

BUILDING FOR COMMUNITY:

The Campus Plan for Concordia Seminary

Launch Date 2023



Concordia
Seminary
ST. LOUIS



Building for Community: The Campus Plan for Concordia Seminary is aimed at stewarding and enhancing the campus of Concordia Seminary, St. Louis to ensure our spaces serve the needs of our seminarians and scholars now and into the future.

We have been blessed with valuable property and a neighboring institution with whom we have established a beneficial partnership. The result: a transformational opportunity to improve student services, enhance operations and strengthen our capacity to fulfill our mission in service to the Gospel.

Through this partnership with Washington University, the westernmost portion of our campus would be developed into athletic fields and facilities. Together with other development opportunities, this arrangement will enable us to renovate and re-occupy the beautiful stone buildings of our historic campus core, large sections of which have been dormant for decades. Our plans also include the construction of new student housing that will improve the living arrangements and community dynamics for married and single students. The layout will encircle our chapel, accenting its central place in our shared life. And our students will share access to the athletic facilities constructed by Washington University.

“We, though many, are one body
in Christ, and individually
members one of another.”

(Rom. 12:5 ESV)

In the summer of 2015, the Board of Regents of Concordia Seminary began the work to create a master plan to guide and shape the future development of the campus. Master plans are physical, by nature, but because institutions fundamentally comprise people — not buildings — a master plan is about so much more. It helps shape the physical environment to serve the needs of the organization and its people.

Concordia Seminary’s Clayton, Mo., campus, originally constructed in the 1920s, has a depth and breadth of legacy and tradition. Its storied history boasts the formation of more than 13,000 workers for Christ’s harvest fields. And yes, by God’s grace, over the decades, the campus has weathered its fair share of challenges.

Formation of the next generation of church leaders is no small task, indeed.

This plan for the future of the campus of Concordia Seminary represents the best efforts of the Seminary’s Board of Regents and its campus master planning committee to look ahead as good stewards, serving the institution and its mission; The Lutheran Church—Missouri Synod and its congregations and other ministries; and the Seminary’s faculty, staff and students — past, present and future. This plan also is guided by practical considerations for economics, real estate markets, campus design, community policy and feasibility.

Ultimately, this plan involves the enhancement and preservation of the campus in ways that best serve Concordia Seminary’s mission. The core of the campus is approaching 100 years of operations, but its timeless Gothic buildings, venerable trees and park-like setting foster an immediate and lifelong connection to the place and institution. It is the intent of every member of the Board of Regents, the Seminary’s administration and the campus master planning committee that it will continue to do so for generations to come.

Formation for ministry at Concordia Seminary takes place in our classrooms, but also in countless other aspects of campus life. Daily chapel, meals, intramural sports, study groups, choir practices, visits on faculty home patios, sharing the joys and sometimes the tragedies of life together — this is building community, this is preparation for a lifetime of ministry.

This campus plan wisely stewards our financial and physical resources, for the sake of our Seminary’s long-term Gospel mission. It embodies our commitment to robust campus community, and sets a course for our Seminary’s continued strength and stability for years to come. **Our stately campus was dedicated in 1926, almost 100 years ago. Our plans look ahead to the next 100!**



Dr. Thomas J. Egger
President

CAMPUS PLAN GOALS

Preserve the historic core of campus and center campus life and activities around the chapel and the main campus corridor.

Improve housing and athletic facilities to enhance recruitment, enrich the whole-person formational experience of students and foster rich community life.

Create a welcoming gateway to campus to foster greater connections with the surrounding community and the broader church and world.

Address existing facility needs and leverage noncore assets in an ongoing effort to create a sustainably funded institution.

Infirmiry
Power House ; Dormitory G Dorm.
31 Students 40 St.

Day. C. Klauder
Archit. P. P. P.
December

A History of Concordia Seminary



1839 1850



1897



1924



1926

1839

In 1839, a group of German Lutheran immigrants built a small log cabin and founded Concordia Seminary (originally known as “The Log Cabin College”) in Altenburg, approximately 100 miles south of St. Louis, Mo. These settlers also established a number of other towns in Perry County, where Altenburg is located, including Dresden, Frohna and Wittenberg — naming them for towns in the Saxony region of their native country — and laid the foundation for what would become The Lutheran Church—Missouri Synod (LCMS).

1850

The LCMS moved the Seminary to the larger city of St. Louis. The new location — a single building — was on the west side of South Jefferson Avenue. at Winnebago Street. To accommodate its growing enrollment, the Seminary made several additions and renovations over the next several decades.

1897

After decades of additions and renovations to the original building, the Seminary determined the need to build a new school in its place. The new building was completed in 1883. It was a large Gothic structure with a central 136-foot-high steeple. Equipped with many classrooms, a library, dormitories, and a gymnasium in the basement, the new building could accommodate 200 students. Eventually, the Seminary outgrew this school and began plans for an even larger campus.

1924

The cornerstone for what is now the campus of Concordia Seminary in Clayton, Mo., was laid during a ceremony Oct. 26, 1924 (nine months after groundbreaking). Plans for the new campus included an administrative building, lecture hall, chapel, infirmary, dormitories, dining halls, assembly hall, service building and power plant. Construction was completed over two and a half years.

1926

The new campus was dedicated June 13, 1926, in a ceremony attended by more than 75,000 guests from the United States and abroad. At that point, the Seminary’s building committee was already raising funds to build two more dormitories, owing to record increases in enrollment.

● 1950s/
1960s

Post-war surging enrollment led to new building projects in the 1950s and 1960s. Sieck Hall (originally named Graduate Hall); Loeber Hall, which served as a dormitory and office space; Fuerbringer Hall, the first free-standing library on campus; and additional buildings for student living space were constructed.

● 1966

Notably, the campus' iconic Luther Tower, included in the original 1922 plans for the Seminary, was finally funded and completed during this decade of expansion. The 49-bell carillon was installed in 1970.

● 1990

Construction of the Chapel of St. Timothy and St. Titus began in 1990. Although the quarry where the original stone came from that was used in the Seminary's 1926 buildings had long since closed, the builder discovered an old smokestack made of the same stone. It was purchased, disassembled and moved to the campus. The chapel, which today stands at the heart and center of Concordia Seminary, was dedicated Nov. 15, 1992.

● 2018

The Seminary's library underwent a complete renovation in 2018, transforming from its institutional setting into a state-of-the-art learning center. Now named the Kristine Kay Hasse Memorial Library, the renovated library was dedicated Aug. 24, 2018, as part of the new academic year's opening day celebrations. Funding for the library renovation was made possible by *Generations: The Campaign for Concordia Seminary*.

● 2021

Preservation of the original 12 faculty homes designed by the same architect who conceptualized the Seminary's classrooms and office buildings in the 1920s was a key priority for the board and administrators, because faculty who live on campus contribute to an active learning environment conducive to sustaining a vibrant spirit of community. By 2021, all 12 of the original historic homes, including House No. 1 that is home to the Seminary president and his family, have been fully restored to their English Tudor-style glory and are occupied.



1966
2018



1990
2021



ice / Dorm. H (31 St.) Lo
Dining Hall

Dorm
(20 St.)

Student Housing and Athletic Facilities Development

Concordia Seminary's campus plan integrates with various planning initiatives that preceded and informed it, including the Seminary's strategic plan and the Campus Master Plan — 2017. It establishes a vision for the physical transformation of the campus and an implementation strategy to realize that vision over time. The plan positions the Seminary to continue in its ongoing commitment to the congregations and people of The Lutheran Church—Missouri Synod (LCMS) as the Seminary seeks to fulfill its mission:

- To provide Gospel-centered graduate-level theological education for pastors, missionaries, deaconesses, scholars and other leaders in the name of the LCMS.
- To provide theological assistance to LCMS partner churches and missions around the globe.
- To produce resources and sponsor continuing education events for church workers and laity.



STUDENT HOUSING

Central to this plan is a strong desire to concentrate student housing and student life nearer to the historic core of campus. The current married student housing (situated at the far western edge of campus) is not only at the end of its life cycle, but it also has deteriorated more quickly than expected. These buildings will be replaced with new apartments and townhomes surrounding the Chapel of St. Timothy and St. Titus, which stands at the heart of campus. New single student efficiency apartments also will be constructed in the same area, replacing the 1920s-style dormitories. The new construction increases the number and variety of available housing units. An open-air parking structure, to serve the residents of these facilities, will be constructed near the new housing.

To accommodate the addition of the new student housing, the currently occupied structures that include 1950s-era Loeber Hall and the Student Services Building will be demolished. To facilitate the necessary relocation of faculty and staff as a result of these improvements, Dormitories H, I and K, which are directly east of the chapel and currently unused, will be renovated into office space and reoccupied.

ATHLETIC FACILITIES

The Seminary has a large land holding, and area on the periphery of campus is not being fully utilized. To optimize that land parcel, the Seminary has entered into an agreement with Washington University whereby the westernmost portion of campus would be developed into athletic facilities. Concordia Seminary will be compensated for this land use and students will have full access to these facilities.

Concordia Seminary Campus

New athletic fields
and facilities



PROPOSED CAMPUS PLAN



**Married Student
Apartments**
72 | 2 or 3 Bed/2 Bath



**Single Student
Apartments**
75 | 1 Bed/1 Bath



Townhomes
9 | 3 or 4 bed/2 Bath



**Open-Air
Parking Garage**
148 Spaces





2



3

WALKING TOUR OF NEW STUDENT HOUSING

- 1 Looking west; Single Student Apartments (left), Married Student Apartments (center), Chapel (right)
- 2 Looking northwest; Single Student Apartments (left), Married Student Apartments (center and right)
- 3 Looking north; Parking Structure in foreground, Married Student Apartments beyond
- 4 Looking northeast; Married Student Apartments (left), Townhomes (center), Chapel (right)



4





2



3



4

WALKING TOUR OF NEW STUDENT HOUSING

- 1 Looking southeast; Chapel (left), Single Student Apartments (center), Married Student Apartments (right)
- 2 Looking west; Townhomes
- 3 Looking west; Walking Path around Townhomes
- 4 Looking southeast; Chapel (left); Single Student Apartments (center), Married Student Apartments (right), Common Space in foreground

PHASING PLAN

The Campus Plan is intended to be implemented over time through a number of phases. While certain projects are dependent upon others, there is room for flexibility as the projects unfold and funding opportunities arise.

- In preparation for the new married student housing, roadways and parking, site preparation will be ongoing, including the demolition of the 1950s faculty homes.
- Construction of the new housing for married students will be completed before the existing apartments are taken down.
- Dormitories H, I and K will be renovated in order to accommodate faculty and staff who ultimately will be relocated as a result of planned improvements.
- In anticipation of the new single student apartments, Loeber Hall and the Student Services Building will be demolished.
- The new single student apartments will be constructed.
- In a future phase of the plan, the welcome center will be added.

“I have advocated for approaching our campus master planning with an eye toward the centrality of the chapel and the cultivation of rich community life.”

Dr. Thomas J. Egger
President

WELCOME CENTER

A later phase of the campus plan calls for the addition of a welcome center and guest lodging. A campus welcome center serves many functions, but most importantly, as a signature location where visitors are welcomed to campus and directed to their location. In the same way this plan provides for student housing that is complementary to the existing campus, a welcome center will be designed similarly. The accommodations for guest lodging will offer modern and convenient overnight space on campus, enable greater guest participation in Seminary activities and invite more intensive, intentional use of the campus.



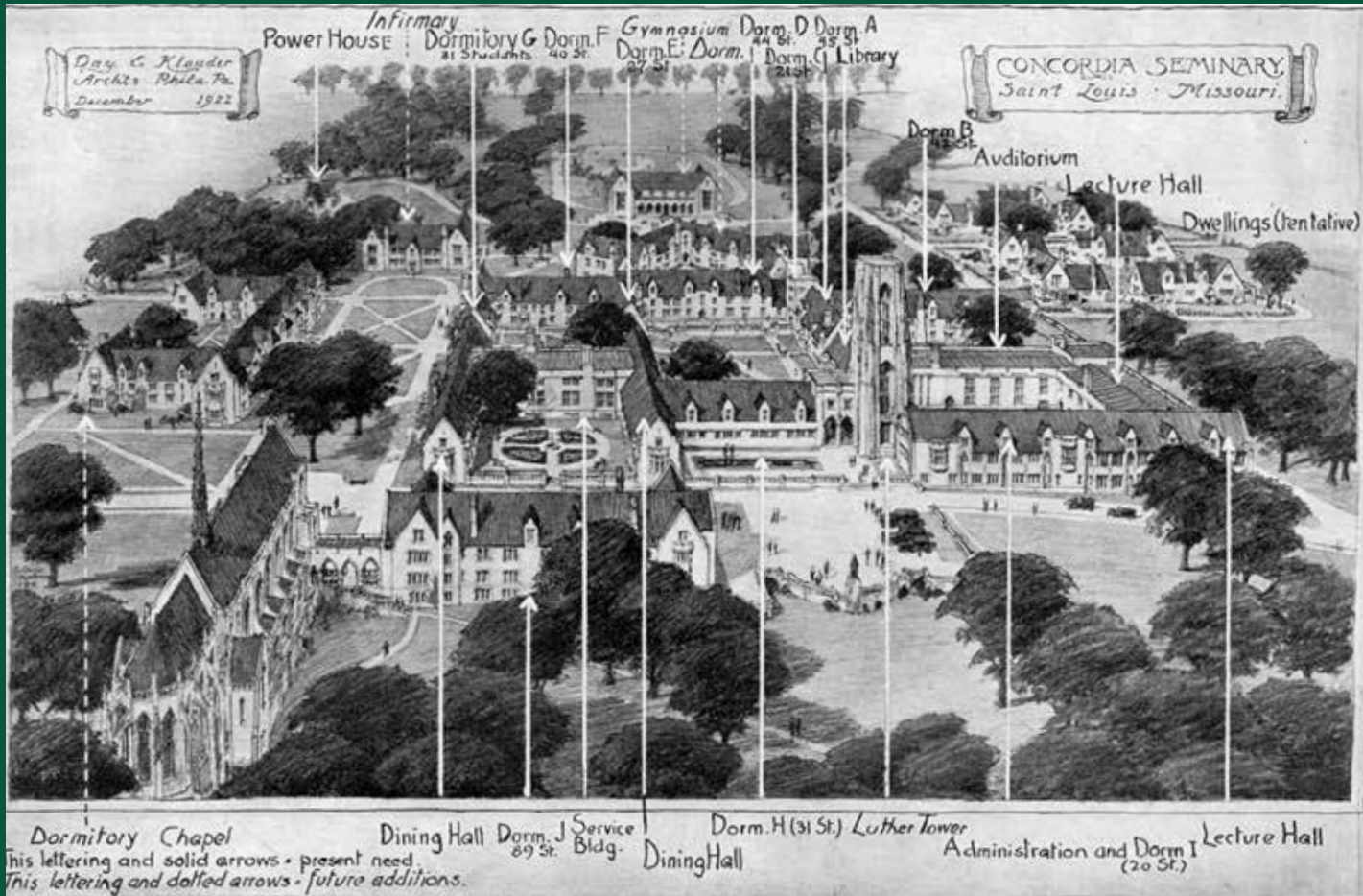
Join Us in Building the Concordia Community

For nearly 200 years, Concordia Seminary has been preparing men for the Holy Ministry of Word and Sacrament in The Lutheran Church—Missouri Synod, preparing women for diaconal ministry and offering advanced degree programs to qualified students of theology. The Seminary also serves as a center of theological research, scholarship and continuing education for clergy and laity.

The Seminary is prepared to carry on its mission for generations to come. But to do so means the Seminary must take into account the changing realities of the world even though its mission is changeless. This plan takes into account the forces of the 21st century exerted upon the campus, and sets the Seminary on the course to remain a beacon of learning and leadership centered in the Gospel of Jesus Christ for future generations of seminarians and those they will go on to serve.

To learn more or to make a gift in support of *Building for Community: The Campus Plan for Concordia Seminary*, contact us at 800-822-5287 or advancement@csl.edu.





DAY & KLAUDER – ORIGINAL 1922 MASTER PLAN



**Concordia
Seminary**
ST. LOUIS

801 SEMINARY PLACE, ST. LOUIS, MO 63105 | 314-505-7000 | CSL.EDU

