



Master Development Plan

BELMONT UNIVERSITY

Ordinance No. BL 2005-555
As Adopted August 15, 2005

prepared by
rm plan group
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AMENDMENT



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. In conjunction with the approval, Belmont agreed to continue its on-going 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 shall be established formally. Serving staggered two-year terms, four members each are to be recommended by the University and the Metro Councilmember representing Belmont's district. The ninth member shall be the president of Belmont Hillsboro Neighbors, or his or her designee.

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 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.

Traffic Calming. In order to lessen traffic and parking issues within an approximately one block area of the campus, Belmont shall provide a traffic calming/parking/streetscape/aesthetics study. The streets to be included are: 15th Avenue South, Acklen Avenue, Caldwell Avenue, Ashwood Avenue, Belmont Boulevard, 18th Avenue South, 19th Avenue South and Villa Place from Wedgewood to Horton Avenues. Subject to agreement by the Neighborhood Advisory Group and applicable Metro agencies, Belmont shall implement the recommendations within two months of all approvals and provide a minimum cost of \$25,000 for improvements.

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. The recently completed Curb Event/Beaman Student Center on Belmont Boulevard, Kennedy Hall residences on 15th Avenue and the under-construction Health Sciences Building on Wedgewood Avenue demonstrate 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. The team also wishes to extend its gratitude to those dedicated people who represented the Belmont neighborhood and Metro Nashville Council: Lora Alexander, Rick Collins, Jan Johnson, Damon Warfield, Bertha Walker, C.W. Eubanks, Jayne Gordon, Gene TeSelle, John Green, Gail Scott, Denise Gyauch and Councilmember Ginger Hausser.

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.

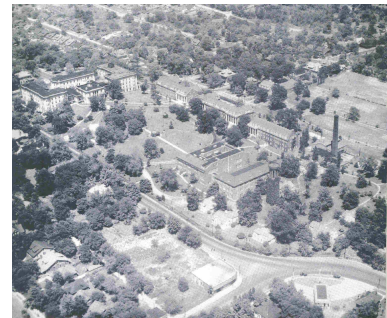
Ward-Belmont Era

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.



Belmont University Era

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



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 and giving to students.



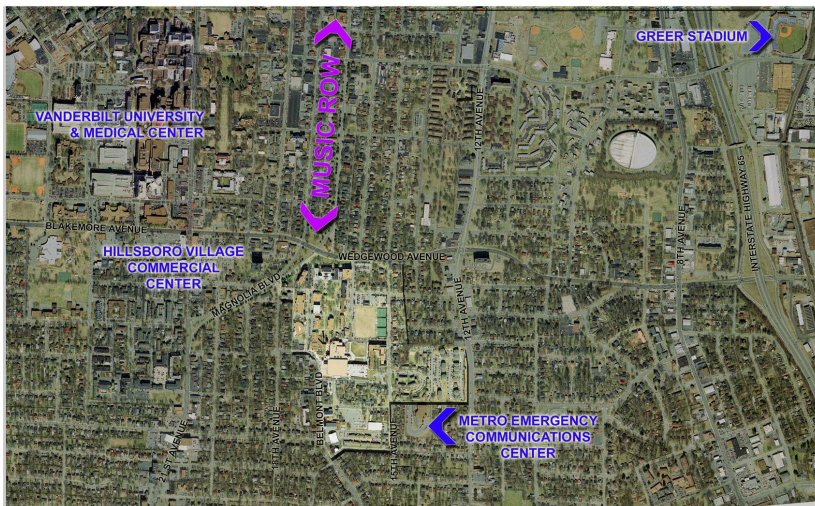
As enrollment increases and physical space needs grow, the university will seek to sustain these relationships with the community. Plans for the future involve smart and responsible growth, integrated community-campus functions and, as always, open doors to the university's neighbors. The ever-changing face and function of Belmont University will no doubt include state-of-the-art educational facilities, but will remain rooted in history as an urban campus growing up and around a still-standing 19th century estate.



CAMPUS SITUATION

The Nashville Connection. Belmont University is situated near Nashville’s midtown, 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’ 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 21st Avenue corridor*, a vibrant retail, dining and entertainment district; and
- *Interstate 65*, a major pathway around, in and out of Nashville.

Belmont Boulevard, which forms 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.

The Neighborhood Connection. In the area immediately surrounding the Belmont University campus, students have access to multiple dining, retail and personal service providers, including international cuisine/restaurants, a coffee house, music store, athletic supply store convenience store/gas station, printing shop and full-service salon. 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.

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-19th 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’ collegiate experiences.

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 that of its neighbors 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, we should consider options for alternative transit, including busses and shuttles.

Modernize Facilities

Many of Belmont’s classrooms, laboratories, residential and office spaces, and other facilities are older. In fact, most of the campus’ buildings – approximately 80% – were constructed before 1980; and the majority of these are at least 40 years old. Renovating or replacing buildings and enhancing amenities and technical capabilities are included in modernizing facilities for the benefit of students and everyone who uses Belmont 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 maintain continuity throughout the campus.

	1985	1990	1995	2000	2001	2002	2003	2004
Total Head Count	2,257	2,812	3,009	2,976	3,129	3,344	3,629	3,958
Full-time Enrollment	1,651	2,137	2,362	2,448	2,517	2,695	2,926	3,259
Residential	618	687	857	1,098	1,184	1,255	1,510	1,657
Commuter	1,639	2,125	2,152	1,878	1,945	2,089	2,119	2,301

Create a More Residential Campus

While the trend toward a more residential campus has been improving, approximately 58% of all undergraduate students still commute to the Belmont University campus. Future plans should include incentives and facilities – dormitories and alternative student housing – to bring the share of on-campus residents to 50 percent.

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

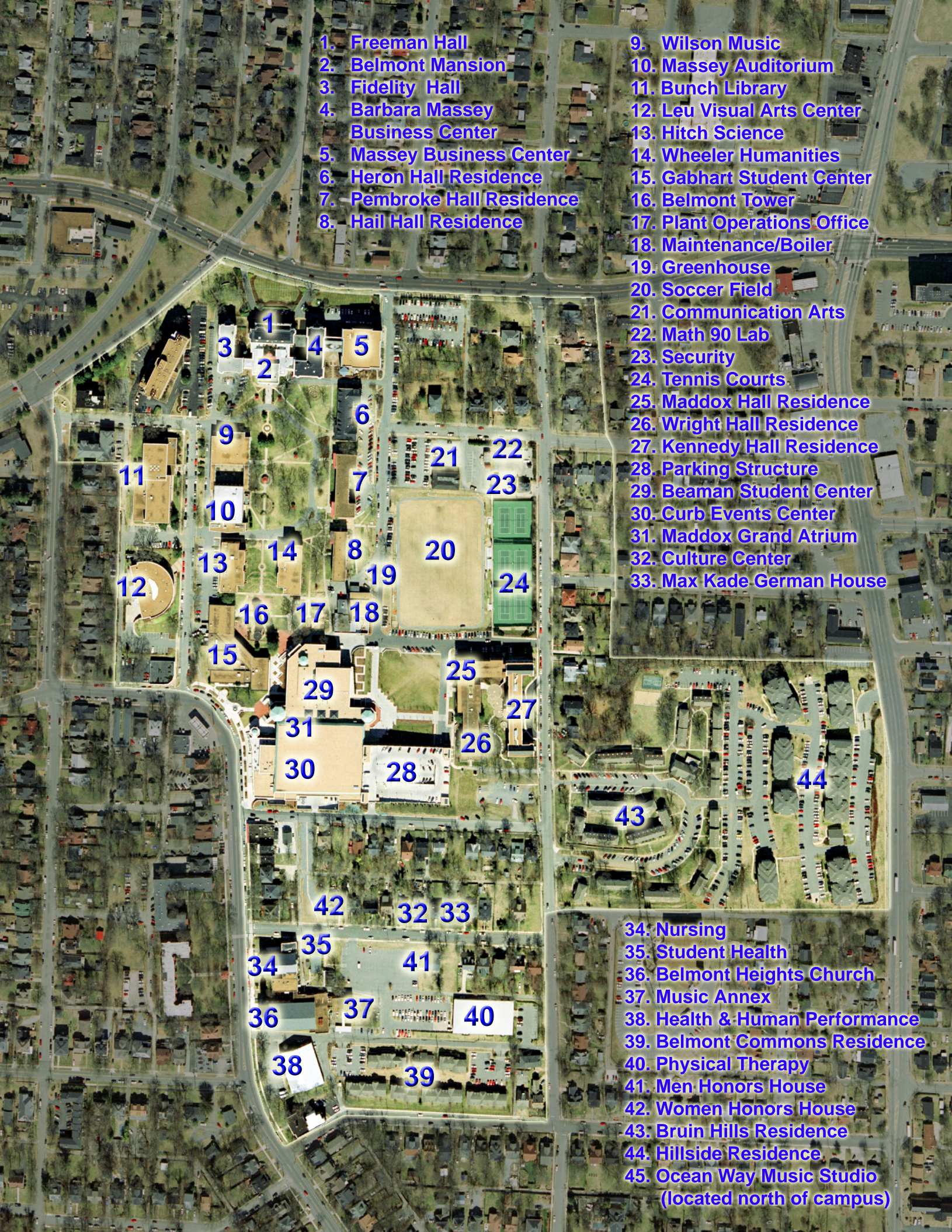
Although the modernization of campus facilities is a number one priority, the University remains dedicated to preserving the historic identity of Belmont. New facilities will incorporate elements of the campus and community architectural vernacular, while all improvement and expansion projects on existing 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.



1. Freeman Hall
2. Belmont Mansion
3. Fidelity Hall
4. Barbara Massey Business Center
5. Massey Business Center
6. Heron Hall Residence
7. Pembroke Hall Residence
8. Hail Hall Residence

9. Wilson Music
10. Massey Auditorium
11. Bunch Library
12. Leu Visual Arts Center
13. Hitch Science
14. Wheeler Humanities
15. Gabhart Student Center
16. Belmont Tower
17. Plant Operations Office
18. Maintenance/Boiler
19. Greenhouse
20. Soccer Field
21. Communication Arts
22. Math 90 Lab
23. Security
24. Tennis Courts
25. Maddox Hall Residence
26. Wright Hall Residence
27. Kennedy Hall Residence
28. Parking Structure
29. Beaman Student Center
30. Curb Events Center
31. Maddox Grand Atrium
32. Culture Center
33. Max Kade German House

34. Nursing
35. Student Health
36. Belmont Heights Church
37. Music Annex
38. Health & Human Performance
39. Belmont Commons Residence
40. Physical Therapy
41. Men Honors House
42. Women Honors House
43. Bruin Hills Residence
44. Hillside Residence
45. Ocean Way Music Studio (located north of campus)

EXISTING CONTEXT

Belmont Mansion (*below center*), constructed as a private residence in 1850, has been restored and remains open to the public for tours and special events and features 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 20th 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



EXISTING CONTEXT



to accommodate the College of Visual and Performing Arts, including the prestigious School of Music. The building features 24,288 square feet.

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 houses 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.

The **Wheeler Humanities Building** mirrors the Hitch Science Center. Its 19,490 square feet of space houses the School of Humanities’ English and foreign language departments and the School of Social Sciences’ history, political science and sociology departments.

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 **Massey Business Center** and the **Curb Music Business Center** (*right*) share space in what was originally Founders Hall, a Ward-Belmont dormitory. Today, Belmont’s business faculty and undergraduate and graduate students occupy the building’s offices and classrooms. This facility contains 70,369 square feet.



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.



Belmont’s **School of Physical Therapy** is housed in a new 25,000-square-

EXISTING CONTEXT

foot facility that includes: two multimedia, seminar-style classrooms; a neurological lab; a cardiopulmonary lab; an orthopedic lab and classroom; the health and wellness clinic; a student computer lab, resource room and break room.

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 **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.

The **Parking Garage at Bernard Avenue** provides 834 spaces for safe and convenient parking for student residents and commuters, staff, faculty and special event guests.



The **Bruin Hills** complex (*left*) adjacent to campus features 115 two-bedroom, one-bath apartments, as well as a clubhouse with laundry facilities, a mailroom, meeting rooms and a recreation area. The complex is comprised of 73,080 total square feet.

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.

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. The College of Health Sciences and Nursing program facilities currently occupy 13,001 square feet of the church building. The church serves as a potential location for future university expansion.

Student Health Services is located in a 2,340-square-foot modular space on campus and provides students, faculty and staff with basic healthcare services, including regular medical exams, vaccines, lab work and some medications at no – or minimal – cost.

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.



EXISTING CONTEXT



Additional academic, administrative and operations facilities on campus include: the greenhouse, security headquarters, maintenance shop, percussion lab modular, math modular, athletics trainer unit modular, nursing lab modular, Max Kade House, Philosophy House, Language House, Honors House, Muench Center, ELS Office and non-University houses. Specific student/staff groups use some of these facilities (ex. musicians, athletes, maintenance, security), while others serve temporary functions (nursing lab modular) that will soon transition into new, expanded facilities.

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

- Expand the current campus and land ownership from 65 acres to 75, an increase to 10 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 April 2005, Belmont owns approximately 65 acres. There are three major groupings associated with current ownerships:

- Wedgewood Avenue on the north, Bernard Avenue on the south, 15th Avenue on the east and the public alley located east of 18th Avenue on the west. This grouping is mostly associated with the historical campus.
- Bernard Avenue on the north, Ashwood Avenue on the south, 15th Avenue on east and Belmont Boulevard on the west. This grouping is mostly associated with the 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, 12th Avenue on the east and 15th Avenue on the west.

Of the 65 acres currently owned, over 90 percent are associated with University-related uses. The remaining properties have non-University residential uses.

Current Property Off-Campus. The University currently owns three additional properties that are nearby and have 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
- Parking Area, 1812-1813 12th Avenue South, is an off-campus parking area that is used by students, faculty and temporary construction workers
- Office Building and Parking Area, 1909 12th Avenue South (former Electrical Contractors Association location), is a commercially leased office space that includes parking shared by students, faculty and temporary construction workers

Proposed Expansion Area. The proposed expansion area includes an additional ten acres approximately. Most of the properties are located along the perimeter of the campus. Their locations are identified as follows:

- Five parcels along the east side of Belmont Blvd. between Compton and Bernard Avenues
- Seven parcels along the south side of Bernard Avenue between Belmont Blvd. and 15th Avenue South
- Four parcels along the north side of Compton Avenue between Belmont Blvd. and 15th Avenue South
- Three parcels at the southwest corner of Compton Avenue and 15th Avenue South
- Two parcels along the west side of 15th Avenue South between Ashwood and Delmar Avenues
- One parcel at the northeast corner of Belmont Blvd. and Ashwood Avenue
- Five parcels along the east side of 15th Avenue South between Bernard Circle and Caldwell Avenue
- One parcel on south side of Caldwell
- Ten parcels along the east side of 15th Avenue South between Caldwell and Wedgewood Avenues plus two parcels on the south side of Acklen Avenue, which are a combined twelve parcels of mixed ownership designated to remain as an existing single-family residential buffer
- Two parcels along the west side of 15th Avenue South between Acklen and Wedgewood Avenues

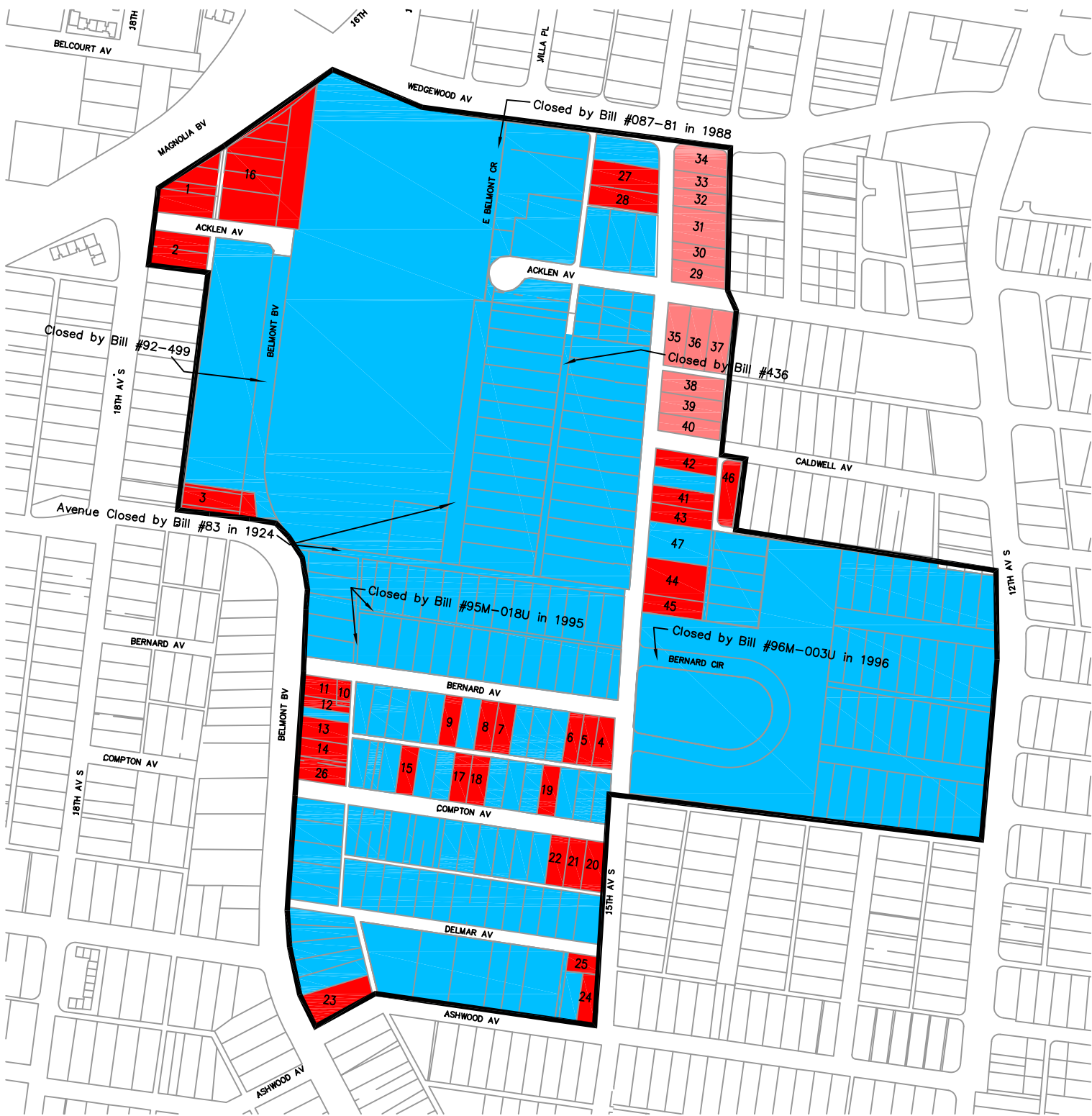
CURRENT PROPERTY & EXPANSION AREA



- Two parcels along the south side of Magnolia Blvd.
- One parcel at the southeast corner of 18th and Acklen Avenues
- One parcel on the north side of Portland Avenue

Within the combined current campus and expansion area, Belmont owns approximately 86 percent of the land area. Another 4 percent of the remaining property owners involve active negotiations, pending offers to sell, verbal agreements giving the first refusal and permission of current owners to include their property in the Institutional Overlay.

The following Property Expansion Map identifies the proposed campus boundaries. University ownership is identified as of April 2005.



Belmont University - Property Expansion (April, 2005)



Ref. No.	Parcel No.	Ref. No.	Parcel No.	Ref. No.	Parcel No.	Ref. No.	Parcel No.	Ref. No.	Parcel No.	Ref. No.	Parcel No.		
1.	104-12-238	8.	104-12-328	15.	104-12-345	22.	104-16-313	29.	105-09-009	36.	105-09-060	43.	105-09-095
2.	104-12-239	9.	104-12-330	16.	104-12-348	23.	104-16-330	30.	105-09-010	37.	105-09-061	44.	105-09-097
3.	104-12-285	10.	104-12-336	17.	104-16-302	24.	104-16-341	31.	105-09-011	38.	105-09-089	45.	105-09-098
4.	104-12-321	11.	104-12-337	18.	104-16-303	25.	104-16-400	32.	105-09-012	39.	105-09-090	46.	105-09-102
5.	104-12-322	12.	104-12-338	19.	104-16-307	26.	104-16-414	33.	105-09-013	40.	105-09-091		
6.	104-12-323	13.	104-12-340	20.	104-16-311	27.	105-09-005	34.	105-09-014	41.	105-09-092		
7.	104-12-327	14.	104-12-341	21.	104-16-312	28.	105-09-006	35.	105-09-059	42.	105-09-094		

 University Owned Properties

 Non-University Owned Properties for Development

 Non-University Owned Properties - Existing Single-Family Residential Buffer

PROJECTS IN PROGRESS



It is Belmont’s intent that construction related projects initiated with Metro Codes Department/Zoning Administrator consent as of 31 January 2005 be considered as “projects in progress” and not “proposed development” in conjunction with the Master Development Plan. The authority to continue with current design and construction/pending design and construction of applicable projects is associated with the zoning provisions at the time of initiation. Applicable projects include the following:

1. Health Sciences Building and Parking Structure located at Wedgewood Avenue and East Belmont Circle
2. Dormitory and Parking Structure located in the northeast corner of the Bruin Hills student residential area

Health Sciences Building and Parking Structure. The project was approved by the Board of Zoning Appeals as a five story academic building with an underground parking structure. The current construction is phase one of two. Phase one consists of four stories, 71,000 gross square feet and a 386-space underground parking structure. Phase two consists of 30,000 gross square feet and an approximately 300-space underground parking structure. The design was approved as an addition to the existing Campus Master Plan, subject to the development standards of the current RM20 zoning for the campus.

Bruin Hills Dormitory and Parking Structure. The project was initiated in December 2004 through preliminary design review with the Zoning Administrator as a permitted use under the current RM20 zoning for the campus. The traffic study for the parking structure is approved by Public Works. The project consists of a five-story 333-bed dormitory and a four-story 407-space parking structure. Access for the dormitory and parking structure is limited to 12th Avenue South and 15th Avenue South including a new campus drive located at 2008 15th Avenue South. Construction started in May 2005.

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
- Academic Core Zone
- Belmont Boulevard Arts and Entertainment Zone
- South Campus 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 that remain on the campus may continue and to make modifications to their current use without infringing on the characteristics associated with the activity zone in which they are located.

Each activity zone is comprised also 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
- 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 measuring from the right-of-way for residential uses and from the centerline of the street for all other uses. In the proposed campus, it is intended that the following provisions apply:

1. All set-backs are measured from the right-of-way/property line; they are stated as a minimum and maximum in all zones except 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. 12th Avenue
 - c. Belmont Boulevard and Portland Avenue
 - d. 15th, 18th, Caldwell, Bernard, Compton and Ashwood Avenues
3. Segments of the Academic and Mixed Use Zones associated with specified portions of 15th 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 Blvd., 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. 12th Avenue
 - c. Belmont Boulevard and Portland Avenue
 - d. 15th, 18th, Caldwell and Ashwood Avenues
 - e. Bernard, Compton and Acklen Avenues and Delmar Street 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

It is envisioned that Wedgewood and Magnolia Avenues become a *Grand Entry Zone*. The Grand Entry Zone is located along the two arterials between 15th and 18th 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.

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 and Magnolia/Acklen.

The preferred scale of buildings and entries is monumental with a similar eaveline 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 15th and 18th Avenues, buildings nearest 15th and 18th Avenues may maintain their front height of 5-8 stories to the end of the block and any turn on 15th and 18th Avenues as stated in the Height Applicability section. A proposed building on the corner of 15th 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 15th Avenue is similar to that of Kennedy Hall, which was approved under the Urban Zoning Overlay set-back provisions in 2002.

The preferred set-back for proposed buildings fronting only 18th 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 th only	4-5	25-30
Fronting 18 th only	4-5	25-35
Side & rear at perimeter	4-5	5
Alley	4-5	5

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 1-0 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

Academic Core Zone

It is envisioned that the historical mall, new mall and adjoining facilities become an *Academic Core Zone*. The Academic Core Zone extends north/south between the Belmont Mansion and the Bell Tower and east/west between 15th Avenue 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 in creating a sense of a mall. The 13th side is to comply with architectural compatibility guidelines.

It is further envisioned that the current tennis courts and soccer field become a site for future buildings. Two or more buildings are included. The buildings are to have an orientation and entry to 15th Avenue and the future mall. The 15th Avenue side is to comply with architectural compatibility guidelines.

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.

One pedestrian entry is associated with this zone. The pedestrian entry at 15th Avenue just 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.

ACTIVITY ZONES



Vehicular access is limited in quantity/location to enhance pedestrian access and conserve greenspace. In the event that the following existing vehicular access become primarily pedestrian, emergency and service vehicle, and access for parking, a Traffic Impact Study is to be conducted for Belmont Blvd. and East Belmont Circle. In addition, East Belmont Circle is to be referred to the Planning Commission for review before closing.

- Belmont Blvd. between Portland and Acklen Avenues (already privatized by the University)
- E. Belmont Circle between the Massey Business Center and the Beaman Student Center (already privatized by the University)

In addition, the existing vehicular access at 15th Avenue just north of Kennedy Hall may be relocated northward to an alignment with Caldwell Avenue.

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 15th Avenue has a similar building height in providing a unified appearance.

	Height (stories) at set-back	Set-back (feet)
Fronting 15 th 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 mall and the proposed mall are associated with large natural lawns. Additionally, the following ancillary uses may be 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
- 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

It is envisioned that Belmont Blvd. become an *Arts and Entertainment Zone*. The A&E Zone is located between Portland and Ashwood Avenues. Activities and their related design are complementary with the existing neighborhood commercial in creating 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



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 shared use continue and 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 Blvd. is the pathway connecting all of the activities on both sides throughout the length of the street.

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

Vehicular access is provided in conjunction with Belmont Blvd. 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 imagery adjacent to Belmont Blvd. 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 the existing buildings that are shared by the University and 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 Blvd. 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	30-35
Fronting Belmont Blvd.**	3-4	25-35
Fronting Portland	3-4	30-35
Fronting Ashwood	4-5	25-30
Side & rear at perimeter	4-5	5
Alley	4-5	5

* Between Compton & Portland
** Between Compton & Ashwood

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

ACTIVITY ZONES



- Ground signage
- Loading area for pedestrian
- 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

It is envisioned that the southern portion of the campus become 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 15th 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 further 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, physical plant, residential and sports.

The zone includes the Physical Therapy Building located on 15th Avenue between Compton and Delmar Avenues. It is the intent to convert the facility to plant operations. The plant operations may include outside delivery and storage with screening from streets.

	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 Blvd. The existing public alley access between Delmar and Ashwood Avenues near Belmont Blvd. is retained.

Height and Set-back. It is the intent to maintain a similar skyline along 15th 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 15th and Ashwood Avenues is similar to Kennedy Hall. Proposed buildings fronting portions of 15th and Ashwood Avenues are to comply with architectural compatibility guidelines.

	Height (stories) at set-back	Set-back (feet)
Fronting 15 th 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

Residential Campus Zone

It is envisioned that the eastern portion of the campus becomes a *Residential Campus Zone*. The Residential Campus Zone is located mainly along the east side of 15th Avenue. The southern portion extends eastward to 12th Avenue 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.

The east side of 15th Avenue between Wedgewood and Caldwell Avenue is intended to remain as an existing residential buffer subject to condition and codes permitting.

- Assembly (Limited)
- Recreation
- Sports
- Student Housing
- Student Support
- Parking

Street Level
Upper Levels

-
-
-
-
-
-

Access and Scale. The preferred means of access to the campus in conjunction with the Residential Campus Zone is vehicular. Vehicular access is located at 12th and 15th Avenues. Within the zone, pedestrian is the preferred means of circulation. A pedestrian access with the Academic Zone is located just north of Kennedy Hall. It is the intent to create a pedestrian scale area that includes pedestrian pathways and activity areas. Greenspace is also included throughout the zone.

Height and Set-back. It is the intent to maintain a similar skyline along 12th Avenue. The Hillside student housing is an example. It is the further intent to maintain a similar skyline along 15th Avenue. Within the interior of the zone, it is the intent to have flexible building height.

The preferred set-back for buildings fronting 12th Avenue is similar to the Hillside student housing. The preferred set-back for buildings fronting 15th Avenue is similar to Kennedy Hall.

- Fronting 12th only
- Fronting 15th only
- Side & rear at perimeter
- Alley

Height (stories)
at set-back
Set-back (feet)

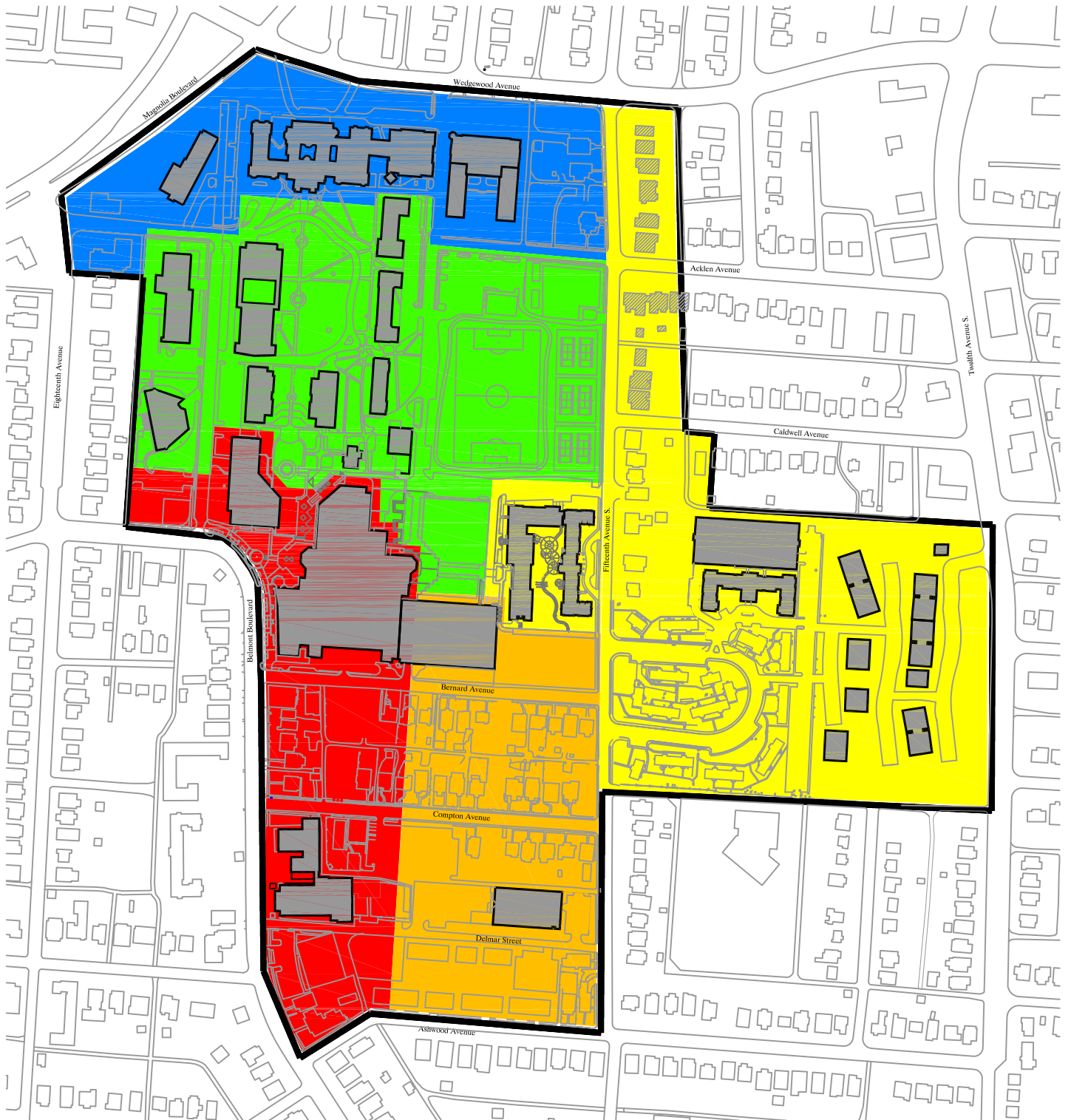
- 4-6 35-45
- 4-6 25-30
- 4-6 5
- 4-6 5






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

Activity Zones

Belmont University



-  Wedgewood & Magnolia Avenue Grand Entry Zone
-  Academic Core Zone
-  Belmont Boulevard Arts & Entertainment Zone
-  South Campus Mixed Use Zone
-  Residential Campus Zone

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. Three locations are identified where architectural compatibility guidelines are applicable:

- Ashwood Avenue for the single-family residential portion that fronts Ashwood Avenue between 15th Avenue and Belmont Blvd.
- 15th Avenue for the single-family residential portion that fronts 15th Avenue between Ashwood Avenue and Bernard Avenue approximately
- 15th Avenue for the single-family residential portion that fronts 15th Avenue between Acklen and Caldwell Avenues
- A proposed building at the corner of 15th 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.

Horizontal Face. Proposed buildings that front the identified portion of Ashwood and 15th Avenues 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 portions of Ashwood and 15th Avenues 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. 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

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 & EXISTING RESIDENTIAL BUFFER ZONE



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
- Maintain the east side of 15th Avenue between Wedgewood and Caldwell Avenues as an existing single-family residential buffer; Belmont may make complementary residential modifications to any University-owned properties

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 – West side of 15th Avenue between Wedgewood and Acklen Avenues
- No. 2 – East side of Magnolia Blvd.
- No. 3 – Southeast corner of 18th and Acklen Avenues
- No. 4 – Current soccer field and parking at Acklen Avenue
- No. 5 – Southwest corner at 15th and Acklen Avenues
- No. 6 – Current tennis courts on 15th Avenue
- No. 7 – Northwest corner of Portland Avenue and Belmont Blvd.
- No. 8 A & B – Block formed by Belmont Blvd. to 15th Avenue and Bernard to Compton Avenues
- No. 9 A & B – Partial block between Belmont Heights Baptist Church and 15th Avenue and Compton to Delmar Avenues
- No. 10 A & B – Block formed by Belmont Blvd. to 15th Avenue and Delmar to Ashwood Avenues
- No. 11 – Northwest corner of 15th and Bernard Avenues
- No. 12 – East side of 15th Avenue between Metro Emergency Communication Center and Caldwell Avenue (for Bruin Hills portion)

Existing Single-Family Residential Buffer Zone Location. The following two-block area is included as a single-family residential buffer zone:



- East side of 15th Avenue between Wedgewood and Caldwell Avenues

Proposed Development Sites & Existing Residential Buffer Zones

Belmont University



LEGEND

-  Proposed Development Site
-  Existing Single-Family Residential Buffer Zone

rm plan group
community & campus
planning & design
nashville

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

- 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 75 acres exclusive of any public and private streets and alleys within the campus
- Provide a maximum 3,700,000 gross square feet of building floor area based on a current campus of 65 acres/proposed campus of 75 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 75 acres (3,702,600 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 3,700,000 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	291,928	206,000	5,000	46,000	220,000*
Academic Core	324,847	0	12,034	0	300,000
Belmont Blvd. Arts & Entertainment	302,110	52,000	28,110	52,000	515,000
South Campus Mixed Use	222,411	30,000	59,103	30,000	590,000
Residential Campus	438,704	53,000	73,080	23,000	775,000
Total	1,580,000	341,000	177,327	151,000	2,400,000*

* total excludes Morningside Retirement Center

Proposed Impervious Surface Ratio. Based on a proposed land area of 3,702,600 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.

Proposed Storm Drainage. Most of the development of the current campus and proposed expansion area occurred prior to 1990. Stormwater drainage associated with older development flows directly to Metro’s public system. Remaining development will continue to function under the provisions at the time of its approval.

Proposed Development Sites involve three means of mitigating future stormwater drainage impact.

- Approximately 330,000 square feet of buildings will be demolished in conjunction with the proposed development of 2,400,000 square feet of buildings
- Intensification will occur vertically in minimizing change in lot coverage
- Greenspace provisions will minimize change in impervious surface

Proposed stormwater drainage improvements are to be determined on a project basis. It is envisioned that improvements within the more intensively developed activity zones – Wedgewood and Magnolia Avenues Grand Entry, Academic Core and Belmont Blvd. Arts and Entertainment – will rely more directly on Metro’s system. The South Campus Mixed Use and the Residential Campus activity zones will rely more on surface detention along their perimeter.

Proposed Water and Sewer Services. Based on a maximum of 3,700,000 gross square feet of building floor area, an increase in use of 1,517,956 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	403,883	765,000	361,117	
Beds	353	2,250	1,897	189,700*
Class/Office				
Square Feet	51,744	1,380,000	1,328,256	132,826**
Total	455,627	2,145,000	1,689,373	322,526

*Based on 100 gallons per bed

** Based on 0.1 gallons per square feet

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

- Provide multiple access locations in conjunction with the existing public streets and alleys and existing and future campus drives as identified in the campus master plan
- Enhance access with the public portion of Belmont Blvd. to increase the capacity of the western side of the campus in minimizing the impact of future traffic increases with regard to the remainder of the campus
- Maintain a level of service "C" for traffic on local streets as identified by the Belmont University Traffic Study dated April 2005
- Use the on-campus total of 4,500 students as the basis for the Belmont University Traffic Study dated April 2005 and update the Study if the on-campus total of 4,500 students is exceeded or by April 2010, whichever occurs first
- Privatize and maintain open to traffic the segment of Acklen Avenue between E. Belmont Circle and 15th Avenue South
- Update the applicable portion of the Belmont University Traffic Study dated April 2005 in conjunction with the closing to traffic of the currently privatized E. Belmont Circle and Belmont Blvd.
- Provide future campus drives and the relocation and modification of existing campus drives and the currently privatized Bernard Circle in conjunction with Proposed Development Sites as identified in the Campus Master Plan and the Belmont University Traffic Study dated April 2005
- 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, determine the feasibility for enhancing public transit service with respect to alternative ridership for students, faculty and staff, that includes Belmont offering incentives
- Require construction contractors to provide remote parking and shuttle services for construction workers when sufficient provisions are unavailable on campus
- Provide a way-finding system to direct traffic efficiently to and within campus
- Belmont shall create a plan for a main entrance to the campus at Wedgewood and East Belmont Circle, with the understanding that the plan should seek to minimize any increased impact to Villa Place. This may include additional turn lanes, lights, or other recommendations for changes at the intersection as required by Public Works and/or Metro Traffic and Parking Commission. At a minimum, East Belmont Circle shall continue to be open to vehicular and pedestrian traffic, unless otherwise approved by Metro Planning Commission. Improvements shall include the addition of a left turn lane from East Belmont Circle to Wedgewood and monument signs directing students, faculty and visitors to the entrance and parking structure.
- Approval of the IO does not require the installation of a traffic signal at 15th Avenue South and Wedgewood Avenue by Belmont University. If Belmont University proposes or otherwise agrees to provide for the installation of a traffic signal at that location, the Planning Commission shall review the approved development plan and provide a recommendation to Council.

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:

- East Belmont Circle until a Traffic Impact Study is conducted and Planning Commission approves any closure
- Belmont Blvd. between Acklen and Portland Avenues until a Traffic Impact Study is conducted
- Acklen Avenue between 18th Avenue and Belmont Blvd.
- Bernard Avenue between Belmont Blvd. and 15th Avenue
- Compton Avenue between Belmont Blvd. and 15th Avenue
- Delmar Avenue between Belmont Blvd. and 15th Avenue
- 15th Avenue between Wedgewood and Ashwood Avenues
- Public alley between Wedgewood and Acklen Avenues
- Public alley connecting with Caldwell Avenue and adjoining Bruin Hills and Hillside student residential areas

VEHICULAR ACCESS & CIRCULATION



- Public alley between Delmar and Ashwood Avenues

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 three privatized streets associated with the campus. They are identified and located as follows:

- Belmont Blvd. between Acklen and Portland Avenues (subject to a Traffic Impact Study being conducted)
- East Belmont Circle between Wedgewood and the former route of Portland Avenue (subject to a Traffic Impact Study being conducted and Planning Commission approval)
- Bernard Circle, which is the circular drive connecting 15th Avenue South and the Bruin Hills student residences

It is ultimately envisioned that these entire segments of Belmont Blvd. and East Belmont Circle be converted to pedestrianways. The proposed pedestrianways will include paved surfaces that will provide access to service and emergency vehicles and parking. The Belmont University Traffic Study, dated April 2005, will be updated in conjunction with any major change in traffic.

It is also intended that Bernard Circle be relocated. The relocation is in conjunction with aligning Bernard Avenue and a proposed drive access from 15th Avenue South serving the Bruin Hills student residences.

One street is designated for privatization. It is identified and located as follows.

- Acklen Avenue between E. Belmont Circle and 15th Avenue South

It is intended that Acklen Avenue will remain open to vehicular access.

	Current Privatization	Proposed Privatization	Proposed Closure
Delmar Street			
Acklen Avenue (west)			
Acklen Avenue (east)		•	
East Belmont Circle	•		*
Belmont Blvd.	•		**
Bernard Circle	•		(relocation)
Compton Avenue			

* subject to a Traffic Impact Study being conducted and Planning Commission approval

** subject to a Traffic Impact Study being conducted

Campus Drives. All current campus drives are to remain open in conjunction with areas of the campus that are not associated with Proposed Development Sites. Campus drive changes associated with Proposed Development Sites are to remain open until the initiation of proposed improvements associated with each Development Site.

In conjunction with the “projects in progress” identified as previously approved current and pending construction and not associated with this Campus Master Plan, one campus drive is identified as follows:

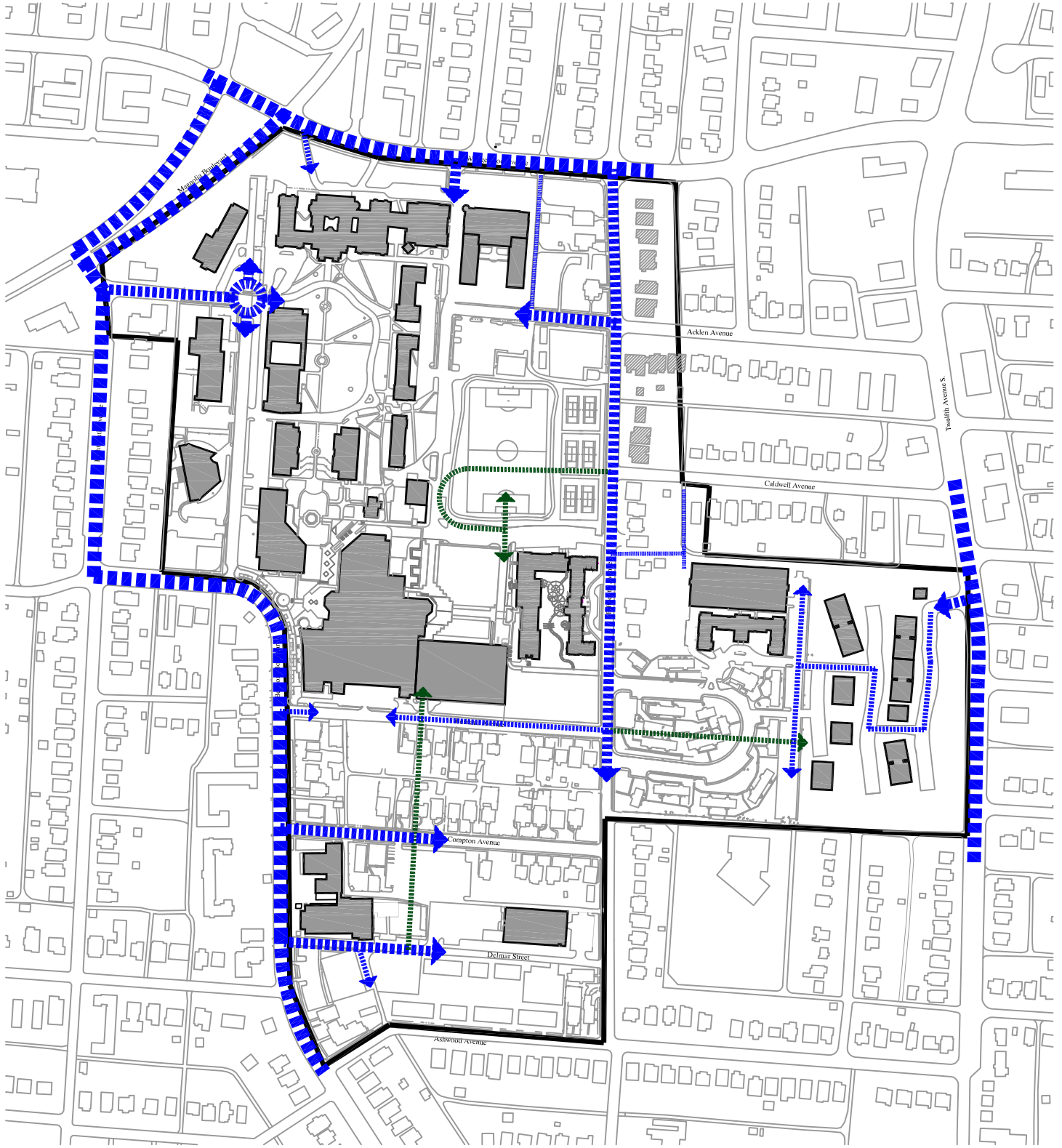
- Campus drive located at 2008 15th Avenue South, serving the Bruin Hills Dormitory and Parking Structure

Proposed campus drives include two optional locations. They are identified and located as follows:

- Relocation of the campus drive located north of Kennedy Hall to an alignment with Caldwell Avenue at 15th Avenue South
- Campus drive located between Bernard Avenue and Delmar Street connecting the existing Curb Event Center parking structure and the proposed parking structure at Belmont Heights Baptist Church

Vehicular Circulation

Belmont University



LEGEND

- Existing Circulation to Remain
- Pending Access for Parking Structure
- Optional Campus Drive (Location general)

It is Belmont’s intent with regard to the capacity, type and location of remaining and future parking provisions as follows:

- Continue the use and modification of current parking except in proposed Development Sites
- Determine the number of spaces based on a ratio to student, faculty and staff
- 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 rather than designate
- 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, 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 except those associated with proposed Development Sites. Provisions associated with proposed Development are to be discontinued, altered or replaced in proportion and timing comparable to the future development.

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 standards. Modifications over 25 percent are subject to the entire specific lot’s compliance with the Metro Zoning Code and the Campus Master Plan.

Parking Capacity Ratio. Future parking capacity is to be determined based on a ratio of spaces to full-time students, faculty and staff. The ratio is identified as follows:

<u>No. Spaces Per</u>	<u>Type User</u>
0.8	Residential Student/Bed
1.0	Full-Time Staff
1.0	Day Full-Time Faculty
0.7	Day Full-Time Commuter Student
0.10	Temporary Based on Full-Time Staff
0.01	Disability Based on Day Full-Time Commuter Student

The ratio includes factors for turnover and non-driver. The turnover and non-driver factors assume the following:

- An average 80 percent of residential students bring a motor vehicle to campus
- Classes are scheduled over a 14-hour period and commuter students and faculty are distributed over the period
- Special events associated with the arena, auditoriums and theaters are typically scheduled for evenings and weekends when most commuter students, faculty and staff are off-campus
- Eight percent or more of day commuter students car-pool and walk to the campus

Current Parking Capacity. As of the year 2005, there are 3,093 total spaces, existing and pending construction, on campus. Another 33 on-street spaces on Acklen Avenue are used exclusively by Belmont. Belmont also owns a 70-space lot located three blocks from campus for students, faculty, staff, construction workers and temporary overflow during special events. The current capacity includes the following:

1,440	surface spaces
26	surface spaces pending construction
1,466	sub-total surface spaces
834	structure spaces
793	structure spaces pending construction
1,627	sub-total structure spaces
3,093	total spaces on-campus

- 33 spaces on-street (Acklen used only by students)
- 70 total spaces off-campus (12th & Wedgewood)
- 3,196 total spaces

Parking Ratio and Current Capacity Comparison. Upon completion of pending construction Belmont’s parking ratio and capacity are within the stated variance range. Based on enrollment as of 2005, a total of 3,234 spaces are projected compared to a capacity of 3,196. The projection includes the following:

<u>Projected Spaces</u>	<u>Ratio of Spaces Per</u>
1,326	0.8 x 1,657 Residential Students/Beds
371	1.0 x 371 Full-Time Staff
170	1.0 x 170 Day Full-Time Faculty
1,330	0.7 x 1,900 Day Full-Time Commuter Student
37	0.10 x 371 Temporary Based on Full-Time Staff
(19)	0.01 x 1,900 Disability Based on Day Full-Time Commuter Student (included with Day Full-Time Commuter)
3,234	Total

Parking Ratio and Proposed Capacity. The provision of additional parking is based on full-time student increase. Enrollment increase may be intermittent and fluctuating. Parking ratio 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. Structure parking is currently associated with the major activity center at the Curb Event and Beaman Student Centers (834 spaces). Structure parking is pending in conjunction with the Health Sciences construction on Wedgewood Avenue (386 spaces) and the 350-bed dormitory construction at Bruin Hills (407 spaces).

Additional structure parking is proposed at the following locations:

- Addition to the Health Sciences Building on Wedgewood Avenue (300 spaces)
- Parking structure in the vicinity of Belmont Heights Baptist Church serving the Arts and Entertainment and South Campus activity zones (300-plus spaces)

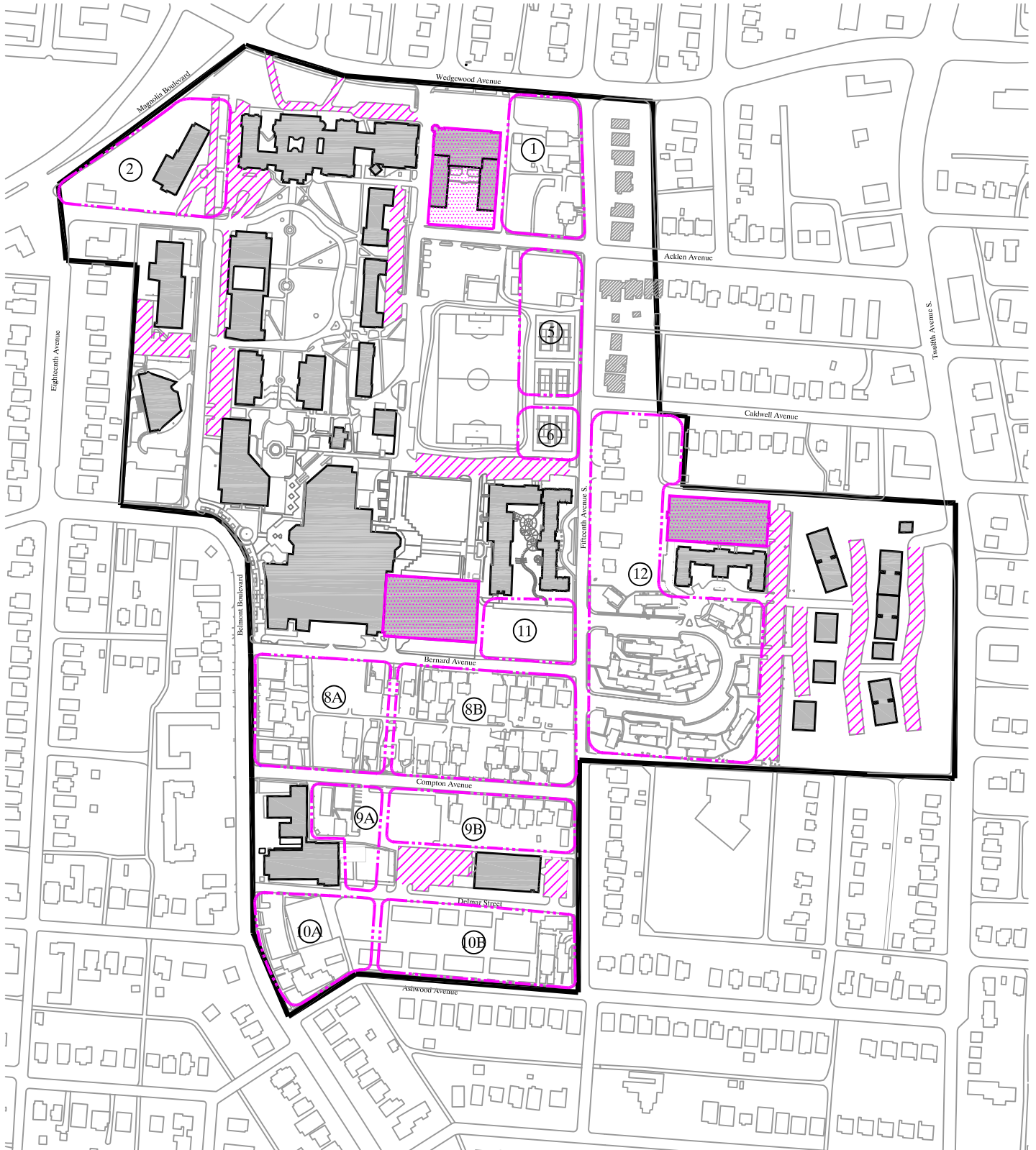
Additional parking structures may occur at Belmont’s option where the approximate locations and number of spaces replaces current surface parking. The replacement may involve combining multiple current lots that are in close proximity.

Proposed surface parking may occur within proposed Development Sites. 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

Vehicular Parking

Belmont University



LEGEND

-  Existing and Pending Parking Structures
-  Existing Surface Parking to Remain
-  Proposed Parking Zone in Conjunction with Proposed Development Site

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

- Continue the use and modification of current on-campus pedestrian circulation except in proposed Development Sites
- 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 in conjunction with future development

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.

15th Avenue South at the Maddox/Kennedy/Wright Hall complex. This pedestrian/vehicular entry provides access to recreation/athletic fields, student residence halls and the Beaman Student Center/Tower amphitheater.

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 Blvd.).

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

Pedestrian Access and Circulation Improvements. The existing and proposed 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. The master plan includes the following recommendations for improving these existing access points and pathways and creating additional pedestrian spaces:

Pedestrian Entry. In addition to the existing primary pedestrian entry locations, improvements include two new primary pedestrian entries at the following locations:

- East side of Belmont Blvd. at Delmar Street
- East side of 18th Avenue South at Magnolia Blvd.
- South side of Wedgewood Avenue at the site of the new Health Sciences complex
- West side of 15th Avenue South at Bernard Avenue

Pedestrian Malls. The proposed pedestrian malls are located as follows:

- East from Belmont Blvd. on Delmar Street, then north after the Belmont Heights Baptist Church to the Parking Garage at Bernard Avenue
- East from 18th Avenue South at Magnolia Blvd. to academic buildings, the historic academic quadrangle, administration center and the new Health Sciences complex
- South from Wedgewood Avenue at the new Health Sciences complex to the academic center of campus (Note: This pathway will provide sufficient width for maintenance and emergency

vehicle access.) From this point, the pathway will provide access *west* to the Tower lawn area/student activities centers and *east* to the recreation/athletic fields, student residences and 15th Avenue South

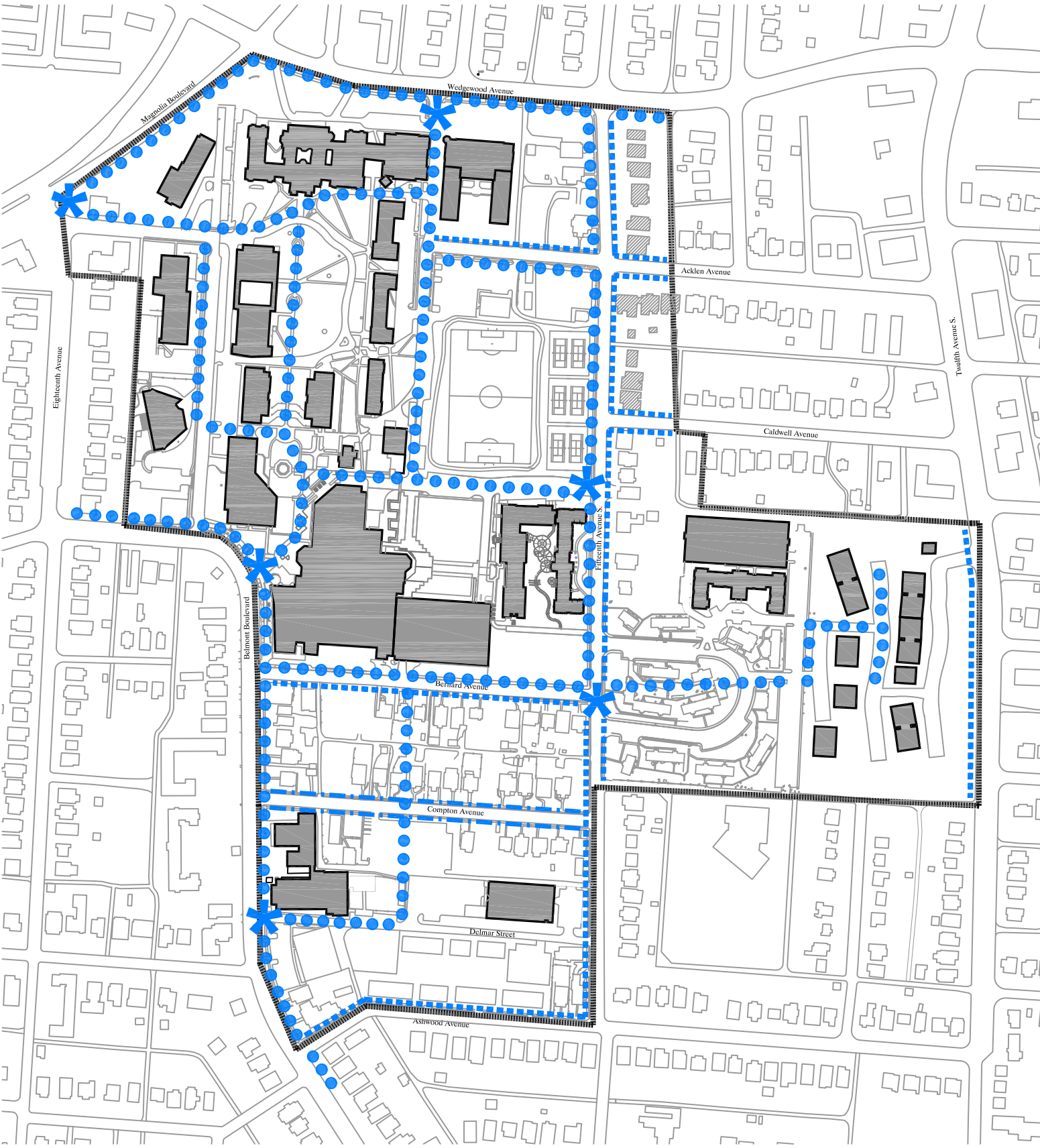
- West from 15th Avenue South at Bernard Avenue to academic buildings, the Parking Garage at Bernard Avenue and the Belmont Blvd. Arts and Entertainment Zone

Crosswalks. In order to allow safe, convenient passage from parking areas, residential centers and other pedestrian activity centers, crosswalks should be improved at the following points:





- Across Belmont Blvd. at the Curb Event/Beaman Student Center and at Portland Avenue
- Across 15th Avenue South near student residence communities
- Across Wedgewood Avenue near the future Health Sciences building and the Curb Music/Massey Business Center
- Across 18th Avenue at Acklen Avenue
- Across Portland Avenue at 18th Avenue

Pedestrian Circulation

Belmont University



LEGEND

-  Primary Pedestrian Entry
-  Primary Pedestrian Circulation
-  Secondary Pedestrian Circulation as long as street remains public
-  Secondary Pedestrian Circulation

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OPEN SPACE, LANDSCAPING, TREE REPLACEMENT, BUFFERING & SCREENING



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

- 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 Health Sciences Building
- In conjunction with proposed development, provide a public/university shared "pocket park" with a minimum 1,500 square feet at the corners of Ashwood Avenue and Belmont Blvd. and 15th Avenue.
- 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 four 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 15th Avenue
- Lawn located between the Beaman Student Center and Wright-Maddox Dormitory
- Soccer field located between E. Belmont Circle and 15th Avenue

The historic mall, grand lawn and lawn are to remain. The soccer field is to be displaced eventually in conjunction with the proposed addition of academic buildings along the west side of 15th Avenue.

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

- Mall replacement of the soccer field extending from the Health Sciences Building to the current amphitheater
- Pedestrian activity center and recreational field in conjunction with the Bruin Hills Student Residential Development Site
- Pedestrian activity center and recreational field in conjunction with the South Campus Mixed Use Development Sites
- Two pocket parks at Belmont Blvd./Ashwood and 15th 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

OPEN SPACE, LANDSCAPING, TREE REPLACEMENT, BUFFERING & SCREENING



appearance in conjunction with additions and modifications to current parking, mechanical equipment and storage areas.

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.

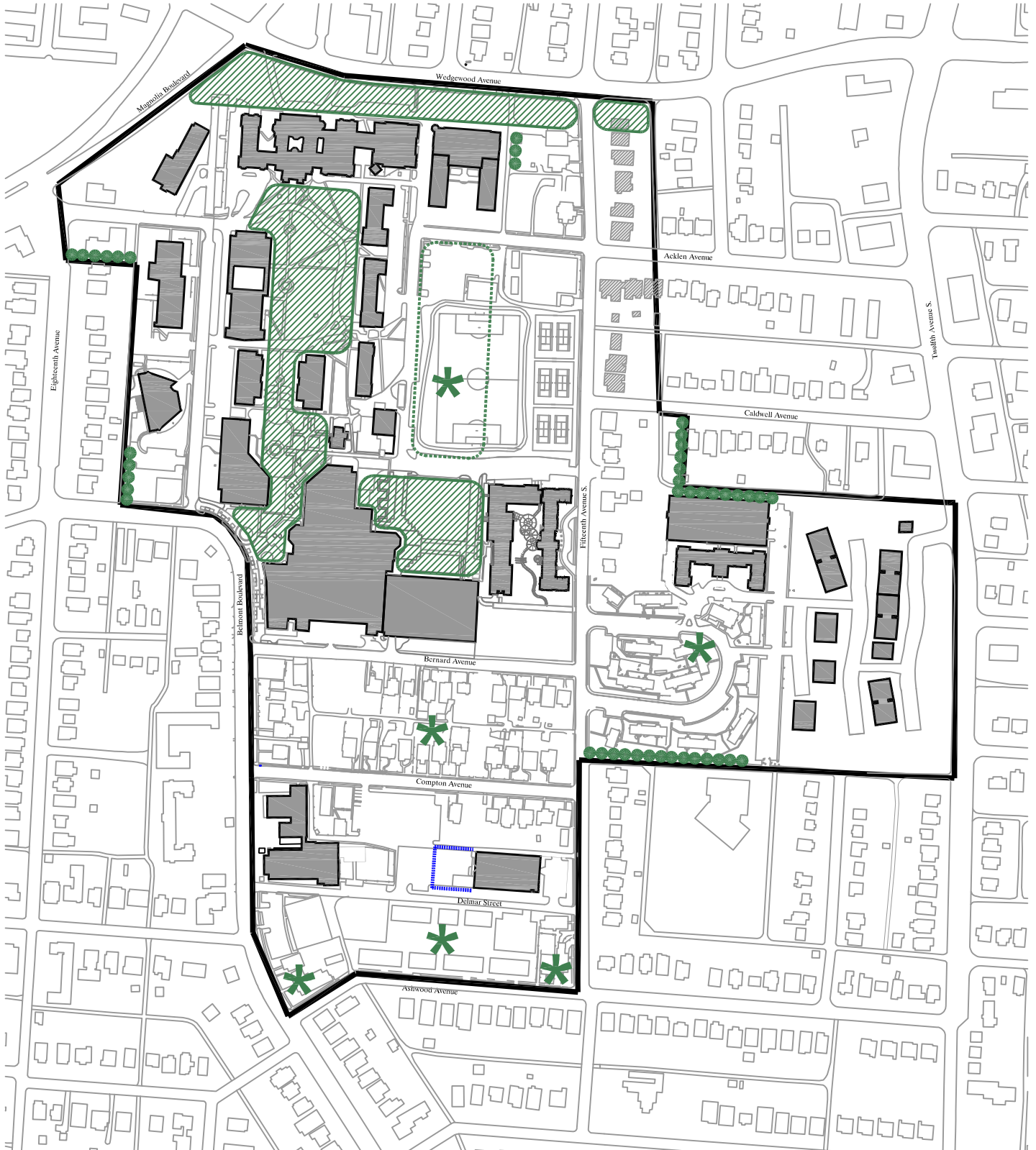
In association with Proposed Development Sites, more opaque screening is to be provided in the following situation:

- 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.

Open Space, Buffering and Screening

Belmont University



LEGEND

-  Existing Open Space to Remain
-  Proposed Open Space Pocket (Anywhere within block)
-  Proposed Open Space Mall
-  Proposed Screening (Associated with Physical Plant outside area)
-  Proposed Buffer Yard

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Tree Plan

Belmont University



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

- 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 pedestrianways 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' primary vehicular entry located at Wedgewood and 15th Avenues. Campus signage and ground lighting are proposed for the entry. Pedestrian entries and pedestrianway lighting are also proposed at 18th Avenue and E. Belmont Circle.

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 15th 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.

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 15th Avenue, a unifying and compatible illumination and appearance is intended. As part of the campus' 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 15th 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.

LIGHTING



	Vehicular Street Standard	Vehicular Drive Standard	Building Up Lighting	Building Face Directional	Pedestrian Directional	Special Purpose	Building Signage	Ground Signage
Wedgwood & Magnolia Grand Entry Zone 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
Academic Core Zone 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
Belmont Blvd. Arts & Entertainment Zone 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
South Campus Mixed Use Zone 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
Residential Campus Zone 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

PHASING



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
8A	I
8B	I
9A	I
9B	I
10A	I
10B	I
11	I
12	I