

CAMPUS MASTER PLAN

amended 2002



Architect's rendering of the Phase I renovation of the Adron Doran University Center

ACKNOWLEDGEMENTS

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June 1, 2002, Board of Regents Agenda Item Related to..... A11
Update and Amend Campus Master Plan

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Introduction

Morehead State University is required by the Kentucky General Assembly and the Council on Postsecondary Education (CPE) to maintain an approved Campus Master Plan for use in the Commonwealth's capital planning process. The Campus Master Plan is used in formulating the institution's Six-Year Capital Plan and Biennial Capital Budget Request. The Campus Master Plan also serves as a primary supporting document in MSU's strategic planning process by detailing a design strategy for the physical campus to support the University's short and long-range goals defined in the University's Strategic Plan.

The Morehead State University Campus Master Plan was initially adopted by the Board of Regents in September 1990 and updated by the Board of Regents in June 1997. This 2002 Update to the Campus Master Plan has been developed by the 2002 Master Planning Team with input from the 2002 Planning Committee and approved by the MSU Board of Regents at their June 1, 2002 meeting. The Update incorporates the following University and state-level planning documents:

- *Pride & Promise: Morehead State University Strategic Plan 2001-2006*
- Enrollment and retention goals set by the CPE to support the Vision 2020 Action Agenda for the Commonwealth
- Council on Postsecondary Education's Space Planning Guidelines

The Board of Regents agenda item requesting approval of the amended Campus Master Plan, **Update and Amend Campus Master Plan**, is provided in its entirety in the Appendix along with the 2002-2008 Capital Plan.



Mission Statement

WHO WE ARE:

We are a community of learners that includes teachers, scholars, staff, and students, accredited as a comprehensive University serving the eastern region of the Commonwealth of Kentucky.

WHAT WE DO:

We offer quality higher education opportunities and training in a collegial environment of open inquiry and educational interaction. We continually pursue academic education, professional development, and research in the belief that learning is a life-long process. We are dedicated to serving as both an important educational resource and as a positive role model for our community.

WHERE WE ARE GOING:

We commit to preparing ourselves for the challenges and opportunities of the 21st century, and to improving the quality of life for the community in which we live and work, while protecting and preserving the unique history and heritage of our service region and the Commonwealth of Kentucky.



Vision Statement

The President and Board of Regents share this vision for Morehead State University:

Morehead State University was founded upon and continues to embrace the ideal that all persons should have opportunity to participate in higher education. With immense pride in its past and great promise for its future, the University intends to emerge in the first decade of the 21st century as an even stronger institution recognized for superb teaching and learning with exemplary programs in teacher education, space-related science and technology, entrepreneurship, visual and performing arts, regional engagement and international opportunity.

Core Values

The University strives to exemplify these core values:

An academic enterprise committed to providing optimal opportunities for teaching and learning.

A scholarly community that values ideas, individuals and innovation.

A culturally diverse organization dedicated to the personal worth of its members.

A public institution fully accountable for its actions, outcomes and resources.

Goal 1: Academic Excellence and Student Success

Objectives:

- 1-1 Provide quality undergraduate and graduate academic learning experiences for all students.
- 1-2 Achieve goals and objectives in Teacher Education Reform
- 1-3 Achieve goals and objectives in University's Program of Distinction – Institute for Regional Analysis and Public Policy
- 1-4 Establish new endowments and ensure optimal use of all endowments.
- 1-5 Achieve goals and objectives of the Space Science Center program initiative.
- 1-6 Increase international experiences for students and faculty.

Goal 2: Excellence in Student Support

Objectives:

- 2-1 Improve communication to achieve all accessible and friendly environments for student support services for all students including non-traditional and distance-learning students.
- 2-2 Implement a comprehensive academic advising and career counseling system for all student including non-traditional and distance-learning students.
- 2-3 Provide excellent student activities, recreational and leisure-time opportunities to support the whole-person development.

Goal 3: Enrollment Growth and Retention Gains

Objectives:

- 3-1 Achieve Key Indicator goals set forth by the Kentucky Council on Postsecondary Education (CPE).
- 3-2 Determine and achieve enrollment and graduation goals for each academic program.
- 3-3 Determine and implement strategies to position the University to meet enrollment and retention goals, to include:
 - Significantly improving planning, coordination, communication, an assessment of enrollment and retention efforts.
 - Increasing the quality of academic preparation of each incoming class.
 - Attaining EEO and diversity goals.
 - Maximizing the effectiveness of MSU 101.
 - Gaining optimal advantage of enrollment of students from CPE “targeted” counties.
 - Maximizing effect of financial aid programs.



Goal 4: Effective Administration

Objectives:

- 4-1 Recruit, retain, develop and reward qualified and diverse faculty and staff.
- 4-2 Establish University Center for Teaching and Learning to support excellence in academic program and student achievement.
- 4-3 Strengthen faculty and staff evaluation processes related to the goals and objectives of the units/departments.
- 4-4 Improve processes to plan, budget, assess the effective use of human and capital resources.
- 4-5 Develop and implement a comprehensive University plan for faculty and staff development.
- 4-6 Increase University resources through fund raising and appropriate development activities.

Goal 5: Enhanced Reputation and Productive Partnerships

Objectives:

- 5-1 Enter into and support collaboration efforts and promote partnerships with other educational institutions, business and industry, local, regional and state community action agencies to expand educational and workforce/economic development opportunities.
- 5-2 Promote an effective alumni relations program.
- 5-3 Enhance local, regional and statewide communications regarding University programs and activities.
- 5-4 Develop an implementation plan or Kentucky Center for Traditional Music.
- 5-5 Broaden the awareness of the Kentucky Folk Art Center.

MASTER PLAN GOALS AND DESIGN OBJECTIVES

Master Plan Goals and Design Objectives listed below identify the priorities for the University administration to follow in addressing its physical needs during the next decade. Refinements to individual objectives may be necessary as conditions change or as changes in academic programs offerings, service initiatives or mission refinements are implemented in the University Strategic Plan.

1. DEVELOP A MASTER PLAN THAT REFLECTS IN A PHYSICAL SENSE THE MISSION AND LONG-RANGE GOALS OF THE UNIVERSITY.
2. MAINTAIN THE MASTER PLAN WITH INPUT FROM THE UNIVERSITY PLANNING COMMITTEE AND CAMPUS COMMUNITY.
3. BASE THE PHYSICAL PARAMETERS OF THE MASTER PLAN ON AN ANTICIPATED ENROLLMENT THAT WILL RANGE FROM 9,000 – 9,500 STUDENTS BY THE YEAR 2006 AND SUPPORT THE UNIVERSITY’S STRATEGIC PLAN, THE COMMONWEALTH’S ACTION AGENDA AND 2020 VISION.

Anticipated Headcount Enrollment			
	Percentage	Headcount Range	
Full-Time Students	72%	6,480	6,840
Part-Time Students	28%	2,520	2,660
Total	100%	9,000	9,500
On-Campus Students	68%	6,120	6,460
Off-Campus Students	32%	2,880	3,040
Total	100%	9,000	9,500

- Approximately 3,625 residential students can be accommodated in campus housing within standard design capacities for the residence hall system.
 - The University currently achieves a desired 200 Gross Square Footage (GSF) per student ratio in residence hall living.
 - Appropriate Assignable Square Footage (ASF) ratios per student will follow GSF ratios for residence hall living.
 - Maintain ASF of academic space per student in accordance with The Council on Postsecondary Education’s Space Planning Guidelines 2002-2006.
4. MAINTAIN PHYSICAL DEVELOPMENT STRATEGIES THAT ARTICULATE THE RELATIONSHIP BETWEEN THE UNIVERSITY AND MOREHEAD/ROWAN COUNTY.
 - Maintain a combination of readily identifiable campus boundaries with casual transition to the adjacent neighborhoods.

- Use a mix of gateways, landscaping, and appropriate signage to identify the University.
 - Participate and coordinate with the City of Morehead and Rowan County to implement community development plans.
5. ENHANCE THE SENSE OF ARRIVAL AND ENTRY TO THE CAMPUS BY DEVELOPING VISUALLY STRONG, FORMAL “GATEWAYS”.
- Utilize architectural elements and open space treatments.
 - Strengthen the major entrance at Main Street and University Boulevard and improve secondary entrances as appropriate.
6. ESTABLISH CONCEPTS THAT PROMOTE UNITY OF SPACE AND FUNCTION ON THE CAMPUS.
- Identify academic, administrative, athletic and housing functions and integrate those having complementary purposes.
 - Increase the availability of quality open spaces on campus.
7. PROVIDE AREAS WITHIN THE CAMPUS THAT PROMOTE ACTIVE AND PASSIVE ASSEMBLY.
- Use architectural features and passive spaces for indoor and outdoor environments.
8. PROTECT AND ENHANCE THE INTEGRITY AND AMBIENCE OF THE CENTRAL CAMPUS AREA ALONG UNIVERSITY BOULEVARD.
- Discourage use of the campus as vehicular thruway while maintaining convenience for students and employees.
9. DEVELOP WELL-DEFINED PATTERNS FOR VEHICULAR TRAFFIC TO ALLOW SAFE AND EASY INGRESS, EGRESS, CIRCULATION, AND PARKING.
- Emphasize the pedestrian orientation of the central campus area.
 - Develop a vehicular traffic pattern that best accommodates the interests of students and employees, contiguous residential neighborhoods, ADA compliance objectives, safety and emergency response efforts.
10. PROVIDE ADEQUATE PARKING IN CLOSE PROXIMITY TO CAMPUS FUNCTIONS WITHOUT SACRIFICING THE CHARACTER OF THOSE FUNCTIONS.
- Maintain adequate handicap parking spaces.
 - Faculty and staff should retain priority parking status.
 - Emphasize off-street parking facilities.
 - Limit on-street parking along University Boulevard.
 - Use reserved/assigned parking spaces or lots where appropriate.
 - Facilitate use of bicycles in areas not accessible to vehicular traffic through designated bike-ways and bicycle storage racks.

11. CREATE SUITABLE LOCATIONS ON CAMPUS FOR GROUP, SPECIAL AND INSTITUTIONAL HOUSING NEEDS.

12. PRESERVE THE ARCHITECTURAL CHARACTER AND THE UNIQUE NATURAL ENVIRONMENT OF THE UNIVERSITY CAMPUS.

- Renovate buildings and landmarks where practical and efficient use can be made.
- Retain original architectural design of building exteriors when practical and cost-effective during renovation efforts.
- Maintain respect for and focus development around the natural terrain and landscape of the campus
- Develop and protect natural green space and trees

13. DEVELOP CONCEPTS FOR LANDSCAPING, SIGNAGE, LIGHTING, AND WALKWAYS THAT SUPPORT A COHERENT DEVELOPMENT PLAN.

- Incorporate in planning strategies those elements that are simple in detail, easy to maintain, reinforce safety, and of a quality to endure the intense use of the University campus
- Emphasize informal open spaces, paths, and landscaping.

14. USE LANDSCAPING MATERIALS TO DEFINE AND CREATE SPACES, SCREEN CERTAIN LAND USES, AND REINFORCE PEDESTRIAN AND VEHICULAR MOVEMENT PATTERNS.

- Provide landscaped pedestrian ways to connect parking facilities with high-use functions.
- Reduce pedestrian and vehicle conflicts by creating pedestrian precincts separated and protected from vehicular traffic and bicycle pathways.

PROJECTED ENROLLMENT AND STAFFING

On-campus physical facility needs are dependent on projections of student enrollments, faculty/staff employment, and housing occupancies. Off-campus physical facility needs are dependent on projection of student enrollments and faculty/staff employment needs at those locations. The following enrollment data for Fall 2001, Council on Postsecondary Education Enrollment and Retention Goals, the Council on Postsecondary Education Space Planning Guidelines, and present ratios of housing and parking per student are used to establish the physical parameters for the Campus Master Plan and identify the physical parameters for the three Extended Campus Centers.

Enrollment Fall 2001

Total On and Off-Campus Headcount (HC)	9,027 Students
On-Campus HC (68%)	6,126 Students
Off-Campus and Distance Learning HC (32%)	2,901 Students
Full-Time HC (72%)	6,461 Students
Part-Time HC (28%)	2,566 Students
Full-Time Equivalent (FTE)	7,316 Students
On-Campus FTE (88%)	6,433 Students
Off-Campus FTE (12%)	882 Students

Projected Fall 2006 Enrollment*

Total On and Off-Campus Headcount (HC)	9,500 Students
On-Campus HC (68%)	6,460 Students
Off-Campus and Distance Learning HC (32%)	3,040 Students
Full-Time HC (72%)	6,840 Students
Part-Time HC (28%)	2,660 Students
Full-Time Equivalent (FTE)	7,727 Students
On-Campus FTE (88%)	6,800 Students
Off-Campus FTE (12%)	927 Students

* Key performance indicators that define enrollment and retention goals for Morehead State University are set by the Council on Postsecondary Education to measure progress toward Kentucky's Action Agenda and 2020 Vision. Those goals are subject to periodic revisions by the CPE and could impact the related space needs projected in this Campus Master Plan.

Staff*

Staff (full and part-time) is currently 12.5% of FTE.

Assume 12% of FTE for the projected 2001-2006 FTE range 878 - 927 Staff

Faculty*

Faculty (full and part time) is currently 6.4% of FTE.

Assume 6.7% for the 2001-2006 projected FTE range 490 – 518 Faculty

Total Faculty and Staff 1,368 – 1,445

* Staff and Faculty projections subject to adjust as enrollment projections are updated based on periodic revisions of the CPE performance indicator enrollment and retention goals.

HOUSING ANALYSIS

Single Student Residential Housing

The occupancy of residential student housing for the year 2006 is predicted upon the following assumptions:

1. A total headcount enrollment that would not exceed 9,500 students
2. A continuation of the historical single student occupancy average for the year 1996-2000, which as approximately 35.89% of the actual enrollment.

Using this data as a basis, the housing occupancy through the year 2006 should not exceed 3,409.

The total available spaces in traditional residence halls and single student apartments are 3,625. This number includes spaces in double occupancy rooms, 4 person suites, and 2, 3 and 4-person apartments (Mays Hall Apartments and Gilley Apartments).

Family Housing

The availability of affordable family housing within the community, has allowed the University to reduce the number of campus family housing units. Three Lakewood Terrace units were razed and a 28-unit family apartment building is currently being constructed for occupancy for the Fall 2002. The number of family housing units available in the Fall 2002 will be 176.

Renovation of Normal Hall will be a priority. The remaining interior Lakewood Terrace apartments will be razed. Replacement units will be considered based on demand. The Campus Master Plan has been amended to reflect the potential new land use for the area.

Greek, Group or Other Institutional Need Facilities

An area within the Campus Master Plan has been identified as a potential site for Greek or other group housing opportunities. Though the University does not expect the Greek population to significantly grow over the next few years, Greek organizations with the ability and desire to construct their own residence on University property may do so within the area defined for group housing. The area defined for group housing is the zone north of Vaughn Drive known as the “Martindale” property. This area may also be used to construct facilities for other student or university needs.

A renovated Gilley Apartment Complex will continue to be used for Greek housing.

Campus Ministries

Morehead State University recognizes the important and positive role that the various campus ministries play in the lives of many of our students. The ministries are located along University Street and Battson Avenue. The properties on which the ministries are located lie within the future development plans for the University. In order to provide a suitable campus presence for the ministries, an area within the Campus Master Plan has been identified as potential building sites for their relocation. The designated zone may also be used to accommodate other student groups in need of special facilities to support their unique missions to the University.

The area designated for this purpose is the frontage property along the south side of University Boulevard from the intersection of Elizabeth Avenue east, to approximately 200 yards north of Main Street.

As part of the University’s future development plan, the University will acquire the property along University Boulevard and offer it to the campus ministries as building sites. The ministries would be given the opportunity to relocate and rebuild prior to the University displacing the ministries. As is common at many public universities, long-term land use agreements with the campus ministries would be provided.

EXTENDED CAMPUS CENTERS

Morehead State University currently operates three (3) Extended Campus Centers. The Centers are located at Ashland, Prestonsburg and West Liberty.

MSU at Ashland

The MSU at Ashland Center currently occupies two (2) floors of the G.B. Johnson Community and Economic Development Center, on Winchester Avenue, in downtown Ashland, Kentucky. The University leases 28,200 gross square feet of space from the Kentucky Appalachian Foundation. Full-time equivalent enrollment in the Fall 2001 was 117. Unduplicated headcount enrollment was 348. The Center is a site for the delivery of interactive television instruction and supports the Kentucky Commonwealth Virtual University.

The quantity of space available in the Center is adequate for the current enrollment and will be adequate to meet projected growth at the Center. The quality of the space is fair. The building housing the center is 80 years old and in need of significant infrastructure improvements. The University collaborated with the Kentucky Community and Technical College System during the 2002-2004 state budget process to jointly request a new facility to be located at the new East Park Industrial site in southwest Boyd County. The project is a high priority of the Commonwealth. If constructed, Morehead State University would relocate the Center to the new East Park location.

MSU at West Liberty

The MSU at West Liberty Center will occupy a new 36,000 square foot building in the Spring 2002. Fall 2001 FTE enrollment was 117. Unduplicated headcount enrollment was 457. The new facility will have 13 classrooms, 10 faculty and staff offices, 3 distance-learning classrooms, 3 computer labs/classrooms and a 260-seat auditorium for University and community use. The new facility will be adequate for future growth and expansion of academic program offerings in the area. The Center is a site for the delivery of interactive television instruction and supports the Kentucky Commonwealth Virtual University.

MSU at Prestonsburg

The MSU at Prestonsburg Center is currently located in 14,250 square feet of lease space in a Prestonsburg shopping center. By the Fall 2003, the University will relocate to the new Northeast Regional Postsecondary Education Center on the Prestonsburg Community College Campus. The new 36,500 square foot Center will have 17 classrooms, 17 faculty and staff offices and 2 distance-learning classrooms. MSU will occupy approximately 90% of the space and share classroom and office space in the new Center with the Prestonsburg Community College. Fall 2001 full time equivalent enrollment was 258. Unduplicated headcount enrollment was 811.

The Center's Fall 2001 enrollment was 250. The new space will be sufficient to meet future growth projections at the Center. The Center is a site for the delivery of interactive television instruction and supports the Kentucky Commonwealth Virtual University.

MSU at Jackson

Instructional programs in Jackson, Kentucky are offered on the campus of Lees Community College. A need for more suitable office space with dedicated classroom facilities is recognized as a future need for the MSU at Jackson programs as resources and opportunities become available. Fall 2001 full time equivalent enrollment at the Jackson site was 24. Unduplicated headcount enrollment was 110.

OTHER UNIVERSITY LAND AND FACILITIES

Derrickson Agricultural Complex

The University Farm is located approximately five (5) miles from the main campus on Kentucky 377. It is located on 320 acres of rolling cropland and wooded areas. Facilities located on this property include a 2,200 seat Horse Show Pavilion with attached classroom facilities; a modern 10,800 sq. ft. Veterinary Technology Lab with offices, classroom, and surgery facilities; horse barns; greenhouses; gestation and farrowing houses; a half-acre aquaculture shrimp pond; living accommodations for farm manager and students, and several other miscellaneous barns and shops. The facility is used in support of animal science, agronomy, and horticulture programs. It is also used for various other community and agriculture-related functions.

Sunnybrook Golf Course

The University Golf Course is located approximately five (5) miles east of campus on US 60. The nine hole course with a driving range and practice greens for putting and chipping is located on approximately 90 acres owned by the University and 62 acres leased from the Morehead State University Foundation, Inc. Last year, a regulation size soccer field with irrigation system was constructed on this property. Facilities include a Club House, and three (3) storage structures. In addition to providing a facility for faculty, staff, students, and community to play golf at very reasonable prices, the facility is used for teaching, university and high school golf team practice, and community functions.

Support Services Complex

The Support Services Complex is located at 606 West Main Street. This 42,000 sq. ft. facility, located on 2.65 acres of land within the city limits, was purchased in 1994 from Cowden Manufacturing, Co. The facility houses the purchasing, warehousing, risk management and environmental health and safety staff.

Kentucky Folk Art Center (KFAC)

The KFAC is within the city limits and is located at the intersection of West First Street and South Wilson Avenue and is only a short walking distance from the campus. The 10,000 sq. ft. facility was originally constructed in the early 1900's. After the University purchased the facility in 1996, it was renovated and modernized to provide space for a Folk Art Museum and offices. It is Kentucky's only visual arts museum dedicated to the work of self-taught artists. The Center presents regular exhibitions of paintings and sculptures. Lectures and films are scheduled on a regular basis.

Kentucky Center for Traditional Music

The Kentucky Center for Traditional Music maintains leased office space at 133 East First Street in Morehead's newly-designed arts district. The KCTM is a short walking distance from the Kentucky Folk

Art Center and the campus. Established in June 2000, the KCTM supports the cultural, educational and economic development missions of MSU. MSU is partnering with Morehead Tomorrow, the Morehead Tourism Commission and the City of Morehead in seeking external funds for the acquisition and restoration of a permanent downtown home for the KCTM which will include a 500-seat theatre, a museum, offices, rehearsal rooms, a recording studio, and space for retail businesses and other facilities related to traditional music or the city's arts district.

Moonlight School

The restored one-room schoolhouse is located on property leased from the City of Morehead and is only a short walking distance from campus. It is located on First Street across from the Rowan County Public Library. It is one of the original "Moonlight" Schools, a movement launched in Rowan County by Cora Wilson Stewart. Tours are arranged through the Kentucky Folk Art Center.

NEW ACADEMIC/ADMINISTRATIVE SPACE

The Council on Postsecondary Education developed Space Planning Guidelines 2002-2006 to provide a fair way to determine space needs at all campuses. These guidelines are based on other states' guidelines that define the standard amount of space allowed per student for teaching and support, the standard amount of space allowed per faculty and staff for offices, and the standard amount of space allowed based on research expenditures.

CPE Space Planning Guidelines call for the following allocation of space by category:

	Assignable Square Foot
Classrooms	10 sq ft per student FTE
Teaching Laboratories	10 sq ft per student FTE
Open Laboratories	8 sq ft per student FTE
Office Suites.....	170 sq ft per employee FTE
Library Space	Existing Space
Physical Education and Recreation Space	12.1 sq ft per student FTE
Special Use and General use Space	18 sq ft per student FTE
Support space.....	8 sq ft per student FTE

MSU's current assignable on-campus education and general space reported from the Council on Postsecondary Education data exceeds each of the space categories included in the above Space Planning Guidelines with a total educational and support space as follows:

Educational space	528,604 sq. ft.
Support space	<u>391,078</u> sq. ft
	919,682 sq. ft.

The CPE has identified MSU's primary need for additional or improved space to be renovation of existing space. Projects to upgrade existing facilities such as academic labs and student housing facilities are scheduled as resources permit. The projects included in MSU's Capital Plan 2002-2008 primarily request

renovation or replacement of existing space. However, MSU's planning process has also identified the need for some new and expanded facilities to meet long-range academic goals and objectives; where renovation or realignment of current space is not practical. An example of the need for new or expanded space in the 2002-2008 Capital Plan includes the request to construct a new facility for the Space Science Center to support the planned 18-meter satellite tracking and deep space research antenna. The unique physical requirements of this facility as well as the requirement that the building have line-of-site access to the antenna makes renovation of existing space unfeasible. A second example is the request for Renovation and Expansion of the Camden-Carroll Library. This project is necessary to bring the facility into compliance with current building codes expand the library's space to facilitate the growth of the computer and other technology assisted services for storage and retrieval of information.

PARKING & TRAFFIC PATTERNS

The University provides approximately 4,600 parking spaces for students, faculty, staff and visitors (in the Fall Semester 2002). Of the total 4,600 parking spaces, 138 are leased from the private sector. Over 700 University owned parking spaces have been added since the plan's last update. An additional, and approximate, 100 spaces in close proximity to the campus are leased to students, faculty and staff by private property owners.

It is anticipated that approximately 4,800 parking authorization decals will be sold to faculty, staff, residential and commuter students in the Fall 2002. This number is projected to grow over 5,000 by Fall 2006.

Implementation of the long-term Master Plan provision to close University Boulevard west from the area beginning at the intersection of Elizabeth Avenue is to coincide with the Phase II completion of the Adron Doran University Center Expansion and Renovation project. Phase II of the Student Center project is projected to be completed in 2007.

It is anticipated that the completion of Phase II of the Student Center project will create parking and traffic challenges that will result in a change in the transportation habits of faculty, staff and students. Closing of University Boulevard from Elizabeth Avenue will require that traffic become two-way on Ward Oates Drive. With the loss of spaces along University Boulevard and Ward Oates Drive, it is estimated that total parking spaces available will be 4,500 in 2007 (additional spaces will be provided in the current family housing area minimizing the net loss in total parking spaces). The ratio of available spaces to decals sold remains very strong and within acceptable standards even with the loss of the Boulevard and Ward Oates Drive spaces. Shuttle bus service to and from remote parking lots will continue to be a service option for improving access to parking resources.

The Master Plan calls for the development of additional surface parking in the area between Second Street and University Street to assist in replacing current parking spaces that will be lost. A parking garage in close proximity to the Student Center and central campus would provide the additional parking needed for this area of the campus. A larger or second parking garage along Ward Oates Drive would also provide ample vehicle storage for the central campus area. Cost, convenience and short-term planning and development considerations will need to be considered when determining if a parking garage is more practical than the acquisition of additional land for surface parking.

MASTER PLAN

"The inhabitants of the campus are what make it special. It is important for each college and university to serve as an example of order and beauty. If we are going to expose generations of students spending four years -- a quarter of their total life at that point -- in an environment that is not ordered, that is not inspiring, then we're wasting an opportunity." ¹

"What's unique about a campus is what goes on there. It really is a utopian environment. It's where we go at a very special time in our lives, a time for reflection and contemplation, and it should provide an environment for reflection and contemplation." ²

The comments above are cited to provide the proper perspective for Morehead State University's Campus Master Plan (see Figure 1). That an institution of such importance to the lives of so many should evolve without clear direction is difficult to imagine; now, with this plan, that direction is provided. With this effort, MSU stands with those institutions that have elected not to leave the future to chance. Change is inevitable, but how that change occurs or is directed is a critical issue.

"Few colleges have coherent outdoor spaces; their planning structures are often overly abstract or simply nonexistent." ³

MSU is unique -- the outdoor space framed by Adron Doran University Center, Combs Hall, Button Auditorium, Fields Hall, Allie Young Hall, Rader Hall, Claypool-Young Art Building, and the Howell-McDowell Administration Building is certainly coherent -- in fact, it supplies the order, beauty, and environment so necessary to any campus.

This single, remarkable space sets the tone for the entire Campus Master Plan. Unwritten, yet underlying much of the discussion involving development of the Master Plan, were two questions about this space: (1) can it be improved, and (2) can it be expanded?

¹ Harry Porter, FASLA, Dean of the School of Architecture, University of Virginia

² Linda Jewell, ASLA, Chair of the Department of Landscape Architecture, Harvard University Graduate School of Design. Quote taken from forum in Landscape Architecture, December 1989.

³ Philip Arcidi, "Inquiry: Campus Infill," Progressive Architecture, April 1990

These questions are answered in the Master Plan first by suggesting that University Boulevard be transformed into a pedestrian mall with vehicle traffic limited to emergency situations and special parking privileges. That philosophy is reflected throughout the plan essentially by removing vehicle movement and parking from its present internal orientation to an external orientation. Second, the Plan envisions a concerted effort to develop this special type of space in other critical locations on campus thereby reducing pedestrian-vehicle conflicts now so evident.

While preserving and enhancing the unique open space at the heart of the campus is the cornerstone of the Morehead State Master Plan, other significant themes are present:

- * Three major activity areas comprise the MSU Campus--the Academic Commons, the Residential Neighborhood, and the Athletic Complex.
- * The Academic Commons, consisting of the major buildings along University Boulevard from Baird Music Hall on the east to the Lloyd Cassity Building on the west, should remain the focal point of academic and administrative activity on campus (see Sketch A). The recent addition of the Bell Tower further enhances the Academic Commons area as the campus' major focal point.
- * University Boulevard in the academic core of the University should be redeveloped to restrict traffic to selected service and emergency vehicles. Parking will be limited to disabled and visitor parking spaces only. Sidewalks will be widened and street furniture installed to encourage social interaction among pedestrian users of the Academic Commons (see Sketch B).
- * Parking lots should be limited to the exterior of the main academic core of the campus to minimize congestion and reduce conflicts between vehicles and pedestrians.
- * The Residential Neighborhood may be expanded to include new Greek housing and family housing precincts, additional parking lots, open space, and building sites for two new residence halls, if and when demand requires an expansion.

- * Major gateways into the campus will be established at the eastern and western intersections of University Boulevard with Main Street. These landscaped entranceways will better identify University grounds and help beautify the City's central business district.

- * Expansion of the campus by acquisition of adjacent residential properties in several areas is recommended to accommodate new academic and residential buildings over the next decade.

Land Use

As Morehead State University has grown from its days as Morehead State Teachers College in 1930, the campus has spread out from the eight oldest buildings (recently designated as a Historic site) which line the inner campus corridor along University Boulevard. Enrollment and program growth have led to several spurts of building activity and a spread of buildings and facilities to the south, north, and east. While development activity responded to the needs and crises of a particular period, no formal, organized plan was followed to guide or direct architectural styles, building locations, open space, and traffic circulation systems. Land acquisition appears to have followed a sporadic pattern of the path of least resistance as available properties were secured by the University or donated by property owners on an individual basis.

While three major activity subareas (neighborhoods) can be identified as comprising the MSU Campus, these three land use groups are not linked by an orderly system of open space, streets, and pedestrian ways. MSU's pre-1990 incremental pattern of land assemblage has resulted in a haphazard mix of University and privately held buildings and a linear form that parallels the City's main thoroughfare with no clear sense of entry or boundary.

The Master Plan addresses these issues by building on the compelling form and visual appeal of the "old" central campus along University Boulevard. The Land Use Plan shows recommended land use patterns, land acquisition areas, and recommended building sites (see Figure 2). As Morehead State University approaches the 21st Century, it must resolve several major land use issues:

- The lack of clear-cut campus/city boundaries and gateways to the institution.
- Conflicts between academic setting and traffic along University Boulevard, a mix of pedestrian and vehicular traffic which is congested and inefficient.
- The need for additional long-term parking spaces..
- The need for open space, formal and informal, to provide a stronger sense of neighborhood within the identifiable subareas of the campus.
- A modest increase in administrative, classroom, and laboratory space particularly including more private office and conference space for faculty members.

Recommended land acquisitions, building additions, transportation pattern changes, and parking lot construction are designed to meet the demand of 6,800 Full-Time Equivalent students on the Morehead

campus. These measures will reinforce the three neighborhoods identified as the physical components of MSU: the Academic Commons, Residential Neighborhood, and Athletic Complex.

Academic Commons

Currently bounded by Ward Oates Drive on the north and University Street on the south, the Academic Commons include the primary academic and administrative buildings on campus. The Plan calls for expansion south to Second Street to provide additional academic space, parking sites, and expanded open spaces. Long-range recommendations include expansion along the western edge to allow additional parking, realignment of the street system, and better identification of the western campus/neighborhood boundary. Expansion and acquisition south to Second Street will provide MSU with a logical, defined campus boundary.

Three new building sites are identified in the southern portion of the Academic Commons: immediately east of Adron Doran Center; a site directly east of that site; and a site south of the Administration Building (see Master Plan). These buildings will form the fourth side of what is now an incomplete quadrangle.

Formalized open spaces framed by the new buildings are created along lineal axes. These spaces are accented with fountains, benches, walkways, and landscaping. The program to upgrade landscaping and overall aesthetic appeal of the University will eventually extend the Residential Neighborhood and Athletic Complex.

Immediately east of the Academic Commons and fronting on University Boulevard running east from Elizabeth Avenue to East Main Street is an area reserved for Special and Institutional Uses. This area will consist of five or six houses/building to be acquired by the University. The land uses suggested for this area include auxiliary services such as religious centers, alumni organizations, student organizations, and temporary housing during renovation programs. The “Hogge” property at the corner of Normal Avenue and Second Street is also to be used for temporary housing during renovation programs.

Residential Neighborhood

Several residential subareas make up the residential neighborhood. Residence Halls are located to the east and northeast of the Academic Commons. Additional parking lots and two potential building sites are shown along lower hillside elevations. The Family Housing subarea may replace the existing Lakewood Terrace structures below Eagle Dam. Open space, low traffic volumes, and natural topography are important environmental attributes of this area. A north-south mall would be developed in conjunction with the family housing which will occupy lower hillsides on the eastern side of the site.

Establishing a Greek or other group housing subarea has become an objective for MSU. The proposed location for the Greek or other group housing opportunities is shown in the Plan between the residence halls and the Athletic Complex. A renovated Gilley Apartments will continue to be used for Greek housing. See Sketch C for a conceptual view of one of the proposed Greek Housing or other group housing courts. The area defined for group housing is the zone north of Vaughn Drive known as the “Martindale” property. This area may also be used to construct facilities for other student or university needs.

Athletic Complex

The Athletic Complex is not affected significantly by the Master Plan. The addition of the Wellness Center Phase I in 1996 and Phase II in 1999 improved student access to recreational and fitness facilities. The proposed redesign of the Athletic Complex area for parking, pedestrian and vehicular traffic flow will improve access to and from the athletic facilities.

Vehicular Circulation and Parking

Overview

Improvements in traffic circulation and parking are an important planning priority for MSU (see Figure 3). To protect the ambience and natural beauty of the Academic Commons, traffic on University Boulevard in the heart of campus will be restricted to selected service and emergency vehicles. Parking in the Academic Commons will be for the disabled and visitors only. A traffic control circle will be established on University Boulevard at Elizabeth Avenue to direct traffic away from the academic core of campus.

Ward Oates Drive will function as the northern loop around the Academic Commons with University Boulevard and Elizabeth Avenue (or Elizabeth Avenue and Second Street) serving as the southern loop. The intersection of Ward Oates Drive, Earle Clements Drive, and University Boulevard will be realigned to eliminate conflicting turn movements at that location. Vaughn Drive will be relocated south of Cartmell Hall and extended eastward to replace much of existing Morrow Street. The new Vaughn Drive will be the primary traffic corridor serving the eastern part of campus.

Campus Entrance

New U.S. Route 60 south of Main Street will allow the University to enhance entranceways to MSU at the two Main Street intersections of University Boulevard. The eastern entrance will become the primary corridor into MSU and must provide a strong first impression for visitors and prospective students (see Sketch D). A visitor information center will be established along the west side of the Laughlin Health Building to provide assistance to those unfamiliar with the campus. The new entrances will encourage feelings of pride among administrators, faculty, staff, the student body, alumni, and city residents who visit the University.

The western corridor from U.S. Route 60 to University Boulevard will be the secondary entrance to MSU. This landscaped route should include a planting buffer opposite the historic Rowan County Courthouse. North of the Adron Doran University Center, the roadway (currently Battson Avenue) will be realigned to provide more convenient access to Ward Oates Drive, Fifth Street, and the expanded parking lots in this area of campus. The community as a whole will benefit from convenient new access drives on the west and north sides of Button Auditorium.

East Campus

On the eastern side of campus a realignment of the street system is planned to link the Residential Neighborhood, site for potential new Greek or group housing sites, and the Athletic Complex. This

corridor begins on the south side of Cartmell Hall and loops through the site for potential new Greek or group housing complex out to Main Street east of the Academic Athletic Center. The eastern road system will require relocation of the W. H. Rice Maintenance Building and acquisition of property along Vaughn Drive, Lee Avenue, Cemetery Road, and Morrow Street. An important feature of the circulation improvements will be development of a pedestrian mall along an east-west axis in front of Mays and Butler Halls (see Sketch E). Extensive landscape improvements will combine with the new thoroughfare to make travel in the eastern half of campus a more enjoyable experience.

Parking

Parking lot development will be necessary to keep pace with enrollment growth at MSU. New parking lots will be concentrated in peripheral areas of campus, away from the Academic Commons. Parking lot sites now or in the future may include Fifth Street-Ward Oates Drive, the north side of Second Street, north of Mignon Tower and behind Waterfield Hall, the Greek or group housing area, and the area south of new U. S. Route 60. The existing parking supply of approximately 4,500 spaces is proposed to be maintained in the course of the Plan's development. The locations and approximate number of spaces for existing and proposed parking facilities are shown on Figure 3.

Pedestrian Circulation

Pedestrian circulation, particularly in the Academic Commons, will become a safer, more pleasant experience as the Plan develops (see Figure 4). Motor vehicle conflicts with pedestrians will be virtually eliminated in the busiest part of campus. Landscaping, widened sidewalks, new benches, kiosks, and other amenities will improve convenience for all segments of the campus community. Five major pedestrian malls will be established as linear open spaces along formal axes as follows:

- * between Camden-Carroll Library and new buildings proposed east of Adron Doran Center;
- * south of the Claypool-Young Art Building;
- * in front of Mays and Butler Hall basically on the present alignment of Vaughn Drive;
- * on a north-south axis between Alumni tower and Regents and Wilson Hall; and
- * in the Family Housing area.

Other large open spaces will be located in the Greek or group housing area. A series of focal points will be incorporated in the linear malls and walkways around the campus. These may include plazas, fountains, or other features designed to enhance the pedestrian environment. Sites recommended for focal point development are the northwest edge of the Button Auditorium grounds, the north and south edges of the quadrangle formed in the expanded Academic Commons, the traffic island north of the Adron Doran Center, the mall south of the Claypool Young Arts Building, the visitor entrance on University Boulevard south of Breckinridge Hall, the east and west ends of the mall in front of Mays and Butler Halls, the center of the open space mall east of Alumni Tower, and a site in the Greek or group housing complex. Safe, well-lighted pedestrian walkways should also be designed as part of the University Boulevard campus entrances from the U.S. Route 60. This will result in a better integrated network of paved walkways, plazas, open space malls, gathering places, and courts which facilitate safe, pleasant pedestrian movement.

Utilities Services

The University's utility distribution system has been extensively renovated since 1990. As funding is made available improvements will continue to insure uninterrupted service to the campus.

Construction of new buildings and facilities described in the implementation schedule will require that steam heat, electricity, natural gas, sanitary sewer, and water service be available at new sites. Development of the Greek or group housing community will require extension of University water lines east of Normal Hall. Redevelopment of Lakewood Terrace (Family Housing) and construction of the eastern gateway to the campus will provide the opportunity to beautify Evans Branch as it flows from Eagle Lake toward Triplett Creek. Other opportunities for system upgrades will occur as sites are prepared for new buildings and services.

Open Space and Landscaping

To even the casual observer, there is a great difference in the landscaping of the eastern and western parts of the MSU campus. Part of the difference is related to the age of the two sections with the western part being much older and therefore more mature. It is also apparent that for a variety of reasons no real attempt has been made to bring the appearance of the eastern part into better balance with the western part.

A survey of 1,000 college-bound students conducted by the Carnegie Foundation for the Advancement of Teaching in 1989 found that 60 percent of those students said visual environment was the most important factor in choosing a college.¹ At MSU, focused development of extensive landscaping in the eastern portion of the campus will provide greater balance to the overall appearance of the campus and play an important part in attracting students in the future (see Figure 5).

Shrub and perennial planting beds should be massed and connected to provide easier maintenance and a more effective appearance. Additional tree and shrub plantings should be used to define open spaces and pedestrian and vehicular circulation patterns, provide connections between areas, and screen objectionable views. Small, intimate sitting areas should be provided along pedestrian ways for students to relax, socialize, or study in an outdoor environment. Parking and vehicular circulation will be restricted in the Academic Commons area. Large parking areas should be screened with plant materials.

Evans Branch is a special open space between Eagle Lake and the proposed campus entrance at U.S. Route 60. This natural feature should be enhanced with strong erosion control practices, additional planting, and general maintenance. Special consideration is given to the east and west entrances to the

¹ Richard Rigterink, ASLA, Landscape architecture, December 1989, page 60.

campus, through extensive landscaping. Additional amenities such as sculpture and fountains should be considered for these two entryways.

Along vehicular circulation routes, as well as at campus entrances, formal plantings of large shade trees are recommended to reinforce the linking of spaces and to add to their character. At key intersections and entrances, massing of shrubs and small ornamental trees is suggested to add interest to the approaches to the inner campus.

Pedestrian circulation linkages from parking areas and residence halls to the Academic Commons should be enhanced with landscape plantings to provide an enjoyable and relaxing walk.

The visual appearance of the eastern half of the campus should be enhanced to match that of the western half. Development of the Greek or group housing area should include significant landscaping.

Site Character

At the present time, site design elements are scattered, diverse, and lack the cohesion necessary to establish an identifiable pattern. Consistent site design elements will help unify the diverse character presently found on campus and ultimately give a more distinctive identity to the environment. These design elements include paving materials, site furnishings (benches and trash receptacles), signage, lighting, and landscape plantings.

- * Walkways - A network of paved walks, plazas, sitting areas, and pedestrianways will interconnect all parts of the campus to facilitate unobstructed pedestrian movement.

Basic paving types should include decorative concrete or brick pavers, color-coated asphalt, and broom-finished concrete. The type of paving material used should be coordinated with the area. Specific considerations for the pedestrian circulation system include walkway widths, function, level of lighting, and the amount and detail of landscape lighting.

The pedestrian circulation system will be greatly enhanced by the transformation of University Boulevard into a pedestrian mall. Consideration should be given to developing decorative paving and landscape plantings at each end of this pedestrian mall. The linkage of these two ends will be accomplished by narrowing the pavement width at specific areas to create spaces for adjacent seating areas complemented with landscape plantings. The narrowing process will break the lineal appearance of the roadway and provide spatial interest along its length. A minimum roadway width should be maintained to allow access for emergency and service vehicles. Disabled and visitor parking spaces must also be

accommodated. Where possible, existing concrete sidewalks should be used to connect buildings and major parking areas.

The width of concrete walks should be proportional to pedestrian traffic volumes with a minimum of five (5) feet provided. The majority of concrete walkways should be eight (8) feet in width for comfort and pedestrian security. Walkway intersections in key areas can be enhanced with decorative paving and a focal element such as a kiosk or sculpture.

- * Site Furnishings - Site furnishings, include benches, trash receptacles, bollards, and kiosks.

Benches should be constructed of durable, low maintenance materials, anchored in place, and provided with backs (see Figure 6).

Trash receptacles should be consistent throughout the campus. Containers should be securely anchored with a removable liner for easy maintenance. Placement should be near building entrances and in seating and assembly areas. They should not be a dominant site element, but blend with adjacent elements (see Figure 6).

Bollards are short posts made of wood, concrete or metal, and can be lighted or unlighted. They can be used as a control and safety device between vehicular and pedestrian traffic. MSU should use bollards to define and separate the present road system from pedestrian ways along University Boulevard and at other places on campus. Bollards should be made of durable materials and be designed to meet requirements for emergency and service vehicles (see Figure 6).

Kiosks are provided to display information and describe special events. Desirable locations would include each end of the pedestrian mall and dormitory areas, where large numbers of students pass. Kiosks should be multi-sided (6 or 8 faces) for maximum display space, and should be constructed of brick or concrete with wood facing for the display area. Display boards should be lighted and protected from the weather.

- * Signage. When placed throughout the campus, appropriate signage will facilitate traffic circulation, strengthen campus identify, and provide a lasting and positive impression of the University. Signs should be uncomplicated with a high degree of contrast between lettering and background for legibility. The site of the sign should fit its space and function. The sign's function and location will dictate whether the sign should be lighted or have reflective lettering.

A sign showing a complete map of the campus should be provided at the two information centers located along the entry roads. Each sign should be a lighted, double-faced panel, oriented in the direction corresponding to the reader's view of the campus.

- * Lighting. Site lighting is an important element for campus safety, security, and orientation. As an element of site furniture, lighting should conform to the same high standards of functional design and appearance as other amenities. As an element of orientation, lighting should help clarify campus organization while satisfying reasonable standards for safety and security.

The proposed lighting concept differentiates between pedestrian and vehicular circulation spaces with a difference of lighting color, intensity, and fixture types (see Figures 7 and 8).

Architectural uplighting of buildings and other site elements can have a dramatic nighttime effect and may require other types of light sources. This type of lighting should be considered on a case-by-case basis.* Landscape plantings are used to achieve several important objectives:

1. Reinforce the definition of open spaces. Plant materials add softness, interest, and definition to architecturally enclosed open spaces. Plant materials can be used to provide primary definition of open spaces on the campus as well.
2. Reinforce the definition of circulation systems. Shade trees, flowering trees, and evergreens are employed in the campus landscape to emphasize the continuity of circulation patterns. Planting, along with lighting, graphics, and site furnishings, clarify the campus circulation system.
3. Add design interest. Plant materials add color, form, and textural interests to the campus throughout the year. Special emphasis can be given to focal areas by using materials selected for particular ornamental qualities (form or dramatic seasonal variation). Small scale materials such as shrubs, vines, and ground covers are valuable in detailed planting situations such as at building entrances, along the pedestrian mall and in other more intimate locations.
4. Screen and buffer. Plantings act as buffers against negative environmental conditions such as undesirable views or noise.

Open lawn plantings should be informal in character, providing shade for seating and quiet study. Trees should be tall, heavily foliated, and deciduous. The trees in the center of the green adjacent to the pedestrian mall should be finely textured, small-leaved deciduous trees to allow filtering of light and views.

The Academic Commons, entrance roadways, and similar areas should include formal and semi-formal plantings to enrich and complement their character. Plantings along pedestrian ways should be scaled so details of color, texture and form may be readily appreciated. Large deciduous trees should be planted along entranceways and other major streets to enhance views of the campus. In certain cases, shade trees provide an important buffering or screening effect.

Evergreens are incorporated in the planting concept to provide a continuity of color throughout the year at specific locations and to screen and separate incompatible adjacent functions. Evergreens add significantly to the visual structure of mixed plantings and provide effective contrast when used as backdrops against seasonal materials.

Focal points such as campus entrances, building entrances, the Academic Commons, and others can be enriched by use of increased quantities and qualities of permanent plantings and use of seasonal materials and specimen plants. Intensification of the planted landscape should be limited to important entry/arrival points and special use areas.

Within the pedestrian mall and other special use areas, plant materials with distinctive foliage textures, bark color, flower color, and overall shape may be used to soften and unify the spaces defined by architectural forms. In addition to mid-sized shade trees, appropriate materials in this category include small flowering trees, evergreen trees, flowering and evergreen shrubs, and ground covers. Special accent plantings such as spring bulbs, annuals, and perennials may be added at focal points.

The use of specimen type (atypical) trees can add interest to the campus but should be limited to open areas where the plants can mature and stand out on their own.

The following list of plants is a general guide to build on the concepts described above and to aid in initiating a landscape development for the campus.

- o Open Green - Major Canopy and Lawn Trees
 - Red or Norway Maple
 - American Linden
 - American or European Beech
 - Ash (selected cultivars)
 - Red or Shumard Oak

- o Natural Areas - Major Trees
 - Pin or Red Oak
 - London Plane Tree
 - Monarch or Heritage River Birch
 - Sugar Maple

- o Academic Commons and Plazas - Major Trees
 - Littleleaf Linden
 - Honeylocust (selected cultivars)
 - Ornamental Pears (selected cultivars)

- o Academic Commons and Plazas - Minor Trees
 - Hawthorns (thornless varieties)
 - Flowering Crabapples
 - Serviceberry
 - Dogwood (tree forms)

- o Street Trees and Parking Lots
 - Norway or Celebration Maple
 - Ash (seedless varieties)
 - Ornamental Pears (selected cultivars)

- o Specimen Trees
 - Gingko
 - Crimson King Maple
 - Katsura Tree
 - American Holly
 - Birch (selected varieties)
 - Russian Olive
 - Kentucky Coffee Tree

- o Evergreen Backdrop
 - Austrian, Red or White Pine
 - Norway or White Spruce
 - Canadian Hemlock

- o Screening, Buffering, Naturalizing
 - Dwarf Burningbush
 - Viburnums
 - Forsythia
 - Dogwood (shrub varieties)
 - Flowering Quince
 - Amur Maple

- o Foundation Planting, Low Massing
 - Junipers
 - Cotoneaster
 - Viburnums
 - Yews
 - Barberries
 - Euonymus
 - Holly
 - Honeysuckle
 - Dogwood (shrub varieties)

- o Ground Covers
 - Myrtle

Pachysandra
Wintercreeper euonymus
Thornbale Baltic Ivy

- o Perennials
 - Spring & Summer flowering bulbs
 - Hostas
 - Chrysanthemums

- o Annuals
 - Geraniums
 - Impatiens
 - Begonias
 - Marigolds
 - Petunias

IMPLEMENTATION

Carrying out the development of the Campus Master Plan over time will require substantial commitment of energy, spirit and fiscal resources by Morehead State University and the Commonwealth of Kentucky. Major buildings are easy to appreciate the support; changes in traffic circulation pattern, landscaping, lighting, and signage which may cause temporary inconveniences are often unappreciated or unrecognized. The incremental changes in the physical environment of the campus, however, provide the aesthetic character that gives identity to the University and stimulates pride in its appearance.

Continued implementation of the Plan will help Morehead State University achieve the planning objectives and provide a campus capable of better servicing its students. Substantial perseverance on the part of the administration, faculty, students, alumni residents and local government planners and policy makes continues to be important to the success of the Plan and the benefit of the University Community.

APPENDIX

EXHIBIT 1

CAMPUS MASTER PLAN AMENDMENTS SINCE INITIAL APPROVAL

- April 1993 Board of Regents amended the Campus Master Plan to incorporate facility located at 102 West First Street. The former Union Grocery building was acquired under a lease/purchase agreement with the MSU Foundation, Inc., to be renovated for the Kentucky Folk Art Center.
- March 1994 Board of Regents amended the Campus Master Plan to incorporate an approximate one-acre tract located south of highway U.S. 60 for the purpose of constructing on the site a warehouse. (Action to acquire the tract was temporarily suspended due to availability of the Cowden Manufacturing facility).
- September 1994 Board of Regents amended the Campus Master Plan to incorporate the facility located at 608 West Main Street (former Cowden Manufacturing facility) for use as a warehouse.
- June 1997 Board of Regents approved the revisions to the Campus Master Plan Goals and Design Objectives, Land Use and Vehicular Circulation and Parking Plans sections of the campus Master Plan.
- November 2001 Board of Regents amended the Campus Master Plan to incorporate the “Martindale Property” which consists of an approximate twelve-acre tract located between the University’s main campus and the east campus. The Master Plan describes the long-term usage as “green and recreation space.”
- June 2002 Board of Regents approved the updates and amendments to the campus master plan. The amended Campus Master Plan incorporates the facilities located at 120 Normal Avenue (Hogge Building, .36 acres) and 236 East Second Street (Blair Property, .09 acres).

EXHIBIT 2

SUMMARY OF REAL PROPERTY ACQUISITIONS AND OTHER PLAN INITIATIVES

Real Property Acquisitions:

<u>Date of Acquisition</u>	<u>Name Location</u>	<u>Price</u>	<u>Fund Source</u>	<u>Master Plan Goal(s)</u>
02-15-91	Robinson Third Street	\$ 85,000	MSU	4
02-28-91	Troxel 134 E. 3rd St.	\$ 35,000	MSU	4 & 10
05-31-91	Breeze 130 E. 3rd St.	\$ 40,000	MSU	4 & 10
08-16-91	Planck 150 Lee Ave.	\$ 65,000	MSU (\$60,500) MSUF*(\$ 4,500)	10 & 11
10-07-91	Brumagen 422 University Blvd.	\$ 85,000	MSU (\$80,000) MSUF (\$ 5,000)	4
05-20-92	Patrick 150 E. 3rd St.	\$202,000	State Bonds	4
09-23-92	Morrison US 60 By-Pass	\$ 50,100	MSU	4 & 10
09-03-93	Burns 149 E. 2nd St.	\$ 55,000	MSU	4
10-26-94	Cowdens 608 E.Main St.	\$450,000	MSU	6
12-22-94	Holbrook	\$198,000	MSU	4

	2nd St.				
08-07-95	Weathers 121 4th St.	\$ 52,000	MSU		4
03-22-96	Weathers 533 Tippet Ave	\$ 75,000	MSU		4
06-07-96	MSU Foundation First Street	\$43,846.80	MSU ISTEA**	(\$ 8,769.36) (35,077.44)	4
07-01-96	Phillips 358 University St.	\$106,000	MSU		4
08-06-96	Williams Lee Avenue	\$ 34,650	MSU		4
07/10/98	Evans 209 Elizabeth Ave.	\$150,102.47	MSU		4
02/14/2000	Morgan County West Liberty	\$ 1.00	MSU		3
09/027/2000	James US 60 By-Pass	\$280,000	MSU		10
01/23/2001	Theta Chi House 214 Lee Avenue	\$ 60,000	MSU		10
06/01/2001	White Lee Cemetery Road	\$785,000	MSU		10 & 14
011/07/2001	Caudill Property Parcel 3 - Golf Course	\$ 22,500	MSU		7
01/29/2002	McDaniel 231 E. Second Street	\$165,000	MSU		6, 7 & 12

02/11/2002	Chi Alpha 236 University Street	\$150,000	MSU	6, 7 & 12
02/28/2002	Needham 230 University Street	\$250,000	MSU	6, 7 & 12

* MSUF = Morehead State University Foundation, Inc.

**ISTEA = Federal Highway Administration Intermodal Surface Transportation
Efficiency Act Grant.

- Master Plan Goal 3: BASE THE PHYSICAL PARAMETERS OF THE MASTER PLAN ON AN ANTICIPATED ENROLLMENT THAT WILL RANGE FROM 9,000 – 9,500 STUDENTS BY THE YEAR 2006 AND SUPPORT THE UNIVERSITY'S STRATEGIC PLAN, THE COMMONWEALTH'S ACTION AGENDA AND 2020 VISION.
- Master Plan Goal 4: MAINTAIN PHYSICAL DEVELOPMENT STRATEGIES THAT ARTICULATE THE RELATIONSHIP BETWEEN THE UNIVERSITY AND MOREHEAD/ROWAN COUNTY.
- Master Plan Goal 6: ESTABLISH CONCEPTS THAT PROMOTE UNITY OF SPACE AND FUNCTION ON THE CAMPUS.
- Master Plan Goal 7: PROVIDE AREAS WITHIN THE CAMPUS THAT PROMOTE ACTIVE AND PASSIVE ASSEMBLY.
- Master Plan Goal 10: PROVIDE ADEQUATE PARKING IN CLOSE PROXIMITY TO CAMPUS FUNCTIONS WITHOUT SACRIFICING THE CHARACTER OF THOSE FUNCTIONS.
- Master Plan Goal 12: PRESERVE THE ARCHITECTURAL CHARACTER AND THE UNIQUE NATURAL ENVIRONMENT OF THE UNIVERSITY CAMPUS.

Other Plan Initiatives

- December 1990 Board of Regents approved the removal of **Ward Oates Drive Duplexes** for the purpose of redesignating the site for **parking** in accordance with the Campus Master Plan. October 1991
- Board of Regents approved the renovation of **Mays and Butler Residence Halls** in accordance with the Summary of Facilities Needs identified in the Campus Master Plan.
- November 1991 Board of Regents declared six (6) minor campus structures on the west end of campus surplus to the needs of the University for removal and development of the area in accordance with the Campus Master Plan. (This initiative was suspended due to state budget reductions in the Spring 1992).
- April 1993 Board of Regents approved Policies Related to Real Property Management.
- September 1993 Board of Regents approved Order to Acquire Property Under the Eminent Domain Act of The Commonwealth, located at 133 Third Street. (The University later suspended this condemnation action).
- August 1995 Contracted with Landscape Architect to design **academic commons** area to accommodate **Bell Tower** and address areas damaged by May 1995 storm.
- September 1995 Removed four (4) other **Ward Oates Drive Duplexes** for the purpose of redesignating the site for **parking** in accordance with the Campus Master Plan.
- August 1996 Disposed of various real properties surplus to the land use and programmatic needs of the University.
- April 1997 Dedicated the **William Paul and Lucille Caudill Little Bell Tower**.
- November 1993 Addition to **Lappin Hall** completed in preparation for the renovation of the 1937 facility.
- January 1997 Complete renovation of **Lappin Hall** (1937) facility.

January 1997 **Wellness Center Phase I** project complete.

May 1999 **Wellness Center Phase II** project complete.

September 1999 Board of Regents approved amended Policies Related to Real Property Management.

June 2001 Razed 214 Lee Avenue (Theta Chi House) after acquisition of property for the purpose of temporary parking and future site for potential group housing and extensive landscaping.

June 2001 Board of Regents approved order to Acquire Property Under the Eminent Domain Act of The Commonwealth, located at 230 University Street, 236 University Street and 231 East Second Street if necessary. The properties are required for the site development in the Adron Doran University Student Center Phase I project.

February 2002 Complete renovation of **Breckinridge Hall**.

July 2002 Razed four (4) houses located at 210 Gevedon Place, 335 East 2nd Street, 339 East 2nd Street, and 343 East 2nd Street for the purpose of redesignating the site for parking in accordance with the Campus Master Plan.

August 2002 **Adron-Doran University Student Center** Renovation Phase I bid opening.