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Project	Tennessee State University Campus Master Plan
Subject	4. Future Campus Requirements4.6 Proposed Land Acquisition/Disposition
From	BKV Group, Inc
То	Tennessee State University

The objective of this work element is to project the direction of campus growth and future land requirements in order to meet programmatic requirements.

Refer to the following Proposed Land Acquisition Figure 1.

1. DIRECTION OF CAMPUS GROWTH

Future growth of campus property should be based on protecting the campus perimeter, supporting the growth requirement for future program facilities or reducing the negative impacts of commercial enterprises on TSU's students, faculty, administration, staff and visitors. In general, there is no need to acquire additional property to support the current 9,038 students or future operations of the campus; either educational or operational when the enrollment reaches the 12,000 headcount target population. In fact, TSU has more property than it needs to support the current programs and future enrollment with the exception of a full complement of athletic and recreational fields.

Having said that, there are acquisition negotiations taking place during the master planning calendar which, although not necessary, will facilitate a more productive relationship between some departments and the services they support. These properties include the area east of Ed Temple and the maintenance workshop where additional storage and facility management offices might someday be located. It will be necessary, if a new Hale Stadium is constructed and an additional football practice field is constructed to move the facilities management offices and maintenance facilities to the site adjacent to the current repair and maintenance facility northeast of the apartment complex on property adjacent to the railroad right-of-way.

The growth pattern embodied in this master plan is to the west of the campus academic quadrant. We are recommending construction of new facilities within the fabric of this academic precinct on property currently controlled by TSU; and so will not require additional land. However, some of these sites provide parking for facilities on the west side and will be the site of future academic buildings. New parking facilities will need to be constructed to replace those lost to construction and to serve the additional students, faculty and staff using these new academic buildings. Acquisition of some of the residences to the west of the academic core will provide additional land for parking. For these reasons, the campus should acquire additional land to the west. This new acreage could support the construction of surface-level parking facilities as well as multi-level parking ramps.

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.