



**MIDDLE
TENNESSEE**
STATE UNIVERSITY

MIDDLE TENNESSEE STATE UNIVERSITY
2016 CAMPUS MASTER PLAN

SBC # 166/009-03-2013 • Approved August 11, 2016



EXECUTIVE SUMMARY

Building Key

Key	ID	Building Name
ABER	24-071	Abernathy Hall
ALOF	24-172	Alumni Office
ALUM	24-174	Alumni Relations House
AMG	24-012	Alumni Memorial Gym
BAS	24-091	Business & Aerospace Building
BDA	24-031	Boutwell Dramatic Arts
BH	24-020	Beasley Hall
BLH	24-097	Center for Historic Preservation
BS2	24-213	Baseball Stadium
BRAGG	24-083	Bragg Media and Entertainment Building
BTB	24-059	Maintenance Complex (Bayer-Travis)
CAB	24-034	Cope Administration Building
CH	24-197	College Heights Chapel
CKNB	24-084	Cason-Kennedy Nursing Building
COE	24-229	College of Education Building
COGN	24-124	Central Utility Plant - Cogeneration Plant
CORL	24-040	Corlew Hall
CSB	24-050	Central Services Building
CUP	24-043	Central Utility Plant / Chilling Plant
DH	24-051	Deere Hall
DSB	24-041	Davis Science Building
DYS	24-155	Tennessee Center for the Study & Treatment of Dyslexia

Key	ID	Building Name
EHS	24-025	Ellington Human Sciences
EZEL	24-072	Ezell Hall
FAIR	24-149	Fairview Building
FH	24-017	Forrest Hall
GBS	24-242	Bell Street Garage
GCW	24-244	Champion Way Garage
GH	24-073	Greenhouse
GMB	24-243	MTSU Blvd. Garage
GRH	24-029	Gracy Hall
GREEK ROW	n/a	Greek Row Houses
HAB	24-057	Maintenance Complex (Hastings)
HARR	24-130	Harrison House
HC	24-093	Horticulture Facility
HMA	24-075	Housing Maintenance Annex
HOB	24-056	Maintenance Complex (Holmes)
HONR	24-166	Paul W. Martin, Sr. Honors Building
HTB	24-058	Maintenance Complex (Haynes-Turner)
HTSS	24-190	Dean A. Hayes Track and Soccer Stadium
ING	24-169	Sam H. Ingram Building
JACK	24-003	Tom H. Jackson Building
JCH	24-053	Jim Cummings Hall
JH	24-005	Jones Hall

Key	ID	Building Name
JUB	24-015	James Union Building
JUDD	24-028	Judd Hall
KOM	24-002	Kirksey Old Main
KSHF	24-168	Emmett and Rose Kennon Sports Hall Of Fame
KUC	24-042	Keathley University Center
LH	24-006	Lyon Hall
LIB	24-094	James E. Walker Library
LRC	24-074	Ned McWherter Learning Resources Center
LYTL	24-171	Lytle House (1114 E. Lytle)
MARY	24-026	Mary Hall
MB	24-054	McFarland Building
MC	24-069	Murphy Center
MCH	24-027	McHenry Hall
MCX	24-061	Maintenance Complex (Open Shed)
MEC	24-241	Miller Education Center
MGB	24-076	E. W. Midgett Building
MOH	24-016	Monohan Hall
NICK	24-052	Nicks Hall
OBS	24-194	Observatory
PCS	24-007	Pittard Campus School
PH	24-044	Peck Hall
PHLP	24-088	Project Help

Key	ID	Building Name
PKS	24-158	Parking Services Building
POOL	24-014	Natatorium
PRES	24-001	President's Home
PSB	24-175	Printing Services Building
REC	24-086	Health, Wellness and Recreation Center
REH	24-023	Reynolds Hall
RH	24-004	Rutledge Hall
ROTX	24-010	ROTC Annex
RS	24-191	Recreation Storage
RSBF	n/a	Reese Smith Baseball Field
SAG	24-045	Stark Agribusiness and Agriscience Center
SBCH	24-092	Stephen B. Smith Baseball Clubhouse & Indoor Training
SCB1	24-113	Scarlett Commons Apartment Building 1
SCB2	24-114	Scarlett Commons Apartment Building 2
SCB3	24-115	Scarlett Commons Apartment Building 3
SCB4	24-116	Scarlett Commons Apartment Building 4
SCB5	24-117	Scarlett Commons Apartment Building 5
SCB6	24-118	Scarlett Commons Apartment Building 6
SCB7	24-119	Scarlett Commons Apartment Building 7
SCB8	24-120	Scarlett Commons Apartment Building 8
SCB9	24-121	Scarlett Commons Apartment Building 9
SCCH	24-112	Scarlett Commons Club House

Key	ID	Building Name
SCH	24-024	Schardt Hall
SCI	24-249	Science Building
SCP	24-205	Satellite Chiller Plant
SFA	24-022	Saunders Fine Art
SIMS	24-021	Sims Hall
SMH	24-013	Smith Hall
SSAC	24-245	Student Services and Admissions Center
STA	24-055	Floyd Stadium
STU	24-238	Student Union
SW	24-077	Storage Warehouse
TB	24-106	Telescope Building
TCM	24-089	Telecomm Building
TENN	24-107	Tennis Shelter
TLC	24-070	Tennessee Livestock Center
TODD	24-019	Andrew L. Todd Hall
UP	24-131	University Police
VA	24-080	Vocational Agriculture
VET	24-009	Voorhies Engineering Technology
WANH	24-103	Internal Audit
WC	24-030	Cyber Cafe at Woodmore
WH	24-060	Maintenance Complex (Warehouse)
WLAA	24-037	Womack Lane Apartment A

Key	ID	Building Name
WLAB	24-038	Womack Lane Apartment B
WLAC	24-039	Womack Lane Apartment C
WLAD	24-047	Womack Lane Apartment D
WLAE	24-048	Womack Lane Apartment E
WLAF	24-049	Womack Lane Apartment F
WLAG	24-062	Womack Lane Apartment G
WLAH	24-063	Womack Lane Apartment H
WLAI	24-064	Womack Lane Apartment I
WLAJ	24-065	Womack Lane Apartment J
WLAK	24-066	Womack Lane Apartment K
WLAL	24-067	Womack Lane Apartment L
WMB	24-081	Wright Music Building
WPS	24-008	Wiser-Patten Science Hall
WSBC	24-181	Women's Softball Complex
WSC	24-156	Wood-Stegall Center (University Advancement)

The Building Key provided serves as a reference throughout this campus master plan document for university buildings and their associated abbreviations in the proceeding diagrams.

EXECUTIVE SUMMARY

Introduction

As the largest and oldest public university in the mid-state, Middle Tennessee State University has a long and notable history. The institution was founded in 1911 as one of three state normal schools with a two year program for teacher training. In 1925 the school evolved into a four-year teachers' college offering a Bachelor of Science degree. A Bachelor of Arts degree was added in 1936. The Graduate School was established in 1951 as a response to the needs of the institution's service area. In 1965, MTSU was advanced to University status.

Middle Tennessee State University continued to grow, develop, and add an increasing variety of programs over time. In 1991 MTSU's six schools – five undergraduate and one graduate – became colleges. The Honors Program became a College in 1998, the first in the state to achieve that status. Today the University is composed of eight colleges: Basic and Applied Sciences, Behavioral and Health Sciences, Business, Education, Honors, Liberal Arts, Media and Entertainment, and Graduate Studies.



A Collection of Historical Photos from MTSU's Past





2016 Campus Master Plan

Campus Master Plan Projects

Building Projects	
Key	Project Name
1	Academic Classroom Building
2	Math and Computer Science / ITD Center
3	Concrete Industry Management / Construction Management
4	Chiller Plant Addition
5	Parking Garage 1 / GCW Addition (260 stalls)
6	Parking Garage 2 / Alumni Drive (625 stalls)
7	South Stadium Expansion
8	Outdoor Tennis Facility
9	Recreation Center Second Floor Clinic Addition
10	School of Music
11	Physical Education Learning Activities Addition
12	Engineering Technology
13	Student Dining Center
14	Student Housing 1
15	Student Housing 2
16	Student Housing 3
17	Parking Garage 5 / MT Blvd Garage
18	Parking Garage 3 / Student Housing
19	Facility Support 1 & 2
20	Women's Athletics Quad
21	Parking and Transportation Services Relocation
22	Raider Xpress Facility
23	Indoor Practice Field
24	Practice Field Expansion

Building Projects	
Key	Project Name
25	North Stadium Expansion
26	Honors Living and Learning Center
27	Bragg Media and Entertainment Addition
28	Academic Building 2
29	Performing Arts Center
30	Student Housing 4
31	Rec Center Addition
32	Parking Garage 4 / Facility Support 5
33	Liberal Arts Building
Building Renovations	
A	Davis/Wiser Patten Renovations and Connector
B	Rutledge Hall Renovation
C	Kirksey Old Main Renovation / Support Utility Plant
D	SFA-WMB-BDA Renovation / Life and Wellness Center
E	Jackson Hall Renovation
Open Space and Roadway Improvements	
01	Central Quadrangle Improvement
02	East Quad Expansion - North
03	Old Main Circle Roadway Improvements
04	Alumni Drive Realignment
05	Faulkinberry Drive Realignment / Events Plaza
06	East Quad Expansion - South
07	Recreational Tennis / Handball Courts
08	Stormwater Management Improvements

Building Projects	
Key	Project Name
09	Sinking Creek Improvements
010	Old Main Circle Roundabout / Lytle Street Connection
011	Blue Raider Drive Extension
012	Telecom / Data Infrastructure Improvements
013	Communications Tower Improvements / Future Replacement
Building Demolition	
	Natorium
	Abernathy Hall
	Ezell Hall
	E. W. Midgett Building
	Voorhies Engineering Technology
	Cyber Cafe at Woodmore
	Womack Lane Apartments
	Central Services Building
	Parking Services Building
	Harrison House
	Forrest Hall
	ROTC Annex
	Women's Softball Complex
	Telescope Building
	Peck Hall

The Middle Tennessee State University 2016 Campus Master Plan Update recognizes that since the last master plan was completed in 2007, MTSU has successfully achieved many of its past planning objectives and executed many of its priority improvements. The new plan carries forward past physical and capital planning, identifies campus resources needed to accomplish “The Reach to Distinction, Middle Tennessee State University Academic Master Plan, 2015–2025,” and supports unfolding new institutional goals and initiatives that strive to:

- Enhance academic quality
- Foster student-centered learning
- Leverage resources through partnerships

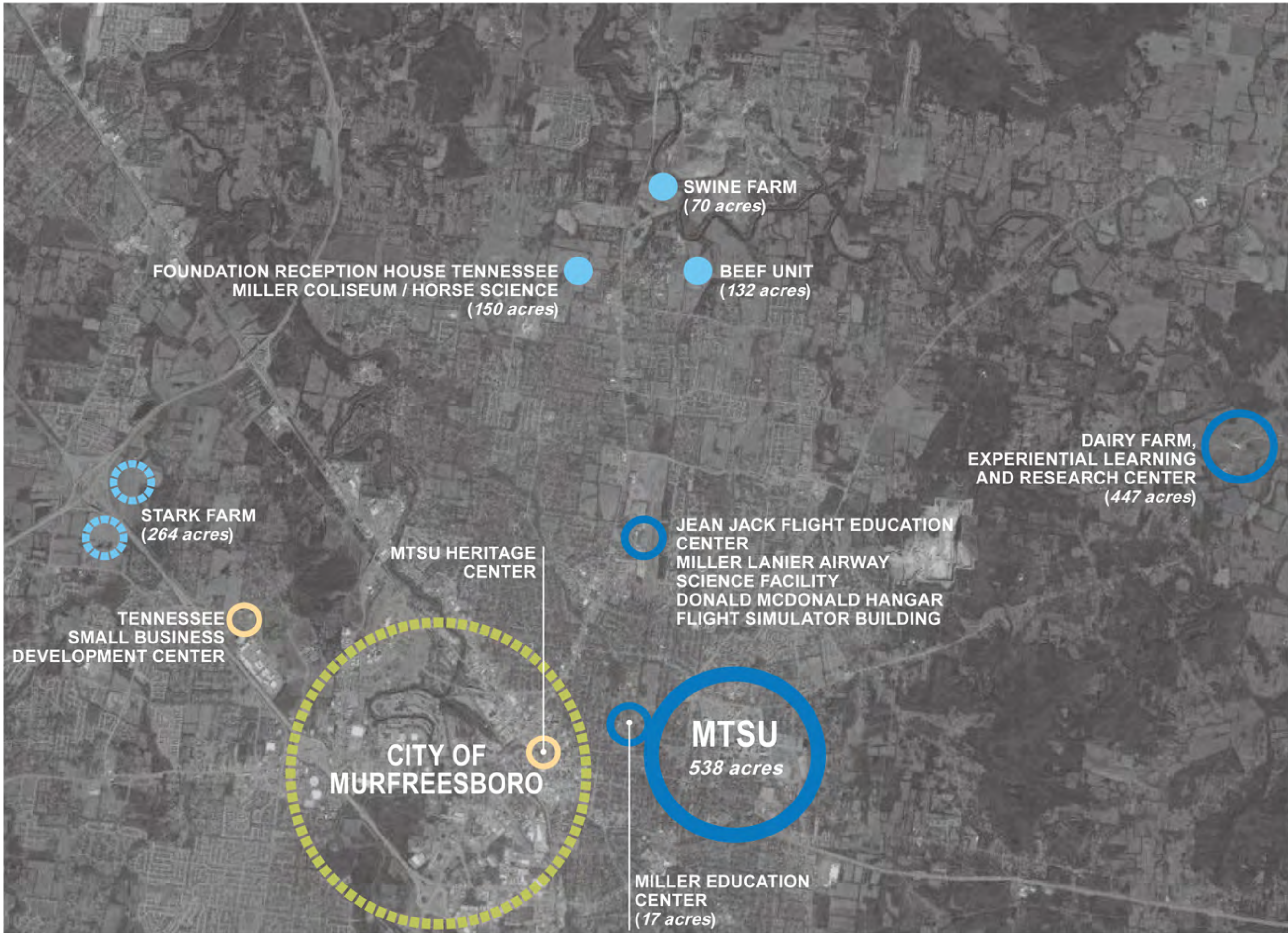
Although MTSU owns many properties dispersed throughout the City of Murfreesboro and Rutherford County, this planning effort has focused on MTSU’s 538 acre main campus. Located in one of the most dynamic and rapidly growing metropolitan regions in Tennessee, MTSU accommodates a diverse student body and anticipates continued student growth over the next decade. With a current student population of almost 23,000 Headcount (HC) and 17,000 on-campus Full Time Equivalents (FTE), the University has projected a target enrollment of 27,000 HC and 19,100 FTE for the this planning cycle. A multi-faceted process for determining the campus facility, open space, and infrastructure needs to support this target has included feedback from a wide cross-section of on- and off- campus focus groups to maximize participation and to build consensus.

Past planning goals have been reevaluated to confirm their appropriateness to guide the development of the 2016 Campus Master Plan. New planning


goals have been included to reflect evolving opportunities and concerns. The proposed planning strategies and recommendations provide a framework for flexible growth that positions MTSU to realize the following outcomes and objectives:

- Envision a new future for the Historic West part of campus by defining renovation and repurposing strategies that showcase MTSU heritage
- Maintain the academic core by locating learning and research facilities within a 10 minute walk
- Use existing campus massing, open space, pedestrian corridors, viewsheds, and street networks to organize infill development
- Enhance campus quadrangles to create learning landscapes
- Distribute parking around the perimeter of the campus
- Promote a pedestrian- and bike-friendly campus and encourage ease of multi-modal movement
- Create cohesive neighborhoods for men’s and women’s intercollegiate athletic programs
- Promote a vibrant Town and Gown experience by strengthening the campus perimeter and promoting campus-supportive development adjacent to campus

The 2016 Campus Master Plan shown in figure 1.2 represents the culmination of the planning process and presents a vision of future campus development. The following text and diagrams provide an overview of existing campus conditions along with corresponding recommendations for future strategic improvements.



UNIVERSITY PROPERTY

-  MTSU PROPERTY
-  MTSU SATELLITE PROPERTIES
-  MTSU LEASED PROPERTIES
-  PROPOSED DISPOSITION

Overview of University Property

Inventory and Analysis

MTSU staff and the consultant team initiated the planning process in June of 2014. A detailed assessment of all physical campus resources was undertaken to understand both existing campus infrastructure needs and the capability of the campus to support future growth. The following campus characteristics were used to guide the development and phasing of the master plan components:

- Current campus land use and surrounding community context
- Current and projected enrollment, staffing, and externally funded research
- Current facility space inventory and utilization
- Current condition and framework of open space, outdoor gathering spaces, and natural areas
- Current pedestrian, bicycle, transit, and vehicular circulation systems along with parking and service capacity
- Current stormwater, civil, and building utility systems

Although university landholdings and programs extend beyond the City of Murfreesboro, MTSU has a designated acquisition zone immediately adjacent to the main campus as well as in Nashville's Music Row for off-campus academic programs and related activities of the College of Media and Entertainment. Additional acquisition area also has been identified for properties surrounding the new Dairy Farm. Since the completion of the 2007 Campus Master Plan, significant property within this zone as well as the Miller Education Center property on Bell Street, has been acquired by MTSU. Proposed new facilities, open space, circulation, parking, and supporting infrastructure improvements defined in this master plan may be implemented



MTSU's Blue Horseshoe in Walnut Grove

on MTSU property. Projects that require space outside the campus boundary may be located on land purchased within approved acquisition areas.

Two additional detailed facility studies provided an essential basis for planning recommendations. Centric Architecture conducted a survey of all existing university buildings to evaluate their physical condition and suitability (or “fit-to-program”) of campus facilities for their current use. After review by MTSU and Tennessee Board of Regents staff, each building was categorized for either continued investment, renovation, repurposing, or replacement and removal from campus to allow for new or better-suited facilities to meet MTSU’s needs. Appendix A – Existing Building Condition describes this review in further detail.

Anderson Strickler conducted a student housing study to determine the need and financial feasibility of additional housing on campus. The Housing Study highlights the results of the survey along with a financial model. Their efforts were based on surveys of:

- Existing MTSU housing styles, offerings, debt, and pricing structure
- Current MTSU student opinions and preferences to understand:
 - Potential unmet needs
 - Housing types that will be most appealing if new student residences are provided
 - Market demand for amenities
 - Competitive pricing structure
- Current off-campus market rates and housing offerings that target MTSU students

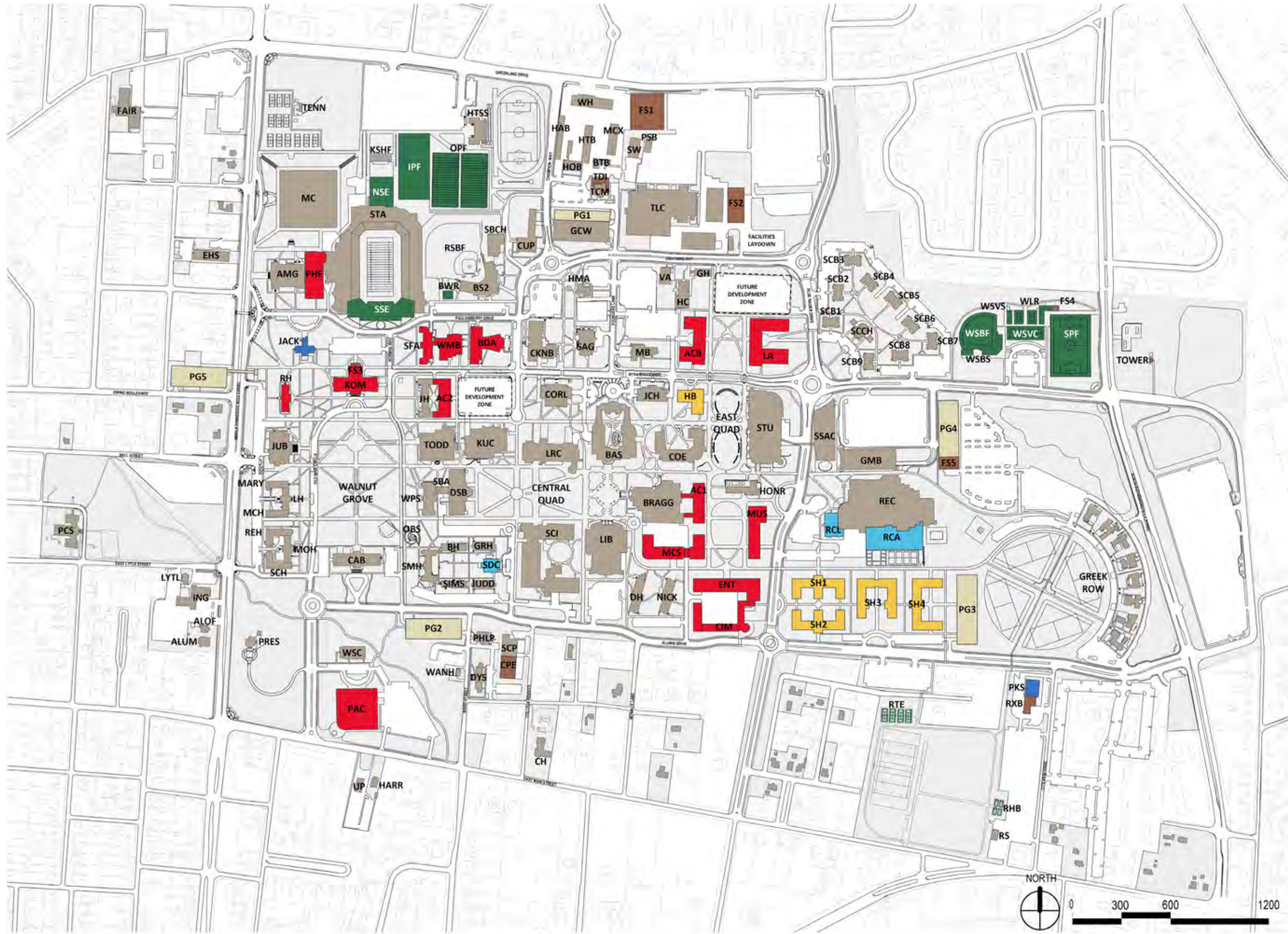
Future Campus

The conceptualization and development of the future campus vision began in August of 2015. The campus space needs assessment provided data-driven recommendations for facility capacity – across all FICM categories – to accommodate projected student enrollment, faculty and staff support, research activity, and residential life. This evaluation considered all academic, administrative, student support and facility support space typologies, as well as their current distribution. It took into account any space scheduled to be removed due to building demolition, any scheduled building renovations or repurposing, and any approved and funded future building projects that would add space to the existing space inventory. Utilizing benchmarks established by Tennessee Higher Education Commission (THEC), the Council of Educational Facility Planners International (CEFPI), and Perkins+Will experience with peer institutions, the study identified a deficit of approximately 522,924 assignable square feet. Based upon this information, the 2016 Campus Master Plan prescribed building sites and improvement strategies for an additional 1,177,609 gross square feet of academic, research, student support, physical education, and facility support facilities needed to overcome existing or future shortfalls in campus facility space. An additional 1490 parking spaces have been accommodated to maintain a headcount/stall ratio of 52%. Over 700 beds have been added to permit the phased replacement of Rutledge and Womack Lane units and accommodate additional on-campus housing demand to reach a total capacity of 3,802.

The 2016 Campus Master Plan diagrams integrate all facility, open space, and infrastructure improvements identified by the campus analysis and space needs assessment. Individual precinct plans and a campus Revit model

define and locate facilities that accommodate projected student growth while at the same time strengthening the student experience, neighborhood image and identity, and sense of community within the campus. Outdoor gathering spaces and multi-modal transportation enhancements are intertwined with these facility improvements to connect programs and effectively incorporate them into the existing campus fabric. This envisioned campus development framework - and its coordination with campus infrastructure systems - allows for manageable and sustainable growth that creates a welcoming experience, recruits and retains a successful academic community, and strengthens public and private interaction and partnerships.

The prioritization of projects outlined in the 2016 Campus Master Plan has been carefully considered and developed to lessen the impact of removing space from the current facility inventory. All recommendations adhere to the premise that replacement space must be provided prior to the demolition of that space. Ancillary projects, such as parking, roadway, and open space improvements, are also prioritized and integrated with planning for major capital requests. Implementation goals and objectives balance the individual needs of new projects and programs with those of the campus as a whole. Although all major campus improvements have been envisioned within three major phases, their siting and preliminary design is meant to be flexible in order to allow projects to either move up or down in priority as funding becomes available.



BUILDING USE

- EXISTING UNIVERSITY BUILDING
- INSTRUCTIONAL CLASSROOM/LAB & ACADEMIC OFFICE
- ADMINISTRATIVE/ UNIVERSITY OFFICE SPACE
- STUDENT RESIDENCE
- STUDENT LIFE
- ATHLETICS
- RECREATION
- SUPPORT SERVICES/ PHYSICAL PLANT
- PARKING GARAGE

** See Building Key on Pages 1-2 for Building Abbreviations and Building Names*



Building Use