

FISK UNIVERSITY MASTER PLAN

NASHVILLE, TENNESSEE
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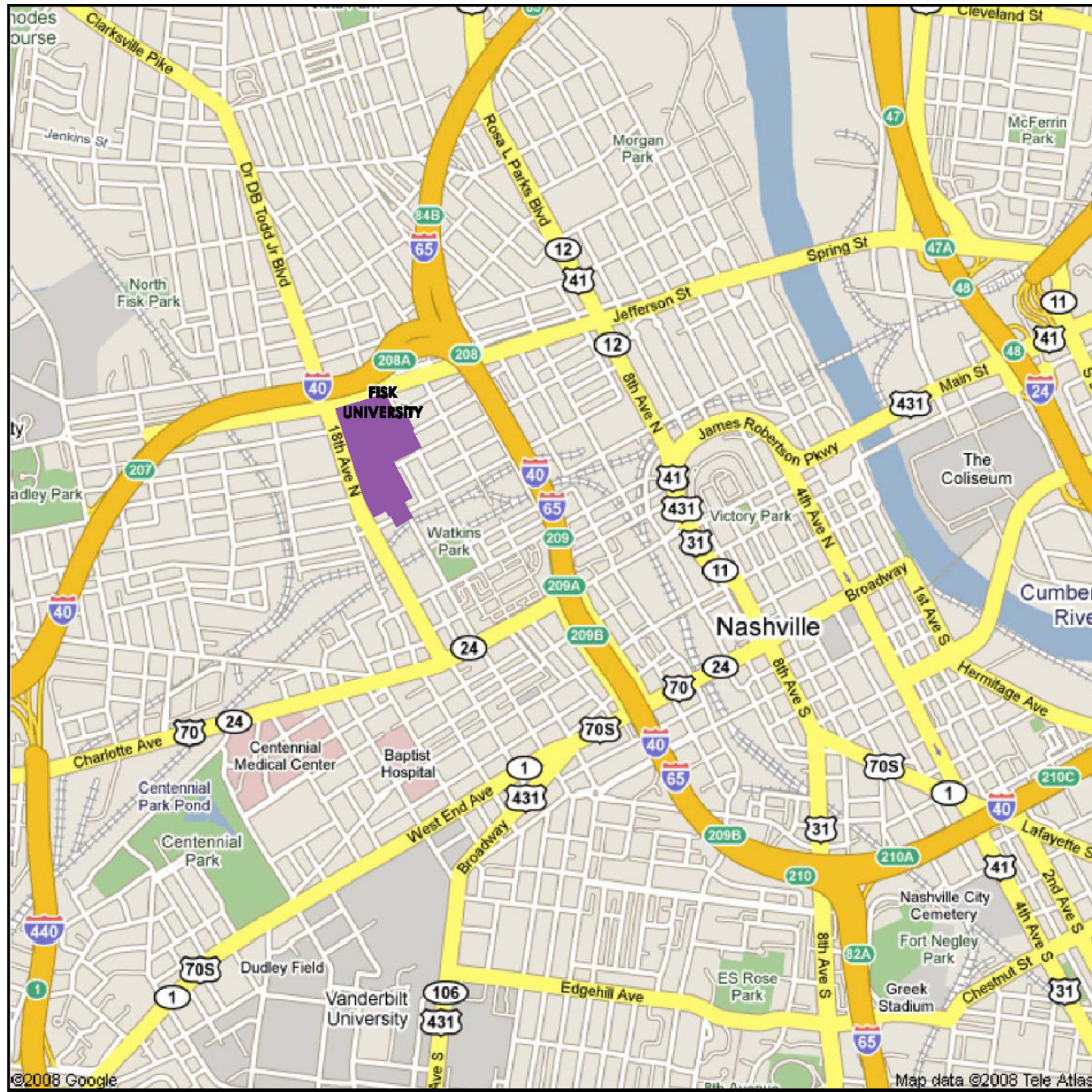
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SECTION 1



VICINITY MAP

INTRODUCTION

In January 1866, just after the end of the Civil War, Fisk School as it was known then, held its first classes in former Union Army barracks near the present site of Nashville's Union Station. On August 22, 1867, Fisk University was incorporated, with the goal of providing "the highest standards, not of Negro education, but of American education at its best." The Fisk campus, located northwest of downtown Nashville, has been an important institution and historic landmark in the community. The 38 acre campus, with its main frontage along Jefferson Street and D.B. Todd Jr. Boulevard, boasts a collection of historic structures rich in history. The towers of Memorial Chapel, Jubilee Hall and Cravath can be seen from vantage points throughout the city. From the days when the Fisk Jubilee Singers traveled the world to raise money to support the campus to today, Fisk continues to provide an environment and education rich in history which also effectively prepares its students for the future.

In 2004, under the direction of Fisk University's newly-appointed President, Hazel R. O'Leary, Tuck-Hinton Architects and Hodgson & Douglas Landscape Architects began working with Fisk University to develop a master plan for the campus. President O'Leary challenged the staff, faculty and select students that were part of the visioning process to "Dare to Dream." She asked them to look beyond the existing campus and create a vision for what they wanted the campus to be in the future.

From the initial meeting in 2004 to the present, Tuck-Hinton Architects has continued to work with Fisk University to further define and document their vision. Once the concept was identified and approved by the Fisk Board of Trustees in February 2005 it was then further developed in terms of landscaping, civil engineering, traffic and parking, and more detailed program requirements for new facilities. Tuck - Hinton Architects and Hodgson & Douglas expanded the design team to include R.P.M. & Associates, Traffic and Parking Engineers and Barge Cauthen, Civil Engineers. The design team has had 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 but become a compatible asset within the existing neighborhood. In order to realize this master plan, Fisk University will be seeking an institutional zone change and institutional overlay to continue the objectives outlined by this plan.

SECTION
2

EXISTING CAMPUS ANALYSIS

The purpose of this section is to document and analyze the existing conditions that occur on and around the Fisk University Campus. The findings of these studies serve to compare the current campus conditions with the future projections in order to propose a valid master plan solution.

Since the late 1860s, the Fisk Campus has evolved and maintained a presence in the North Nashville region. It is located along historic Jefferson Street, in close proximity to the Bicentennial Mall and future Museum of African American Music, Art and Culture to the east, and Tennessee State University to the west. The following summarizes the local context and boundaries of the Fisk Campus.

NORTHERN BOUNDARY: JEFFERSON STREET

- The northern edge of the Fisk campus is bounded by Jefferson Street.
- Old stone walls define the perimeter between D.B. Todd Jr. Boulevard and 17th Avenue North. These stone walls define the perimeter of the block bounded by Jefferson Street, D.B. Todd Jr. Boulevard, Meharry Boulevard, and 17th Avenue North. The limestone walls, with crenellated top course and battlements is considered a historic contributor to campus and is listed on the National Register of Historic Places.
- A view to the back of Jubilee Hall is seen from the street, as well as nearby I-40.
- Access to parking lots for the residence halls is currently made from a narrow road off of Jefferson Street defined by old stone walls.
- Fisk also owns the property along Jefferson between 17th and 16th which is currently occupied by Wood Cuts. There is also an office structure and hair salon which front onto Jefferson Street.
- Across the street, on the northern side of Jefferson, there is a mix of business, retail, and undeveloped empty or abandoned lots.
- Fisk owns 3 lots on the North side of Jefferson Street which are currently undeveloped.
- Jefferson Street continues to undergo revitalization. The North Nashville Community Plan, as well as neighborhood groups such as Fisk Area Neighborhood Group (FANG) and Jefferson Street United Merchants Partnership (JUMP), recommend properties along Jefferson be developed for civic/public benefit, including opportunities for residential and non-residential projects serving the entire community.



PHILLIPS STREET - VIEW TO CRAVATH HALL

- The properties located in the northeast block along Jefferson bounded by 17th Avenue North, 16th Avenue North, and Meharry Boulevard would make ideal expansion area for Fisk; as well as provide an opportunity for increasing the presence of the university along Jefferson.

WESTERN BOUNDARY: D.B. TODD JR. BOULEVARD

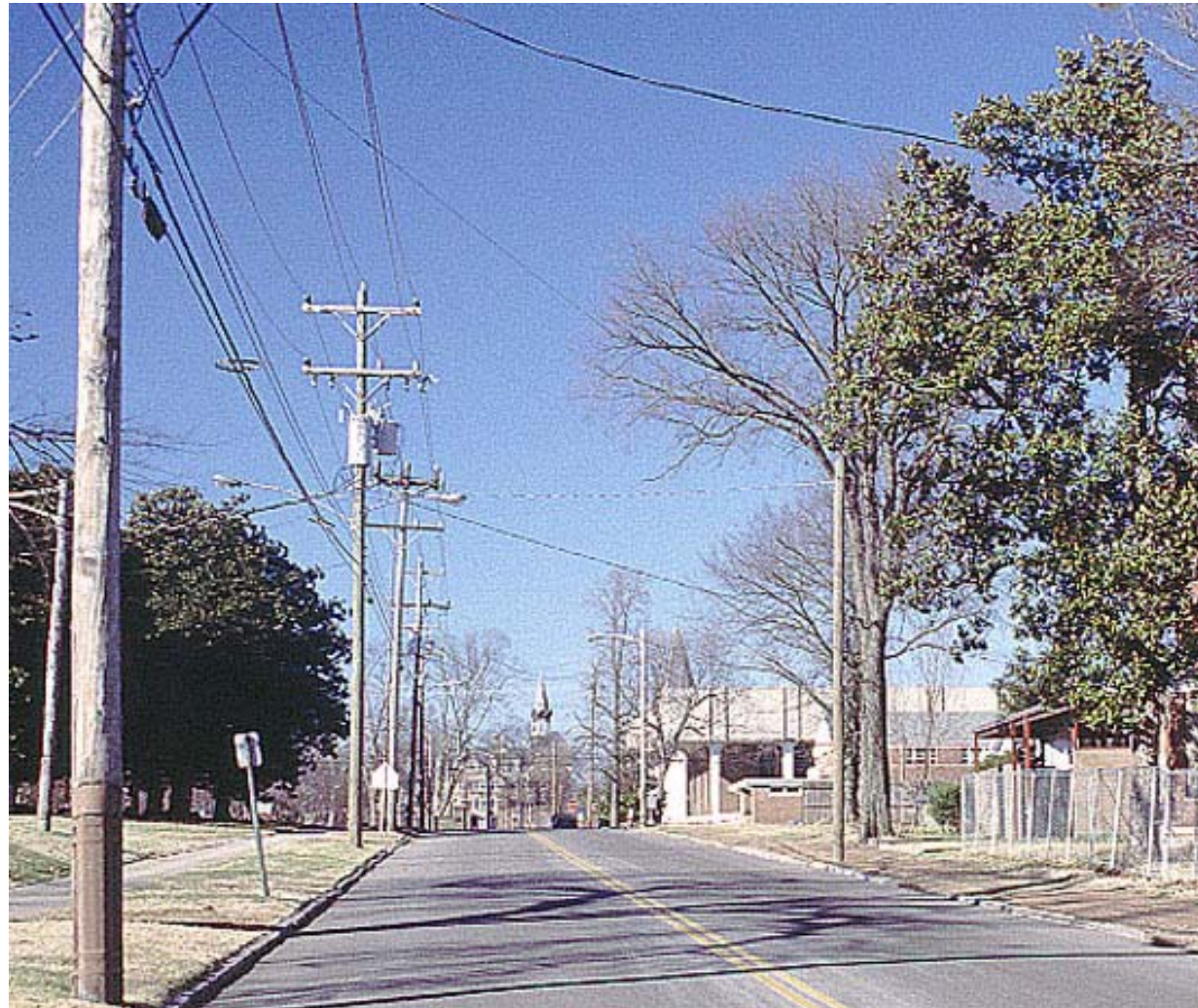
- The western edge of the Fisk campus is bounded by D.B. Todd Jr. Boulevard.
- Old stone walls define the perimeter from Jefferson Street to Meharry Boulevard and provide access points for drop off to Crosthwaite Residence Hall.
- Historic buildings on campus line D.B. Todd Jr. Boulevard; Talley Brady Hall, Van Vechten Art Gallery, the Little Theater, and views to Cravath Hall.
- At the south end of campus along D.B. Todd Jr. Boulevard, the old gymnasium and Du Bois Hall occupy the perimeter.
- Meharry Medical College is located on the west side of the street. There is currently a lack of distinct separation/identity between Meharry and Fisk.
- Fisk owns several properties on the west side of D.B. Todd Jr. Boulevard, which are primarily used for housing faculty and visiting professors.
 - The Bontemps House & James Weldon Johnson House were recently renovated by Fisk University and are historic contributors to the area.
 - The faculty residential units which are accessed off of Morena are partially occupied and in need of renovation.

SOUTHERN BOUNDARY: HERMAN STREET & JACKSON STREET

- The southern edge of the Fisk campus is bounded by Herman Street between D.B. Todd Jr. Boulevard and 17th Avenue North, and Jackson Street between 17th Avenue North and 16th Avenue North.
- Due to the grade change, direct access from D.B. Todd Boulevard, to Herman Street is not possible. The existing athletic track creates the southern border of campus along Herman Street.
- At the south side of Herman Street, there are several vacant lots that are owned by Fisk which back up to the railroad tracks, as well as four residential properties that are not owned by the campus.
- The library and Race Relations buildings are located along Jackson Street, with the Andrew Jackson public housing complex located across the street on the south side of Jackson.
- Possible expansion of the Fisk campus to include the property bounded by Herman Street, 16th Avenue North, and Jackson Street would help to create a more simplified perimeter for the campus. However, since there are no immediate plans for the property to change from its current use as public housing, expansion in this direction is not likely.

EASTERN BOUNDARY: 17TH AVENUE NORTH & 16TH AVENUE NORTH

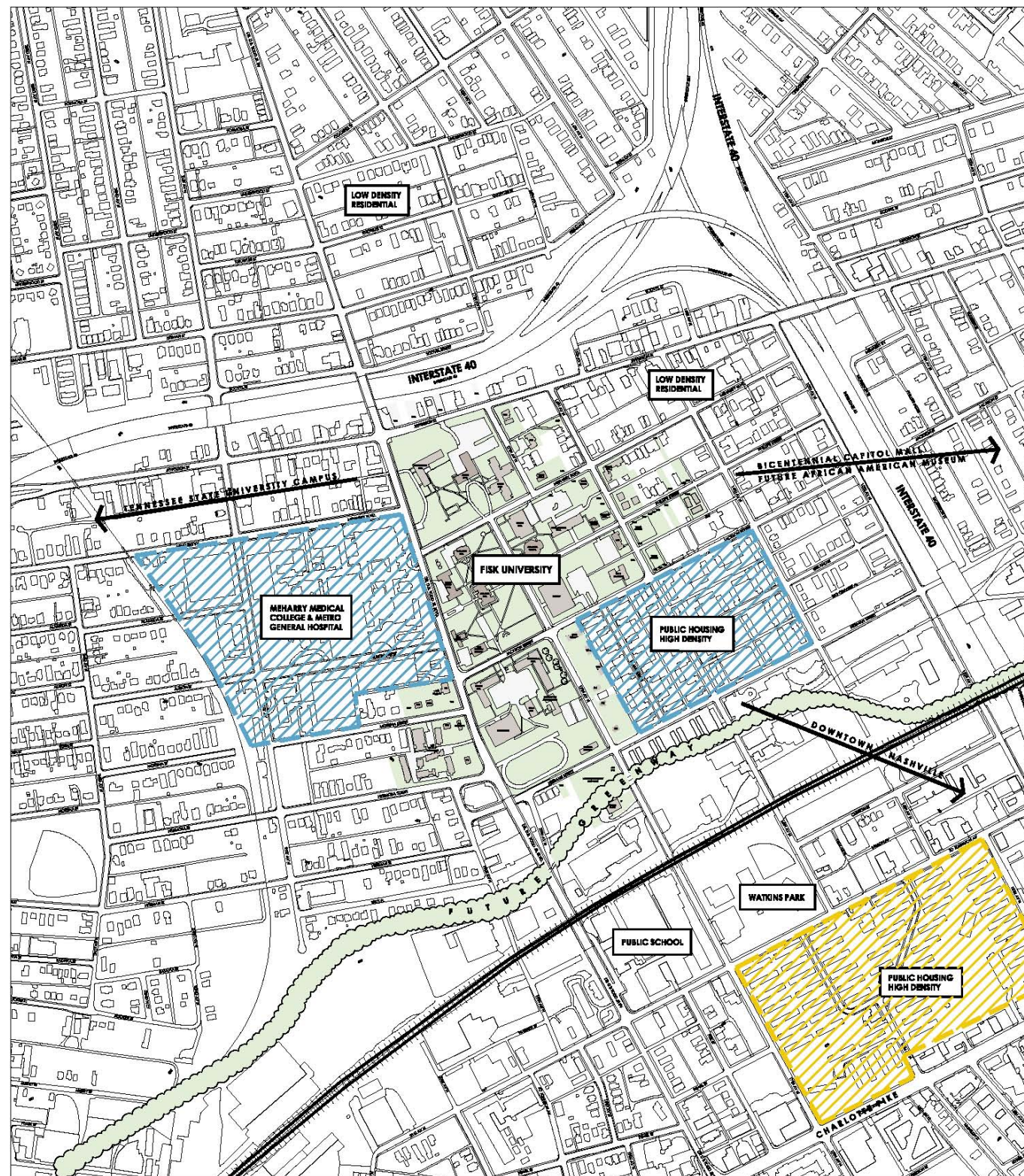
- The eastern edge of the Fisk campus is bounded by 17th Avenue North between Herman Street and Jackson Street, and 16th Avenue North between Jackson Street and Jefferson Street.
- Along 17th, the athletic track, basketball courts, New Livingstone residential hall and several temporary maintenance structures and laboratories occupy the campus block. This area has been identified as an area of concern for crime.



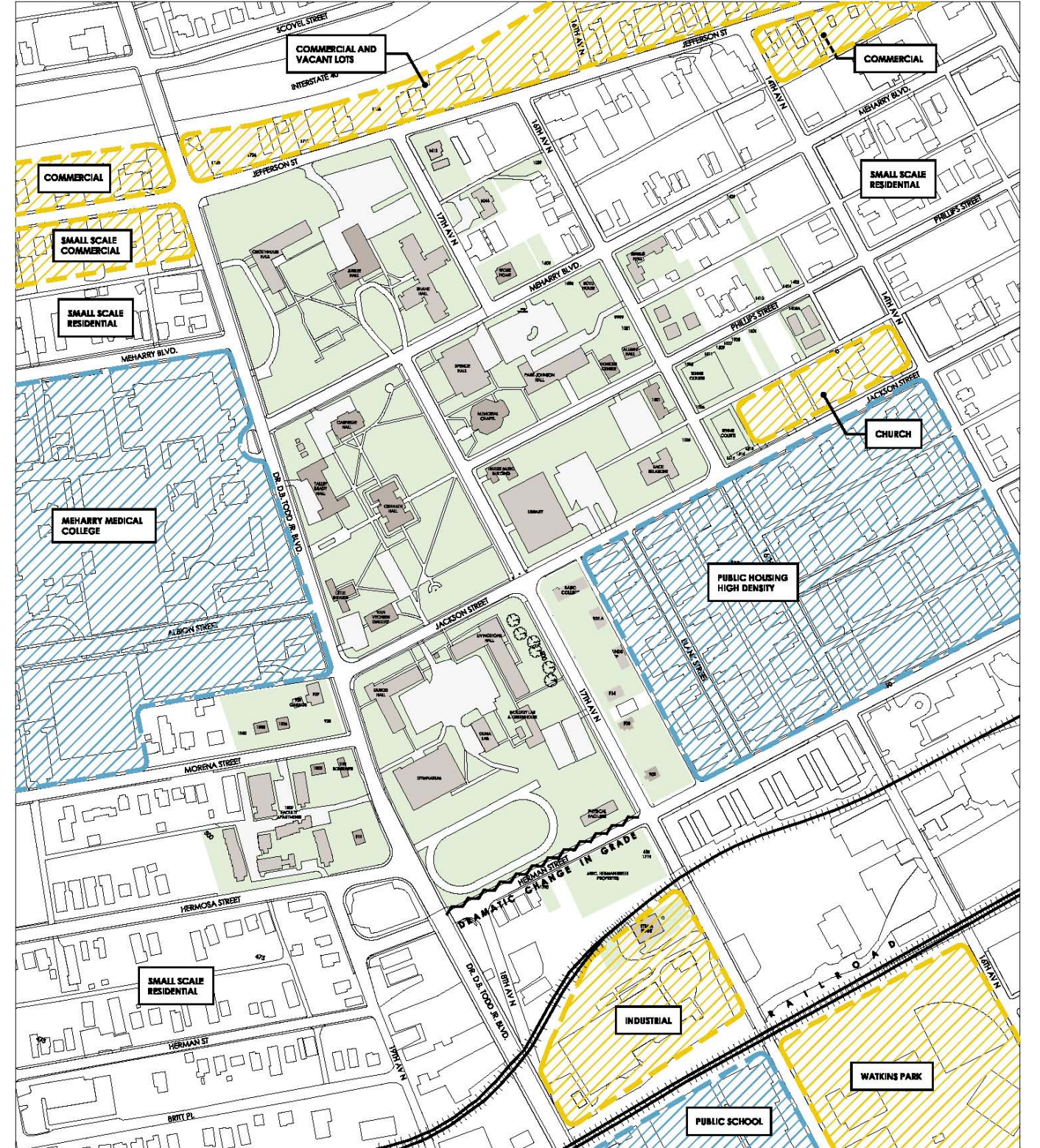
17TH AVENUE - VIEW TO JUBILEE HALL

- Along 17th, Fisk owns all but one of the parcels on the east side of the street which are mainly vacant, residential or dilapidated. This area has been identified as an area that could benefit from residential infill which would provide more activity and 'eyes' on the street. This area could serve as support for the Fisk students who are looking for housing alternatives outside of the residence halls.
- Along 16th, buildings on the Fisk campus that front the street are the Boyd House, Alumni House, and general administrative offices.
- Along 16th, Fisk owns many of the lots on the east side of the street, including the property used for the tennis courts, and Burrus Hall. The neighborhood east of the Fisk campus is mainly comprised of small scale residential or vacant lots.
- Fisk owns several residential properties in the neighborhood east of 16th Avenue. None are currently being used for campus functions.
- Possible expansion of the Fisk campus to include the property bounded by Meharry Boulevard., 14th Avenue North and Jackson Street would create additional space for future campus growth. However, at the time of this master plan study, the university did not see the need for the campus to expand to this extent.

Fisk University is located northwest of downtown Nashville.



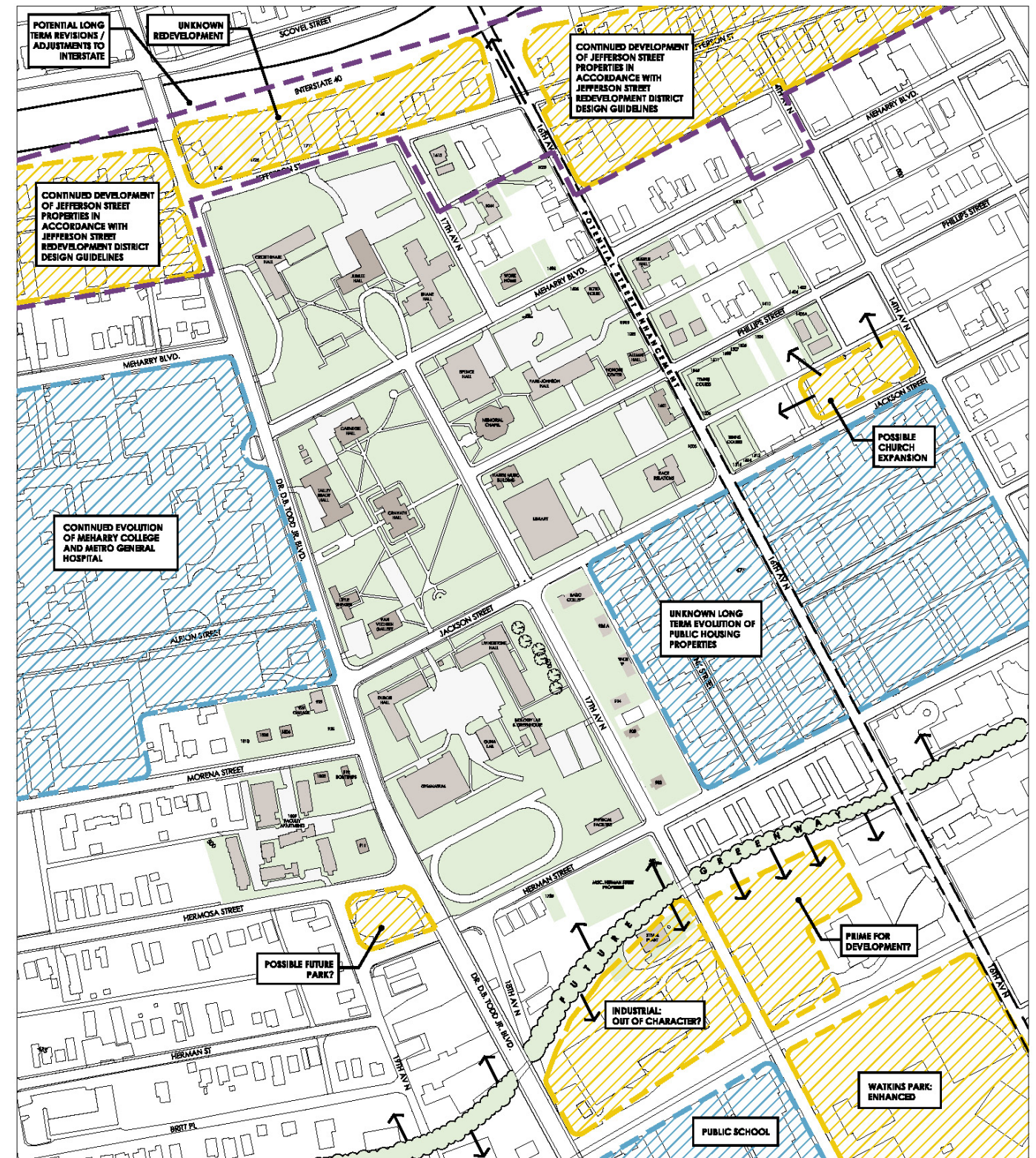
CITYWIDE CONTEXT DIAGRAM



EXISTING LOCAL CONTEXT

Future development of the neighborhoods, institutions, and properties adjacent to the Fisk campus will be guided by the Jefferson Street Redevelopment District Design Guidelines, North Nashville Community Plan, and the Detailed Neighborhood Design Plan (DNDP).

Neighborhood groups such as JUMP (Jefferson Street United Merchants Partnership) and FANG (Fisk Area Neighborhood Group) will continue to be active in encouraging development of the area.



FUTURE PERIPHERAL DEVELOPMENT



FISK UNIVERSITY - 17TH AVENUE NORTH AND JACKSON STREET

FISK UNIVERSITY: EXISTING CAMPUS

In 1978, the Fisk Campus was designated a Historic District (Landmark). The campus is home to Jubilee Hall, a National Historic Landmark, as well as Cravath Hall, Fisk Memorial Chapel, Talley Brady Hall, Van Vechten Gallery, Little Theater, Harris Music building, and numerous residential structures which have earned the distinction of being on the Register of Historic Places. Buildings such as Crosthwaite Hall, New Livingstone Hall, Dubois Hall, Mary D. Shane Hall, Spence Hall, and the Henderson-Johnson Gymnasium were added between the 1950s and early 1970s. Several of these buildings have reached the end of their useful life and are not historically or aesthetically contributing to the campus.

In recent years, the enrollment at Fisk University has fluctuated between 700 and 900 students. The following is a summary of the current conditions at Fisk University.

2007-2008 ACADEMIC YEAR

- Enrollment: 770 students
- Faculty & Staff: 256 (full and part time faculty and staff, and adjunct professors)
- Students Residing in Residence Halls: 481 students
- Residence Hall Capacity: 609-876 beds (many rooms are in need of renovation to be occupiable)
 - Jubilee Hall: 142-148 bed capacity
 - Shane Hall: 270-304 bed capacity (212 beds available)
 - Crosthwaite Hall: 185-198 bed capacity
 - New Livingstone Hall: 226 bed capacity (70 beds available)

LEGEND

1. Jubilee Hall
2. Crosthwaite Hall
3. Mary D. Shane Hall
4. Carnegie Hall
5. Talley Brady Hall
6. Cravath Hall
7. Little Theater
8. Van Vechten Art Gallery
9. New Livingstone Hall
10. Du Bois Hall
11. Guna Biology Lab & Green House
12. Science Lab 1
13. Herderson – Johnson Gymnasium
14. Physical Facilities
15. Park – Johnson Hall
16. Spence Hall
17. Fisk University Memorial Chapel
18. Harris Music Building
19. John Hope & Aurelia E. Franklin Library
20. Race Relations Building
21. General Administrative Offices
22. Alumni House
23. W.E.B. Du Bois Honors Center
24. Boyd House
25. Burrus Hall
26. John Wesley Work House
27. Campus Grounds Shop
28. Basic College
29. James Weldon Johnson House
30. Bontemps House
31. Tennis Courts
32. Track & Field
33. Faculty & Mature Student Housing

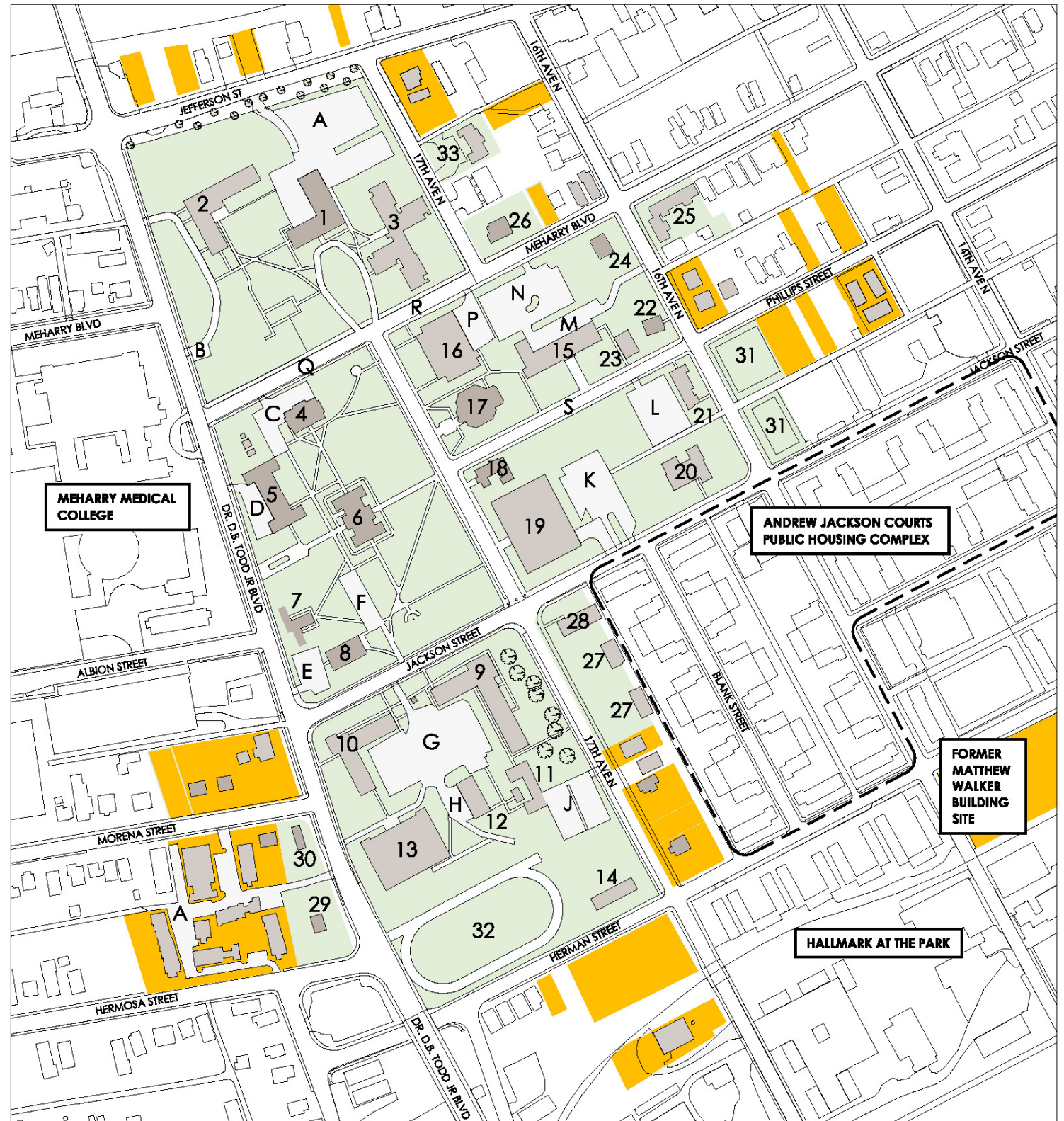
UNIVERSITY PARKING

- | | |
|----|---|
| A. | 79 Spaces |
| B. | 11 Spaces |
| C. | 17 Spaces |
| D. | 12 Spaces |
| E. | 21 Spaces |
| F. | 14 Spaces |
| G. | 95 Spaces |
| H. | 10 Spaces |
| J. | 25 spaces at overflow parking/
basketball courts |
| K. | 40 Spaces |
| L. | 43 Spaces |
| M. | 8 Spaces |
| N. | 39 Spaces |
| P. | 8 Spaces |
| Q. | 32 Spaces* |
| R. | 14 Spaces* |
| S. | 58 Spaces* |

*Parking on Street: Streets previously closed by Council with easements retained by Metro.

KEY

- Property owned by Fisk yet not currently used for campus functions (11.08 acres)
- Property owned by Fisk and is currently utilized for campus functions (38.57 Acres)



EXISTING CAMPUS



JUBILEE HALL

EXISTING BUILDING DESCRIPTIONS

The following building descriptions are for the existing buildings at the Fisk University campus. Refer to the number in parenthesis to identify the buildings location on the master plan. All properties listed below are currently zoned RM-20. 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

FISK CAMPUS

- February 9, 1978: Placed on National Register of Historic Places

JUBILEE HALL (1)

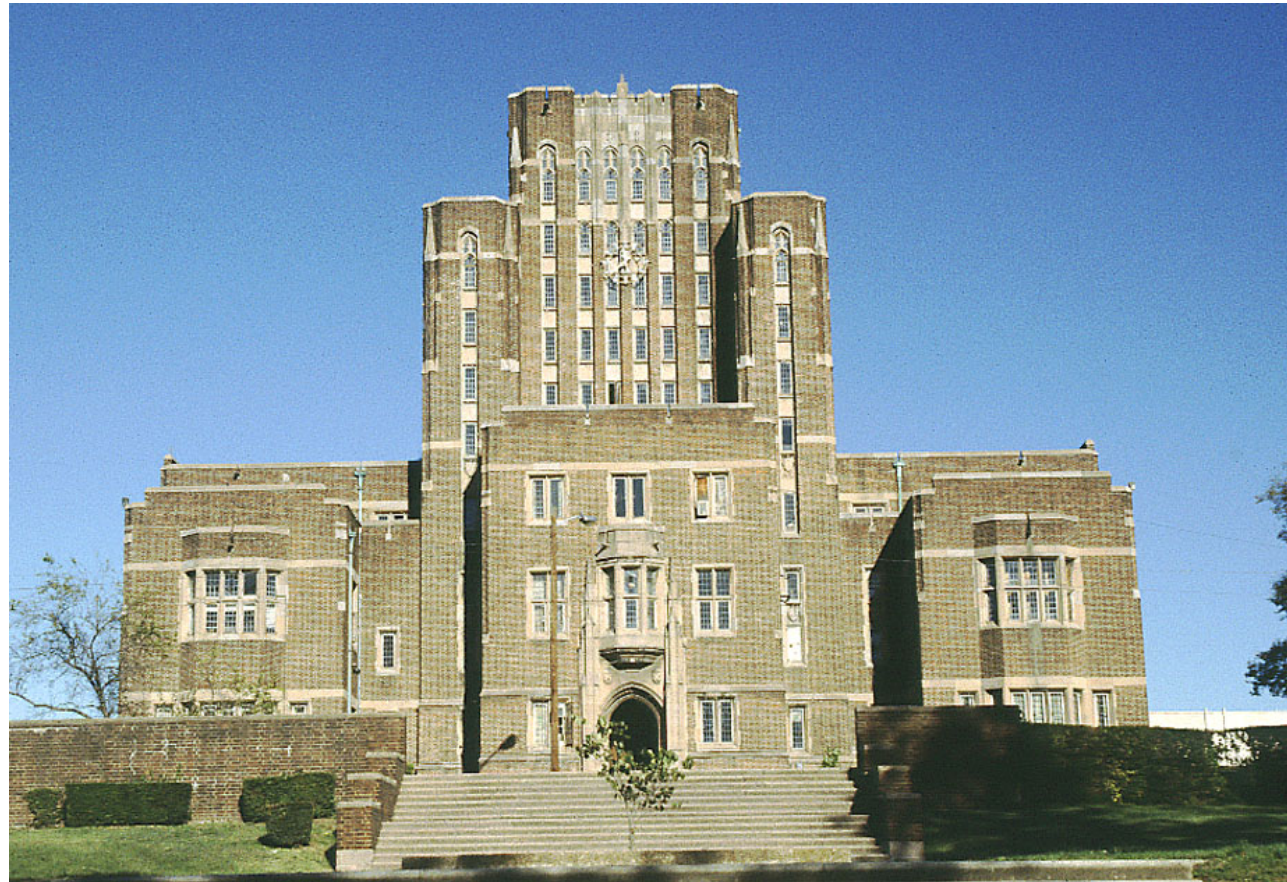
1711 MEHARRY BOULEVARD

- *Campus Related Residential Area:* Residence Hall 142-148 female students
- *Academic Area:* Includes 2 computer labs & classroom in basement
- *Support Services:* Appleton Room used for gatherings
- Built in 1876
- Designated National Historic Landmark in 1976
- Architect: Stephen D. Hatch, New York, Victorian Gothic
- 5 story building with basement
- 66,080 square feet
- Remodeled 1965
- Limestone wall ca. 1873

CROSTHWAITE HALL (2)

1030 18TH AVENUE NORTH

- *Campus Related Residential Area:* 120 Bedroom (double occupancy) Residence Hall – 240 sophomore females.
- Built in 1962



CRAVATH HALL

- Architect: Godwin & Beckett, Atlanta
- 4 story brick building with basement
- 49,080 square feet

**MARY D. SHANE HALL (3)
1710 MEHARRY BOULEVARD**

- *Campus Related Residential Area:* 146 Bedroom (double occupancy) Co-Ed Residence Hall – Approx 212 sophomore men, and Jr. & Sr. men and women
- Built in 1972
- Architect: Anderson, Beckwith & Haible, Boston
- 7 stories brick and glass building
- 76,180 square feet

**CARNEGIE HALL (4)
1720 MEHARRY BOULEVARD**

- *General Administrative Offices:* Used primarily as the business office
- Built in 1908: Restored 1994
- Listed on National Register of Historic Places
- Taft laid cornerstone May 1908
- Architect: Moses McKissak III, Nashville
- Formerly 1st Library at Fisk
- \$30,000 gift from Andrew Carnegie to build this
- 2 story brick building with basement
- 10,125 square feet

**TALLEY BRADY HALL (5)
1016 18TH AVENUE NORTH**

- *Academic Area:* Used mainly for Chemistry & Physics. (Laboratories, classrooms, offices)
- Built in 1931: Renovated in 1995
- Listed on National Register of Historic Places
- Architect: Henry Hibbs, Nashville
- 3 stories at D.B. Todd, 2 stories at lawn
- 36,500 square feet

**CRAVATH HALL (6)
1015 17TH AVENUE NORTH**

- *General Administrative Office:*
- Built in 1930: Listed on National Register of Historic Places
- Architect: Henry Hibbs, Nashville
- Formerly Fisk University Library; Aaron Douglas murals on interior walls
- 8 story tower with 2 and 3 story wings
- 24,520 square feet



DU BOIS HALL

LITTLE THEATER (7)

934 DB TODD JR. BOULEVARD

- *Academic Area:* small theatre performances
- Built in early 1860's: Rededicated 1991
- Oldest Structure on campus
- Listed on National Register of Historic Places
- Formerly Union Hospital Army Barracks
- 1 story wood siding building
- Seats approx. 90 people
- 2,690 square feet

VAN VECHTEN ART GALLERY (8)

934 DB TODD JR. BOULEVARD

- *Academic Area:* Art Gallery
- Built in 1888: 1949 rededicated for Carl Van Vechten; 1988 restored
- Listed on National Register of Historic Places
- Architect: White & Means, New York
- Formerly the University Gymnasium
- 2 story brick building with basement
- 7,610 square feet
- Houses the Alfred Stieglitz Collection

NEW LIVINGSTONE HALL (9)

1701 JACKSON STREET

- *Campus Related Residential Area:* can house approx. 215-250 students, but currently houses only 70 male freshmen. Third floor is currently unoccupied.
- *Academic Area:* Dance and drama classrooms are in the basement. Computer lab on the 2nd floor.
- Built in 1966
- Architect: Godwin & Beckett, Atlanta
- 4 story brick building
- 54,570 square feet

DU BOIS HALL (10)

1721 JACKSON STREET

- *Academic Area:* Biology & Physics labs, classrooms and offices. WFSK radio station is on third floor.
- *General Administrative Office:* Science offices throughout building.
- Built in 1959
- Architect: Godwin & Beckett, Atlanta
- 3 story brick building, formerly a female dormitory
- 32,470 square feet

BELL TOWER

- Built in 1880: current brick structure built in 1927



FISK UNIVERSITY – AERIAL VIEW OF CAMPUS LOOKING WEST

- Houses one-ton bell gifted to Fisk in 1880
- Located between New Livingstone Hall & Du Bois Hall

GUNA BIOLOGY LAB AND GREEN HOUSE (11)

- *Academic Area:* Laboratory
- Built in 1996
- 1 story metal building
- 3,210 square feet

SCIENCE LAB 1 (12)

- *Academic Area:* Laboratory & classrooms
- Built in 1971
- 1 story prefabricated metal building
- 3,530 square feet

HENDERSON-JOHNSON GYMNASIUM (13)

- *Athletic Area:* basketball court, locker rooms, support rooms
- Built in 1950
- Architect: McKissack & McKissack, Nashville
- 2 story brick building
- 26,400 square feet

PHYSICAL FACILITIES (14)

- *Operational Area:*
- Built in 1972
- 1 story prefabricated metal building
- 2,170 square feet

**PARK-JOHNSON HALL (15)
1610 PHILLIPS STREET**

- *Academic Area:* Classrooms and offices with a lecture hall that seats approx. 170
- Built in 1954
- Architect: McKissack & McKissack, and Poundstone, Ayers & Godwin, Nashville
- 3 story brick and glass building
- 31,920 square feet

**SPENCE HALL (16)
1020 17TH AVENUE NORTH**

- *Support Services:* Student Activities, Bookstore, Sub Shop, Cafeteria
- *General Administrative Offices:* Some administration
- Built in 1959
- Architect: Godwin & Beckett, Atlanta
- 2 story brick and glass building



MEMORIAL CHAPEL

- 27,935 square feet

**FISK UNIVERSITY MEMORIAL CHAPEL (17)
1016 17TH AVENUE NORTH**

- *Support Services:* Assembly - Chapel
- Built in 1892 for \$30,000: At the time it was built, it was the largest place for blacks to gather in the nation.
- Listed on National Register of Historic Places
- Architect: William B. Bigelow, New York
- 1 story stucco & stone building with balcony and basement
- 8,260 square feet, seats 850

**HARRIS MUSIC BUILDING (18)
1014 17TH AVENUE NORTH**

- *Academic Area:* Music Program
- Built in 1876 after they were finished building Jubilee: Addition 1920
- Listed on National Register of Historic Places
- 1 story Italianate brick house
- Was the campus co-op, post office and chocolate shop
- 3,080 square feet

**JOHN HOPE AND AURELIA E. FRANKLIN LIBRARY (19)
1012 17TH AVENUE NORTH**

- *Academic Area:* Library
- Built in 1968
- Architect: Godwin & Beckett, Atlanta
- 3 story concrete/brick building with partial basement
- 71,825 square feet

**RACE RELATIONS BUILDING (20)
1604 JACKSON STREET**

- *General Administrative Office:* Part of house to become the Race Relations Building, while the other portion will be used for campus entertaining ; formerly the President's House
- 1 story stone contemporary style house built in 1962

**GENERAL ADMINISTRATIVE OFFICES (21)
1601 PHILLIPS STREET**

- *General Administrative Offices:* Formerly the Race Relations Building
- Historic structure: freemason stone
- Built in ca. 1920
- 1 1/2 story brick house
- Approx 3,000 square feet



JOHN WESLEY WORK HOUSE

RICHARDSON HOUSE / ALUMNI HOUSE (22)

1017 16TH AVENUE NORTH

- *General Administrative Offices:* Alumni Association Office
- Built in 1905: Listed on National Register of Historic Places
- 2 story wood siding house
- 3,000 square feet

W.E.B. DU BOIS HONORS CENTER (23)

1608 PHILLIPS STREET

- *General Administrative Offices:*
- Built around 1920
- 3,175 square feet

BOYD HOUSE (24)

1601 MEHARRY BOULEVARD

- *General Administrative Offices:*
- Built in ca.1915-1920
- Listed on National Register of Historic Places
- Historic structure that underwent renovation after a fire
- 2 story brick house
- 3,200 square feet

BURRUS HALL (25)

1507 MEHARRY BOULEVARD

- *Academic Area:* In need of renovation
- Built in 1945
- Building is eligible for National Register
- Architect: McKissack & McKissack, Nashville
- 2 story flat roofed brick building with basement
- 9,860 square feet

JOHN WESLEY WORK HOUSE (26)

1030 17TH AVENUE NORTH

- *Support Services:*
- Built in 1878
- 2 story Victorian house with wood shingle exterior
- Listed on National Register of Historic Places

CAMPUS GROUNDS SHOP AND COLLINS HOUSE (27)

912, 916, 920 & 926 17TH AVENUE NORTH

- 1 story cmu building
- 1 story, 3000 sf house

BASIC COLLEGE (28)



BONTEMPS HOUSE

1633 JACKSON STREET

- *General Administrative Office:* Art Department & Printing Department
- Constructed originally to accommodate early entrant students
- 3 story brick building built in ca. 1948
- 9,640 square feet

**JAMES WELDON JOHNSON HOUSE (29)
909 & 911 DB.TODD JR. BOULEVARD**

- *Campus Related Residential Area:* Residence
- Built in 1931
- Listed on National Register of Historic Places
- 2 story Dutch colonial house with wood siding

**BONTEMPS HOUSE (30)
919 DB TODD JR. BOULEVARD**

- *Campus Related Residential Area:*
- Built in ca. 1937
- Listed on National Register of Historic Places
- 2 story house with wood siding

**TENNIS COURTS (31)
1511 & 1515 PHILLIPS STREET
1512, 1514, & 1516 JACKSON STREET
1006 16TH AVENUE NORTH**

- *Campus Related Athletic Area:*

TRACK AND FIELD (32)

- *Campus Related Athletic Area:*
- Existing track does not meet NCAA regulations

**FACULTY AND MATURE STUDENT HOUSING (33)
1044 17TH AVENUE NORTH**




- *Campus Related Residential Area:*

LEGEND

1. Jubilee Hall (National Historic Landmark)
2. John Wesley Work House
3. 1602 Meharry Boulevard
4. 1600 Meharry Boulevard
5. Carnegie Hall
6. Talley Brady Hall
7. Cravath Hall
8. Little Theater
9. Van Vechten Art Gallery
10. Fisk University Memorial Chapel
11. Boyd House
12. Alumni House
13. Burrus Hall
14. Harris Music Building
15. Provost House
16. 1810 Morena Street
17. Fusion House
18. Bontemps House
19. James Weldon Johnson House
20. 910 17th Avenue North
21. 908 17th Avenue North
22. 920 17th Avenue North
23. Limestone Wall

The Fisk campus is home to many buildings listed on the National Register of Historic Places, and several historic homes surround the campus, such as the James Weldon Johnson and Bontemps homes.

The Fisk campus was listed as a Landmark on the National Register of Historic Places in 1978.

-  National Register
-  National Register Eligible
-  National Register of Historic Places – Historic District Boundary



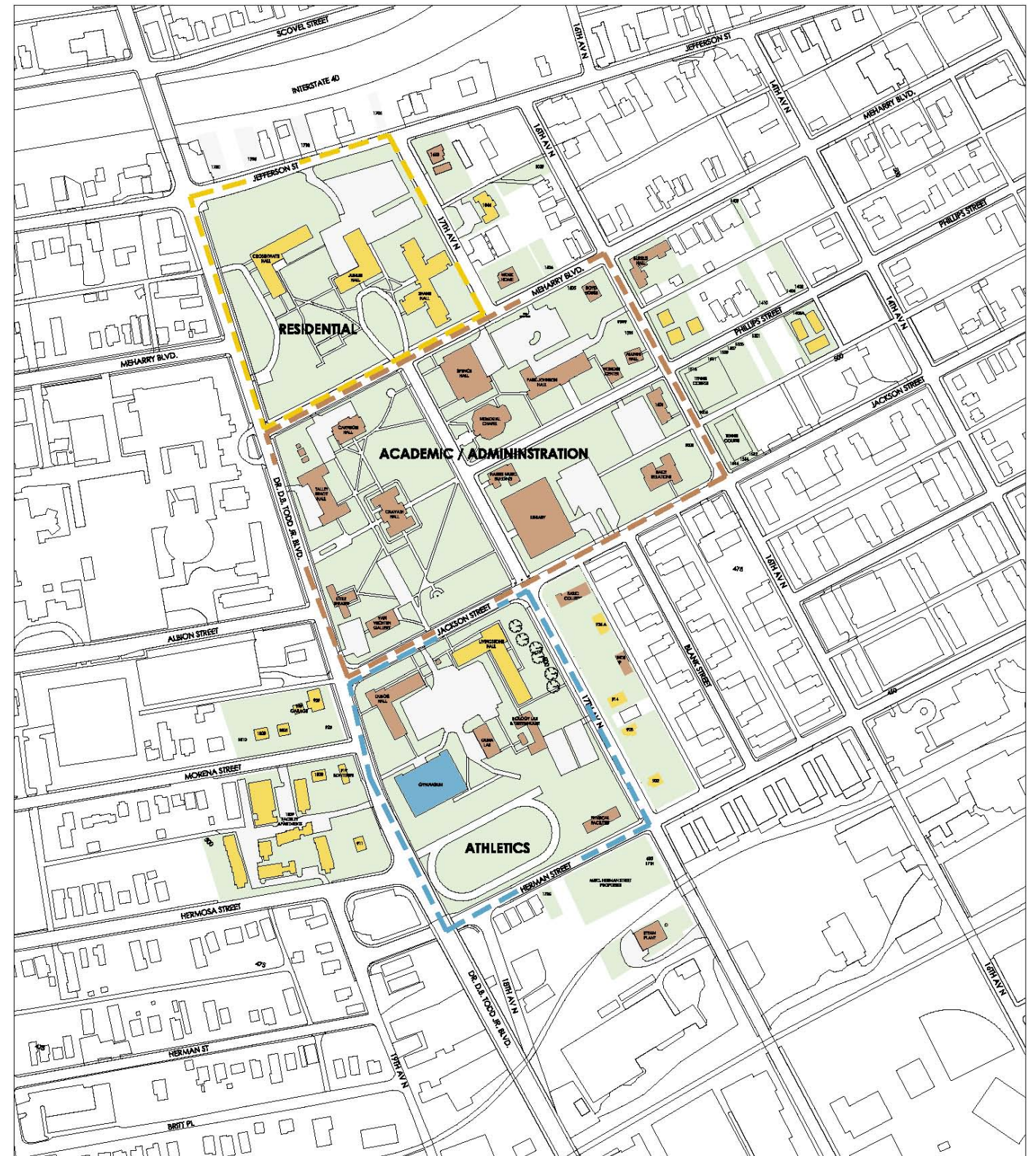
HISTORIC CONTEXT

- Structure to preserve – contributor to campus
- Structure is marginal
- Structure is not a contributor / in disrepair



BUILDING EVALUATIONS

- Academic / Administrative / Support
- Residence Halls / Residential
- Athletics



EXISTING CAMPUS BUILDING USAGE




Diagram documents vehicular and pedestrian circulation on and around the Fisk campus.

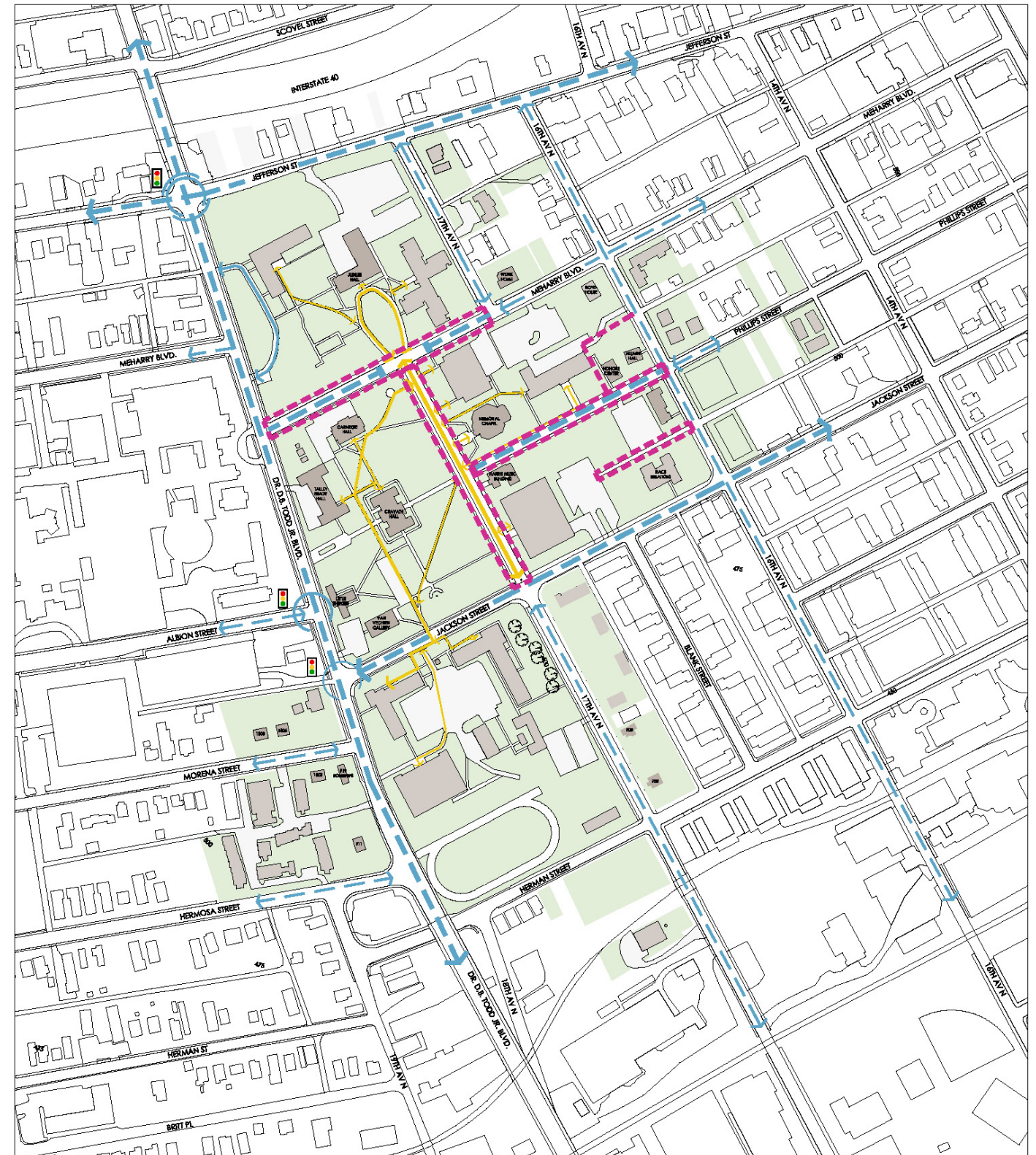
Portions of Meharry Boulevard, Phillips Street, and 17th Avenue North were closed by Council Bill No. 67-354. The easements were retained by Metro.

The University currently limits vehicular access from Meharry Boulevard and Phillips Street onto 17th Avenue North with road barriers/chains to create the main pedestrian circulation on campus.

Meharry Boulevard and Phillips Street are used for on-street parking. While the parking is conveniently located to campus, its dead-end configuration makes it difficult to maneuver.

See R.P.M. & Associates Traffic Impact Study for more detailed analysis of traffic around campus.

-  Pedestrian Circulation
-  Vehicular Circulation
-  Easements



EXISTING CAMPUS CIRCULATION

FISK UNIVERSITY: MAJOR CAMPUS PROPERTY ACREAGE SUMMARY

The following summarizes the amount of land that is currently owned by Fisk University and used for campus related functions.

- **Jefferson St** 3 Acres RM 20 (Jubilee Hall)
- **Jefferson St** 3.44 Acres RM 20 (Crosthwaite Hall)
- **1710 Meharry** 1.76 Acres RM 20 (Shane Hall)
- **Meharry/17th Ave N.** 1.48 Acres RM 20 (Alumni House, Honors Center, Boyd House, and adjacent properties)

- **1020 17th Ave N.** 1.22 Acres RM 20 (Spence Hall)
- **1007 16th Ave N.** 4.51 Acres RM 20 (Library, Music Building, Chapel, 1601 Phillips)
- **1610 Phillips** .75 Acres RM 20 (Park Johnson)
- **1701 Jackson** 9.54 Acres RM 20 (New Livingstone, Dubois, Gym etc)
- **1604 Jackson** 1.34 Acres RM 20 (Race Relations and adjacent property)
- **934 DB Todd** 2.77 Acres RM 20 (VanVechten & Little Theatre)
- **1000 DB Todd** 2.22 Acres RM 20 (Cravath)
- **1016 DB Todd** 2.78 Acres RM 20 (Carnegie & Talley Brady)
- **Misc. Properties** 3.76 Acres RM 20 (Burrus, John Wesley Work House, Campus Grounds, Basic College, Bontemps House, James Weldon Johnson House, Faculty and Mature Student Housing, and Tennis Courts)

TOTAL ACRES 38.57 ACRES CAMPUS RELATED PROPERTY

FISK UNIVERSITY: MISCELLANEOUS PROPERTY ACREAGE SUMMARY

The following summarizes the properties that are currently owned by Fisk University in the area surrounding the Fisk campus that are used for non-educational purposes. These properties include residential structures, vacant lots, commercial properties, and other properties that are not currently being used.

MORENA STREET

- **1803 Morena Street** .18 Acres RM 20
 - *Campus Related Residential Area:* Fusion House built in 1945
 - 1 1/2 story building with attic
 - Listed on National Register of Historic Places

- **1808 Morena Street** .18 Acres RM 20
 - *Campus Related Residential Area:* Provost House built in 1935
 - 2 story house with wood siding
 - Listed on National Register of Historic Places

- **1809 Morena Street** 2.31 Acres RM 20
 - *Campus Related Residential Area:* Faculty Apartments with 34 units. Currently 10-12 are occupied.
 - Built in 1968
 - Architect: Street & Street, Nashville
 - 2 story brick/vertical siding buildings
 - Used for faculty housing

- **1810 Morena Street** .2 Acres RM 20

MEHARRY BOULEVARD

- **1409 Meharry** .08 Acres RM 20
- **1606 Meharry** .07 Acres RM 20 (Behind Work House)

17TH AVENUE NORTH

- **Steam Plant** .50 Acres
 - *Operational Area:* Currently out of Service

- **900 17th Ave N** .16 Acres RM 20

- **902 17th Ave N** .16 Acres RM 20
 - *Property:* Residence (Stone House)
 - Built in 1937
 - Listed on National Register of Historic Places

- **904 17th Ave N** .16 Acres RM 20

- 906 17th Ave N .16 Acres RM 20
- 908 17th Ave N .16 Acres RM 20
 - *Property: Residence built in ca. 1915*
 - Formerly Alumni Building
 - Listed on National Register of Historic Places
- 914 17th Ave N .16 Acres RM 20
 - *Property: Residence built in ca. 1910*
 - 1 story house with wood siding
 - Formerly Speech and Drama
- 1052 17th Ave N .06 Acres CS (Behind Woodcuts)

PHILLIPS STREET

- 1402 Phillips .09 Acres RM 20
- 1404 Phillips .09 Acres RM 20
- 1405A Phillips .34 Acres RM 20
- 1410 Phillips .1 Acres RM 20
- 1501 Phillips .11 Acres RM 20
- 1505 Phillips .09 Acres RM 20
- 1507 Phillips .07 Acres RM 20
- 1509 Phillips .11 Acres RM 20
- 1514 Phillips .28 Acres RM 20 (rental properties: 1014 & 1016 16th Ave N)

16TH AVENUE NORTH

- 1039 16th Ave N. .17 Acres RM 20

HERMAN STREET

- Herman St .92 Acres RM 20 (multiple properties, including 635 17th Ave N)
- 1725 Herman St. .06 Acres RM 20
- Herman St. 2.68 Acres RM 20 (corner of Herman & 16th Ave – Old Matthew Walker Site)

JEFFERSON STREET

- 1613 Jefferson St. .38 Acres CS
 - *Property: Wood Cuts Commercial*
 - 1 story wood siding building
- 1706 Jefferson .06 Acres CS
- 1718 Jefferson .13 Acres CS
- 1726 Jefferson .15 Acres CS
- 1730 Jefferson .15 Acres CS

DR. D.B. TODD JR. BOULEVARD

- **925 DB Todd** .38 Acres RM 20
 - *Campus Related Residential Area:* Built in ca. 1930s
 - 2 story house with stone and stucco
 - 1806 Morena was incorporated into this piece of property
 - Listed on National Register of Historic Places

- **929 DB Todd** .35 Acres RM 20
 - *Property: Residence*
 - 1 story brick house with 1 story brick garage building

TOTAL ACRES MISCELLANEOUS PROPERTIES 11.08 ACRES

The following summarizes the holdings of Fisk University in the area on or adjacent to the Fisk University campus.

TOTAL ACRES CAMPUS RELATED PROPERTIES 38.57 ACRES

TOTAL ACRES MISCELLANEOUS PROPERTIES 11.08 ACRES

TOTAL FISK-OWNED PROPERTIES 49.65 ACRES

SECTION
3

MASTER PLAN GOALS & OBJECTIVES

The University Administration and a group that would become the Fisk Master Plan team established the master plan goals, objectives, and priorities with the assistance of Tuck-Hinton Architects, PLC and Hodgson & Douglas Landscape architects. The following summarizes the main areas to be addressed by the master plan.

OBTAIN INSTITUTIONAL OVERLAY

- Current zoning regulations do not allow construction of new buildings on the Fisk campus under the current RM-20 zoning. In order to build new structures on campus, Fisk will be required to have the Institutional Overlay.
 - Most properties at Fisk are zoned RM-20, and the buildings are considered non-conforming uses.
 - Fisk's Master Plan mainly focuses on replacement of out-of-date structures.
 - Fisk's objective is not to grow substantially beyond it's current boundaries.

PRESERVE AND ENHANCE THE UNIVERSITY IMAGE

- Fisk University celebrates its historic campus and aims to preserve and celebrate that history. It is home to several historic buildings or historic contributors.
 - Jubilee Hall
 - Cravath Hall
 - Memorial Chapel
 - Carnegie Hall
 - Talley Brady Hall
 - Van Vechten Gallery
 - Little Theater
 - Harris Music Building
 - John Wesley Work House
 - James Weldon Johnson House
 - Bontemps House
- Preserve city-wide view of historic tall structures on the Fisk campus.
- Increase and maintain the views and vistas to the campus and its prominent buildings.

- Maintain the relatively small and intimate size of the campus and buildings.
- Fisk would like to provide more definitive boundaries and edges to its campus so it is not confused with nearby Meharry Medical College.
- Create more of a presence at the boundaries of the campus.
- Continue to promote the Fisk Jubilee Singers and the art collections on campus.
- Create an image for the university that not only preserves the history of the university and the past, but that also represents a more contemporary image that speaks to the future of the university.

STUDENT EXPERIENCE

- Provide a campus experience that becomes a tool for recruitment/retention of students.
- Improve/replace residence hall facilities with more modern facilities that include some amenity space for student socializing and gathering.
- Improve/replace current athletic facilities.
- Create more spaces to gather on campus: Enhanced place making & green spaces.

CAMPUS ORGANIZATION

- Create zones on the campus which create identifiable areas for Residential, Academic/Administrative, and Athletics/Non-Academic.
- Currently classes within the same/related discipline are often in separate buildings on the campus. When possible, consolidate similar disciplines to enhance the teaching/learning experience for students and faculty and possibly create increased efficiency by having these disciplines together.

NEW FACILITIES

In addition to replacing outdated facilities to better meet the needs of the faculty, staff and students, new facilities should be large enough to allow the consolidation of majors, like the sciences, into one building. Currently many of the science labs are being housed in an old dormitory or in other buildings across campus which does not enhance the academic experience at Fisk. The following have been identified as new facilities needed on campus:

- Science Building
 - Consolidate the science programs into one building which more adequately represents the renowned reputation of the science programs at Fisk University.
 - The new building could create a focal point on campus and help to establish the new image of Fisk University.
- Residence Halls & Miscellaneous Housing
 - Provide more new contemporary options for residential living and learning on campus.
 - New residence halls would replace existing outdated structures such as New Livingstone Hall and Shane Hall.
 - New residence halls could be used as recruitment tools for the campus.
 - Create more social spaces in residence halls.
 - Provide options for living off campus but nearby for older or married students.

- New Gymnasium, Wellness Center & Athletic Fields
 - Replace existing gymnasium and track to create a facility that meets athletic needs, as well as social needs for students on the campus.
 - Facility could be used as a tool for recruitment.
 - The new building could create a focal point on campus and help to establish the new image of Fisk University.

- Community Arts/Academic Building
 - Provide a connection with the community on Jefferson Street.
 - The new building could establish additional presence for Fisk University along Jefferson Street.
 - Building could consolidate and provide adequate classroom space for the arts.
 - Possibly create a museum for the Fisk Jubilee Singers.

- Maintenance Buildings
 - Provide area for maintenance buildings on campus.

- Additional Administrative and Academic Buildings
 - Provide additional classroom and administrative space for faculty and staff on campus.

SECURITY & SAFETY

- Increase the safety and security of students, faculty, staff and visitors to the campus.
- Provide adequate lighting in the parking areas and throughout campus.

TRAFFIC & PARKING

- Provide safe, adequate, convenient parking for students, faculty, staff and visitors.
- Increase the number of parking spaces available in close proximity to the residence halls so the safety of the residents can be more closely monitored.
- Dead-end parking areas should be removed and modified to create more pedestrian friendly zones.
 - Meharry Boulevard between D.B. Todd Jr. Boulevard and 17th Avenue North, Phillips Street between 17th and 16th, and 17th Avenue between Meharry Boulevard and Jackson Street were previously closed by Council with easements retained by Metro. No modifications have been made to these streets since they were closed and the streets currently provide 104 on-street parking spaces. Because Meharry and Phillips are chained off at 17th Avenue to restrict vehicular traffic onto that street which runs through the middle of campus, this creates dead-end parking that is not only difficult to use but is not visually attractive to the campus.
- Refer to the Traffic Impact Study prepared by RPM Transportation Consultants for more detailed information regarding traffic and parking requirements and considerations on campus.

ENROLLMENT

- Enrollment has fluctuated between 700-900 students in recent years.
- Enrollment is projected to reach a maximum of 950 students, a figure that the Fisk administration does not want to exceed or it could impact the intimate nature of the campus.

COMMUNITY CONNECTION

- Continue to reach out to the neighbors and groups in the area.
- Want to be part of the community; not elitist but an asset to the community.
- Provide a community building along Jefferson Street.

ACCREDITATION

- In 1930, Fisk became the first African-American university to gain accreditation by the Southern Association of Colleges and Schools (SACS).
- This master plan is currently being prepared in conjunction with SACS reviews at Fisk.

MASTER PLAN CONCEPT

The master plan for the Fisk Campus generally is one which plans for the replacement of aging, out of date structures on campus with new facilities to meet the ever-changing technology, needs, and expectation of students, faculty and staff. As existing buildings become obsolete or beyond their useful life, Fisk aims to have a clear strategy to locate new structures and make sure that they blend with the existing character and scale of the quaint campus, and enhance the campus experience. Since the campus enrollment is not projected to increase substantially beyond recent enrollment numbers, Fisk is not seeking to dramatically increase the size of the facility or campus. When possible, they are seeking to consolidate programs which are currently spread across campus into several smaller buildings.

For planning purposes, the following projections were used:

FUTURE ACADEMIC YEAR PROJECTIONS

- Enrollment: 950 students
- Faculty & Staff: 200-260 (full and part time faculty and staff, and adjunct professors)
- Students Residing in Residence Halls: 440-650 estimated students
 - Projections of the proposed number of students residing in the residence halls varies.
 - Currently options are limited for desirable, affordable off-campus living. If future development occurs around the campus, the number of students residing in the dorms may decrease.
 - An increase in residents may occur if Fisk constructs new facilities with more desirable amenities.
 - Many of the residence hall rooms can be configured as one or two bedroom spaces which impacts the overall capacity.
- Residence Hall Capacity: 667-796 beds
 - Jubilee Hall: 142-148 bed capacity
 - Crosthwaite Hall: 185-198 bed capacity
 - New Residence Hall I: 170-175 bed capacity
 - New Residence Hall II: 170-275 bed capacity



CONCEPTUAL VIEW OF CAMPUS LOOKING NORTH

IMPLEMENTING THE GOALS & OBJECTIVES OF THE MASTER PLAN

Several new buildings are shown on the master plan to more adequately meet the needs of the University. The placement of the new buildings was carefully considered to meet several of the goals and objectives outlined in Section 3 of this book. As the University raises the necessary funds to implement these improvements, it will have the opportunity to strengthen and redefine the image of the University.

ARCHITECTURAL CHARACTER/BUILDING FAÇADE GUIDELINES

New buildings must be evaluated as they relate to their surroundings as well as the program needs of the buildings. 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 in this historic campus. For these reasons, several guidelines should be established as a tool for future building compatibility:

- New construction on the Fisk campus should complement the historic structures and reinforce the ambiance of the historic district. However, new construction should not try to replicate the historic structures.
- New buildings should utilize a similar palette of materials as the existing brick and limestone structures on campus. In addition to brick and limestone, buildings may incorporate additional materials that complement the palette.
- Forms should be modestly articulated as opposed to unadorned blank and flush facades.
- The building should exhibit detailing of preferably limestone, brick, or concrete.
- Building height should take into consideration the views and vistas to the historic structures such as Jubilee Hall, Cravath Hall, and Memorial Chapel. Sightlines should not be blocked. Generally, most buildings on campus are between 2-5 stories. Several buildings have taller spires that can be seen throughout the city.
- All final plans must conform to the architecture guidelines described in this plan, including materials and design.

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.

NEW RESIDENCE HALLS

- The new residence halls flank either side of Jubilee Hall in an effort to frame and preserve the views to Jubilee Hall.
- The new residence hall located at the west side of the residential zone was placed where Scribner Hall once stood.



CONCEPTUAL VIEW OF CAMPUS LOOKING SOUTH

- The arrangement of the residence halls creates a courtyard and green space for gathering outside of the residence halls. This area could be used to consolidate the Greek monuments that are currently spread throughout the campus and are not considered an asset to the aesthetics of the campus.
- Additional parking has been added to the north of the residence halls to increase security and convenience. This also allows the dead end on street parking along Meharry and Phillips to be converted to pedestrian areas.

NEW SCIENCE BUILDING

- The new science building will be the largest academic building on campus once it is constructed, in order to house all of Fisk's science programs into one state of the art science facility. While its height is comparable to the surrounding buildings, it has a larger footprint than most of the structures on campus and is located at the corner of campus to help mitigate its size.
- Its location on the corner of campus, away from the majority of historic structures, creates an opportunity to introduce a more contemporary structure that reflects the sciences.
- An enhanced pedestrian green space is proposed between the science building and Park Johnson. This green space helps to preserve the view to Cravath Hall as one approaches campus from the east, along Phillips Street.

NEW ADMINISTRATIVE BUILDING

- The new administrative building is located on the main lawn where Chase Hall once stood.
- The building is placed so that it does not obstruct the views to Jubilee Hall as one approaches the campus from the south along 17th Avenue North.

NEW GYMNASIUM & WELLNESS CENTER

- The new gymnasium & wellness center would be the largest non-academic building on campus. Like the new science building, its height is comparable to the surrounding buildings, yet it has a larger footprint than most of the structures on campus. This structure and its supporting fields are located at the south end of campus to create some separation between the older, historic portions of campus.
- The pedestrian walk that runs along the west side of Cravath is on axis with the entrance to the building and provides an opportunity to continue the vista through the building and to the fields beyond.
- As one approaches the campus from the south along D.B. Todd Jr. Boulevard the new gymnasium & wellness center will be in the foreground with the spires of Jubilee and Cravath in the background.
- The larger track, fields and reconfigured parking occupy the remaining portions of the block.

NEW COMMUNITY ARTS/ACADEMIC BUILDING

- The new community arts/academic building creates a new presence for Fisk University along Jefferson Street.
- The building provides the opportunity to engage the community as well as provide the opportunity for gathering and social events for the Fisk students.
- The historic John Wesley Work home is located south of the new building and creates an historic tie between the famous composer's residence and the new performance building.
- Properties along Jefferson Street are part of the Jefferson Street Redevelopment District and will be subject to requirements and restrictions outlined by MDHA Design Guidelines.

PARKING

- According to the Traffic Impact Study prepared by RPM Transportation Consultants, the current parking demand during an academic day is 365 spaces. This increases to a peak demand during graduation of 507 spaces. The projected parking demand in the year 2032 during an academic day is 544 spaces. This increases to a peak demand during graduation of 603 spaces.
- Current Parking Capacity is 762 spaces:
 - 422 spaces at off-street campus parking lots
 - 104 on-street spaces at Meharry Avenue & Phillips Street (at streets closed by Metro)
 - 236 on-street spaces available at 17th Avenue North, 16th Avenue North, Meharry Boulevard, & Jackson Street.
- Since there is a current and projected surplus of parking on campus, parking areas should be consolidated or removed as improvements to campus are made and new facilities are constructed.
- Where new parking is provided or lots are reconfigured, efforts should be made to buffer views to the parking areas and minimize the visual impact on the campus. The use of landscape buffers, landscape walls, or where feasible, the incorporation of parking into new facilities is encouraged.
- Dead-end parking areas should be removed and modified to create more pedestrian friendly zones.
- Refer to the Traffic Impact Study prepared by RPM Transportation Consultants for more detailed information regarding traffic and parking requirements and considerations on campus.

PRESERVE AND ENHANCE THE UNIVERSITY IMAGE

- The master plan aims to preserve the historic structures and ambiance of the campus and improve the views to the historic structures on campus. While much of the master plan is general in nature, the specifics of several additional items should be designed and considered to maximize the ambiance of the historic campus. Attempts should be made to standardize the approach to dealing with the following items.

BUFFERING & SCREENING

The following items should be screened from view with planting or more solid screen walls:

- Service areas, loading docks, storage areas
- Trash collection and recycling bins
- Ground mounted air handling units
- Electrical sub-station equipment
- Miscellaneous utility related equipment
- Parking areas that are visible from the street or impact the views and vistas to the historic structures on campus.

SIGNAGE PROGRAM

To unify the campus and project a consistent image of the University, a signage program should be evaluated to address the following:

- University image
- Identification of campus boundaries
- Campus entry locations for vehicular and pedestrian traffic
- Wayfinding
- Building Identification

- Parking Areas

Signage should be consistent with the character and materials of the campus. No electronic signs shall be permitted.

STREETSCAPE DESIGN

Due to the size, scale and location of many of the proposed buildings shown in the master plan, the streetscapes will be impacted by the new construction. While there are no immediate plans to make modifications to the streetscapes, opportunities to improve the perimeter streetscape of the campus, as well as rework the internal streets on campus should be considered with each project.

- Consistent guidelines for streetscape design elements such as sidewalk width, materials, landscaping, lighting, and site furniture should be developed.
- With each new construction project, the limits of the streetscape improvements should be considered to the next nearest/logical intersection to create uniformity along the block, even if the limits of the construction project only effect a portion of the block.
- The existing historic stone walls at the north end of campus and brick sidewalks should be maintained.
- Prior to submittal of any final site plan, coordinate with MTA to provide and upgrade bus stops as determined necessary by MTA in the areas affected by construction.
- The internal streets that are being closed to vehicular traffic should consider burying overhead utilities and replacing the lighting with a more appropriate fixture. Refer to the landscape narrative for more information on these streets.

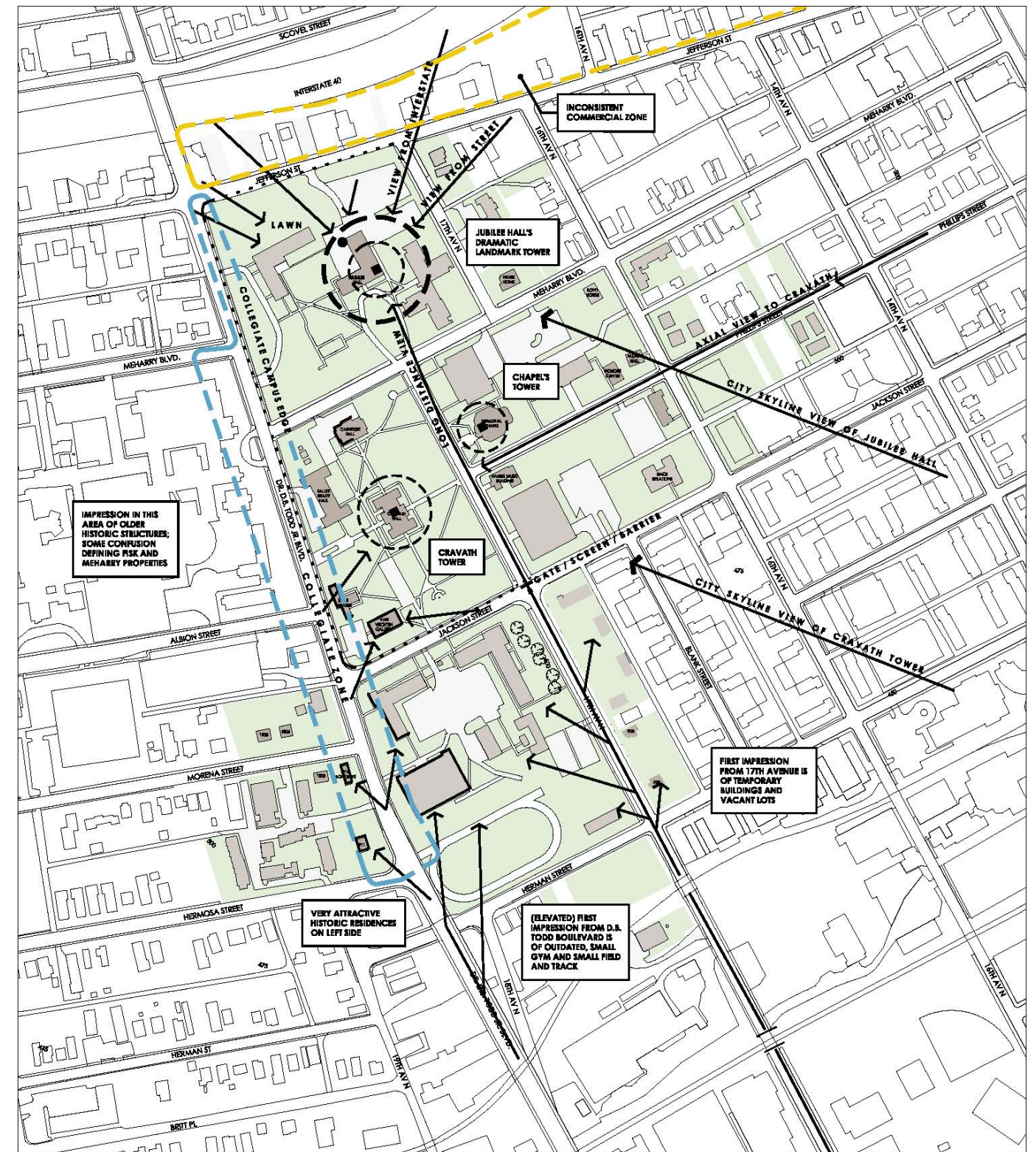
SECURITY & LIGHTING

- The safety and security of the faculty, staff, and visitors on the Fisk campus is a priority to the University. Fisk recently implemented upgrades to the security system on campus. As new projects are planned, a comprehensive approach to lighting and security should be included as part of the design.
- Lighting should be adequate to illuminate the campus but should be controlled in a manner that it does not create light spillage on adjacent properties.
- Exterior lighting fixture type and illumination levels should be coordinated with application.
 - Vehicular Street Standards
 - Vehicular Drive Standards
 - Building Up Lighting
 - Building Face Directional Lighting
 - Special Purpose Lighting
 - Signage Directional Lighting

CAMPUS ORGANIZATION

- As new buildings are constructed on the Fisk campus, they have been located to create strategic zones of similar activity: Residential, Academic/Administrative, and Athletics/Non-Academic
- The proposed boundary of the campus and Institutional Zoning Overlay incorporates the block along Jefferson Street between 17th Avenue North and 16th Avenue North, creating a more cohesive perimeter to the campus.

Several of the historic buildings on the Fisk campus can be seen throughout the city and provide opportunities to enhance and preserve axial views to these structures.

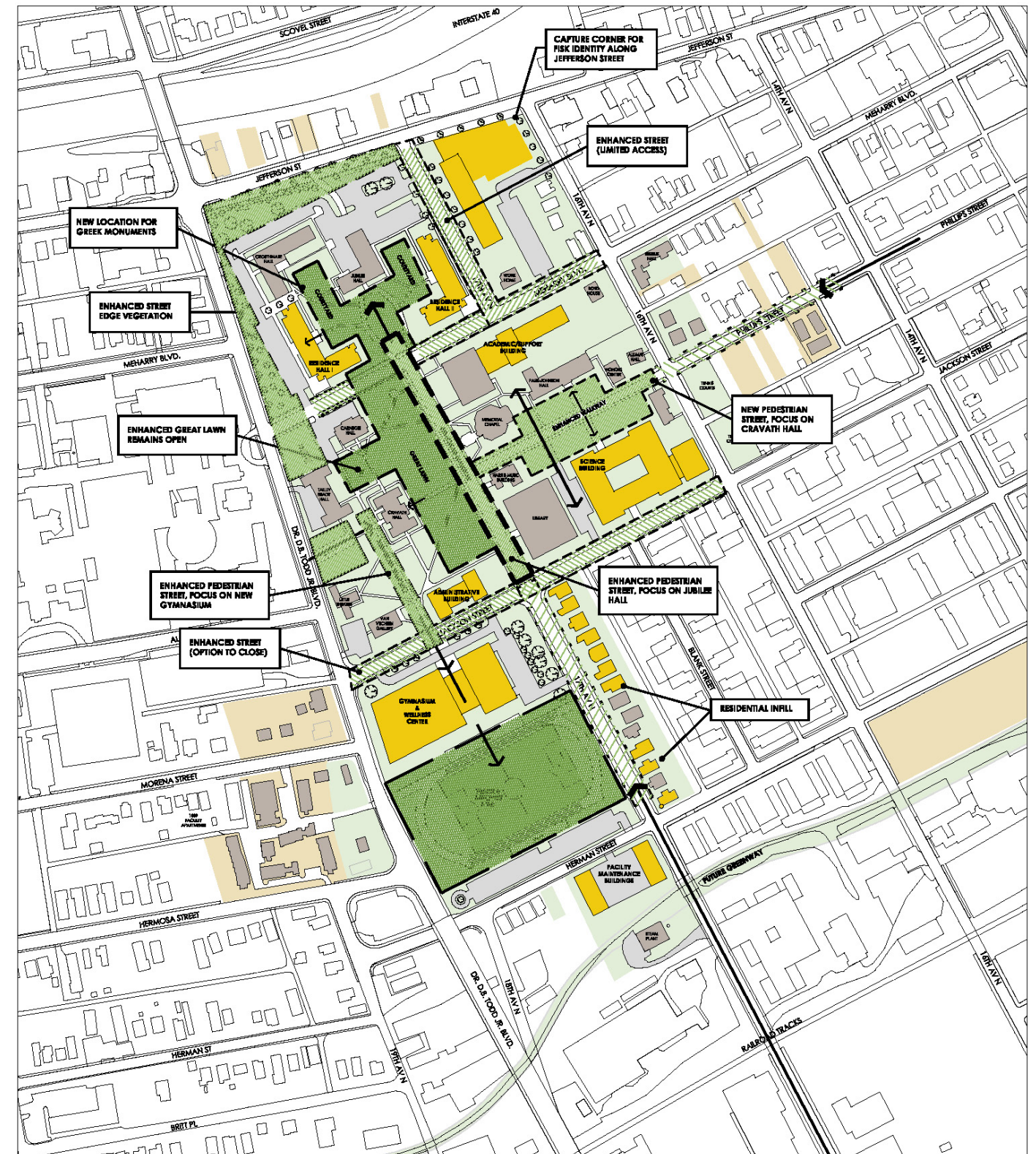


EXISTING CAMPUS: APPROACH / IMPRESSIONS / IMAGES

The master plan aims to improve the views and connections to the historic structures by creating enhanced walkways and placing new structures to frame or reinforce the historic structures.

Over time, the University would like to convert the streets on campus to pedestrian corridors which would also provide service and emergency access.

Refer to Section 5 for more detailed description of proposed landscaping improvements on campus.



ENHANCED PLACEMAKING / NEW BUILDINGS / GREEN SPACES

LEGEND

- 1. Jubilee Hall
- 2. Crosthwaite Hall
- 3. New Residence Hall East
- 4. Carnegie Hall
- 5. Talley Brady Hall
- 6. Cravath Hall
- 7. Little Theater
- 8. Van Vechten Art Gallery
- 9. New Residence Hall West
- 10. New Community Arts/Academic Building
- 11. New Expanded Student Union/Academic Building
- 12. New Gymnasium & Wellness Center
- 13. New Administrative Building
- 14. New Science Building
- 15. Park – Johnson Hall
- 16. New/Renovated Spence Hall
- 17. Fisk University Memorial Chapel
- 18. Harris Music Building
- 19. John Hope & Aurelia E. Franklin Library
- 20. Race Relations Building
- 21. General Administrative Offices
- 22. Alumni House
- 23. W.E.B. Du Bois Honors Center
- 24. Boyd House
- 25. Burrus Hall
- 26. John Wesley Work House
- 27. Campus Grounds Shop
- 28. Basic College
- 29. James Weldon Johnson House
- 30. Bontemps House
- 31. Tennis Courts
- 32. New Track & Field
- 34. Maintenance/Operational Building
- 35. New Infill Residential

UNIVERSITY PARKING

- A. 38 Spaces
- B. 27 Spaces
- C. 17 Spaces
- D. 12 Spaces
- E. 21 Spaces
- F. 50 Spaces
- G. 12 Spaces
- H. 50 Spaces
- J. 36 Spaces
- K. 108 Spaces
- L. 42 Spaces – Possible Overflow
- M. 27 Spaces
- N. 17 Spaces
- P. 16 Spaces

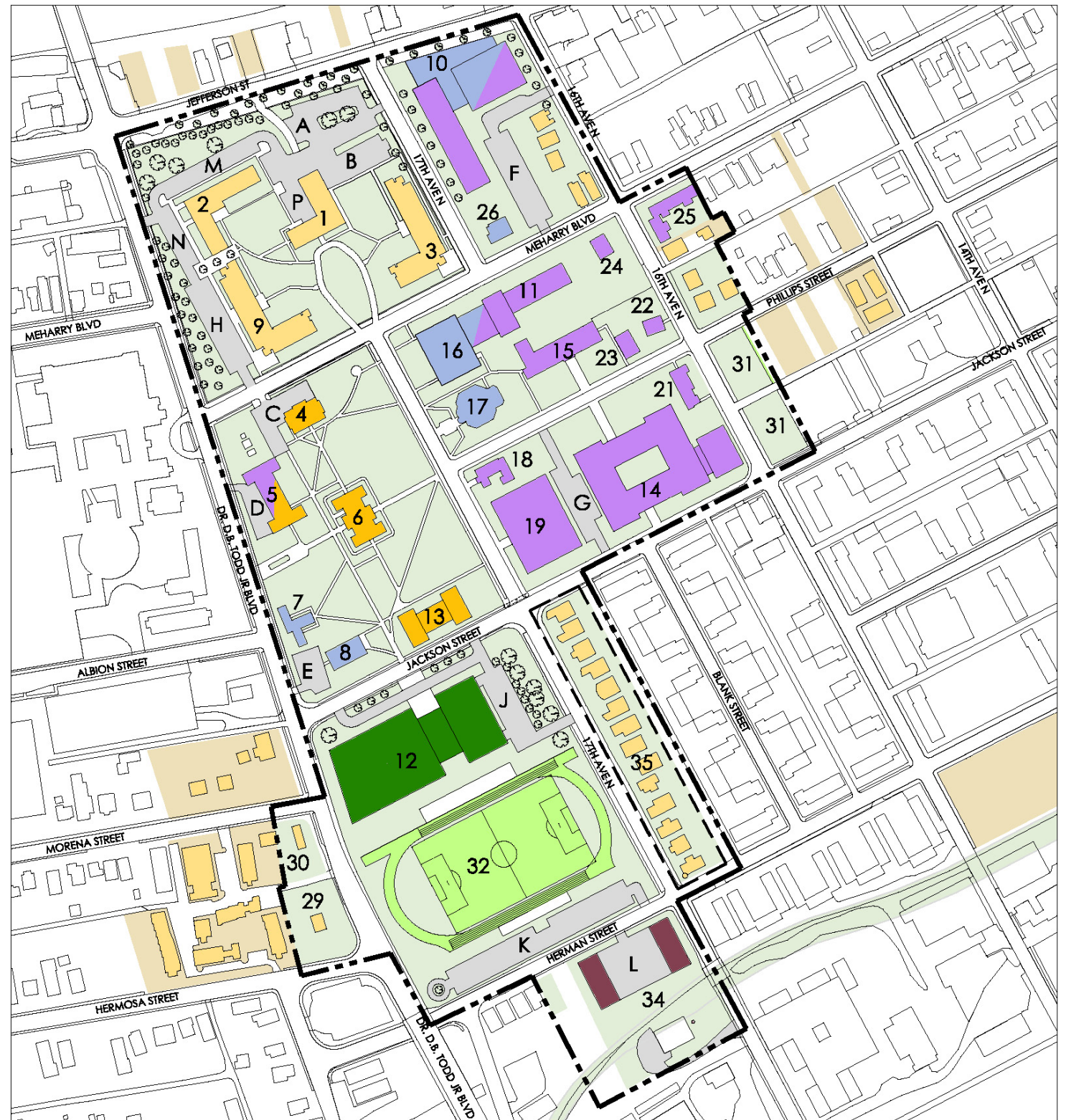
KEY

- Academic Area
- Campus Related Residential
- General Admin. Offices
- Support Services - Buildings
- Support Services - Parking
- Operational Areas
- Athletic Areas - Buildings
- Athletic Areas - Fields
- Proposed I/O Zoning Boundary (44.23 Acres)

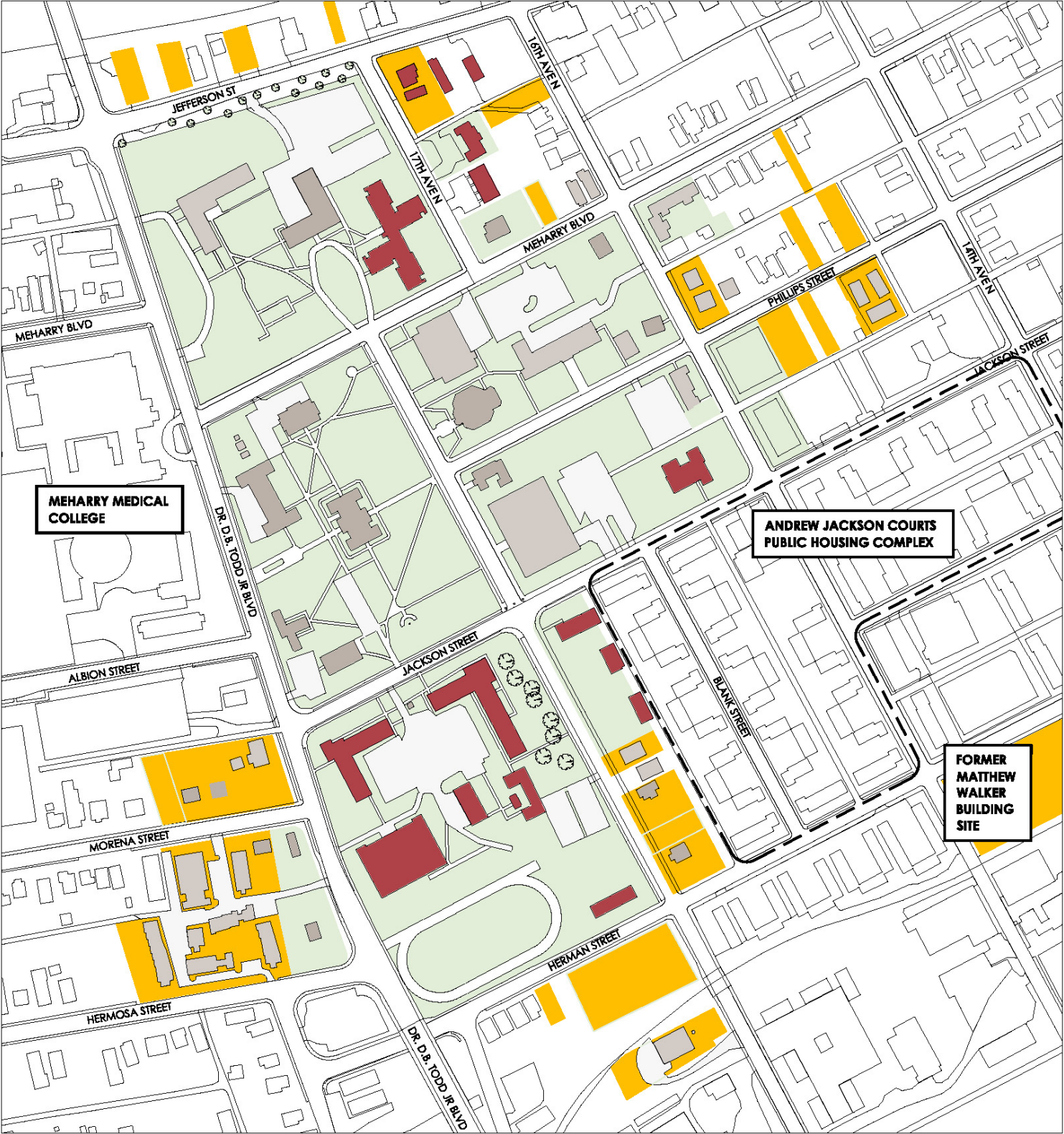
NOTE

Any future expansion of the Institutional Overlay boundary will require an amendment to the Institutional Overlay and Metro Council approval.

Future development outside the Institutional Overlay will be governed by the zoning on the property and/or the Redevelopment district, not by this Institutional Overlay.



MASTER PLAN



EXISTING CAMPUS: DEMOLITION PLAN

NEW BUILDING DESCRIPTIONS

The following building descriptions are for the new buildings shown on the Fisk University master plan. Refer to the number in parenthesis to identify the buildings location on the master plan.

NEW GYMNASIUM & WELLNESS CENTER (12)

- *Athletic Area:* New gymnasium, work out rooms, possible lap/therapy pool
- *Support Services:* Student Amenity space, meeting/lounge areas, game rooms, additional offices
- Facility Size: 100,000 sf
- 2-3 level structure
- Gymnasium with seating capacity of 2000 for graduation utilizing chairs on the courts.
- Parking may be incorporated beneath the building to provide additional convenient parking in addition to the spaces located east of the building.

NEW ADMINISTRATIVE BUILDING (13)

- *General Administrative:* Offices
- Facility Size: 30,000 sf
- 2-3 level structure

NEW ACADEMIC/SUPPORT BUILDING (11)

- *Academic Area:* Classrooms, meeting spaces
- *Support Services:* Student Activities, Bookstore, Sub Shop, Cafeteria
- Facility Size: Approx. 35-45,000 sf
- 2-3 level structure

COMMUNITY ARTS/ACADEMIC BUILDING (10)

- *Academic Area:* Practice & teaching studios, music labs, faculty offices, music library
- *Support Services:* Lobby/Community space which could include box office, retail, restaurants/concessions, meeting space, restrooms, art gallery, Fisk Jubilee museum
- Performance Hall to seat a minimum of 250 but may seat up to 400.
- Facility Size: 60-75,000 sf
- 2-3 level structure

SCIENCE BUILDING (14)

- *Academic Area:* New classroom and labs
- Facility Size: 130,000 sf
- 3 level structure

RESIDENCE HALL WEST (9)

- *Campus Related Residential Area:*
- Facility Size: 63,200 sf
- 4 level structure

- Approximately 170-175 beds
- First floor includes amenity space for meetings, campus activities
- Replaces New Livingstone Residence Hall (4 stories, 215-250 beds)

RESIDENCE HALL EAST (3)

- *Campus Related Residential Area:*
- Facility Size: 94,800 sf
- 5-6 level structure
- Approximately 170-275 beds
- First floor may include amenity space for meetings, campus activities
- Replaces Shane Residence Hall (7 stories, 264 beds)

MAINTENANCE BUILDINGS (34)

- *Operational Area:*
- Facility Size: 15-20,000 sf
- 1-2 level structures
- Replaces miscellaneous maintenance and grounds keeping structures along 17th Avenue North and consolidates maintenance facilities

RESIDENTIAL ALONG 17TH AVENUE NORTH (35)

- *Campus Related Residential Area:* Renovation of existing homes & new infill housing
- Facility Size: Similar scale as existing residences on the street
- 2 level structures

MASTER PLAN PHASING

This phasing scenario targets a balance between donor funding and the needs of the University in order to establish a phasing goal for the future projects.

PHASE 1: WITHIN NEXT 5 YEARS

The main priority for Phase 1 is to make improvements to the Residential and Academic/Administrative zones on campus. While several new structures have been shown in these zones, the main priority during this phase is the construction of a new science facility and the construction of at least one new residence hall.

NEW SCIENCE BUILDING

- Science is one of Fisk's best programs and they need the facilities to reflect that to attract new students.
- Currently using old dorm & many temporary structures for programs at south end of campus.
- Create new facility that is in the Academic Zone of the campus.
- Construction of the new science building will require the demolition of the Race Relations building.
- Approximately 71 net parking spaces are eliminated with the construction of the science building and the rework of the parking lot between the library and the new building. The parking capacity for the campus will still exceed the parking requirements.
- If funding is available, improvements to Phillips Street and removal of the on-street parking may be considered.

NEW RESIDENCE HALLS

- Concentrate the residence halls at the north end of campus with Historic Jubilee Hall at the center of the grouping. Currently Livingstone is remotely located at the south end of campus.
- Construction of Residence Hall West would likely be the next priority in Phase I.
- Rework of the drop-off and parking area west of the building would be constructed to support the service and access to the new residence hall.
- The University will continue to evaluate the need and timeline for the demolition of Shane Hall and the construction of Residence Hall East.
- The University will continue to evaluate the need and timeline for adding the additional parking north of the residence halls.

NEW STUDENT UNION/ACADEMIC BUILDING

- When renovations to Spence Hall become necessary, the University may consider adding this structure. There is not an immediate need on campus to build this structure but the new location is proposed for the future building if needed.
- Shown adjacent to existing student center which currently serves as dining center/bookstore for campus.

NEW ADMINISTRATIVE BUILDING

- There is not an immediate need on campus to build a new administrative building but the master plan proposes a location for this structure.

PHASE 2: WITHIN NEXT 5-10 YEARS

The main priority for Phase 2 improvements is to build the new gymnasium/wellness center and create a new athletics zone at the south end of campus. The main focus of the building is non-academic and provides an amenity or social space for the campus that can be used as a recruitment tool for the University. The entire block of campus is revitalized during this phase.

NEW GYMNASIUM/WELLNESS CENTER/ATHLETIC TRACK & FIELDS

- The new science building and residence hall which are to be constructed in Phase 1 will replace many of the buildings at the south end of campus.
- The gymnasium, New Livingstone Hall, Du Bois Hall, and the science labs will all be demolished to make room for the new Gymnasium/Wellness Center.
- Over 100 parking spaces will be displaced during construction of the building. New parking areas to the east of the gymnasium and beneath the new structure will be built to support the service and access to the building.
- The new track and field as well as the parking south of this area may be built in conjunction with the gymnasium/wellness center.

NEW RESIDENTIAL INFILL ALONG 17TH AVENUE NORTH

- This is really a support zone for the campus which Fisk is looking to enhance and develop to create a residential zone that helps to provide activity and oversight to the area near the proposed athletic area.
- Currently crime in this area. Would like to increase the eyes in the area
- This development will likely be ongoing and occur during all phases.

PHASE 3: WITHIN NEXT 10-15 YEARS

Substantial property and funding will need to be acquired before Phase 3 can begin. Once Fisk meets the priorities established in Phase 1 & 2, the University may then turn its focus to this phase which has the potential to engage the community and revitalize Jefferson Street

NEW COMMUNITY ARTS/ACADEMIC BUILDING

- New building creates a new image at entrance to campus at Jefferson and 17th. Captures the corner of campus.
- Structured parking within this facility may be considered. This parking could serve the needs of the facility as well as provide parking in close proximity to the residence halls.

LEGEND

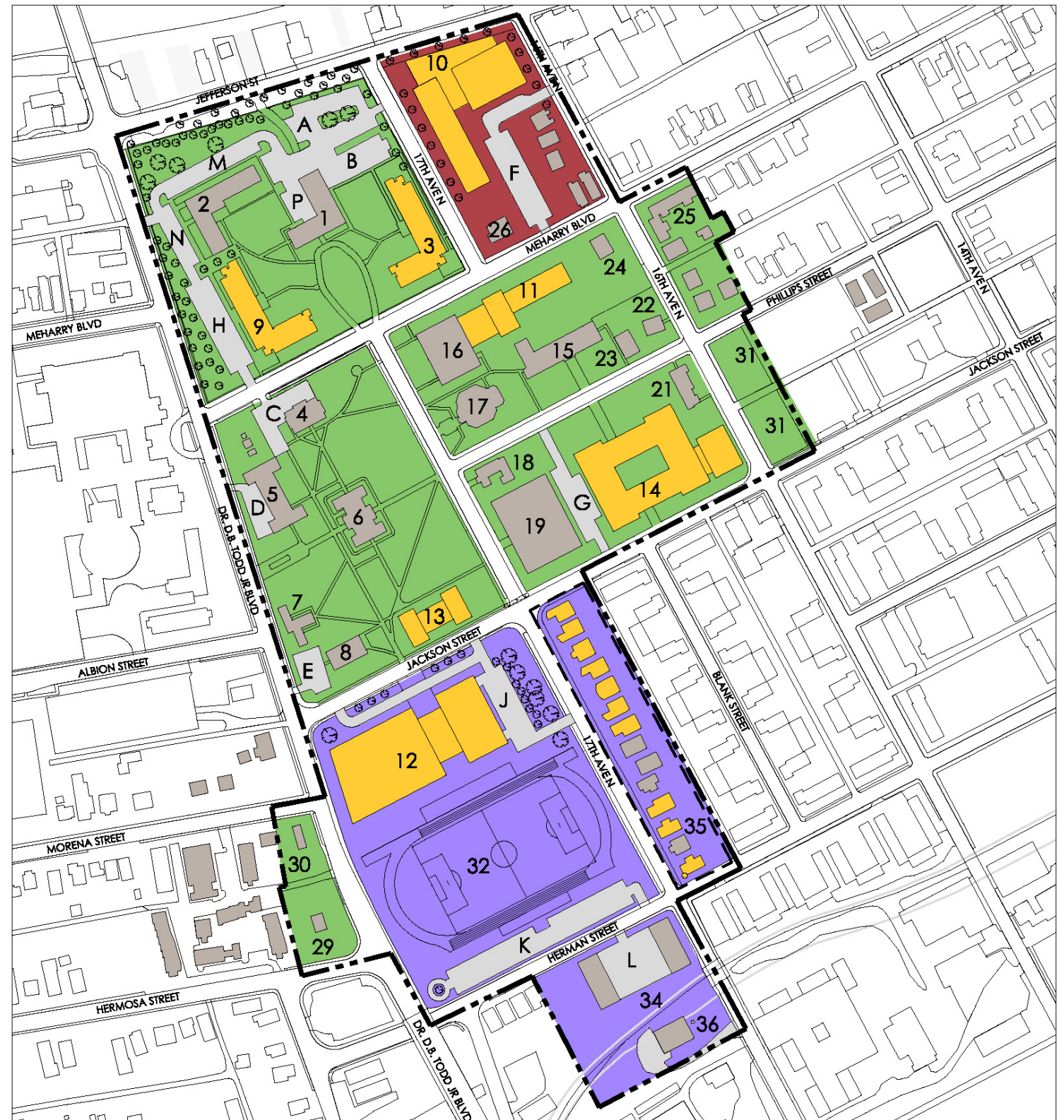
1. Jubilee Hall
2. Crosthwaite Hall
3. New Residence Hall East
4. Carnegie Hall
5. Talley Brady Hall
6. Cravath Hall
7. Little Theater
8. Van Vechten Art Gallery
9. New Residence Hall West
10. New Community Arts/Academic Building
11. New Expanded Student Union/Academic Building
12. New Gymnasium & Wellness Center
13. New Administrative Building
14. New Science Building
15. Park – Johnson Hall
16. New/Renovated Spence Hall
17. Fisk University Memorial Chapel
18. Harris Music Building
19. John Hope & Aurelia E. Franklin Library
20. Race Relations Building
21. General Administrative Offices
22. Alumni House
23. W.E.B. Du Bois Honors Center
24. Boyd House
25. Burrus Hall
26. John Wesley Work House
27. Campus Grounds Shop
28. Basic College
29. James Weldon Johnson House
30. Bontemps House
31. Tennis Courts
32. New Track & Field
34. Maintenance/Operational Building
35. New Infill Residential – Buildings listed on Historic Register or are Eligible are to remain
36. Old Steam Plant

UNIVERSITY PARKING

- | | |
|----|-------------------------------|
| A. | 38 Spaces |
| B. | 27 Spaces |
| C. | 17 Spaces |
| D. | 12 Spaces |
| E. | 21 Spaces |
| F. | 50 Spaces |
| G. | 12 Spaces |
| H. | 50 Spaces |
| J. | 36 Spaces |
| K. | 108 Spaces |
| L. | 42 Spaces – Possible Overflow |
| M. | 27 Spaces |
| N. | 17 Spaces |
| P. | 16 Spaces |

KEY

- Phase 1
- Phase 2
- Phase 3
- Proposed I/O Zoning Boundary
- Existing Building
- Proposed Building



PHASING PLAN

FISK UNIVERSITY: INSTITUTIONAL OVERLAY SUMMARY

The following is a comparison of the campus as it currently exists and the proposed campus as envisioned in the Fisk University master plan.

FISK UNIVERSITY	EXISTING CAMPUS	IO MASTER PLAN
CAMPUS PROPERTY IN ACRES	38.57	44.23
Fisk Owned Properties (Currently used for campus functions)	38.57	38.57
Additional Fisk Owned Properties (Not currently used for campus functions)	0	3.40
Properties to acquire	0	2.26
BUILDING INVENTORY IN SQUARE FEET	560,000	923,000
Existing Building Inventory	560,000	560,000
Proposed Building Demolition		(195,000)
Proposed Building Construction		558,000
FLOOR AREA RATIO (FAR) (Estimate based on preliminary drawings)	.33 Approx.	.48 Approx.
IMPERVIOUS SURFACE RATIO (ISR) (Estimate based on preliminary drawings)	.47-.50 Approx.	.60 Approx. (.70 Max)
PARKING SPACES REQUIRED (TYPICAL DAY/MAX. EVENT) (Refer to page 38 of Traffic Impact Study by RPM)	365/507	544/603
PARKING SPACES PROVIDED	762	709
Off-street parking (Campus Lots)	422	473
On-street Parking (Closed streets Meharry & Phillips)	104	0
Additional On-street Parking	236	236
RESIDENCE HALL CAPACITY (Capacity varies due to configuration of individual rooms as one or two bed layouts)	609-876 beds	667-796 beds
Residents	481	440-650
FACULTY/STAFF	256	200-260
ENROLLMENT	770-900	950

SECTION
5

CONSULTANT REPORTS

LANDSCAPE ARCHITECT HODGSON & DOUGLAS

OVERVIEW

Landscaping will play a key role in unifying the campus improvement plan. The existing campus has a number of significant canopy and evergreen trees. Every effort will be made to plan new buildings and site improvements in a manner that will preserve many of these existing trees. Landscape plans for each phase of

campus development will need to be approved with the final site plan.

COURTYARDS, LAWNS, & QUADS

The master plan suggests that areas of the campus will be constructed to preserve large lawn areas, reinforce or create academic quads and courtyards. These courtyards will be flanked by new and existing buildings and landscaped to provide comfortable pedestrian gathering spots. Canopy trees will be added to provide shade, evergreen trees will be used to provide screening, and flowering trees along with shrubs will be added for interest and seasonal color.

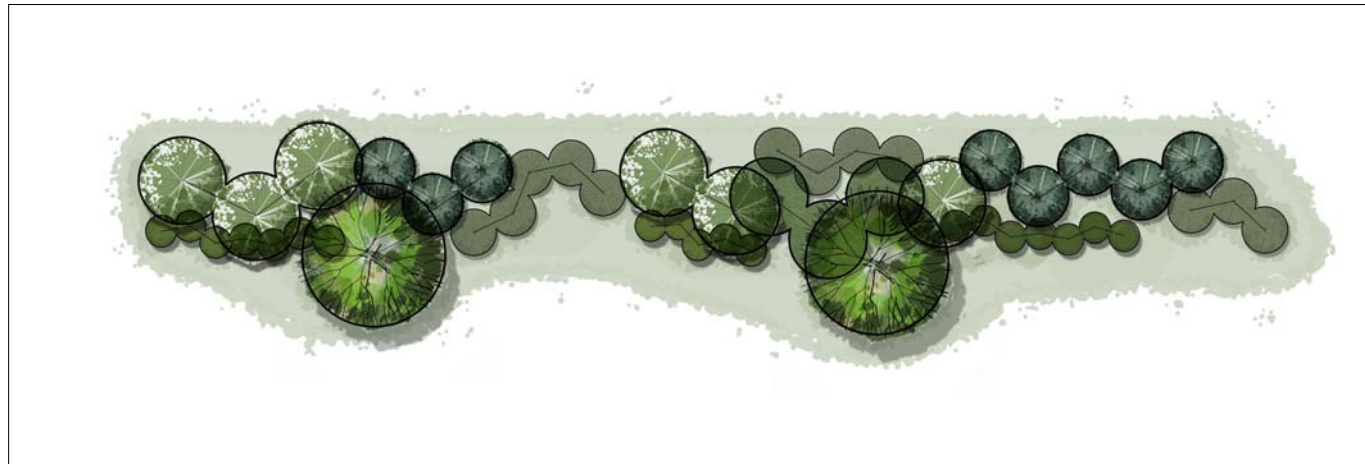
PEDESTRIAN CORRIDORS

A series of roads that used to intersect the campus are either no longer or minimally used for vehicular circulation as well as service and emergency access. In the master plan, these passageways will be converted to pedestrian friendly corridors. Through the addition of landscaping and site furnishings such as

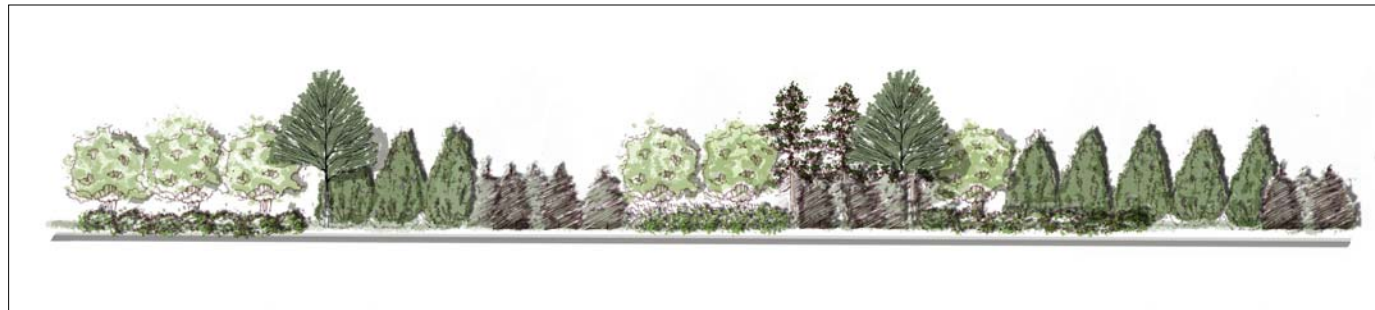
benches, the paths will appear more like sidewalks and less like roads. Meanwhile, all areas of campus

PARKING LOTS

Proposed parking lots will meet the Metro Landscape Ordinance requirements, including: the placement of one 2" caliper tree every 50 feet on the perimeter of new parking lots along property lines. 8% of each parking lot will be landscaped with grass, trees, or shrubs, and one 2" caliper tree will be planted for every 15 parking spaces.



TYPICAL LANDSCAPE BUFFER PLAN



TYPICAL LANDSCAPE BUFFER ELEVATION

Each tree island will contain at least 90 square feet. In addition to the required tree planting, the buffer along the Jefferson Street parking addition will include a variety of shrubs and groundcovers.

LANDSCAPE BUFFERS

In compliance with Metro Zoning Ordinances, a landscape buffer will be provided between the campus and adjacent residential developments. Special attention will be dedicated to create and maintain an adequate buffer between the University's campus and adjoining residential neighborhood. The construction of the buffer will be concurrent with each particular phase of development.

CIVIL ENGINEER BARGE CAUTHEN & ASSOCIATES

STORMWATER MANAGEMENT

Stormwater management for the overall master plan is divided into the three phases of implementation: Phase 1, Phase 2, and Phase 3. However, stormwater system improvements will be determined during the design stage of each individual project within the master plan. Post-developed runoff rates will be compared to the pre-developed runoff rates. Any additional runoff will be detained and released at or below the pre-developed runoff rate into the existing public drainage system.

Preliminary data and field observations indicate that stormwater runoff within the limits of the master plan flows to the public storm sewer system through curb inlets and area drains, and eventually outlets to the Cumberland River.

Water quality will be provided for each project through permanent Best Management Practices (BMPs), in compliance with the current Metro Stormwater Regulations. Permanent BMPs include, but are not limited to: bioretention areas, filter strips, permeable pavements, dry ponds, and underground proprietary mechanical devices, or any other approved measure. BMPs will be selected based on the needs and requirements of each project, in order to remove at least 80 percent of total suspended solids before entering the public storm sewer system.

The soils within the limits of the master plan consist of 100 percent Maury-Urban Land Complex, 2-7% slopes (McB), as taken from the USDA National Resources Conservation Service Web Soil Survey website. This type of soil is in Hydrologic Soils Group B, which is generally described as well drained soils with moderate to high water capacities. Well drained soils are good candidates for BMPs such as permeable pavements, bioswales, and infiltration trenches.

PHASE 1

Phase 1 consists of two new residence halls, a science building, an academic support building, and an administrative building. The new residence halls will be located in the northwest quadrant of the campus along Jefferson Street and Dr. D. B. Todd Jr. Boulevard. The two halls, along with new asphalt surface parking, will add to the total amount of impervious surface in this area despite the demolition of Shane Hall. Construction of a new science building and an academic support building located in the east quadrant of campus will also most likely increase stormwater runoff due to an increase in impervious area.

Detention facilities, either above or below ground, will need to be incorporated into the construction documents during the design phase for each project. A detailed stormwater analysis will be completed at that time to determine the specific size and location of each facility.

PHASE 2

Phase 2 includes a new gymnasium, wellness center, sports field, and new surface parking. These facilities will be located at the southern end of campus, between Dr. D.B. Todd Jr. Boulevard and 17th Avenue North, and between Jackson Street and Herman Street. The existing gymnasium, sports field, physical facilities building, Livingston Hall, Dubious Hall, and science labs will be demolished. This site currently contains a large amount of impervious area as well as a drainage system around the existing sports field. The amount of impervious area should not increase, allowing the existing drainage systems to be utilized without the need for detention. The existing systems will need to be analyzed during the design phase of each project to see what improvements will need to be made, if any, in order for the system to remain in operation.

Phase 2 also includes some new residential buildings on the east side of 17th Avenue North. The impervious area in this portion of campus will most likely increase, increasing stormwater runoff onto 17th Avenue North and Herman Street. The establishment of a small above ground detention pond may be required. Further analysis of the existing system will be required to determine the need for drainage improvements.

PHASE 3

Phase 3 consists of a new community arts/academic building, located in the northeast section of campus at the intersection of 17th Avenue North and Jefferson Street. The construction of this building and its associated parking area will require the demolition of several existing structures and the removal of existing asphalt. Due to the demolition of the existing impervious area, the amount of post-developed impervious area will be equal to or below the amount of pre-developed impervious area. Therefore, stormwater detention should not be required, but further analysis during the design phase will be completed to confirm this finding.

UTILITIES

Based on the proposed student load increase on campus and the additional building square footage at the completion of the master plan construction, an additional 39,447 gallons per day is projected as the increase in water and sewer demands. Metro Water Services has provided a general letter of water and sewer availability based on the aforementioned projected flows. However, individual requests for water and sewer availability must be made for each project, prior to receiving a building permit.

TRAFFIC & PARKING
RPM TRANSPORTATION CONSULTANTS, LLC

Refer to the Traffic Impact Study prepared by RPM Transportation Consultants dated October 2008.