

Date October 2008

Project Tennessee State University Campus Master Plan

Subject 3. Existing Campus Conditions
3.1 Campus Grounds
3.1.2 Land Use

From BKV Group, Inc

To Tennessee State University

The objective of this work element is to enable the planning team to understand the strengths and weaknesses of the existing land use pattern on campus and the associated issues to be addressed in the physical master plan.

1. LAND USE

The TSU campus includes the land use categories listed in the Table below.

Table 1: Campus Land Use Areas

| Land Use Element | Approximate Area |
|---------------------------------|-------------------------|
| Academic | 56 acres |
| Housing | 77 acres |
| Student Life | 17 acres |
| Physical Plant and Maintenance | 15 acres |
| Recreation / Physical Education | 85 acres |
| <u>Other</u> | <u>40 acres</u> |
| Total | 290 acres |

2. LAND USE PATTERNS

In general, the majority of the academic structures are organized around the “Jeffersonian” rectangle within the center of the campus. The “heart” of the rectangle is the Laura M. Averitte Amphitheater and the surrounding Walter Davis historic building district. Student Life activities & services are centrally located at the terminus of John A. Merritt Boulevard and directly east of the Averitte Amphitheater. The most active Student Life buildings are the Floyd/Payne Campus Center and Brown-Daniel Library. South of the campus core is the main cluster of student housing, most within easy walk of the main campus. Additional “apartment-style” housing is located in the remote northeast corner of the campus, across from the busy Ed Temple Boulevard. North of the campus core is a more dispersed assemblage of recreation and physical education facilities and physical maintenance headquarters. Refer to the following Existing Campus Land Use Figure 1.

3. ADDITIONAL UNIVERSITY PROPERTIES

Further north of the main campus, across Walter S. Davis Boulevard, are the Heiman Street & Farm properties. Due to the elevation change and busy Walter Davis Boulevard, the Farm properties are very isolated from the main campus. The four-acre Avon Williams Campus in downtown Nashville is 3.5 miles from the Floyd/Payne Campus Center.

4. LAND USE RELATIONSHIPS

Existing land use relationships are supportive of a pedestrian-oriented campus. With the exception of the “apartment-style” housing to the northeast, all living, learning, and recreational facilities are within a ten-minute walk of the Floyd/Payne Campus Center. Student and faculty parking is primarily situated along the north and west edges of campus, with the largest parking lot just north of the William J. Hale football stadium. Additional student resident parking is located along the south portion of the campus. The traditional quadrangle and the remainder of the main campus core are fairly compact. This is favorable for efficient utility distribution, service functions, and security. Yet, given the compact nature of the campus core, there remain open sites available for in-fill development of new buildings or parking, where required to accommodate future growth while also maintaining the ten-minute walking parameter from campus edge to edge.

The campus could benefit from a stronger sense of place, as expressed by focal landscape points, more distinct zones of social activity, clearer pedestrian circulation, and consistent campus furnishings, lighting, and signage.