedestrian friendly environment
- Strengthen open space
- Defines campus edges with the community
- Promote student and facility connectivity

The Open Space Plan defines the following types of open space:

- Courtyard
- Plaza
- Piney Woods
- Garden / Arboretum
- Parkland
- Sports Fields



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January 2012

4.1 Open Space Plan

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Figure 4.1—Open Space Plan

Courtyard

Courtyards are well-articulated outdoor rooms with a planted center that includes seating and other amenities to foster small-scale conversations and activities. Courtyards are enclosed by adjoining buildings — and are an expression of their interior character, with a focus on creating community. They provide an opportunity to showcase distinctive people, achievements and events.

A new courtyard, located over an existing parking lot, should be provided with the new freshman hall to be built adjacent to the Lumberjack Landing. This courtyard will help unify the cluster of freshman housing and extend the residential community space to the out-of-doors.

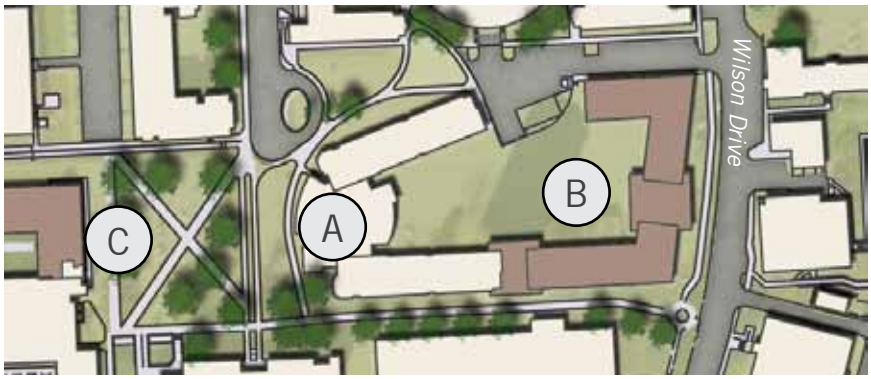
The open space south of Griffith and Kerr Halls should be strengthened by the addition of a new residential hall along Carolyn Street. This new courtyard will provide a unifying link to the sophomore and upperclass housing, a landing point for student interaction, and exterior gathering and conversation space. The plaza/drop-off courtyard at "The Horseshoe" should be improved to function as a student courtyard as the four buildings are incrementally renovated.

A new courtyard / quad should be developed north of Steen Library and west of Lumberjack Landing through removing existing surface parking. The courtyard will act as a prominent connection node between the north student housing along East College Street and the main academic campus core.

A Lumberjack Landing

B New Student Housing and Student Life Nodes

C "The Quad"



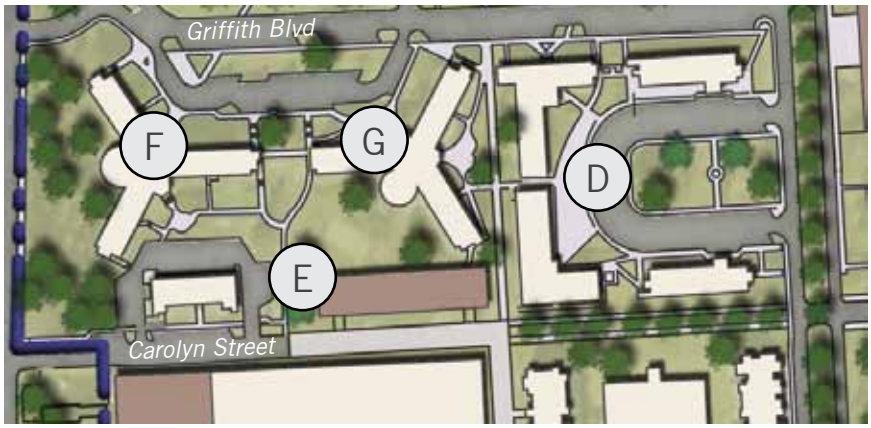
Courtyard Created though New First-Year Student Housing

D "The Horseshoe"

E New Student Housing

F Griffith Hall

G Kerr Hall



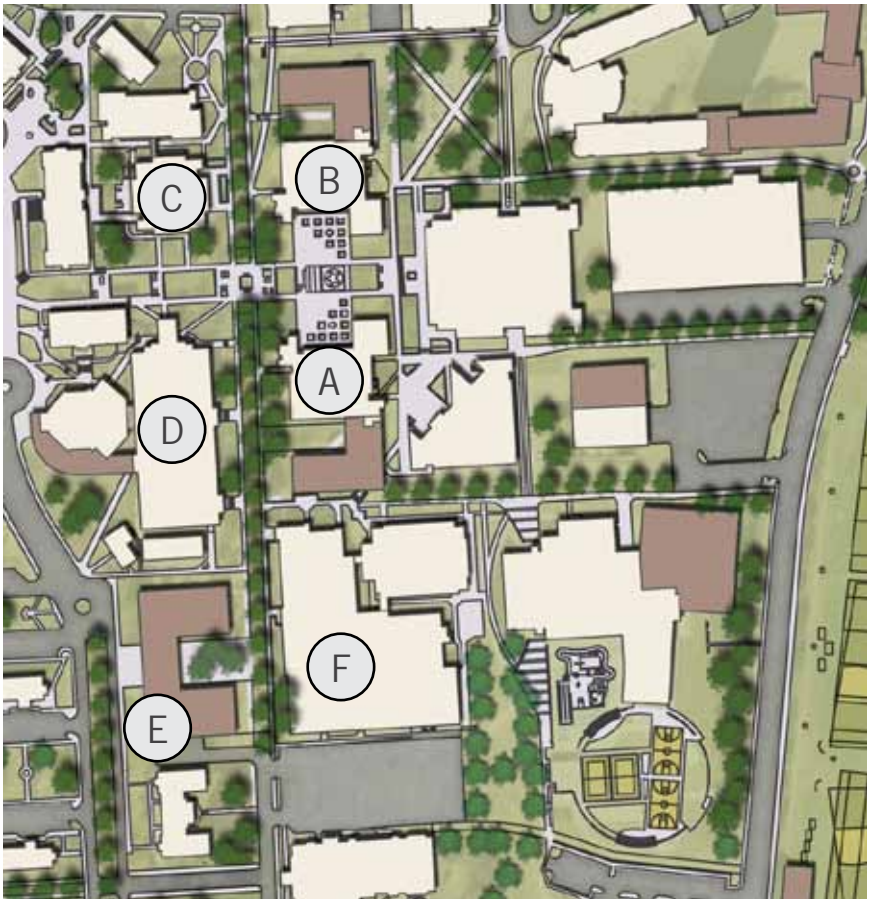
Courtyard Unifying Sophomore and Upperclass Student Housing and reactivated courtyard at "The Horseshoe"

Plaza

Plazas are well-articulated outdoor rooms and pedestrian malls with clearly delineated pavement and shade tree plantings. Plazas may be a variety of shapes, but all promote flexible student activities and knit together the academic core, both physically and visually. The defining characteristic of a plaza is the dominance of pedestrian activity.

Raguet Street Pedestrian Mall Expansion: Raguet Street is the campus academic spine. The open space plan includes preserving, enhancing, and expanding this multi-purpose pedestrian plaza. The plaza landscape provides the framework for new buildings and additions as they are incorporated into the campus core. To achieve this, additional portions of Raguet Street should have limited vehicular access. The intent of the Open Space Plan is to transform these stretches of roadway into primarily pedestrian circulation. In the same way, the limited access stretch of Alumni Drive enables this network of plazas to connect to the University Center.

East College Street: A portion of East College Street should be converted to a plaza that still allows for limited access for university or emergency vehicles. This road conversion is key to creating a strong pedestrian connection from the campus core to the north half of campus as well as controlling traffic to the East College Cafeteria.



A McGee Business

B McKibben Education

C Ferguson Building

D Miller Science

E New Science Building

F Norton HPE Complex

New Academic Buildings in the Campus Core will create plazas that support the pedestrian plaza along Raguet Street

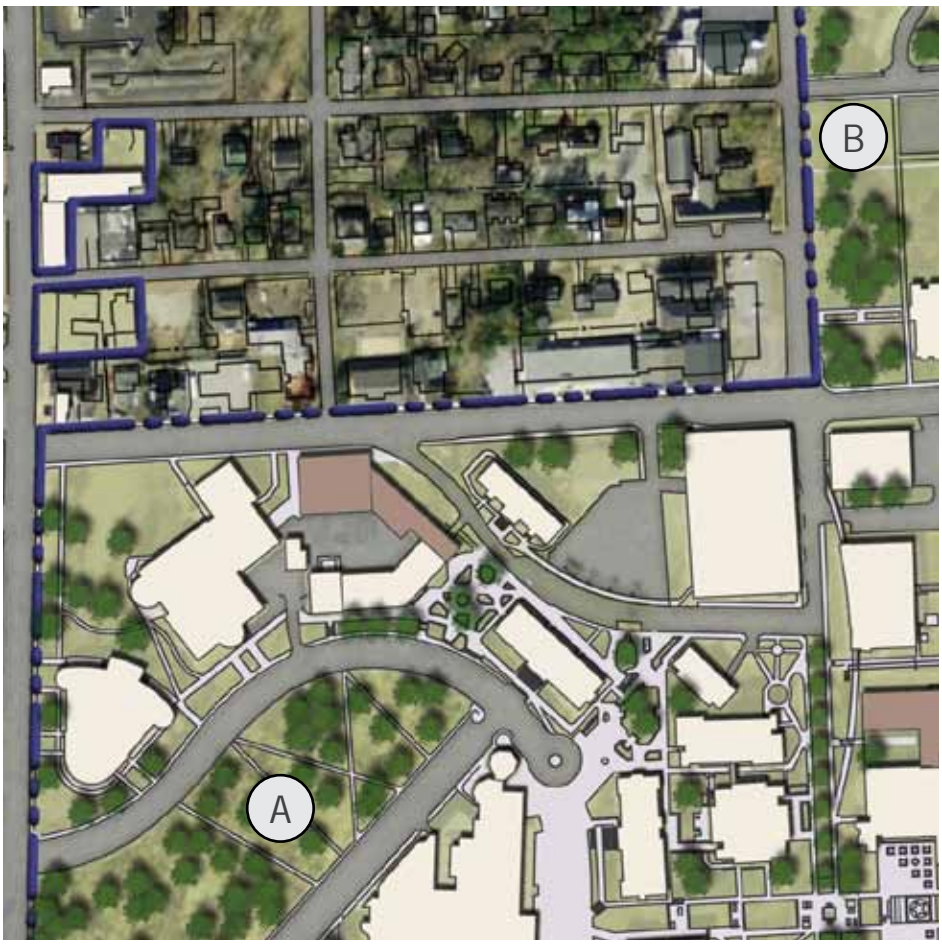
Piney Woods

The Piney Woods are a signature component of the Stephen F. Austin campus. These areas are remnant pockets of the original, regional coniferous tree landscape. Located primarily on the periphery of campus, the Piney Woods creates a distinctive campus identity programmatically, they also tie to the Department of Forestry outreach stations and the Piney Woods Conservation Center located in Angelina National Forest. These areas offer a quiet alternative to livelier, developed campus open space. They present unique opportunities for informal recreation and academic interface with open space that is less developed and more natural in character. Trails and walkways should be enhanced to link these natural areas to the campus residential and academic neighborhoods.

This distinct habitat is a valuable asset to the campus and community. It is an aid to recruitment and retention that should be nurtured and maintained. Although much of the campus Piney Woods is located in floodplain, forested stands on higher ground should be protected from future development to provide a unique experience for students, faculty and visitors.

A Characteristic Piney Woods landscape along Vista Drive

B Reforested Piney Woods space along Raguet Street



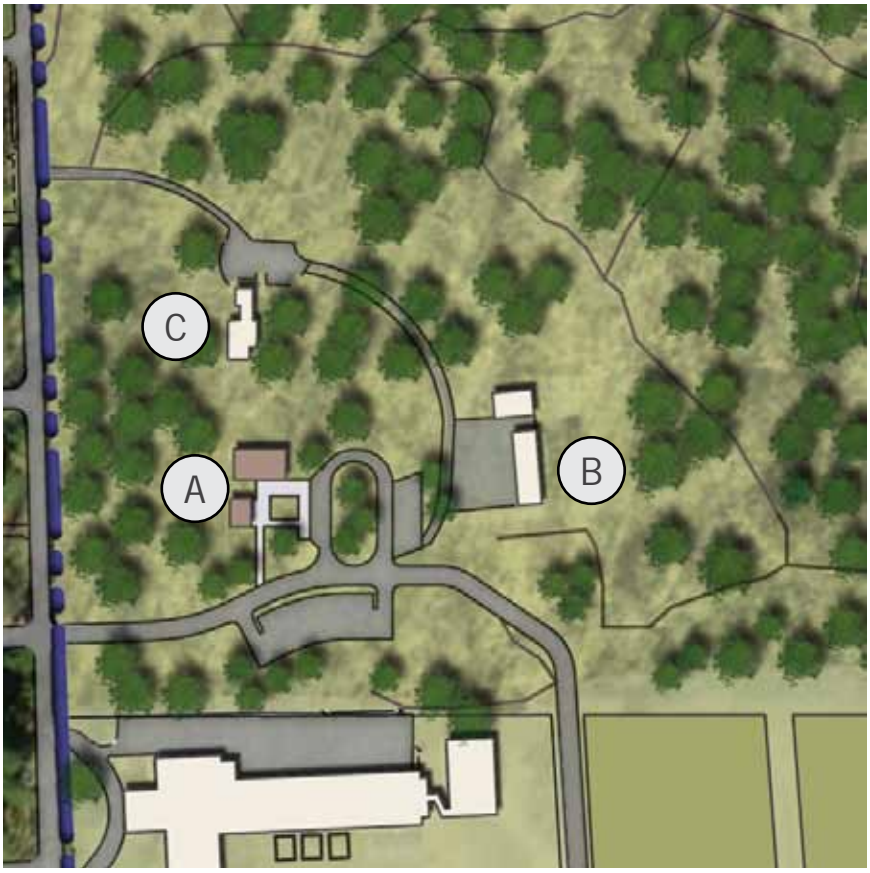
Existing Piney Woods expression along Vista Drive as well as reforested space along Raguet Street from the demolition of the Forestry Laboratory Building

Gardens / Arboretum

The Stephen F. Austin campus is home to a wealth of public botanical gardens. Combined with the campus arboretum, they present unique opportunities for informal recreation and academic interface with open space that is less developed and more natural in character than the structured campus environment.

The campus open space framework includes a new Conservation Education Center for the Pineywoods Native Plant Center. The facilities will be connected via pedestrian and vehicular circulation with the existing Tucker House/Forest Resources Institute, Horticultural Facilities, Firewise Demonstration Landscape, Lady Bird Johnson Wildflower Demonstration Garden, and surrounding wetlands. In conjunction with the new Education Center and Outdoor Teaching Pavilion, trails and small outdoor gathering spaces / classroom should continue to be developed that enhance the existing and planned spaces.

In addition to the Pineywoods Native Plant Center, the SFA Mast Arboretum (located east of Wilson Drive) is the first university arboretum in Texas. It includes the Jim and Beth Kingham Children's Garden and the Ruby M. Mize Azalea Garden. The CMP encourages increasing pedestrian circulation to these spaces as well as retaining their unique character and presence for the campus.



A Pineywoods Conservation Education Center

B Greenhouse / Headhouse

C Tucker House

Conservation Education Center at the Pineywoods Native Plant Center

Parkland

Parkland is dominated by expanses of lawn and provide areas of active and passive recreation. The perimeter features trees and other plantings and a variety of seating and gathering places for people. Major walkways run along the perimeter, connecting the building entrances that open to them. Incidental paths crossing the open space should be kept to a minimum.

A major open space recommendation of the CMP is the creation of University Park. By consolidating and relocating Agriculture and Military Science to within the campus core, the pastoral landscape around the Ag Pond can be expanded to serve both the nearby residential community as well as major athletic events. University Park should provide necessary recreational space to support both tailgating, tents, outdoor activities and the expanding first-year housing experience. The expansion of parkland will create a unique experience that formally connects the historic campus core south of East College Street with the expanding north campus.

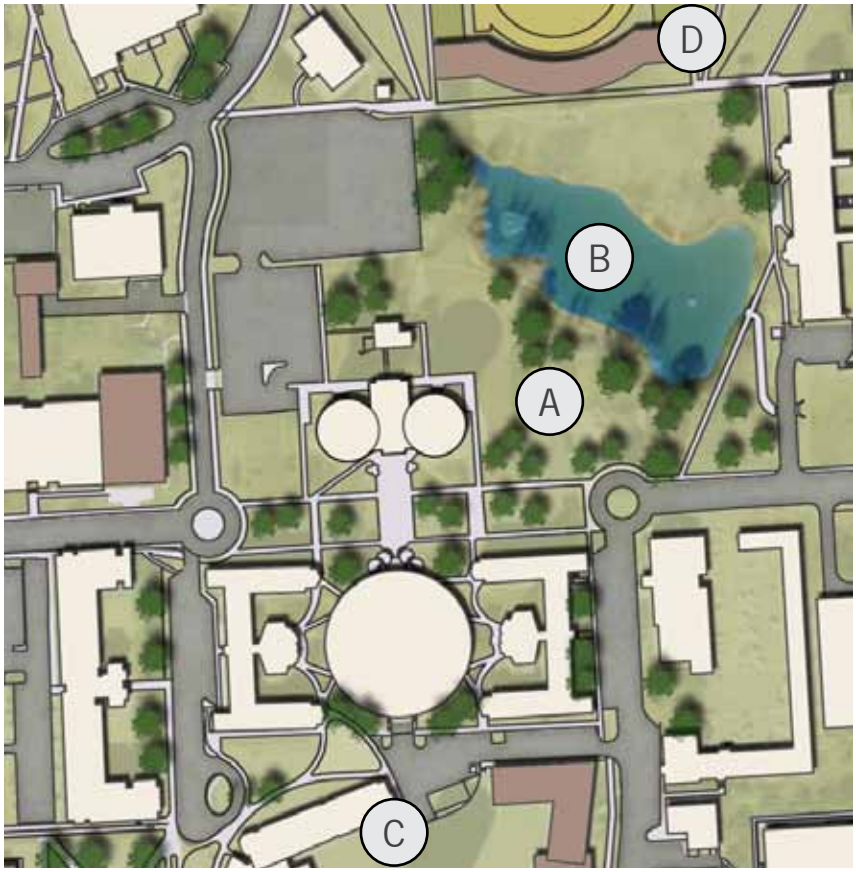
Parkland should also be created from the existing Recreation Center south to the Tennis Pavilion and west to Raguet Street. This space will support the Recreation Center activities and provide a connecting pedestrian corridor between the First-Year and Upperclass residential neighborhoods.

A University Park

B Ag Pond

C Lumberjack Landing

D South Stadium Addition



The new University Park surrounding the existing Ag Pond will enhance the residential and game day experience

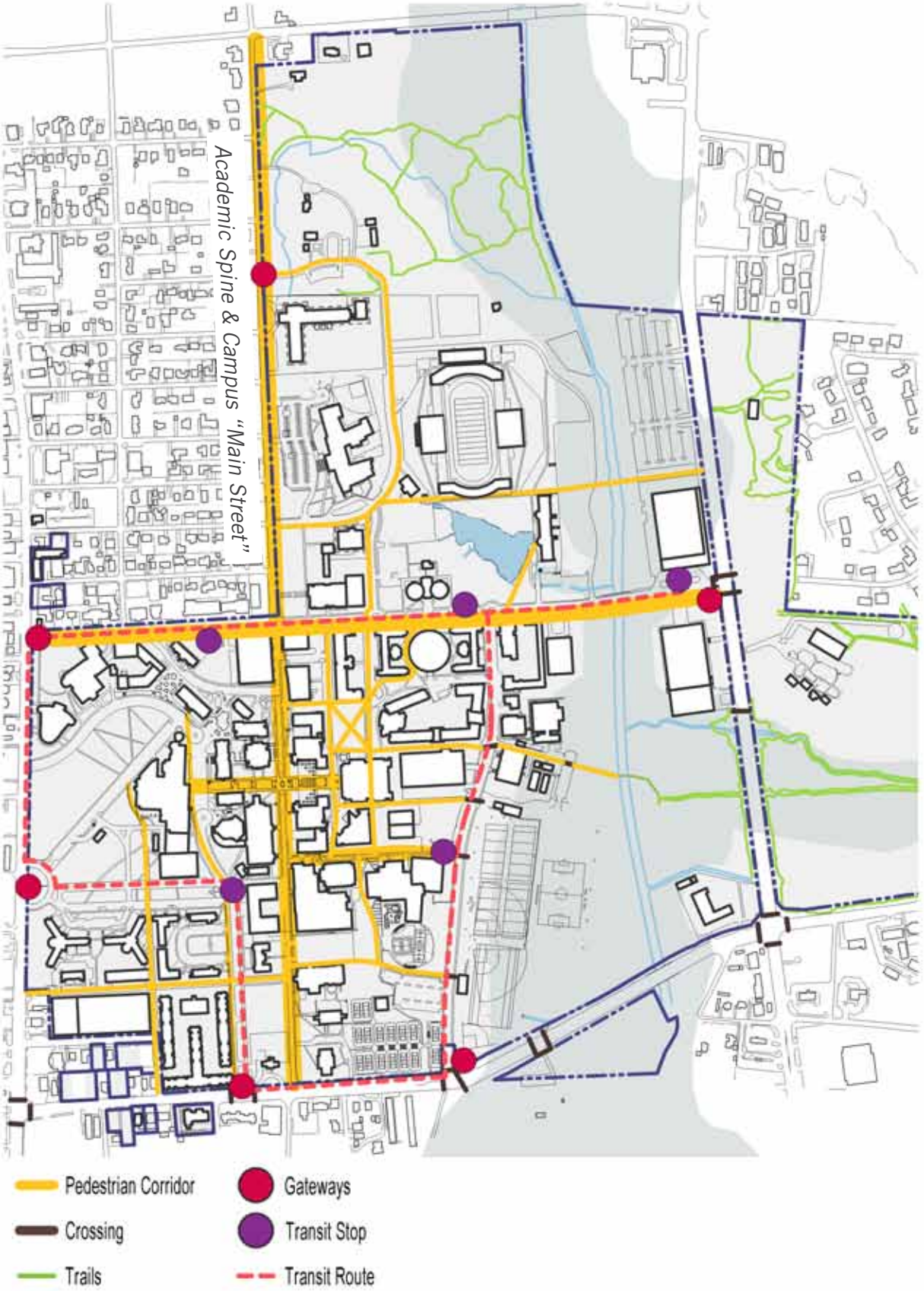
Photo 5.1—Example Pedestrian Corridor illustrating shifts in topography (photo by P+W)

The Campus Master Plan driving forces include campus connectivity, circulation, and community visibility. Pedestrian Connections play a critical role in supporting these goals. The goals developed in the campus master planning process include:

- Create a pedestrian friendly environment
- Define community visibility
- Promote student and facility connectivity
- Promote sustainability through transit and walking

The Pedestrian Connections Plan defines the following types of open space:

- Pedestrian Corridor
- Crossing
- Trails
- Gateway
- Transit Stop
- Transit Route



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January 2012

5.1 Pedestrian Circulation Plan

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Figure 5.1—Pedestrian Circulation Plan

Pedestrian Corridor

Pedestrian Corridors connect academic and residential neighborhoods and outdoor gathering areas. Every campus neighborhood should have access to a primary pedestrian path and the outdoor amenities they provide for the university community. The thickness of the yellow lines in Figure 5.1 indicate intensity of use which should coincide with the intensity of pedestrian amenities such as seating, pavement patterns and materials as well as landscaped and planting areas.

The corridor network should provide a lively promenade with pedestrian amenities for those passing through as well as seating along the edges for talking, teaming, and people watching. The campus' most lively pedestrian movement should occur here. They should be the primary scenic route by which a pedestrian connects across the campus. They should have a generous width, special landscape features, pedestrian amenities, and the opportunities for seating to work with or watch others as they pass by or play in adjacent open spaces. Vehicular access should be strictly limited to service, emergency, and special events vehicles.

Existing pedestrian paths should be enhanced and expanded with the removal of buildings and redevelopment of parking areas. Converting the existing surface parking lot west of Lumberjack Landing to a quadrangle with crisscrossing pedestrian paths to support connections to the academic campus core is a prime example of this kind of opportunity.

A successful pedestrian network addresses safety. Pedestrian crossing zones at key intersections should be improved with consistent signalization, signage, planting, special paving, and pedestrian tables to calm traffic, enhance wayfinding and support a safe pedestrian environment. Proposed locations include a cross-walk from Pecan Park and Wilson Drive across East Starr Avenue as well as multiple pedestrian crossings along Wilson Drive to the intramural fields and academic buildings.

Other pedestrian corridor improvements will require collaborating with the City of Nacogdoches to improve sidewalk accessibility; widening sidewalks and relocating utility lines are critical improvements to Raguet Street north of East College Street. Improving the Raguet Street corridor should also better define the campus edge with signage and banners, signature street trees, benches / seat walls, and/or special lighting.

An existing campus mall between the Student Center and Steen Library should be considered for redesign. Currently it is not wide enough to handle the amount of pedestrian activity between the student life hubs. Opportunities should be considered to widen the corridor and improve informal seating while still retaining the unique natural stormwater drainage aspects of the current design.

Gateways

Campus Gateways provide a transition between the campus and the surrounding community — clearly indicating arrival to the campus. They should be large and gracious spaces - easily recognized and marked with appropriately scaled architectural elements, large canopy trees, signs, or seat walls. They should create a welcoming appearance to campus and not create barriers. They should project a unified image and create an identity distinct to Stephen F. Austin State University.

One defining feature of Campus Gateways should be the use of landmarks which have great symbolic and unifying power. They should be distinctive and dominant in the landscape. They should be associated with campus heritage and ceremonial functions. They are features that over time, or through design, become part of the university's identity.

Examples of existing gateways that meet these requirements, include Birdwell Plaza at the corner of North Street and East College Street as well as the entry signage to Vista Drive and Griffith Boulevard from North Street. These sites contain monumentally sized signage, plantings and pedestrian walkways that help to identify the campus boundaries.

Additional gateways have been identified to continue this tradition signature arrival points into the campus from the surrounding community. With an existing lack of signature signage along the south campus boundary, key locations for gateways include the intersection of East Starr Avenue with Wilson Drive as well as Clark Boulevard near the President's Home. These locations should be coordinated with pedestrian crosswalks and traffic calming measures, such as turning lanes, to promote a safe pedestrian environment.

Proposed Gateways along East Starr Avenue identified with a colored dot

Transit Route and Stops

To support an internal pedestrian environment — augmented by plazas and corridors — the current campus shuttle system should be expanded. Busses should circulate around the perimeter of the main academic campus in addition to the current shuttle route from Lot 46 to the surface lots east of Steen Library (as shown with a blue dot and dashed line). Ridership has diminished with the addition of internal parking garages but as on-campus student housing increases with enrollment growth, increased parking will be required. The shuttle system should link existing and proposed parking structures to reduce the need of surface parking within the campus core. The new shuttle system should also support cross-campus class changes, game days and performing arts or student life events at the Student Center by connecting the north and south campus facilities.

Strategic shuttle stops should be positioned at key intersections around and within the campus. Locations include the new University Drive Parking Garage, Wilson Drive Parking Garage, East College Cafeteria, Arts District (at Wisely Hall), New Science Building, and Recreation Center.

Proposed campus shuttle route (dashed line and main transit stop locations (purple dot). Existing shuttle route in blue.

Photo 6.1—Example of structured parking and limited access street at the Baker Pattillo Student Center (photo by SFA)

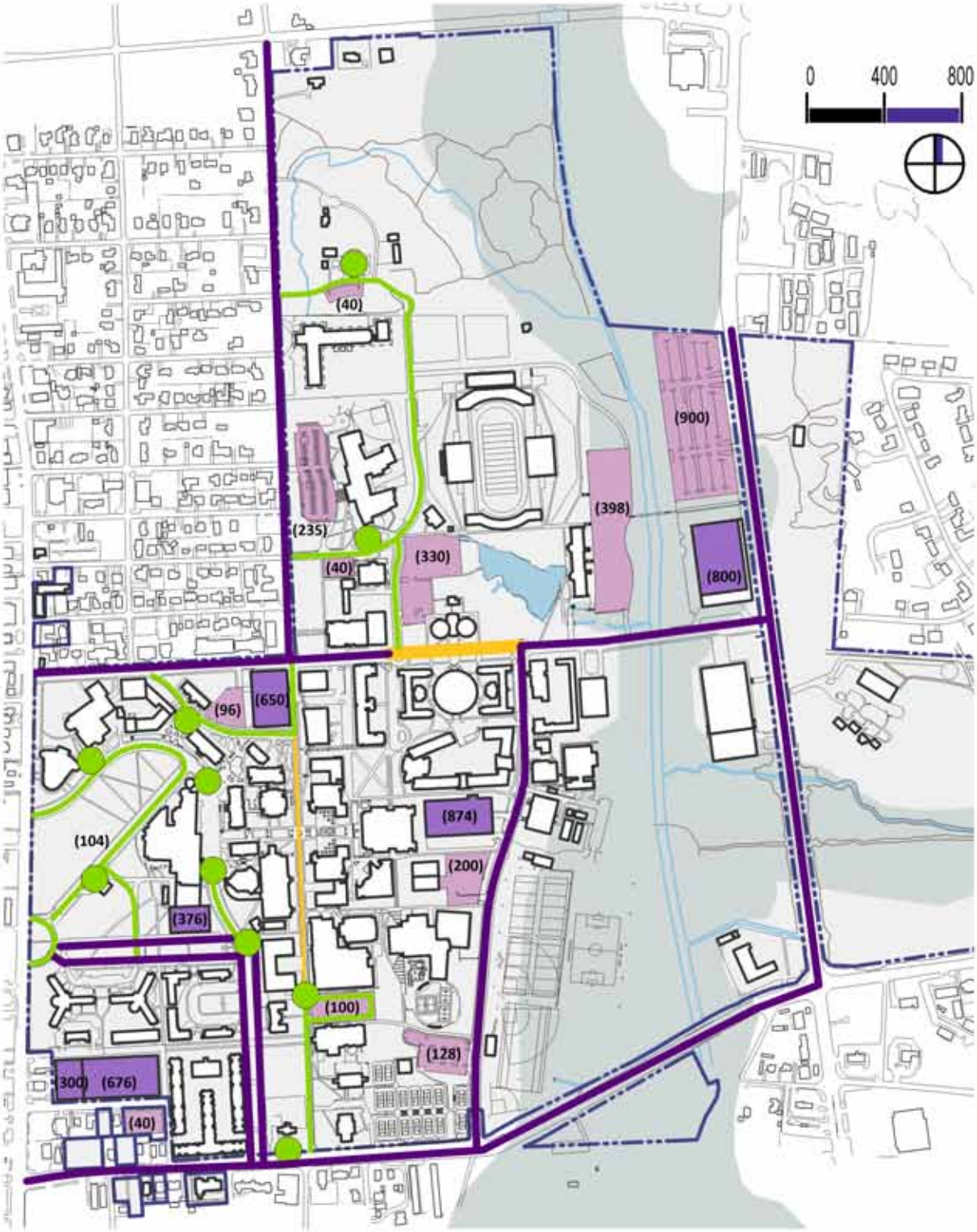
The Campus Vehicular Circulation and Parking Plan should guide the implementation of strategies focused on improving all streets to become complete streets, providing clear navigation and wayfinding, promoting safety for all users, and knitting the campus together through creating a uniform character.

The goals developed in the campus master planning process include:

- Strengthen multi-modal campus
- Establish inviting campus streetscapes and edges
- Strengthen East/West primary pedestrian paths:
  - East College Street
  - East Starr Avenue
  - Griffith Boulevard
- Strengthen North/South primary pedestrian paths:
  - Raguet Street
  - Wilson Drive
  - University Drive
  - Clark Boulevard
- Improve parking at campus perimeter
- Control on-campus vehicular movement

The Vehicular Circulation and Parking Plan defines the following types of circulation space:

- Complete Street
- Limited Access Street
- Public Drop-off Area
- Structured and Surface Parking



Complete Street

Limited Access

Public Drop Off

Structured Parking (# of stalls)

Surface Parking (# of stalls)

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6.1 Vehicular Circulation and Parking Plan

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Figure 6.1—Vehicular Circulation and Parking Plan

Complete Streets

Complete streets should be implemented throughout the campus and adjacent city streets. While the word street typically denotes the primacy of the automobile, Complete streets are shared open spaces for people which encourages multi-modal transportation. They provide access for bicycles, cars, pedestrians, and public transit. There are multiple benefits of complete streets. They promote safety, encourage healthy and sustainable communities by walking and biking, create clarity around the campus perimeter with a consistency of character through trees, lighting, benches and other site furnishings, improve transportation options, and foster community.

East Starr Avenue, East College Street, Raguet Street, Wilson Drive, Griffith and Clark Boulevard, and University Drive should function as the primary Complete Streets through and around the campus. These streets should be developed with the assistance of the City of Nacogdoches to provide enough width for traffic, dedicated bike lanes, and pedestrian edges with adequate width for multi-directional foot traffic. Space should be provided for boulevard trees and plantings that will establish an inviting streetscape through and around campus.

Sidewalk improvements are a key part of complete streets. Many of the streets in and around Stephen F. Austin's campus have narrow and often inaccessible sidewalks. Particular focus should be made to create accessible, widened walks along both sides of the streets. Raised crosswalks should be used at intersections to calm traffic and provide safe crossings for bikes and pedestrians.

Example street improvement for Raguet Street north of East College Street.

There is no singular design prescription for Complete Streets; each one is unique and responds to its community context. In the case of SFA, a complete street design for Wilson Drive will require different design elements than the complete street treatment at East Starr Avenue and University Drive. Both should be designed to balance safety and convenience for everyone using the road and they may include: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable & accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more. Information and strategies for planning complete streets is available through the National Complete Street Coalition.

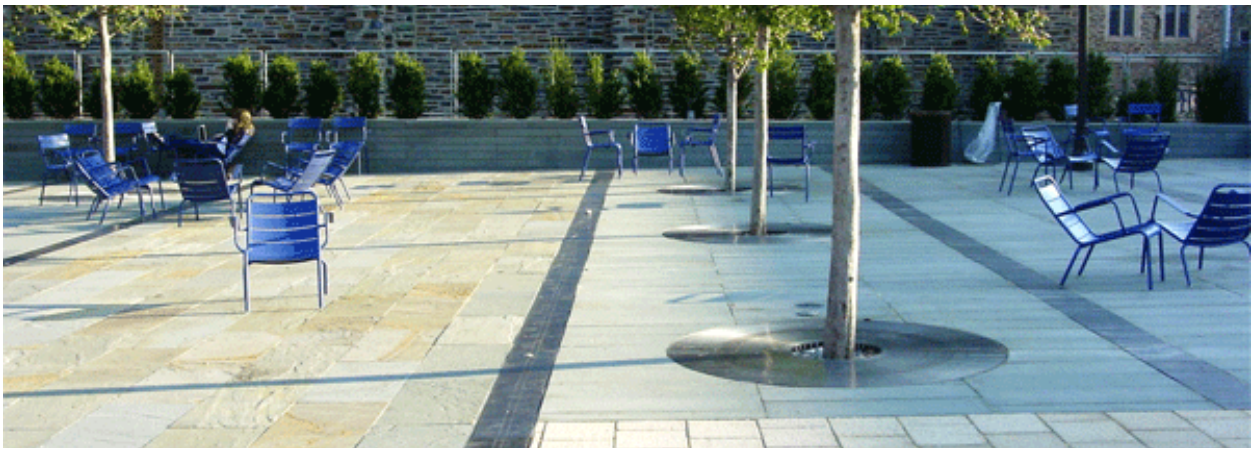
Example crosswalk improvement for Wilson Drive or University Drive

Example complete street improvement for East College Street or East Starr Avenue

Limited Access Streets

Limited access streets are circulation corridors that are primarily pedestrian routes, with the scale and character of a pedestrian plaza, and are structurally capable and wide enough to accommodate service and emergency vehicles. The central portion of East College Street, as well as an extension of the Raguet Street limited access route are ideal locations for this traffic-calming. The benefits of converting these streets to limited access is two-fold: bringing clarity to vehicular circulation through by directing thru-traffic and parking to the campus perimeter and creating a safe pedestrian experience.

Currently major traffic backups occur during lunch and dinner hours when students enter and leave the East College Cafeteria to return to Steen Hall. It was noted during focus group interviews that it takes less time to go around the campus to University Drive than to cross campus on East College Street. Providing turn-arounds at both Wilson Drive and a new connector road to Hayter Street will create a primary pedestrian zone between Steen Hall to the north and East College Cafeteria, Hall 14 and Hall 16 to the south while still ensuring vehicular access to campus and emergency vehicles.



Examples of limited access pedestrian plazas which can accommodate emergency vehicles while promoting a safe environment for pedestrian crossing

Campus Spine and Academic Main Street

By converting Raguet Street to a pedestrian plaza with limited access from Aikman Drive to Gibbs Hall, the campus core will be used solely for private vehicle traffic. Improvements to the former street right of way will provide informal gathering spaces for students such as benches, tables, and landscaped areas. Raguet Street will provide the main point to existing and proposed academic facilities so design considerations should be made to reinforce wayfinding through signage and landscape features.

Design features of limited access streets include:

- Entry markers or removable bollards to discourage through traffic while providing required access widths for emergency and campus service and shuttle vehicles.
- Bicycles are encouraged to use these zones. Clear bike baths and policies should control bike traffic to promote a safe environment for pedestrians and bicyclists.
- Raised pedestrian tables should be incorporated all along Raguet Street to designate high-volume pedestrian crossings.
- Tree plantings should respond to building entrances and walkways.
- Site furnishings — such as benches and tables — and landscaped areas should be incorporated into the right-of-way design to allow for gathering, studying, and relaxation.

North starting point of limited street access at Aikman Drive and Parking Ramp #2

Existing plaza crossing Raguet Street. New north-south pedestrian plaza should be at same level

Public Drop-Offs

Part of the wayfinding strategy of the Campus Master Plan is to bring clarity to public drop-off zones within and around the campus perimeter. Vista Drive has long served the University as the public front-door to the campus. It will continue to serve as a ceremonial drop-off corridor. Complementary public drop-off points should be created near the relocated Visitor Booth and Welcome Center as well as the performing arts venues. Additional signage near the gateway entrance from North Street can help clarify for the public where these event spaces are located.

With the addition of the Black Box Theater, a public drop-off zone between Boynton Building and Austin Building will be required that allows for multiple drop-off points. This drop-off node along Aikman Drive will reduce congestion along East College Street during performances; allow easy access to the adjacent parking deck; and activate the existing plaza as a prominent campus open space.

Once Raguet Street is closed to vehicular traffic at Gibbs Hall, a new drop-off point should be created at the expanded surface parking lot south of the Lucille Norton HPE Complex. This zone will facilitate school bus access to the New Science Building, STEM Programs, the Planetarium, the Recreation Center, and the Old Stone Fort. Keeping this portion of Raguet Street open to traffic will also allow service vehicles to support the New Science Building.

In addition, the new connector road from East College Street to Hayter Street should link the drop-off at the Janice A. Pattillo Early Childhood Research Center with the campus core.

Proposed and existing public drop-off drives and nodes within the campus core

Existing drop-off plaza at Rusk Building and Baker Pattillo Student Center

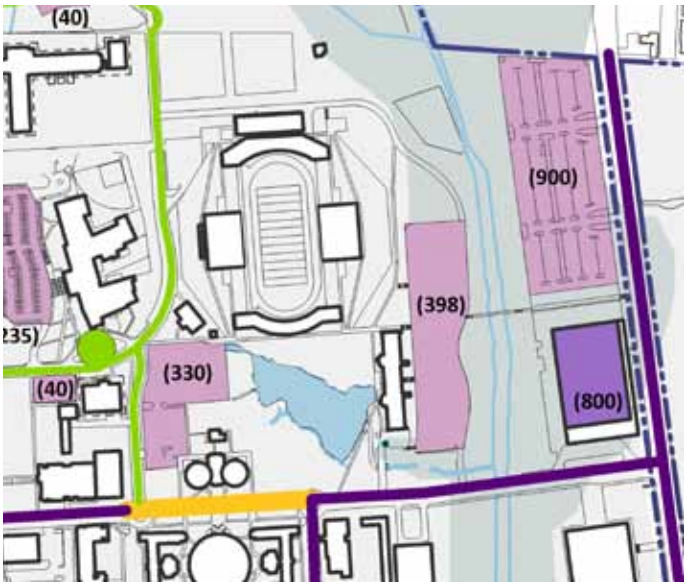
Parking

Perimeter parking areas should be built with the same attention to detail, wayfinding, and accessibility as buildings or open space. Setbacks, buffers, planting strips, architecturally detailed site walls, and campus standard furnishing and light fixtures should be used to create human scale and prevent monolithic barriers to vision and movement. Parking areas should not degrade nearby off-campus neighborhoods.

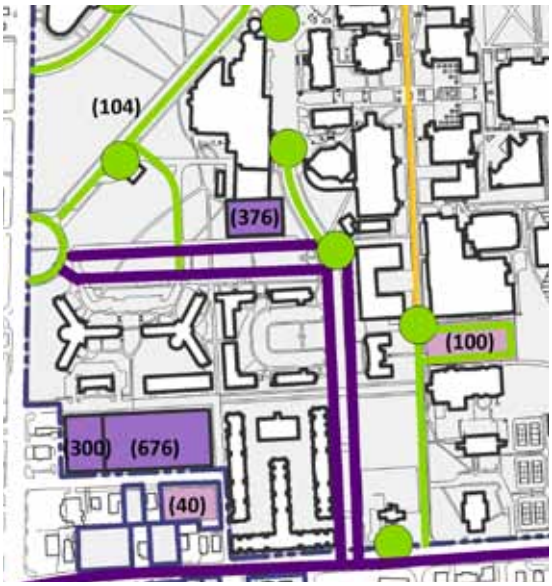
Existing surface parking lots have either been removed or redeveloped to provide an optimized parking distribution and capacity. Development of shuttle bus lines will assist in reducing the need to park a vehicle on-campus. Through the development of new building sites and improvements to streets, 1,500 parking stalls have been removed within the campus core but have been relocated to parking structures at the campus perimeter resulting in a zero net loss of parking.

To address the growth in campus housing, a majority of the new parking is located near the two residential neighborhoods. The parking structure along University Drive can also be enhanced with storefront mixed use development to support the Coliseum, the Stadium and other student support functions.

Parking lots and garages can be sustainable in design through the use of permeable pavers, bioswales, and/or rain gardens for stormwater retention and infiltration. Shade trees or the use of high-reflective (albedo) materials can assist in reducing the urban heat island effect, and improving stormwater quality. At a minimum, parking bays should be subdivided with landscaped dividers to provide human scale, stormwater management and tree canopy for shade. Lots should be efficiently designed from a total parking lot footprint/number of stalls – 238 to 270 GSF per stall is ideal in perpendicular paved areas.



A new major parking structure is proposed over the existing University Drive surface parking. Surface parking is removed and optimized near Steen Hall.



An addition to the existing Feazell Street parking ramp. Additional surface parking is proposed at the Lucille Norton HPE Complex for buses and visitors.

Photo 7.1—Arboretum (photo by SFA)

During the campus master planning sessions and campus context analysis, Environmental Stewardship and Campus Sustainability objectives and opportunities were identified:

- Follow policies for green building operations, sustainable waste management and purchasing, and responsible campus transportation.
- Promote practices and standards that increase sustainable material use, reduce potable water use, utilize efficient energy sources, and create a healthy environmental quality both indoors and out.
- Construct and renovate facilities to decrease campus energy demand.
- Contribute to the broader sustainable living goals of the region through a sustainable curriculum, community outreach programs, and by emphasizing the campus as a showcase for practical approaches to sustainability.

Sustainable Site Opportunities

Site Selection / Protect and Restore Habitat

Numerous site selection issues, such as protecting campus parkland, wetlands, floodplains, and forested areas, were all identified as campus priorities. The CMP addresses these goals by excluding development in the significant, forested open space, floodplain or on sloped natural areas, all of which can act as a significant carbon sink for the school. New facility development and structured parking were primarily located on surface parking lots. In addition, new open space was created with the removal of existing buildings and small parking lots around the Ag Pond and Steen Library.

Community Connectivity

Expansion of the campus within its boundaries provides walkable access (within 1/2 mile) to numerous student and community services. Increasing student housing within the existing residential neighborhoods allows for vibrant dining, student support, offices and academic opportunities. Fine Arts venues such as the existing performance halls and the new Black Box Theater along East College Street provide for easy community access. Additional outreach facilities at the Pineywoods Conservation Education Center connect the strong environmental programs of SFA with the surrounding Nacogdoches community—further promoting a shared commitment to environmental stewardship.

Sustainable Transportation

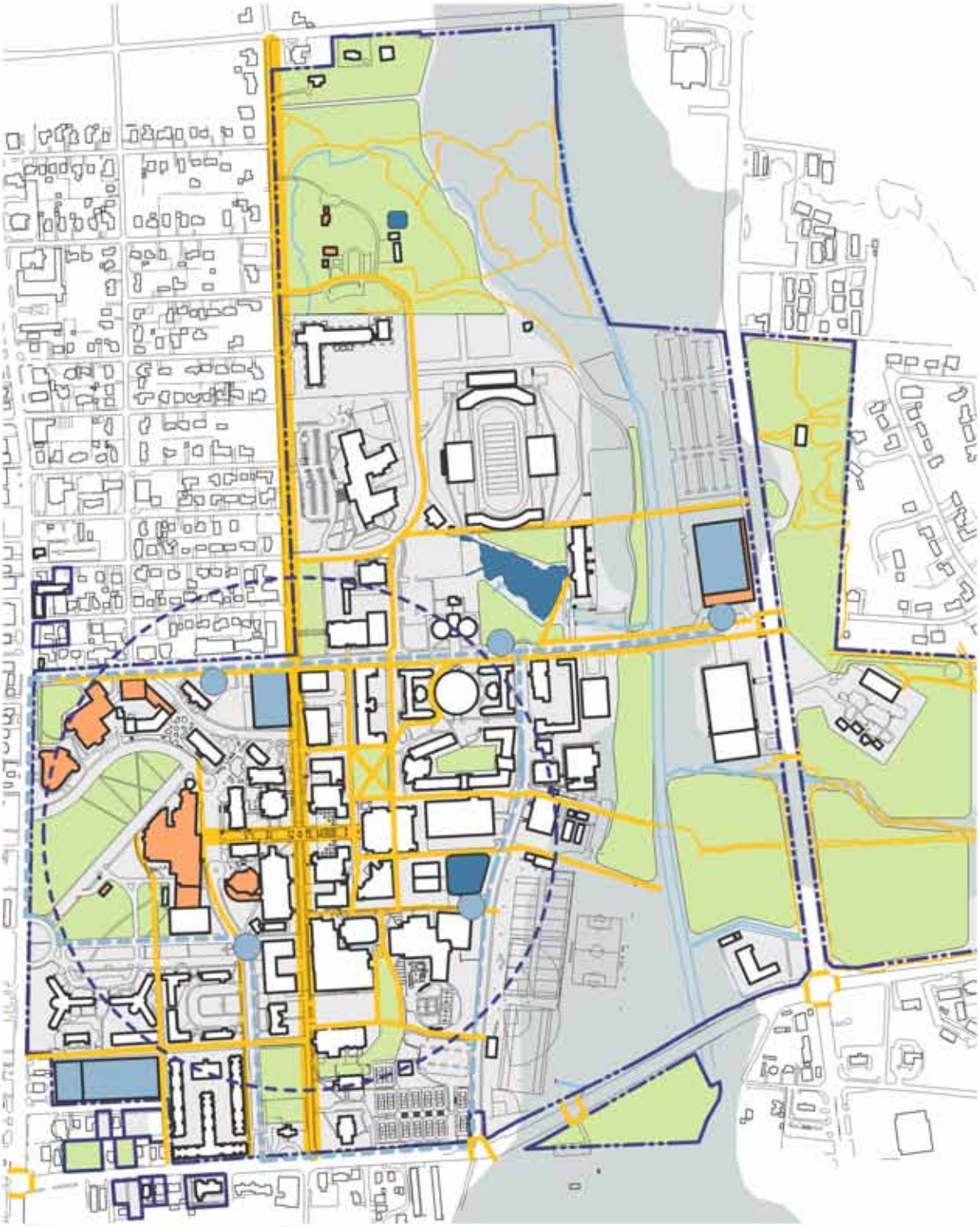
Development of a multi-modal campus circulation framework provides an enhanced pedestrian experience, attractive bicycle routes, expand transit options, and smart, sustainable parking options for vehicles along the campus perimeter. Future campus shuttle stops can easily be accommodated into the new circulation framework.

Pedestrian-Oriented Circulation

The partial closure of Raguet Street and East College Street to create limited vehicular access zones will create pedestrian-friendly plazas that still allow limited access for emergency and campus service vehicles. Additional expansion of trails and paths will promote a walkable campus experience and provide opportunities for informal and formal recreation.

Water Management

The conservation, storage, and collection of water is encouraged through the use of campus-owned wells, cisterns, and/or water towers. Utilizing high-efficiency fixtures in new construction and roof-top rainwater harvesting technologies should be investigated in building renovation and design phases.



Site Selection / Preservation
Stormwater Management
Community Connectivity
Pedestrian-Oriented Campus
Sustainable Transportation

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7.1 Sustainable Site Opportunities

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Sustainable Building Opportunities

Reuse Buildings / Optimize Space

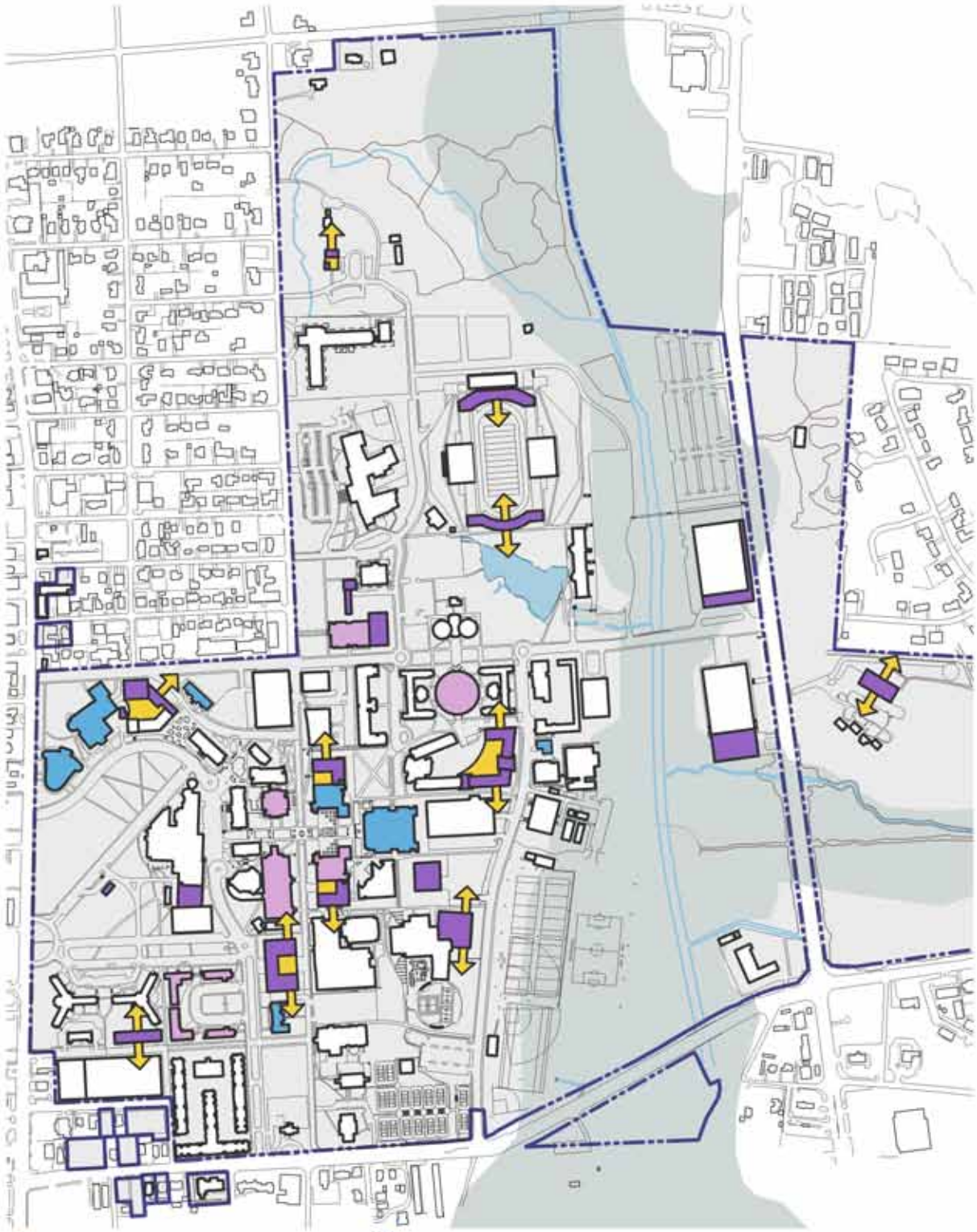
Wisely and Gibbs Hall should be repurposed to bring these historic structures up to modern standards and more effective use. Griffith, Music, McKibben, Steen Library, and Auxiliary Services should undergo extensive space reconfiguration to optimize available underutilized space for growing academic programs. Building reuse and space optimization strategies limits the need to construct new facilities and results in a smaller carbon footprint for the campus. It is also the most sensible use of limited funds for new construction. Reducing new construction maximizes the conservation of green space, conserves materials, and reduces energy use. To ensure that the Campus Master Plan does not recommend an overbuilt environment, proposed facilities have been derived from a detailed space analysis and needs assessment process.

Optimize Energy Performance

To support current University energy reduction strategies, proposed facilities should be high-performance buildings that can provide energy-efficient, healthy learning environments. The orientation, size and location of all new building sites identified in the Campus Master Plan should assist achieving future energy reduction goals. Furthermore, major renovations to existing buildings such as Ferguson, Miller Science Building, McGee, Forestry Building, the student housing in "The Horseshoe", as well as East College Cafeteria should be programmed to reduce existing energy demand as well as create 21st Century, student-centered facilities.

Daylighting and Views

New building development sites should be oriented along the east-west axis wherever possible, to increase daylight harvesting, improve natural ventilation, enhance indoor environmental quality, and augment energy efficiency. The proposed building footprints should utilize narrow floor widths and incorporate courtyards to maximize the availability of daylight and views for the occupants.



Building Reuse / Space Optimization

Daylighting and Views

Energy Efficiency - Existing Buildings

Energy Efficiency - New Buildings

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7.2 Sustainable Building Opportunities

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Introduction

Improvements to facilities, open space, and circulation have been prioritized and categorized within three phases of renovation, construction, and redevelopment. Each phase is intended to further the goals and objectives of the Campus Master Plan. Highest and best use of university resources, academics, student life, community connectivity, sustainability, circulation, open space, image, identity, and a sense of completion at the end of each project, should all be optimized — whether the project is small or large in scale.

Implementation Goals

Implementation of the Campus Master Plan is summarized per phase and illustrates the development of facilities, open space, pedestrian and vehicular circulation, and roads and parking to meet the following needs and goals:

Phase 1 – Short Term

Development Focus: Address the existing and immediate academic and auxiliary programmatic needs of the University. Construction of a Black Box Theater for Fine Arts to meet accreditation requirements. Renovate and remodel Miller Science Building to promote student-centered learning and higher space utilization. Upgrade "The Horseshoe" residence halls to improve the sophomore living experience. Initiate the Pineywoods Conservation Education Center to strengthen community partnerships, research, and environmental centers of excellence.

Phase 2 – Mid Term

Development Focus: Energize the academic core with a new Science Building. Increase on-campus housing while expanding access to the first-year experience with an addition to Lumberjack Landing. Expand access to indoor sports and wellness with an addition to the Recreation Center. Complete the phased pedestrian improvements for exterior gathering along Raguet Street.

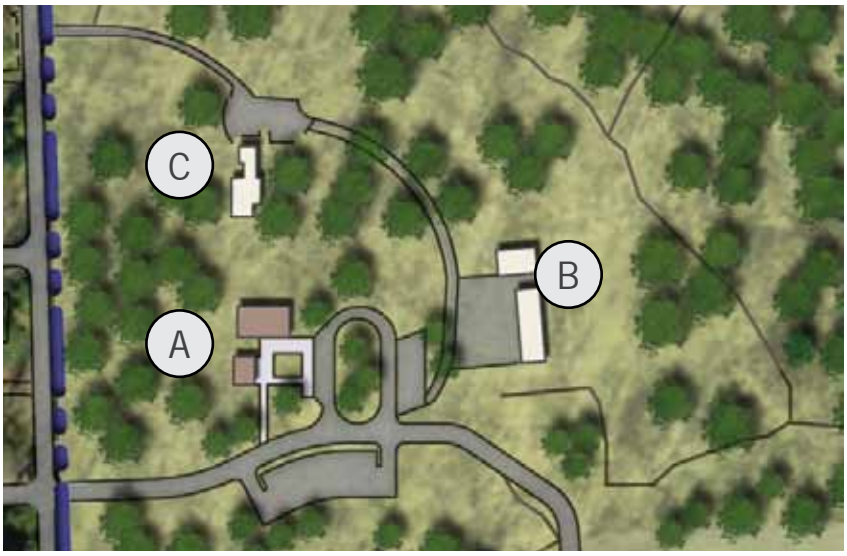
Phase 3 – Long Term

Development Focus: Expand the academic core with additions to McKibben, McGee, and the Forestry Building to meet the University's growing enrollment, research, and programmatic centers of excellence. Further expand housing, academic support, and student support spaces to ensure student recruitment, retention, and degree completion within a vibrant residential environment.

Phase 1 - Short Term

Phase 1 development is focused on current capital planning, meeting the immediate needs of the campus, upgrading existing facilities, improving utilization, and initiating projects under design and fund-raising such as the Pineywoods Conservation Education Center.

- **Conservation Education Center at Pineywoods Native Plant Center** (Phase 1) (A1): The new facility will include classrooms, offices, visitor support services, and an outdoor pavilion. Facilities will be connected via pedestrian and vehicular circulation with the existing Tucker House/Forest Resources Institute, Horticultural Facilities, Firewise Demonstration Landscape, Lady Bird Johnson Wildflower Demonstration Garden, and Wetland. Improved access from Raguet Street, expanded parking for staff and visitors, and circulation capacity for bus traffic will be included in the project.
- **Pineywoods Water Well & Storage Facility** (F1): The new water storage facility will have a drilled well and support the existing Horticultural Facilities (including Head House, Greenhouse, and outdoor nursery areas). Detailed program requirements will be determined in a future study.
- **"The Horseshoe" Renovations** (502, 511, 512, 516): Major renovation of existing student housing in Mays, North and South Halls, and Hall 10 to meet sophomore residential experience goals. Open space improvements will include new and improved walkways that respond to student paths between Baker/Griffith/Vista and Carolyn/Clark/Raguet.

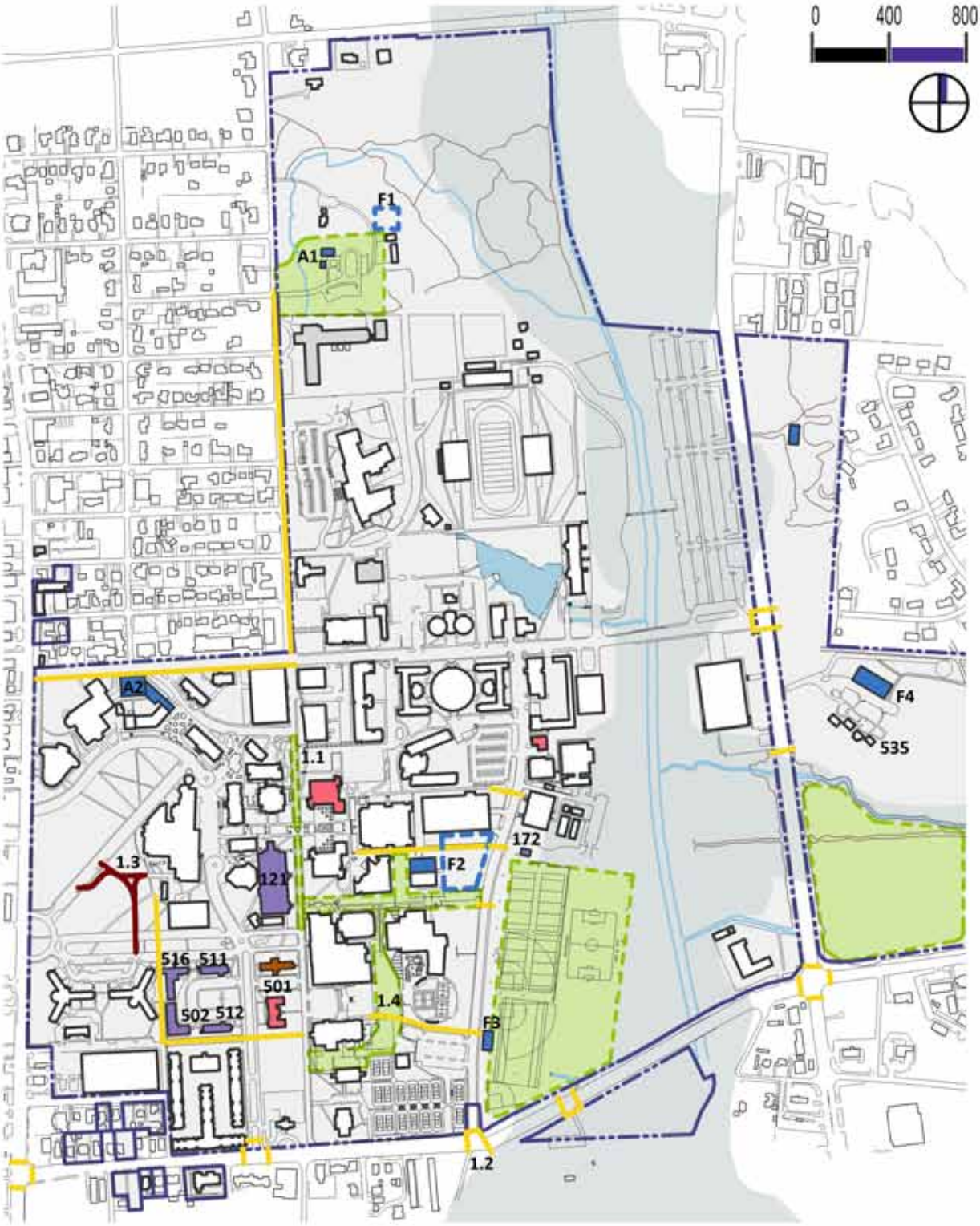


A Conservation Education Center

B Greenhouse / Headhouse

C Tucker House

New Pineywoods Conservation Education Center



Facility Construction
Facility Renovation
Facility Remodel
Space Reassignment
Facility Demolition
Existing Buildings
Open Space Improvements
Surface Parking Development
Pedestrian Improvements
Vehicular Improvements

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8.1 Phase 1

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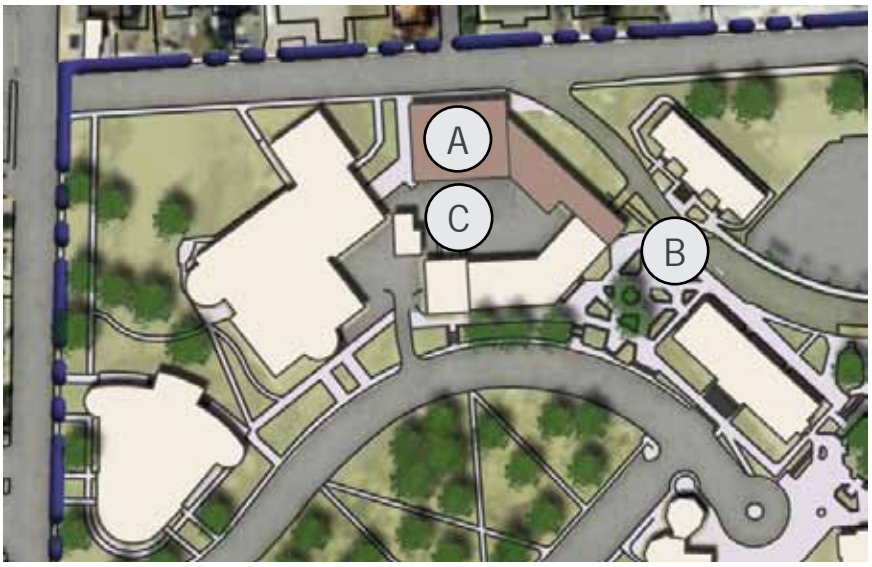
Figure 8.1—Phase 1 (Short-Term)

Phase 1 - Short Term

- **Boynton Fine Arts Addition + Black Box Theater** (A2): A new 400-seat black box theater will be sited along East College Street. The addition that connects the theater to Boynton will include a lobby and support area on the first floor. Classrooms and lab spaces will be located on upper floors. An improved drop-off area will be developed along Aikman Drive. The existing plaza will be redeveloped to create an Arts Forecourt between Boynton, Wisely and Austin Buildings. A service area between the addition and Boynton will ensure continued secure access to existing IT facilities.
- **Miller Science Renovation** (121): Major renovation to create classroom, laboratory, seminar and teaming spaces that support up-to-date instructional needs and meet STEM initiative and science teaching goals. Detailed program requirements are to be determined in a future study.
- **Mechanical Plant 2 Addition plus Water Storage Facility** (F2): Expansion of Mechanical Plant 2 will accommodate future energy demand in the campus core as well as serve as the pumphouse for the adjacent underground water storage facility. Detailed program requirements are to be determined in a later study.
- **Guard House Relocation, Vista Road Pull-off and Visitor Connector Drive** (1.3): The pull-off and parking will improve safety, traffic flow, and wayfinding. The drive will provide more direct visitor access to the Student Center Garage and separate service vehicle traffic to the Student Center. The design should take into consideration the potential placement of the Welcome Center (S2) in Phase 2.



A New Black Box Theater & Fine Arts Addition

B New Drop-off Plaza

C Service Yard and Daylighting Courtyard

New Performing Arts Black Box Theater and Arts Building

Phase 1 - Short Term

- **University Woods Apartments Partial Demolition** (535): The University Woods Apartments will be partially demolished to prepare for the new Housing Operations Building. Only the necessary number of units should be removed to provide the necessary program space for the new Housing Operations facility.
- **Housing Operations** (501,F4): Housing Operations will vacate Gibbs Hall once the new Housing Operations building is constructed at the University Woods site.
- **Intramural Field Improvements** (F3 and 172): The existing restroom building will be renovated to improve restrooms and storage. An additional restroom and storage structure will be placed adjacent to the rugby field and accessible to the Student Recreation Center Greenway. Fan seating will be integrated into the slope. Upgrades to the intramural fields will include field drainage and irrigation improvements. Lighting will be added/reconfigured to allow for evening events.
- **Raguet Street North Improvements** (1.1): Raguet Street from Aikman Drive to Griffith Boulevard will be closed to public vehicular access. Limited access will be allowed by emergency and university service vehicles. On-street parking will be removed and the corridor will be redeveloped into a landscaped pedestrian plaza similar to the east side of the Baker Pattillo Student Center.
- **East Starr Avenue Improvements** (1.2): Pedestrian, bicycle, and vehicular safety improvements will be coordinated with City planning to upgrade East Starr Avenue. A traffic study is recommended to identify the impact of any traffic-calming measures on surrounding roads. Preliminary recommendations include improved turn lanes at Clark Boulevard and Wilson Drive; pedestrian-crossing tables and signals at North, Clark, Wilson, Pecan Park, and University; and dedicated bike lanes.
- **Student Recreation Center Greenway** (1.4): Redeveloped open space and sidewalks will improve wayfinding and outdoor student gathering in this critical student crossroads area. A north/south parkway will link the Library, Student Recreation Center and Tennis Courts. An east/west plaza will link the Miller Science, STEM-related facilities, Student Recreation Center, and Intramural Fields.

Table 8.1—Phase 1 Facility Development Information

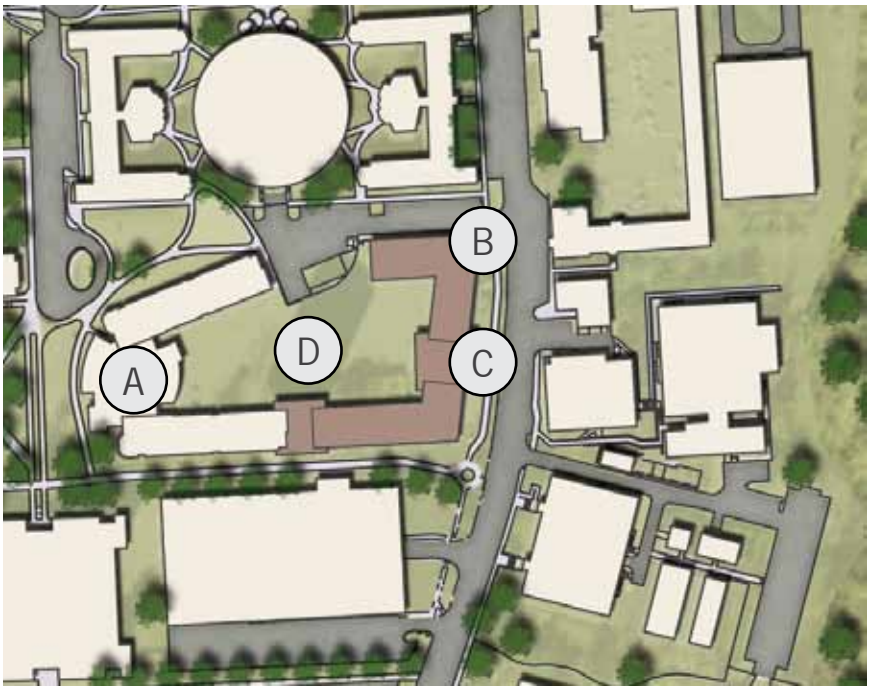
Site ID	Project	Units	Unit Type	Comments
A1	**Conservation Education Center at Pineywoods Native Plant Center (Phase 1)**			
	Construction	4,000	GSF	
	Parking	50	stalls	
	Roads	1,000	LF	
F1	**Pineywoods Water Well & Storage Facility**			
	Construction	-	GSF	water storage facility scope to be defined
A2	**Fine Arts Addition [3 Floors] + Black Box Theater [400 seat]**			
	Construction (Addition)	12,500	GSF	
	Construction (Theater)	20,000	GSF	
516	**Hall 10 Renovation**			
	Renovation	27,000	GSF	
511	**North Hall Renovation**			
	Renovation	17,500	GSF	
121	**Miller Science Renovation**			
	Renovation	144,000	GSF	
502	**Mays Hall Renovation**			
	Renovation	30,500	GSF	
512	**South Hall Renovation**			
	Renovation	17,500	GSF	
F3	**Recreation Fields Support Services-Phase 1**			
	Construction	2,500	GSF	
F2	**Mechanical Plant 2 Addition + Water Storage Facility**			
	Construction	9,300	GSF	

Site ID	Project	Units	Unit Type	Comments
1.1	**Raguet Street North Improvements**			
	Site Development	30,000	GSF	Phased development of Raguet Street
1.2	**Wilson Drive and East Starr Avenue Circulation Improvements**			
	Site Development		GSF	Traffic calming measures; traffic study necessary to define scope
1.3	**Vista Drive to Griffith Boulevard Connector Road**			
	Roads	800	LF	
1.4	**Recreation Center Greenway**			
	Site Development	200,000	GSF	
535	**University Woods Apartments Demolition (Partial)**			
	Demolition	(17,000)	GSF	
501	**Housing Operations Construction / Relocation**			
	Construction	45,000	GSF	Relocated to University Woods Area once demolition is complete. Shown as F4 in Phase 2
NOTE	Indicated Units represent the maximum site capacity for each item (building, site, parking, utilities).			
NOTE	Unit Abbreviations: Gross Square Feet (GSF); Construction Cost (CC); Lump Sum (LS); Linear Feet (LF); Each (EA)			

Phase 2 - Mid Term

Phase 2 development includes supporting the STEM Initiative with a New Science Building, increasing on-campus housing with an addition to Lumberjack Landing, improving student life and varsity sports with an addition to the Recreation Center, and addressing pedestrian improvements along Raguet Street.

- **Lumberjack Landing Expansion and Living/Learning Nodes** (R1): Expanded student housing for first-year students will be located in the existing surface parking east of Lumberjack Landing. In addition to the residential life program, student meeting, seminar, and/or academic teaming spaces will be located in links that connect the existing facilities with the two wings of the new housing development. The project includes 420 beds. Exterior courtyard space will be developed for outdoor recreation, gathering and/or permaculture.
- **Wisely Hall Renovation** (500): Major renovation and repurposing of Wisely Hall will create faculty office space. Drop-off and outdoor space will be coordinated with the Boynton Fine Arts Addition. Lost beds will be replaced at Gibbs Hall or adjacent to Griffith and Kerr Halls.
- **Wright Music Building Renovation** (124): Office space will be converted to classroom and laboratory space.
- **Griffith Fine Arts Building Renovation** (109): Office space will be converted to classroom and laboratory space.



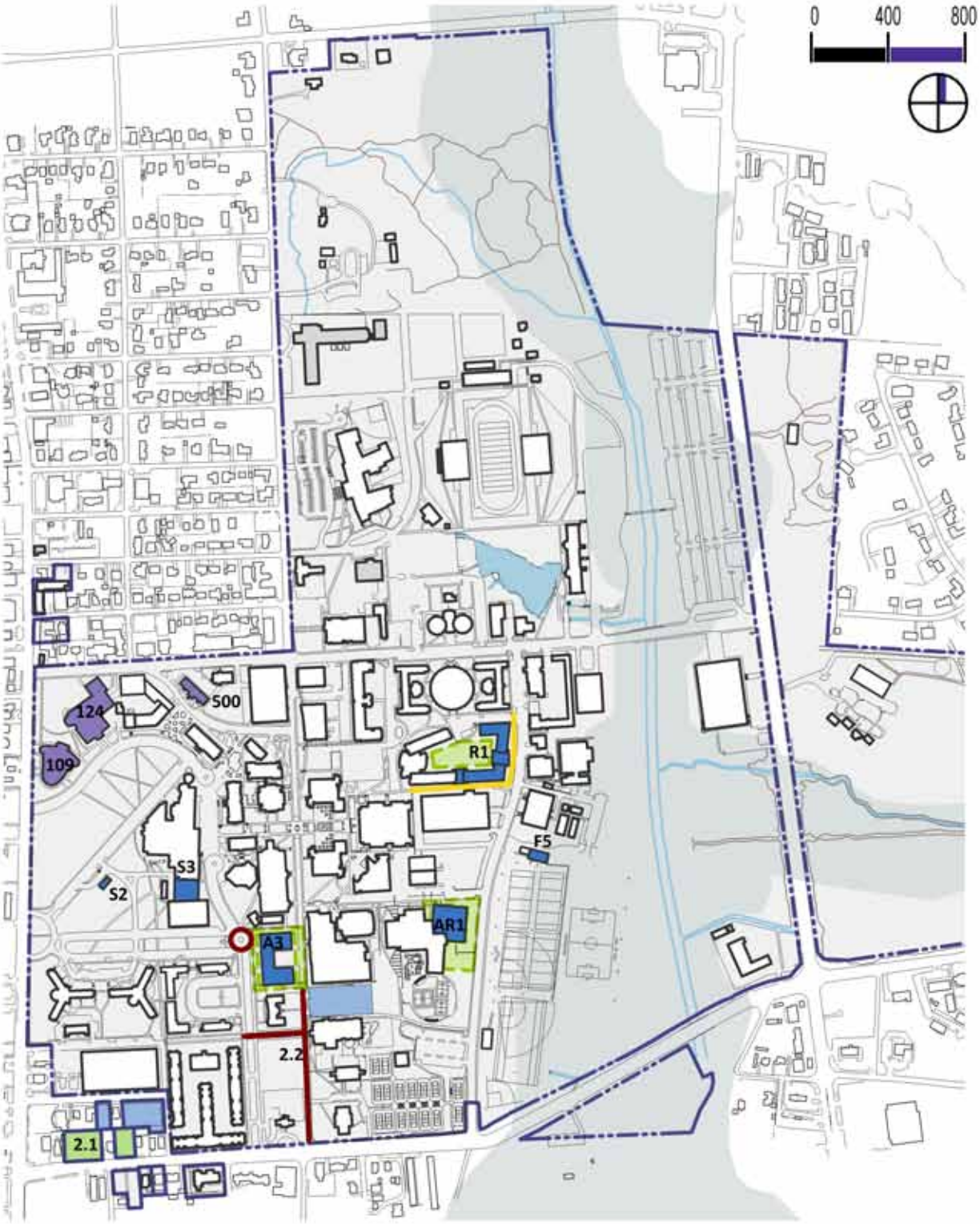
A Existing University Landing

B New Student Housing

C Living / Learning Links

D Recreational Courtyard

New First-Year Student Housing



Facility Construction
Facility Renovation
Facility Remodel
Space Reassignment
Facility Demolition
Existing Buildings
Open Space Improvements
Surface Parking Development
Pedestrian Improvements
Vehicular Improvements

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8.2 Phase 2

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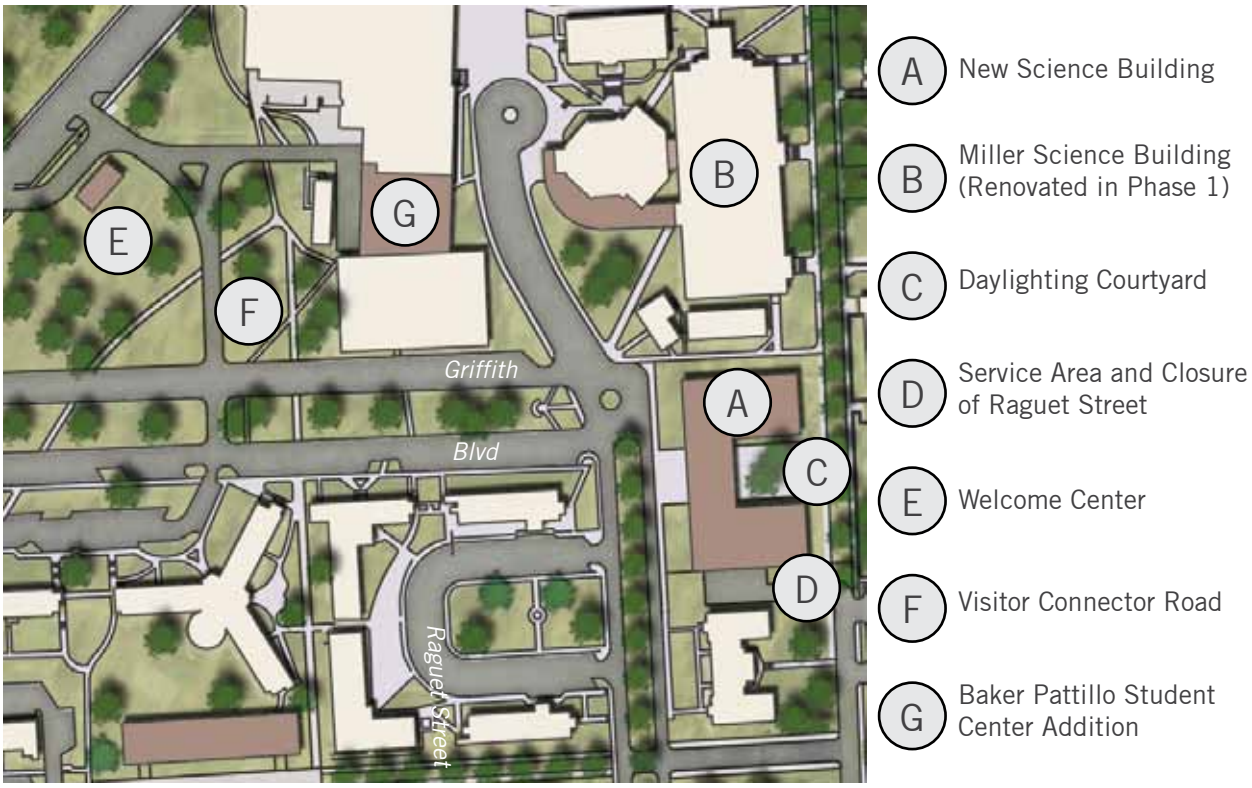
Figure 8.2—Phase 2 (Mid-Term)

Phase 2 - Mid Term

- **Todd Hall Demolition** (515): Todd Hall will be demolished to prepare for a new science building. Lost beds will be replaced at the Lumberjack Landing expansion or adjacent to Griffith and Kerr Halls.
- **New Science Building** (A3): The New Science Building will create new and distinctive teaching, research and faculty spaces for science, technology, engineering or math. Detailed program requirements for current and 2020 academic/enrollment needs are to confirmed with coordination of the pre-design study. Space within Miller Science may be available for reassignment or reconfiguration.
- **Welcome Center** (S2): The new building will improve the visitor and student recruitment experience by creating a signature, easy-to-locate facility, inside the campus, and adjacent to major visitor destinations – with nearby parking.
- **Baker Pattillo Student Center Addition** (S3): The addition will create additional banquet hall, meeting and retail dining space. Detailed program requirements are to be determined in a later study with Aramark.



New Science Building along Raguet Street

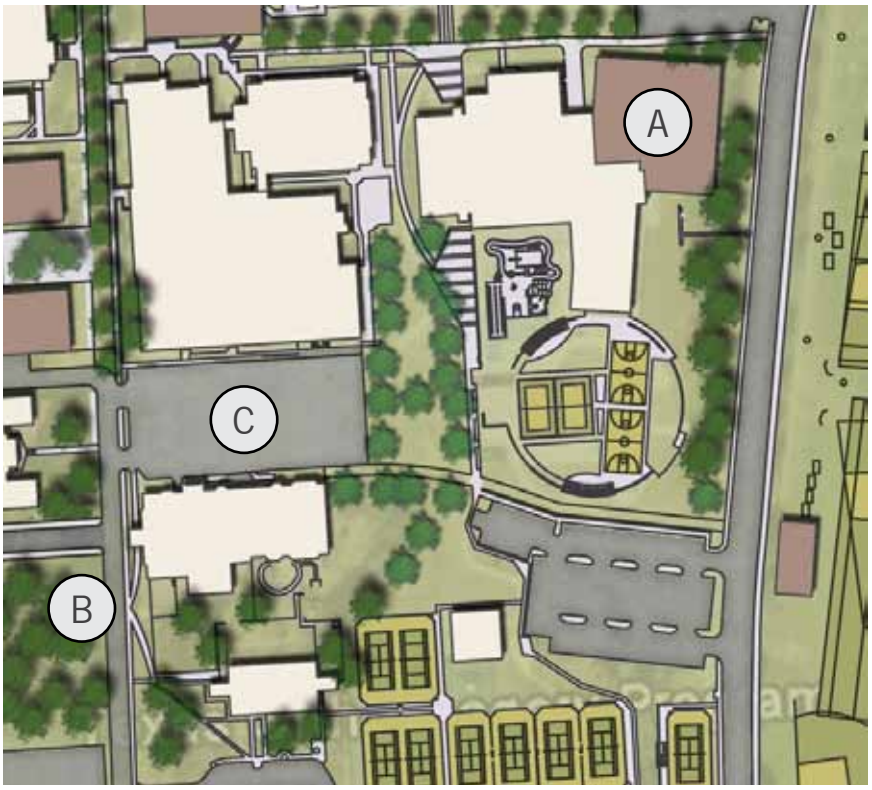
Phase 2 - Mid Term

- **Student Recreation Center Addition** (AR1): The addition will include multi-use space to accommodate enrollment growth.
- **Intramural Restroom Addition** (F5): The addition to the existing support building will include expanded restrooms, lockers and storage space for Women's' Intercollegiate Soccer.
- **East Starr Avenue Gateway Improvements – Initial Phase** (2.1): Existing properties owned by SFASU along East Starr Avenue and North Street will be redeveloped and preserved as open space. Existing land owned by SFASU along Feazell Street will be converted to surface parking for residential students.
- **Raguet Street South Improvements** (2.2): After the construction of the New Science Building and the repurposing of Gibbs, Raguet Street from Miller Science to Gibbs Hall will be converted to limited access. The street and parking corridor will be converted to a landscaped pedestrian plaza and limited to SFA emergency and university service vehicles. The remainder of Raguet to East Starr Avenue will be converted to two-way traffic and on-street parking will be removed.

A Recreation Center Addition

B Raguet Street Pedestrian Improvements

C Expanded parking for cars and busses



Recreation Center Addition and Raguet Street South pedestrian improvements

Table 8.2—Phase 2 Facility Development Information

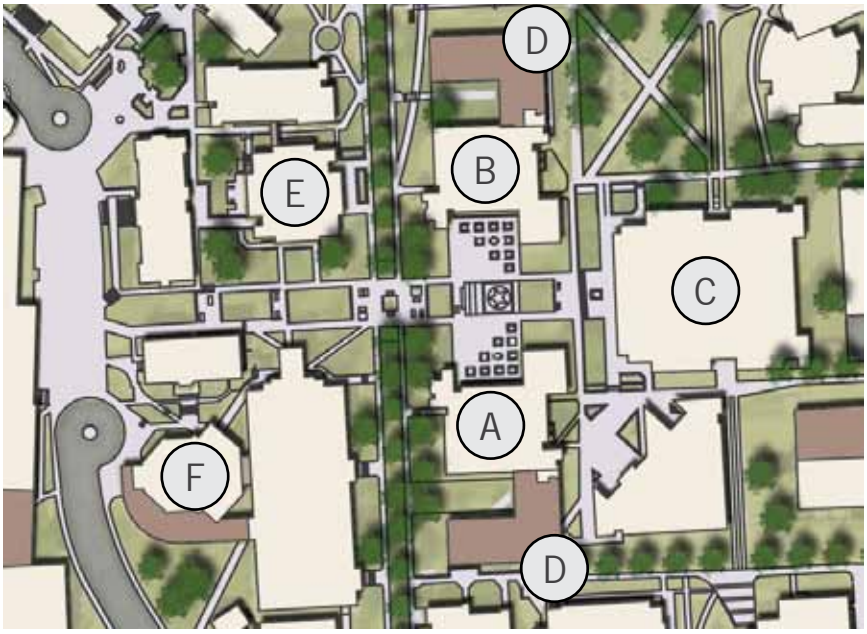
Site ID	Project	Units	Unit Type	Comments
R1	**Student Housing [4 Floors; 420 beds] + Student Life/Academic Links**			
	Construction	112,000	GSF	
	Construction	51,000	GSF	
500	**Wisely Hall Renovation**			
	Renovation	27,500	GSF	
124	**Tom and Peggy Wright Music Office-Classroom Renovation / Conversion**			
	Renovation	29,000	GSF	
109	**L.E. Griffith Fine Arts Office-Classroom Renovation / Conversion**			
	Renovation	32,000	GSF	
515	**Todd Hall Demolition**			
	Demolition	20,000	GSF	
A3	**Science Building [3 Floors]**			
	Construction	80,000	GSF	
	Roads	300	LF	East-West Connector Road
2.2	**Raguet Street South Improvements**			
	Site Development	100,000	GSF	Final phase of development
S2	**Welcome Center [1 Floor]**			
	Construction	3,500	GSF	
S3	**Student Center Addition-Phase 1 [2 Floors]**			
	Construction	20,000	GSF	Banquet Hall programmed space; Ground Level to be Shell Space

Site ID	Project	Units	Unit Type	Comments
AR1	**Recreation Center Addition**			
	Construction	32,000	GSF	
F5	**Recreation Fields Support Services-Phase 2**			
	Construction	2,500	GSF	
2.1	**East Starr Avenue Gateway Phase 1**			
	Site Development	46,000	GSF	
	Parking	90	Stalls	
NOTE	Indicated Units represent the maximum site capacity for each item (building, site, parking, utilities).			
NOTE	Unit Abbreviations: Gross Square Feet (GSF); Construction Cost (CC); Lump Sum (LS); Linear Feet (LF); Each (EA)			

Phase 3 - Long Term

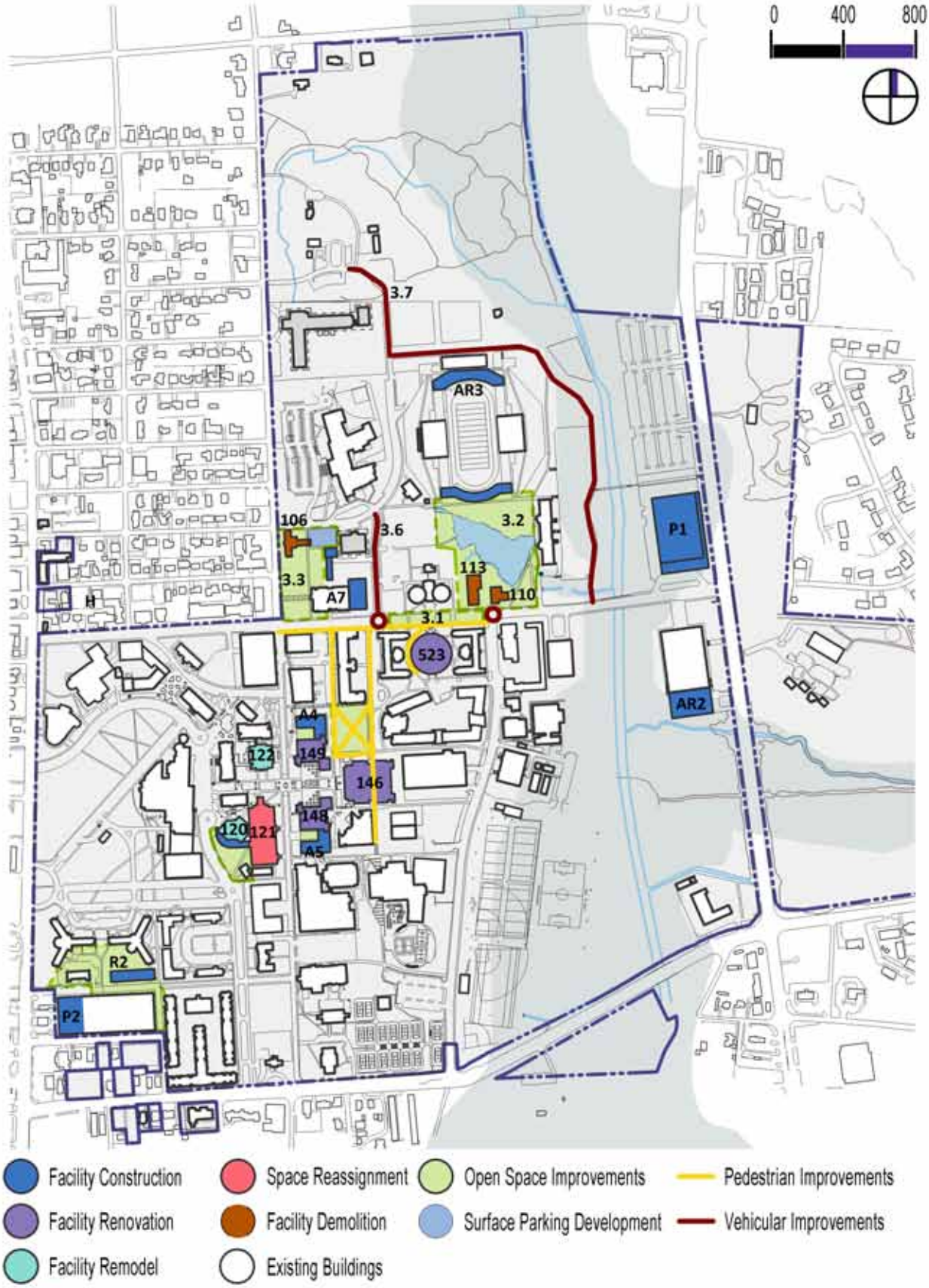
Phase 3 development includes expanding the academic core with additions to McKibben, McGee, and the Forestry Building to meet the University's enrollment goals while further expanding housing, academic, and student support space. Important improvements to pedestrian safety, open space character and campus connectivity are envisioned for Raguet Street, Lanana Creek Drive, East College Street, and Hayter Street.

- **Ferguson Building Renovation** (122): The classroom renovation will "right-size" learning spaces with enrolled class sizes and departmental course offerings. Classroom utilization will be improved and the availability of classroom and laboratory space for Liberal Arts departments will be improved.
- **McKibben Building Academic Addition** (A4): Phase one of creating interdisciplinary classroom space for the Liberal Arts College or other academic programs will be addressed in the addition. Future program definition and conceptual design will confirm actual requirements.
- **McGee Building Academic Addition** (A5): Phase two of creating interdisciplinary classroom space for the Liberal Arts College or other academic programs will be addressed in the addition. Future program definition and conceptual design will confirm actual requirements. The renovation of McGee will provide an optimized environment for business courses. The existing teaching and office space for Military Science could be relocated to this facility.
- **Steen Library Renovation** (146): The major renovation will include a ground level north-south pedestrian circulation corridor – with new building entrances - for improved cross-campus connectivity and wayfinding. Relocation of library checkout, security gate, and reference desk will be required. Expanded retail dining, student gathering, team-based learning, and/or classroom spaces will be coordinated in a future study with Aramark.



A McGee Business
B McKibben Education
C Steen Library
D New Academic Wings
E Ferguson Building
F Kennedy Auditorium Addition & Renovation

New Academic Buildings in Campus Core



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8.3 Phase 3

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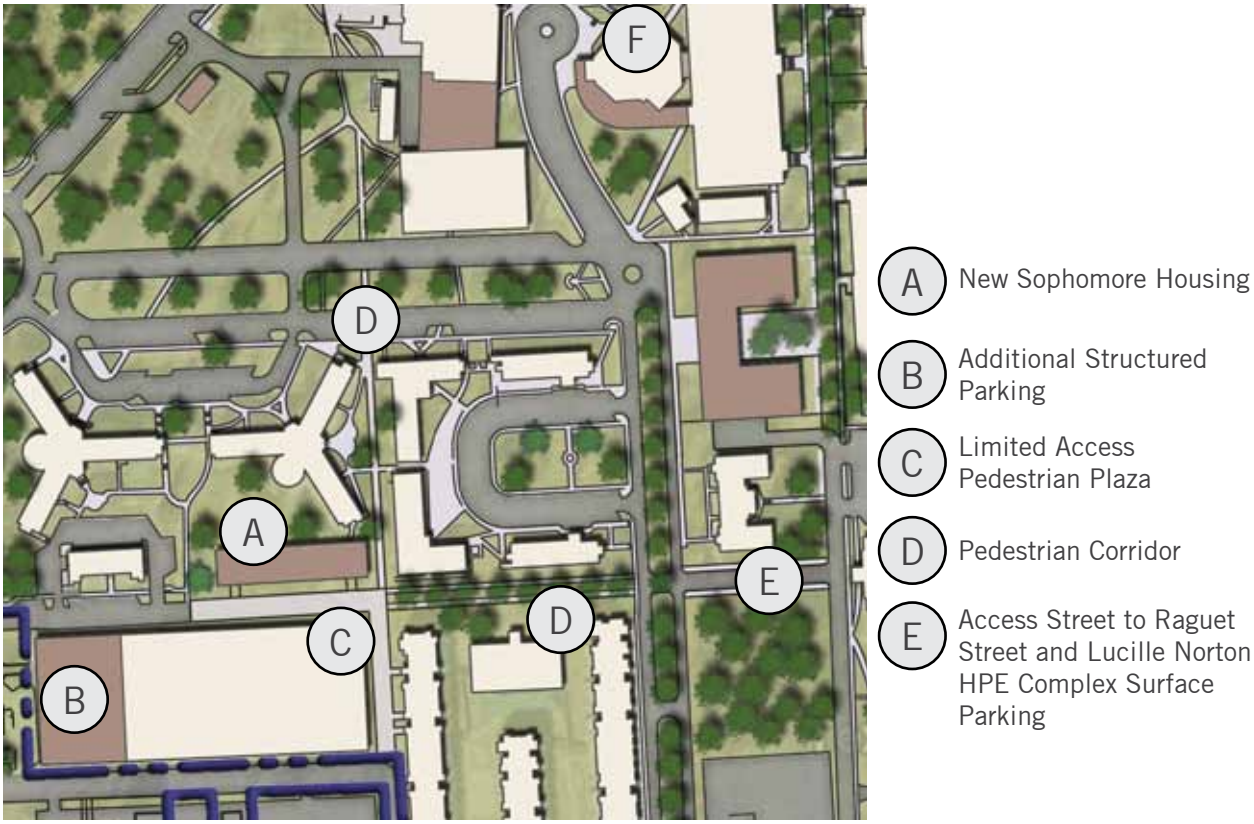
Figure 8.3—Phase 3 (Long-Term)

Phase 3 - Long Term

- **New Sophomore Student Housing** (R2): 260 beds will be created for second-year students adjacent to Griffith and Kerr Halls.
- **Lumberjack Village Parking Garage Addition + Mixed Use Development** (P2): Additional structured parking will be added to the west side of Lumberjack Village Parking Garage to serve new student housing. Ground-level space – facing North Street - can accommodate mixed use development such as University Police Station, parking and transportation office, student services, or university-oriented retail.
- **University Police Relocation** (153): The existing University Police Station will be demolished and the program relocated either to the Lumberjack Village Parking Garage (P2) or to proposed Coliseum Parking Garage (P1). The existing parking will remain.
- **Kennedy Auditorium Addition and Renovation** (120): A western and southern addition will create lobby and support spaces for public events and conferencing while providing a stronger connection to Miller Science Building. It can also harmonize the façade with surrounding historic buildings and Baker Pattillo Student Center. Coordinated renovation of Kennedy Auditorium will create a flexible lecture hall for all departments and an enhanced auditorium for guest lecturers to ease the demand on existing performance hall spaces such as Cole and Turner.



New Sophomore Student Housing and Pedestrian Corridors

Phase 3 - Long Term

- **Coliseum Addition** (AR2): Additional support space will be added to the south side of the existing Coliseum facility. Improvements should include added accessibility upgrades such as elevators. Occupied space will be above the flood plain.
- **Lanana Creek Connector Drive** (3.7): A continuous drive and pedestrian walkway that connects East College Street to the Stadium and Tucker Woods will expand and improve existing pavement along the east side of Hall 20 and the Stadium.
- **Stadium Fieldhouse and Varsity Sports Improvements** (AR3): Renovations and additions to the existing stadium fieldhouse will improve practice, training, and locker facilities, office functions, and student athlete support programs. Stadium improvements will include reconstruction of restrooms, concessions, east side seating, ticket booths, widening concourses, and new entrance design to make the facility more "fan friendly".
- **Coliseum Parking Deck + Mixed Use Development** (P1): To accommodate added enrollment and loss of surface parking, a structured parking facility will be located over the existing surface parking lot along East College Street and University Drive. The new structure will accommodate a street-level bus station for the campus shuttle and allow for mixed use development – such as University Police Station, parking and transportation office, student services, or university-oriented retail. Occupied space will be located above the floodplain.

A Structured Parking with Mixed Use Development

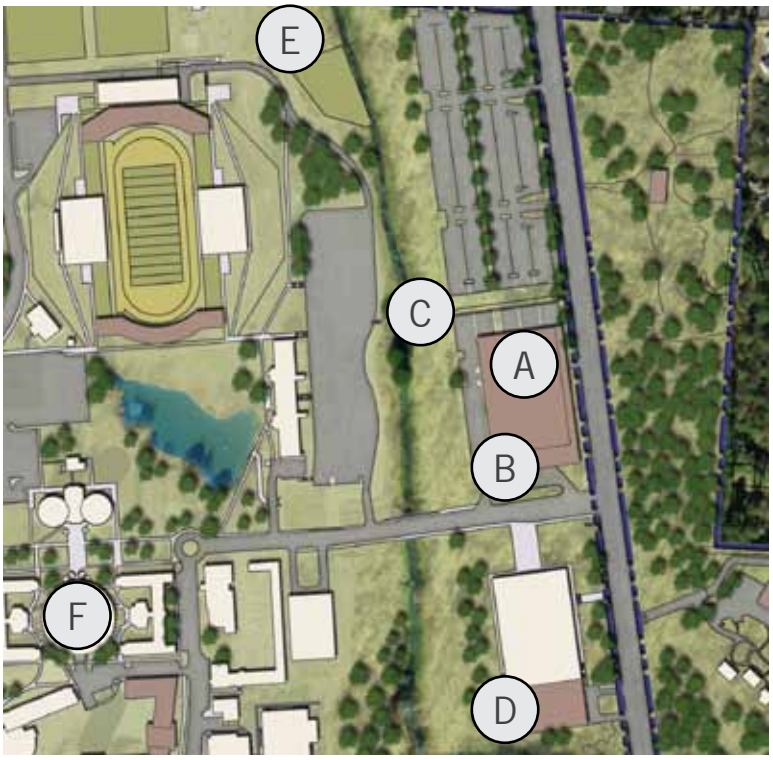
B Street Level Shuttle Bus Station

C Pedestrian Connector to Stadium and University Park

D Coliseum Addition

E Lanana Creek Connector Drive

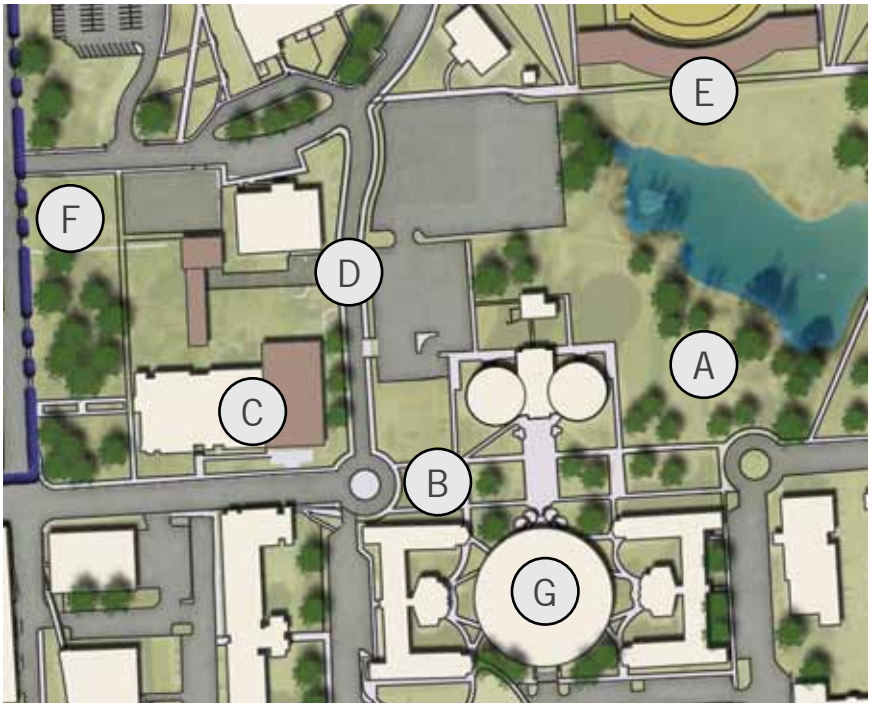
F East College Cafeteria Renovation



New Structured Parking and addition to the Coliseum

Phase 3 - Long Term

- **East College Cafeteria Renovation** (523): The major renovation will improve the dining experience, operations efficiency and update equipment. Enhanced walkways and improved open space will be included in the project.
- **Military Science, Agriculture Mechanics Demolition** (110, 113) **and Ag Pond/University Park Expansion** (3.2): The demolition/relocation of the military science and agricultural mechanical facilities will allow for the enhancement and expansion of the Ag Pond park area for student life functions. This will provide necessary outdoor recreation space for expanded student housing, SFA outdoor events, and varsity tailgating.
- **Forestry Laboratory Building + Greenhouse, Forestry Lab Demolition, and Open Space + Parking** (A7, 106, 3.3): New classroom and research laboratory space for the College of Forestry and Agriculture will be added to the existing Forestry building. A new greenhouse will be relocated to the north of the existing forestry building to create an educational courtyard space. With the addition to the existing Forestry building, the existing forestry lab will be demolished to provide open space and parking.



A University Park

B East College Street Pedestrian Plaza

C Laboratory Addition to Forestry Building and Greenhouse Relocation

D Hayter Street Connector Road

E Stadium Concessions, Support and Storage

F Open Space created from Lab Demolition

G East College Cafeteria Renovation

University Park, East College Street and Hayter Street Improvements

- **East College Street Improvements** (3.1): East College Street from Hall 14 to Hall 16 will be closed to public vehicular access. Limited access will be allowed by emergency and university service vehicles. On-street parking will be removed and the corridor will be redeveloped into a landscaped pedestrian plaza similar to the east side of Baker Pattillo Student Center. The main function of the corridor will be for student circulation.
- **Hayter Street Connector Drive** (3.6): A continuous drive and pedestrian walkway that connects the campus core to the Pineywoods Conservation Education Center will be added between University Landing and Tucker Woods – passing along the east face of Lumberjack Lodge, Forestry Greenhouse, US Forestry Service, and Nacogdoches Independent School District's Raguet Elementary School.

Table 8.3—Phase 3 Facility Development Information

Site ID	Project	Units	Unit Type	Comments
R2	**Residence Hall [5 Floors; 260 beds]**			
	Construction	70,000	GSF	
P2	**Structured Parking Addition + Mixed Use Development [4 Levels; 300 stalls]**			
	Construction	10,000	GSF	Potential location for University Police
	Parking	300	Stalls	
153	**University Police Relocation / Demolition**			
	Demolition	6,100	GSF	
523	**East College Cafeteria Renovation**			
	Renovation	42,500	GSF	
146	**Library Academic Renovation**			
	Renovation	25,000	ASF	
122	**Ferguson Classroom Renovation**			
	Renovation	75,000	GSF	
A5	**McGee Business Addition for Liberal Arts + Renovation [4 Floors]**			
	Construction	60,000	GSF	
	Renovation	25,000	GSF	
A4	**McKibben Addition for Liberal Arts [4 Floors]**			
	Construction	60,000	GSF	
	Renovation	25,000	GSF	
A7	**Forestry Laboratory Building + Greenhouse**			
	Construction	32,000	GSF	
106	**Forestry Lab Demolition**			
	Demolition	9,300	GSF	
3.3	**Forestry Open Space + Parking**			
	Site Development	105,000	GSF	

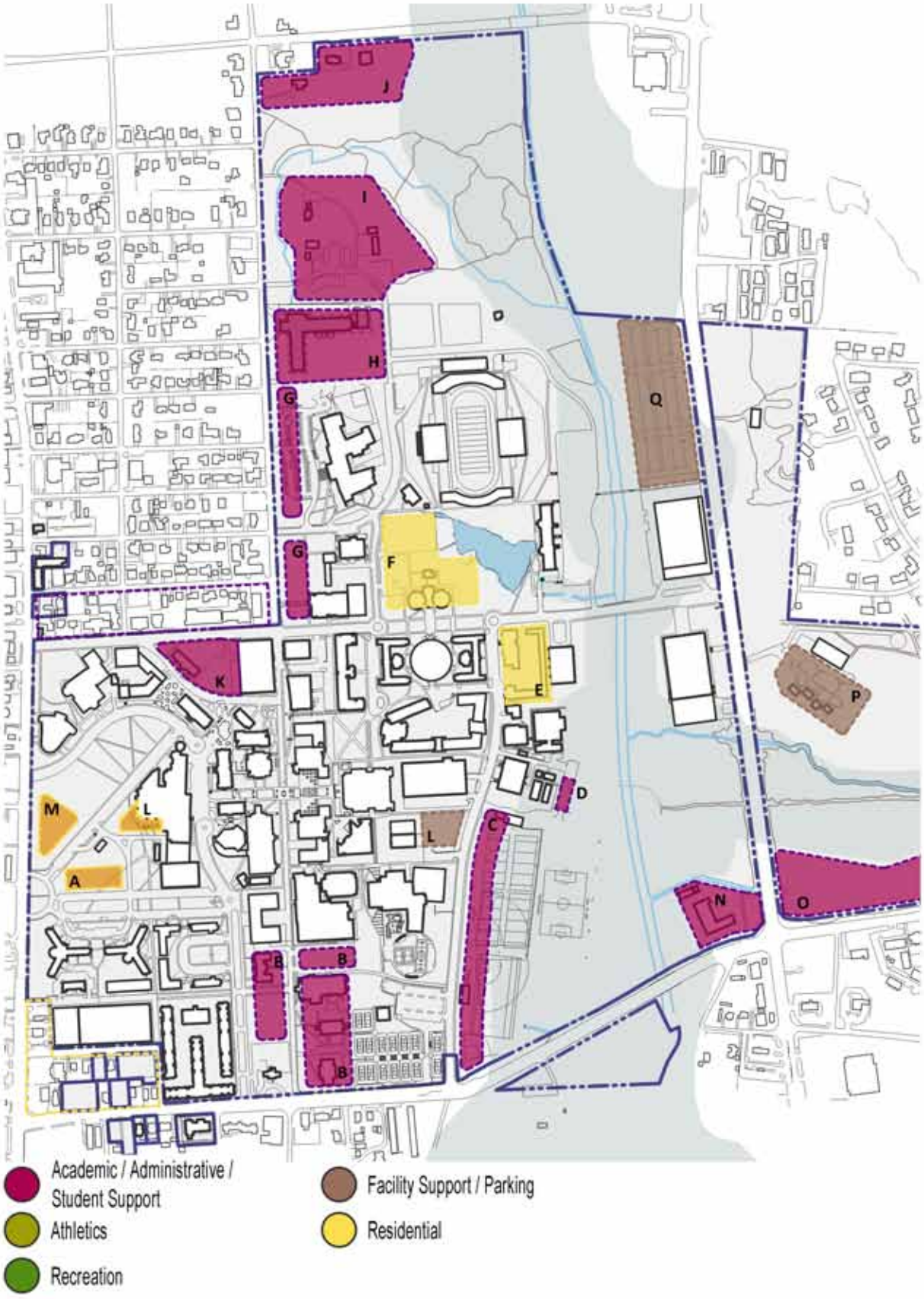
Site ID	Project	Units	Unit Type	Comments
AR2	**Coliseum Addition**			
	Construction	32,000	GSF	
AR3	**Stadium Fieldhouse and Improvements**			
	Construction	120,000	GSF	
113	**Agriculture Mechanics Demolition/Relocation**			
	Demolition	9,200	GSF	
110	**Military Science Demolition / Relocation**			
	Demolition	5,500	GSF	
3.1	**East College Street Circulation Improvements**			
	Site Development	30,000	GSF	
3.6	**East College to Hayter Street Connector Road**			
	Roads	750	LF	
3.7	**Lanana Creek Connector Road**			
	Roads	3,000	LF	
3.2	**Stadium Park**			
	Site Development	266,000	GSF	
120	**Kennedy Auditorium Remodel and Addition**			
	Construction	8,000	GSF	
	Renovation	8,000	ASF	
P1	**Structured Parking [4 Levels; 600 stalls] + Mixed Use Student Services or Retail**			
	Construction	160,000	GSF	Include shuttle bus stop
	Parking	600	stalls	
NOTE	Indicated Units represent the maximum site capacity for each item (building, site, parking, utilities).			
NOTE	Unit Abbreviations: Gross Square Feet (GSF); Construction Cost (CC); Lump Sum (LS); Linear Feet (LF); Each (EA)			

Future Development Opportunities

The following diagram indicates the location of future, flexible development sites that can be used as opportunistic zones for academic, auxiliary or outreach programs. These zones represent an additional 61.8 acres of on-campus development opportunities while retaining the unique outdoor experience for students at Stephen F. Austin State University.

Potential development opportunities includes the following sites and appropriate uses:

A. Signature programs for student support or mixed use parking garage expansion.
B. Includes the potential demolition of Gibbs Hall; higher density academic facilities and/or student housing.
C. Lower density academic facilities.
D. Studio arts classroom and laboratory space. The proposed development would need to be elevated above the floodplain.
E. Student housing expansion, academic facilities, or studio arts.
F. Student housing expansion.
G. Academic outreach programs or academic facilities expansion.
H. Academic outreach programs or Pineywoods Conservation Education Center expansion.
I. Academic STEM research programs or housing expansion.
J. Academic outreach programs or student housing expansion.
K. Arts-related visitor parking and/or arts facility expansion.
L. Student support or food service expansion.
M. Signature programs or student support expansion.
N. Academic outreach programs or student housing expansion.
O. Academic outreach programs or student housing expansion.
P. Relocation of the physical plant facilities.
Q. Mixed-use parking garage expansion or sports and recreation. Proposed development would have to be elevated above the floodplain.



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8.4 Future Development Opportunities

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Figure 8.4—Future Development Opportunities

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