

## CONCLUSION:

Here, the Planner looks back to things done long ago, what has happened since, what is now concluding, and what the consequence might ultimately be. He does so feeling good about his work, humbled by the respect and confidence shown him.

His efforts at Sam Houston State University will have influenced, at the end, thirty years of engagement in it's future...from 1980 to 2010. That will be a proud legacy. His is a glass-ball sort of art, fraught with risk. Now in his 75<sup>th</sup> year, believing his advocacy both prudent and timely, he feels safe in dotage if his talents otherwise fail him.

The Advisory Task Force Report, appendant herewith, says "a master plan is not a rigid blueprint", and this is true. It goes on to say it is a "guideline and vision" for the physical development of the university, SHSU in this case, which is also very true.

Even so, this limiting rationale often renders such plans ineffective, somewhere down the line.

Within each community are those forces of stewardship, power, privilege, and mischief, which, coupled with urgency, economics or necessity can neuter any advocacy, plan or strategy. Master Plans are not tattoos; they wash off with hot or cold water. They are at risk in a room with second guessers and insensitive souls. They need the nourishment only commitment, support and authoritative oversight can give. They must be monitored. Mid-course corrections are to be expected; primary goals should be fixed in purpose.

The Planner salutes Drs. Elliott Bowers and Bobby Marks for giving faithful attention to most recommendations of previous Plans.

Now is another time for new players to give such visions of the future the same fealty.

Forsaking student housing, for whatever reason, was a mistake. Nothing is gained by going back over that ground. The time has come to do something, now; that is what we must believe in and act on today. Private Sector concepts for "getting out of the dorm business" have questionable merit, which the Planner cannot endorse. Better options are open and available.

For too long, campus edges and surrounding streets have also been neglected by both the City and University. Access corridors which serve the campus are inadequate and unsafe! The City now seems willing and anxious to address and resolve any such problems. The University must encourage such action and share its resources to support campus edge projects proposed by **Y2K+10**.

Academic project actions **Y2K+10** proposes have merit. Space utilization concepts and practices in higher education, everywhere it seems, do not reconcile well with urgencies outlined by some program administrators. Other considerations are involved, however.

This is true at SHSU, the Planner feels, and justification should be monitored carefully. As is true in student housing, the quality of academic spaces now available are very real considerations.

Some program actions have been deferred too long. Agriculture, for instance! Growing fast, a lot, they need help! Dance is in an old facility that should come down; they need a place to go. Others also have grown to a point where space is at a premium and more students are coming into the program each year. One such example is the Dan Rather Communications building. While **Y2K+10** outlines quite specific dates for each project

action, a watch over project order should be maintained with some flexibility.

Auxiliary projects are dorm complexes and structured parking, the one exception being a Recreation Sports & Natatorium facility. Revenue Bond sales will finance construction of these projects; user fees and rental income will service this debt. Much of the promise and power of **Y2K+10** hinges on housing and parking advocacy. No one else is compromised by these actions.

Various University constituencies not named or illustrated in **Y2K+10** await attention to needs not reported here. The Planner thinks each issue is due independent consideration and a separately reported Master Plan guiding development of each. These include:

- A) Abandoning and/or redevelopment, lease or sale of the existing Agriculture and Industrial Technology Complex site at IH-45, which the Planner thinks is not needed...and has the potential for various better and higher uses with greater yields for the University.
- B) Studies developing long range plans for all off-campus Agriculture facilities at the Gibbs Ranch, and Industrial Technology facilities adjacent to the Campus.
- C) A new and comprehensive study of the Sam Houston Museum and Homes sites, and all other property bounded by Sam Houston Avenue, Avenue O, 17<sup>th</sup> and 19<sup>th</sup> Streets...engaging consideration of this area as a Historic District.
- D) A report filed with the Planner by the Athletic Department during the term of this study outlined various needs. The Planner feels the athletic complex is large enough that it should be as a stand-alone consideration...worthy of a master-plan study of its own.
- E) Current master plans giving guidance to Utility and Thermal Energy should

be reviewed and amended as necessary to anticipate project-actions proposed by the **Y2K+10** report.

- F) And, there are other concerns related to ADA (handicap access) and Campus Graphics that will be influenced by this report as well.

If it seems there is no end to the planning process, it is true. And, the University must not surrender this critical issue to a five year or ten year calendar term. Management is well advised to review these issues as regularly as any other concern.

The Planner will say his goodbyes now, with every confidence in the power and potential good this **Y2K+10** document promotes in the future of our, repeat, **our** Sam Houston State University. He does so, also grateful for the opportunity to be a part of it's history and evolution.

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