



# MASTER DEVELOPMENT PLAN

Ordinance No. BL 2005-555

As Adopted August 15, 2005

Revised October 31, 2017

Case No. 2018IN-001-001

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# AMENDMENT

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Belmont University's Master Development Plan and rezoning of the campus and expansion area to Institutional Overlay (I-O) were approved by the Metropolitan Council on August 15, 2005, as Ordinance No. BL 2005-555. This document was amended by the Metropolitan Council on \_\_\_\_\_. The current document amends and restates the original document approved on August 15, 2005. In conjunction with the approval, Belmont agreed to continue its ongoing neighborhood participation in the implementation process. In protecting the quality of life within the adjoining residential neighborhoods, Belmont also agreed to provide assurances for maintaining property values, University property appearance and traffic calming measures. Those agreements that are applicable to the role of the Metropolitan Planning Commission in administering this Plan are summarized in the following.

**Neighborhood Advisory Group.** A nine-member Neighborhood Advisory Group has been established. The purpose of the Neighborhood Advisory Group is to work with the University and Metro Planning staff in advising on the consistency of the objectives of the campus Master Development Plan and the objectives of proposed development/major modification that requires a final site plan application. A further purpose is to be informed in advance and advise on matters pertaining to construction procedures, lighting, traffic calming and general communication with regard to the overall neighborhoods.

**Property Appraisals.** In order to ensure a fair price for those who choose to sell to the University, property owners on 15th Avenue, between Wedgewood and Acklen Avenues, shall have the opportunity to have two property appraisals paid for by Belmont. The University and property owner shall choose their respective appraiser, each of whom shall be well experienced. The two appraisals shall set the parameter for reaching a mutually agreeable price.

**Construction Activities.** Belmont shall require all construction related operators to conform to all applicable Metro ordinances in regard to noise levels, work hours and external lighting. In addition, Belmont shall give priority to construction traffic routes that keeps such traffic from using residential streets wherever possible.

Belmont shall not store construction debris outside of construction fences adjoining residential property. The University shall attempt to keep such debris out of sight of the surrounding residential community.

**Residential Property Maintenance.** Belmont shall maintain university owned houses in residential areas comparable to neighborhood standards. In addition, Belmont shall not board windows of residential properties to be razed except in the 30-day period before demolition.

# PREFACE

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Belmont University is fortunate to be part of one of Nashville's most attractive and desirable urban areas. The mixed-use character is mutually beneficial to the campus, residents, businesses and churches. The University's situation among several distinctive neighborhoods provides a unique opportunity for creating a model environment for learning, living and recreating.

Belmont shares this vision for a model environment. The Master Development Plan reflects the University's transition to an urban campus with uses that are complementary and integrated with its residential, businesses and institutional neighbors. Campus growth since this ordinance was approved, including the McAfee and Troutt Centers, all of the buildings around the East Lawn, and the new residence halls at Bruin Hills, demonstrates Belmont's commitment to enhancing this model environment and to respecting the distinctive character of each of the adjoining neighborhoods.

Belmont's Plan provides a *flexible* and *descriptive* guide to future development as an alternative to a site specific, time-locked prescriptive plan. The neighborhoods and Belmont are in transition. The location and timing of transition in the neighborhoods are not predictable since owners of potential expansion areas for the University can choose if and when to sell their properties to Belmont. As educational subjects and methods evolve and major donors for construction projects set their timing, so must Belmont be flexible in its programs, space and time requirements. What can be done at this stage is to ensure the quality and compatibility of both the neighborhoods' and Belmont's transition whenever they occur.

Belmont's Master Development Plan is based on the following elements:

1. Guiding principles and related objectives
2. Parameters for change
3. Use and design characteristics

The Master Development Plan is the result of the combined efforts and constant cooperation of many people. The consultant team appreciates the invaluable assistance of the students, faculty, administrators and staff at Belmont University.

# HISTORICAL OVERVIEW

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Belmont University pledges to provide students with the opportunities, the tools and the encouragement to go from here to anywhere, and the university offers itself as a living example of progress through its rich history as a member of the Nashville community. This history reflects an increasing presence and improvement through time. From its foundation as a private estate in 1853 to its current status as a respected institution of higher education, Belmont has seized every opportunity to create an ideal learning and living space in the heart of this urban community.

Here is a look at how Belmont’s face and function have transformed time and again throughout the past 150 years.



## Adelicia Acklen Era

Newlyweds Joseph and Adelicia Acklen constructed Belmont as a private residence in 1853 and surrounded their Italian villa-style mansion – called *Belle Monte* – with gardens, fountains, gazebos, a greenhouse, art gallery and zoo. Since there was no public park in the area, Mrs. Acklen invited her Nashville neighbors to enjoy the Belmont estate. However, following Joseph Acklen’s death, Mrs. Acklen remarried and sold the estate to a land development company.

## Ward-Belmont Era

In 1890, the company sold the property to two Philadelphia women who transformed the estate into Belmont College, which offered elementary school through junior college education to young women. In 1913, the school merged with Ward Seminary to become the prestigious Ward-Belmont School for Women. The college design was based on Jeffersonian model of the University of Virginia, with a green mall situated in the center of campus surrounded by academic and residential buildings facing inward towards the mall.



## Belmont College Era

The Tennessee Baptist Convention purchased Ward-Belmont in 1951 and created a coeducational liberal arts school – Belmont College. Most of the academic and student residential facilities were constructed during this era.



# HISTORICAL OVERVIEW

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## Belmont University Era

Belmont College received accredited university status in 1991. By the year 2004, as the University celebrated its 114th year of higher education on this site, Belmont's enrollment included 4,000 students from across the United States and the world .



Throughout all of these transformations, one quality has remained constant: Belmont's interest in and commitment to the community and its neighbors. Just as Mrs. Acklen opened her home to Nashville residents, the administration, faculty and students at Belmont University continue to reach out to their neighbors in the surrounding Waverly-Belmont, Belmont-Hillsboro and Sunnyside residential neighborhoods, as well as those north of Wedgewood Avenue in the Music Row district. The University also strives to enhance relationships with the residents, businesses and organizations that populate the busy Belmont Boulevard corridor. In 2004, Belmont created a statuary memorial to Ed and Bernice Johnson, who operated a service station at the intersection with Portland Avenue, in recognition of their 30-plus years of caring for and giving to students.



From 2005 through 2016, new projects included the Gordon E. Inman Center, the McWhorter Hall, the Randall and Sadie Baskin Center, the Milton and Denice Johnson Center, the Janet Ayers Academic Center, a renovation and expansion of the Jack C. Massey Business Center and a renovation of one of the club houses into the Alumni Center. Residence halls were added, including Thrailkill Hall, Horrell Hall, Dickens Hall and Two Oaks at Bruin Hills. In the center of campus, Potter Hall and Patton/Bear Halls were added. With these projects, structured parking totaling over 3,996 spaces was added.

# CAMPUS SITUATION

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**The Nashville Connection.** Belmont University is situated near Nashville’s midtown and within close proximity to the city’s cultural, academic, residential and commercial centers. While the university itself offers students a wide array of outstanding learning and living resources, the campus’s convenient location extends opportunities for students to interact with a dynamic community and access additional quality resources and services.

On the north edge of campus, the historic Belmont Mansion sits atop a hill overlooking the bustling traffic of Wedgewood Avenue, a major gateway to other Nashville activity centers. This avenue provides convenient access to:



- *Vanderbilt University*, a respected private university with an enrollment of nearly 11,000 undergraduate and graduate students;
- *Vanderbilt Medical Center*, a national leader in medical education, research and patient care;
- *Music Row*, the heart of the country music industry – a midtown collection of major recording label offices and recording studios, including Belmont’s own Ocean Way studios;
- *Historic residential districts*, featuring an array of single- and multi-family homes in safe, friendly neighborhoods;
- *Hillsboro Village and the 21<sup>st</sup> Avenue corridor*, a vibrant retail, dining and entertainment district; and
- *Interstate 65*, a major pathway around, in and out of Nashville.

Belmont Boulevard, which borders the west side of campus, also serves another important arterial function, connecting Belmont University to David Lipscomb University, a Christian faith-based liberal arts institution. Between these two growing institutions, students will find commercial resources, personal service providers and multi-family housing, all surrounded by revitalized residential neighborhoods and pedestrian and bicycle pathways.

On the east, 12<sup>th</sup> Avenue has become a vibrant urban center. The growth of the 12 South Neighborhood has provided an activity area including commercial, restaurants, some office, multi-family residential and neighborhood services. It has developed an active nightlife as well. 12<sup>th</sup> Avenue north of Wedgewood has seen significant growth as well, with retail, multi-family residences and a new police precinct all being added in the last 7 to 8 years.

**The Neighborhood Connection.** In the area immediately surrounding the Belmont University campus, students have access to multiple dining, retail and personal service providers. These commercial providers are situated directly adjacent to campus, at the heart of the historic Belmont-Hillsboro district. This district also features many multi- family housing units ideal for students.

# CAMPUS SITUATION

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The neighborhood and the university maintain a commitment to the preservation of the local architectural vernacular, which includes a diverse collection of styles represented by the Italianate Belmont Mansion on the University's campus, renovated Craftsman bungalows, late 19<sup>th</sup> century four-square houses and American Renaissance apartment communities. Residents enjoy the close proximity of their home fronts to active sidewalks and bicycle lanes. Chatting neighbors, green lawns, towering trees, abundant flowerbeds and wide porches are common sights in the Belmont-Hillsboro district. The Sunnyside residential district also borders the Belmont University campus and, like Belmont-Hillsboro, boasts a friendly, accessible and safe neighborhood dynamic that enhances students' college experiences.



# GUIDING PRINCIPLES

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## **Promote Compatibility Between the Campus and Its Distinct Surrounding Neighborhoods**

Several vibrant, distinctive neighborhoods adjoin Belmont's campus. The viability of these neighborhoods is important to those who live and work therein and to the campus. They provide students with convenient housing, commercial services and churches. Belmont seeks, in conjunction with its development, to complement neighborhood development through promoting compatibility of uses, scale and connection. Like the recent Curb Event/Beaman Student Center and the Kennedy Hall residences, the access, siting and design of future facilities will complement their adjoining neighborhood.

## **Enhance Accessibility**

Compatibility between surrounding neighborhoods and the campus will be complete only if access between them is convenient. For example, students living in nearby multi-family complexes are encouraged to walk to the campus if they have safe and friendly pedestrian routes between their homes and campus, while those traveling on bicycles or in motor vehicles need better-defined, safer ways to access campus. In addition, options for alternative transit, including buses and shuttles, should be considered.

## **Modernize Facilities**

Many of Belmont's classrooms, laboratories, residential areas, office spaces and other facilities have been updated since 2005. However, more needs to be done. Renovating or replacing buildings and enhancing amenities and technical capabilities are needed to modernize facilities for the benefit of students and everyone who uses Belmont's learning and living facilities.



## **Strive for Smart Growth**

Sustaining enrollment growth is an objective in Belmont's future and will require physical expansion, including the construction of additional facilities and acquisition of property beyond the campus' historical boundaries. Because responsible growth is an especially high priority when planning an urban campus, future expansion will include a natural extension of the existing campus, aiming to minimize impact on surrounding neighborhoods and to maintain continuity throughout the campus. Underground parking facilities and enhanced green spaces and green roofs are a part of this smart growth plan.

	1995	2000	2005	2010	2013	2014	2015	2016
<b>Total Head Count</b>	3,009	2,976	4319	5896	6915	7244	7350	7723
<b>Full-time Enrollment</b>	2,362	2,448	3800	5362	6380	6713	6883	7282
<b>Residential</b>	859	1,098	1581	2368	2833	3087	3319	3333
<b>Commuter</b>	2,150	1,878	2738	3528	4082	4157	4031	4390

# GUIDING PRINCIPLES

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## **Continue to Create a More Residential Campus**

The trend toward a more residential campus has been improving. Currently, approximately 56% of all full time undergraduate students live on campus. Future plans should include incentives and facilities – dormitories and alternative student housing – to increase the share of on-campus residents.

## **Create a Visually Attractive Campus**

As a home to thousands of students, a professional haven for educators and a neighbor to many merchants and residents, Belmont University will no doubt improve the collective community's experience through a commitment to attractive visual design. Future plans will incorporate additional green space, less sprawl, improved parking structures, historically consistent architecture and aesthetically pleasing landscaping and pedestrian spaces.

## **Enhance Historical Context**

Although the modernization of campus facilities is a number one priority, the University remains dedicated to preserving its historic identity. New facilities will incorporate elements of the campus and community architectural vernacular, while all improvement and expansion projects on existing buildings and landscapes will acknowledge the character of Belmont's past *and* strive to meet the needs of students and faculty now and in the future.

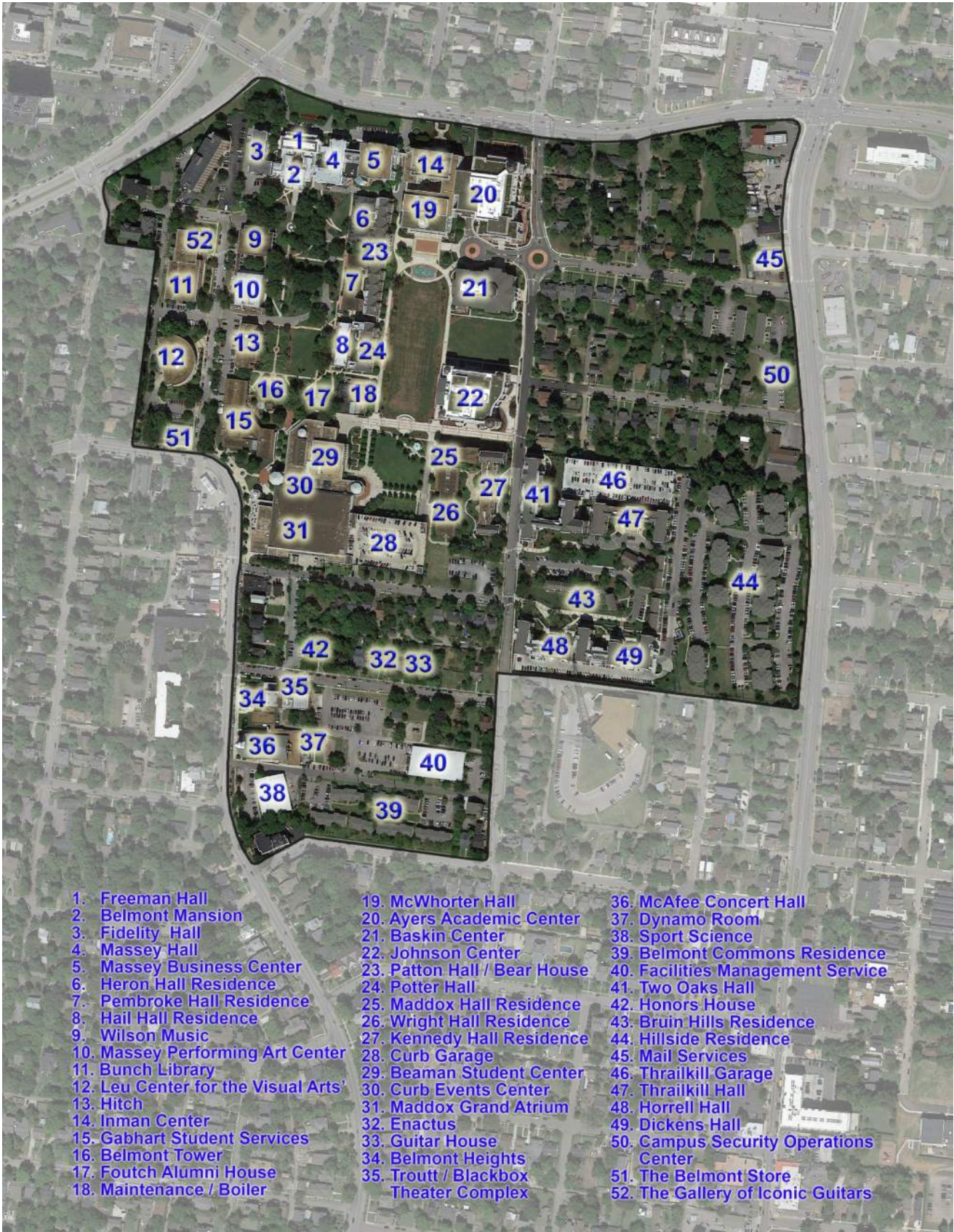
## **Promote Safety and Encourage Convenience on Campus**

Safety and convenience are of the utmost concern in every future plan. Therefore, efforts to create pedestrian spaces with good lighting and exposure and to minimize traffic impact on and around Belmont University's campus will be emphasized.

## **Sustain Flexibility in Development Decisions**

Because the University and its surrounding neighborhoods are in transition, Belmont should remain flexible in its development decisions as they relate to future program, space and time requirements. Through stated compatibility guidelines for use, siting, architecture, access, circulation, landscaping and lighting, Belmont will ensure that future campus and neighborhood development are complementary and integrated.

# EXISTING CONTEXT



# EXISTING CONTEXT



**Belmont Mansion** (*above center*), constructed as a private residence in 1850, has been restored and remains open to the public for tours and special events in its 18,475 square feet of space.

**Fidelity Hall** (*above left*) and **Freeman Hall** (*above right*) were early additions to Belmont Mansion. Fidelity Hall (18,616 square feet) currently houses Belmont University's Technology Services, Human Resources, Finance and Operations, Accounting and Campus Administration, as well as the School of Religion and the Philosophy Department. Freeman Hall (11,555 square feet) houses the Office of the President, the Office of Records, Belmont Central, Financial Services, Admissions, University Counsel, Alumni Relations, Spiritual Development and the Office of Development.

**Hail Hall** (*right*), built in the early 20<sup>th</sup> Century as a Ward-Belmont dormitory, is now a female residence hall with private rooms and community bathrooms. Hail Hall is also home to the Belmont Little Theatre, a performance venue for Belmont's drama students. The hall contains a total of 26,600 square feet.



**Heron Hall** (*right*) was also originally a Ward-Belmont dormitory. Today, Heron's 34,400 square feet of space is an all-female residence with rooms arranged in suites, separated by shared bathrooms. The building also houses the university's broadcasting and video production department.



**Pembroke Hall** (*left*), the third of the Ward-Belmont dormitories, is now a residence hall for male students. The hall features 30,911 square feet of living space.

**Belmont Tower** (*below right*), one of the most recognizable landmarks on the campus, once provided irrigation for the Belmont estate's gardens and supplied water to run its fountains. Today the 1,600-square-foot tower serves as a central meeting location for students, and its chimes sound upon each hour.

The **Communications Arts Center**, which was erected in the 1920s, currently serves as home to Belmont's journalism, political science and communication studies departments. The center contains 2,531 square feet.

The **Plant Operations Office**, also built in the 1920s, was originally a faculty residence. This facilities services center features 2,976 square feet of working space.

The **Wilson Music Building** was constructed in 1964 and served as the Williams Library. Following renovations in the 1990s, the space was converted to accommodate the College of Visual and Performing Arts, including the prestigious School of Music. The building features 24,288 square feet.



# EXISTING CONTEXT

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The **Massey Performing Arts Center** was built in 1966. Students from Belmont’s renowned music and theatre/drama programs often perform on the auditorium’s stage. This space includes 21,308 square feet.

**Wright Hall** (*right, with Maddox Hall*), which was constructed in 1967, features 46,942 square feet of student residential space. Currently, the dorm is reserved for female students.



Renovations on the **Lila D. Bunch Library** were completed in 1993 (the building was originally the Center for Business Administration). The library’s 44,646 square feet of space house a circulation lobby, a microcomputer center, a reference/periodical wing, a multimedia hall, an education services center, a music services center, a listening/viewing center, three special collection rooms, four group study rooms, two group listening/viewing rooms and the Leu Art Gallery.



**Hitch Science Center** (*left*), built in 1974, serves as the academic headquarters for Belmont’s School of Sciences. Departments include biology, chemistry/physics, math and computer science. The center contains 26,594 square feet.

**Maddox Hall**, constructed in 1984, provided much-needed expanded student residential space adjacent to Wright Hall. Currently, the suite-style dorms, which occupy 39,113 square feet, are reserved for male students.

The **Gabhart Student Center** was built on the site of the original student activities center in the late 1980s. This non-academic center currently houses a variety of services and facilities, including campus ministries, security, cafeteria, bookstore, counseling, career services, student government, student newspaper and residence life offices. The center features 29,580 square feet of space.



The faculty offices of the **Jack C. Massey College of Business Administration** (*right*) are located in what was originally Founders Hall, a Ward-Belmont dormitory. This 77,369-square-foot building was renovated in 2015 to enhance the classrooms and office space, as well as to enclose the courtyard.



The striking **Leu Center for the Visual Arts** (*right*), built in 1999, houses office, classroom and studio space for Belmont’s accomplished visual arts department. The Center features 23,615 square feet of space.



Built in the university’s architectural vernacular, the **Gordon E. Inman Center** (*left*), completed in 2006, appears as though it has always been in place as an integral component of the more than century-old campus.

# EXISTING CONTEXT

The **Randall and Sadie Baskin Center** (*right*), a three-story, brick and limestone building, houses Belmont University's College of Law and was completed in 2012. The minimization of the building's footprint contributes to LEED certification and covers five levels of underground parking for 520 vehicles. Five percent of the parking is designated for low emitting and fuel efficient vehicles and carpool/ vanpool vehicles. Electric charging stations are provided.



**McWhorter Hall** (*left*) houses Belmont's School of Pharmacy, School of Physical Therapy and the Department of Psychological Science. It is attached to the existing Gordon E. Inman Center which houses Belmont's College of Health Sciences & Nursing. The structure sits atop a four-level underground parking garage for approximately 420 vehicles.

The LEED Gold **Milton and Denice Johnson Center** (*right*) was completed in 2015 and serves as the home to Belmont University's The Curb College of Music Business & Entertainment. The 135,000 square foot building's classical architectural style is in keeping with the campus vernacular. A 398,000 square foot parking garage is located under the building connects to the Baskin Center Law School.



At 186,140 square feet, the **Janet Ayers Academic Center** (*left*) is Belmont's largest building and houses departments ranging from the College of Arts and Sciences to the School of Religion. A five-level underground parking garage provides approximately 430 parking spaces and connects on three floors to both the Inman Center and McWhorter Hall.

The **Curb Event Center** (*right*), a 150,000-square-foot major sports and entertainment complex, opened its doors in 2003. The Center offers state-of-the-art facilities for athletics, concerts, speakers, tradeshow, meetings, conferences, dinners and receptions. The center also houses the Curb Café, student-operated businesses and the University's athletics department offices. The **Curb Event Center Parking Garage at Bernard Avenue** provides 834 spaces for safe and convenient parking for student residents, commuters, staff, faculty and special event guests.



The **Beaman Student Life Center**, which is connected to the Curb Event Center and also opened in 2003, contains approximately 50,000 square feet of space. The center features state-of-the-art fitness facilities, including strength training and cardiovascular equipment, an aerobics and dance area, racquetball courts, a gymnasium, a rock-climbing wall and student locker rooms. The center also houses Belmont's Dean of Students Office and the Office of Student Affairs and features numerous student services including a convenience store, offices and meeting rooms for student organizations and areas for students to study and interact.

**Belmont Commons** is a townhouse complex with suites of four bedrooms and 2 1/2 baths for every four residents. A clubhouse offers laundry facilities, a mailroom and meeting rooms. Belmont Commons covers a total of 44,950 square feet.

# EXISTING CONTEXT

The **Bruin Hills** complex adjacent to campus features four residence halls: Thrailkill Hall, Horrell Hall, Dickens Hall and Two Oaks. These four halls (*below*) provide a total of 1,227 beds in dormitory and apartment style housing.



**Hillside**, a student apartment complex near campus, features fully furnished two- and four-bedroom apartments and a clubhouse with a mailroom, a computer room, a meeting room and a recreation area. Phase I of this complex was completed in 1998 and features 90,777 square feet of residential space. Phase II, which provided an additional 83,629 square feet, was built in 2002.



**Belmont Heights Baptist Church** is a still-active community church located adjacent to campus.

A church sanctuary owned by Belmont University on Belmont Boulevard was repurposed into the 26,500-square-foot **McAfee Concert Hall** (*left*) in 2012. The hall now provides learning opportunities for the university's students and provides a cultural experience for the community at large.



A Belmont-owned, historic church building, previously used as a nursing school, gained new life through conversion into a new 350-seat drama theater. The 37,000-square-foot **Bill and Carole Troutt Theater** (*above, right*) was completed in 2007. Most of the original exterior façade was retained with the exception of the steep monumental steps that led up to the main audience level.

**Kennedy Hall** (*right, with Maddox Hall*) was built as an extension of Maddox Hall in 2003, providing an additional 64,276 square feet of living space for Belmont students.



**Potter Hall** (*left*), a six-story, brick and limestone facility, houses 198 students. The 49,475-square-foot residence hall was completed in 2008.

Completed in 2010, **Patton/Bear Halls** (*right*) are six-story residence halls that comprise 103,000 square feet. They are connected via an underground tunnel to Potter Hall, another student residence.



Additional academic, administrative and operations facilities on campus include: security headquarters, facilities and maintenance shop, Honors House, the Alumni House and the Cadaver Lab.

## CURRENT PROPERTY & EXPANSION AREA

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It is Belmont's intent, with regard to accommodating the University's land requirements associated with modernization and growth, to:

- Expand the current campus and land ownership from approximately 84 acres to approximately 93 acres, an increase of approximately 9 acres
- As owners choose to sell, acquire properties that are contiguous with Belmont's current ownership and provide more uniform boundaries

**Current Property.** As of September 2017, Belmont owns approximately 85 acres. There are three major groupings associated with current ownerships:

- Wedgewood Avenue on the north, Bernard Avenue on the south, 15<sup>th</sup> Avenue on the east and the public alley located east of 18<sup>th</sup> Avenue on the west. This grouping is mostly associated with the historical campus.
- Bernard Avenue on the north, Ashwood Avenue on the south, 15<sup>th</sup> Avenue on east and Belmont Boulevard on the west. This grouping is mostly associated with the Trout Theater Complex and McAfee Concert Hall as well as Belmont Heights Baptist Church, which continues to operate under the property ownership of the University.
- Public alley, located south of Caldwell Avenue, on the north, Metro Emergency Communication Center on the south, 12<sup>th</sup> Avenue on the east and 15<sup>th</sup> Avenue on the west.

Of the 85 acres currently owned, approximately 80 percent (67-acres) are associated with University-related uses. The remaining properties have non-University residential and commercial uses.

**Current Property Off-Campus.** The University currently owns one additional property that is nearby and has some association with the campus. The uses and locations are identified as follows:

- Ocean Way Studios, 1200 17th Avenue South, is a music studio that houses recording facilities and Belmont faculty

**Proposed Expansion Area.** The proposed expansion area includes an additional nine acres. The properties are located northwest of the current campus south of Wedgewood Avenue, north of Two Oaks, Thrailkill and Hillside residential communities between 15<sup>th</sup> Avenue South and 12<sup>th</sup> Avenue South.

The following Property Expansion Map identifies the proposed campus boundaries. University ownership is identified as of September 2017.



# Belmont University Property - Expansion December 2017



## LEGEND

- Owned by Belmont University or subsidiary as of December 2017
- University Development Following Acquisition by the University



# PROJECTS IN PROGRESS

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Projects in progress at the time of this update are as follows:

Bruin Hills Residence Hall is a 600 bed, multi-story residence hall with apartments and suites. It anchors the Bruin Hills green space.

# ACTIVITY ZONES

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## Activity Zones Identification

The proposed campus is divided into *activity zones* that are based on similarities in activities, purpose and design. It is the intent of these zones to address the specific context of the adjoining neighborhoods while providing a unified sense of place and appearance for the overall campus. There are five activity zones identified as follows:

- Wedgewood and Magnolia Avenues Grand Entry Zone
- Grand Entry Gateway Zone
- Academic Core Zone
- Belmont Boulevard Arts and Entertainment Zone
- South Campus Mixed Use Zone
- 12<sup>th</sup> Avenue Mixed Use Zone
- Residential Campus Zone

The location and extent of each activity zone is delineated in the Activity Zones Map. In some instances, the delineation is an approximation. Interpretation should allow flexibility in adjusting development to address the specific conditions of a site, building and access.

Each activity zone is comprised of existing buildings and site improvements. It is the intent that existing buildings and site improvements on the campus may continue and that modifications may be made to their current use without infringing on the characteristics associated with the activity zone in which they are located.

Each activity zone is also comprised of proposed buildings and site improvements. The location of proposed buildings and major site improvements are delineated in the Proposed Development Sites Map. It is the intent that proposed buildings and major site improvements incorporate the preferred characteristics associated with the activity zone in which they occur.

For planning purposes, the following characteristics of each activity zone are identified:

- Range of Activities to include, among other things, administrative, recreational uses, student support, specialty housing (can include workforce housing for Belmont employees and graduates)
- Access and Scale
- Height and Set-back
- Ancillary Use

The characteristics are applicable based on the following.

Set-back Applicability. One of Belmont's development objectives is to have a more uniform appearance through establishing consistency in building set-back within larger block faces. Metro's set-back applicability is currently based on the guidelines set forth in the Major and Collector Street Plan (MCSP), which sets the limits of the future right-of-way for all significant roadways and identifies the desired streetscape width. In the proposed campus, it is intended that the following provisions apply:

1. All set-backs are measured from the future right-of-way/property line as outlined in the MCSP, or as negotiated with Planning and Public Works staff in the case of a constrained street condition. Setbacks are stated as a minimum and maximum in all zones except 12<sup>th</sup> Avenue Mixed Use, east edge of Residential Zone, and Arts and Entertainment, where they are stated as a "build-to."
2. Front set-backs from public streets are consistent in conjunction with each of the following streets or groups of streets:
  - a. Wedgewood and Magnolia Avenues
  - b. 12<sup>th</sup> Avenue
  - c. Belmont Boulevard and Portland Avenue
  - d. 15<sup>th</sup>, 18<sup>th</sup>, Caldwell, Bernard, Compton and Ashwood Avenues

# ACTIVITY ZONES

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## Set-back Applicability (cont'd.)

3. Segments of the Academic, Mixed Use and the 12<sup>th</sup> Avenue Mixed Use Zones associated with specified portions of 15<sup>th</sup> Avenue South and Ashwood Avenue are to have architectural compatibility guidelines for proposed development. The architectural compatibility guidelines are identified following the Activity Zones section.
4. Set-backs involving side and rear yards/public alleys are consistent throughout the campus.
5. Set-backs from private and to-be-privatized streets are a minimum of ten feet or any applicable public utility easement (internal portions of Belmont Boulevard, E. Belmont Circle, Bernard Circle, Acklen Avenue and Delmar Street)

Height Applicability. A second Belmont development objective is to establish a building height range based on location and topography. There are significant variations in existing building/structure height within the campus and between the campus and adjoining neighborhoods. There are also significant topographic changes across the proposed campus. It is intended that the following provisions apply for proposed buildings:

1. Height from public streets is based on a maximum range separately for each of the following streets or groups of streets
  - a. Wedgewood and Magnolia Avenues
  - b. 12<sup>th</sup> Avenue
  - c. Belmont Boulevard and Portland Avenue
  - d. Bernard, Compton and Acklen Avenues, Delmar Street, 15<sup>th</sup>, 18<sup>th</sup>, Caldwell and Ashwood Avenues are assumed to be internal to the campus for determining height.
2. Height at the intersection of any of the above locations allows the greater height to take precedence over the lower height for the length of the building, equivalent to or approximately, the length associated with the location of greater height
3. Maximum building height at the perimeter of the campus is established by the applicable activity zone. Maximum building height within the campus is ten stories.
4. Height within the interior of the campus, including private and to-be-privatized streets and alleys, is determined by the University and the Metro Building Code, subject to the ten-story limitation.
5. Height for any building that, at approximately the same location, replaces an existing one, may retain the original height if it is higher than that described for the activity zone, subject to applicable Metro Codes (e.g. Morningside).
6. Height for all existing and proposed buildings is defined by the eave line or top of roof deck as measured from the average finished grade for the portion of a building fronting on a public street in the event that feet is used instead of stories as the criteria

## **Wedgewood and Magnolia Avenues Grand Entry Zone**

Wedgewood and Magnolia Avenues form the northernmost border of the *Grand Entry Zone*. The Grand Entry Zone is located along the two arterials between 15<sup>th</sup> and 18<sup>th</sup> Avenues. Activities and their related design are complementary with the monumental, historical architecture of the earlier Ward-Belmont School and the more recent Belmont University additions. Collectively they represent one of the most architecturally significant settings in Nashville. They also frame the major arterial corridor that connects Interstate Highway 65 and the Vanderbilt, Hillsboro Village and Music Row activity centers.

Range of Activities. The range of activities involves a combination of administrative, instructional and residential. The location and design of activities is intended to create a visual entry for the campus.

# ACTIVITY ZONES

The zone includes the privately-owned Morningside congregate living retirement center. For planning purposes, this activity may ultimately convert to university-related use.

The zone also includes the historic Belmont Mansion. It is the intent to continue the museum, meeting and special event activities associated with the Mansion currently.

	Street Level	Upper Levels
Administrative	•	•
Assembly/Conference Center	•	•
Faculty Office	•	•
General Academic	•	•
Museum	•	•
Specialty Housing	•	•
Student Housing	•	•
Student Support	•	•
Parking	•	

Access and Scale. The preferred means for accessing the campus in conjunction with the Grand Entry Zone is vehicular. The combination of Wedgewood and Magnolia Avenues and their respective intersections with the campus serve commuter students and visitors. Structured parking is located under the Inman Center/McWhorter Hall and under the Ayers Academic Center. Access is provided along the alley between these buildings via Wedgewood Avenue and privatized Acklen Avenue.

The Grand Entry Zone also includes pedestrian access in conjunction with the Vanderbilt, Hillsboro Village and Music Row activity centers. The pedestrian access is located at Wedgewood/E. Belmont Circle, Wedgewood Avenue and 15<sup>th</sup> Avenue S at the traffic signal, and Magnolia/Acklen.

The preferred scale of buildings and entries is monumental with a similar eave line and massing throughout the zone. The scale of landscaping, lighting and signage is intended to complement the buildings and provide orientation for vehicular and pedestrian access.

Height and Set-back. It is the intent to maintain a similar skyline for all buildings fronting Wedgewood and Magnolia Avenues. Due to the change in topography that declines from Freeman Hall toward 15<sup>th</sup> and 18<sup>th</sup> Avenues, buildings nearest 15<sup>th</sup> and 18<sup>th</sup> Avenues may maintain their front height of 5-8 stories to the end of the block and any turn on 15<sup>th</sup> and 18<sup>th</sup> Avenues as stated in the Height Applicability section. A proposed building on the corner of 15<sup>th</sup> and Wedgewood Avenues is exempt from any horizontal architectural compatibility guidelines and may be exempt from any vertical architectural compatibility guidelines if, in the opinion of Metro Planning staff, a reasonable attempt has been made by Belmont to purchase the houses in the first block from Wedgewood Avenue.

The preferred set-back of proposed buildings fronting Wedgewood and Magnolia Avenues is similar to that of existing buildings fronting the two thoroughfares. The set-back of proposed buildings fronting only 15<sup>th</sup> Avenue is similar to that of Kennedy Hall, which was approved under the Urban Zoning Overlay set-back provisions in 2012. The preferred set-back for proposed buildings fronting only 18<sup>th</sup> Avenue is similar to that of the existing multi-family residential.

	Height (stories) at set-back	Set-back (feet)
Fronting Wedgewood	5 – 8	70 – 80
Fronting Magnolia	5 – 8	25 – 35
Fronting 15 <sup>th</sup> only	4 – 5	25 – 30
Fronting 18 <sup>th</sup> only	4 – 5	25 – 35
Side & rear at perimeter	4 – 5	5
Alley	4 – 5	5

# ACTIVITY ZONES

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Ancillary Use. The intent of the increased building set-back for Wedgewood and Magnolia Avenues is to create a monumental setting involving mostly natural lawn. Additionally, the following ancillary uses may be included in the set-back:

- Access drive and short-term parking consistent with maintaining and improving existing provisions
- Landscape features such as a plaza, fountain, planting bed and art
- Ground signage
- Loading area for pedestrian
- Loading dock at side or rear of building; Loading and refuse areas shall not face public streets along IO perimeter
- Information and security booths
- Communication dish or tower located on roof of building
- Museum and special functions that are associated currently with the existing Belmont Mansion
- Food, health care and personal services that are associated currently with the existing Morningside congregate living retirement center

## **Grand Entry Gateway Zone**

It is envisioned that the northeastern corner of the campus becomes a *Grand Entry Gateway Zone*. The Grand Entry Gateway Zone is located at the intersection of Wedgewood and 12<sup>th</sup> Avenue. Activities and their related design are complementary with the monumental, historical architecture of the earlier Ward-Belmont School, Belmont University additions and the recent developments along 12<sup>th</sup> Avenue South. The Gateway frames Belmont campus and provides a transition to the higher-density adjacent neighborhood.

Range of Activities. The range of activities involves a combination of administrative, instructional, residential and retail. The location and design of activities is intended to create a visual entry for the campus. Retail use is intended to serve primarily the university’s students and employees, with secondary service to the general public. Food services are to be provided by the university’s exclusive food services vendor through subsidiary arrangements where appropriate. Other retail uses include mail and health services and related retail and similar support retail primarily for the campus community.

Access and Scale. The preferred means for accessing the campus in conjunction with the Grand Entry Zone is vehicular. The combination of Wedgewood and 12<sup>th</sup> Avenues and their respective intersections with the campus serve commuter students and visitors.

The Grand Entry Gateway Zone also includes pedestrian access in conjunction with the Vanderbilt, Hillsboro Village and Edgehill activity centers. The pedestrian access is located at Wedgewood and 12<sup>th</sup> Avenue.

	Street Level	Upper Levels
Administrative	•	•
Assembly/Conference Center	•	•
Faculty Office	•	•
General Academic	•	•
Museum	•	•
Specialty Housing	•	•
Student Housing	•	•
Student Support	•	•
Parking	•	
Retail	•	

# ACTIVITY ZONES

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The preferred scale of buildings and entries is monumental with a similar eave line and massing to the Wedgewood and Magnolia Grand Entry zone, with the opportunity to have two floors of additional height on the corner, to signify the campus gateway. The scale of landscaping, lighting and signage is intended to complement the buildings and provide orientation for vehicular and pedestrian access.

Height and Set-back. It is the intent to maintain a similar skyline for all buildings fronting Wedgewood Avenue.

The preferred set-back of proposed buildings fronting Wedgewood and 12th Avenues is similar to that of existing buildings fronting the two thoroughfares.

	Height (stories) at set-back	Set-back (feet)
Fronting Wedgewood	5-8*	70-80
Fronting 12 <sup>th</sup> Avenue South	5-8*	5
Side & rear at perimeter	4-5	5
Alley	4-5	5

\*except at corner, where building can go up 2 floors additionally

Ancillary Use. The intent of the increased building set-back for Wedgewood is to create a monumental setting involving mostly natural lawn. Additionally, the following ancillary uses may be included in the set-back:

- Access drive and short-term parking consistent with maintaining and improving existing provisions
- Landscape features such as a plaza, fountain, planting bed and art
- Ground signage
- Loading area for pedestrian use
- Loading dock at side or rear of building; Loading and refuse areas shall not face public streets along IO perimeter
- Information and security booths
- Communication dish or tower located on roof of building
- Museum and special functions that are associated currently with the existing Belmont Mansion
- Food, health care and personal services that are associated currently with the existing services in the Wedgewood and Magnolia Avenues Grand Entry Zone
- Parking accessed at rear of building along 12<sup>th</sup> Avenue South and Wedgewood Avenue; no ground floor or street level parking along 12<sup>th</sup> Avenue South and Wedgewood Avenue

# ACTIVITY ZONES

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## Academic Core Zone

The historical mall, new mall and adjoining facilities has become an *Academic Core Zone*. The Academic Core Zone extends north/south between the Belmont Mansion and the Bell Tower and east/west between the back side of the 12<sup>th</sup> Ave Mixed Use Zone (newly created zone) and the Bunch Library and Leu Visual Arts Center. Activities and their related design are complementary with the historic mall in creating pedestrian-oriented greenspaces connecting the buildings associated with the zone. The ends of the greenspaces are anchored by architectural focal points to create the sense of a mall.

Range of Activities. The range of activities involves assembly, instructional, student support, residential and plant operations. The location of activities is important in creating an attractive, convenient and safe area for students to move between classes, media resource centers and student support areas.

The zone contains the existing plant operations. It is the intent to continue the central boiler and chiller functions with proper architectural integration and screening.

	Street Level	Upper Levels
Assembly/Performance	•	•
Faculty Office	•	•
General Academic	•	•
Library	•	•
Physical/Energy Plant	•	
Recreation	•	
Specialty Housing	•	•
Student Housing	•	•
Student Support	•	•
Parking	•	

Access and Scale. The preferred means for accessing the campus in conjunction with the Academic Core Zone is pedestrian. The historic mall and proposed mall include pathways connecting class spaces, student support areas and pedestrian activity locations.

The pedestrian entry at 15<sup>th</sup> Avenue and pedestrianized Soccer Field Drive (north of Kennedy Hall) connects the academic and the principal student housing portions of the campus. Additional connections are included with the other activity zones.

Vehicular access is limited in quantity/location to enhance pedestrian access and conserve greenspace.

- Belmont Boulevard between Portland and Acklen Avenues (already privatized by the University)

Vehicular access is limited to the periphery of the academic core zone to enhance pedestrian access and conserve greenspace. Vehicular access to the Johnson Garage is located at the intersection of 15<sup>th</sup> Avenue and Caldwell Avenue. Vehicular access to the Baskin Garage is provided from the internal roundabout just west of Acklen Avenue and 15<sup>th</sup> Avenue.



# ACTIVITY ZONES

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Height and Set-back. It is intended to allow flexibility in building height within the internal portion of the zone due to the existing variation. In the specific area of the historic mall, it is the intent to maintain a skyline that is similar to the existing. In the perimeter, the western-most portion is similar to the existing Library and Visual Arts buildings, while the eastern-most portion is similar in height to the existing Kennedy Hall. In general, proposed development along 15<sup>th</sup> Avenue has a similar building height in providing a unified appearance.

	Height (stories) at set-back	Set-back (feet)
Fronting 15 <sup>th</sup> only*	4-5	25-30
Side & rear at perimeter	4-5	5
Alley	4-5	5

\*See architectural compatibility guidelines for front set-back articulation where opposable to remaining single-family residential

Ancillary Use. The historic quad and the new quad are associated with large natural lawns. Additionally, the following ancillary uses are included in the zone.

- Access drive and short- and long-term parking that is consistent with existing provisions and is complementary with the historic mall for future provisions
- Landscape features such as a plaza, fountain, gazebo, planting bed and art
- Ground signage
- Loading area for pedestrian use
- Loading dock and refuse area at side or portion of building not adjacent to/facing public street
- Information and security booths
- Outdoor recreation and limited sports
- Communication dish or tower located on roof of building
- Portable buildings related to construction with Planning staff site review
- Other portable buildings with Planning Commission Approval

## **Belmont Boulevard Arts and Entertainment Zone**

Belmont Boulevard has become an *Arts and Entertainment Zone*. The A&E Zone is located between Portland and Ashwood Avenues. Activities and their related design complement the existing neighborhood's commercial area to create a sense of a village center with a Main Street character.

Range of Activities. The range of activities involves a mixed use of assembly, instructional, entertainment, residential and related commercial. The location of activities is important. Those that are shared with the neighborhood are on the street level, and the mostly university-related general academic activities and student housing are on the upper levels.

# ACTIVITY ZONES

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It is intended that commercial activities are of a type generally supportive of Belmont’s students. They are also open to non-university users. Examples are small retail services, food services, entertainment and banking.

The zone includes the shared university and church use at the Belmont Heights Baptist Church. It is intended that the University allow for church uses to occur somewhere on campus, either within this existing space or some other appropriate space to include all customary activities associated with the church. Any parking at the street level shall be screened from the street and sidewalk. See Ancillary Use for restrictions.

	Street Level	Upper Levels
Arts Instruction/Performance	•	•
Assembly	•	•
Athletics/Sports	•	•
Bookstore/Music & Art Sales	•	•
General Academic	•	•
Recreation/Wellness	•	•
Student Housing		•
Student Support	•	•
Supporting Commercial	•	
Parking	•	

Access and Scale. The preferred means of accessing the campus in conjunction with the A&E Zone is pedestrian. Belmont Boulevard is the pathway connecting all of the activities on both sides throughout the length of the street.

Access for activities is oriented toward Belmont Boulevard with openings at the street level. A widening of sidewalks is intended to provide outdoor seating and display areas. Future proposed buildings along Belmont Boulevard may be recessed to provide outdoor seating and activity.

Vehicular access is provided in conjunction with Belmont Boulevard. The primary location is Compton, Delmar or a future drive.

The preferred scale of buildings and entries is pedestrian oriented. The scale of landscaping, lighting and signage is intended to provide a pedestrian ambiance involving convenience, comfort and safety.

Height and Set-back. It is the intent to maintain a three-story or four-story imagery adjacent to Belmont Boulevard and Portland Avenue for the portion of the zone that is north of Compton Avenue. Where buildings may be higher, front walls shall be set back a minimum of 10 ft. on upper levels, and terraces may be included.

The portion of the zone that is between Compton and Ashwood Avenues is comprised of existing buildings that are shared by the University, Belmont Heights Baptist Church and the multi-family residence at Ashwood. It is the intent to maintain a height that is comparable to the existing buildings. The preferred set-back of proposed buildings fronting Belmont Boulevard and Portland Avenue is comparable to that of the Curb Event Center.

	Height (stories) at set-back	Set-back (feet)
Fronting Belmont Blvd.	3-4	25-35
Fronting Ashwood	4-5	25-30
Side & rear at perimeter	4-5	5
Alley	4-5	5

# ACTIVITY ZONES

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Ancillary Use. The following ancillary uses are included in the zone.

- Access drive and internal parking; no parking in front of building except existing and street
- Landscape features such as a plaza, fountain, kiosk, planting bed and art
- Outside food service
- Ground signage
- Loading area for pedestrian use
- Loading dock and refuse area at side or rear of building and not facing public street
- Information and security booth
- Child care and playground
- Amphitheater and public shared open space
- Communication dish or tower located on roof of building
- Portable buildings related to construction with Planning staff site review
- Other portable buildings with Planning Commission approval

## **South Campus Mixed Use Zone**

The southern portion of the campus is a *South Campus Mixed Use Zone*. The South Campus Mixed Use Zone extends north/south between Kennedy Hall and Ashwood Avenue and east/west between 15<sup>th</sup> Avenue and midway of the block. Activities and their related design comprise an area of mixed activities that are shaped and accessed by the multiple public streets serving the zone.

It is envisioned that future buildings be sited so that they are in close proximity to public streets and provide open space between buildings. The open spaces are appropriate locations for recreational fields, pedestrian activity centers and parking. Any sport-related field is to be located in the interior.

Range of Activities. The range of activities involves instructional, performing arts, parking, physical plant, residential and sports.

	Street Level	Upper Levels
Food Service	•	
General Academic	•	•
Plant Operations	•	•
Outside Storage	•	
Recreation	•	
Specialty Housing	•	•
Sports	•	
Student Housing	•	•
Parking	•	•

Access and Scale. The preferred means of access to the campus in conjunction with the South Campus Mixed Use Zone is vehicular. Primary vehicular access is provided in conjunction with Belmont Boulevard. The existing public alley access between Delmar and Ashwood Avenues near Belmont Boulevard is retained. Pedestrian access is provided by existing sidewalks along the public streets within this zone. As future development occurs in the south campus mixed use zone, it is desirable to identify and construct a north-south pedestrian pathway and route to be located on property bordered on the east by 15<sup>th</sup> Avenue and on the west by Belmont Boulevard.

# ACTIVITY ZONES

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Height and Set-back. It is the intent to maintain a similar skyline along 15<sup>th</sup> and Ashwood Avenues. Height is similar to Kennedy Hall. Within the interior of the zone, it is the intent to have flexible building height.

The preferred set-back of proposed buildings fronting 15<sup>th</sup> and Ashwood Avenues is similar to Kennedy Hall. Proposed buildings fronting portions of 15<sup>th</sup> and Ashwood Avenues are to comply with architectural compatibility guidelines.

	Height (stories) at set-back	Set-back (feet)
Fronting 15 <sup>th</sup> only*	4-5	25-30
Fronting Ashwood only *	4-5	25-30
Side & rear at perimeter	4-5	5
Alley	4-5	5

\* See architectural compatibility guidelines for front set-back articulation where opposable to remaining single-family residential

Ancillary Use. The following ancillary uses may be included in the zone.

- Access drive and internal parking
- Landscape features such as a plaza, fountain, kiosk and planting bed
- Ground signage
- Loading area for pedestrian
- Loading dock and refuse on side or rear of building and not facing public street
- Outside storage for construction materials, construction equipment, enclosed dumpsters and similar functions where screening is provided from the street and sidewalk
- Information and security booths
- Outdoor recreation, limited sports and public shared open space
- Communication dish or tower located on roof of building
- Portable buildings related to construction with Planning staff site review
- Other portable buildings with Planning Commission approval

## **12<sup>th</sup> Avenue South Mixed Use Zone**

It is envisioned that the eastern portion of the campus become a *12<sup>th</sup> Avenue South Mixed Use Zone*. The 12<sup>th</sup> Avenue South Mixed Use Zone extends north/south along the western side of 12<sup>th</sup> Avenue from Acklen Avenue on north to Caldwell Avenue on the south. Activities and their related design comprise an area of mixed activities that are shaped and accessed primarily by 12<sup>th</sup> Avenue, but also from Acklen and Caldwell Avenue.

It is further envisioned that future buildings be sited so that they are in close proximity to public streets to enhance street level retail activity. The alleys and rear portions of the buildings are intended for private access for upper floor residents.

# ACTIVITY ZONES

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Range of Activities. The range of activities involves retail, office, residential and worship space.

The zone includes a mixture of existing retail establishments along 12<sup>th</sup> Avenue as well as existing student housing.

Retail	•	Street Level	
Food Service	•		
Outside Storage	•		
Recreation	•		
Specialty Housing			•
Student Housing			•
Parking	•		

Access and Scale. The preferred means of access to the campus in conjunction with the 12<sup>th</sup> Avenue South Mixed Use Zone is vehicular. Primary vehicular access is along 12<sup>th</sup> Avenue in conjunction with Acklen and Caldwell Avenue. Parking is to be accessed at rear of buildings along 12<sup>th</sup> Avenue South with no ground floor or street level parking along 12<sup>th</sup> Avenue.

Height and Set-back. It is the intent to transition to the surrounding 12<sup>th</sup> Ave South development context Avenues.

	Height (stories) at set-back	Set-back (feet)
Fronting 12 <sup>th</sup> only	4-5	5
Side & rear at perimeter	4-5	5
Alley	4-5	5

## Residential Campus Zone

The eastern portion of the campus has become a *Residential Campus Zone*. The Residential Campus Zone is located mainly along the east side of 15<sup>th</sup> Avenue and extends to 12<sup>th</sup> Avenue South. The southern portion extends eastward and westward to include Kennedy Hall. Activities and their related design are intended to provide a planned residential area.

Range of Activities. The range of activities involves assembly, student housing, student support, recreation and sports. Food services for students are also included.

Assembly (Limited)	•	Street Level	•
Recreation	•		
Sports	•		
Student Housing	•		•
Student Support	•		•
Parking	•		•

Access and Scale. Vehicular access is located at 15<sup>th</sup> Avenue and 12<sup>th</sup> Avenue via Caldwell Avenue. Within the zone, pedestrian is the preferred means of circulation. A pedestrian access with the Academic Zone is located just north of Kennedy Hall, at 15<sup>th</sup> Avenue and the pedestrianized Soccer Field Drive. It is the intent to create a pedestrian scale area that includes pedestrian pathways and activity areas within the Residential Campus Zone as new residence halls are constructed replacing the Bruin Hills. Greenspace is also included throughout the zone.

# ACTIVITY ZONES

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Height and Set-back. It is the intent to maintain two story imagery adjacent to 12<sup>th</sup> Avenue with a five foot setback and an additional two stories for each additional 20 feet of setback to maintain a maximum of six stories. Within the interior of the zone, it is the intent to have flexible building height.

Build-to lines for buildings fronting 12<sup>th</sup> Avenue are similar to the 12<sup>th</sup> South area.

The preferred setback for buildings fronting 15<sup>th</sup> Avenue is similar to Kennedy Hall.

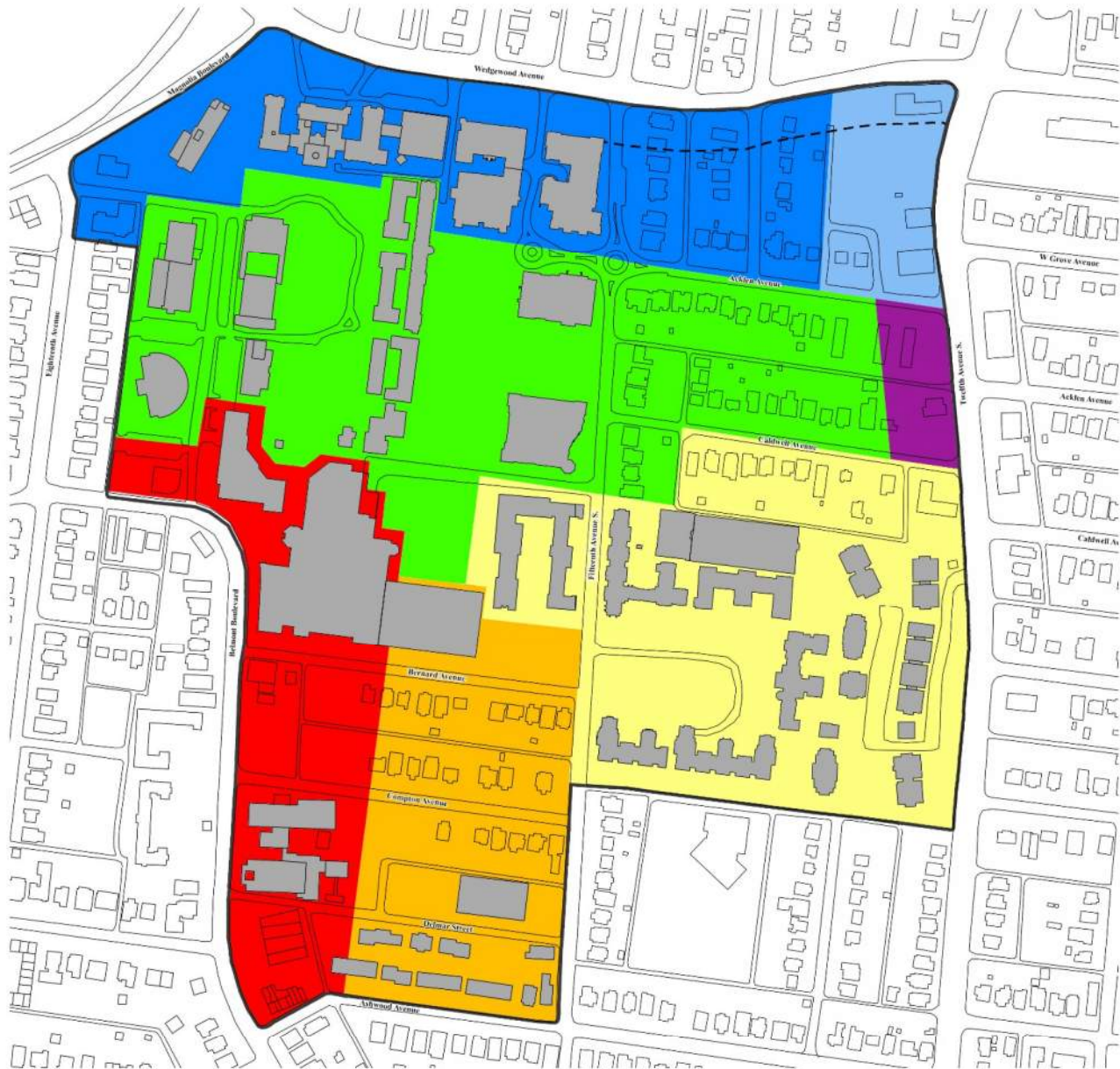
	Height (stories) at set-back	Set-back (feet)
Fronting 15 <sup>th</sup> only	4-6	25-30
Side & rear at perimeter	4-6	5
Alley	4-6	5
Fronting 12 <sup>th</sup>	2-6	5

Ancillary Use. The following ancillary uses may be included in the zone.

- Access drive and short- and long-term parking
- Landscape features such as a plaza, fountain, planting bed and art
- Ground signage
- Self-service laundry
- Loading area for pedestrian
- Loading dock at side or rear of building
- Information and security booth
- Outdoor recreation and limited sports
- Communication dish or tower located on roof of building
- Portable buildings related to construction with Planning staff approval
- Other portable buildings with Planning Commission approval
- Parking accessed at side or rear of buildings along 12<sup>th</sup> Avenue with no ground floor or street level parking along 12<sup>th</sup> Avenue.

# Activity Zones

## Belmont University



### LEGEND

	Wedgwood & Magnolia Avenue Grand Entry Zone		Residential Campus Zone
	Academic Core Zone		12th Avenue South Mixed Use Zone
	Belmont Boulevard Art & Entertainment Zone		Grand Entry Gateway Zone
	South Campus Mixed Use Zone		Wedgwood Setback

# ARCHITECTURAL COMPATIBILITY GUIDELINES

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It is Belmont's intent to provide a more urban form in creating architectural compatibility with the intensive and diverse neighborhoods and activity centers near the campus through the following future design considerations for all activity zones.

- Provide a sense of entry from public streets through the use of projections and recesses in the façade, porches, terraces, fenestration embellishments, windows and doors
- Provide windows with regular spacing and a vertical orientation singularly and compositionally as a group
- Provide a definable horizontal base and cornice for buildings and parking structures
- Provide materials and details that complement those of nearby older urban buildings without being facsimiles of those buildings

It is Belmont's further intent to provide architectural compatibility for proposed buildings and adjoining neighborhoods in conjunction with specific uses and locations as follows:

- Provide architectural articulation for proposed buildings that are located on the proposed campus boundary and opposite the street from a specified single-family residential neighborhood
- Provide a façade that substantially screens the exterior appearance of proposed parking structures that are visible from a public street

**Academic and Mixed Use Zones Opposite Single-Family Residential.** The locations below are identified where architectural compatibility guidelines are applicable:

- Ashwood Avenue for the single-family residential portion that fronts Ashwood Avenue between 15<sup>th</sup> Avenue and Belmont Boulevard
- 15<sup>th</sup> Avenue for the single-family residential portion that fronts 15<sup>th</sup> Avenue between Ashwood Avenue and Bernard Avenue approximately
- 15<sup>th</sup> Avenue for the single-family residential portion that fronts 15<sup>th</sup> Avenue between Acklen and Caldwell Avenues
- Caldwell Avenue and Acklen Avenue, for the single-family residential portion that fronts Caldwell and Acklen between 15<sup>th</sup> and 12<sup>th</sup> Avenues

Horizontal Face. Proposed buildings that front the identified locations are to be sited so that their horizontal face includes an articulation of walls and appearances. The articulation is to simulate the appearance of the horizontal face and spacing of the opposing existing single-family residential. The length of proposed buildings can be the equivalent of several single-family sites. Examples of how articulation may occur include, but are not limited to, the following:

- Ends of building turned perpendicular to the street
- Entries involving porches or porticos
- Bays involving walls or windows
- Breezeways
- Enclosed stairwells

Vertical Face. Proposed buildings that front the identified locations are to be designed so that the vertical face of buildings over two stories includes an articulation of walls and fenestration that complements the lower rise single-family character of the opposite block face. The articulation is to occur between the second and third stories. The articulation is to simulate the appearance of the height of the opposite existing single-family residential.



# ARCHITECTURAL COMPATIBILITY GUIDELINES

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Examples of how articulation may occur include, but are not limited to, the following:

- Extended porches and porticos
- Recessed façade
- Balconies and terraces
- Roof extensions
- Material changes

**Mixed Use Zone Opposite Single-Family, Multi-Family and Mixed-Use Structures.** The locations below are identified where architectural compatibility guidelines are applicable:

- West side of 12th Avenue South between South Douglas Avenue and Caldwell Avenue.

Horizontal Face. Proposed buildings that front the identified portion of 12th Avenue South are to be sited so that their horizontal face includes an articulation of walls and appearances. The articulation is to simulate the appearance of the horizontal face and spacing of the mixed-use and multi-family structures on the opposite side of the street. Examples of how articulation may occur include, but are not limited to, the following:

- Entries involving porches, porticos, or awnings
- Bays involving walls or windows
- Breezeways
- Enclosed stairwells

Vertical Face. Proposed buildings that front the identified portions of 12<sup>th</sup> Avenue South are to be designed so that the vertical face of buildings over two stories includes an articulation of walls and fenestration that complements the character of the opposite block face. The articulation is to simulate the appearance of the height of the mixed-use buildings in the 12<sup>th</sup> South area. Examples of how articulation may occur include, but are not limited to, the following:

- Extended porches and porticos
- Recessed façade
- Balconies and terraces
- Material changes

**Parking Structures.** Proposed parking structures that are visible from a public street are to be designed so that exposed faces look similar to buildings with other types of uses. The screening should alter their appearance as a parking structure and limit the visibility of stored vehicles. Belmont has an example of appropriate screening in conjunction with the existing parking structure associated with the Curb Event Center. Additional examples of screening include, but are not limited to, the following:

- Masonry faces and complementary concrete
- Architectural metal screens
- Window-like openings

# PROPOSED DEVELOPMENT SITES

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It is Belmont's intent with regard to proposed Development Sites & Existing Single-Family Residential Buffer Zone as follows:

- Provide development and/or major clearance and redevelopment for each designated site in accordance with the use and design guidelines of the associated Activity Zone
- Provide development/redevelopment within areas where university ownership constitutes 50 percent of the parcels of the block face portion within an activity zone and are contiguous; specialty housing locations are exempt from the 50 percent block face requirement
- Utilize existing university owned residential structures as a continuation of their residential use or as university-related office space

**Proposed Development Sites Location.** The proposed Development Sites are associated with areas of the campus, current and proposed, where development/redevelopment is to occur. Most sites conform to street blocks in order to provide continuity in use and design. Development/redevelopment may occur within whole blocks or segments thereof provided that they have uniform boundaries and buffering/screening provisions between existing non-University residential properties.

The following Development Sites are included:



- No. 1 – East side of 15<sup>th</sup> Avenue within old Bruin Hills Apartment area
- No. 2 – East side of Belmont Boulevard between Bernard Avenue and Ashwood Avenue
- No. 3 – West side of 12<sup>th</sup> Avenue South between Acklen Avenue and Caldwell Avenue
- No. 4 - West side of 12<sup>th</sup> Avenue South between Wedgewood and Acklen Avenues
- No. 5 - East side of 15<sup>th</sup> Avenue South between Wedgewood and Acklen Avenues
- No. 6 - West side of 15<sup>th</sup> Avenue South between Bernard and Compton Avenues
- No. 7 – West side of 15<sup>th</sup> Avenue South between Compton and Delmar Avenues
- No. 8 – Northwest corner of 15<sup>th</sup> Avenue South and Bernard Avenue
- N0. 9 – East side of 15<sup>th</sup> Avenue South between Acklen Avenue and Thrailkill Garage
- No. 10 – Northeast corner of Magnolia Boulevard and Acklen Avenue
- No. 11 – Southeast corner of 18<sup>th</sup> Avenue South and Acklen
- No. 12 – Hillside Apartments

# Proposed Development Sites

Belmont University



## LEGEND

-  Proposed Development Site
-  Under Development  
To be Complete 2019

# DEVELOPMENT CAPACITY

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It is Belmont’s intent with regard to remaining and proposed development capacity:

- Utilize building floor area ratios to land and impervious surface for establishing development capacity instead of the number of students
- Provide a proposed campus of approximately 93 acres exclusive of any public and private streets and alleys within the campus
- Provide a maximum 6,500,000 gross square feet of building floor area based on a current campus of 85 acres/proposed campus of 93 acres; Parking structures are not to be counted
- Provide a maximum impervious surface ratio (ISR) of 0.80
- Meet current stormwater drainage for proposed development

**Proposed Land Area.** The proposed land area associated with the future campus is approximately 93 acres (4,051,080 square feet). The acreage does not include public and private streets and alleys within the campus that are accessible for public use.

**Proposed Floor Area Ratio.** The proposed building area associated with the future campus is 6,500,000 gross square feet (excluding Morningside Retirement Center). Computation of the proposed building area is based on the following:

- Totally underground parking structures are not counted
- Above ground parking structures are to have only the top level counted
- Totally and partially underground building areas that are uninhabitable space for mechanical, electrical, plumbing and storage are not counted
- Above ground structures that are uninhabitable spaces for mechanical, electrical and plumbing are not counted

## PROPOSED FLOOR AREA PER ACTIVITY ZONE

ZONE	EXISTING (square feet)		DEMOLITION (square feet)		PROPOSED (square feet)
	University	Other	University	Other	
Wedgewood & Magnolia Grand Entry	499,758	200,000	0	40,000	625,000*
Academic Core	623,050	28,000	140,000	28,000	815,000
Belmont Boulevard Arts &	374,533	52,000	28,110	52,000	442,577
South Campus Mixed Use	222,410	30,000	59,103	30,000	590,000
Residential Campus	604,285	20,000	18,600	20,000	480,000
12 <sup>th</sup> Ave Mixed Use	125,569	14,260	125,569	14,260	650,000
Grand Entry Gateway	6,210	8,051	6,210	8,051	400,000
<b>Total</b>	<b>2,455,815</b>	<b>352,311</b>	<b>184,539</b>	<b>192,311</b>	<b>4,002,577*</b>

\* total excludes Morningside Retirement Center

**Proposed Impervious Surface Ratio.** Based on a proposed land area of 4,051,080 square feet, the proposed Impervious Surface Ratio (ISR) is 0.80 maximum. Items included as impervious are paved areas associated with drives, parking, sidewalks, plazas and sports facilities.

# DEVELOPMENT CAPACITY

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**Proposed Storm Drainage.** The campus is currently well-served by existing stormwater infrastructure in and around the overlay boundary. Development of campus stormwater controls has historically conformed to the regulations and policies set forth by Metro Stormwater in their most current design manual. Future development will continue this practice and will work to comply with the recently established Low Impact Design (LID) standards outlined by Metro Stormwater.

Proposed stormwater drainage improvements are to be determined on a project basis. As is typical with urban design, sufficient land area to fully implement the required LID measures and downstream volume controls may not be available for each individual project. In these instances, the development team shall be afforded the option to apply for LID waivers (similar to current Metro review practices) and may also consider a regional approach to stormwater treatment and detention, where applicable.

**Proposed Water and Sewer Services.** Based on a maximum of 2,400,000 gross square feet of building floor area, an increase in use of 543,336 gallons is estimated.

### ESTIMATED INCREASE IN WATER & SEWER USE BASED ON LONG-RANGE CAMPUS MASTER PLAN BELMONT UNIVERSITY

	Demolition	Proposed	Net Increase	Est. Gallons Increase
Residential				
Square Feet	38,600	480,000	441,400,920	
Beds	116 ***	1,440	1,324	132,400*
Class/Office				
Square Feet	302,371	2,282,577	1,980,206	198,021**
Mixed Use	228,932	1,240,000	1,011,068	505,534
<b>Total</b>	<b>569,903</b>	<b>4,002,577</b>	<b>3,432,674</b>	<b>835,955</b>

- \*Based on 100 gallons per bed
- \*\* Based on 0.1 gallons per square foot
- \*\*\* Based on 3 beds / 1,000 square feet
- \*\*\*\* Based on 0.5 gallons per square foot

# VEHICULAR ACCESS & CIRCULATION

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It is Belmont's intent with regard to the capacity, type and location of remaining and future vehicular access and circulation provisions:

- Provide multiple access locations in conjunction with the existing public streets and alleys and existing and future campus drives.
- Enhance access along 12<sup>th</sup> Avenue South to increase the capacity of the eastern side of campus by minimizing the impact of future traffic increases with regard to the remainder of the campus and surrounding neighborhoods.
- Approval of the IO is not dependent on the installation of a traffic signal on 12<sup>th</sup> Avenue South at Caldwell Avenue or Acklen Avenue. If Belmont proposes or otherwise agrees to installation of a traffic signal at one of the two locations, the Traffic and Parking Commission shall review the request if approved by Public Works staff.
- Maintain a level of service "C" for traffic on local residential street segments as identified by the Belmont University Traffic Study dated April 2005.
- Continue to update the Traffic Impact Study every five years or sooner as required by Metro Public Works for new construction projects. The last update is dated December 2015. The TIS shall identify impacts and mitigation based on student enrollment increases. Mitigations may include improvements to pedestrian and bicycle facilities, traffic calming, as well as vehicular capacity.
- Recognize the authority of the Metro Traffic and Parking Commission to establish Residential Parking Permits on local streets when permits are compliant with the RPP Ordinance as of April 2005 and when reasonable time limitations are included.
- In collaboration with MTA, continue enhancing public transit service with respect to an alternative transportation mode for students, faculty and staff by offering incentives.
- Continue University partnership with MTA for students, faculty and staff to use public transportation to and from Belmont for free.
- Require construction contractors to provide remote parking and shuttle services for construction workers when sufficient provisions are unavailable on campus.
- Provide and update the way-finding system as the campus evolves to direct vehicular and pedestrian traffic efficiently to and within campus.
- Privatize and close 14<sup>th</sup> Avenue South between Wedgewood Avenue and Acklen Avenue when new development occurs in the Grand Entry activity zone.

## **Current, Pending and Proposed Access and Circulation.**

Public Streets and Alleys. Current access and circulation involving public streets and alleys that are to remain open include the following:

- 14<sup>th</sup> Avenue South until a Traffic Impact Study is conducted and Planning Commission and/or Traffic and Parking Commission approves any closure
- Acklen Avenue between 18<sup>th</sup> Avenue and Belmont Boulevard
- Bernard Avenue between Belmont Boulevard and 15<sup>th</sup> Avenue
- Compton Avenue between Belmont Boulevard and 15<sup>th</sup> Avenue
- Delmar Avenue between Belmont Boulevard and 15<sup>th</sup> Avenue
- 15<sup>th</sup> Avenue between Wedgewood and Ashwood Avenues
- Acklen Avenue between 12<sup>th</sup> Avenue South and 15<sup>th</sup> Avenue South
- Caldwell Avenue between 12<sup>th</sup> Avenue South and 15<sup>th</sup> Avenue South
- Public alleys connecting Wedgewood and Acklen Avenues east and west of 14<sup>th</sup> Avenue until a Traffic Impact Study is conducted and Planning Commission and/or Traffic and Parking Commission approves any closure
- Public alley connecting with Caldwell Avenue and adjoining Bruin Hills and Hillside student residential areas
- Public alley between Delmar and Ashwood Avenues

# VEHICULAR ACCESS & CIRCULATION

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The public alleys serving the block formed by Bernard and Compton Avenues and Compton and Delmar Avenues are to be privatized and closed upon acquisition of all properties adjoining the alleys.

Privatized Streets. There are currently four privatized streets associated with the campus. They are identified and located as follows:

- Belmont Boulevard between Acklen and Portland Avenues
- East Belmont Circle between Wedgewood and the former route of Acklen Avenue, which only provides access to a small amount of parking along the front of the Belmont Mansion frontage on Wedgewood Avenue
- Bernard Circle, which is the semi-circular drive connecting 15<sup>th</sup> Avenue South and the Bruin Hills student residences. This drive will eventually be eliminated as new residence halls are constructed in Bruin Hills.
- Acklen Avenue between 15<sup>th</sup> Avenue South and the internal alley/roundabout. This segment of Acklen Avenue will remain open to vehicular access for the North and Baskins Garages

It is intended to privatize 14<sup>th</sup> Avenue South between Wedgewood Avenue and Acklen Avenue as well as the parallel alleys on the east and west of 14<sup>th</sup> Avenue South. A traffic impact study will be conducted.

Campus Drives. All current campus drives are to remain open in conjunction with areas of the campus that are not associated with the Proposed IO Expansion. Campus drive changes associated with the Proposed IO Expansion are to remain open until the initiation of proposed improvements associated with future development.

15<sup>th</sup> Avenue South is an important connection for the campus as well as a neighborhood street for the residential area south of the campus. It is important that growth at Belmont University not result in excessive traffic traveling through the neighborhood. In order to monitor and evaluate traffic impacts to the neighborhood, peak period traffic counts have been conducted on 15<sup>th</sup> Avenue South between Ashwood Avenue and Linden Avenue for the years 2004, 2010 and 2015. An analysis of the historical traffic was conducted to identify the impacts of development and student population increases at Belmont University on the neighborhood to the south of the University over this eleven-year period. Comparisons of the 2004, 2010 and 2015 AM and PM peak hour traffic volumes on this segment of 15<sup>th</sup> Avenue South are presented in the table below. These comparisons show that from 2004 to 2010, during the AM peak hour, traffic on this segment of 15<sup>th</sup> Avenue South increased by 13 vehicles, while during the PM peak hour the increase was 26 vehicles. Traffic growth between 2010 and 2015 was much lower, with an increase of only 3 vehicles during the AM peak hour and only 5 vehicles during the PM peak hour. It should be noted that the year 2015 traffic volumes (27 vehicles in the AM peak hour and 61 vehicles in the PM peak) are well below capacity levels and are also lower than the other residential streets that were studied in the area.

### HISTORICAL COMPARISONS OF PEAK HOUR TRAFFIC VOLUMNS ON 15<sup>TH</sup> AVENUE SOUTH

Roadway Segment	Peak Hour Two-way Traffic Volumes					
	AM Peak Hour			PM Peak Hour		
	2004	2010	2015	2004	2010	2015
15 <sup>th</sup> Avenue S., between Ashwood Ave. & Linden Ave.	11	24	27	35	56	61

## VEHICULAR ACCESS & CIRCULATION

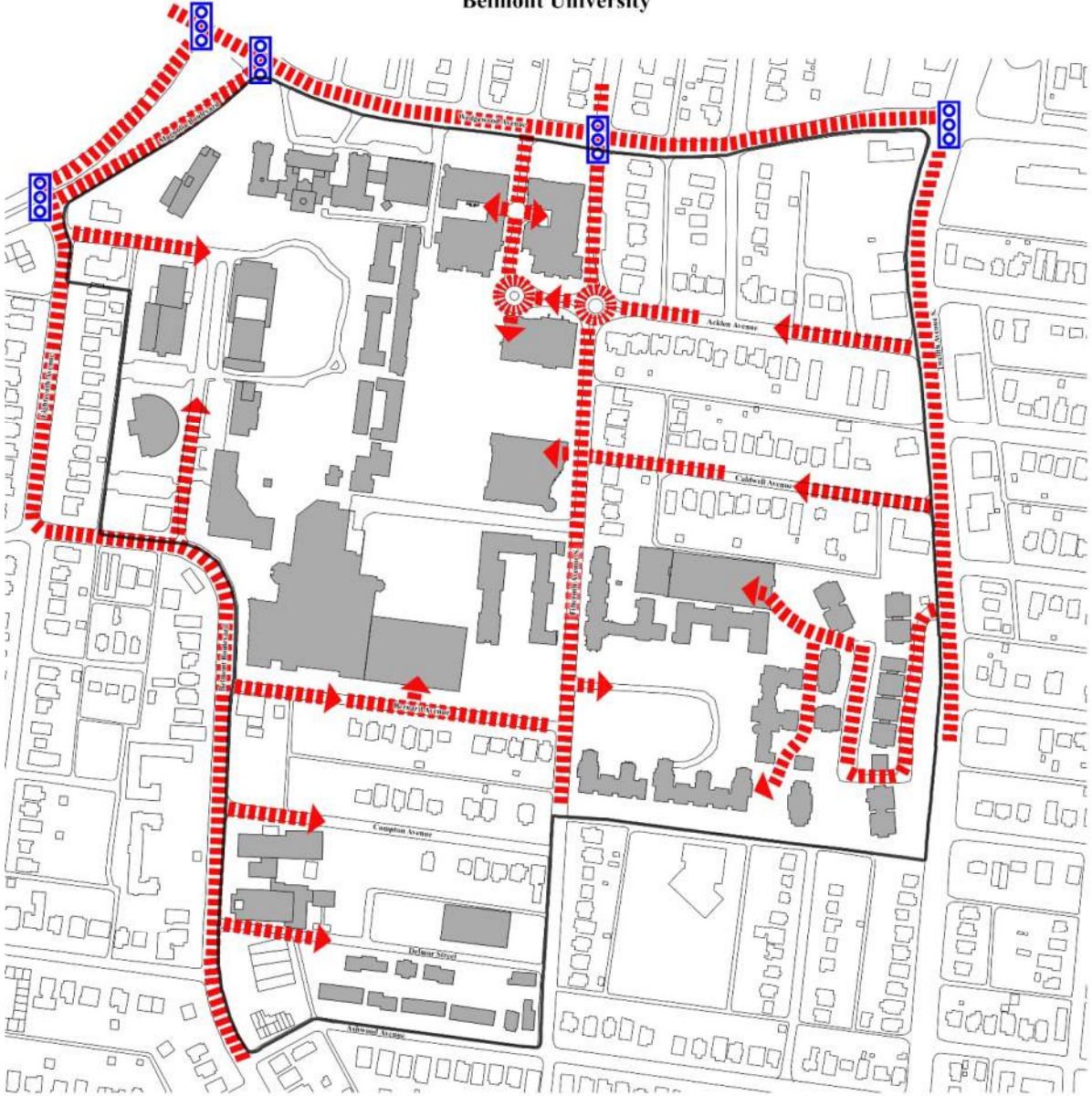
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The minimal growth in traffic on 15<sup>th</sup> Avenue South to the south of the campus over the past five years can likely be attributed to the design decisions and travel demand management measures by the University over the past several years. These include concentrating parking garages on the north side of the campus, especially between Caldwell Avenue and Wedgewood Avenue, providing MTA bus passes for students and staff, increasing the percentage of students who live on campus, and encouraging students to not bring cars to campus. Also, the addition of the roundabout at Acklen Avenue and the location of multiple pedestrian crosswalks on 15<sup>th</sup> Avenue South through the campus has made that street a much more pedestrian-oriented street. As a result, 15<sup>th</sup> Avenue S. though the campus has experienced lower vehicular speeds, which has helped discourage cut-through traffic on 15<sup>th</sup> Avenue South. The university will secure traffic counts for the intersections at 15<sup>th</sup> Avenue South and Linden and Elmwood to use as baseline information for future traffic forecasting as part of the Traffic Impact Studies required by this IO.



# Existing Vehicular Circulation

Belmont University



## LEGEND

- Existing Circulation
- Existing Traffic Signal

# VEHICULAR PARKING

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It is Belmont's intent with regard to the capacity, type and location of existing and future parking provisions:

- Continue the use and modification of current parking
- Determine the number of spaces required on campus based on actual parking demand identified through facility parking occupancy counts
- Do not count public on-street parking in meeting parking requirements for proposed development
- Provide the number of spaces on a campus-wide basis rather than by parcel or site
- Share spaces among users where appropriate
- Provide a combination of surface and structure types
- Provide buffers for compatibility between future parking and adjoining neighborhoods
- When there is a change in building use or new development, a study shall be conducted to determine if there is a need for additional parking; such study shall consider available parking

**Current Parking Use and Modifications.** Current parking provisions may continue in use.

Within parking provisions that are retained, modifications may occur. When modifications are 25 percent or less of a specific lot, modifications may be based on existing design. Modifications over 25 percent are subject to the entire specific lot's compliance with the Metro Zoning Code.

**Parking Capacity Ratio.** The previous IO in 2005 included parking capacity ratio requirements for each user type. However, these parking capacity ratio requirements may no longer be applicable to today's Belmont campus. Since 2005, the characteristics of the campus as well as Nashville have changed dramatically. Belmont has constructed several new residence halls, increasing the residential student capacity. Belmont has taken many steps to provide transportation alternatives for students. MTA bus service is free for Belmont students, faculty and staff to and from Belmont, paid for by the university. Nashville's B-cycle bike share program is available with stations relatively close to campus and continuing to expand. Belmont has a campus-wide car-sharing program, and rideshare in Nashville has been extremely successful and could provide alternatives for students needing a private vehicle on campus. These initiatives and campus development have had an impact on the transportation dynamics on the campus. The percentage of residential students bringing vehicles to campus has reduced from 80% in 2005 to 60% in 2016, and the percentage of undergraduate commuters has decreased. These trends are expected to continue through the continuance of the above mentioned programs and campus efforts towards sustainability.

**Current Parking Capacity.** As of the year 2016, there are 5,818 total spaces on campus. The current capacity includes:

- 952 surface lot and privatized street spaces
- 4,832 structured spaces
- 5,784 total spaces on-campus

Total enrollment in 2016 was 7,723 students.

# VEHICULAR PARKING

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**Parking Demand and Current Capacity Comparison.** A parking occupancy study completed in Fall 2016 determined that the peak period demand on a peak day of Tuesday was approximately 4,558 including approximately 126 occupied spaces on public streets and 4,432 occupied spaces on campus. This results is approximately 77% occupancy of on-campus spaces and approximately 1,226 vacant spaces during peak demand.

**Parking Ratio and Proposed Capacity.** The provision of additional parking should continue to be based on annual parking occupancy studies submitted to the Metro Department of Public Works as enrollment increases and/or future campus development occurs. Parking demand and proposed capacity may vary by up to 100 spaces before an adjustment in provisions is made. A temporary loss of up to an additional 100 spaces due to construction may occur before an adjustment in provisions is made.

Calculation of capacity is to be determined at the time of any major future development involving a building or parking lot demolition, expansion or new start. During construction, calculation of capacity may include any vacant area on campus that provides temporary parking.

**Proposed Parking Type and Location.** Proposed parking is to be provided through a combination of surface and structure types. Structure parking is the preferred option in conjunction with major activity centers. However, as noted above, the current parking capacity exceeds the demand by more than 1,300 spaces. Therefore, planning for future development will consider available parking and surplus/deficit.

Proposed surface parking may occur with the development of activity zones in the expanded IO. The location, design and access are to be determined at the time of any future development or parking lot new start. Subject to buffering and screening provisions, location is to be guided by the following:

- Parking lots of 10 spaces and less are to be located within side yards of buildings and/or the interior of the campus
- Parking lots of more than 10 spaces are to be located within the interior of the campus
- Development of Proposed Parking Zones 10 and 11 will not allow the replacement of the structures currently located on each corner of Acklen Avenue and 18th Avenue South with surface parking lots.

# Vehicular Parking

Belmont University



## LEGEND

- |   |                            |   |                             |
|---|----------------------------|---|-----------------------------|
|  | Existing Parking Structure |  | Proposed Parking Zone       |
|  | Existing Surface Parking   |  | Structured Parking Entrance |

# PEDESTRIAN CIRCULATION

---

It is Belmont's intent with regard to the type, location and connectivity of existing and future pedestrian circulation provisions:

- Continue the use and modification of current on-campus pedestrian circulation except where improvements can occur with future developments
- Continue the use of public sidewalks that are adjacent to the campus
- Provide additional pedestrian circulation between existing and proposed activity centers, residential areas and parking
- Provide connectivity between the on-campus circulation and the public sidewalks that are adjacent to the campus
- Provide upgrade of existing sidewalks at the perimeter of the campus and the expanded IO boundary in conjunction with future development
- Strengthen pedestrian crossings of public streets between residential activity zones and academic activity zones as well as surrounding commercial districts

**Current Circulation.** Currently, the main pedestrian and bike access points and pathways include:

Belmont Boulevard at the Curb Event/Beaman Student Center. This access point provides entry to the Belmont Tower amphitheater near the student center and the Hitch Science/Wheeler Humanities buildings and, subsequently, to the historic academic quadrangle to the north.

15<sup>th</sup> Avenue South at Two Oaks/Pedestrianized Soccer Field Drive. This pedestrian entry provides access between student residence halls and the Beaman Student Center/Tower amphitheater and the Johnson Center/Harrington Place Dining.

15<sup>th</sup> Avenue South at Kennedy/Bruin Hills. This pedestrian entry provides secondary access between the residential zone east of 15<sup>th</sup> Avenue South and the academic zone to the west.

Belmont Boulevard between Portland and Acklen Avenues. This pathway provides pedestrian/vehicular access to parking areas, the Leu Center for the Visual Arts and Lila Bunch Library and, eventually, to the historic academic quadrangle (east off of Belmont Boulevard).

Wedgewood Avenue at Freeman Hall and the Massey Business Center. This 'unofficial' pedestrian access point provides entry to the historic academic quadrangle and administration center from Wedgewood Avenue.

Wedgewood Avenue at 15<sup>th</sup> Avenue. This pedestrian access point provides entry at a signalized intersection to the Ayers Academic Center from Wedgewood Avenue.

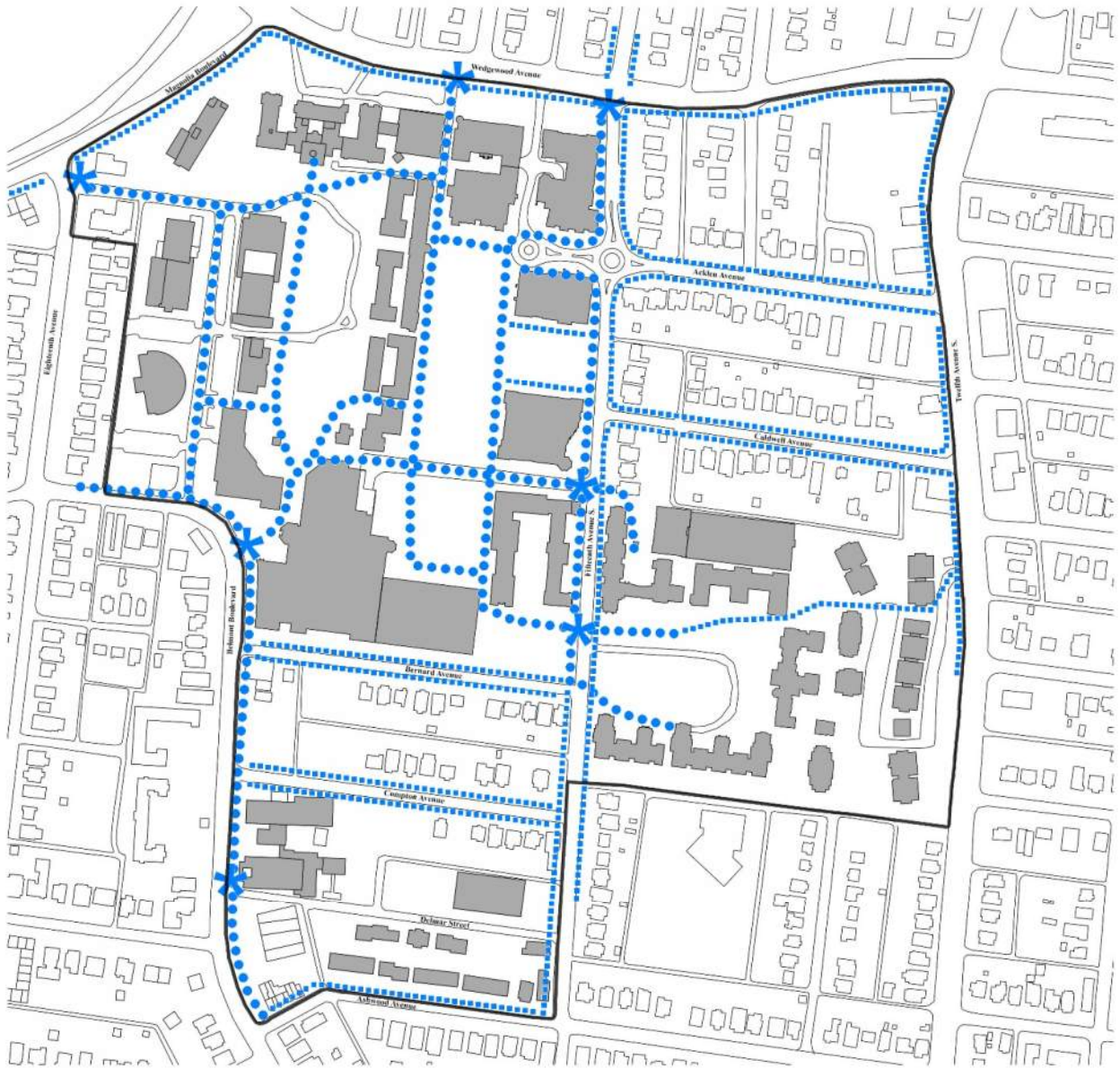
Acklen Avenue at 18<sup>th</sup> Avenue South. This pedestrian access point provides entry from the west side of campus and Hillsboro Village area near the signalized intersection at Magnolia Boulevard.

## **Pedestrian Access and Circulation Improvements.**

The existing and future pedestrian circulation improvements are intended to create a unified system that encourages pedestrian use. Improvements include designated entryways with signage, pathways, crosswalks and sufficient space for high traffic pedestrian passage. As future development occurs, the construction of pedestrian malls is intended to continue, such as those implemented in recent years along former Soccer Field Drive, former Acklen Avenue, former East Belmont Circle and throughout the redevelopment of the Bruin Hills residential zone. Belmont will continue to work with Metro Public Works to enhance pedestrian and bicycle facilities throughout the campus and its periphery.

# Pedestrian Circulation

Belmont University



## LEGEND

- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation
- \* Primary Pedestrian Entry

# OPEN SPACE, LANDSCAPING, TREE REPLACEMENT, BUFFERING & SCREENING

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It is Belmont's intent with regard to the type, location and quantity of remaining and future landscaping, buffering and tree provisions:

- Continue the use and modification of current landscaping, buffering and tree provisions except in Proposed Development Sites. In current areas of the campus that are not designated as proposed Development Sites, the addition of landscaping and buffering is not required in locations adjacent to streets/alleys and to existing development that is non-university owned
- Provide landscaping and buffering for Proposed Development Sites based on the standards of the Campus Master Plan and Zoning Code's buffer type "C"
- Provide a minimum five foot wide B-5 landscape buffer for non-university properties adjacent to the new perimeter buildings
- Provide landscape features including ground signage, plant materials, lighting and furniture at primary vehicular and pedestrian access locations
- Provide buffering temporarily between proposed development and existing residential development that is non-university owned and that is within a Proposed Development Site
- Provide the ratio of trees to land area on a campus-wide basis rather than parcel or site
- Protect and replace existing trees lost in conjunction with construction projects

**Current and Proposed Open Space.** There are five open space areas associated with the campus currently. The locations are identified as follows:

- Historic mall extending from the Belmont Mansion to the Belmont Tower
- Grand lawn adjacent to Wedgewood Avenue extending from Magnolia Boulevard to 15<sup>th</sup> Avenue
- Lawn located between the Beaman Student Center and Wright-Maddox Dormitory
- New lawn within the academic core
- New Bruin Hills informal quad open space which is the central open space to the Bruin Hills residence halls

All of these open spaces are to remain.

There are two proposed open space areas associated with the proposed campus. The approximate locations are identified as follows.

- Pedestrian activity center and open space in conjunction with the Bruin Hills Student Residential Development Site
- Pedestrian activity center and open space in conjunction with the South Campus Mixed Use Development Sites
- Two pocket parks at Belmont Blvd./Ashwood and 15<sup>th</sup> Avenue/Ashwood, minimum size 1,500 sq. ft. for university and public use

**Tree Replacement.** The proposed Tree Ratio is a minimum of 14 units per acre. In calculating the Tree Ratio, the total requirement is to be considered on a campus wide basis. The portions of the current campus north of Bernard Avenue are compliant as of April 2005.

**Current Buffer Yards and Screening.** Current buffer yards and screening are to remain except in the proposed Development Sites. Buffer yards and screening may be modified in a comparable standard and appearance in conjunction with additions and modifications to current parking, mechanical equipment and storage areas.

# OPEN SPACE, LANDSCAPING, TREE REPLACEMENT, BUFFERING & SCREENING

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In association with Proposed Development Sites, buffer yards are to be provided in the following situations:

- A university-related use, other than single-family residential, is adjacent to the side or rear of a non-university residential use
- University-related parking of more than three spaces is opposite and visible from a non-university use sharing a public or private street

Buffer yards are to be consistent in width and planning material design along any public, private or to be privatized street. The intent is to create a uniform appearance.

In association with Proposed Development Sites, more opaque screening is to be provided in the following situation:

- Ground mounted air handling and electrical sub-station equipment
- Ground mounted communication dishes that are over five feet in diameter
- Trash collection bins
- Outside storage areas
- Fueling areas
- Loading areas

Screening is to be provided as a year-round type involving a minimum height of three feet and a maximum height of six feet. Planting is to be in beds with a minimum width of six feet.

**Streetscapes.** Enhanced streetscape planting is envisioned on all development sites along existing roadways.



# Open Space, Buffering and Screening

Belmont University



## LEGEND

- |  |  |   |
|--|--|---|
|  Existing Open Space to Remain                                    |  Proposed Open Space Pocket (Anywhere within block) |  Interior Streetscape              |
|  Existing Green Street Edge                                       |  Proposed Buffer Yard                               |  12th S Streetscape                |
|  Existing Screening (Associated with Physical Plant outside area) |  Proposed Open Space Mall                           |  Wedgwood Green Space Continuation |

# LIGHTING

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It is Belmont's intent with regard to exterior lighting improvements and provisions:

- Continue current exterior lighting provisions, except those associated with proposed Development Sites, based on the standards under which they were installed
- Note that modifications and replacements may occur similar in type, design and location to existing provisions
- Provide integrated function and appearances within the campus
- Provide compatible function and appearance between the campus and adjoining neighborhoods
- Take guidance from the use and design guidelines of the associated activity zone
- Provide lighting internally directed in minimizing light trespass and pollution onto adjacent residential properties

**Exterior Lighting Provisions.** Exterior lighting provisions are defined as follows:

- *Vehicular Street Standards* – Tall pole/arching lights typically associated with Metro street standards
- *Vehicular Drive Standards* – Medium height pole/arching lights with directional heads oriented toward the drive; also applicable for parking lots and structures
- *Building Up Lighting* – High intensity ground mounted lights that provide flood illumination across the entire face of a building or monumental structure
- *Building Face Directional Lighting* – Medium intensity building mounted lights that provide directional illumination across sections of the building face and adjoining ground; lighting is intended to provide building/entry identification and adjoining area security/safety
- *Pedestrian Directional Lighting* – Low and medium intensity pole mounted lights that provide directional illumination for pedestrian ways and spaces
- *Special Purpose Lighting* – High to medium intensity building and pole mounted lights that provide effect and temporary illumination within a defined special purpose area such as sport, recreation, entertainment, ceremony and large open space
- *Signage Directional Lighting* – Low intensity building and ground mounted lights that provide directional illumination for campus and building access and identification

**Exterior Lighting Improvements by Activity Zone.** It is envisioned that exterior lighting improvements will be complementary to the type, design and location of each of the five designated Activity Zones, as follows:

Wedgewood and Magnolia Grand Entry Zone. It is envisioned that exterior lighting improvements would complement the current up-lighting of the monumental architecture from the Wedgewood Avenue and Magnolia Boulevard sides. The zone is associated with the campus's primary vehicular entry located at Wedgewood and 15<sup>th</sup> Avenues. Campus signage and ground lighting are proposed for the entry. Pedestrian entries and pedestrian way lighting are also proposed at 18<sup>th</sup> Avenue and E. Belmont Circle.

Grand Entry Gateway Zone. It is envisioned that exterior lighting improvements would complement the current up-lighting of the monumental architecture along Wedgewood Avenue, wrapping the corner to 12<sup>th</sup> Avenue South. Campus signage and ground lighting are proposed for the entry. Pedestrian entries and pedestrian way lighting are also proposed at 12<sup>th</sup> and Acklen Avenues. It is the intent to include vehicular drive standards in conjunction with vehicular circulation and parking.

Academic Core Zone. It is envisioned that exterior lighting improvements within the interior of the campus would complement the historic mall. Building face directional and pedestrian directional are proposed within the future mall. In conjunction with future buildings fronting 15<sup>th</sup> Avenue, a unifying and compatible illumination and appearance is intended. The existing street lighting will remain. Building face directional lighting is proposed for future buildings.

# LIGHTING

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It is the intent to provide special purpose lighting within the interior of the campus. The special purpose lighting is associated with existing and future sport, recreation, entertainment, ceremony and large open space provisions.

Belmont Boulevard Arts and Entertainment Zone. It is envisioned that exterior lighting improvements would provide a unifying and compatible illumination and appearance involving the zone and adjoining commercial neighborhood. In creating a more pedestrian-oriented zone, pedestrian directional lighting would be included. It is the intent to include signage directional lighting for campus uses and supporting commercial uses whose entries are oriented toward Belmont Boulevard/Portland Avenue. It is the intent to include vehicular drive standards in conjunction with vehicular circulation and parking.

South Campus Mixed Use Zone. It is envisioned that exterior lighting improvements would include a complementary variety of types in conjunction with the zone's proposed mixed use. Within the interior of the campus, vehicular drive standards, building face directional, pedestrian directional and special purpose lighting are all intended. In conjunction with future buildings fronting Ashwood Avenue and the southern part of 15<sup>th</sup> Avenue, a unifying and compatible illumination and appearance is intended. As part of the campus's circulation, existing street lighting will remain. Building face directional lighting is proposed for future buildings. It is the intent to include vehicular drive standards in conjunction with vehicular circulation and parking. It is the intent to provide special purpose lighting within the interior of the campus. The special purpose lighting is associated with future physical plant, sport, recreation and large open space provisions.

Residential Campus Zone. It is envisioned that exterior lighting improvements would provide a unifying and compatible illumination and appearance involving the zone and adjoining neighborhoods. It is also envisioned that future buildings fronting 15<sup>th</sup> Avenue would have building directional and pedestrian directional lighting that is complementary with the Academic Core Zone. It is the intent to include vehicular drive standards in conjunction with vehicular circulation and parking. It is the intent to provide special purpose lighting within the interior of the campus. The special purpose lighting is associated with future sport, recreation and large open space provisions.

12<sup>th</sup> Avenue South Mixed Use Zone. It is envisioned that exterior lighting improvements would include a complementary variety of types in conjunction with the zone's proposed mixed use. Building face directional lighting is proposed for future buildings. It is the intent to include vehicular drive standards in conjunction with vehicular circulation and parking.

# LIGHTING

	Vehicular Street Standard	Vehicular Drive Standard	Building Up Lighting	Building Face Directional	Pedestrian Directional	Special Purpose	Building Signage	Ground Signage
<b>Wedgwood &amp; Magnolia Grand Entry Zone</b> Street Orientation of Bldg. Internal Orientation of Bldg. Pedestrian Circulation/Area Outdoor Sports, Rec., Open Space Outdoor Parking & Drive Signage	X	X	X	X	X	X	X	X
<b>Grand Entry Gateway Zone</b> Street Orientation of Bldg. Internal Orientation of Bldg. Pedestrian Circulation/Area Outdoor Sports, Rec., Open Space Outdoor Parking & Drive Signage	X	X	X	X	X	X	X	X
<b>Academic Core Zone</b> Street Orientation of Bldg. Internal Orientation of Bldg. Pedestrian Circulation/Area Outdoor Sports, Rec., Open Space Outdoor Parking & Drive Signage	X	X		X X	X	X	X	X
<b>Belmont Boulevard Arts &amp; Entertainment Zone</b> Street Orientation of Bldg. Internal Orientation of Bldg. Pedestrian Circulation/Area Outdoor Sports, Rec., Open Space Outdoor Parking & Drive Signage	X	X	X	X X	X	X	X	X
<b>South Campus Mixed Use Zone</b> Street Orientation of Bldg. Internal Orientation of Bldg. Pedestrian Circulation/Area Outdoor Sports, Rec., Open Space Outdoor Parking & Drive Signage	X	X		X X	X	X	X	X
<b>Residential Campus Zone</b> Street Orientation of Bldg. Internal Orientation of Bldg. Pedestrian Circulation/Area Outdoor Sports, Rec., Open Space Outdoor Parking & Drive Signage	X	X X		X X	X	X	X	X
<b>12<sup>th</sup> Avenue South Mixed Use Zone</b> Street Orientation of Bldg. Internal Orientation of Bldg. Pedestrian Circulation/Area Outdoor Sports, Rec., Open Space Outdoor Parking & Drive Signage	X	X		X	X	X	X	X

# PHASING

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The purpose in phasing implementation of the campus master plan is to ensure the integrity of non-university properties during Belmont’s expansion. The need for multiple phasing is limited. Belmont currently owns approximately 80 percent of the proposed campus acreage and most of its holdings are relatively large and contiguous.

Two phases are envisioned in conjunction with the 12 proposed Development Sites. Sites associated with each phase are identified in the adjoining table.

Phase I involves nine proposed Development Sites. Belmont owns 65-100 percent of the acreage associated with each of the nine sites.

Phase II involves the remaining three proposed Development Sites. Acquisition is pending or proposed in each of the three sites.

<i>Development Site</i>	<i>Phase</i>
1	I
2	II
3	II
4	I
5	I
6	I
7	II
8	I
9	I
10	I
11	I
12	I