



MILES COLLEGE

**2012-2022
MASTER PLAN**

UPDATED SEPTEMBER 2019

Miles College

Campus Master Plan 2022

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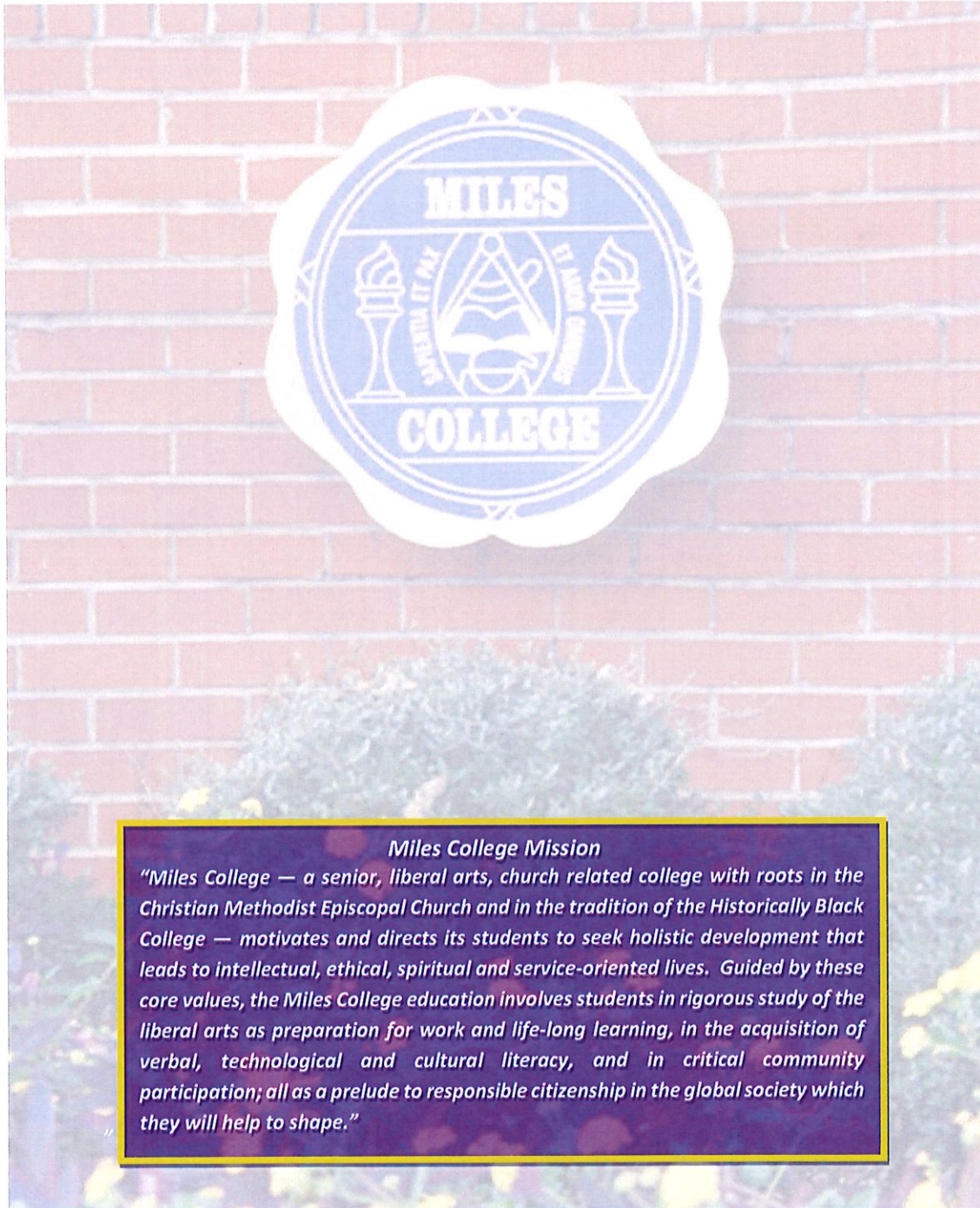
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Updated October, 2019
Miles College

Miles College

Campus Master Plan



Miles College Mission

"Miles College — a senior, liberal arts, church related college with roots in the Christian Methodist Episcopal Church and in the tradition of the Historically Black College — motivates and directs its students to seek holistic development that leads to intellectual, ethical, spiritual and service-oriented lives. Guided by these core values, the Miles College education involves students in rigorous study of the liberal arts as preparation for work and life-long learning, in the acquisition of verbal, technological and cultural literacy, and in critical community participation; all as a prelude to responsible citizenship in the global society which they will help to shape."

Miles College Campus Master Plan

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Miles College Campus Master Plan

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COLLEGE CAMPUS MASTER PLAN

PROLOGUE TO THE FIVE YEAR PLAN (UPDATE)

Miles College currently sits on 55 acres and serves 1600 students. It is expected that the College will grow at a consistent rate of approximately 100 students per year.

Such a growth rate for Miles College comes as a mixed blessing. While as stated above, the College sits on some 55 acres, it is bound on all sides by a residential community that has grown up around the College. Having just completed a brief on-campus expansion phase which included the construction of a new men's residence hall, the expansion of the football stadium and renovation of several older buildings, Miles College has exhausted the number of suitable construction sites available within the existing 55-acre campus boundary. As a consequence, Miles College has taken a long-term look at expansion options. The has expanded its campus to a total of 104 acres.

The College is bounded by four narrow neighborhood streets which wind through the established neighborhood and eventually to major traffic arteries that lead to the interstate system. Directions given to visitors are long and complicated because there is no clear and clean way to get to the College. This fact complicates recruitment of revenue generating events that could be held on campus and causes gridlock within the community when the Campus hosts major events, such as graduation exercise and athletic events.

Much has been accomplished these past five years. The following plan for the next years is designed to focus on priority tasks dealing with supporting the academic programs and developing a cost-effective physical plant and attractive surroundings. The goals of the Updated Plan are consistent with the previous priority goals, they are to be affordable goals; and they are to be do-able goals. Substantial progress has been made in the past

The President has set as his main criterion of the plan that it is not be merely a dream or wishful thinking without substance. The goals of the updated plan are to be consisted with the previous priority goals; they are to be affordable goals; and they are to be do-able goals. Substantial progress has been made in the second phase of the Master Plan 2019-2022.

MILES COLLEGE CAMPUS MASTER PLAN

EXECUTIVE SUMMARY

The master plan for Miles College provides a vision for the campus and a design framework for incremental growth to occur over the next 20 years as enrollment continues to increase. The plan recognizes the unique history of the College as a Historically Black Institution and acknowledges that the College will continue to serve a significant role in the City of Birmingham and state of Alabama.

The plan offers guidance on: 1) academic and support space needs; 2) parking requirements; 3) current and future student housing needs; 4) urban, architectural and landscape design; and 5) land acquisition. Guidance is provided for integrating current capital investments within a larger campus planning framework. The plan focuses on the existing campus core and knits together existing open spaces, with future landscape and building investments to improve public space.

The following goals were developed with College stakeholders and guided the development of the master plan:

- Support enrollment growth
- Improve the quality of student and residence life
- Create a pedestrian-oriented campus
- Improve campus image and identity
- Establish a vision for the North Campus
- Accommodate plans for athletics and recreation
- Explore potential partnerships

PROCESS

Under the direction of the Miles College President and the Board of Trustees, the consultant planning and design team, documented existing conditions and programmatic needs. Programmatic analysis included academic space, student services, housing, recreation, campus open space, circulation, and parking.

To develop a clear and comprehensive understanding of relevant issues and concerns, several work sessions, presentations and discussions were carried out with College personnel. A series of alternative plan strategies were developed, reviewed and modified in response to comments. A preferred plan was drawn based on feedback on the alternatives and the plan was confirmed as the basis for the master plan.

The process to develop Miles College's campus master plan involved the following three phases:

Phase One: Interviews, Inventory and Analysis

Phase one of the master planning process involved a series of interviews with College stakeholders to surface the key issues and concerns to be considered in the plan. An important priority at that time was to assist the College in identifying sites for planned new student housing, student center and welcome center buildings. Participants in this initial round of meetings included:

- President
- Director of Institutional Planning and Advancement
- Senior VP Finance and Administration
- VP Academic Affairs
- Dean of Student Affairs
- Dean of Chapel
- Director of Division of Humanities
- Director of Division of Education
- Director of Admissions
- Director of National Alumni Affairs
- Director of Enrollment Management
- Director of Natural Science and Mathematics
- Director of the Learning Resource Center
- Director of Athletics
- Director of Housing
- Police Chief
- Director of Physical Plant

These initial interviews were followed by an assessment of current and future space needs, and an investigation of existing campus conditions, which examined general building conditions, program organization, the campus open space structure, pedestrian circulation, vehicular circulation and parking, and overall campus integration. Several special studies were also performed during Phase One in response to priority issues that emerged during the planning process. These studies examined potential locations for new student housing, sites for a potential student center and to tear down a home for a new welcome and admissions center.

The findings of the Phase One analysis assisted in establishing a clear set of goals and principles for the master plan, together with an overall framework for planning. The analysis, goals, principles and planning framework were presented to senior administrators and the Board of Trustees during an on-campus work.

Phase Two: Concept Alternatives

The alternatives phase examined options for near-term and long-term campus development with specific strategies for land use and program accommodation, improvements to the open space structure and campus landscape, rationalization of pedestrian and vehicular

circulation systems, and parking accommodation. The key elements that were explored in the alternatives included:

- Siting options for major program elements, including future academic buildings, and future parking.
- Strategies to improve the structure of the campus landscape, enhance connections to potential new development at the 'North Campus,' and improve the open space qualities of the campus.
- Options to improve campus access, vehicular circulation and parking, including clarifying regional access to the campus with the potential for reducing pedestrian/vehicular conflicts, and identifying locations for future parking structures.

Phase Three: Master Plan Documentation

Phase Three focused on the detailed development and documentation of the master plan. A draft plan will be presented to senior College administrators and the Board of Trustees, and the final plan, upon review and incorporation of any comments, is expected to be presented to the Board later in 2012.

The final campus master plan provides a physical framework for future site and building projects, and places these improvements within the structure of a coordinated enrollment growth plan for the campus. The plan will serve as a guide to decision-making and to the physical design of the campus for the next twenty years and beyond. It defines a structure for improvements and illustrates the long-term build out potential of the campus. It identifies immediate and long-term priorities, and articulates a phasing strategy that identifies specific target projects for implementation. The plan also outlines conceptual cost estimates for campus improvements, as well as opportunities for shared funding of projects.

Master Plan Overview

A primary objective of the master plan is to provide decision-makers a strategy to accommodate existing needs and future growth. The plan places this goal within a framework that transforms the existing campus into a more pedestrian friendly and collegial environment through a variety of physical interventions, such as incremental landscape and building improvements. To this end, the plan builds upon the existing collection of academic buildings and concentrates future programs in the heart of the campus with student space at the crossroads and support space, parking and athletic fields located on the periphery. The Master Plan implementation strategy includes projects that focus on the renovation and/or expansion of existing buildings; public-private initiatives to accommodate space needs and improve campus gateways; improvements to the campus landscape; and better pedestrian paths, traffic calming and vehicular circulation.

The following principles are provided in the plan to guide future campus development:

- Define a flexible urban design framework for campus improvements.

- Extend the open space framework to improve campus image and pedestrian connections.
- Concentrate academic uses within a ten-minute walk circle.
- Strengthen existing housing and create new residential villages.
- Consolidate parking to the periphery of campus.

The master plan provides a strategy for accommodating future space needs that incrementally improves public space while maintaining character-defining features. The plan provides recommendations for improving campus grounds, buildings, circulation and surrounding campus edges and gateways.

Land and Building Use

The proposed land use unites the campus by strengthening existing districts and reinforcing connections between them. Academic uses are concentrated in the Academic Core of the campus. Student life space is centered at the crossroads of the campus at the terminus of the Academic Mall. Residential uses are clustered within defined residential villages. Service space, parking and athletics are located at the periphery of campus.

Strategies:

- Concentrate new uses within defined land use districts.
- Locate new academic buildings within a ten-minute walking circle centered around the academic core.
- Improve the quality and character of residential districts.
- Build on the student life district as a campus crossroads.
- Accommodate new athletics and recreation fields.
- Enhance the emerging cultural district.
- Concentrate physical plant functions away from the campus core.

Future Development Zones and Land Acquisition

It is recommended that Miles College purchase several adjacent parcels of land to accommodate long-term growth needs, consolidate landholdings, and control campus gateways. These parcels include:

- The residential properties along Court E
- Public housing project to the north

Access and Parking

Pedestrian Circulation

The master plan establishes a strong pedestrian environment on campus by reinforcing existing pedestrian ways and extending new linkages throughout the campus. A primary pedestrian network is defined by interior campus paths and a secondary one consists of walkways that further connect the campus. These secondary pedestrian paths extend from

the primary network to connect to building front doors, parking areas, bicycle storage and public transportation stops.

Gateways and Vehicular Circulation

The master plan defines several gateways at the entrances to the campus from the surrounding city road network. It also defines a hierarchy of roadways serving the campus, including the following:

- City and Regional Roads
- Primary Campus Roads
- Campus Service Roads

The master plan simplifies vehicular circulation and channels traffic into several well-defined routes, to create a pedestrian-oriented campus core. It also eliminates some roads and parking areas to simplify campus circulation and improve the quality and character of the campus environment.

Strategies:

- Improve the quality and character of the campus arrival experience and enhance campus gateways.
- Mitigate internal parking areas and related traffic; and improve pedestrian crossings.
- Simplify campus circulation.
- Preserve a pedestrian campus core.

Parking

The master plan accommodates increased parking demand from added enrollment. It locates parking facilities at the periphery of campus to preserve a pedestrian-oriented campus core and reduce the visual impact of parking on the quality and character of the campus. ADA and visitor parking is preserved within the core, and the remaining proximate parking is reserved for faculty and staff who require access to parking on a daily basis. Commuter students' parking is given the next level of priority while resident students' parking is generally located at the campus peripheries.

Strategies:

- Address the impact of parking on the quality and character of the campus.
- Mitigate conflicts with pedestrians.
- Provide new and replacement parking to accommodate enrollment growth.
- Manage parking demand.

IMPLEMENTATION

The master plan vision for the Miles College campus master is expected to be realized incrementally over the next 20 to 25 years, with projects phased over time. The plan proposes to implement projects over different phases based on the College's priority needs, and in response to enrollment growth. The proposed phasing is intended to be flexible, so

the College can respond to funding opportunities as they arise. While building, landscape, site and parking improvements are identified as discrete projects, they should be carefully coordinated to ensure each project contributes to the overall vision for the campus.

I. INTRODUCTION

INTRODUCTION

1. HISTORY OF MILES COLLEGE

In 1898, Miles College was founded by the Colored Methodist Episcopal Church, now the Christian Methodist Episcopal Church (C.M.E.) and chartered by the State of Alabama in 1905 as Miles Memorial College to educate African-American young people. The college is still supported by and affiliated with the CME Church, although the faculty and student body represent many religions and cultures, national and international. For over 100 years of survival in a difficult environment, Miles College has held steadfast in its goal of providing a quality college education while challenging and molding the minds of future leaders. During our centennial celebration, we observed our rich heritage as Metropolitan Birmingham's only senior Historically Black College and the impact it has made in the lives of more than 8,000 alumni of Miles College including two mayors of Birmingham, judges, physicians, business leaders, legislators and teachers.

2. MILES COLLEGE PROFILE

Miles College is physically located within the city limits of Fairfield, Alabama and is just two blocks from the western-most city limit of Birmingham. Throughout its history, Miles has maintained and continues to maintain an 'open' admissions policy that invites all students with a high school education who demonstrate the potential for and commitment to earning a baccalaureate degree.

Alumni of Miles College number 5,200 in the state of Alabama and 4,600 of those live in greater Birmingham contributing to its progress as leading educators, preachers, business executives, entrepreneurs, politicians and community leaders. The mobility of our alumni is evidenced by the growing demographic diversity of our students and leads to the belief that the impact of a Miles College education is widening the scope of enriched contributions throughout society. We are proud to continue a long standing tradition to educate students who otherwise could not attend college because of their lack of academic preparation, test scores or their lack of funds while also providing an honors curriculum for academically gifted students.

List of Degrees

DIVISION	Bachelor of Arts	Bachelor of Science	Bachelor of Social Work	Bachelor of Music Education	
Business & Accounting		Accounting			
		Business Administration			
		Management			
Communications Education	Communications				
		Early Childhood Education		Music/Music Education-Choral(Inactive)	
		Elementary Education		Music/Music Education Instrumental	
		Mathematics			
		Psychology			
		Secondary Education:			
		Biology			
		Biology/General Science Education			
		Chemistry			
		English/Language Arts			
		Mathematics			
		History/Social Science			
	Humanities	English			
		Music			
Theater					
Natural Sciences & Mathematics		Biology			
		Chemistry			
		Computer & Information Sciences			
		Environmental Science			
		Management Information Systems			
		Mathematics			
Social & Behavioral Sciences	History	Criminal Justice	Social Work		
	Political Science				

Miles College College offers the Bachelor of Arts, Bachelor of Science, Bachelor of Social Work and the Bachelor of Music Education degrees through six (6) academic divisions.

3. THE PURPOSE OF THE CAMPUS MASTER PLAN

Stated briefly, the concept of the Campus Master Plan is a system through which the major components of the campus environment can develop in an orderly fashion. These components, as described below, are growth, movement and association, use, and space.

The major campus components should be coordinated with specific alignments in mind, i.e., common use functions that can form a common relationship between major campus elements. A central road should connect the major secondary spines and parking areas. It could form a loop which would be accessible from two entrances to the campus. This central loop circulation concept would have distinct advantages over an even-grid as spine concept; expandability, expanding the ability to connect to common use activities. It is of fundamental importance that future individual projects respect the underlying principle of the Campus Master Plan

4. PROJECT APPROACH

The Master Planning Process

Master Planning is a problem-solving process that consists of several specified work phases. The flow chart on the following page shows this process. Using this planning structure, a plan will develop and it will be responsive to current campus conditions as well as the College's future needs and goals. The planning process will progress through the following work phases:

- A. Analyze All Existing Drawings, Maps, Etc.
 - B. Existing Conditions
(Prepare base map showing all existing conditions)
1. Analyze All Existing Drawings, Maps, Etc.
 2. Appraise Existing Buildings For:
 - a. Age
 - b. Usefulness
 - c. Life Expectancy
 - d. Energy Utilization
 - e. Inventory (size and number)
 3. Aesthetic Evaluation
 - a. Campus
 - b. Individual Buildings
 - c. Landscape
 - d. Signage (Informational and directional)

4. Traffic and Parking
 - a. Traffic Volumes
 - b. Parking Occupancy
 - c. Parking Characteristics
 - d. Parking Volumes (spaces all)
 - e. Recommendations

5. Utilities
 - a. Status of Quality
 - b. Location
 - c. Public and Private
 - d. Energy Sources (feasibility study for alternate energy sources)

6. Controlling Physical Features of the Site
 - a. Topography
 - b. Utilities
 - c. Plant Materials
 - d. Microclimatology
 - e. Land Area Limitations

II. EXISTING CONDITIONS

EXISTING CONDITIONS

1. EXISTING CAMPUS PLAN



MILES COLLEGE CAMPUS MASTER PLAN

BOBBIE KNIGHT, PRESIDENT



2. LIST OF CAMPUS BUILDINGS, BRIEF DESCRIPTIONS

GENERAL

Over the initial five year period of 2012-2017 Plan, exciting plans for new housing, new student center with dining hall and new welcome center are expected. One purpose of the plan is to anticipate what enrollment is expected over the next five years, what facilities will be needed to serve the students, and what programs, faculty, staff, and administration will be needed. Construction and major renovations will begin next year and will be completed within this Phase I time frame. Repairs will be done and facilities upgraded and renovated to meet academic and administrative needs. At the present moment, enrollment and facilities use is at a status with no major repair or renovation underway. As the Self-study is completed and the long-range plans formulated and approved, work will begin. Until then, the maintenance schedule calls for upkeep, housekeeping, and the proper functioning of the plumbing, wiring, and heating and cooling of the structures and facilities currently in use. Here is a brief assessment of each major building on campus.

Williams Hall (15,980 g.s.f./8315 s.f. net usable): The oldest building on campus, Williams Hall is now. Built in 1907, Williams Hall will require almost complete renovation and over the next two or three years is not likely to be used pending structural analysis. The exact use of Williams Hall after renovation has not been determined. One possibility is to house the Division of Humanities along with some other offices.

Brown Hall (26,592 s.f./three-level structure): Constructed in 1927 and renovated in 2004, Brown Hall houses the Chapel Auditorium, Office of the President, Vice President for Finance and Administration, Office of Development, Alumni Affairs, Public Relations, Academic Affairs, Public Relations, Business Affairs, Financial Aid, Accounting, Payroll, Human Resources, Information Technology, Shipping & Receiving, Post Office and the Staff Lounge.

Taggart Science Building (27,429 g.s.f./18,857 s.f. net usable): Taggart Science, built in 1965, is a classroom and laboratory building. Taggart currently houses the Division of Natural Science and Mathematics. The building is structurally sound but needs extensive upgrading for cooling and energy efficiency, safety and handicap facilities, and for laboratory and computer facilities.

Learning Resources Center (42,261 g.s.f./36,230 s.f. net usable): The LRC, built in 1978 is in good to excellent condition. Only routine maintenance is expected over the next three years.

Social Science Building (4,492 g.s.f): The Social Science Building is in use for offices and classrooms. The building has only been recently upgraded with a central heat pump system for energy efficiency. Only routine maintenance is expected over the next several years.

McKenzie Hall (5,704 g.s.f./4,086 s.f. net usable): Although some renovation was performed in 1999, McKenzie Hall will require minimum routine maintenance for the next several years. This two-story facility houses classrooms and office space.

Alabama Hall (13,400 g.s.f./7,900 s.f. net usable): An important building housing two academic divisions on two floors; it houses the Division of Social and Behavioral Sciences, and contains classrooms and office space. Renovations were made to the building in 2010.

Norton Student Union Building (5,704 s.f./two-level structure): Constructed in 1964, No ADA access to the second floor lounges exist. Renovated in 2021, it houses office spaces for counseling on the second floor, tutorial labs, lounging area for the students. The campus store is also located in this building.

Erskine Ramsey Hall (4,692 s.f./two-story structure): Houses the Counseling, Advising and Testing Center. Only routine maintenance is expected over the next several years.

Bell Building (10,666 s.f./two-story structure): Built as a library, the building is sturdy. It is currently being used by the Financial Aid and the Admissions Office. Some renovation has been done in 2008. Bell has the potential for being an excellent facility whatever the determination for its use. It will need code work and space modification.

President's House (2,640 s.f./three-level structure): The house is in good condition and needs only general maintenance to keep it functioning well. It was built in 1962.

Alumni Stadium: Constructed in 2000, it contained natural grass turf, an imbedded sprinkler system, and a walking track. In 2011, the stadium was renovated, the natural grass turn was replaced with artificial turf, the track was resurfaced, and a new digital scoreboard was installed.

Arthur Means Jr. Band Annex (12,000 s.f./one-level structure): Constructed in 2005, the Band Annex Building serves as a space for band rehearsal, receptions and meeting.

Athletic Field House (9,716 s.f.): Constructed in 1999, the Field House contains the Home Football Team Locker Room, the and Visiting Team Locker Room, Shower Area, Bath, Washer/Dryer, Training Room and the Concession Booth.

Richard O. Bass Hall (36,432 s.f./three-level structure): Constructed in 1998, Bass Hall serves as housing for 148 female students. It has a spacious lobby area with bathrooms, office space, kitchen and HVAC controlled closets. Each room has telephone and cable television connection with wireless access through the Residence Hall. Mechanical and electrical upgrades were completed in 2011.

Edith Bass Complex (15,000 s.f./two-level structure): Constructed in 1962 and renovated in 2011, Bass Complex houses the Offices for Research, Outcomes, Assessment Institutional and Effectiveness (ROAIE).

Bell House (1,844 s.f./two-level structure): Constructed in 1930 and renovated in 2006, Bell House currently serves as meeting space for the Alumni and Booster Club.

Guard Stations West (360 s.f.): Located at the front entrance of the College, it was built in 1990.

Guard Station East (356 s.f.): Located at the back entrance of the College, it was built in 2002.

Gymnasium (26,420 s.f.): Constructed in 1960, this facility contains the campus gymnasium, offices for the Athletic Director and staff, and basketball team lockers/gym room. Renovations are scheduled for 2012.

Monte Sano Apartments (5,214 s.f.): Constructed in 1980 and renovated in 2002, the Monte Sano Apartments is a seven unit apartment complex for students and staff.

Murchison Hall (44,064 s.f./three-level structure): Constructed in 1969, the building serves as a dormitory for male students. Mechanical and electrical renovations were completed in 2010, and building renovations are scheduled for 2012.

New Men's Dormitory (55,938 s.f./three-level structure): Constructed in 2005, the building serves as a dormitory for male students.

Lloyd Noland Acquisitions: Acquired in 2007, the purchase included a hospital that was demolished in 2009. Currently, there are 16 apartment units for faculty, staff and honor students. The units were renovated in 2008 including updating electrical wiring and air conditioning.

Pearson Hall (7,676 s.f./three-level structure): Constructed in 2005, it is used for “smart” classrooms, office spaces and an auditorium. Also located in the building are the Education Computer Lab, Music and Conference Rooms.

Physical Plant/Band Room (3,000 s.f./two-level structure): Constructed in 1960, it houses the Physical Plant Operations and storage space for the school. The top floor is used for band rehearsals.

Pitts Hall (44,064 s.f./three-level structure): Constructed in 1965 and renovated in 2010, it is used as a dormitory for female students and contains 148 beds.

Press Box (2,640 s.f.): Constructed in 1999, it houses the President’s Suite, Radio, Sports Information, Visiting Teams, and Athletic Director Skyboxes.

Social Work Building (3,893 s.f./two-level structure): Acquired in 2006 and renovated in 2009, it houses classrooms and office spaces.

Student Housing Complex (1,603 s.f.): Constructed in 1940 and renovated in 2008, the house has two bedrooms, living area, bathroom and kitchen.

Ticket Booth (324 s.f.): Constructed in 1999, it is located in front of the stadium.

Faculty Staff Housing I (1,842 s.f.): Constructed in 1962 and renovated in 2001, the house has six rooms, three bedrooms and two bathrooms.

Faculty Staff Housing II (2,437 s.f.): Constructed in 1962 and renovated in 2004, the house has eight rooms, four bedrooms, two bathrooms, and basement.

Faculty Staff Housing III (1,709 s.f.): Constructed in 1962 and completely renovated in 1998, the house has four bedrooms, two bathrooms, and basement.

George T. French, Jr. Activity Center (31,626 s.f.): Constructed in 2013, the building houses the cafeteria, snack bar, and student activities center, offices, e-gaming center, gym, theatre and bathrooms.

W. Clyde Williams Welcome Center (5,717 s.f.): Constructed in 2013, it is used for Admissions and Enrollment Services. Also housed in the building are two conference rooms, a lobby used for receptions, and press conferences, bathrooms and office spaces.

Snorton Hall (47,881 s.f./four level structure): Constructed in 2013, it is used as a dormitory for female students and contains 202 beds.

3. EXISTING BULDING CONDITIONS SUMMARY

No.	Name of Building	Building Age	Use of Building	Life Expectancy	Energy Utilization	No. of Floors/ Square Feet
1	Williams Hall	105 years	Administration	Note #1	Poor	3 15,980
2	Taggart Science Building	46 years	Lab Sciences	20 years	Fair	3 27,429
3	Social Science Building	60 years	Classrooms, Law School	16 years	Fair	1 4,492
4	McKenzie Hall	54 years	Classrooms	15 years	Fair	2 5,704
5	Alabama Hall	56 years	Classrooms	10 years	Fair	2 13,400
6	Kirkendoll LRC	33 years	Library, Classrooms, Administration	30 years	Good	4 46,621
7	Brown Hall	86 years	Administration	Note #2	Poor	3 26,592
8	Norton Student Union Building	57 years	Dining, Social	20 years	Fair	2 14,240
9	Erskine Ramsey Hall	73 years	Lab, Lecture	20 years	Poor	2 4,692
10	W.A. Bell Library	60 years	Offices	15 years	Fair	2 10,666
11	Pitt's Hall (Female Dorm)	56 years	Female Residential	20 years	Fair	3 44,064
12	Murchison Hall (Male Dorm)	52 years	Male Residential	20 years	Fair	3 44,064
13	New Men's Dormitory (Male Dorm)	6 years	Male Residential	50 years	Excellent	3 55,938
14	Gymnasium Knox Wind Hall	53 years	Gymnasium	15 years	Fair	2 26,420
15	Environmental Science Building	73 years	Maintenance	Note #4	Poor	1 7,548
16	Edith Bass Complex	51 years	Offices	15 years	Fair	2 5,975

17	President's Home	51 years	Single-Family Residential	15 years	Good	3 2,640
18	Pearson Hall	5 years	Classrooms, Auditorium	50 years	Excellent	3 7,676
19	Bass Hall (Female Dorm)	14 years	Female Residential	50 years	Excellent	3 36,432
20	George T. French, Jr. Activity Center	9 years	New Student Dining & Recreation Center	50 years	Excellent	2 31,626
21	W. Clyde Williams Welcome Center	9 years	Welcome & Admissions Center	50 years	Excellent	1 5,717
22	Snorton Hall	2013	Residential	50 years	Excellent	4 47,881

III. DESIGN FRAMEWORK

DESIGN FRAMEWORK

1. DESIGN FRAMEWORK

The design framework represents a synthesis of all the information relevant to the existing conditions and the future plans of the College. This information was gathered through site visits, an interview process and input from the Master Plan Committee. This framework forms the basis for the development of the alternative concepts. It consists of separate items that are developed chronologically as an understanding of the Campus is acquired. The three elements included in the design framework are the problems and opportunities, goals and objectives, and program elements and design criteria.

2. PROBLEMS AND OPPORTUNITIES

Problems and opportunities are situations that currently exist on the campus that should be considered during the planning process. They will form the basis for the development of the goals and objectives. For clarity, they are grouped into the following three categories, based on the major campus element they represent: circulation and parking, facilities, and open space.

A. Circulation and Parking

Problems:

- Parking lots are scattered throughout the Campus, and are not landscaped
- Vehicular circulation through the Campus
- Campus walkways need to be well-defined
- Parking is insufficient in strategic locations
- Parking is not adequate for special events such as conferences and community activities.
- Pedestrian pathways through Campus conflict with pedestrian/vehicular traffic
- The Campus main entrance should be better identified, more attractive, and visible, and relocated to the west.
- Primary and secondary entrances to the Campus are needed.
- The campus is difficult for visitors to find from the main streets.

Opportunities:

- The campus has adjacent properties that can be reasonably purchased allowing relocation and consolidation of major parking.
- The amount of vehicular and service traffic on the campus is not excessive.
- Pedestrian circulation is simple and direct because of the arrangement of significant buildings around a central area.

B. Facilities

Problems:

- Student housing is inadequate to house the current demands.
- Student housing is a major factor in attracting new students, retaining students and providing a quality and measurable experience at Miles College.
- Current dining is dated and not a positive experience.
- As enrollment grows, additional seating will be needed.
- There are few quality social gathering opportunities on campus.
- There is no sense of arrival; no identifiable front door for visitors.

Opportunities:

- The campus has many attractive buildings.
- The Administration Building is well-located in the center of the campus.
- Land is available for additional campus buildings.
- Adjacent properties provide viable options for expansion off campus.
- Surface water runoff and soil conditions create no special constraints for developments.

C. Open Space

Problems:

- Campus lighting is not always consistent or appropriate with the historical character of the campus.
- The campus lacks ornamental and evergreen plant material.
- There are no standard methods to commemorate donors.
- Utility structures, mechanical equipment, and other unattractive views and are inadequately screened.
- There is a little indication of the historical or religious heritage of the campus.
- There is a lack of defined space open space where students can gather.
- Security is a concern on campus.
- There is a lack of defined outdoor storage.
- There is a lack of outdoor recreation space.
- Campus signage is inconsistent, or non-existent.
- Chain link fencing and gates present an unattractive image to the community.
- A tree replacement program needs to be instituted, especially in areas of high public visibility and use.
- Overhead utility lines are unattractive and inappropriate.
- Landscaping is poorly planned and difficult to maintain.
- Amenities such as landscaping, benches, pedestrian scale lighting, signage, trash receptacles, and public art are inadequate throughout the campus.

Opportunities:

- Annual flower displays are attractive.
- The scale of the Campus is comfortable.
- The Campus has available land and adjacent parcels provide opportunities for expansion.
- The Quadrangle is attractive and easily accessed.
- There are many large specimen trees on Campus.
- Campus grounds are well-maintained and very clean.
- There is adequate open space available to provide attractive entrances to Campus.

3. GOALS AND OBJECTIVES

The purpose of the Campus Master Plan is to assist Miles College in achieving its main goal: to maintain continuity with the past while providing an environment that fosters academic excellence and establishes the College as an outstanding and independent college. To achieve the main goal, the plan identifies a series of goals, based on key planning issues, and the objectives that must be met to achieve them. The goals and objectives will be used to evaluate the alternative concepts and recommended plans to ensure that they address the issues expressed by the College's Administration.

A. Goal: Improve the image and appearance of Miles College and enhance its visibility in the community.

Objectives:

- Place a high priority on improving the appearance of all Campus entrances, borders, streetscape areas, parking areas, drives, walkways, student activity and living areas, open space areas, recreational areas, and service areas.
- Improve the Quadrangle with some new walkways, outdoor use areas, and landscaping to maximize the view into Campus and create a good image in the community.
- Improve, where possible, visual continuity between buildings, old and new areas of Campus, open space areas, signage, site furnishings, walkways, roads, driveways, and parking and service areas by using similar architectural, landscape architectural, and engineering design details.
- Enhance buildings and define building entrances and related open space areas with signage, lighting, furnishings, and landscaping.
- Assist in initiating plans for the development of the areas surrounding the Campus to ensure compatibility with the image and role of Miles College.

B. Goal: Improve the pedestrian, vehicular, and service circulation on Campus.

Objectives:

- Develop an attractive, formal vehicular entrance to the Campus.
- Provide improved visitor information, directional signage, and building identification signage.
- Control vehicular access points into Campus.
- Consolidate parking into efficient, attractive lots located near intensely used facilities.
- Improve existing walkways and develop new walkways as needed to respond to pedestrian traffic patterns. The improvements should include landscaping, pedestrian-scale lighting, site furniture, and signage. Establish a hierarchy of walk widths to meet pedestrian needs.
- Reduce and control vehicular traffic on and through the Campus to improve pedestrian circulation and safety.
- Improve accessibility for the handicapped user to all buildings and areas of the Campus.

C. Goal: Develop, adopt, and implement a Campus Master Plan to provide a framework for the growth and development of Miles College.

Objectives:

- Identify future building sites, existing building expansion areas, circulation patterns, parking areas, and space areas for the Campus. Cluster compatible uses, separate incompatible uses, and use open space areas for buffering.
- Establish priorities, a strategy, and a schedule for implementing the improvements identified in the Campus Master Plan.
- Establish a permanent committee responsible for reviewing and approving all physical improvements to the Campus; reviewing, updating, and amending the Campus Master Plan on a regular basis; establishing and adopting procedures for conducting the reviews; and ensuring compliance from staff, design professionals, and others involved with Campus improvement projects.
- Establish and adopt procedures for incorporating the recommendations contained in the Campus Master Plan into the College's financial planning and budgeting process.

D. Goal: Provide open space areas and encourage their use for educational, recreational, active, passive and programmed activities.

Objectives:

- Identify the purpose, function, and intended use of open space on Campus.
- Enhance and improve existing opening space areas based on their intended use.
- Provide additional programmed, accessible outdoor spaces, emphasizing areas near popular facilities and within student living areas.
- Locate and develop open space for active recreation, and provide the amenities necessary for these activities, such as restrooms, drinking fountains, lighting, spectator seating, other site furniture, and adequate landscaping.
- Provide a variety of gathering places on Campus and in student residential areas to accommodate formal and informal gatherings.
- Provide outdoor amenities such as lighting, signage, site furniture, landscaping, sculpture, and artwork throughout the Campus.
- Enhance the micro-climate of outdoor space through the proper design and orientation; and the provision of shelter and landscaping to make outdoor areas comfortable.

E. Goal: Improve safety and the feeling of security on campus and the surrounding area.

Objectives:

- Develop well-defined, lighted pedestrian connections through campus and illuminate dark areas near pedestrian corridors.
- Provide well-lit parking lots.
- Control vehicular access to the Campus core, especially at night.
- Control pedestrian access along the undeveloped edges of campus.

F. Goal: Reduce the need for maintenance where possible and improve campus operations and maintenance.

Objectives:

- Use the Campus Master Plan to guide all planning, design, and construction related activities. Orient all involved College staff and design professionals to required procedures.
- Select and use plants with growth and maintenance characteristics and appearance suitable for the Campus landscape.
- Establish regular maintenance procedures, schedules, and personal training programs to improve Campus maintenance.

G. Goal: Preserve and enhance the historical and cultural significance of Miles College.

Objectives:

- Preserve, maintain, and enhance the conditions of all Campus buildings and open space areas, especially those in the historical area of the Campus.
- Establish and adhere to planning and design guidelines for all campus improvements. Require new buildings, additions, renovations, and open space to use materials, design features, proportions, mass, scale, and details similar to those of existing facilities.

H. Goal: Support Enrollment Growth

Objectives:

- Based on historic trends, the College expects enrollment to grow by 100 students a year for the next 25 years.
- Identify land and facility needs to accommodate growth, and establish a framework and sequence for the implementation of capital projects.

I. Goal: Improve the Quality of Student and Residence Life

Objectives:

- The campus currently lacks high quality student life facilities or amenities to support a strong student life environment.
- Student residences are in need of short supply and in need of marketability
- Identify opportunities to improve facilities for resident, commuter and part-time students in order to foster a strong student life environment and improve the overall vitality of the campus vitality.
- Build on current efforts to improve student housing to encourage a successful living/learning setting.

J. Goal: Create a Pedestrian-oriented Campus

Objectives:

- Reinforce a strong pedestrian environment within the Campus core, taking into consideration issues of climate, security, comfort and convenience.
- Clear pedestrian routes should be established to provide access to all areas of the campus, and to eliminate conflicts with vehicles and grades to allow all student accessible routes to and through all buildings.

K. Goal: Improve Campus Image and Identity

Objectives:

- Improve the overall image and identity of the campus by defining a comprehensive strategy of site and building improvements.
- The quality and character of the iconic Quadrangle should be extended throughout other areas of the campus by means of a well-defined framework of open space linkages and plantings.
- Campus gateways should be clearly defined and vehicular circulation routes should be simplified.
- Parking should be rationalized to reduce the impact of parking in the campus core.

L. Goal: Establish a Vision for the Acquired Lloyd Noland Campus

Objectives:

- College-owned land north of Campus is a tremendous resource that has the potential to accommodate a significant portion of the College's long-term growth.
- The North Campus should be planned comprehensively to ensure that land is used optimally and efficiently, and that new development is physically and programmatically integrated with the Main Campus.

M. Goal: Accommodate Plans for Athletics and Recreation

Objectives:

- The College does not currently have sufficient space or fields for its athletics and recreation programs, and existing facilities are dispersed. Alumni have also expressed support as the football stadium was recently renovated.
- Define a clear strategy to accommodate these needs, while balancing competing demands for limited land resources.

N. Goal: Explore Potential Partnerships

Objectives:

- New buildings and campus improvements will require significant financial investment over time. Several potential projects—a cultural center or retail services—could be financed by other entities as these programs will serve the broader community.
- Where appropriate, identify opportunities for potential private or public partners to support the implementation of future capital projects.

4. PROGRAM ELEMENTS AND DESIGN CRITERIA

Programming begins with the first Master Plan Committee meeting when the elements to be included and evaluated in the plan are identified. Each element is further described by a series of design parameters that must be satisfied in the Campus Master Plan. The program elements and design criteria are continually modified and refined during the entire planning process as a clearer picture of the Campus' needs become apparent. The program elements have been grouped into circulation and parking, facilities, and open space.

A. Circulation and Parking

Formal Entrance:

- Provide high visibility in the community, both during the day and at night.
- Develop a way to provide information to visitors.
- Provide a good access to facilities that are typical destinations for visitors.
 - Provide easy access to visitor parking.
 - Provide signage and landscape enhancement.
 - Promote good views into campus and enhance the collegiate image.

Pedestrian Circulation:

- Develop a hierarchy of pedestrian pathways based on the amount of traffic the route handles.
- Locate pathways to respond to circulation patterns.
- Provide pedestrian amenities, such as benches, along walks.
- Install pedestrian-scale lighting.
- Locate circulation routes to reduce pedestrian/vehicular conflicts.
- Make routes ADA accessible.
- Provide landscape enhancement for walkways and seating areas.
- Use durable materials that are in harmony with and will serve to enhance the appearance of the Campus.

Vehicular Circulation:

- Locate circulation routes to reduce vehicular traffic in the campus core.
- Provide easy access to parking.
- Provide safe and easy access on to and off the Campus.

Service Routes and Areas:

- Maintain service access to all buildings on Campus.
- Develop convenient routes to buildings that require frequent deliveries.
- Reduce pedestrian/vehicular conflicts.
- Landscape and screen service areas, dumpsters, and outdoor storage.

Surface Parking Lots:

- Provide an adequate number of parking spaces to accommodate students, staff, faculty, and visitors.
- Provide designed parking spaces for handicapped users.
- Locate parking where demand is highest.
- Landscape and screen parking lots.
- Provide adequate lighting levels.
- Provide attractive, convenient pedestrian connections from parking to Campus buildings.

B. Facilities

Campus Wide:

- Include service access and ADA access where needed.
- Provide adequate parking.
- Provide entry plazas with landscaping and site amenities.
- Locate new facilities where there is sufficient land to provide a setting for the building.

Student Residence Hall:

- Provide 200 new beds of suite-style housing.
- Create social experiences with the Residence Hall to provide a quality living/learning experience.

Welcome and Admissions Center:

- Locate the Welcome and Admissions Center near the main entrance of the Campus.
- Provide parking or pull-off area.
- Staff the Center at appropriate times.
- Incorporate historical memorabilia relating to the First 100 Years at Miles.
- Provide maps and other information that are available when the Center is not staff.
- Provide clear identification signage.

Student Activities Center:

- Provide a modern, flexible dining venue; high in quality offering variety of food product and dining experiences.
- Develop this Center to include student development, counseling, placement, health center and meeting rooms.
- Provide a variety of student socialization opportunities.
- Locate this Center so that it is easily accessible to students.

Other Possible Facilities:

- Faculty and staff housing.

C. Open Space

Active Use:

- Provide one intercollegiate baseball field, a track, and four new tennis courts.
- Include amenities such as bleachers, drinking fountains, and restrooms in athletic areas.
- Locate activities so they are accessible to students.
- Provide parking convenient to fields for sports events.
- Locate fields so noise and lights will not interfere with classrooms or residential areas.
- Provide landscape enhancements.
- Provide lighted field.

Passive Use:

- Provide open spaces where students gather.
- Provide site amenities such as benches, trash receptacles, and kiosks.
- Provide a variety of spaces to accommodate different sizes of groups.
- Use landscaping to enhance areas and screen unattractive views.
- Maximize seating opportunities.
- Locate large gathering spaces where noise will not interfere with classrooms or residential areas.
- Provide designated spaces for fraternity and sorority activities.
- Provide designated locations and design recommendations for commemorative markers for donors.

IV. GOALS MET IN FIRST PHASE

GOALS MET IN FIRST PHASE

1. Student Center

Fast becoming the most important building in the culture of today's students on campuses across the country, the Student Center is intended to be exactly that — “The Center of Activity for the Students”. Obviously education is the most important aspect of the college experience; however, students' experiences outside the classroom are memorable from their social interaction with one another. One of the places on campus that is meant solely for the purpose of caring for the needs of the students is in this Student Center.

Students come here on a daily basis, usually multiple times each day, foremost to eat, but also to commune with their classmates in all forms of interaction. Its location is critical to allow convenience in frequenting the many functions offered here. Its appearance and sense of quality are important in creating an attitude of desirability, in that this is a place students want to be. It evokes pride from students, future students, and alumni as they experience Miles College.



2. Student Housing

On campus student housing is currently 100 beds short of meeting the current needs of Miles College, and forces Administration to go off campus and pay someone else's mortgage to provide these beds. There is also considerable added desire to be on-campus by the student that doesn't feel they can get the quality living experience on campus with the inventory currently being offered. If a superior product were offered they too would prefer to live on campus. The days where a dorm style product with gang bathrooms and 1960, or earlier, quality are beyond archaic. After the academic reputation of an institution, the biggest marketing advantage a school can obtain is seen in their Housing Quality, Dining Experience, Student Center and maybe their Football Team. After the recent success of the Golden Bears winning the first SAIC Championship, it is time to focus on the other areas. This vision of Miles Future is an exciting opportunity to address each area of concern.



3. Welcome and Admissions Center

By its very name this structure is defined as offering a welcoming experience as one is first introduced to Miles. People have a hard time getting past a “first impression,” whether it is from someone you meet or from a place you first experience. Again locale is critical in achieving this positive first look into what Miles College is all about. The layout within the building, its appearance and what it is selling are critical in creating the excitement of a prospective student and his family as they make their decision to attend Miles College.



V. PHASE II – FORECAST OF NEED

PHASE II

1. CAMPUS MASTER PLAN

A. Vision

The campus master plan provides Miles College with a clear vision for guiding the incremental development of the campus over the next twenty years. The vision is based on innovative approaches to campus design, community partnerships and higher education delivery. It sets out a development framework to accommodate the ultimate target population – a framework that will assist the College in providing appropriate responses to the physical environment, the landscape, and the programmatic requirements of future academic, student life, student housing, athletics and recreation, and support facilities.

The master plan improves the quality of student and residence life for each user group: undergraduate, graduate, commuter and resident. It improves the campus image and identity by giving attention to the landscape structure and it unites the campus as a pedestrian-oriented environment.

This document is revisited every three to five years and revised based on the current and anticipated needs. Following is the schedule for the second phase of the campus expansion, which includes the design and construction of the following:

- A Multi-Purpose Center
- A Public Safety Building
- Renovation and Addition to Williams Hall

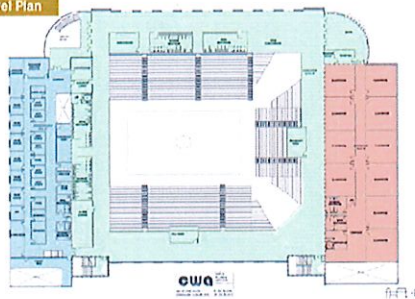
These projects are scheduled for completion in Fall 2023-2025

Multi-Purpose Center

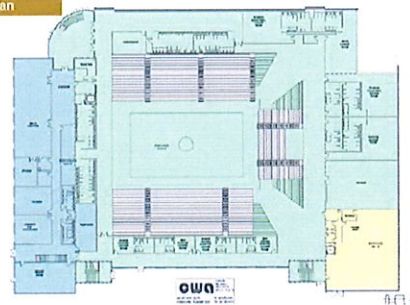
The proposed multi-purpose center at Miles College is a 110,000+/- square foot student and community focused facility hosting classrooms, student life and learning space, meeting space, a regional center for entrepreneurship and small business development, an exposition center and event/conference and competition venue. The multi-purpose center is a campus cornerstone general-purpose facility intended to foster student personal, academic, and professional growth. The multi-purpose center is a proposed revenue-generating community venue serving a market void with no other comparable facility in the area located between Birmingham Five Points West and the City of Bessemer. Space Allocation: School of Business, Miles College Center for Women and Minority Entrepreneurship and Small Business Development, General Community Meeting, Conference and Convention Space, Performance/Competition Space.



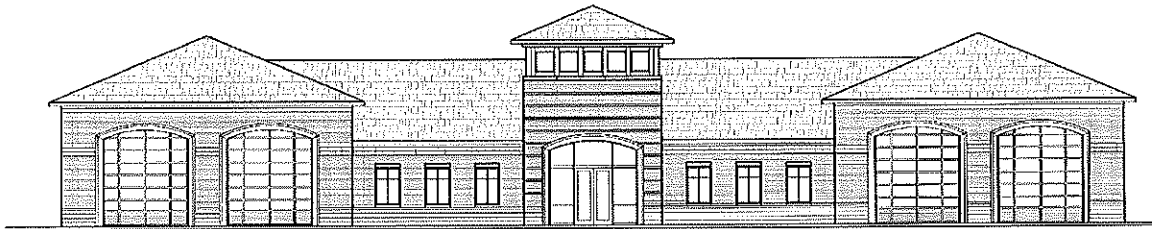
Concourse Level Plan



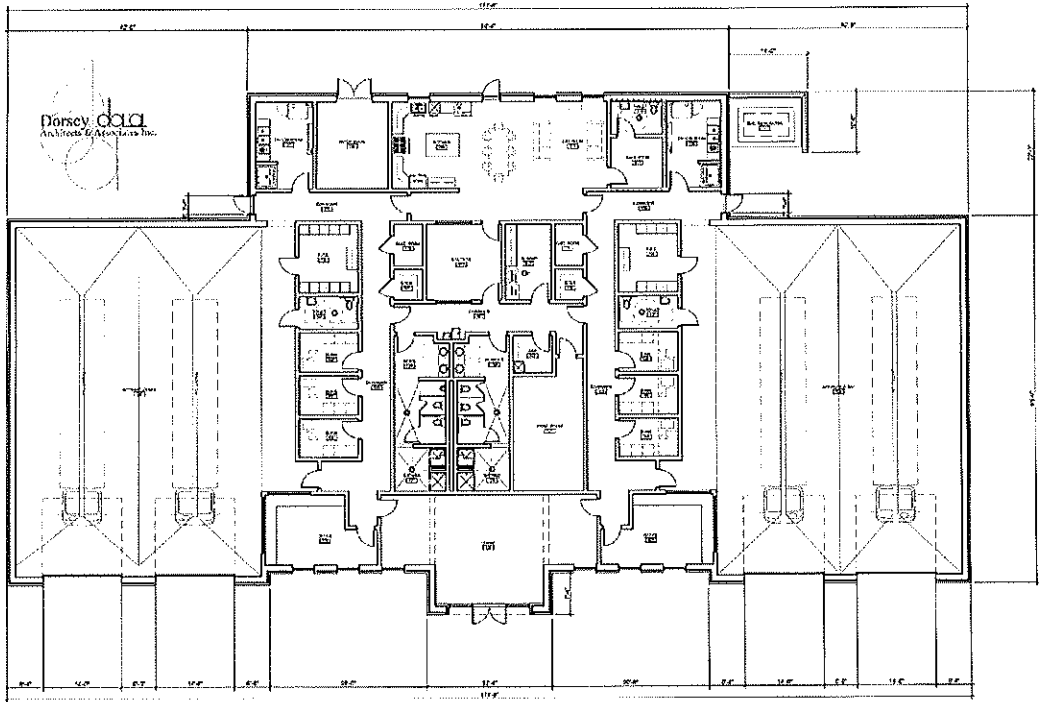
Event Level Plan



Public Safety Building



FRONT ELEVATION



The public safety building is designed as an 18,386 sq. ft. facility on 59th Street, near the western entrance to the College. The four-bay facility will house both fire and EMS apparatus as well as personnel in answer to a call of critical need for incendiary fire protection and expedited emergency medical response.

Williams Hall

Historic Williams Hall, the oldest building on campus, served as the old administration building, women's dormitory, commissary and location for home economics classes. In 1937, the building was struck by lightning and damaged by fire. The college demolished the upper floor and central tower and rebuilt it to conform to the latest architectural design of the buildings on campus at a cost of \$10,000. Since that time, and until the building was vacated in 2003, Williams Hall played a critical center on the Miles College campus for educational classrooms and administrative offices.

Today, Williams Hall sits unoccupied and in need of a complete historic restoration. The 15,980 sf Williams Hall is on the National Register of Historic Places and is one of four remaining structures comprising the Miles College Historic District. Upon restoration, Williams Hall will once again take on its life as an environment of classroom, community education and institutional research.

To this end, the College has received a grant from the National Park Service to in-part restore and renovate Williams Hall, and the structure has been shored from susceptibility to further demise.



MILES COLLEGE CAMPUS MASTER PLAN

PHASE II

1. CAMPUS MASTER PLAN

A. Vision

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