# B K V

Date	October 2008
Project	Tennessee State University Campus Master Plan
Subject	<ul><li>3. Existing Campus Conditions</li><li>3.1 Campus Grounds</li><li>3.1.1 Campus Framework</li></ul>
From	BKV Group, Inc
То	Tennessee State University

Technical

The objective of this work element is to provide the planning team with an understanding of the natural and man-made environment, as well as the neighborhood influences on the campus.

Memorandum

### 1. CAMPUS GROUNDS

Tennessee Sate University is comprised of facilities at five locations. Its main campus on John Merritt Boulevard consists of buildings occupying approximately 290 acres bounded on the south by Albion Street and the Cumberland River to the north. The main campus is augmented by the Avon Williams Campus located in downtown Nashville. TSU maintains support facilities at Heiman Street, Murfreesboro Road, north of the campus and academic facilities at Cockerill Lane.

Situated within the Northwest Nashville Community, TSU is adjacent to the 'Haley Park' neighborhood with the exit at 28<sup>th</sup> Avenue off of Interstate 40 being one of TSU's main points of access. Recent gateway and building improvements emphasize John Merritt Boulevard from 28<sup>th</sup> Avenue as one of TSU's most formal entrance. The Hadley Park neighborhood has continually had a strong connection with TSU. Within the neighborhood, Hadley Park is considered the first park in the country built within an African-American community. The large park consists of sports fields, an outdoor performance area, picnic shelters, and a community center.

The main campus of TSU occupies a ridge in the northwestern area of Nashville overlooking the Cumberland River. The campus was developed along the line of the "village green" concept similar to the University of Virginia or Peabody College in Nashville. The academic buildings are arranged to create a quadrangle along the ridge with the Administration and the Old Library buildings in the center. Housing facilities are located at each end.

In the center, between the Administration and Old Library buildings, the grade drops to create two topographical halves of the campus. At the northern edge of the built campus, the land drops away to flood plain area below. It is in this terrain, bordered by the river, that the University farm is located.

Main Campus Pr	oper	290	AC
Heiman Street C	ompound	55	AC
(Including 5 AC	Poultry Research)		
Farm Only		175	AC
SUBTOTAL		520	AC
Other Sites –			
Cheatham Co. Fa	arm	125	AC
McMinnville		81	AC
Cockerill Bend		25	AC
Williams Campu	IS	4	AC
<b>Business Incubation Center</b>		4	AC
Arizona Observa	tory (leased only)		
SUBTOTAL		239	AC
GRAND TOTAL		759	AC (386 AC Agriculture)

#### **1.1 CAMPUS FRAMEWORK**

The main vehicular entrances to campus are along 1) John A. Merritt to the east 2.) Walter S. Davis Boulevard to the north, 3.) Albion Street to the south, and 4.) Centennial Boulevard to the west. The primary access into campus is at the terminus of John A. Merritt.

The center portion of campus contains a mix of building uses such as student residence halls, food service, administrative, academic, and student life. All the buildings are centered on a common open space in a formal rectangular pattern. Just to the west of the rectangle and amphitheater is the Power Plant, which detracts from the aesthetic qualities of the campus core, is not of quality construction and emits substantial noise.

The south side of campus is comprised primarily of student residence halls in a form of primarily older traditional dormitories. They are intermingled with roadways and parking with very little common outdoor social spaces.

The north side of campus contains several large surface parking lots and most of the physical education/recreation sporting complexes such as the Gentry Center, Hale Stadium, Tennis, Softball, Basketball, and the Edward S. Temple Track.

The extreme northeast side of campus is comprised primarily of student apartments. The student apartments, although clustered together creating a sense of community, are somewhat isolated from the main campus due to their physical distance and lack of strong pedestrian connections. The property on which these residential units are located is not connected to the main campus acreage. Students must cross a busy street and walk up to 20 minutes in order to gain access to the TSU main campus facilities.

# 2. CAMPUS ACCESS

Tennessee State University is located northwest of downtown Nashville. Interstate Highway 40 is approximately 1 mile to the east of TSU. Jefferson Street and Ed Temple Boulevard comprise the main entry route from exit 207 off Interstate 40. John A. Merritt and Albion Street run perpendicular to Ed Temple Boulevard and are the roadways by which the majority of the visitor/student traffic arrive onto campus.

## 3. LAND USE DISTRICTS

These subjects are covered in Part 3.1.2, Land Use.

## 4. POLITICAL JURISDICTIONS

The main campus is set within the City limits of Nashville, TN.

Refer to the following Campus Physical Setting Figures 1, 2, 3, and 4.