



## T e c h n i c a l M e m o r a n d u m

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Project Tennessee State University Campus Master Plan

Subject 5. Preliminary Physical Master Plan  
5.2 Selection of Preferred Alternative

From BKV Group, Inc

To Tennessee State University

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The objective of the work element is to prepare a Preferred Physical Master Plan. Following review and discussion of the Alternative Master Plan Options with representatives of TSU, a Preferred Physical Master Plan was developed. The Preliminary Plan incorporates some elements from each alternative, as well as responding to TSU's objectives and preferences.

### **1. PLAN DESCRIPTION**

Refer to the following Preferred Master Plan Alternative Figure 5.2 figure 1.

The Preferred Master Plan builds upon the best characteristics of the Master Plan Concepts A – D. It builds upon the existing campus framework and natural site amenities to create a pedestrian-focused campus core while minimizing as much as possible any significant changes that do not produce substantial benefit long-term.

The Preferred Concept embraces open space as one of the guiding principals influencing the layout and arrangement of new buildings. The plan proposes to create a contiguous open space flowing throughout campus, defining pedestrian circulation and future building sites. This approach preserves and strengthens the historic quadrangle extending many of its qualities to other areas of the campus. New building locations respond to site characteristics both building out the natural academic quads while also preserving the natural landscape as much as possible..

The arrangement of buildings creates a hierarchy of spaces within the campus. The large continuous open space winding through the center of campus is intended to become the major formal public space, accessible to the entire campus community. This central space is defined by a series of building types ranging from student housing to academic. Smaller spaces are created between these buildings, to the side of the central space, connecting portions of campus together. Small intimate spaces are created at the forecourt to many of the buildings offering daily breakout areas in a semi-tranquil environment.

The proposed concept establishes a consistent campus style and form that supports and strengthens the "sense of place". Overall, the plan strives to meet the physical goals and objectives that were established as part of the preliminary on-campus meetings.

## 2. OVERALL CONCEPT

From the macro level of vehicular arrival, the Preferred Master Plan builds upon the existing entry corridors already present. It maintains John Merritt Boulevard as the primary vehicular entry point for visitors, while also suggesting upgrading the arrival points located at Walter Davis Boulevard as well as 39<sup>th</sup> Avenue North. This hierarchy of entries will require additional signage located at the John Merritt Boulevard and 28<sup>th</sup> Avenue intersection (and wayfinding back to I-40), a greater emphasis on marking the intersection of Ed Temple and Walter Davis as well as a new entry at the 39<sup>th</sup> Avenue North triangle.

The main entry along John Merritt requires a substantial upgrade in aesthetic treatment as described in the earlier Concepts. Immediately adjacent to this intersection on the north side of John Merritt would be new gardens and recreational fields that would provide an on-campus path for the residents of the apartment complex as well as a location for intramural programs and activities. This corner location, because of its proximity to the commercial area immediately to the south, is not recommended for student residences until such time as the commercial area is cleaned up and safe. The entry drive up John Merritt would culminate in a traffic circle, not unlike the one immediately in front of the campus steps, but moved to the eastern alignment with Floyd Payne. At that circle, vehicles could drop visitors in a safe and aesthetic area as well as accessing below-grade parking under the new Alumni/Visitor's Center facility. Surrounding the new circle would be Floyd Payne, an addition to McWherter, the new stadium fronted by a forecourt serving pre-games functions as well as an addition to Kean Hall. This area would be the core of student and administrative activities other than academic; the academic core would still remain on both sides of Love Hall and Davis Humanities. Finally, the new traffic circle would be the node from which the "vehicular TSU story" (back to the east on John Merritt Boulevard), the "academic Walk of Fame" (up the steps and arcos campus through the amphitheater) and the "Athletic Walk of Fame" (north adjacent to the new stadium) would radiate.

Moving counterclockwise around the Preferred Master Plan from John Merritt, new parking lots would be located north of John Merritt to serve additional parking demands for the agricultural precinct, the football stadium and general overflow from the academic core. The current site of the football practice field would be covered by a year-round metal structure and the current Facilities Management building would be demolished to make space for an immediately adjacent additional practice field for kicking and offense. These three practice field would be tightly clustered yet not far from the new field house which would be located in the north part of the new football stadium. Also, when demanded by curriculum and enrollment increase, new additions could be constructed adjacent to Lawson, Humphries and Farrel-Westbrook Halls. Additional parking areas could be constructed to the north of the current "north" lot along Walter Davis Boulevard.

The current entry point to the "north" lot would remain but serve additional parking as well as service and delivery to the football stadium and field house. Additional practice fields and recreational facilities could be constructed in the area of the current practice fields and track but space is quite limited for these functions. A public green space would be constructed in the area of the Olympic Sculpture, adding another pedestrian gathering location around the stadium.

Continuing in the counter clockwise rotation from the North parking and recreation areas, the current academic core would be expanded by a number of academic facilities built on and around the site of Elliott Hall which is scheduled for demolition. These new buildings would continue the alignment of the current buildings to the west of the major landscaped quads, thus amplifying the creation of “outdoor rooms” bounded by 3 story buildings. Goodwill Manor, although in some ways important to the TSU legacy, would also be demolished to make way for a new academic building.

Additional parking areas, either surface lots or ramps would be constructed to the north and west of the existing power plant in order to support the growth of academic functions on the west campus. The power plant, although noisy and of less visual quality than is desirable, will remain because of the substantial investment in the equipment and piping systems which serve the entire campus.

Torrence Hall is of questionable value to TSU based on the structural cracking that is clearly present. New engineering facilities will be constructed near the site of Torrence Hall and once completed, Torrence Hall will be demolished.

New residence halls will be built at the southern limit of campus property where existing housing is located. In order to serve these new housing facilities as well as the existing buildings, Alameda Street will be closed to vehicular access and will become a pedestrian green space providing a vehicular-free precinct for students. Additional housing will be located east of the Performing Arts Center, adding to the density of the housing precinct.

Throughout campus, we are recommending the introduction of a combination of wayfinding systems and historical artifacts so that campus users can learn not only how to navigate from building to building, but they can also be exposed to some nugget of TSU’s history. These overlapping systems should be defined for the exterior paths as well as offering designation of buildings and some interior spaces.