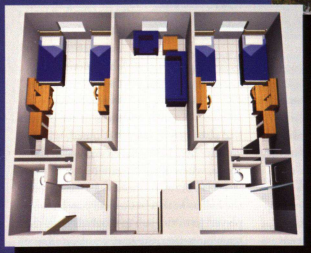
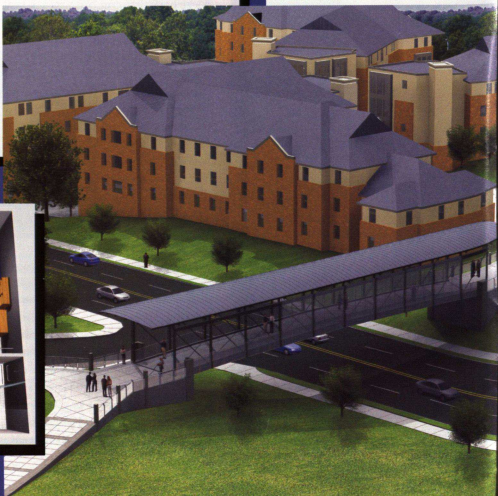
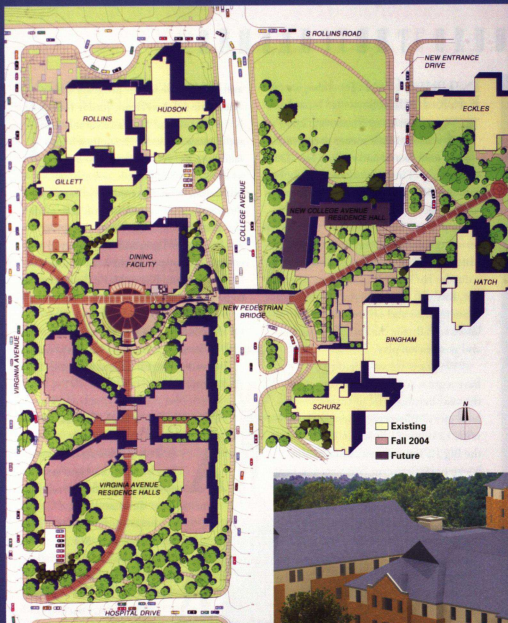


Room

**NOW AND FOR YEARS TO
COME, THE CONSTRUCTION
AND RENOVATION
INCLUDED IN THE
RESIDENTIAL LIFE
MASTER PLAN WILL
CHANGE WHERE AND HOW
STUDENTS LIVE.**



Member, Council of Great College Presidents
The American Council of International Universities

and Board 2004

STORY BY CHRIS BLOSE
PHOTOS BY ROB HILL

IN SOME MIZZOU RESIDENCE HALLS today, students still shave and brush their teeth over the same sinks — some with separate faucets for hot and cold water — that students used in the 1940s. They warm themselves through winter with the heat spewed from decades-old radiators.

That historical link might be interesting, but to most modern students, it simply won't do. On top of those anachronisms, record enrollments and a chronic housing crunch regularly force some students temporarily into rented Stephens College dorms. Add to that the

level of maintenance required for buildings that date back to anywhere from 1965 for Gillett Hall, the newest, to 1939 for Defoe Hall, the oldest, and the need for the \$300 million Residential Life Master Plan becomes clear.

The plan combines the first new residential construction in almost 40 years with demolition or renovation of every residence hall. It will bring new halls and wrecking balls to campus through the year 2015 or beyond, and the students living there will pay for the improvements. Frankie Minor, director of Residential Life, says the plan's goals include improving safety and becoming more attractive to potential students so that MU remains competitive with other schools. Thirty percent of undergraduates live on campus, and most of them are accustomed to privacy, amenities such as air conditioning and ample electrical outlets for computers, TVs, DVD players, refrigerators and other things many of them consider necessities rather than conveniences.

In a national survey, 83 percent of students admitted to MU cited housing quality

Top left: The four new residence halls and one new dining hall that make up the Virginia Avenue Housing and Dining Facility are located between College and Virginia avenues.

Middle: The College Avenue Bridge will connect the Virginia Avenue complex to Hatch and Schurz halls east of the road. The new bridge, residence halls and dining hall will open this fall.

Bottom left: Existing double rooms range in size from about 150 square feet to 170 square feet. Double rooms in various suite arrangements in the new Virginia Avenue halls are about 166 square feet to 170 square feet, plus separate toilet and shower areas, and living rooms in some.

as an important factor in choosing a college. Of those, about 52 percent rated MU's housing as average or below average. "If our housing doesn't stack up against other institutions, that doesn't just hurt housing," Minor says. "That hurts the institution."

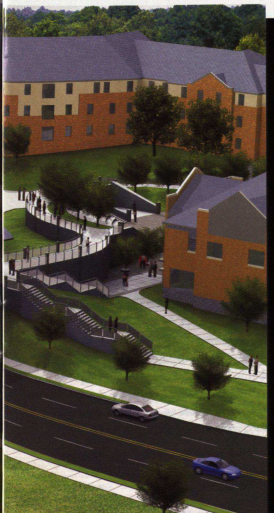
Contractors have already completed some improvements from the master plan. In Jones, Lathrop and Laws halls, built in 1957, they replaced windows and sinks, updated bathrooms and upgraded electrical systems to allow for window air conditioners, now standard in all rooms. Workers also replaced the original heating and air conditioning system in Mark Twain Hall, built in 1965. Other such "critical measures" exist in the plan to keep buildings viable until renovation.

But the biggest changes to the look, feel and function of campus will come with new construction projects, some of which are nearing completion.

WHAT GOES UP

WHEN THE FOUR RESIDENCE HALLS AND one dining hall that make up the 217,000-square-foot Virginia Avenue Housing and Dining Facility open in fall 2004, MU will look more collegiate than ever. That's because of a conscious move away from the institutional look of some buildings from the 1950s and 1960s and toward the more traditional elements of buildings such as Johnston Hall, built in 1947.

"These elements are reflected in the warmer exterior finishes of the brick and roof colors, the pitch of the roof versus the flat roofs on many existing buildings, and the scale of the buildings," says Harriett Green-Sappington, assistant director of facility planning and develop-



Essentials and Excesses

two TVs, just in case

guitar for impressing women

Shakespeare's cup

microwave

video game system for when solitary won't cut it

refrigerator for dorm-room fare

box fan for summer days

multipurpose toilet paper

books

footballs for fall days

backup hats



takeout menus

space-saving storage bin

comfy chair

computer for course work (and solitary)

Left: Freshman Chad Szuba, on bed, and his roommate, Sam Atagana, not pictured, didn't get a chance to talk about sharing a room before they moved in, so they ended up with two of everything, including TVs. "A lot of times he'll play Playstation on one, and I'll be watching a show on the other," Szuba says, "so it works out pretty well."

ment. So muted colors give way to red brick, and high-rises give way to horizontal, three- to five-story designs.

Inside, instead of long, straight corridors of rooms and communal bathrooms, single and double rooms break into suites in various arrangements, with no more than four people sharing a bathroom. The mix of room styles should better integrate older students, who often choose to live off campus, with freshmen, who are required to live on campus. Campus administrators hope that younger students will benefit from the presence of their older, more experienced counterparts.

Sharing a suite seems a far cry from sharing a bathroom with 30 other students. The design caters to expectations of privacy, but Minor wants to balance those expectations with what has traditionally worked. Part of living with a roommate and sharing common facilities, especially in the first year of college, is about social learning. Minor doesn't want that experience to get lost in the move to please the modern student.

The Virginia Avenue halls, located between College and Virginia avenues in the southeastern part of campus, are linked by indoor connecting bridges. They also include kitchens and lounges, plus meeting rooms and computer labs for learning communities, which are groups of students who share common interests in academic fields or cultural pursuits. Two of the buildings will be designated for learning communities, and the other two will house general residents.

Students will likely face tough competition for the coveted space, which will be available on a first-come, first-served basis. The 721 new beds in the complex will give Residential Life "swing space" to maintain enough housing for students while some buildings are closed for renovation, but the need to rent Stephens College space will likely continue.

The next major construction project, Southwest Campus Housing, will add 658 beds and drastically alter the look of the major Columbia intersection where Providence Road meets Stadium

Boulevard. Located at the northeast corner of that intersection, it is slated for completion in fall 2006, as is the 328-bed College Avenue Housing, across College Avenue from the Virginia Avenue complex.

WHAT MUST COME DOWN

THE DECISION TO RENOVATE OR DEMOLISH other halls depends in part on cost. It's a bit like deciding whether to have an old car repaired; one has to ask, "Is it worth it, or should I just buy a new car?" After estimating the cost of renovation and also looking at how functional a building is, Residential Life will either renovate it or bring it down.

The first halls to face demolition in fall 2004 are Blair, Smith and Donnelly, all of which will be cleared to begin construction on Southwest Campus Housing. Others to come down include Baker-Park and Gardner-Hyde, though both will be rebuilt.

For a complete list of what's going up, what's coming down and what's getting fixed, see the chart on Page 21.



Home Away from Home

Left: When students first arrive at their residence halls, they have to figure out how to make all their stuff fit into a small space. Having lived in the same room in Johnston Hall for all her years at Mizzou, senior Julie Sapp knows how to put the puzzle pieces together before she even starts unpacking.

"Space isn't a problem here," Sapp says. Despite losing some closet space to a new venting system this year, the chemistry major knows just where everything should go to make her room look and feel like home.

So, with the option of moving off campus as many upperclassmen do, why did she stay put? For one thing, safety and security come with living in a residence hall. "But it's mainly location," Sapp says. "I love being right in the middle of everything."



Quest for Power

In five typical residence halls, the electricity used per student in fiscal year 2003 was 58 percent higher than in fiscal year 1986. Some of that change comes from new window air conditioners.

The oldest functional residence hall, Defoe Hall, built in 1939, had outlets for six plugs in a double room. Rooms in the new Virginia Avenue halls average about 10 plugs per student.

Typical student appliances in the 1950s and 1960s, according to Residential Life, included: desk lamp, radio, phonograph, hair dryer, iron and hot plate.

Typical student appliances today, with many brought by both students in a double room, include: bookcase lamp (provided by MU), desk lamp (personal), alarm clock, stereo, television, VCR, DVD player, computer, monitor, printer, speakers, scanner or other computer device, cordless telephone, cellphone charger, refrigerator, microwave, coffee maker, toaster, hair dryer, curling iron, electric razor, floor lamp, decorative lights, iron, video game system, fan, air conditioner, plug-in air freshener, vacuum and outlet strips (to plug in more things).

NOT YOUR PARENTS' CAFETERIA Along with new dorms comes new dining, and long gone are the days of bland cafeteria food, mystery meat, runny mashed potatoes and endless rows of metal bins filled with precooked grub.

With Plaza 900, the new dining facility opening in fall 2004 as a part of the Virginia Avenue complex, institutional food shows a distinctly modern look. Although Campus Dining Services has renovated all other dining halls on



The Southwest Campus Housing complex, set to open in fall 2006, will add a collegiate look to the intersection of Providence Road and Stadium Boulevard. The complex will sit at the northeast corner of the intersection.

COURTESY OF MCKINLEY MITCHELL ASSOCIATES

campus in the past 12 years, Plaza 900 is the first new dining facility built since Rollins in 1965. Much like the new residence halls, the design and amenities are based largely on student feedback. Julaine Kiehn, director of Campus Dining Services, says surveys and focus groups provided that feedback.

In addition to dining staples such as a grill, deli and salad bar, the new facility will feature several new concepts. Those include the Onstage area, a display cooking range where students will be able to watch as cooks prepare their made-to-order food. The Daily Theme area will have themed cuisine that changes regularly, and the Emporium will offer cold food for takeout.

The seating for 450 in Plaza 900 will be more segmented than many dining halls, with more private areas taking the place of large rooms with rows of tables.

A BRIDGE OVER TROUBLED WALKERS

IN THE CLASSIC VIDEO GAME *FROGGER*, players try to maneuver a frog across a road through heavy traffic. That scenario takes on a less fun, more dangerous meaning daily for pedestrians trying to cross College Avenue — often without using the crosswalks at intersections — and the drivers trying to avoid them.

That won't be as much of a problem when the new College Avenue Bridge opens in fall 2004. When Plaza 900 starts serving, the existing Bingham Connection dining hall east of the road will close. That means that about 1,000 students will cross to the new facility every day in addition to normal pedestrian traffic, Green-Sappington says.

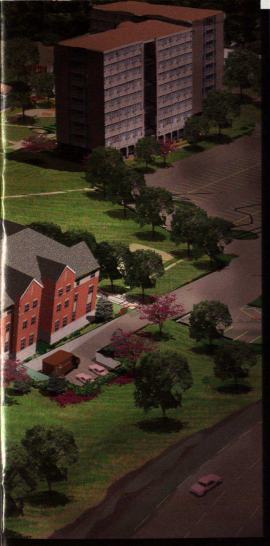
The bridge will start on the east side of College Avenue by Hatch and Schurz halls and connect to the Virginia Avenue complex on the west side. With this posi-

tioning, plus the addition of College Avenue Housing in fall 2006 on the east side, the bridge should change the flow of foot traffic on that part of campus. At least it will be less like a deadly video game.

GET WHAT YOU PAY FOR

TIMES ARE TOUGH FOR HIGHER education. Budget cuts paint a gloomy financial picture for the state, and the Residential Life Master Plan will cost an estimated \$300 million over 15 to 20 years. So people often ask Minor, "How can we afford to do this?"

The answer is surprisingly simple: The people who live in new buildings will pay for them. Residential Life is an auxiliary department, meaning that its money does not come from MU's general operating budget. Ninety-one percent of it comes from housing contracts. "These buildings are being paid for by student users who are



If you're wondering whether the dorms where you spent all that time sleeping, studying and slacking will stay standing or meet the wrecking ball, the chart below shows their status in the master plan. All dates and plans are tentative.

BUILDING	OPENED	STATUS
Baker-Park	1956	demolition in fall 2006, new construction in fall 2008
Blair	1961	demolition in fall 2004
Cramer	1947	maintenance in summer 2004, renovation in fall 2011
Defoe	1939	maintenance in summer 2003, renovation in fall 2007
Donnelly	1965	demolition in fall 2004
Gardner-Hyde	1956	demolition in fall 2006, rebuilt in fall 2008
Gillett	1965	maintenance in summer 2004, renovation in fall 2010
Graham	1947	maintenance in fall 2003, renovation in fall 2007
Hatch	1962	maintenance in fall 2006
Hudson	1964	maintenance in summer 2004, renovation in fall 2009
Johnston	1947	maintenance in winter 2003, renovation in fall 2012
Jones	1957	maintenance in summer 2002, demolition in fall 2012*
Lathrop	1957	maintenance in summer 2003, demolition in fall 2013*
Laws	1957	maintenance in summer 2003, demolition in fall 2013*
Mark Twain	1965	additions complete in fall 2011
McDavid	1956	renovation in fall 2014
Schurz	1962	renovation in fall 2008
Smith	1961	demolition in fall 2004
Stafford	1947	maintenance in summer 2004, renovation in fall 2011
Wolpers	1963	maintenance in summer 2003, renovation in fall 2013

*possible renovation

NEW CONSTRUCTION

Virginia Avenue Housing and Dining	opens in fall 2004
Southwest Campus Housing	opens in fall 2006
College Avenue Housing	opens in fall 2006
Midcampus Housing	opens in fall 2008

very eager to have them," Minor says.

Students in new facilities will pay 20 percent above the highest current rate, and those in renovated halls will pay 15 percent above an equivalent unrenovated hall's rate. In addition, rates will rise 1 percent above inflation, meaning that if costs naturally inflate 3 percent, students will actually pay 4 percent more. Why does Minor think this plan will work? Because it has in the past. Currently, there's a 38 percent difference between the lowest and highest room rates, yet there is usually more demand for the amenities that come with the most expensive rooms. Students and their parents are willing to pay for what they get.

The master plan breaks into four phases of three to four years each. If all goes as planned, each phase will be self-funding. For example, the money made on the new Virginia Avenue residence halls

and other renovated halls will pay for phase one. The same is true of Southwest Campus Housing in phase two and other projects in phases three and four.

This is not to say that the plan is airtight. The financial planning leaves little room for error. It depends on Residential Life's capital pool, which Minor likens to a savings account. Universities sometimes dip into such funds for immediate concerns, including shortfalls created by state withholdings. If that happens, each phase can be deferred until it becomes financially feasible.

BUILT TO LAST JUST LONG ENOUGH

SOME OF MU'S RESIDENCE HALLS THAT were built in the 1960s will likely still be standing in the 2060s, Minor says. But with needs in a constant state of flux, who knows how well those facilities will serve students in the years to come?

That attitude has led to a new approach to construction. Unlike older dorms, the Virginia Avenue halls and other new facilities will be built to last about 30 years, though Minor thinks they will last longer with proper maintenance. That saves money on construction, but cost is not the only motive. In the future, instead of being stuck with old buildings in need of renovation, planners can update campus facilities as needs change.

"I'd rather be in a situation where we get the financial use out of these facilities and then go back and look at how drastically the students' needs have changed," Minor says. So 30 or so years from now, when people look back with nostalgic humor at the old-fashioned students and outdated technology of 2004, Mizzou may be ready for another master plan. For more information, visit <http://reslife.missouri.edu>. ☼