



In addition, it is our recommendation that the campus acquire, through friendly negotiations, additional residential properties to the west and south of the academic and housing precincts. These sites could become future parking areas which would provide a reasonable return on investment until such time as an academic or residential life use is determined. During the short term, these properties along John Merritt Boulevard or in the neighborhoods could also be rented or sold to university staff, faculty or administrators who wish to live closer to campus. A real estate program that supports the development of a campus-centric surrounding neighborhood could be of substantial help to the campus; building a safe and secure outer perimeter of land owners who are highly sympathetic with the campus environment. This “University Village” approach has been successfully created on and around many campuses of a similar size and depth as TSU.

The locations of future facilities and the creation of compact groupings enable all buildings, new and old, to be within a ten (10) minute walk to the center of campus. The only exception to this rule is the land currently occupied by the Maintenance facilities to the north east of campus and the apartment housing area east of Ed Temple Boulevard. Future athletic and recreational growth is anticipated to be clustered around existing facilities on the north end of campus. This could include expansion into Hadley Park should that land become available for purchase in the future.

The physical layout and direction of growth for the Master Plan is flexible enough to accommodate growth of up to 12,000 students, as described in Part 4.1.1 Future Enrollment Projections Memorandum.