

Date                      October 2008

Project                  Tennessee State University Campus Master Plan

Subject                 6. Physical Master Plan  
                              6.1 Land and Building Use

From                    BKV Group, Inc

To                        Tennessee State University

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The objective of this work element is to provide a clear direction for land and building use as part of the future development for the Physical Master Plan.

## **1. PROPOSED LAND AND BUILDING USE – MAIN CAMPUS**

The Master Plan proposes to maximize infill building sites on the TSU campus, with the intent of strengthening the existing land use precincts. This campus' growth pattern creates a higher, more efficient density and contributes to the formation of organized and well structured outdoor spaces. Future buildings are proposed to be no more than three (3) stories in height to respect the existing campus scale.

The proposed master plan builds on current land use patterns and emphasizes strengthening current precincts. The existing housing precinct on the west side of campus has been expanded to create a larger housing zone, centered around a series of open spaces. Administrative and Support Services remain at the center of campus north of the circular terminus of John Merritt Boulevard. Student Services and Student Life facilities are also centrally located along the major vehicular access at John Merritt Boulevard. In addition, pedestrian walks link the entire campus and are sufficient to serve the additional growth projected as 12,000 students. Athletics and Physical Education complexes remain clustered together along the north end of campus. The physical plant is located in an appropriate space to the north of the academic core. Campus maintenance service is proposed to remain on the northeast side of campus. The eastern portion of the main campus has been expanded and reserved for future academic buildings helping to create a new quadrangle and entry forecourt. The northwest portion of campus has been expanded south towards the main campus, bridging the gap between. The land has been reserved for athletic and recreational related uses.

Refer to the following Building Use Figure 1.

Community development, academic outreach, and recreational development opportunities are also proposed along various portions of the campus periphery. The plan offers economic, social, and environmental improvements for the campus and community. Gateway and economic nodes are proposed along the south side of campus along John Merritt Boulevard, on the north side of campus along Walter S. Davis Boulevard and on the west side of campus (at least as a means of addressing the community's concern about

speed and congestion of TSU students, faculty and staff) along Albion Street. On the northwest end of campus there are some opportunities for community recreation within the campus boundaries.

Surface parking has been located at the perimeter of the main campus so that the center can be reserved for additions to existing buildings, new buildings and open space. The goal was to keep the parking convenient and at the same time create a campus that was geared towards pedestrians. For additional information on parking see Part 6.2 Circulation and Parking Memorandum.

The University Farm is also anticipated to function as it currently exists with the opportunity for future growth and new projects. The University Farm was outside the detailed planning scope of this Master Plan.