WELCOME
HOW TO GET INVOLVED

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TODAY’S MEETING

AGENDA:

01. Welcome

02. Project Overview
   • Schedule overview
   • Overview of THEC & UT Martin components
   • Work in progress:
     • Student Life Assessment
     • Space Assessment
     • What we are doing today
     • Big Ideas: Phase 2 – generating concepts!
     • Sneak peak of Campus Survey results

03. Today’s Interactive Exercise
   • Breakout room [60 mins]
     • Concept Development!
   • Review [15 mins]

04. Next Steps

120 mins total
PROJECT OVERVIEW
**PROCESS OVERVIEW**

01 Visioning and Analysis
- Oct ‘21 – Dec ‘21
  - Gathering information
  - Visioning and Listening Workshops
  - Mapping existing conditions of physical campus
  - Outline Vision and Goals

02 Concept Development
- Jan ‘22 – March ‘22
  - Ideating for the future
  - Big Ideas Workshops
  - Create Site Plan Concepts and Alternatives

03 Refine and Finalize
- March ‘22 – May ‘22
  - Create Project Lists
  - Finalize Concept Synthetization, Implementation Phasing Plans and Capital Improvement
  - Cost Estimates for Priority Projects

04 Documentation and Approvals
- May ‘22 – Sept ‘22
  - Final Presentation to Campus Community
  - Final Report
  - Final Approval
### THEC & CMP COMPONENTS

<table>
<thead>
<tr>
<th>Campus Master Plan Components</th>
<th>THEC Components</th>
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<tbody>
<tr>
<td>Community</td>
<td>Land Acquisition</td>
</tr>
<tr>
<td>Facilities + Infrastructure</td>
<td>Space Needs</td>
</tr>
<tr>
<td>Connectivity + Accessibility</td>
<td>Facilities Condition</td>
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<tr>
<td>Open Space, Athletics + Recreation</td>
<td>Infrastructure</td>
</tr>
<tr>
<td>Student Life + Amenities</td>
<td>Security</td>
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<td>Academic Success</td>
<td>Site Considerations</td>
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<td>Athletics &amp; Recreation</td>
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<td>Student Services</td>
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<td>Housing &amp; Dining</td>
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<td></td>
<td>Enrollment</td>
</tr>
</tbody>
</table>
STUDENT LIFE PROGRESS

Boling University Center / Dining

Student Input
• Good amount of student traffic downstairs, very transactional,
• Upstairs not used very often,
• UC programs need more visibility,
• Need to know where things are in the UC,
• Great outdoor area outside UC (Quad),
• Need a more student-friendly environment (hang-out space).

Key Strategic Questions / Issues
• Positive relationship w/ Library,
• Importance of Ballroom to campus and community,
• Parts of building heavily underutilized,
• Lack of “see and be seen space”
• Programmatic challenges:
  o Limited social space (quantity and quality)
  o Tight seating capacity at retail
  o Multicultural Center,
  o Additional food service in Library
Programmatic Ideas for Consideration

- Move Bookstore out of University Center and convert the space into Student Lounge (“see and be seen space”).

  OR

- Reduce the Bookstore size / combine with Computer Store. Provide Student Lounge space.

- Provide Multicultural Center (1,100 SF)
- Provide E-Gaming Suite (2,500 SF)
- Provide Foodservice capacity in the Library (100 seats; 4,000 sf)
Student Input

- University Village I – “nicest” on campus,
- UV I and UV II – not enough parking, some parking poorly lit,
- Cooper Hall – great atmosphere, like the courtyard, maintenance issues (old building), not enough laundry space (only one room),
- Ellington Hall – comfortable, good value, well-kept, not enough outlets in Browning and Ellington,
- “Could the affordable options be nicer”?
- Off-campus market: many options,
- Cost: 2-bedroom units: $600/month + utilities

Key Strategic Questions / Issues

- Projected enrollment: 25% growth over the next 10 years
- Realistic sizing of the system capacity
- Maintaining variety of unit types and price points
- University Courts: poor physical condition but very affordable apartment-style offering

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### Occupancy Classification

<table>
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<tr>
<th>Classification</th>
<th>Fall 19</th>
<th>Spring 20</th>
<th>Fall 20</th>
<th>Spring 21</th>
<th>Fall 21</th>
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<td>Freshmen</td>
<td>906</td>
<td>615</td>
<td>783</td>
<td>418</td>
<td>833</td>
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<td>Sophomore</td>
<td>339</td>
<td>443</td>
<td>346</td>
<td>327</td>
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<td>Junior</td>
<td>253</td>
<td>271</td>
<td>218</td>
<td>248</td>
<td>229</td>
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<td>Senior</td>
<td>194</td>
<td>260</td>
<td>104</td>
<td>207</td>
<td>221</td>
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<td>UG Special/Post Bac (06, 07)</td>
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<td>10</td>
<td>0</td>
<td>1</td>
<td>7</td>
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<td>Graduate (08, 09, 10, 11, GR)</td>
<td>6</td>
<td>7</td>
<td>3</td>
<td>3</td>
<td>13</td>
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<tr>
<td>Other (Faculty, Staff, Retired, Non Enrolled, etc.)</td>
<td>31</td>
<td>15</td>
<td>15</td>
<td>16</td>
<td>27</td>
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</table>

| Total                        | 1241    | 1621      | 1549    | 1220      | 1643    |

<table>
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<tr>
<th>Occupancy by Term</th>
<th>77%</th>
<th>72%</th>
<th>69%</th>
<th>54%</th>
<th>73%</th>
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<tr>
<td>Average Annual Occupancy</td>
<td>75%</td>
<td>61%</td>
<td>NA</td>
<td>NA</td>
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</table>
Programmatic Ideas for Consideration

- Take Browning Hall offline / demolish (loss of 528 beds)
- Take University Courts offline / demolish (loss of 161 beds)
- De-densify Ellington Hall (loss of 26 beds, 5% of capacity)
- Total loss of 715 beds; 1,540 beds remaining

If 1,600 beds targeted (60 new beds needed):
  - Provide 60 new beds in townhouse configuration

If 1,800 beds targeted (260 new beds needed):
  - Provide 260 new beds in apartment and/or townhouse configuration
    OR
  - Provide:
    - 130 new beds in suites and
    - 130 beds in apartments/townhouses
Student Input

- Highlight of campus tour (in addition to UV2), “big deal,” big part of student life offerings,
- Great amenities, students utilize it a lot,
- Can be intimidating to some students,
- Good classes offered (yoga, etc.),
- Some student go off campus to have more options (The Sideline, Fitness 1440).

Key Strategic Questions / Issues

- Appropriate building size (95,000sf) and programmatic offerings,
- Good recruitment and retention asset,
- 50m pool at Elam Center
STUDENT LIFE PROGRESS

Programmatic Ideas for Consideration

• Replace Elam Center pool w/ a new 25-yard, 8-lane pool at Student Recreation Center

• Convert Elam Center pool space into Multi-purpose Court (indoor turf)

• Consider functional / cross-training area
STUDENT LIFE PROGRESS

Other Student Life Priorities

- New Student Health & Counseling Center (5,100 SF)
- Pacer Pond Pavilion (outdoor programming space)
- Outdoor basketball courts near Elam Center
- Renovate University Center North Pavilion (outdoor programming space)
- Demolish Grove Apartments and convert site to green space and outdoor stage / programming space
SPACE ASSESSMENT PROGRESS

Key Planning Assumptions

• Study Timeframe:
  o Ten years to the year 2031
  o Fall 2021 used as the baseline

• Enrollment Growth Projections:
  o Developed using trend analysis from historical enrollment data
  o Ten-year aggregated growth for existing programs and new academic programs – 25%
  o Growth rates to be applied for each academic department

• Personnel Projections
  o Future staffing needs is incorporated only from new academic programs. Student service-related changes based on proportionate planned enrollment growth.
  o Changes in administrative personnel derived from stakeholder discussions.

• Other:
  o Incorporated space inventory changes from system upgrade at Clement Hall and Hall-Moody Administration Building, as well as the addition of the new Latimer Building and the reassignment/reuse of the Johnson EPS Building.
  o Apply THEC space planning guidelines with a blending of these criteria and factors. Modify the guidelines to fit the culture and operations of UT Martin and each academic department.
  o Provide a student engagement research component in addition to the typical lab-based research needs to allow for a flexible collaboration type of space for STEM and non-lab-based disciplines.
SPACE ASSESSMENT PROGRESS

New Academic Program Initiatives

**College of Agriculture and Applied Sciences**
- Family and Consumer Sciences
  - Food Science

**College of Business and Global Affairs**
- MBA Human Resources
- Data Analytics

**College of Engineering and Natural Sciences**
- Biological Sciences
  - Cellular/Molecular Biology
- Computer Science
  - Cybersecurity
- Engineering
  - Construction Management

**College of Education, Health & Behavioral Sciences**
- Behavioral Sciences
  - MS Criminal Justice
- Education Studies
  - MS Education Autism
- Health and Human Performance
  - Master of Sport Coaching and Performance

**College of Humanities and Fine Arts**
- Communications
  - Strategic Communication
- Music
  - Masters in Music Education
## Prelim Space Needs Summary

<table>
<thead>
<tr>
<th>Space Type</th>
<th>Existing Space</th>
<th>Current (NASF)</th>
<th>Calculated Need</th>
<th>Difference</th>
<th>Projected (NASF)</th>
<th>Calculated Need</th>
<th>Difference</th>
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<tr>
<td>Classrooms</td>
<td>94,911</td>
<td>58,716</td>
<td>36,195</td>
<td>74,687</td>
<td>20,224</td>
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<td>Instructional Laboratories</td>
<td>154,495</td>
<td>144,949</td>
<td>9,546</td>
<td>170,364</td>
<td>(15,869)</td>
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<td>Research Space</td>
<td>22,706</td>
<td>76,067</td>
<td>(53,361)</td>
<td>80,922</td>
<td>(58,216)</td>
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<td>Offices</td>
<td>241,681</td>
<td>164,936</td>
<td>76,745</td>
<td>176,279</td>
<td>65,406</td>
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<td>Library/Study Space</td>
<td>80,380</td>
<td>72,942</td>
<td>7,438</td>
<td>82,409</td>
<td>(2,029)</td>
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<td>Special Use Facilities</td>
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<td>123,757</td>
<td>(2,739)</td>
<td>126,102</td>
<td>(5,084)</td>
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<tr>
<td>Athletic/Student Rec Space</td>
<td>201,555</td>
<td>201,555</td>
<td>0</td>
<td>213,555</td>
<td>(12,000)</td>
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<td>Other General Use Space</td>
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<td>Assembly Facilities</td>
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<td>13,632</td>
<td>74,170</td>
<td>12,718</td>
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<td>Exhibition Space</td>
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<td>3,494</td>
<td>1,023</td>
<td>3,952</td>
<td>565</td>
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<td>Food Facilities</td>
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<td>27,841</td>
<td>138</td>
<td>31,741</td>
<td>(3,762)</td>
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<td>Lounge Space</td>
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<td>8,971</td>
<td>4,204</td>
<td>11,258</td>
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<td>Merchandising Space</td>
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<td>8,832</td>
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<td>Recreation</td>
<td>11,827</td>
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<td>(2,490)</td>
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<td>(2,490)</td>
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<td>Meeting Rooms</td>
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<td>9,814</td>
<td>17,153</td>
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<td>Support Facilities</td>
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<td>71,017</td>
<td>(13,845)</td>
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<td>Health Care Facilities</td>
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<td>(265)</td>
<td>3,000</td>
<td>(1,868)</td>
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<td>Residential Space</td>
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<td>Surge Space</td>
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<tr>
<td>Unfinished</td>
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<td>Unused</td>
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<td><strong>Totals</strong></td>
<td><strong>1,595,504</strong></td>
<td><strong>1,491,495</strong></td>
<td><strong>1,536,467</strong></td>
<td><strong>123,337</strong></td>
<td><strong>(115,163)</strong></td>
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</table>

(1) Future residential space inventory removes University Courts and Browning and adds 260 Beds (1,800 total beds). Therefore, the future need will equal the inventory.

(2) Inactive and unassigned space in Clement Hall, Administration and Holt Humanities.
POTENTIAL FUTURE FACILITIES

Test Hub
- Offices
- Classrooms and Computer Lab
- Fabrication Lab with 11 Zones
- Testing Labs
- Possible Size – 25,000 ASF (UTM Space Only)

Fine Arts Addition
- 650 Seat Performance Theater
- Dance Studio
- Classrooms
- Art Studios
- Possible Size – 25,000 to 30,000 ASF

College of Business & Global Affairs Replacement Building
- Offices
- Classrooms
- Computer Labs
- Finance Trading Center
- Student Engagement Collaboration Space
- Possible Size – 35,000 to 40,000 ASF
SPACE: NEXT STEPS

- Coordinate with Fine Arts/COBGA programmers to determine total future needs
- Draft space needs analysis written report
- Finalize space analysis after University/UT System Review
<table>
<thead>
<tr>
<th>MAIN CAMPUS Space Type</th>
<th>Existing Space</th>
<th>Projected (ASF) Calculated Need</th>
<th>Difference</th>
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<td>11,827</td>
<td>14,317</td>
<td>(2,490)</td>
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<td>Physical Plant Space</td>
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<tr>
<td>Support Facilities</td>
<td>57,172</td>
<td>71,017</td>
<td>(13,845)</td>
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<tr>
<td><strong>Total Deficits</strong></td>
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<td><strong>(115,163)</strong></td>
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OBJECTIVES FOR TODAY

CONCEPT DEVELOPMENT

In BREAKOUT GROUPS:

• Use Toolkit provided with UTM Campus Map to breakdown priorities

• Decide what elements need to be re-envisioned or re-imagined

• Place space blocks onto the campus map to determine where programming should go

• Note any problem points that might be missing, or underutilized

• Generate a high-functioning campus for a great future UTM
OBJECTIVES FOR TODAY

CONCEPT DEVELOPMENT

Site Plan / Aerial

A base aerial of the site to visualize all of your big ideas on

Program Blocks

These blocks represent space types that have been identified as campus needs

Program Stickers

These stickers represent additional program layers regarding facilities, open space, and connectivity

Open Space Lines

Green circular shapes are used to establish future allocated open space

Connectivity Lines

Visualize new and improved pathways with different colored arrows
Total Responses: 825

- Alumni [282]
- Staff [144]
- Returning Student [206]
- First-time Student [80]
- Faculty [100]
- Local Community Member [14]
- Admin [19]
What is your favorite place on campus?

- Quad: 122 comments
- Library: 102 comments
- University Center: 22 comments
- Rec Center: 20 comments
What is your least favorite place on campus?

- Johnson EPS Bldg: 38 comments
- Clement Hall: 33 comments
- University Center: 29 comments
- Dorms/Housing: 22 comments

# of comments (out of 390):
INTERACTIVE EXERCISES
Continued coordination with Core Planning Team

Finalize space analysis and student life assessment

Concept Synthetization in March!