



THE UNIVERSITY OF TENNESSEE

MARTIN

2015 Campus Master Plan Refinement



May 13, 2016

CENTRIC
ARCHITECTURE

University of Tennessee at Martin

2015 Campus Master Plan Refinement Summary and Recommendations

The University of Tennessee at Martin provides high-quality undergraduate and graduate educational programs to West Tennessee and beyond. From the founding in 1900 of Hall-Moody Institute, through the establishment in 1927 of UT Junior College, to today's status as a comprehensive public university, UT Martin is committed to preparing students for success in the global economy.

The main campus is located in Northwest Tennessee about 125 miles northeast of Memphis, 150 miles northwest of Nashville and 60 miles north of Jackson. Extended-campus teaching centers in Jackson, Parsons, Ripley, and Selmer, and dual-enrollment course offerings in Tennessee high schools, bring UT Martin academic programs to people across West Tennessee. UT Martin is home to UT Online, the University of Tennessee's online programs for both undergraduate and graduate education.

UT Martin's investment in its faculty and instructional technology is helping to ensure that the university's graduates are prepared to meet the challenges in an international economy. The state-of-the-art Instructional Technology Center, located in the Paul Meek Library, brings instructional technology capacity to all university faculty members.

Outside the classroom, UT Martin students have multiple opportunities for involvement in the university community. More than 100 organizations are available for students to join including academic clubs, honor societies, service groups, student government, fraternities and sororities, and special student associations. The Office of Campus Recreation offers many on- and off-campus recreational opportunities, while the university's Department of Visual and Theatre Arts offers ongoing cultural events to the region.

The primary purpose of UT Martin is to provide a quality undergraduate education in a traditional collegiate atmosphere characterized at all levels by close collaboration among students, faculty and staff. In addition, the university is dedicated to meeting lifelong educational needs by providing graduate programs, distance-learning opportunities and other creative endeavors. Furthermore, the university is committed to advancing the regional and global community through scholarly activities, research and public service.

In 2015, a Campus Planning Committee was established to assist in the planning and execution of a Master Plan Refinement for UT Martin. A planning team, led by Centric Architecture, was selected to create the plan under the direction of Interim Chancellor Robert Smith. The planning process included input and participation from a wide range of stakeholders including university administration, academic leadership, student life leadership, sports and recreation leadership, faculty, staff, and students. In addition, external stakeholders including alumni, community members, and the City of Martin

representatives were invited to participate in planning sessions, focus group meetings and an open house where the draft plan was presented and feedback solicited.

The **Campus Master Planning Teams** are as follows:

UT Martin Executive Team

Bob Smith	Interim Chancellor
Jerald Ogg	Provost and Vice Chancellor for Academic Affairs
Nancy Yarbrough	Interim Vice Chancellor for Finance and Administration
Margaret Toston	Vice Chancellor for Student Affairs
Andy Wilson	Vice Chancellor for University Advancement
Victoria Seng	Associate Vice Chancellor for Academic Affairs and Dean of Graduate Studies
John Abel	Assistant Vice Chancellor for Student Affairs
Petra McPhearson	Director, Budget and Management Reporting
Tim Nipp	Director, Physical Plant Administration
Roberto Mancusi	President, Faculty Senate
Jamie Mantooth	Executive Director, Enrollment Services and Student Engagement
Bud Grimes	Chief Communications Officer, University Relations
Edie Gibson	Executive Assistant to the Chancellor

UT System Administration Representatives

Robbi Stivers	Executive Director, Capital Projects
Tony Hopson	Director, Real Estate and Space Administration

UT Martin Stakeholder Team

Lynn Alexander	Dean, College of Humanities and Fine Arts
Tommy Cates	Executive Director, Extended Campus and Online Studies
Ross Dickens	Dean, College of Business and Global Affairs
Rich Helgeson	Dean, College of Engineering and Natural Sciences
Cindy West	Dean, College of Education, Health, and Behavioral Sciences
Todd Winters	Dean, College of Agriculture and Applied Sciences
Julio Freire	Director, Intercollegiate Athletics
Brad Burkett	Associate Director, Physical Plant Administration
Kelli Barnes	Office Manager, Office of Housing

Alumni and City of Martin Representatives

Brad Thompson	Director, Economic and Community Development, Martin, TN
Jennifer Hampton	Financial Consultant, Edward Jones, Martin, TN

This Master Plan is a refinement of the 2010 Master Plan and provides a 20-year planning horizon. The plan identifies actions to meet the vision, goals, and objectives of UT Martin.

Goals and Objectives

A Campus Master Plan responds to the policy directions set by the University and the changing needs of the students and faculty in this educational environment. After numerous meetings with students, faculty and staff, a set of specific principles to guide this 2015 Master Plan Refinement effort include:

1. Creating a Robust on-Campus Community of Students
2. Improving the Campus Visual Experience
3. Reinforcing “Town & Gown” Relationships
4. Branding and Communicating the UT Martin Experience

In light of the principles outlined above, refinements have been made to the 2010 Master Plan updates and recommendations.

The existing UT Martin Master Plan serves as a blueprint for rational building expansions and site improvements that preserve and renew existing facilities and reinforce the positive aspects of the campus. The following overarching goals of the existing 2010 Master Plan Update remain valid:

- Define current and future facility needs, including renovations, expansions and new buildings that enhance the quality academic programs and support campus community life issues.
- Develop facilities to support UT Martin’s mission of enhancing the educational, cultural and economic life in the region and serving as a focal point for a range of programs and services.
- Provide an overall impression of quality in all aspects of the campus, allowing UT Martin to recruit and retain the highest quality students and faculty.
- Provide a variety of options for housing to attract and maintain students while supporting and promoting a sense of community interaction on campus

UT Martin Fall 2015 full-time equivalent enrollment (FTE) was approximately 5,802 undergraduate students, a decrease from 6,696 FTE in Fall 2010. The University has implemented a comprehensive plan to recruit and retain students who will flourish in the high-quality undergraduate and graduate education programs offered. Recruitment efforts include attracting students from West Tennessee and beyond to encounter the UT Martin experience, including the vision of an engaged living-learning environment. Construction and renovations are underway to improve the existing facilities.

Facility Use and Conditions

Facilities on the UT Martin campus vary in their existing condition, age of construction, and functional use. The campus has experienced recent renovations, additions, and new facility construction over the recent years. There are 99 buildings and approximately 2,470,000 gross square feet of owned facilities on campus, which include classrooms, labs, research, office, library, special use, athletic, recreation, residential, agricultural, and support services.

A series of facility assessments conducted by the UT Martin Facility Planning Department during the timeframe of 2008-2011 revealed approximately 444,000 square feet of space as critical, potentially critical, or demolition. Efforts are continually underway to correct deficiencies and provide building system improvements through the UT Martin capital maintenance program. New facilities and additions will be needed to meet the needs of students.

Building	Square Footage	Rating
Communications Building	7,704	Demolition
Clement Hall	101,141	Critical
Ellington Hall	105,829	Critical
Graham Stadium	8,419	Potentially Critical
Heating Plant	6,701	Potentially Critical
Holt Humanities Building	65,072	Potentially Critical
Johnson EPS Building	95,403	Potentially Critical
Maintenance Center	14,899	Potentially Critical
Martin Machinery Shop	8,064	Critical
McCombs Center	9,857	Potentially Critical
Physical Plant Warehouse	12,710	Potentially Critical
Sociology Building	8,264	Critical
Total	444,063	

Ellington Hall was the only residential complex that was assessed during the 2008-2011 UT Martin Facilities Assessment. Ellington Hall was assessed a rating of “critical”. Although Browning Hall, Cooper Hall, Grove Apartments, and University Courts were not formally assessed, their rating would most likely be similar to Ellington Hall. University Village Phase I and II were recently constructed within the last 10 years and would most likely receive a formal assessment of “adequate”.

The following paragraphs provide additional information on space needs, proposed new facilities, renovations, additions, site and open space upgrades. The following paragraphs also provide a summary of plans for student housing.

Academic Space Needs

In 2009, THEC issued new “space guidelines” designed to compare academic space needs among Tennessee public universities. The formula uses class size and number of course sections matched with the prescribed space standard to determine how many square feet of classroom space is needed. A similar formula is used for scheduled lab space but the sections are categorized by discipline since the size of labs required for various disciplines can vary significantly. Space for open laboratories is simply a function of FTE enrollment.

Though this space standard formula lends some perspective to the situation, unfortunately, there are also aspects of space management that may not be adequately addressed. For example, every campus must have surge space to use for departments having to vacate their normal facilities due to major renovations or new construction. More typical than not, the temporary spaces used for this purpose are not ideal in terms of efficiency or function, but they are ‘made to work’ for the temporary situation. However, the space guidelines do not handle these highly inefficient spaces separately from properly designed and used spaces. Additional challenges with the space formula include the lack of (1) a qualitative deflator for older, unrenovated space that no longer meets the current pedagogical needs but is still in use, and (2) special allowances for disciplines which require dedicated classrooms or distinctly different space requirements such as music, art, engineering, agriculture, and business. For campuses that offer many or all of the disciplines with special space needs, the overall results can become skewed.

The following summarizes the surplus of deficit of net assignable square footage of space based on space type:

Space Type	Needed per THEC Guidelines Based on 2015 Enrollment	Exist E&G	Rated Demolition, Critical or Potentially Critical	Surplus/(Deficit)
I - Classrooms	71,982	85,569	41,622	-28,035
II - Lab / Studio	75,116	93,070	29,609	-11,655
III - Open Lab	24,235	23,080	13,429	-14,584
IV - Research	208	12,484	4,244	8,032
V - Office	146,610	152,416	59,682	-53,876
Totals:	318,151	366,619	148,586	-100,118

In the existing buildings, approximately 41% of the net assignable square footage in the categories above was rated as demolition, critical, or potentially critical. This results in a space deficit in four of the five space type categories. Without significant investment in deferred maintenance and construction of new facilities, this deficit will only grow larger.

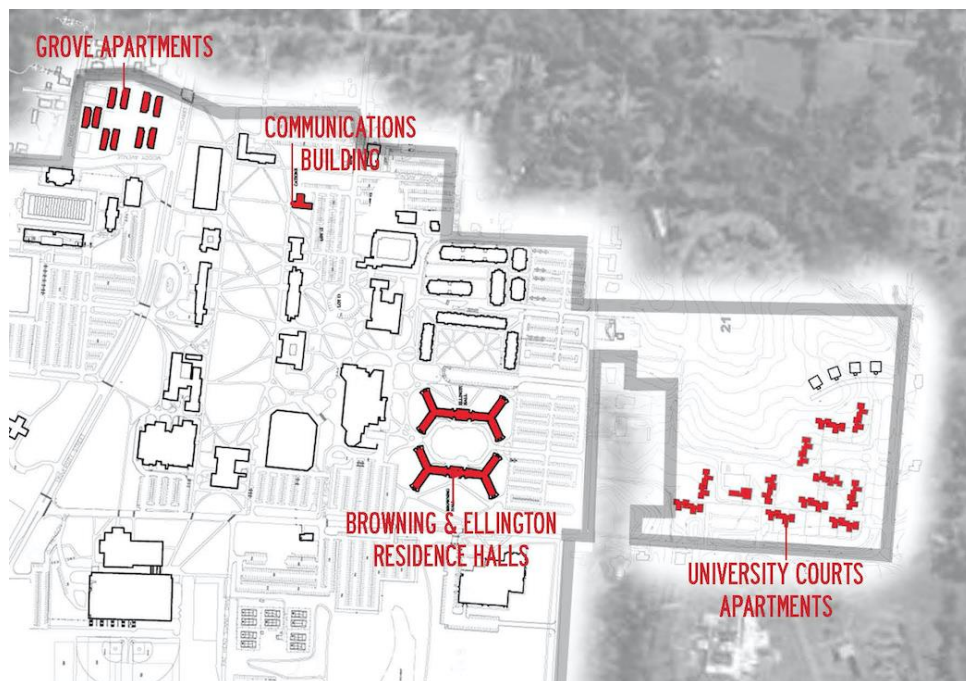
Facility improvements are currently being made on the campus. Construction is underway on new facilities at Skyhawk Stadium, Boiling University Center's new Student Welcome Center, Clement Hall's new Student Services area, and Sorority Lodges. Fund-raising is advancing for a new Engineering and Science Building and a Performing Arts addition to the Fine Arts Building. Recent safety improvements have been made at crosswalks along University Street.

2015 Master Plan Refinements and Recommendations

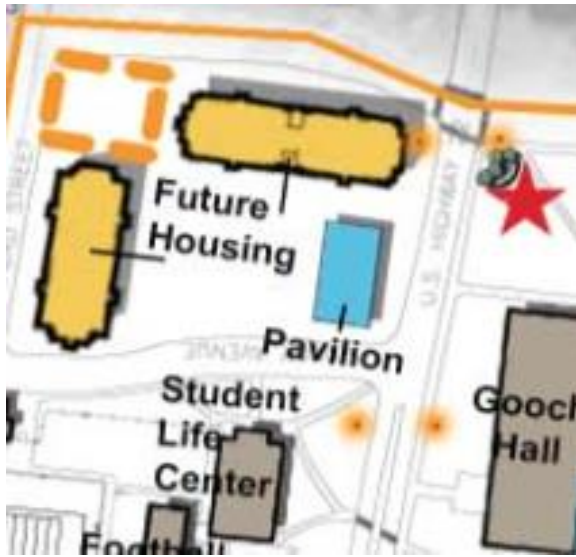
A summary of major Master Plan updates including building/renovation projects, adjacent land purchases and site improvements are identified as follows:

- **Student Housing** plays an important role in recruitment and engagement of students in the life of the campus community. A **Comprehensive Housing Plan**, completed in July 2015, recommends a reduction in housing inventory and an enhancement of facilities and activities engaging students in the on-campus residential experience. In this comprehensive housing plan, alternative scenarios for financial and strategic repositioning of campus housing are outlined.

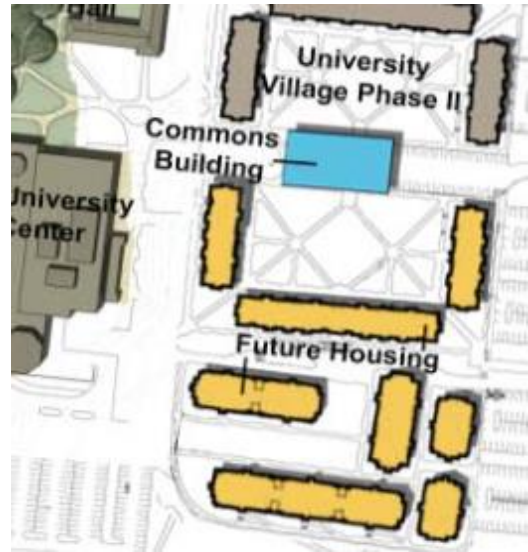
UT Martin has 2,350 beds available for student use. In spring of 2016, students utilized 1,663 of these available beds. Over a ten-year period, the University has established a target of 2,600 beds available for student use. Consistent with the University's plan, Ellington Residence Hall (502 beds), Browning Residence Hall (499 beds), University Courts (148 beds) and Grove Apartments (87 beds) are to be removed and replaced in an orderly sequence based on campus needs and student growth.



University Buildings Slated For Removal

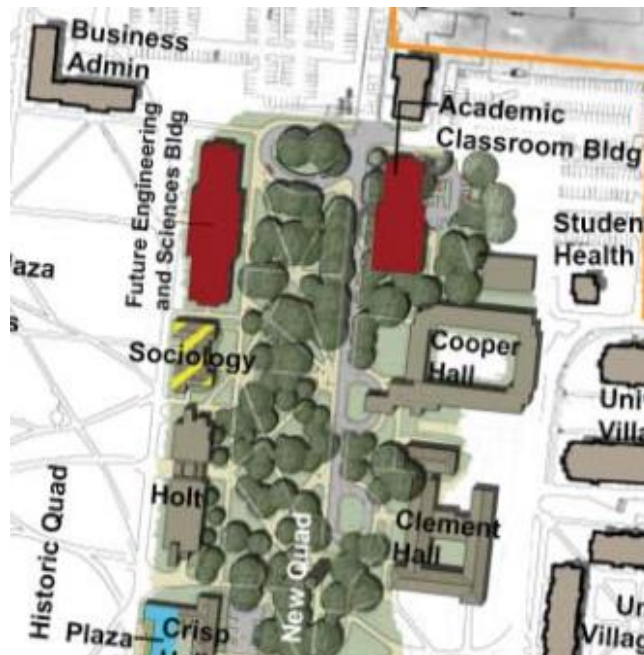


**Future Housing -
Grove Apartments Site**

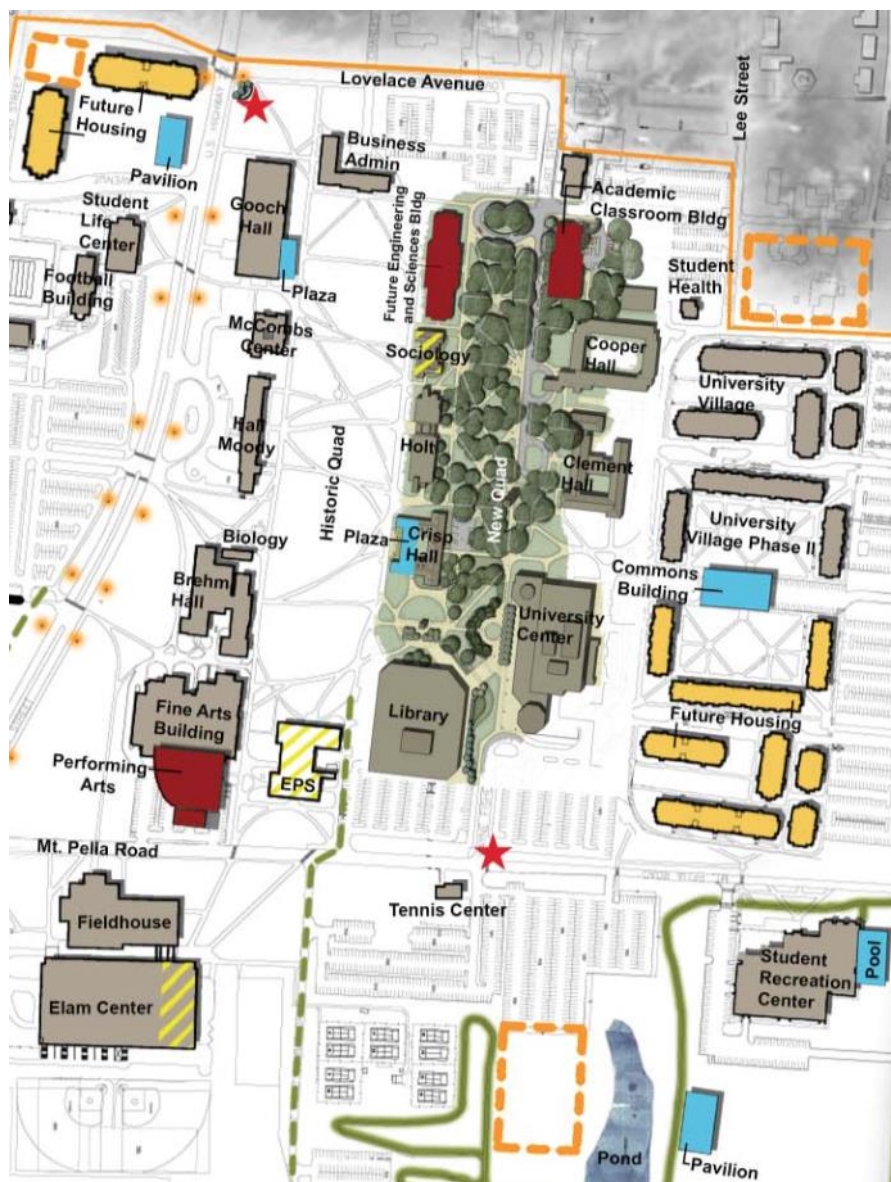


**Future Housing -
Browning and Ellington Sites**

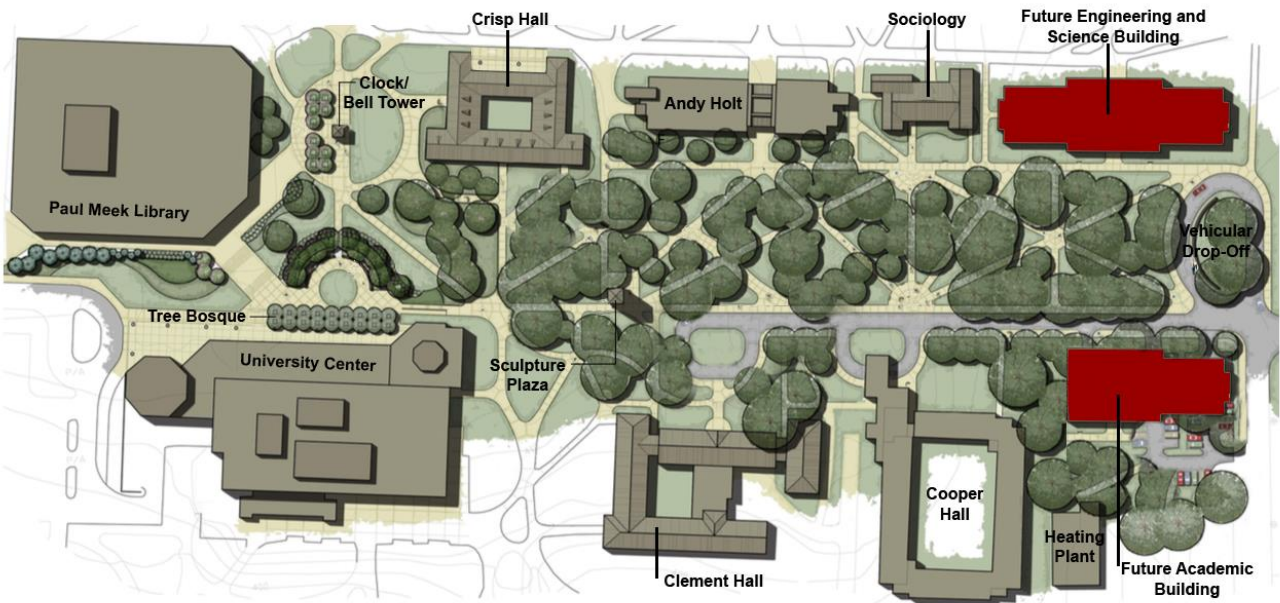
- **New Classroom/Laboratory Buildings** will be required to support future growth. The master plan has strategically located two new building footprints on the eastern edge of the campus. These building locations will reinforce the edge of the existing historic quadrangle and help define the boundaries of the new quadrangle. At 8,000 FTE, the University will need an additional 120,000 SF of Classroom, Laboratory and Office space to meet THEC formula requirements. The first new building is slated for Engineering and Science programs.



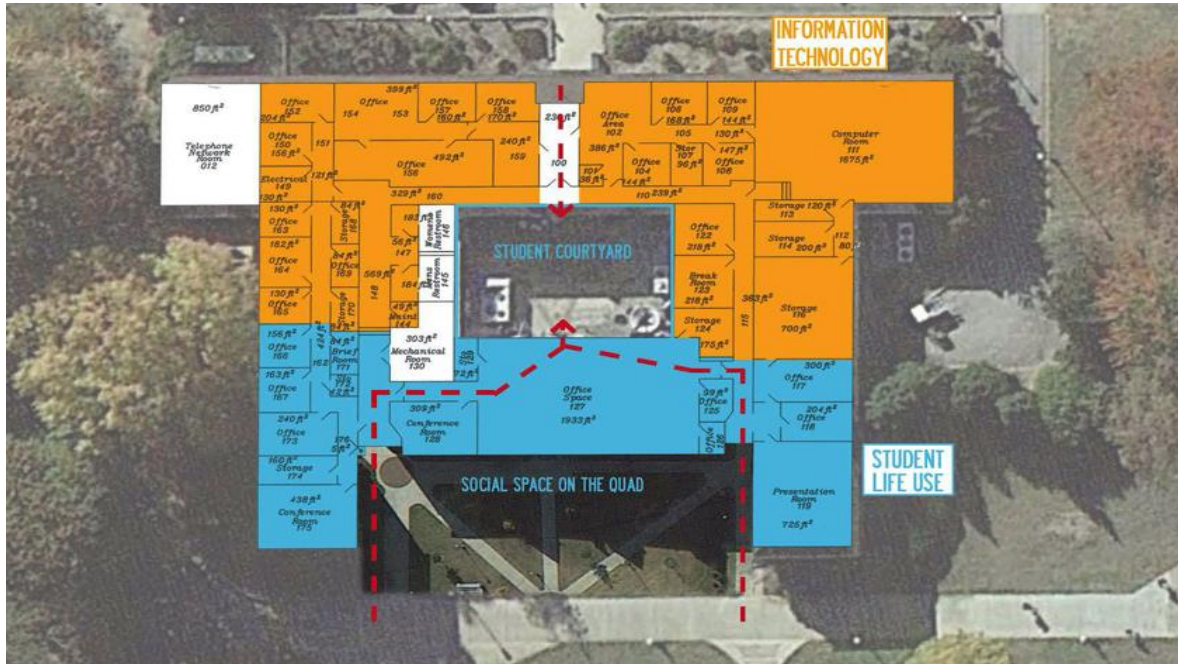
- Student Life facilities**, shown in Blue, are needed to support University recruitment and growth as an engaged living learning campus environment. In the fall of 2016, six or more living learning communities are planned for Cooper Hall. An extended-hour **Student Commons Building**, located between University Village II and future housing, is projected to include an alternative food service, state-of-the-art game room, bowling alley, flexible student social space and late night convenience store. Two open air **Student Life Pavilions** are planned for the campus. One pavilion is located near the future housing on the Grove Apartment site. This pavilion will support general outdoor student activities including student pre-game football assemblies. A second pavilion is located on the walking track and can serve as an outdoor classroom for organized recreational events and on-campus community activities. Additional Student Life activity areas are planned at Crisp and Gooch Halls.



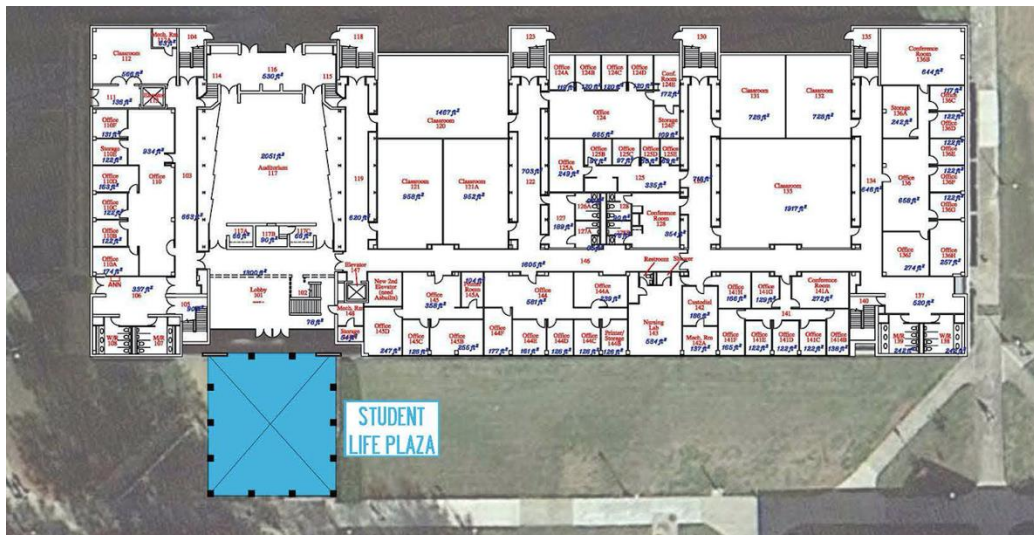
- **The Joseph E. Johnson Engineering/Physical Sciences Building (EPS)** presently houses Engineering; Computer Science; Chemistry and Physics; and Agriculture, Geosciences, and Natural Resources programs. With the future Engineering and Sciences Classroom/Laboratory Building complete, Engineering and Natural Science programs will vacate EPS allowing Agriculture and Applied Sciences programs to utilize the vacated space for additional classroom and much needed student labs.
- The **Historic Quadrangle** with its heavy tree canopy and abundant shade adds significantly to the atmosphere of the campus. Together, mature trees, accent plantings and grass lawns create a special and comfortable place for relaxation. To allow students to engage with this historic quadrangle, areas within and around Crisp Hall and Gooch Hall are transformed into areas for student gathering.
- A **New Quadrangle** can be realized by removing a majority of the parking spaces from the heart of campus circled by Crisp Hall, Boling University Center, Holt Humanities Building, Sociology Building, Clement Hall, and Cooper Hall. The proposed Engineering and Science building is sited to define an edge to this new quadrangle. This area contains existing mature trees and with the addition of student nodes, a sculpture plaza and/or bell tower, this open green space can visually join the heart of the campus. Low maintenance attractive plant material supporting sustainable landscape practices is to be incorporated in this new quadrangle. Expanding existing parking lots and acquiring adjacent land parcels for additional parking can accommodate the displaced parking.



- Crisp Hall** is located in the middle of a major campus pedestrian circulation path with visual connection to Meek Library, Boling University Center and entrances on the new and historic quadrangles. Presently, Campus Security and Information Technology Services occupy the building. The Master Plan recommends a portion of the building's interior, the underutilized internal courtyard, and the outside grounds facing the Historic Quadrangle, be transformed into **student life activity areas**. Information Technology Services would remain in Crisp Hall. Campus Security would relocate to the Hall-Moody Administration Building occupying space vacated by Student Services.



- Gooch Hall** is the largest academic building on the UT Martin campus. The Master Plan recommends extending the lobby into a redesigned entry plaza with a protective canopy. Outdoor furniture, wireless connections, appropriate lighting and a coffee/snack service would create a gathering and lounging space on the historic quadrangle for students and faculty.



- **Sororities and Fraternities** should continue to plan and construct future housing and/or meeting facilities on building sites adjacent to the existing University Courts Apartments. Presently, four sorority lodges are under construction in this area. Many of the fraternities are decentralized on the edges of the campus, some along University Street toward Martin downtown and two along Hannings Lane. Consolidating the Greek facilities would help in creating a campus community and supporting the University's desire for more robust weekend campus experiences.

The University should acquire additional property on Hannings Lane to provide future pedestrian and vehicular access from the University Courts Apartments site to the main campus. As the University grows, the University Courts Apartments site can be used for future campus housing, parking and open space.



- **Ceremonial Gateway** entrances are proposed at major vehicular and pedestrian entrances to the campus including Mt. Pelia Road at University Street. This intersection serves as the major vehicular entrance into the core of the campus and **Welcome Center** inside the Boling University Center. Pedestrian entrances into the main campus can be marked with UT Martin branded pillars. These additions will help to strengthen and define campus boundaries and project a sense of arrival for vehicles and pedestrians entering the campus.



Ceremonial Entrance at University Street and Mt. Pelia Road

- Pedestrian/Vehicular Safety and Access Improvements** are proposed along University Street and Mt. Pelia Road. With the help of a grant, the City of Martin has installed new pedestrian sidewalks and decorative lighting with adjustable signage along University Avenue from downtown Martin to the edge of University property at Lovelace Avenue. It is proposed that this sidewalk, decorative lighting and signage scheme be continued from Lovelace Avenue to Skyhawk Parkway. Along Mt. Pelia Road, safety improvements include pillar signage at Boling University Center entrance and ADA approved pedestrian crosswalks across Mt. Pelia Road.



New Ceremonial Entrances Shown At Red Star Locations



Pillar Entry and Cross-walk at Skyhawk Parkway



Signage and Cross-walk at Mt. Pelia Road

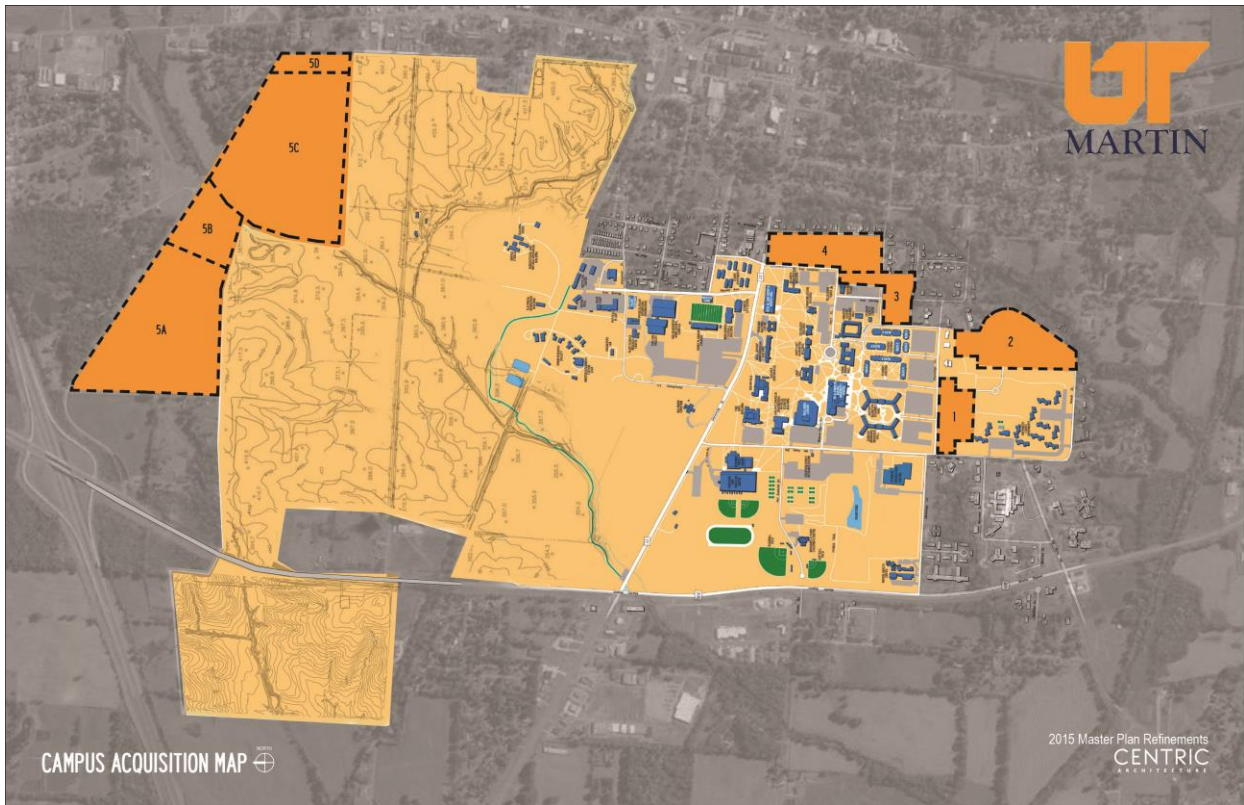


Pillar Entry and Cross-Walk at University Street



Pillar Entry at Skyhawk Parkway and University Street

- **Land Acquisition of parcels 1, 2, 3 and 4** would allow for future building footprints, enhanced campus edges, and offer strategic locations for new and displaced parking. Acquiring **parcels 5 A-D** would support the University's Agriculture program well into the future.



- The University-owned 74 acre **Courtright Rd Property** has the potential to become a site for a future horse arena supporting the cultural and economic life in the region. This location offers ease of access from Martin Bypass for large semi-trucks, trailers and automobiles.



- The **Elam Center Pool** went through a major renovation in 2004 and is in need of a renovation now. The University should consider filling in the existing pool and repurposing this enclosed area for indoor student athletic and recreational use. A new indoor pool facility would be installed adjacent to the Recreation Center.



- The **Communications Building** is small, is in need of repair and is slated for removal. The footprint of the new Engineering and Science building is planned for this area.
- The **Sociology Building** is a candidate for renovation and code upgrade to support its long-term use as a classroom and faculty building.

UT Martin Master Plan Perspective



Major Site Plan Elements Include:

- Future Engineering and Science Building, Performing Arts Facility, Equestrian Pavilion and Academic Classroom Building (Red)
- Future Student Outdoor Pavilions, Indoor Pool, Student Commons Building and Student Plazas (Blue)
- Future Student Housing (Yellow)
- New Quadrangle, New Parking

UT Martin Master Site Plan Drawing



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