

# DRURY

U N I V E R S I T Y

## Campus Planning

March 1, 2001

Drury University has grown over a number of years with headcount enrollment totaling 4,419 in the fall of 2000 (3,272 of which were on the Springfield main campus). New programs and services have been added and the name of the institution has been changed from College to University. Future growth in enrollment is anticipated with targets during the next decade of total headcount reaching 5,500. A summary of enrollment history is included in Exhibit 1.

Drury's traditional campus encompassed some 40 acres and has increased in size by approximately 50 % over the last 15 years. A number of new buildings have been constructed and a new residential campus added, all of which have accommodated the growing enrollment. One of Drury's special strengths has been the personal attention give each student, a commitment we intend to continue. Even though Drury is expected to grow in coming years, the institution will operate on a humane scale, and for the most part, occupy its traditional campus area in midtown Springfield.

The institution, nonetheless, expects to expand its area of operation somewhat, and plans to acquire nearby or adjoining property as it becomes available as outlined in the Drury University/Midtown Neighborhood Association Partnership Agreement signed in March 2001. This additional property will be used for parking, housing and possibly academic buildings. This summary of campus planning considerations is intended to identify areas of planned and possible growth. The areas discussed below are displayed on the Drury Master Plan (Map 2).

### **Student and Fraternity Housing**

In recent years the college has added student housing in the College Park residential campus development. This area was purchased from Cox Medical Centers and includes most of the property bounded by Benton Avenue on the east, Lynn Street on the north, Robberson on the west and Calhoun on the south. Construction on the last phase of College Park, which includes total accommodations for some 260 students, concluded in the fall of 2000.

Three new fraternity houses are located in College Park, which will accommodate an additional 75 students. Construction will be complete on these houses by the end of the spring semester in 2001. They will replace the existing facilities at 1027 Benton (Lambda Chi Alpha); 1207 Benton (Sigma Nu); and 1318 Washington (Kappa Alpha). Fraternities should occupy their new houses during the fall of 2001. The Sigma Pi fraternity located at 1217 Benton has opted to remain in its existing location.

As the fraternities move to their new houses, the use of the existing properties (all of which belong to Drury) is taking shape. The Kappa Alpha facility on Washington will be razed by August 31, 2001, to accommodate a residential single family house. This house will be an appropriate in-fill new construction or another house from the neighborhood, either of which will be designed to incorporate the features of the area. The Sigma Nu house on Benton will likely be used for administrative offices and the Lambda Chi house, along with the property at 1031 Benton, is in the process of rezoning for additional parking.

During 1999 Drury purchased the Marlborough Arms Apartments at 1235 Benton and these facilities are continuing to be used as apartments for students, faculty and others. They have been renamed Manley Hall.

### **Science Center**

On the south end of the campus along Washington (Drury Lane) at Chestnut Expressway, Drury has concluded an agreement with the Washington Avenue Baptist Church for acquisition of their property. The block along Washington Avenue between Brower and Chestnut, where Washington Avenue Baptist Church was previously located, will be the site for Drury's new science center with construction scheduled to start in March 2001. The original church building is in the process of reconstruction on the corner of Brower and Washington just north of its previous location.

### **Maintenance and Art Facilities**

On the east side of the campus, Drury owns three buildings on Clay Street on the east side of Central High School's Harrison Stadium. The facility at 930 Clay serves as the maintenance and warehouse facility for the university. The building at 1002 Clay serves as an additional warehouse and theatre scene shop. The middle building at 940 Clay, originally constructed as a Coca-Cola Bottling plant, will be completely renovated on the interior during 2001-02 for art studios. Drury purchased a single family house at 1016 Clay, which adjoins the warehouse facility, and this property will serve as additional parking for these facilities.

### **Parking Facilities**

The block between Drury's facilities on Clay bounded by Webster on the north, Pythian on the south and Summit on the west, is partially owned by the Springfield Public Schools. Drury owns nine lots in this block. Drury has an interest in obtaining the remaining three properties within this block, as they become available. A rezoning request has been submitted to develop landscape parking with 185 spaces in this area. Additional parking could be co-developed with Springfield R-12 when their plans are determined.

### **Athletic Fields and Other Needs**

Drury is limited in its athletic practice facilities and has a pressing need for playing fields. The solution to these needs will probably be somewhat removed from the existing campus in midtown Springfield. Specific requirements include soccer and softball facilities within a 10-15 minute shuttle from the campus, preferably closer.

In view of Drury's continuing growth, there is also interest in the acquisition of other institutional property proximate to the campus, which is currently zoned governmental/institutional, should it become available.

# DRURY UNIVERSITY/MIDTOWN NEIGHBORHOOD ASSOCIATION TEN YEAR PARTNERSHIP AGREEMENT -- 03/01/01 to 02/28/11

## Communication

- Midtown and Drury will look for additional opportunities to cultivate positive perceptions of the district, the area, and each other.
- Member of the Mid-Town Board
- Comer Yale Project (Boyd/Berry, Pipkin, and Central)
- Safety/Security Task Force
- Each organization will notify the other regarding upcoming requests for zoning changes
- Annual Meeting with Midtown Board and Drury administration

## 2. Neighborhood/Institutional Boundary

- No new property acquisitions for institutional expansion for ten years without majority approval from the Midtown Board or the Board of Directors of its successor organization (provided zoning passes for Summit, Webster, Clay and Pythian properties) for the following areas:
  - North of Calhoun from Robberson to Summit.
  - North of Webster from Summit to Clay.
  - North of the current property line from Clay to Sherman.
- At the beginning of the ninth year, Midtown and Drury representatives will begin negotiations for the successor agreement.

## 3. Local Historic District Overlay

- Drury University will endorse the establishment of an overlay of the nationally registered district with a local historic district. (Currently-owned Drury properties excluded.)

## 4. Benton Avenue Corridor

- University-owned structures and their streetscapes south of Lynn from Benton to Boonville will be preserved.
- Upon rezoning, Drury will support RSF land use on Benton from Lynn to Division.

## 5. Kappa Alpha House

- With the demolition of the Kappa Alpha fraternity house by August 31, 2001, 1318 N. Washington will revert to a RSF land use.

## 6. Parking/Traffic

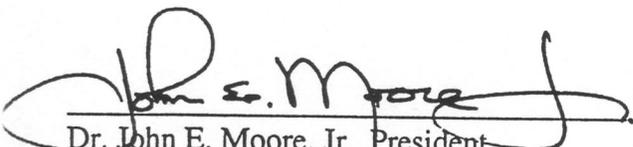
- When 250 new spaces are developed east of Summit, non-resident on-street parking on Summit (Central to Calhoun) could be prohibited.
- Buffer yards for the proposed university-owned parking lots on Summit will meet and exceed city requirements. Berms aligning Clay will be included in the construction.
- Traffic counts to be administered by the City of Springfield by the end of April 2001. Drury will work with Midtown and the City to study optimizing traffic flow.
- Drury will convene meetings with Government Plaza institutions to actively study multi-level parking for the future. RSF properties should not be utilized in this venture.

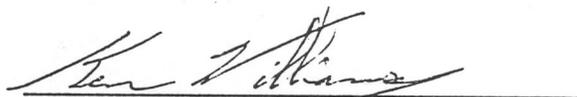
## 7. Housing Rehabilitation/Maintenance Trust Fund

- Drury has on several occasions expressed interest in assisting in the redevelopment of RSF properties for resale; joining with other institutions, such as City Utilities, Cox, Assembly of God, city and county government, Midtown Library and R-12, -or-
- Drury will work to partner with Midtown to develop properties south of Lynn. These properties will not be used for additional institutional expansion.

**DRURY UNIVERSITY/MIDTOWN NEIGHBORHOOD ASSOCIATION  
TEN YEAR PARTNERSHIP AGREEMENT -- 03/01/01 to 02/28/11**

Contingent on Springfield City Council's passage of Drury University zoning case Z-2-2001, Drury and the Midtown Neighborhood Association hereby agree to the partnership agreement as outlined on the attached page. Representatives are authorized to enter into this by their respective organizations. This agreement shall be in effect from March 1, 2001 to February 28, 2011, with the intention of enhancing each entity and thus strengthening the district.

  
Dr. John E. Moore, Jr., President  
Drury University

  
Mr. Ken Williams, Chairman  
Midtown Neighborhood Association