

2030

# Campus Master Plan

DESIGN + PLANNING

CPLA

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## **ABOUT THE PLAN**

This planning document represents a road map for the future growth of Starkville Academy. It is a vision for what the campus can become over the next 15 years. The plan directs future growth into a series of intentional moves that will transform the school grounds from a collection of buildings, fields, and parking into a cohesive academic campus.



The 2030 Campus Master Plan was developed during the Summer of 2015 with input and direction from the Starkville Academy Board of Directors, patrons, administrators, and staff.

## **PLAN PARTICIPANTS**

### ***Steering Committee***

Jeremy Nicholas	Head of School
Kyle Morgan	Dir. of Facilities
Jud Skelton	Board of Directors
Mike Highfield	Board of Directors
Russ McReynolds	Board of Directors
Carrie Beth Randall	Board of Directors
Kelli Anthony	SAPA President
Holland Cox	Patron
Roger Baker	Patron
William McWhorter	Patron
Lee Shuffield	Patron
Charlie Winfield	Patron



### ***Consultants***

Christian Preus	CPLA
Cory Gallo	CPLA
Oliver Preus	CPLA
Saunders Ramsey	Neel-Schaffer, Inc.



## **STARKVILLE ACADEMY**

### **MISSION STATEMENT**

The mission of Starkville Academy is to Provide quality education programs in a safe, Christian environment that will challenge students to excel academically, physically, socially, spiritually, and culturally.

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# The Campus Today

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## **CAMPUS CONCERNS**

Comprised of 30 acres and easily accessible from two major road corridors, the Starkville Academy campus is in an ideal location. The land area allows for future building growth, but limits the ability to support every type of athletic field function. A large percentage of the campus is in a floodplain and is therefore undevelopable for anything but recreation fields.

Over the 45-year history of the school, enrollment has grown to include pre-kindergarten to 12<sup>th</sup> grade classes and is currently around 650 students across all grades. The building complex, consisting of 95,500 gross square feet (gsf), includes eight separate buildings that have been added on to and expanded over the years. The result is a haphazard building complex and corridor system that is confusing to navigate.

Of major concern is the current need for specialized teaching and office space. Additionally, a multi-use building is needed for events, lower-grade play, and club practice space. All of the buildings, except for a new classroom wing, are old, tired, and will require maintenance and

improvement to remain usable. Much of this improvement is currently underway thanks to the latest capital campaign.

While the athletic fields are in good condition, the formal landscape and campus spaces are poorly defined and do little to tie the campus together as a coherent whole.

## **CONTEXT**

Since its inception, the campus has had the luxury of being in the heart of Starkville and surrounded by undeveloped land. This will not be the case for much longer. Development pressure is moving west along Lynn Lane and south along Louisville Street. The vacant parcels surrounding the campus will likely be developed into strip commercial or a residential apartment complex in the near future.

The campus needs to begin to address its edges before they are defined by outside influences. This translates to buffers along edges, better defining entrance points, and working to protect critical views to and from the campus.





### **2015 Campus**

The campus is defined by development to the south, vacant land to the east, and a drain to the north and west.

### **LEGEND:**

1. Pre-Kindergarten
2. Building A, classrooms
3. Building B, classrooms, & office
4. Building C, classrooms
5. Building D, gymnasium, & classrooms
6. Building E, classrooms, cafeteria, & multi-media
7. Field house
8. Band hall

### **2015 STARKVILLE ACADEMY METRICS**

Enrollment	650
Grades	K4 to 12
Faculty & Staff	79
Campus Acres	30.18
Building gsf	95,300
Parking Spaces	175



### **Campus Context**

The bird's eye graphic, modified from Bing Maps, shows the surrounding road network and vacant land.

## **CAMPUS ISSUES/NEEDS**

Before beginning the planning process, the design team asked the Steering Committee to identify major and minor issues that they hoped to address through the master plan. These have been organized into major planning systems below.

While many of these issues are addressed in the plan, several issues are not addressed due to the focus of the plan. However, they are documented here so that they can be addressed through another process.

## **MAJOR ISSUES/NEEDS**

### ***Buildings and Architecture***

- Additional classrooms.
- A multi-purpose building/gym
- Facility for female sports to practice (cheer, dance, etc.).
- Baseball seating, concession, press box etc. needs to be addressed (biggest athletic eyesore we have).

### ***Landscape and Open Space***

- Both football practice fields need to be redone with a new crown, irrigation, sod, etc.
- Track needs to be redone or removed.
- Elementary playground needs a major overhaul.

## **MINOR ISSUES/NEEDS**

### ***Buildings and Architecture***

- Facade is needed to cover the area above the Head of School office/breezeway.
- Need MAIS all-star recipient recognition area entering baseball/football venues and basketball gymnasium.
- Center visitor football bleachers on 50 yd. line.

### ***Vehicular Circulation***

- Main school entry signage.
- Pedestrian circulation.
- Redo (widen) sidewalk and flagpole area entering main part of school.
- Sight line across from Pre-K building needs to be improved.

### ***Landscape and Open Space***

- Cafeteria courtyard could be improved significantly with just a little work.
- Need a memorial tree plan of action/location (Blvd. between parking areas).
- Consistent line of cedars along western facade for shading/curb appeal purposes.
- Define boundaries with fencing to keep trespassing issues to a minimum.
- Trash on campus is a serious issue.
- Remove sagging galvanized fencing at south end of gravel parking lot.
- Fencing around track.



## **COMPARISONS**

The following institutions were identified by the Steering Committee as peer and peer plus institutions. This list helped the planning team define space and amenity needs for the campus and could be used to gauge all aspects of the school's performance.

## **PEER INSTITUTIONS**

- Heritage Academy
- Lamar School
- Washington School
- Pillow Academy

## **PEER PLUS INSTITUTIONS**

- Madison Ridgeland Academy
- Presbyterian Christian School
- Magnolia Heights School
- Jackson Preparatory School
- Jackson Academy



# Planning for the Future

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## **SPACE ANALYSIS SUMMARY**

A detailed space analysis was performed to compare Starkville Academy (SA) to a peer plus institution with relatively new facilities. Presbyterian Christian School (PCS) was approached for the analysis.

The space analysis highlights several points that are summarized below:

- SA is deficient about 30 gsf/student.
- Athletics is adequate and consistent with peers.
- Classroom space is adequate.
- Laboratory space is deficient.
- Office/admin. space is very deficient.
- Storage space is extremely deficient.

## **PLANNING PROGRAM**

The following facilities needs list was developed based on testing the detailed space analysis against the administration's needs list. The planning alternatives and master plan were developed based on these program assumptions, which assume a projected, future enrollment of 750 to 800 students.

### ***Student Enrollment***

- K4 to 8<sup>th</sup>: 3 sections (~20 students).
- 9<sup>th</sup> to 12<sup>th</sup>: 2 sections (~25 students).
- Between 750 to 800 total students.

### ***Classrooms***

- K4 to 6<sup>th</sup>: 1 room/section. 24 rooms.
- 7<sup>th</sup> to 12<sup>th</sup>: 1 room/section plus 5 flex. 19 rooms.
- Total of 43 classrooms (43 today).
- Only need classrooms if current rooms are removed.

### ***Laboratories***

- Need 2 science labs.
- Adopt into new classroom wing.

### ***Office/Administration***

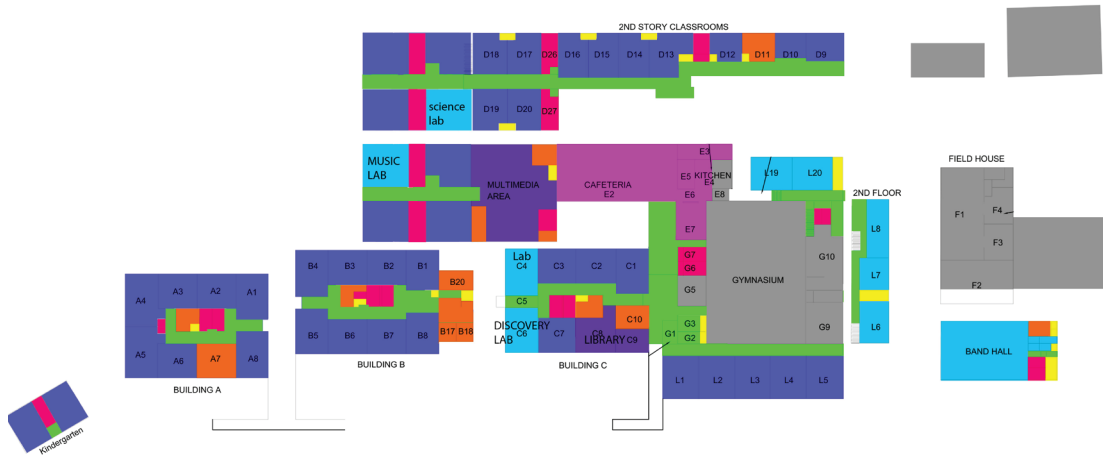
- Need ~5,000 gsf of office/admin.

### ***Storage***

- Need ~5,000 gsf of storage.
- Consider in all new buildings.
- Integrate into old buildings.

### ***Other***

- Have “enough” athletic space (some things need improvement such as a consolidated concessions building, new batting cages, and new dugouts).
- Cafeteria could use more room but this could be consolidated into a new multi-use building, which is what PCS does.

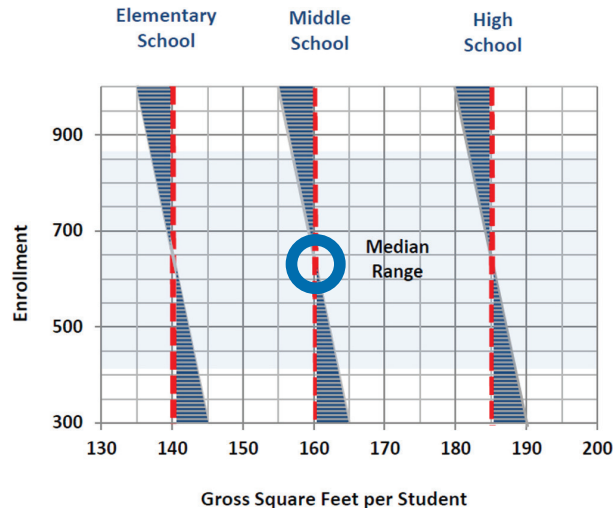


### Space Inventory Diagram

Every room of the building complex was coded into one of nine unique space types, and the area of each was totaled to calculate gsf for each.

### LEGEND:

	Athletics		Library/Media
	Cafeteria		Office/Admin..
	Classroom		Restrooms
	Halls/Lobby		Storage
	Laboratory		



### Space Goals

Based on national standards, SA should be approaching 160 gsf/student (chart modified from Maine Space Allocation Guidelines, 2015).

### PRESBYTERIAN CHRISTIAN SCHOOL PROFILE

- Identified as peer plus institution.
- Faith based institution.
- Located in Hattiesburg, MS.
- K-12 with 900 students.
- Facilities built between 2005 & 2010.
- Comparable tuition to SA.

### DETAILED SPACE ANALYSIS

	SA @ 750	PCS	Difference	Need @750
Athletic	29.81	27.15	2.65	-
Cafeteria	6.94	11.03	(4.09)	3,070.23
Classroom	42.62	43.63	(1.01)	755.04
Halls/Lobby	17.39	22.44	(5.05)	3,784.64
Labs	12.44	18.81	(6.38)	4,783.81
Library/Media	5.87	6.50	(0.64)	478.85
Office/Admin.	4.54	10.83	(6.29)	4,717.42
Restrooms	5.84	5.86	(0.01)	9.96
Storage	1.66	11.25	(9.59)	7,188.92
All Categories	127.11	157.51	(30.40)	<b>24,788.86</b>
All Less Athletics	97.30	130.35	(33.05)	24,788.86

### Space Needs

Gross square feet/student totals are listed for nine space types for SA and PCS. The right column lists the deficit in total gsf for each space type for a projected student population of 750 students.

# Plan Alternatives

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## **ALTERNATIVES**

Three alternatives were developed to test different approaches to meeting the campus program. Each alternative explores a unique way of organizing the buildings, circulation, open spaces, and fields.

### ***Alternative 1***

- Creates a new front door with narrow liner buildings set into the hill slope.
- Creates an academic courtyard with colonnades.
- Adds a soccer field by modifying the terrace.
- Reconfigures parking.
- Creates a new athletic plaza.
- Explores selling the property where the practice fields are currently located.

### ***Alternative 2***

- Creates a new building to the east of campus in the floodplain, which would require fill.
- Connects Buildings B and C with a new office “knuckle”.
- Creates a new parking lot in the flood plain.
- Creates a new athletic plaza centered on a consolidated press box/concessions/restroom building.
- Makes no changes to the property boundary.

### ***Alternative 3***

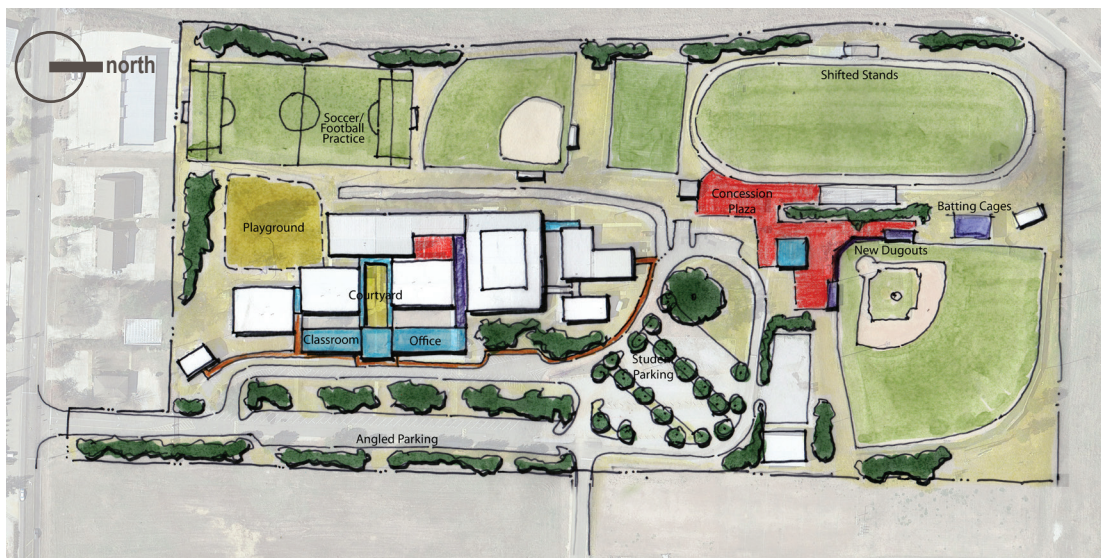
- Creates a new front door with a new office and multi-use building set into the hill slope.
- Creates a large academic quad by removing Building C.
- Creates a new image green/drop-off.
- Adds a soccer field by modifying the terrace.
- Explores moving soccer to create a consolidated athletic complex centered on a consolidated press box/concessions/restroom building.
- Explores swapping the property where the practice fields are currently located to build a new parking lot.

## **Process**

Each alternative was voted on to determine which elements should be moved forward to the final plan.



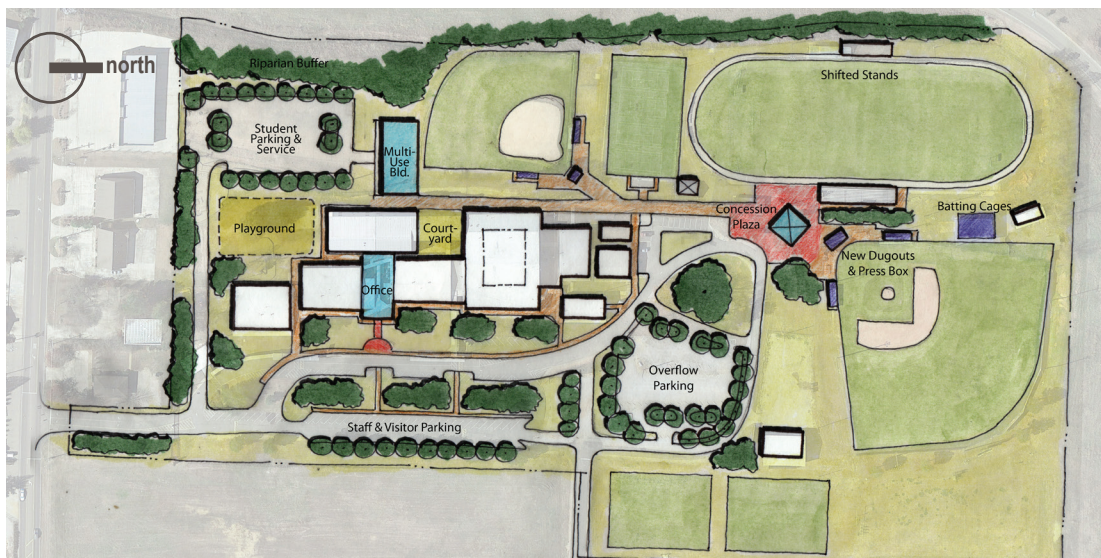




## ALTERNATIVE 1

### Alternative 1

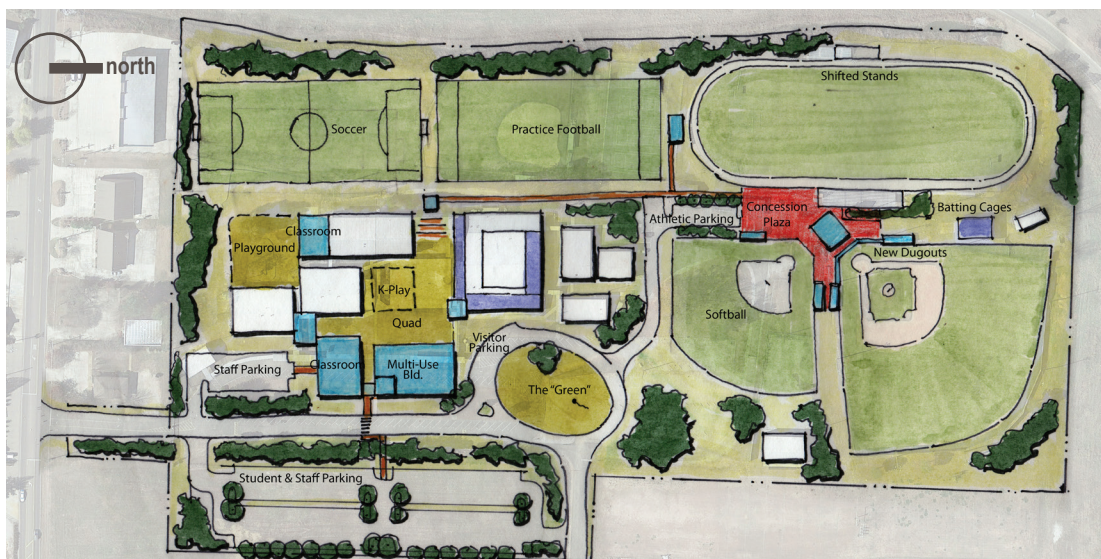
The minimal development plan, the alternative explored a new front door to campus with 2-story liner buildings cut into the existing grade.



## ALTERNATIVE 2

### Alternative 2

The moderate development plan, the alternative explored developing to the west with a new building and parking lot in the flood plain.



## ALTERNATIVE 3

### Alternative 3

The boldest development plan, the alternative explored a land swap to the east and a new, larger academic quad requiring the removal of Building C.



# Master Plan Framework

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## **PLANNING STRUCTURE**

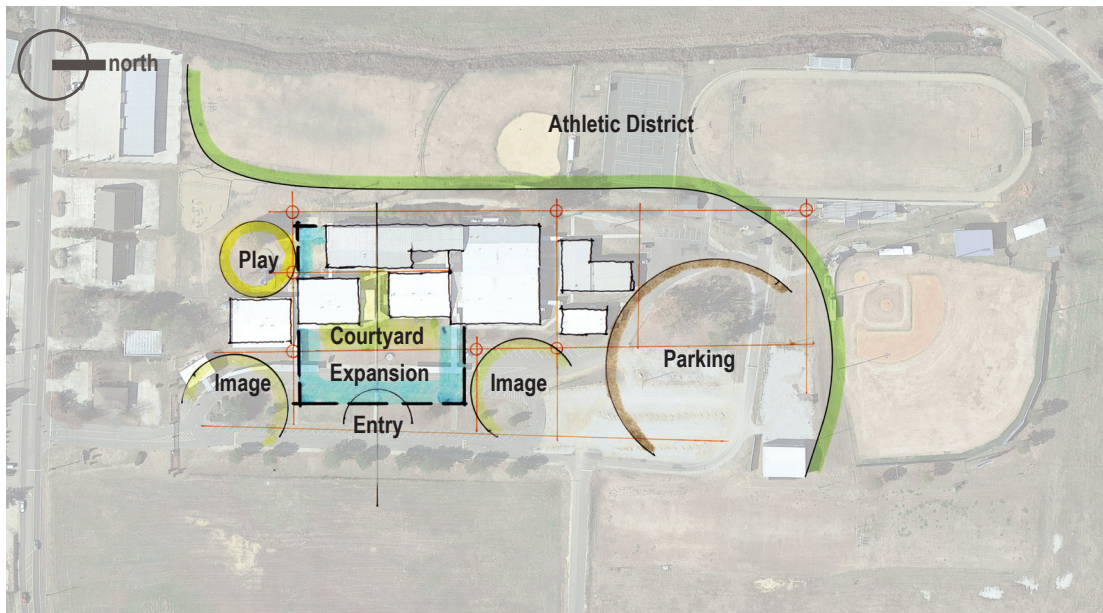
The framework plan illustrates the most important tenants of the plan. As architects and other designers begin to propose designs for buildings, this diagram illustrates the key planning principles that should be preserved.

The blue expansion zone (in the Framework Plan diagram) is the area in which all future growth should occur, while preserving a central courtyard and a ceremonial entry at the center. The thin lines and circles represent major pedestrian corridors and nodes through the campus. Two landscaped image zones should be preserved at the north and south sides of the academic core. The southwest corner of the campus should be preserved for playgrounds. Parking should be consolidated to the northeast corner of campus, and finally, athletics should flank the west and north edges of the campus.

## **ACADEMIC ORGANIZATION**

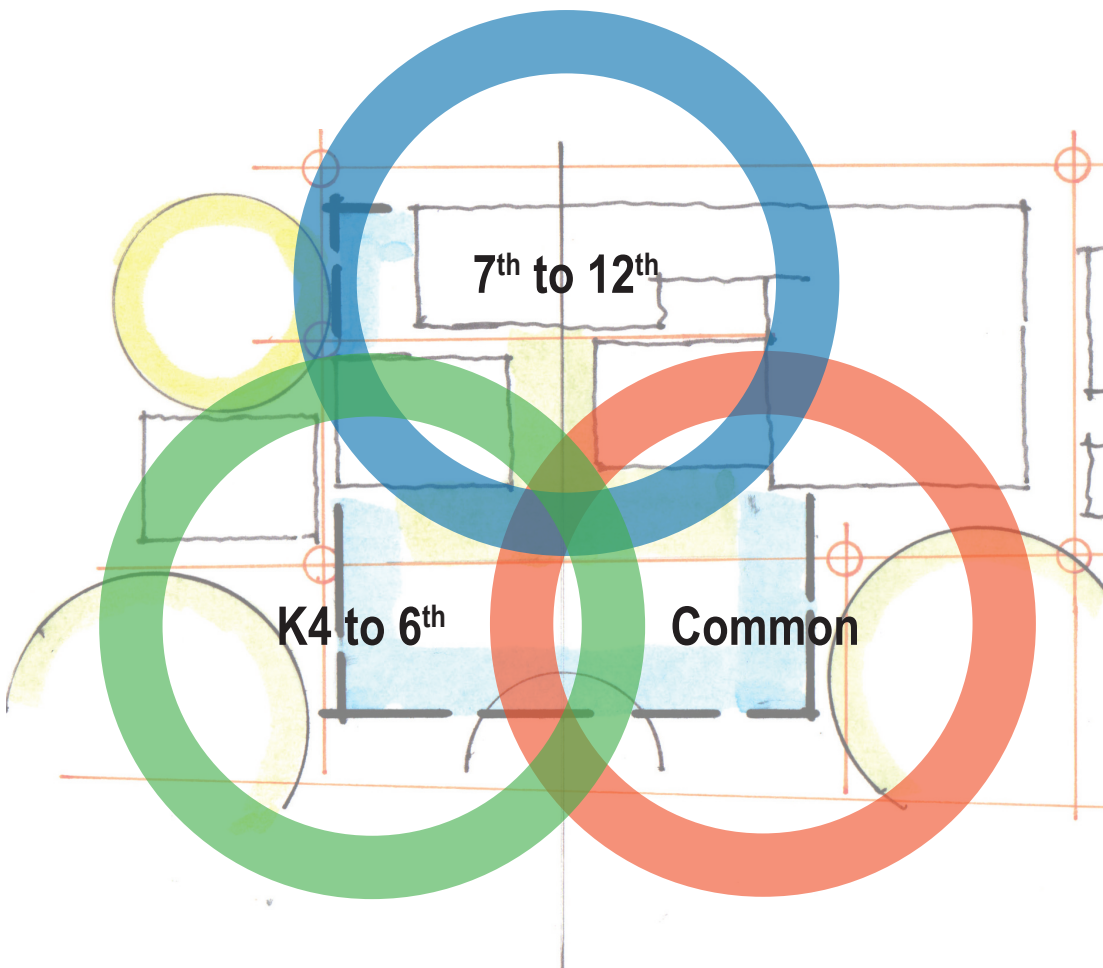
As new classes come on-line, transition will be difficult. While overlaps will occur, the academic organization diagram illustrates the ideal zones in which major programs should be consolidated. K4 to 6<sup>th</sup> grade programs should be concentrated in Building A, Building B, and the future classroom building. Seventh to 12<sup>th</sup> grades should be consolidated to Buildings C, D, and E. The remaining common functions, such as the cafeteria, administration, multi-use building and athletic facilities should be concentrated to the northeast portion of the complex.

This structure will create a clear organization for students and limit access points to the campus for visitors. Thus, making the campus safer and more clearly organized.



### **Framework Plan**

This diagram illustrates the most important tenants of the master plan.



### **Academic Organization**

This diagram proposes three distinct zones to the campus, with the "common" zone being the only publicly accessible portion of the campus.



# 2030 Campus Master Plan







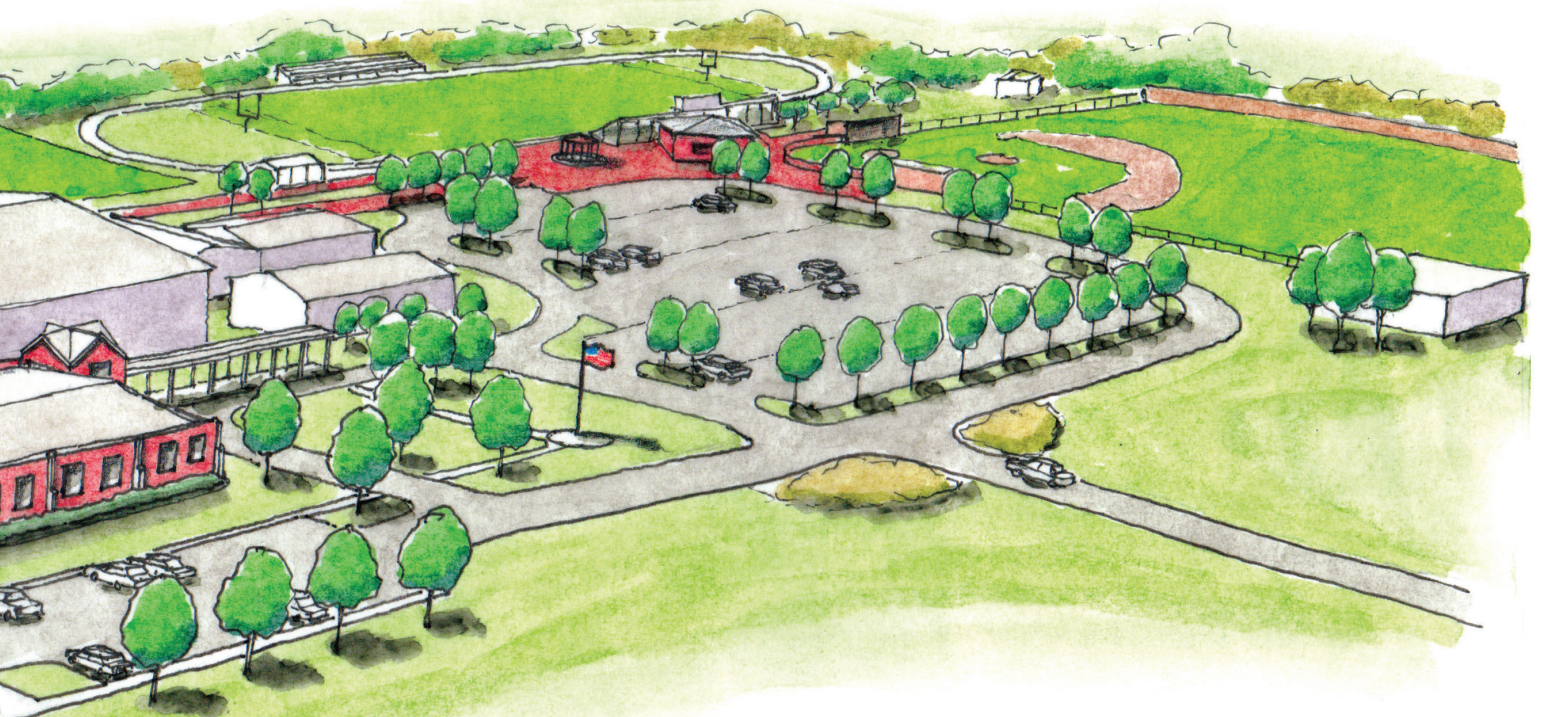


# 2030 Campus Master Plan

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**Bird's Eye View**

This artist's illustration renders the proposed buildings in red and all existing buildings in gray. It clearly demonstrates the new image and front door that will be created.

# Buildings & Architecture

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## **RECOMMENDATIONS**

Architectural and site design guidelines would help to unify the appearance of the campus by codifying building materials, landscape palettes, site elements, and relationships. Making small improvements to existing facilities to help them relate to future buildings will also help to create a unified image for the campus. The following building recommendations provide further detail to the master plan.

### ***Create a New Front Door***

As illustrated in the cross section, the first floors of the future classroom, office and multi-use buildings will be built into the hill so that they will have one story along the entrance drive and two stories facing the interior courtyard.

### ***Allow for Future Expansion***

The zone to the south of Building E should be preserved so that the building could be expanded in the future. While it is not needed to meet the projected demand by 2030, it is an obvious place to expand on an existing building complex for future classrooms or laboratories.

### ***Creatively Add Storage***

A 2,000 sf storage area is proposed between the field house and gymnasium. This would create some storage for the campus, but more distributed storage will likely be needed. This could be accomplished by taking one classroom in each of the older buildings off-line and converting them into teacher storage.

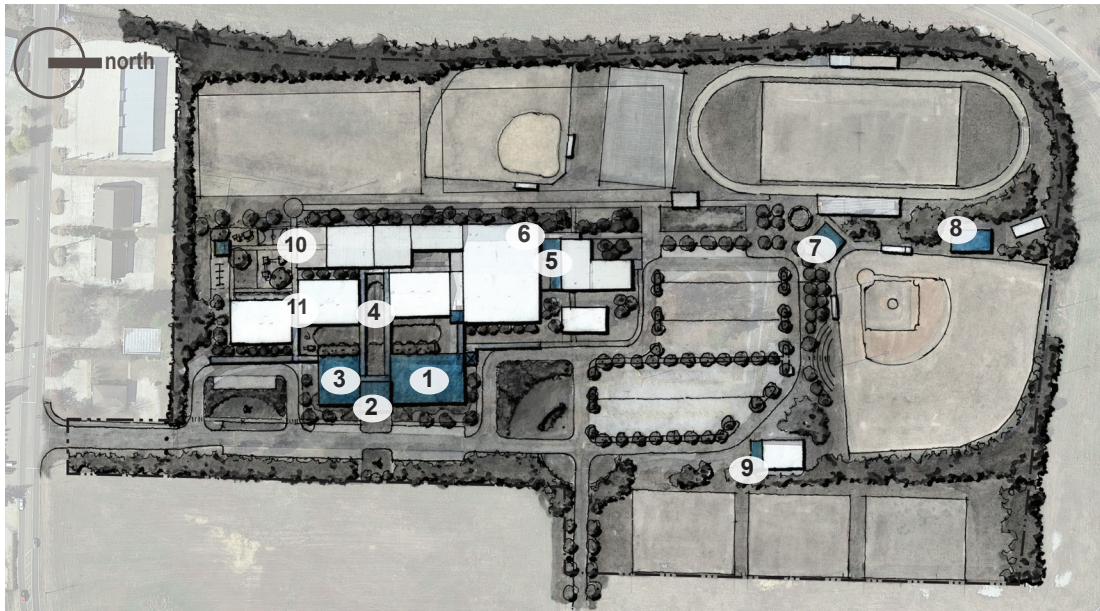
### ***Re-configure the Gymnasium***

The art lab space above the north end of the gym is the most difficult to access and the least functional. If this were moved, the space could be converted to visitor stands, similar to the current stands on the south side. Additionally, to alleviate the current deficiency for women's lockers, a conditioned walkway could be created to the field house to allow the men to use the locker room there and convert the current locker room in the gym to women's facilities.

### ***Consolidate Athletic Amenities***

With the creation of a new athletic plaza, there is the opportunity to consolidate concessions, bathrooms, baseball press box, and storage into a single, iconic structure.





**Future Building Zones**  
Proposed building zones are highlighted in blue on the diagram.

#### LEGEND:

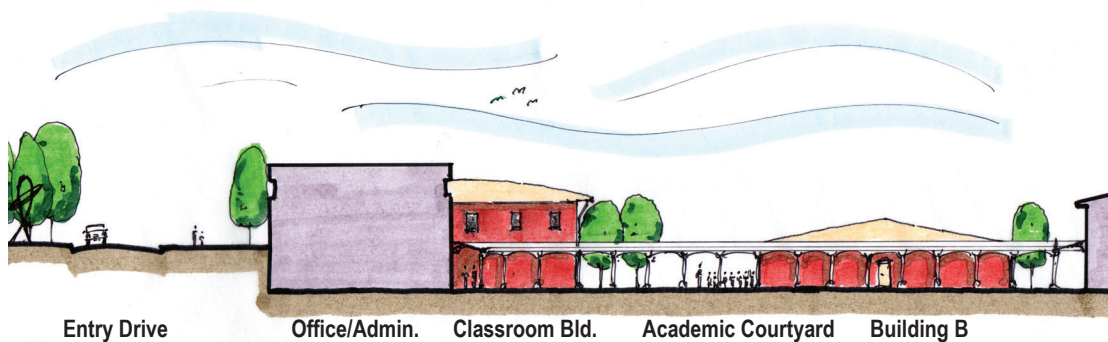
- |                              |                       |
|------------------------------|-----------------------|
| 1. Multi-use building        | 7. Concessions        |
| 2. Office complex            | 8. Batting cages      |
| 3. Classroom building        | 9. Athletic office    |
| 4. Colonnades                | 10. Future expansion  |
| 5. Storage addition          | 11. Hallway extension |
| 6. Gymnasium reconfiguration |                       |

#### Link Buildings

A series of colonnades are proposed to architecturally and physically link the new classroom, office, and multi-use buildings with Buildings B, C, and E. Colonnades should be extended north and south of the core to create a covered drop-off area and a new image for the existing buildings behind. The hallway in Building B should be extended south to internally connect it to Building A. All existing awnings should be removed in favor of linking buildings internally or replacing them with a colonnade.

#### BUILDING SUMMARY

Building	Stories	gsf
<i>Current</i>		95,500
<i>Removed</i>		
Pre-K Building	1	(1,600)
Building "E" Art Labs	1	(2,500)
<i>Proposed</i>		
Multi-use building	1.25	11,500
Office complex	2	4,500
Classroom building	2	10,500
Storage addition	1	2,000
Concessions	1.25	2,000
Total		30,500
<i>Future</i>		121,900
<i>gsf/student (750)</i>		162.5



#### Academic Core

The diagram illustrates the grade change from the main entrance to the academic courtyard and how the proposed colonnade will connect the existing and proposed buildings.

# Parking & Circulation

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## **RECOMMENDATIONS**

The master plan calls for new parking and circulation infrastructure. However, it is intended that these developments occur along with building projects to spread the cost out over time and limit demolition due to future projects. The following parking and circulation recommendations provide further detail to the master plan.

### ***Improve the Lynn Lane Entrance***

Plant trees along the corridor to better define the Lynn Lane entrance into campus and create a sense of arrival. Create a new entrance gate to limit cutting over the lawn area and create a more formal entrance. Finally, provide wayfinding at the entrance to direct visitors to the office.

### ***Create two Drop-off Zones***

The plan allows for several pick-up and drop-off options by creating a north and south covered staging area. The two zones could be staggered or operated independently to serve different class groups. Each zone is planned to accommodate six or more cars at a time.

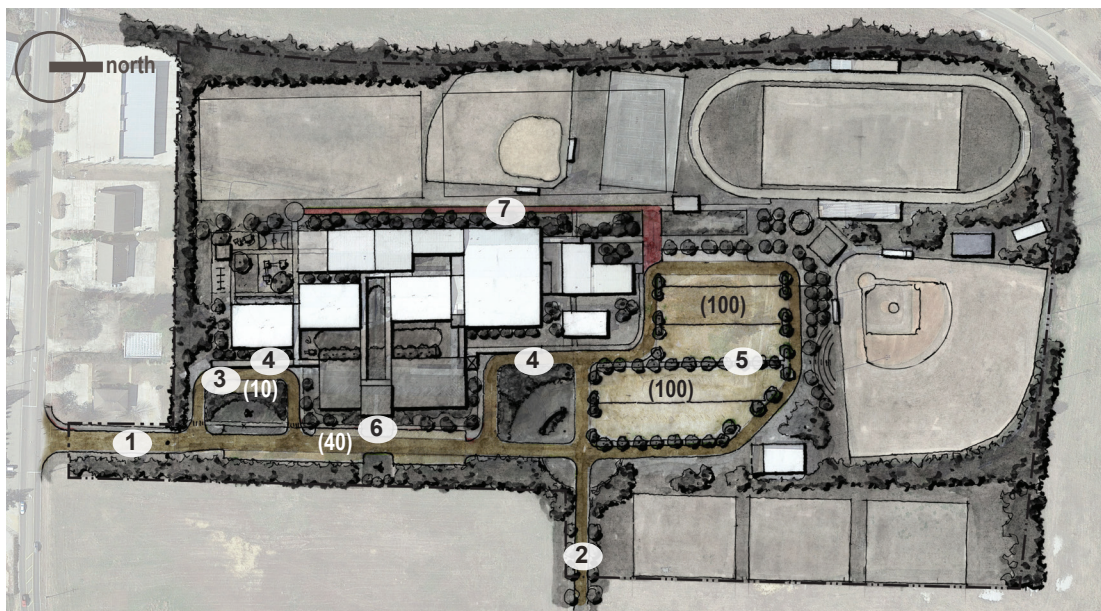
### ***Provide Parking Options***

A total of 250 spaces are provided in the plan, which will accommodate day-to-day operations as well as allow for some additional event parking. Several spaces are provided close to each entry point for accessible and visitor spaces. To limit stormwater runoff, gravel should be considered for the student parking area and grass could be used for the west portion of the parking lot reserved for events.

### ***Develop a Multi-use Promenade***

The current gravel service drive on the western edge of the complex is planned to be replaced with a functional path that will serve as a major pedestrian corridor along the athletic fields. Trees and shrubs will create a shaded walk for students throughout the day. Room should be reserved for a swale at the base of the slope to move stormwater water from the building complex to swales running between the fields.



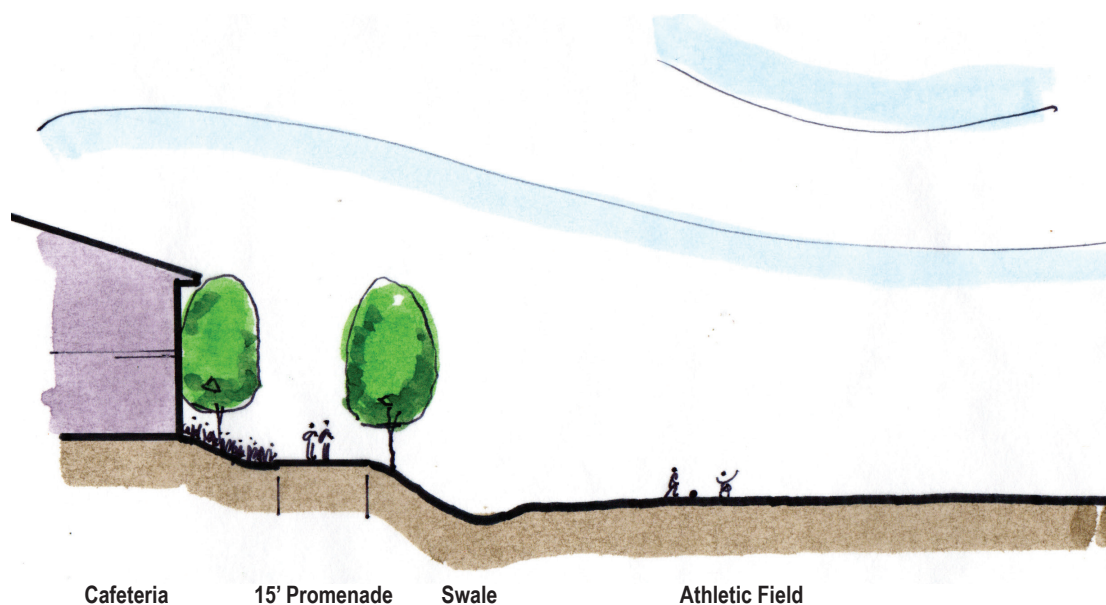


### Vehicular Improvements

Over time the parking will be consolidated to the north edge of campus with two drop-off zones and a simplified circulation system.

### LEGEND:

1. Re-configured entry drive
2. Lynn Lane entrance
3. Accessible parking
4. Drop-off zones
5. Gravel parking lot
6. Visitor parking
7. Service drive/promenade



### Promenade

The cross section illustrates the opportunity for a multi-use service drive/promenade to allow for emergency access and pedestrian circulation.

# Open Space & Athletics

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## **RECOMMENDATIONS**

The plan calls for very few changes to the athletic field configuration. However, the proposed open space changes will have a significant impact on the overall character of the campus. The following open space and athletic recommendations provide further detail to the master plan.

### ***Build an Academic Heart to the Campus***

The space created west of the proposed office, classroom, and multi-use buildings provides an opportunity to create an academic quad within the campus. The space will be completely enclosed and secure, which will allow for outdoor classroom activities, play for preschoolers, and formal landscape amenities that will help to define the image of the campus.

### ***Improve the Dining Plaza***

Currently utilized by students during lunch, the plaza should be upgraded to include special benches and shade. The space could be improved further by adding plantings, possibly a small tree, and a small water feature.

### ***Buffer the Campus Edges***

As the surrounding land develops, the

views on and off campus will change dramatically. Planting saplings along the stream corridor and property edges will eventually define the campus edges. A mix of deciduous and evergreen trees should be implemented to create variety and interest throughout the year.

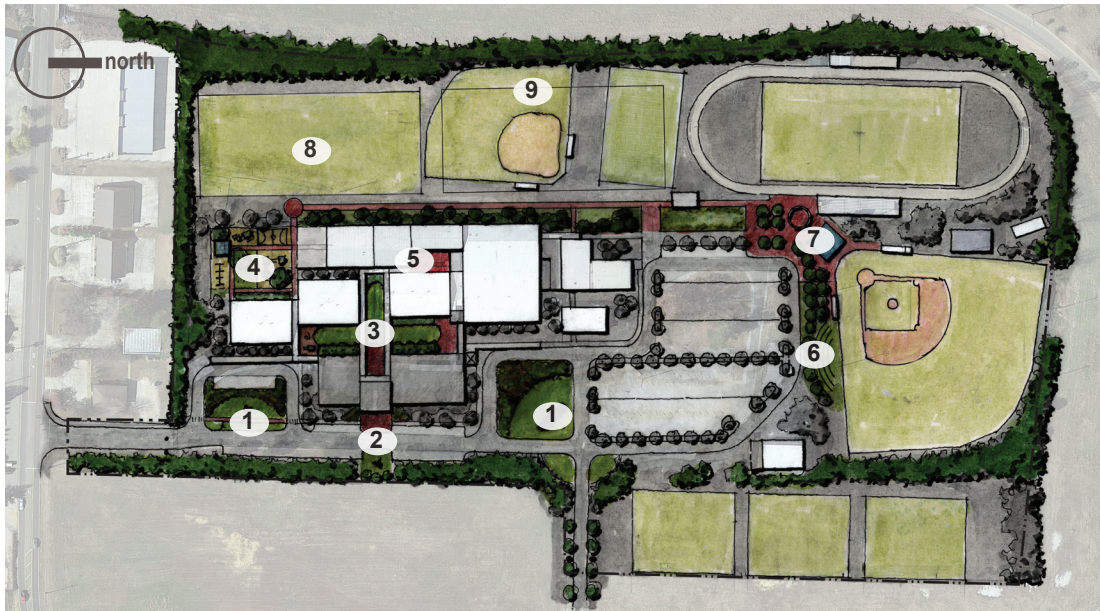
### ***Create Image Landscapes***

The framework plan reserves two zones, north and south of the academic core, for image landscapes. They allow for views to the building complex and should be maintained to the level of the central courtyard. Both zones offer opportunities for ceremonial elements such as monuments, art, or flags.

### ***Create a new Soccer/Practice Field***

With increased interest in soccer, a new field could be a valuable asset to the athletic program and create additional practice space for the football team when not in use for soccer. The plan shows that a second soccer/practice field could be located where tennis and softball are currently located. This option should be explored if an alternative venue, such as the Sportsplex could be used to house these activities.



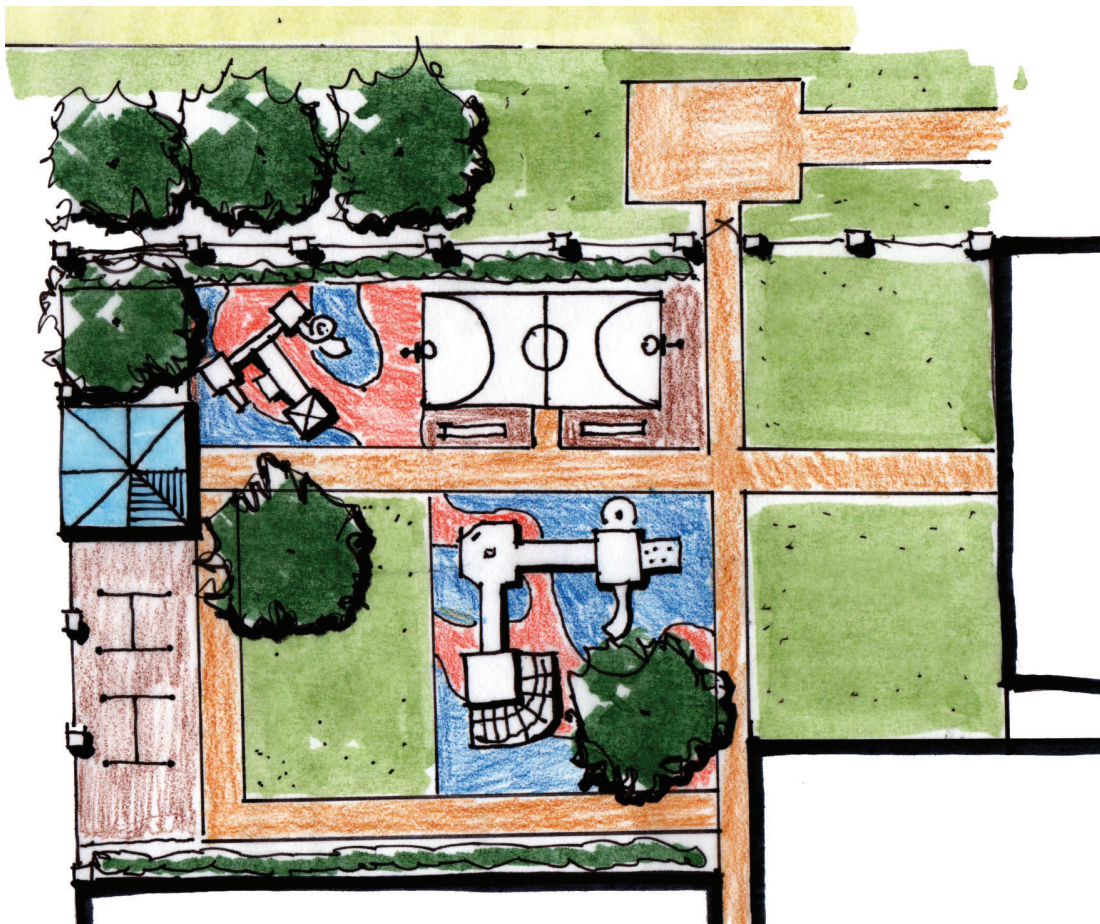


### Open Space

The diagram highlights the major landscape improvements and field locations proposed by the master plan.

### LEGEND:

- |                       |                            |
|-----------------------|----------------------------|
| 1. Image landscapes   | 6. Baseball terrace        |
| 2. Entry plaza        | 7. Athletic plaza          |
| 3. Academic courtyard | 8. Soccer field            |
| 4. Playground         | 9. Possible practice field |
| 5. Dining plaza       |                            |



### Improved Play

The concept sketch illustrates the potential for a new structured playground with zones for age groups, shade, synthetic surfaces, and various play structures.



### ***Improve Athletic Facilities***

There are several projects that were identified for improving the athletic complex including:

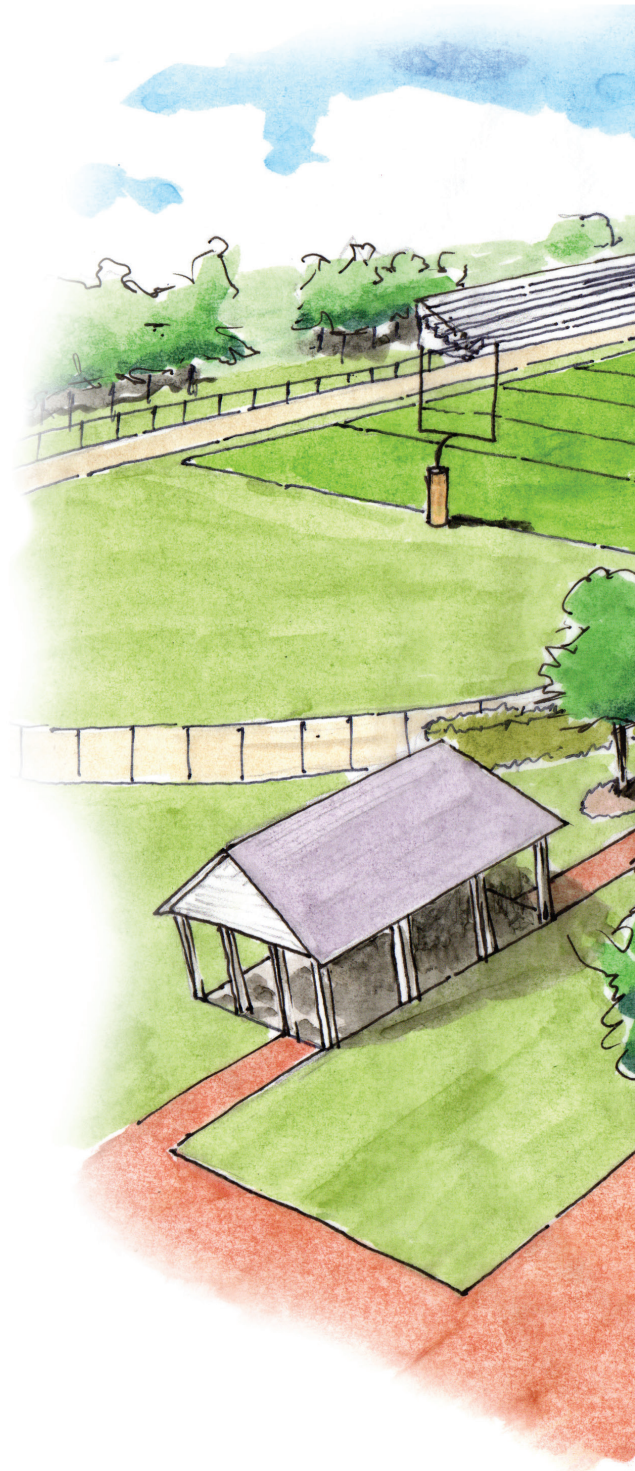
- Center the visitor's bleachers in the football stadium.
- Construct a new batting cage.
- Replace baseball dugouts for safety.
- Create a left field lounge experience along the first base line.
- Create an architectural identity by unifying the style of the backstop, concessions building, batting cages, and other elements.

### ***Create an Athletic Plaza***

Focused on the planned consolidated concessions building (already described), the plaza will create an opportunity for showcasing athletic honors and awards in an outdoor monument similar to the one illustrated below. The plaza will also allow for a pick-up and drop-off zone, and provide shade and seating for visitors.

#### **Athletics Honors**

The image illustrates the concept for an outdoor athletic monument where players and teams could be honored.







**Bird's Eye View**

This artist's illustration visualizes the proposed athletic plaza, consolidated concessions pavilion, and athletic monument.



# Building the Future

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## **GROWTH OVER TIME**

In the 45-year history of Starkville Academy, the school has constructed 95,500 gsf of facilities. That number averages out to 2,122 gsf per year. This plan calls for an additional 30,500 gsf to be built over the next 15 years, which will average 2,033 gsf per year. While the plan maps out a reasonable amount of growth over the next 15 years, it will be a significant challenge to complete along with all the other site improvements the plan calls for. While possible to achieve, it will take a consolidated effort by the school leadership to realize the vision.

## **SMART GROWTH**

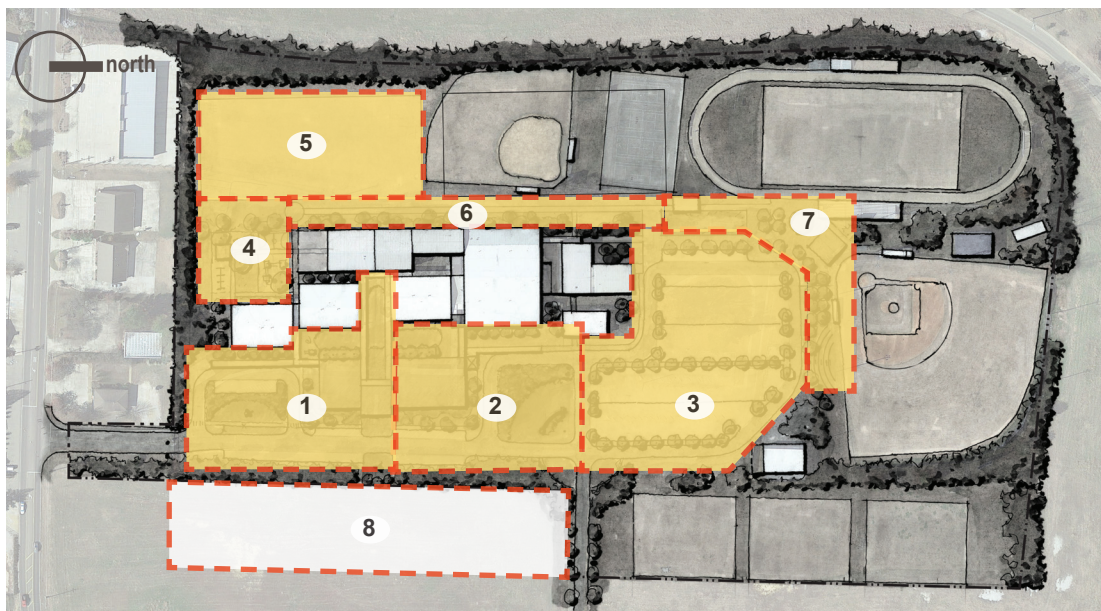
By planning for flexible spaces, facilities can serve multiple functions and maximize space utilization. Conference rooms can be designed to serve as small classrooms. The dining and band hall can be used for study halls during hours when not being used for their main purpose. Before building something new, confirm that existing rooms are being used to their fullest potential.

## **PHASING**

To help guide the implementation process, the planning team has divided the plan into 7 major development projects. While flexible, and in no way ordered, the project boundaries have been considered so that each project could be completed as an isolated effort.

## **LAND SWAP**

Alternative 3 explored swapping the sliver of land currently being used for football practice in the northeast corner of campus for an equal sized parcel in the southeast corner of campus. This option should be explored by the school because the land east of the academic complex will be much more valuable to the school and allow for future growth and expansion opportunities. If the swap occurs, the new parcel could be converted to practice facilities, but should likely be reserved for future academic use. If displaced, the practice fields could be accommodated in the planned soccer/practice field.



### **Major Projects**

Each zone represents a logical boundary to a major building project on campus.

### **LEGEND:**

1. Office/classroom complex
2. Multi-use building complex
3. Student/event parking lot
4. Playground
5. Soccer field
6. Service promenade
7. Athletic plaza and concessions
8. Possible land swap



### **Process**

Every new project should be considered in terms of its impact on the overall master plan.

