

LIPSCOMB UNIVERSITY
MASTER PLAN

TUCK·HINTON
ARCHITECTS PLC

Master Plan Design Team

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Introduction

In early 1998, Tuck Hinton Architects was retained by Lipscomb University to continue the master plan started ten years ago in 1989. Over the last five years the University has experienced a great deal of progress towards realizing this plan and several important buildings have been added to the institution. This study represents the continuation of the 1989 plan up through early 2002. The process has evolved from the programming and analysis phase into the development of a concept. The concept was then further developed in terms of landscaping, civil engineering, utilities and traffic and parking. Tuck Hinton Architects expanded the design team to include Hodgson & Douglas as the Landscape Architects, R.P.M. & Associates as the Traffic and Parking Engineers, Ragan Smith for Civil Engineering and I.C Thomasson & Associates as Mechanical and Electrical Engineers. The design team has had numerous review sessions with the University, the neighborhood, and the City in order to determine a plan that will not only satisfy the University's needs and become a compatible asset within the existing neighborhood. In order to realize this master plan, Lipscomb University will be seeking approval of the institutional overlay to continue the growth objectives outlined by this plan.

The book has been organized into three parts: the Zoning Analysis, the Master Plan Concept and the Consultant's reports. The concept represents the goals and priorities of the administration and board of directors. Through several meetings with these individuals Tuck Hinton Architects was able to pinpoint a direction from which to organize these ideas into a vision for the campus. In conjunction with interviewing the administration, we conducted a survey of all of the existing buildings on campus and evaluated issues such as zoning, parking, and residential requirements, in order to determine all of the physical constraints as well as the opportunities. From the information we have obtained our team has developed a concept that should satisfy the University's needs into the middle of this century.

We would like to take this opportunity to thank all the administrators, faculty, students, alumni and neighbors who have contributed to this plan. Because of the long duration of this process, several of the priorities have changed due to donor funding or other circumstances. Several projects such as the Allen Bell Tower, the Allen Arena, the Parking Garage, the Student Center renovation, the renovation to McQuiddy Gymnasium and numerous renovations to the residence halls have all been realized since the 1989 plan was formulated. While another project, the Bible Building has been designed, and will soon start construction. This planning exercise represents the foundation from which the future vision for the University will emerge. Many of their initial ideas and assumptions will continue to evolve and change to reflect the needs of the administration, faculty, students and donors.

Zoning Analysis

After reviewing the 1998 plan with the metro zoning officials, it was determined that the revised master plan was a continuation of the 1989 master plan. The Bible Building, the addition to Johnson Hall and the renovation of Burton Bible Building all share similar locations and uses identified in the earlier plan. Since these proposed projects are within the current boundary of the University they are considered acceptable because they are generally consistent with the intent of the previously approved plan.

In order to expand the current campus boundaries into the proposed master plan, the University will be required to apply the Institutional Overlay District to its property. At the present time Lipscomb is located within a residential (R-10) zoning district and is a non-conforming use operating under a conditional use permit, as are most Universities and Churches. In accordance with the Metro Zoning Code, Lipscomb will be required to obtain an Institutional overlay for the properties it currently owns, as well as an Institutional overlay for properties to be purchased in the future. The intended purpose of this overlay district is to provide Universities located within residential communities the opportunity to continue to operate and grow in a planned manner that is sensitive to the surrounding residential community.

In the future any property purchased by the University that is located within the Institutional Overlay district, cannot be developed under the master plan until the property is contiguous with the University campus property. Likewise any property within the overlay that is not owned by the University will continue to operate under the R-10 zoning requirements, until such a time as the University may acquire it. The boundaries of the proposed Master Plan include expanding the University North to Grandview Drive and Eastward, between Caldwell Lane, Maplehurst Lane and the campus school athletic complex.

The process for obtaining the Institutional Overlay can take several months to complete and requires that the master plan be submitted to the Metro Planning Commission for review. Upon favorable completion of this review the master plan and a recommendation by the planning commission will be submitted to the Metro City Council for three readings in order to consider and approve or reject the proposed plan.

As part of the proposed master plan, a comparative analysis of the metro zoning requirements for both the existing zone and proposed institutional overlay zone was conducted to verify that the proposed plan for the University was in compliance with the Institutional Overlay Zoning Requirements. In addition, an explanation of the Floor Area Ratio and Impervious Surface Ratio analysis is included for both the existing University boundary and the boundary proposed by the master plan. The findings have been included as part of this section. The results of these findings will demonstrate that the size of the proposed master plan is well below the maximum bulk regulations proposed for an Institutional overlay zone and should allow the University to grow in a manner that is sensitive to the surrounding neighborhood.

EXISTING ZONING VERSUS INSTITUTIONAL ZONING

The Main Campus, the Campus School and Maplehurst Athletics Complex are currently located in the R-10 zoning district. The University is a non-conforming use within this district and is currently operating under conditional use permit. The following chart is a comparison of the zoning requirements for the R-10 district versus the requirements for the institutional overlay districts, which the University is proposing to the Metro City Council.

Zoning Comparison – Main Campus

Requirements	R-10 Zone		Institutional Overlay Zone
	Per Code	Current Size	Proposed Size
Lot Area	10,000s.f. Minimum	* 2,402,722 S.F.	3,558,339 S.F.
Building Square Footage		827,800 S.F.	1,621,300 S.F. ***
Floor Area Ratio	0.40 maximum	0.34	0.45
Impervious Surface Ratio	0.60	0.47	0.40
Street Setback from centerline	70 feet	100 feet	100 feet
Minimum Zone Setback	N/A		100 feet
Minimum Rear Setback	20 feet		
Minimum Side Setback	15 feet		
Maximum Height @ Setback	20 feet		
Slope of Height control plane	2 to 1		
Parking Required	**		
Landscape Buffer Yard	Standard “C”		Standard “C” or “D”

*Lipscomb University is a non-conforming use within this district and is currently operating under a conditional use permit.

**To be established by Metro Traffic Engineer-both scenarios

***Assumes the maximum build-out outlined in the Proposed Building Descriptions starting on page 12.

Zoning Comparison – Campus School & the Reese Smith Athletics Complex

Requirements	R-10 Zone		Institutional Overlay Zone
	Per Code	Current Size	Proposed Size
Lot Area	10,000s.f. Minimum	1,070,247*	1,203,171
Building Square Footage		194,841 S.F.	194,841 S.F.
Floor Area Ratio	0.40 maximum	0.18	0.16
Impervious Surface Ratio	0.60 maximum	0.35	0.30
Street Setback from centerline	70 feet		100 feet
Minimum Zone Setback	N/A		100 feet
Minimum Rear Setback	20 feet		
Minimum Side Setback	15 feet		
Maximum Height @ Setback	20 feet		
Slope of Height control plane	2 to 1		
Parking Required	**		
Landscape Buffer Yard	Standard “C”		Standard “C” or “D”

*Lipscomb University is a non-conforming use within this district and is currently operating under a conditional use permit. The lot area square footage is comprised of 380,000 square feet for the Campus school & 690,247 square feet for the Maplehurst Athletics Fields and Parking. The athletic fields & parking are also legally non-conforming to requirements for secondary schools.

**To be established by Metro Traffic Engineer-both scenarios

FLOOR AREA RATIO (FAR) – MAIN CAMPUS

The Floor Area Ratio or FAR is the total floor area of all the university buildings on the main campus, divided by the total horizontal area of the campus property. The R-10 zoning requirement for maximum FAR is 0.40 or 40% of the University property, while the Institutional-zoning requirement for maximum FAR is 1.0 or 100% of the property owned by the University.

The total building square footage for the existing University buildings is 827,800 square feet. When the existing University lot area of 2,402,722 square feet divides this number, the existing FAR for the University is 0.34 or 34%. Therefore, the University is below the maximum FAR requirement for R-10 and more building upon the existing property is permitted. The available square footage is 132,029 square feet. The new buildings in phase one of the Master Plan are the Bible Building and the addition to Johnson Hall. The Bible Building will be 75,000 square feet and the addition to Johnson Hall will be approximately 40,000 square feet.

Although the Institutional Overlay zoning district has no prescribed floor area ratio, it is the University's intent to keep the master plan at a floor area ratio that will be consistent with the current scale of the campus. After the University is rezoned as an Institutional Overlay district it intends to grow North and expand its property towards Grandview, the University building square footage will increase to approximately 1,621,300 square feet. When this square footage is divided by the new lot area of 3,558,339 square feet, the future FAR for the University will be approximately 0.45 or 45%.

IMPERVIOUS SURFACE RATIO (ISR) – MAIN CAMPUS

The Impervious Surface Ratio or ISR is a ratio that is derived by dividing the amount of the site that is covered by any material that substantially reduces or prevents the infiltration of storm water by the total horizontal area of the lot. Impervious surfaces include but are not limited to: roofs, streets, sidewalks and parking lots paved with asphalt, concrete, compacted sand, compacted gravel, or clay. The R-10 zoning requirement for maximum ISR is 0.60 or 60% of the University Property, while the Institutional zoning requirement for maximum ISR is 0.80 or 80% of the property owned by the University.

The total impervious surface area for the existing University is 1,218,487 square feet. When the lot area of 2,402,722 square feet divides this number, the existing FAR for the University is 0.453 or 45%. Again, the University is well below the maximum allowed and construction of additional impervious surface areas upon the existing property is allowed.

As the University expands its campus North, over the next ten years, the impervious surface area will increase to approximately 1,446,216 square feet. Proportionally when the new surface area is divided by the total lot area of 3,558,339 square feet, the future ISR for the University is 0.40 or 40%. Even though the Institutional Overlay zoning district has no prescribed impervious surface ratio it is the University's intent to keep the scale of its future campus proportional to the existing campus.

LEGEND

1. BURTON BUILDING-
RENOVATED FOR ART & MUSIC
2. COLLINS AUDITORIUM-RENOVATED TO
600 SEAT RECITAL HALL
3. McFARLAND HALL
4. WARD LECTURE HALL
5. CRISMAN ADMINISTRATION BUILDING
6. FANNING HALL
7. ELAM HALL
8. RENOVATED STUDENT CENTER
9. SEWELL HALL-BASEMENT ACQUIRED
BY MAINTENANCE
10. JOHNSON HALL
11. SWANG CENTER - RENOVATED FOR
MUSIC DEPT.
12. BEAMAN LIBRARY
14. STUDENT ACTIVITIES CENTER
15. ALLEN ARENA
16. LANGLEY PRESSBOX
17. CAMPUS SCHOOL
18. HIGH-RISE DORM
19. STEAM PLANT
20. ELECTRICAL SUBSTATION
21. LOG CABIN
22. AVALON HALL
23. BREWER BELL TOWER
24. REESE SMITH ATHLETIC COMPLEX -
LIGHTED
26. ALLEN BELL TOWER
27. HIGH SCHOOL PRACTICE FIELD
30. GREEN SPACE - STORM WATER
DETENTION
31. SOCCER FIELD - LIGHTED - STORM
WATER DETENTION
42. BASEBALL FIELD
44. TENNIS COURTS - LIGHTED

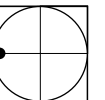
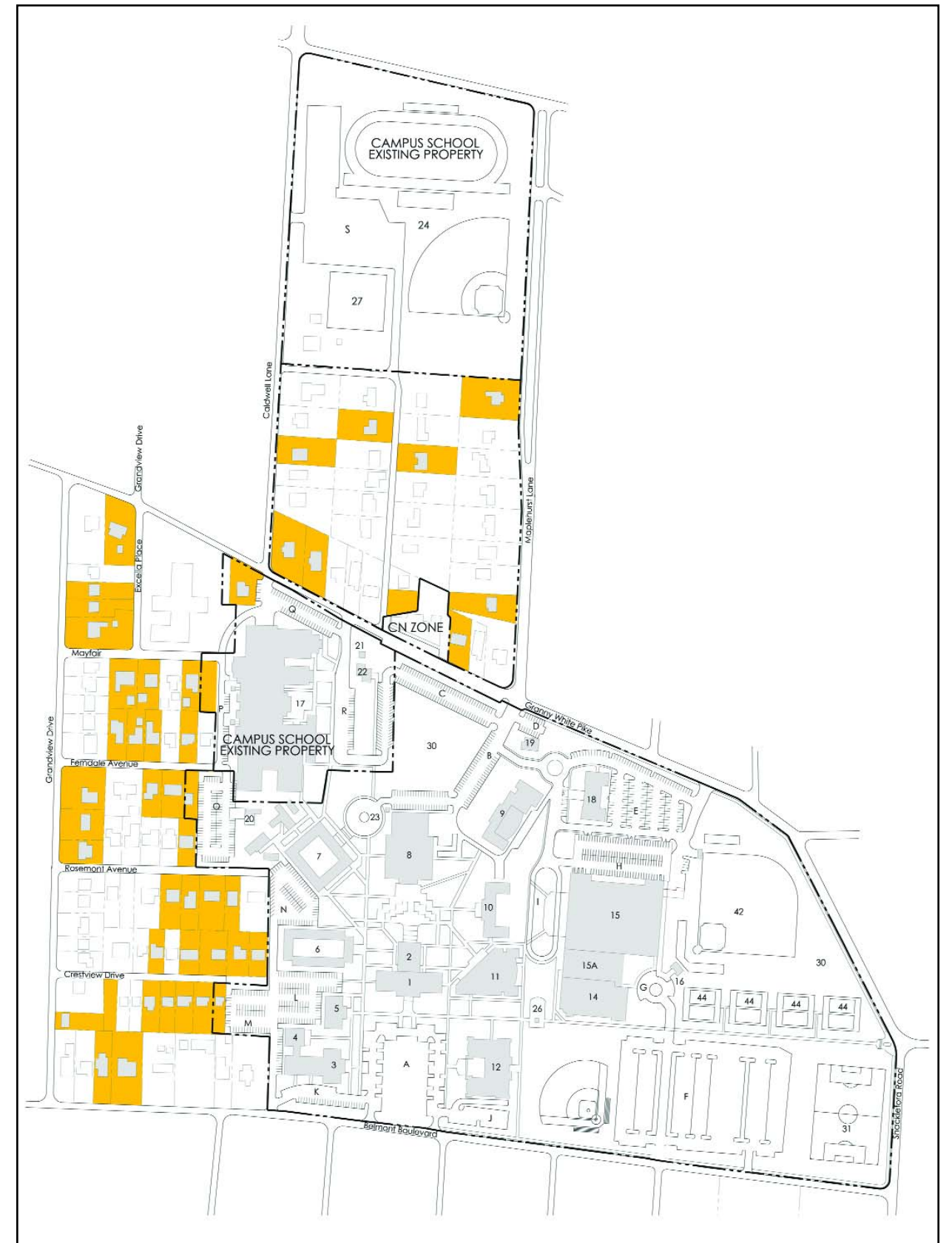
PROPERTIES SHOWN IN YELLOW ARE OWNED
BY LIPSCOMB UNIVERSITY

UNIVERSITY PARKING

- | | |
|----|--|
| A. | 96 SPACES |
| B. | 146 SPACES |
| C. | 79 SPACES |
| D. | 27 SPACES |
| E. | 145 SPACES |
| F. | 569 SPACES |
| G. | 21 SPACES |
| H. | 472 SPACES - 4 LEVEL DECK |
| I. | 21 SPACES |
| J. | 35 SPACES |
| K. | 45 SPACES |
| L. | 120 SPACES |
| M. | 63 SPACES |
| N. | 66 SPACES |
| S. | 280 SPACES (SHARED BY UNIVERSITY
& CAMPUS SCHOOL) |

CAMPUS SCHOOL PARKING

- | | |
|----|-----------|
| O. | 84 SPACES |
| P. | 47 SPACES |
| Q. | 63 SPACES |
| R. | 71 SPACES |



CURRENT CAMPUS

Master Plan Concept

The concept for the 2002 Lipscomb University Master Plan is to build upon the plan started in 1989, by Tuck Hinton Architects. The plan developed in 1989 has nearly been completed. Now the University has directed its goal towards expansion of the Lipscomb University Campus.

In order to realize this plan, the design team is proposing a three-phase approach to complete the plan. The first phase will take approximately five years to complete and builds new facilities on the land currently within the boundary of the existing campus. The new buildings proposed within this phase are the Bible Building and addition to Johnson Hall. Several renovations to existing buildings will also occur during this building campaign. This phase also includes the completion of several green spaces proposed as part of the 1989 plan. These axes are, the Crisman Axis, the Allen Bell tower axis and the Brewer Tower axis. The Crisman Axis runs in the north-south direction through Crisman Administration and the Michael Allen Bell tower. The axis is in alignment with Granny White Pike to the south of the University. The Allen Bell Tower Axis runs in the east-west direction, between Granny White Pike and Belmont Avenue. The Brewer Tower Axis runs in the east-west direction through the site proposed for the relocation of Brewer Tower. This axis will continue to the east through Avalon Hall, the log cabin and across Granny White Pike thru the proposed intramural fields.

The second phase to be completed over the next ten to twenty years will expand the campus to the North, with Grandview Avenue acting as the new boundary. In order to start this phase and continue to grow, the University must have the current zoning changed from residential to an Institutional overlay zone district. The cornerstone of the Phase Two expansion will be the Bison Square Axis and a new academic quadrangle that will feature a new courtyard. When complete the Bison Square Axis, which runs in the North South direction, will be the most predominant axis on campus. It will combine the University's rich tradition with its future growth. It will link the University's academic buildings with those devoted to student life - the residence halls and renovated Student Center. The new courtyard will be similar to the Burton Hall Courtyard, which was proposed and later constructed as part of the 1989 master plan. The imagery for the new courtyard will seek to replicate the character of the Burton Hall courtyard, which is now easily identified as the front door to the university. Crisman Administration, McFarland Hall of Science and Ward Lecture Hall will reinforce the southern side of the space. The future nursing school will replace Fanning Hall in the southeastern corner. And two academic buildings to the North will complete the space. The space will front to Belmont Avenue and will center on Glen Echo Road, which will serve as the centerline through the space.

The final phase of this master plan will be to expand the University property east, across Granny White Pike. This phase will keep the residences and commercial buildings along the perimeter Granny White intact. The interior residences and residences along Caldwell Lane and Maplehurst will be removed and will be replaced by a park-like setting that will include space for athletics fields for Campus School practices and University Intramurals. A small storage and visitor's restroom facility will be included as part of this phase.

BUILDING FAÇADE GUIDELINES

New buildings must be evaluated as they relate to their surroundings, as well as for the design itself. Height, width, relationship to the street, roof forms, proportion, composition, rhythm, proportion of openings, materials, and color are the criteria which should be evaluated in any design. If all of these are properly considered in relation to the rest of the campus, then new buildings can maintain contemporary qualities and at the same time house modern facilities without becoming unwanted intruders. For these reasons, several guidelines should be established as a tool for future building compatibility:

- Buildings should not exceed the 3-4-story height and general rectangular form.
- Forms should be modestly articulated as opposed to unadorned blank and flush facades.
- A sense of entry or “front porch” should exist based on the characteristic precedent of the porticos.
- The materials used should be brick of a compatible color and texture to the predominance of buildings.
- Windows should be large, rectangular and regularly spaced, more often connected by a spandrel panel giving them vertical emphasis.
- The building should exhibit detailing preferably of limestone, brick, or concrete and must provide, as a minimum, a strong horizontal base coursing and cornice detail (this also applies to parking structures).
- The roof forms should usually be flat with the possibility of forms gabled for emphasis only.

The purpose of these guidelines is to utilize existing aesthetic character as a foundation for creative and functional additions to the campus. These guidelines are not intended to restrict creativity or diversity, on the contrary, diversity of architecture should be encouraged, but not to the visual detriment of the campus as a whole. It is important to first understand what exists and within that framework interpret for the needs of the future. If these issues are implemented and enforced during the design and construction phases, the University can continue to grow in an organized, comprehensive manner. By so doing, Lipscomb University will be known not only for its superb educational experience, but also for the inspirational environment in which the learning takes place.

Existing Building Descriptions

The following building descriptions are for the existing buildings at the Lipscomb campus. Please refer to the number in parenthesis to identify the buildings location on the master plan. As required for the Institutional Zone, the master plan distinguishes between the following types of generalized campus activities:

Academic Areas

- Classrooms & Labs

General Administrative Offices

Support Services

- Parking areas, food services and bookstores

Campus Related Residential Areas

- Dormitories, fraternities & sororities

Operational Areas

- Maintenance buildings, power plants, and garages

Athletic Areas

- Gymnasiums, intramural facilities, stadiums and running tracks

Burton Bible Building (1)

- *Academic Area* – general classroom building with faculty offices. The building will be renovated into the Fine Arts Building and will be the future home of the Art & Music Department
- 3-story brick building
- 61,400 square feet

Collins Auditorium (2)

- *Academic Area - Assembly Use* – currently seats 1,200 persons
- 3-story brick auditorium connected to Burton (refer to square footage listed above)
- The building will be renovated in the near future, as a music performance space and the seating will be decreased to approximately 500 persons.

McFarland Hall (3)

- *Academic Area* – College of Science Building - science classrooms, labs and faculty offices
- 3-story brick building
- 77,800 square feet

Ward Lecture Hall (4)

- *Academic Area – Assembly Use* - auditorium connected to McFarland Hall
- 1-story brick building (refer to square footage listed above)

Crisman Administration Building (5)

- *General Administrative Offices* and Conference Space
- 3-story brick building
- 19,800 square feet

Fanning Hall (6)

- *Campus Related Residential Area* – 150 Bedroom Residence Hall – 298 students
- 3-story brick building
- 57,700 square feet

Elam Hall (7)

- *Campus Related Residential Area* – 176 Bedroom Residence Hall – 352 students
- 77,300 square feet

Student Center (8)

- *Support Services Area* – Multipurpose Building - Student Dining Center & Presidents Dining Center, Shamblyn Theatre, Bookstore, Central Shipping & Receiving and University Post Office
- 3-story brick building
- 69,700 square feet

Sewell Hall (9)

- *Campus Related Residential Area* – 88 Bedroom Residence Hall – 166 students
- 3-story brick building
- 47,700 square feet
- Academic Area – Lower level, College of Fine Arts - Art & Drama classrooms

Johnson Hall (10)

- *Campus Related Residential Area* – 83 Bedroom Residence Hall – 176 students
- 3-story brick building with a partial basement level
- 30,900 square feet
- Residence Hall

Swang Center for Business Education (11)

- *Academic Area* – College of Business – business classrooms and faculty offices
- 2-story brick building
- 51,000 square feet

Beaman Library (12)

- *Academic Area* – Library and Computer Center
- 2-story brick building
- 67,500 square feet

Student Activities Center (14)

- *Athletic Area* – Intramural Facility
- 2-story brick building
- 35,000 square feet

Allen Arena (15)

- *Athletic Area* – 5,000 seat Arena for Basketball, Concerts & Community Events
- *Academic Area* – Daily University Chapel
- 2-level brick building
- 110,000 square feet
- 5,000 seat Arena – multipurpose use for Chapel, Basketball & Concerts
- Lower level - Athletic department, training and locker room facility
- Receiving Dock with 3 loading berths

McQuiddy Gymnasium (15a)

- *Athletic Area* – Gymnasium (Main Level)
- *Academic Area* – College of Fine Arts – Music Department (Main & Upper Level)
- *Operational Area* – Campus Facilities Department (Lower level)
- 3 level brick building
- 40,500 square feet

Langley Press Box (16)

- *Athletic Area* – Baseball Press Box
- 2-story brick building

Campus School (17)

- *Academic Area* – Middle School & High School
- 2-3-story brick buildings interconnected
- 194,841 square feet

High Rise Dormitory (18)

- *Campus Related Residential Area* – 212 Bedroom Residence Hall – 437 students
- 8-story brick building
- 78,800 square feet

Steam Plant (19)

- *Operational Area* – Steam power plant
- 1-story brick building
- 2,000 square feet

Electrical Substation (20)

- *Operational Area* – Steam power plant
- 3-story brick building
- 700 square feet

Log Cabin (21)

- 1-story log cabin, Historic Home of David Lipscomb

Avalon House (22)

- 2-story brick house, Historic Home of David Lipscomb

Brewer Tower (23)

- 1-story stone tower

Reese Smith Athletic Complex (24)

- *Athletic Area* – Campus School
- High School Football Stadium
- High School Baseball Stadium
- High School Track

Allen Bell Tower (26)

- 100' Tower featuring a 35-bell carillon

High School Practice Football Field (27)

- *Athletic Area* – Campus School
- Currently located behind the Maplehurst Kindergarten building
- Future location will be closer to the High School Football Field

Existing Green space & Storm water Detention (30)

- Campus School – playground and intramural field
- Existing field - Serves dual purpose acting as storm water detention

Soccer Field (31)

- *Athletic Area*
- Lighted sports field - Currently used as the University Soccer Field. Any existing and new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets.

Baseball Stadium & Field (42)

- *Athletic Area* – University Baseball Field, 200 seats
- Proposed to be lighted as part of the master plan. Any new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets.

Tennis Courts (44)

- *Athletic Area* – University Tennis Courts
- Currently a lighted facility

Loading Dock (46)

- *Support Services Area* – University Shipping & Receiving

Proposed Building Descriptions – Long Range Growth Objectives

The following building descriptions are for the proposed master plan and represent the long range growth objectives for the University. Please refer to the number in parenthesis to identify the buildings location on the master plan.

Academic Building or New Fanning Hall Dormitory(6) – existing campus property

- *Academic Area* – general classroom building with faculty offices or *Campus Related Residential Area* with approximately 250 single and double occupancy room; 2 apartments; and 1 head resident apartment. The University intends to eventually replace the existing building (clarification requested by the planning department as stated in condition #1).
- 3-story brick building
- 22,000 square feet per level proposed

Residence Hall Addition to Sewell Hall (13) – existing campus property

- *Campus Related Residential Area* - approximately 50 single and double occupancy rooms
- 3-story brick addition with Interior Courtyard
- 10,000 square feet per level proposed

Women’s Softball Field (25) – existing campus property

- *Athletic Area*
- Lighted stadium with bleacher seating and fencing

Bible Building (28) – existing campus property

- *Academic Area* - College of Bible - classrooms with faculty offices
- 3-story brick building
- 75,000 square feet designed (first level 28,200 square feet; second level 23,300 square feet; & third level 23,500 square feet)

Residence Hall Addition to Johnson Hall (29) – existing campus property

- *Campus Related Residential Area* - approximately 60 single and double occupancy room; 2 apartments; and 1 head resident apartment.
- 3-story Brick Addition, plus basement – matching the scale and character of the existing building.
- 12,000 square feet per level proposed
- Interior Courtyard

Soccer & Football Field (31) – existing campus property

- *Athletic Area*
- Lighted sports field - Currently used as the University Soccer Field. Any new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets.
- Football has been Proposed as a future use
- Refer to item 39 for stadium description

Academic Building (32) – gold phase

- *Academic Area* - classroom facility with faculty offices
- 3-4 story brick building – maximum of four stories
- 25,000 square feet per level proposed

Academic Building or Residence Hall (33) – gold phase

- *Academic Area* - classroom facility with faculty offices or *Campus Related Residential Area* with approximately 250 single and double occupancy room; 2 apartments; and 1 head resident apartment
- 3-4 story brick building – maximum of four stories
- 32,000 square feet per level proposed

Academic Building (34) – purple phase

- *Academic Area* - classroom facility with faculty offices
- 3-4 story brick building – maximum of four stories
- 30,000 square feet per level proposed

Residence Hall (35) – purple phase

- *Campus Related Residential* - approximately 250 single and double occupancy room
- 3-4 story brick building – maximum of four stories
- 22,000 square feet per level proposed
- 7,000 square feet per level gathering space proposed to link Residence Halls #35 &36

Residence Hall (36) – gold phase

- *Campus Related Residential* - approximately 250 single and double occupancy room
- 3-4 story brick building – maximum of four stories
- 22,000 square feet per level proposed

Residence Hall Connection (36A) – gold phase

- *Campus Related Residential* – commons area (condition #15 requested by the planning department)
- 1-2 story brick building - 5,000 square feet per level

Proposed Pool Building (37) – existing campus property

- *Athletic Area*– University Swimming Pool - Connected to Student Activities Center, Allen Arena & McQuiddy Gymnasium
- 1- story brick building
- 20,500 square feet

Proposed Football Practice Field (38) – existing campus property

- *Athletic Area*
- Lighted practice field - Any new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets.
- Fence to comply with university standard.

Seating & field house (39) – existing campus property

- *Athletic Area*
- 1-story brick building
- 12,000 square feet
- Bleacher seating for 2,000 incorporated into the side of existing hill

Proposed Intramural Fields (40) – phase three

- *Athletic Area*
- University Intramural Facility
- Lighted intramurals fields - Any new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets

University Owned Residence (41) – phase three

- *Campus Related Residential*
- Existing two-story home to remain

Intramural Building & Restroom Facility (43) – phase three

- *Athletic Area*
- Storage for athletic equipment and lawn care equipment
- 2,000 square feet
- 1-story building

Parking – Surface Lots and Parking Structures

(Refer to Master Plan on page 21)

A. Existing Surface Parking Lot

- 96 parking spaces

B. Existing Surface Parking Lot

- 156 parking spaces

C. Existing Surface Parking Lot

- 79 parking spaces

D. Proposed Surface Parking Lot

- 10 parking spaces
- constructed summer 2002

E. Existing Surface Parking Lot

- 145 parking spaces

F. Proposed Parking Structure

- 400 parking spaces
- Three-level structure (refer to building façade guidelines for materials)

G. Proposed Surface Parking Lot

- 22 parking spaces

H. Existing Parking Structure

- 472 parking spaces
- Four-level structure
- Future Three-levels above grade (refer to building façade guidelines for materials)

I. Existing Surface Parking Lot

- 21 parking spaces

J. Existing Surface Parking Lot

- 41 parking spaces

K. Existing Surface Parking Lot

- 57 parking spaces – existing

L. Proposed Surface Parking Lot

- 51 parking spaces

M. Proposed Surface Parking Lot & Structured Parking

- 350 parking spaces
- One level of surface parking at grade (statement as requested by planning department per condition #5)
- Two levels below grade
- This lot will be used as faculty parking, visitor parking and commuter student parking.

N. Proposed Surface Parking Lot – gold phase

- 170 parking spaces

O. Proposed Parking Structure – gold phase

- 750 parking spaces
- Three-levels above grade (refer to building façade guidelines for materials)
- Two levels below grade – under future residence hall
- This proposed parking structure will serve as residence hall parking for Elam Hall, Fanning Hall, and proposed residence halls 35 & 36 as shown on the master plan.

P. Proposed Surface Parking Lot – future campus school parking

- 150 parking spaces

Q. Existing Surface Parking Lot – campus school parking

- 49 parking spaces

R. Existing Surface Parking Lot – campus school parking

- 71 parking spaces

S. Proposed Surface Parking Lot – phase three

- 200 parking spaces
- Lot shared between University and Campus School

T. Proposed Parking Structure – phase three

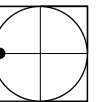
- 200 parking spaces
- Two level structure (refer to building façade guidelines for materials)
- Lot shared between University and Campus School
- Lot built upon existing campus school parking lot

LEGEND

1. BURTON BUILDING-RENOVATION TO ART & MUSIC DEPARTMENT
2. COLLINS AUDITORIUM-RENOVATED TO 600 SEAT RECITAL HALL
3. McFARLAND HALL
4. WARD LECTURE HALL
5. CRISMAN ADMINISTRATION BUILDING
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39. PROPOSED STADIUM
40. INTRAMURAL FIELDS - LIGHTED
41. EXISTING UNIVERSITY OWNED RESIDENTIAL TO REMAIN
42. BASEBALL FIELD - LIGHTED
43. INTRAMURAL BUILDING & RESTROOM FACILITY
44. TENNIS COURTS - LIGHTED
45. CAMPUS SCHOOL SOCCER FIELD
46. LOADING DOCK

KEY

- ACADEMIC AREA
- CAMPUS RELATED RESIDENTIAL
- GENERAL ADMINISTRATIVE OFFICES
- SUPPORT SERVICES - BUILDINGS
- SUPPORT SERVICES - PARKING
- OPERATIONAL AREAS
- ATHLETIC AREAS - BUILDINGS
- ATHLETIC AREAS - FIELDS
- PERIMETER LANDSCAPING
- MAJOR AXIS
- MINOR AXIS
- PROPERTY LINE



CONCEPT DIAGRAM

Neighborhood Involvement

Throughout the process of developing the Master Plan, the University and the design team have routinely met with the neighbors, the Avalon Neighborhood Association Representatives, and Metro Councilman Jim Shulman to discuss the University's intentions and to obtain the neighbors views of this proposal. From these meetings it is apparent that the overriding concern of the neighbors regarding the implementation of this master plan is that all modifications made to the campus, specifically in regard to the perimeter where the campus edge meets the neighborhood, shall enhance and preserve the integrity and residential character of the neighborhood. As a result of these meetings the Avalon representatives have identified five major issues that the University master plan should address. The five Major Issues are in regards to:

Campus Perimeter
Vehicular Access
Traffic & Parking
Lighting
Noise

Campus Perimeter

In regard to the campus perimeter the neighbors have outlined four specific issues for the University's consideration; these issues are setbacks, planting, fencing and sidewalks.

- *Setbacks* – The neighbors have requested that the University provide 125'-0" setbacks from the centerline of the road for all new buildings and parking lots. The University has proposed adopting this 125'-0" requirement along Grandview Drive, Granny White Pike, along the border of the athletic fields to the South at the main campus and for the Maplehurst athletic and intramural fields to the East for buildings only. However, the University will maintain the existing 100'-0" setback along the Northwest portion of Belmont Boulevard, adjacent to Stokes School, in order to align proposed buildings with several existing buildings in this area. The proposed Bible Building and future parking structure adjacent to the athletic fields will be setback at the 125 foot line.
- *Planting* – The University will continue to provide and maintain planting within the setback from the road along its perimeter. The planting shall meet or exceed the requirements of landscape buffer yard "C" as required by the zoning requirements for the perimeter of the campus. Landscape buffer yard "D" will be provided for all areas of automobile surface parking. For additional information as it relates to landscaping, refer to the Landscape Architects Consultant Report in Section 4.
- *Fencing* – The University will adopt a design standard for perimeter walls and privacy fencing for use along its border and for temporary parking lots that abut existing residential properties. Permanent perimeter walls shall be of brick and limestone and will be approximately 30" high. Temporary perimeter fencing shall be of wood construction and will be approximately 6'-0" high to promote privacy between properties. The university will make every effort to discourage construction traffic from utilizing Rosemont and Crestview drives during the construction of the proposed parking lots.

- *Sidewalks* – The University will continue to provide sidewalks along the campus perimeter as it expands the campus to the North and to the East and as perimeter construction is completed.

Vehicular Access

In order to address the neighbors concerns as they relate to Vehicular Access and Traffic & Parking the University has hired R.P.M. and Associates to conduct a Traffic & Parking Study. The results of this study will be submitted along with the Master Plan. In addition, several specific requests were made by the neighborhood regarding vehicular access from several streets that border the University.

- *Granny White Pike* – the University will attempt to discourage the use of Excella Place, which aligns with Grandview Drive to the East, as a potential exit from the campus. The intended use for Excella will be as an entrance for the campus school hook up. Traffic will exit at the intersection at Caldwell Lane.
- *Grandview* – the University has proposed to eliminate the access roads to Grandview from the Proposed Northern portion of the University Master Plan
- *Belmont Boulevard* – at the request of the neighbors the University has proposed to eliminate the vehicular access point to the campus, which aligns with Green Hills Drive.

Traffic & Parking

The neighbors have outlined several considerations that relate to maintaining and enhancing the character of several of the existing city streets that border the Lipscomb properties. The University fully endorses the neighborhoods' suggestions and supports their recommendations, should the city propose any improvements to these streets.

- *On-Street Parking* – The University policy is to provide parking for students and faculty on-site. There may be some exceptions where on street parking may occur on city streets where it is permitted. The University supports keeping the on-street parking along Granny White Pike to support the neighborhood commercial center.
- *Caldwell Lane* – Maintain and enhance the residential character of the street. The existing width shall be maintained and shall not be widened.
- *Maplehurst Drive* - Maintain and enhance the residential character of the street. The existing boulevard on Maplehurst Drive should be enhanced and extended to Granny White Pike. The University will support the neighbors effort and encourage the city to rework the existing drainage present at the median to provide a more aesthetically appearing solution.
- *Grandview Drive* - Maintain and enhance the residential character of the street. Provide improvements to discourage additional traffic along the street. Grandview shall have the following minimum characteristics.
 1. Maintain existing width.
 2. No on street parking.
 3. 6” curbs and gutters (providing storm drainage, defined street edges and discouraging on-street parking).
 4. Improvements along Grandview Drive will begin from the existing North edge of the street and extend southward into the university property so as to not impact the residential lots on the North side of the street.
- *Belmont Boulevard* – The University supports the neighbors concern regarding maintaining the existing street width and not adding turn lanes to the street. The University will make every effort to maintain and improve the appearance along Belmont.

- *Granny White Pike* – The University supports the neighbors concern that any further improvements to Granny White Pike should enhance the streets character and not detract from the neighborhood. The University will work with the city and the neighbors to determine an appropriate solution for the left turn lane in order to resolve the congestion problem at the entrance to the campus school.

Lighting - Campus Wide

The University is in the process of evaluating and revising the campus lighting standard to provide twelve-foot poles throughout campus, which will meet the neighbor's request for high cutoff fixtures that meet the metro zoning requirement for spillage at property line. As a result of this standard the University will remove or refocus the spotlights that have been installed on the parapets and eaves of existing buildings over time. The University will also evaluate the existing lighting at the Soccer field and refocus the lighting to limit the light spillage at the property line.

The proposed lighting for the athletic fields will be designed so that direct, reflected or incident lighting will not be in the line of sight from any residence not owned by the University. The criteria for determining lighting locations, heights and fixture types will be reviewed with Metro codes as lighting projects are implemented by the University. The University will responsible for complying with the codes department's recommendations for lighting. This statement was added per condition #3 as requested by the planning department.

Noise

The University will make every effort to control noise from mechanical units on perimeter buildings and will attempt to limit the noise from loudspeakers that are associated with the University athletic complex.

LEGEND

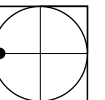
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46. LOADING DOCK

UNIVERSITY PARKING

- | | |
|----|--|
| A. | 96 SPACES |
| B. | 156 SPACES |
| C. | 79 SPACES |
| D. | 10 SPACES |
| E. | 145 SPACES |
| F. | 400 SPACES - 3 LEVEL DECK |
| G. | 22 SPACES |
| H. | 472 SPACES - 4 LEVEL DECK |
| I. | 21 SPACES |
| J. | 41 SPACES |
| K. | 57 SPACES |
| L. | 51 SPACES |
| M. | 336 SPACES - 3 LEVEL DECK
(1 LEVEL @ GRADE & 2 BELOW GRADE) |
| N. | 170 SPACES |
| O. | 735 SPACES - 5 LEVEL DECK
(3 LEVELS ABOVE GRADE & 2 BELOW GRADE UNDER RESIDENCE HALL) |
| S. | 191 SPACES (SHARED BY UNIVERSITY & CAMPUS SCHOOL) |
| T. | 192 SPACES (SHARED BY UNIVERSITY & CAMPUS SCHOOL) |

CAMPUS SCHOOL PARKING

- | | |
|----|------------|
| P. | 200 SPACES |
| Q. | 49 SPACES |
| R. | 71 SPACES |



MASTER PLAN

Proposed Phasing Description

This phasing plan targets a balance between donor funding and the needs of the University in order to establish a phasing goal for the future projects. The intent for the phasing implementation of the Lipscomb Master Plan is to comply with the Institutional overlay requirements recently adopted by the Metro City Council of Nashville.

As described in the Lipscomb University Master Plan submitted in April 2002 the phasing for the plan would have three components. The first component of the master plan is to continue to implement the 1989 master plan within the boundary of the existing campus. The second phasing component comprises the area north of the existing campus and the third phase of the plan will be located across Granny White Pike. Each of these phases is described in detail in the preceding paragraphs.

The phasing plan has been amended so that the acquisition of necessary adjacent properties will transpire prior to the construction of a project. All appropriate setbacks, screening and phasing boundaries will comply with the Development Standards of the Institutional Overlay district (amendment to Section 17.36.350 items A, B, C, & D). This requirement was added per staff recommendation by the planning department per condition #2.

Additionally the phasing plan has been amended so that proposed facilities are not bisected by a phasing line. This requirement was added per staff recommendation by the planning department per condition #4.

PHASE ONE – EXISTING CAMPUS

The work within this phase is consistent with the 1989 master plan and is a continuation of the 1998 plan approved by Metro Board of Zoning Appeals.

South Campus & Athletics Complex

1. Existing Campus & Athletics Complex
2. Relocate University Softball Field
3. Build new Bible Building
4. Renovate Burton into the Fine Arts Building for the Art & Music Departments
5. Renovate Collins Auditorium for Music
6. Build a residence hall addition to Johnson Hall
7. Build a residence hall addition to Sewell Hall
8. Add a left turn lane at the Granny White Pike entrance to the Campus School
9. Relocate Brewer Tower on to the Proposed Brewer Tower Axis
10. Build the Proposed Football Field and stadium.

PHASE TWO – NORTH CAMPUS

The second phasing component of Lipscomb Master plan will be the expansion of the current campus boundary to the North. In order to anticipate the growth of the campus, without disruption to surrounding neighborhood, the University is proposing two phasing sub-components for expansion. These two sub-components are the Purple Phase, and the Gold Phase. In order for the University to expand into each of the proposed phases the University will purchase the properties in the proposed area, prior to implementation. The Purple phase, would be implemented first since the properties in the proposed phase are contiguous with the current campus boundary. The Gold phase will be staged to follow the purple phase.

Purple Phase

The purple phase will begin along the northern boundary of the existing campus and extend north into the neighborhood. The University will own all of the residences in this phase, prior to realization.

The first step for the implementation of the Purple Phase will be to define the border between the proposed University boundary and the adjacent neighborhood (refer to the attached diagram). The University will install a wood privacy fence for any surface parking lots and provide the required landscaped buffer yard "C". In addition the University will provide a buffer of one residential property (to be owned and maintained by the University) between any existing privately owned residential lot and any surface parking lots. All new buildings will be setback 100' from any residential property that the University does not own.

The next step in the process to implement the Purple Phase will be to clear the residences from the site and build temporary surface parking. All temporary surface parking will be designed to comply with metro Nashville storm water requirements. Where feasible surface parking lots built during this phase will be designed to minimize the impact on areas designated to be future green-space. Ideally these lots will be located on the site of future buildings and or the future parking structure. Vehicular access to the parking lots will be from Granny White Pike at the existing entrance located behind McFarland Hall. As the phase is built out the main vehicular access point will be moved to the location of the traffic light at the intersection of Glen Echo Drive and Belmont Boulevard.

Two buildings will be constructed during this phase, an Academic Building (#34 on master plan) and a residence hall (#35 on master plan). Because the funding for each project will be donation driven, the University cannot anticipate which project would proceed first. However, as each project is implemented the University and the design team will obtain the necessary water and sewer availability documentation from Metro Nashville. In addition the buildings will be designed to meet the necessary parking requirements, building setbacks and landscaping requirements. The three level parking structure (M as shown on the master plan) located adjacent to the entrance across from Glen Echo Drive will be built in conjunction with the construction of one of the building aforementioned buildings. This structure will have approximately 336 parking spaces and will have two levels underground; the top level will be surface parking. Again, as stated with all proceeding projects this project will comply with the required setbacks, landscaping requirements, traffic and parking regulations, and storm water quality requirements.

The final step in the process to build out the Purple phase will be construction of the continuation of Bison Square. This area will be green space extending from the South to the North, and will be the primary site organizing feature for the Master Plan.

Gold Phase

The first step for the implementation of the Gold Phase will be to define the border between the proposed University boundary and the adjacent neighborhood properties that front along Grand View Avenue (refer to the attached diagram). The University will install a wood privacy fence and provide the required landscaped buffer yard "C". All new buildings will be setback 100' from any residential property that the University does not own.

The next step in the process to implement the Gold Phase will be to clear the residences from the site and build temporary surface parking lots at the locations for future buildings 32, 33, 36. All temporary surface parking will be designed to comply with metro Nashville storm water requirements. Where feasible surface parking lots built during this phase will be designed to minimize the impact on areas designated to be future

green-space. Vehicular access to the parking lots will be from Granny White Pike at the entrance at the intersection of Glen Echo Drive and Belmont Boulevard installed during the Purple Phase.

Three buildings will be constructed during this phase, an Academic Building (#32 on master plan), an Academic Building or Residence Hall (#33 on the master plan) and a residence hall (#36 on master plan). Again, similar to the previous phase, the funding for each project will be donation driven, the University cannot anticipate which project would proceed first. However, as each project is implemented the University and the design team will obtain the necessary water and sewer availability documentation from Metro Nashville. In addition the buildings will be designed to meet the necessary parking requirements, building setbacks and landscaping requirements. Site utilities for this phase will be located below the Bison Square Mall and will extend as this phase is built out.

A five level parking structure (O as shown on the master plan) will be located adjacent to the two residence halls (#35 and #36) on the east side of the mall. This structure will have approximately 735 parking spaces and will have two levels underground and three above ground. Again, as stated with all proceeding projects this project will comply with the required setbacks, landscaping requirements, traffic and parking regulations, and storm water quality requirements.

The final step in the process to build out the Gold phase will be the continuation of Bison Square Mall to Grandview Avenue. The existing residences along Grandview Avenue will be removed and areas of storm water detention will be installed with this phase. The site will be graded minimally to comply with the storm water requirements, but it is the University's intention to retain the natural form of the typography and avoid disrupting the character of the existing neighborhood streetscape. Existing trees will be evaluated for health and quality of species. New landscaping will be provided to enhance the existing trees and a new sidewalk will be added along Grandview

PHASE THREE - FUTURE INTRAMURAL FIELDS & PARKING

The third phase of the Lipscomb Master Plan implementation will be to build out the intramural fields and revised the existing parking in the area across Granny White Pike. The fields will be located between the existing residences and commercial buildings along Granny White Pike and the existing Campus School Athletic Field complex bounded by Caldwell Lane, Maplehurst Lane and Lealand Avenue. The existing residences will be removed along Morrow Avenue, the South side of Caldwell Lane and the North side of Maplehurst Lane. As the residences are removed, the site will be graded for athletic fields and the perimeter of the site will be landscaped to meet the buffer yard C requirements. A small storage and restroom facility is planned at the center of the site, and will be located well within the one hundred yard setback requirements. Parking lots S and T as shown on the master plan will be constructed on land currently owned by the University. These lots will be landscaped per the buffer yard "D" standard and will be setback 100' from Caldwell Lane. The University will obtain the necessary water and sewer availability documentation for this development at the appropriate time.

LEGEND

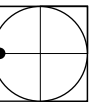
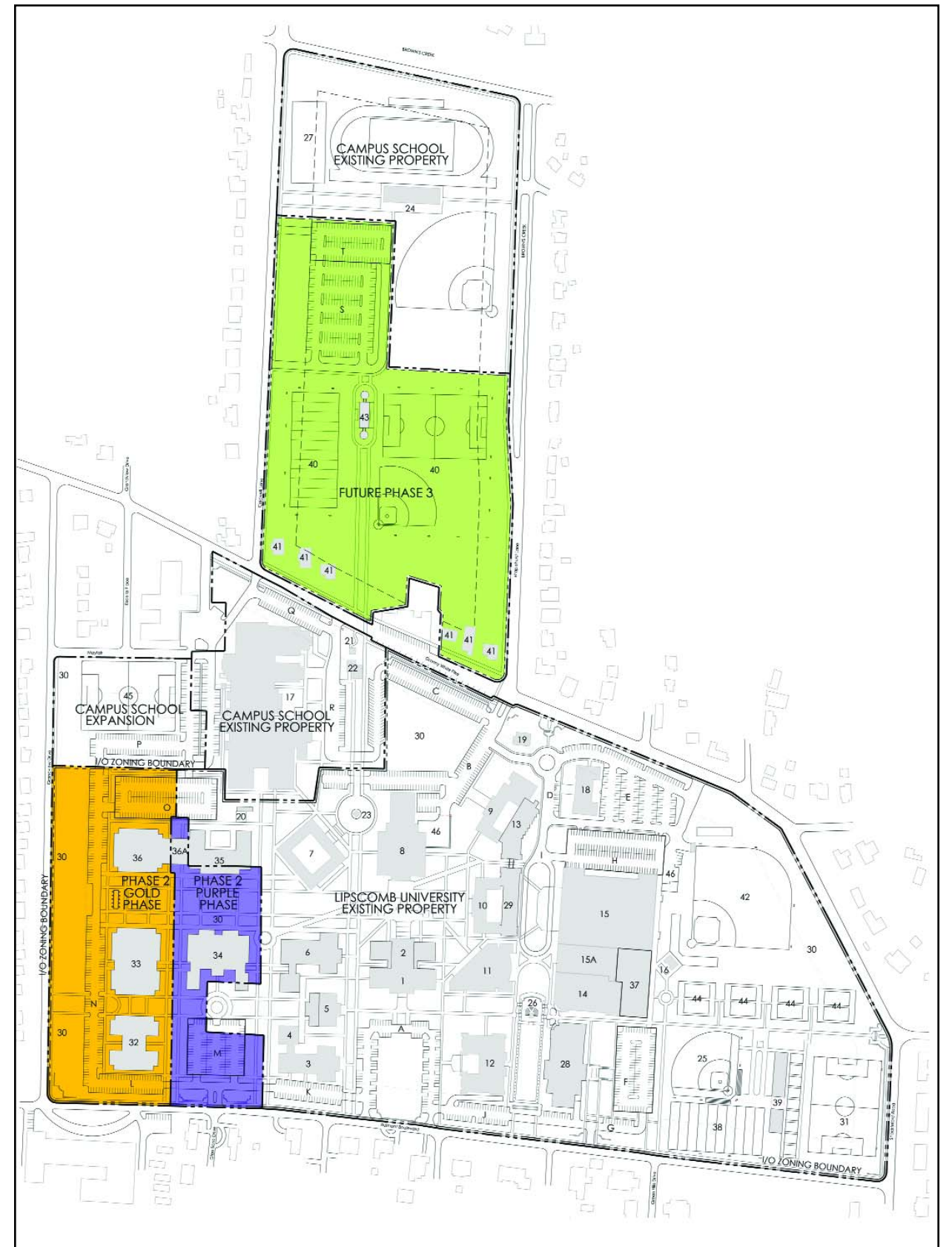
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PHASING PLAN

Consultant's Reports

Civil Engineer – Ragan-Smith Associates, Inc,

Ragan-Smith-Associates, Inc. (RSA) has determined the following information relative to the requirements for proposed storm water drainage facilities and water and sanitary sewer service for the Lipscomb University Master Plan improvements.

Storm water Detention

Recent meetings with the Metropolitan Department of public Works relative to requirements for storm water detention have indicated that the Lipscomb University master plan area does, indeed, fall within an area that will require storm water detention as per the Nashville/Davidson County Storm water Management Study. Our first area of emphasis is focused upon the Phase One improvements as shown on the overall master plan. The completed Allen Arena expansion and the proposed new Bible Building are to be located adjacent to one another in the existing southerly one-third of the University campus. An existing area drain discharging to a large underground cavern appears to be located in the courtyard area of the proposed new Bible Building. Although this is acceptable, a more conventional approach to handling surface water will be investigated.

The proposed women's softball field to be located to the north of the existing soccer field at the southwest corner of the campus (Belmont Boulevard at Shackleford Road) introduces only grassed or pervious areas to the master plan. The introduction of the new women's softball field to the master plan will eliminate approximately 1.5 acres of existing asphalt parking lot (impervious area). The pre-development runoff for the 10-year storm in this area under existing conditions results in approximately 9.9 cfs. The post-development runoff for a similar storm in this area would yield a runoff of only 3.7 cfs. This yields a net reduction of approximately 6.2 cfs. This would indicate that no detention would be required for this area.

However, the easterly end of the existing soccer field adjacent to Shackleford Road is an ideal area to accomplish aboveground storm water detention if necessary to compensate for increased runoff in other areas of the campus. This type of detention would involve the use of earthen berms to hold back water with an outlet structure designed to release water at the appropriate rates as specified by the Public Works Department. Small aboveground detention facilities of this type could typically be accomplished for a cost of approximately \$10,000.

The recently completed parking garage adjacent to the existing high-rise dorm along the westerly right-of-way of Granny White Pike will not have a great impact on post-development storm water runoff in this area. The parking garage addition introduces approximately 0.75 acres of new asphalt parking or impervious surface area. The post-development flow for a 10-year storm in this area would equate to only 5.0 cfs. Above ground bermed detention adjacent to Granny White Pike and the left-field fence of the existing

baseball field could be accomplished in a similar manner as described previously for the soccer field. Detention in this area could also be accomplished for a cost of approximately \$10,000.

Future phases of the master plan located on the extreme northerly end of the campus on land to be acquired at a later date has a greater impact on post-development runoff volumes than the improvements designated for Phase One. Storm water runoff from this area would generally flow to the southerly margin of Grandview Drive. The revised master plan should provide allowances for aboveground storm water detention facilities in this area. The proposed landscaped buffer along the southerly margin of Grandview Drive could provide some storage area for increased post-development flows. A hydrologic analysis of this drainage basin should be prepared to determine if additional areas are required to satisfy the detention requirements outside of the landscaped buffer.

The middle third of the campus (which is largely built-out as of this date) along with a small portion of the north end of the master plan will flow to the westerly margin of Granny White Pike between Maplehurst Lane and Morrow Drive. Above ground bermed detention could also be conveyed to the detention area via a new upsized drainage system. This aboveground detention area would probably be significantly larger than the two previously described.

It is also possible that the existing storm sewer systems within and around the campus would be adequate to handle the increased runoff generated by the master plan improvements. The adequacy of the existing storm sewer system and its ability to accommodate any increased flows could only be determined during the design phase of the various projects. Any significant post-development surface runoff will have to be detained and released at a rate equal to or less than the pre-development runoff before it leaves the Lipscomb University campus property to eliminate any adverse impact on downstream property owners.

Water and Sanitary Sewer Service

Conversations with the Metro Water and Sewer Department have not indicated that there are any problems relative to providing capacity for sanitary sewer service to the master plan improvements. We also have not been given any reason to believe that there are any problems relative to flows or pressures concerning providing water service for the proposed master plan improvements.

Landscape Architect – Hodgson & Douglas

LANDSCAPE CONCEPT

During the last Master Plan and the resulting development projects, several clear landscape themes were begun on campus. It is the intent of this Master Plan to build on these themes, reinforce existing planting if needed and develop an appropriate edge treatment for the campus to buffer the residential neighborhood.

The general landscape concept for the previous work was to:

1. Reinforce pedestrian circulation patterns with trees.
2. Enhance seating or gathering area with more detail planting giving a sense of scale.
3. Give clear identity to the campus entrances and edges.

The campus, when reviewed on a macro scale, should be dominated by trees and lawn and not large beds of shrubs and ground cover. For this campus, a larger expanse of lawn with trees is more practicable to maintain and fund.

The campus has expanded to the south into areas, which contained few mature trees. For that reason, aggressive tree planting was undertaken in the earlier work and additional trees would be proposed for new work. In the earlier planting, identical species were used in parking areas, along walks and on the edges. The new plan will continue using singular species on walkways to create identity and scale but the new plan envisions adding a greater variety of tree species to the campus both for teaching opportunities that one might find in an arboretum and to reduce the risks of plant disease that can devastate monocultures.

Since the last Master Plan, Metropolitan Nashville has introduced a new zoning ordinance, which includes provisions for buffering or screening adjacent residential land uses from the University or Institutional Land Use. Based on the current plan, several of the edges, which contain parking renovations, new athletic fields or parking garages, will require landscape buffering. Final determination for the extent of buffering will come from a formal review of the projects by Metro. Proposed surface parking, especially found along the campus edge will also require buffering as per the Metro Landscape Ordinances. The principle purpose in the edge buffering is to create an appropriate interface with the surrounding residential neighborhood and adjacent streets.

The new Master Plan envisions changes to the large southern parking lot by converting the lot from parking to athletic fields. As a part of this change, a number of sycamores will need to be removed or relocated. It is our hope that many of these large trees can be transplanted to other areas of the campus or to the edges of the new athletic fields. The trees ability to be transplanted will depend largely on the size of the trees.

As the campus is expanded we anticipate the edge planting treatments to continue along Belmont to the north as well as possibly Granny White Pike. Where possible, canopy trees would be planted along with under story flowering trees. In areas where power lines make deciduous canopy trees impractical, we would propose that flowering trees be planted. Additional masonry piers similar to those at Shackelford and Granny White Pike might be introduced at new entries into the campus as well as the corner at Grandview and Belmont Boulevard. Where parking is proposed along the edge, a band of evergreen shrubs should be provided to buffer the parking from the street.

The new Master Plan locates a number of new or improved axial relationships to the street. These primarily occur at vehicular entries. These new axis of views from the campus edge inward toward the center of the

campus would be enhanced through planting along the edge of the axis. The street design will then be a series of axial openings separated by screened or buffered parking.

Along Grandview it is proposed that the houses facing the street of the campus side be removed. The plan calls for parking along this edge to be set back some 125' from the Grandview Road centerline. Although this distance is not a code requirement, it was felt this would be the appropriate buffer for a residential area that had never bordered the University. A 100' setback from the road centerline is required for all University buildings on the other streets.

The Grandview buffer would include a combination of evergreen shrubs to screen the parking, a mixture of flowering trees and evergreen trees in front of the screen and then a street edge planted with flowering trees and deciduous canopy trees. Throughout the buffer would be a grass lawn.

Within the Grandview buffer area are currently a number of existing trees. Once the houses are removed, these would be evaluated and the better trees would be left. Any scrub, unhealthy or undesirable trees would be removed.

The athletic fields proposed between Maplehurst and Caldwell Lane will also be buffered to adjacent residential areas by a large setback and planting. Again, the typical planting is proposed to be a combination of large deciduous canopy trees, evergreen trees, small flowering trees and scattered evergreen shrubs. The buffer will conform to the C buffer designation as illustrated in the sketch for Athletic Fields.

Within the current campus it is suggested that additional planting be added to some areas which were not planted in earlier plans or where some of the plants have died. These areas include the axial walk from Granny White to the Allen Bell Tower. A row of Golden Rain trees needs to be planted adjacent to the tennis court to match the Rain trees on the other side of the walk. Additional evergreen planting needs to be planted on the east side of the tennis courts both to replace some that have died and to buffer the neighborhood.

Planting requirements may change over time as the Metropolitan Code is updated and revised. As such, future improvements may require additional planting which is beyond what is shown in this edition of the Master Plan.






Future planting should be low maintenance, drought tolerant and visually pleasing. The University might consider creating a separate endowment to fund future planting and maintenance for the University campus.

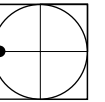
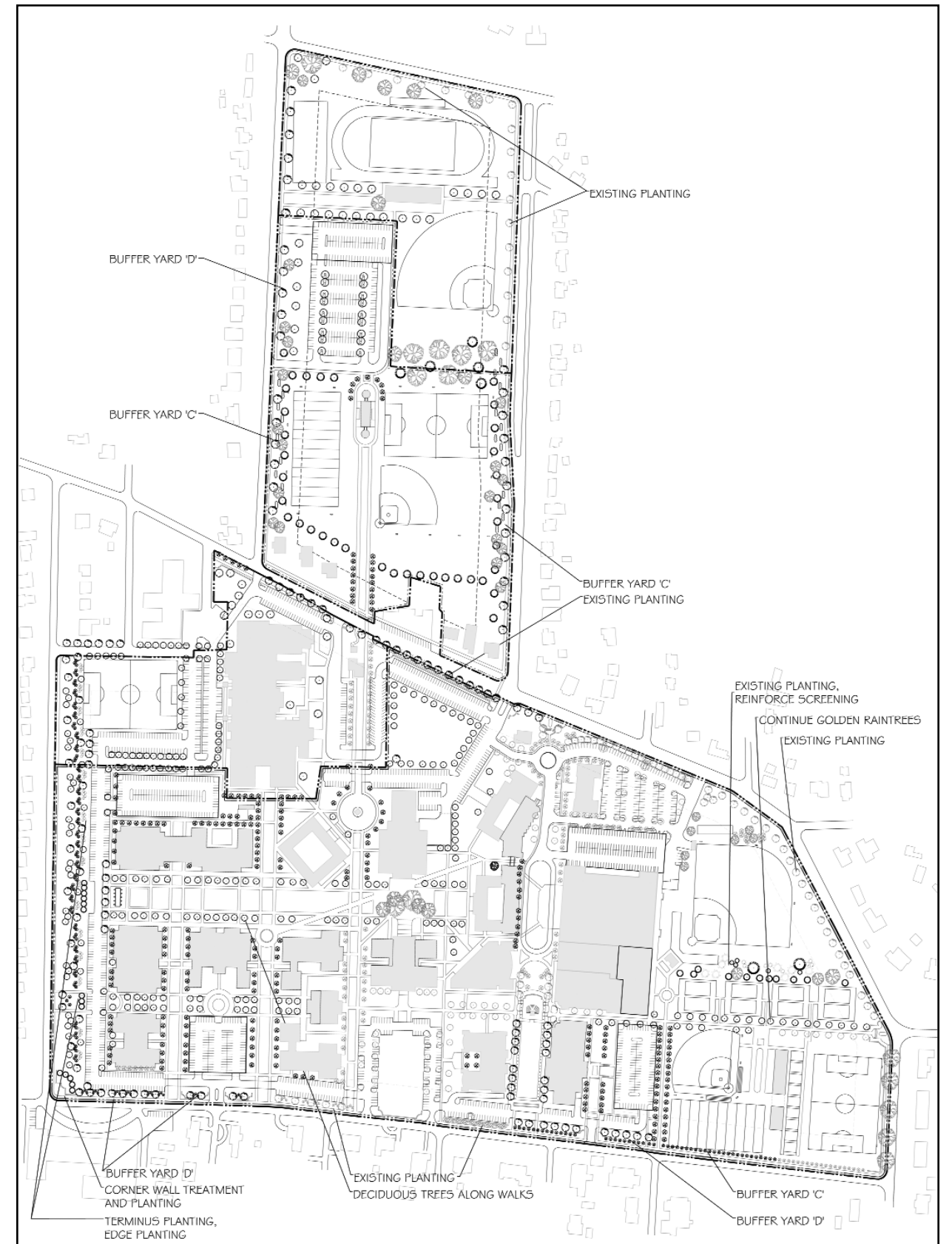
LEGEND

REFER TO PAGE 31 FOR TYPICAL LANDSCAPE BUFFER YARD @ GRANDVIEW.

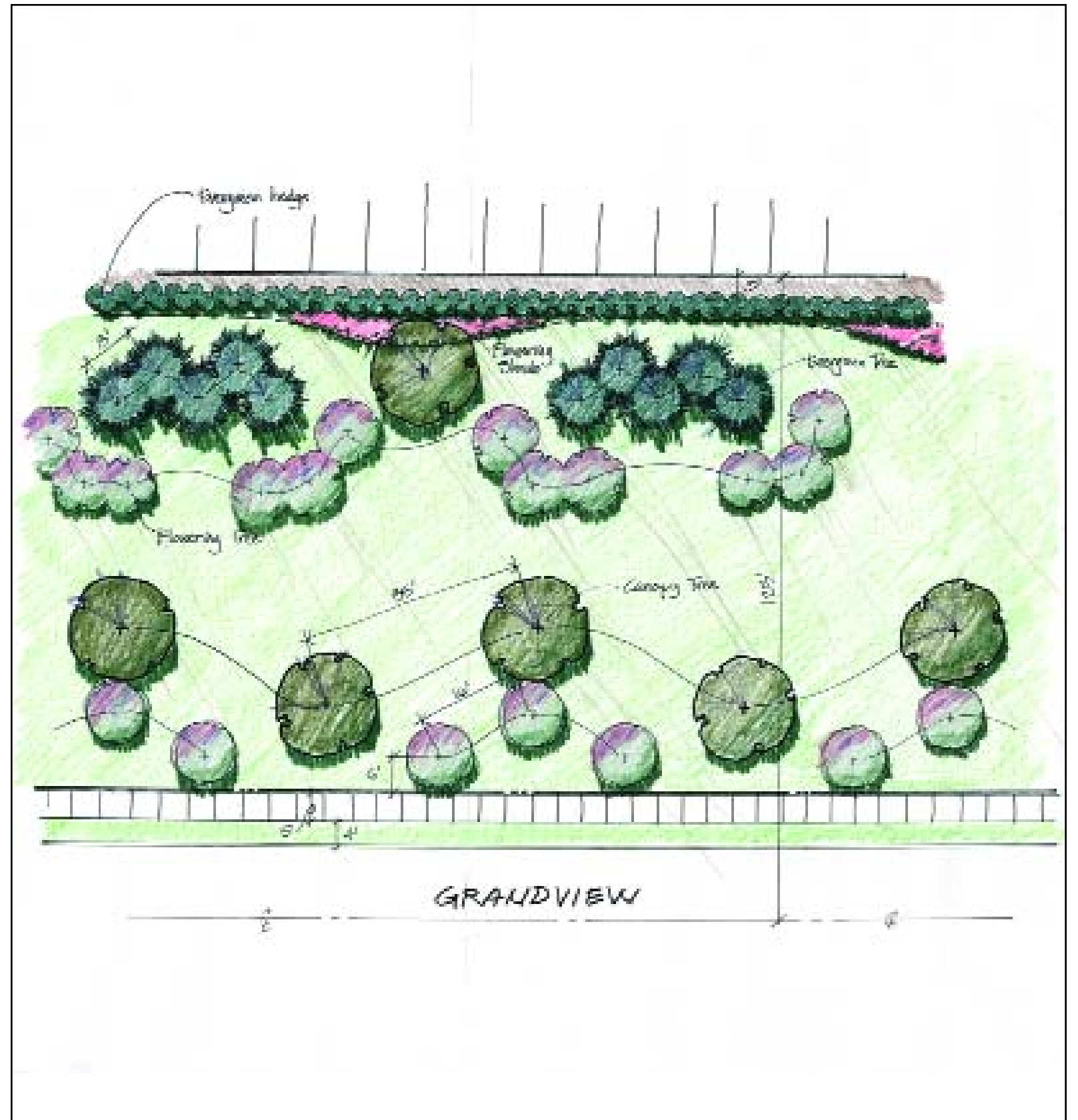
REFER TO PAGE 32 FOR LANDSCAPE BUFFER TO BE PLANTED ALONG BELMONT, ADJACENT TO McFARLAND SCIENCE BUILDING

KEY

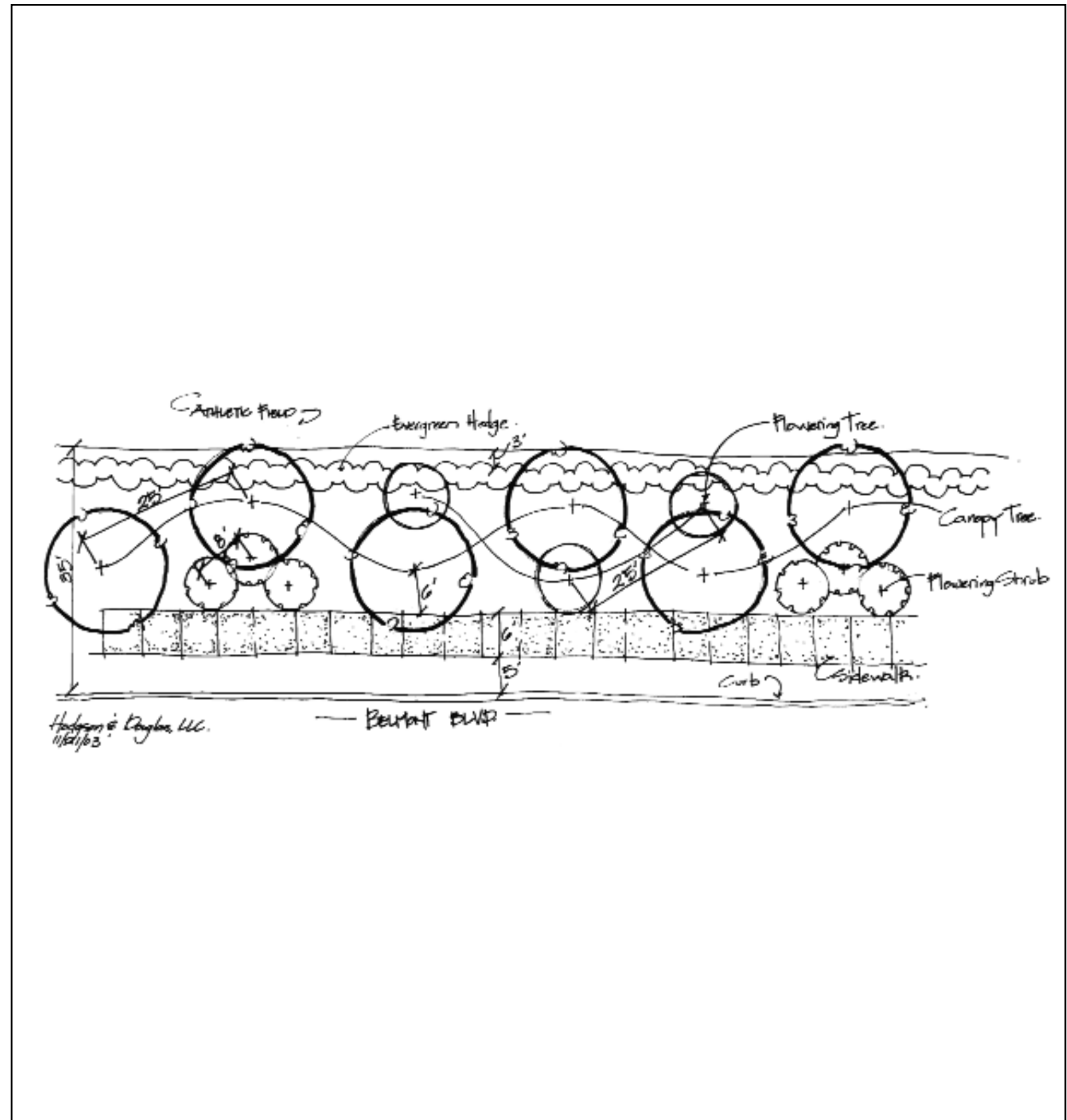
-  EVERGREEN TREES
-  DENSE SCREENING EVERGREENS
-  DECIDUOUS STRUCTURE TREES
-  FLOWERING TREES
-  EXISTING TREES



LANDSCAPE DRAWING



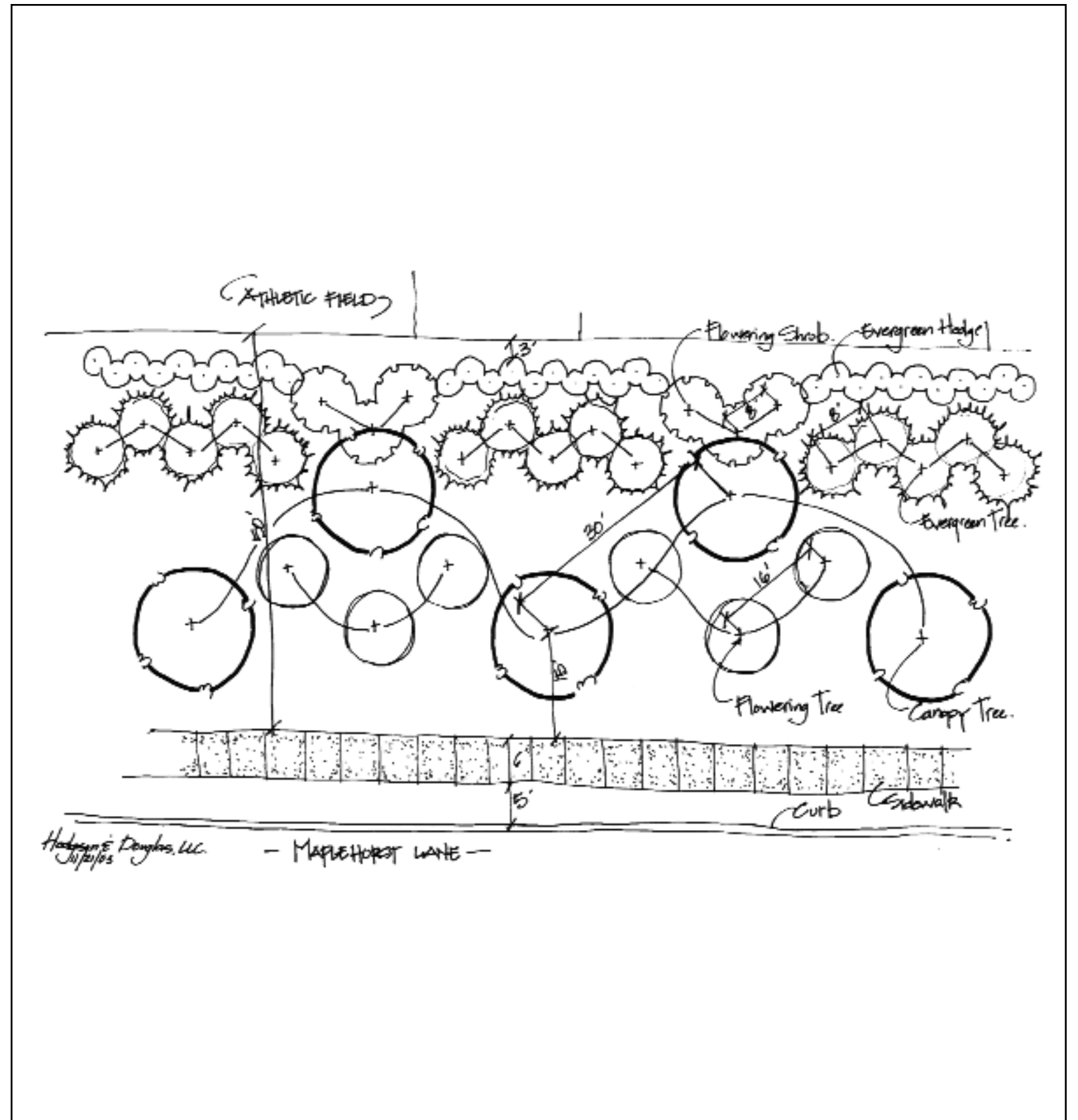
TYPICAL LANDSCAPE BUFFER YARD @ GRANDVIEW



TYPICAL LANDSCAPE BUFFER YARD @ BELMONT



LANDSCAPE BUFFER ALONG BELMONT BOULEVARD



TYPICAL LANDSCAPE BUFFER YARD @ MAPLEHURST

