

**Agenda Item:** I.E.

**DATE:** July 20, 2016

**SUBJECT:** Middle Tennessee State University Master Plan Update

**ACTION RECOMMENDED:** Approval

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**BACKGROUND INFORMATION**

Campus master plans are an essential element of higher education public policy. Master plans provide an opportunity for long-range planning that incorporates the institution's needs and ambitions, while also providing the public and state government a sense for how the institution might evolve over time. Whether the acquisition of strategic property, the need for and efficient use of facilities, or an analysis of how the campus footprint meshes with the surrounding community, master plans provide a method of anticipating and preparing for the future needs of the campus and the students it serves. THEC encourages institutions to produce a master plan every five years that addresses near, mid-, and long-term needs of the campus with respect to building and land use, open space, vehicular circulation and parking, and land acquisition opportunities.

**MASTER PLAN SUMMARY**

Middle Tennessee State University (MTSU) is the second largest public institution in the state and the oldest in the middle-Tennessee region, enrolling 22,662 students in fall 2015 and awarding 4,950 degrees in the 2014-15 academic year. The 2016 Master Plan Update, led by Perkins + Will, builds upon the foundation of the previous campus plan and focuses on supporting the institution's mission to attain the goals set out in *The Reach to Distinction, Middle Tennessee State University Academic Master Plan, 2015-2025*. This academic master plan seeks to enhance academic quality, foster student-centered learning, and leverage resources through partnerships.

MTSU's master plan includes flexibility to accommodate the projected headcount target of 27,000, with an FTE enrollment of 19,100, over the next decade.

Fundamentally, the master plan was directed by eight objectives, which included envisioning a new future for the Historic West campus, maintaining the strong academic corridor, enhancing transportation and pedestrian flow, and developing core areas for men's and women's athletics.

During this master-planning process, MTSU undertook an extensive evaluation of current campus space and facilities, including an assessment of all building conditions and capacity, as well as a study on housing use and preference. The main

campus currently occupies approximately 3.2 million square feet of Education and General (E&G) space. Utilizing the THEC Space Planning Guidelines and the projected enrollment increases, a deficit of 407,689 assignable square feet was identified over the next decade. The master plan recommends construction and renovation of 1,177,609 gross square feet of space, focusing mostly on academic space and physical education. Due to projected increases in the on-campus resident population, the plan recommends an additional 1,262 parking spaces and 1,060 beds. Several buildings are also identified for demolition. Overall, the master plan recommends the construction and repurposing of 15 academic facilities.

Future areas for growth include approximately 169 acres immediately adjacent to campus, as well as property on Music Row in Nashville to support the College of Media and Entertainment. Furthermore, MTSU currently owns property registered with the City of Murfreesboro Historic District and has included additional National Registry properties as potential acquisition areas, advancing the institution's visibility in the revitalization of the City of Murfreesboro. MTSU is also working with the City of Murfreesboro to improve pedestrian and vehicular circulation around and within campus spaces.

## **RECOMMENDATION**

The 2016 MTSU Master Plan Update provides a comprehensive yet flexible plan to guide the university for the next three decades. It has been thoroughly reviewed, and THEC staff recommend it for approval.