



C THE UNIVERSITY OF TENNESSEE
CHATTANOOGA

CAMPUS MASTER PLAN

 **DLR**GROUP

THEC COMMISSION
MAY 11, 2023



2031 CAMPUS PLANNING GOALS

01

Provide equity in amenities and experience between north and south campus - including dining, recreation, study and gathering

02

Complete north-south pedestrian connections to anchor and connect major student and academic programs, including Douglas and Palmetto Streets

03

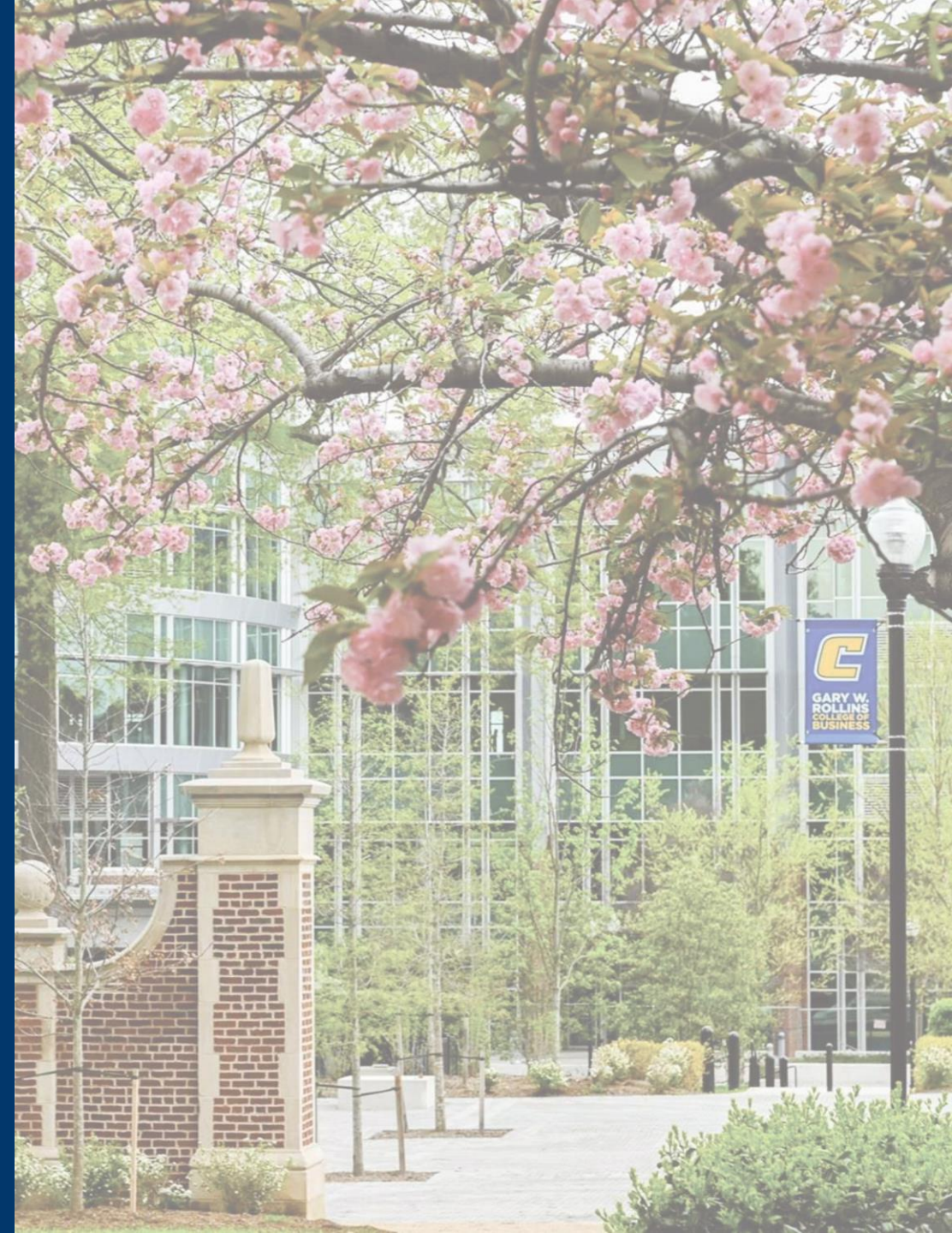
Increase the number of beds on campus by 890 to align with current demand as well as projected enrollment increase to 12,760 FTE

04

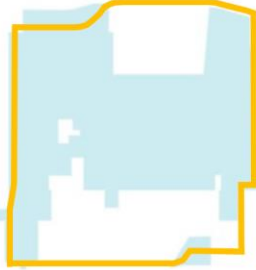
Incorporate 180,037 ASF flexible and interdisciplinary lab space into new buildings and major renovations for both instruction and research

05

Address projected future needs of 677,612 ASF within UTC's existing campus property with a focus on flexibility, optimization, infill and density

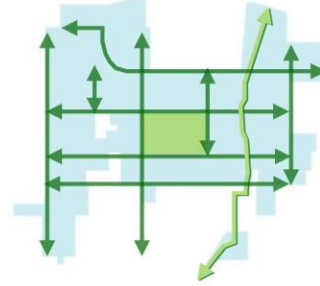


PHYSICAL PLANNING THEMES TO ACCOMPLISH GOALS



DEFINE CAMPUS BOUNDARY

Establish a strong UTC identity along Houston, Third, Palmetto, and ML King. Minimize disruption to Fort Wood Historic District.



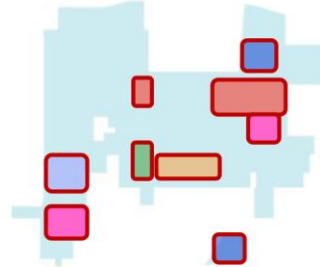
EXPAND QUALITIES OF THE CAMPUS CORE

Enhance physical and visual connections to Chamberlain Field. Partner with the City and Community to improve the planting, security, and multimodal character of Houston, Douglas, the Greenway, Palmetto, McCallie, Oak, Vine, and Alumni so they represent the campus brand.



UPGRADE FACILITY CONDITIONS

Renovate older facilities to meet post-pandemic expectations and program targets. Repurpose underperforming facilities. Replace where there is no ROI for renewal.



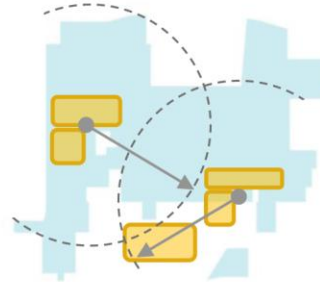
SHOWCASE ACADEMIC CENTERS

Locate new facilities and renovate existing facilities within a 5-minute walk to optimize program adjacencies and sense of “home base.” Promote collaboration between centers.



INTEGRATE SPACE & FLEXIBILITY FOR PARTNERS

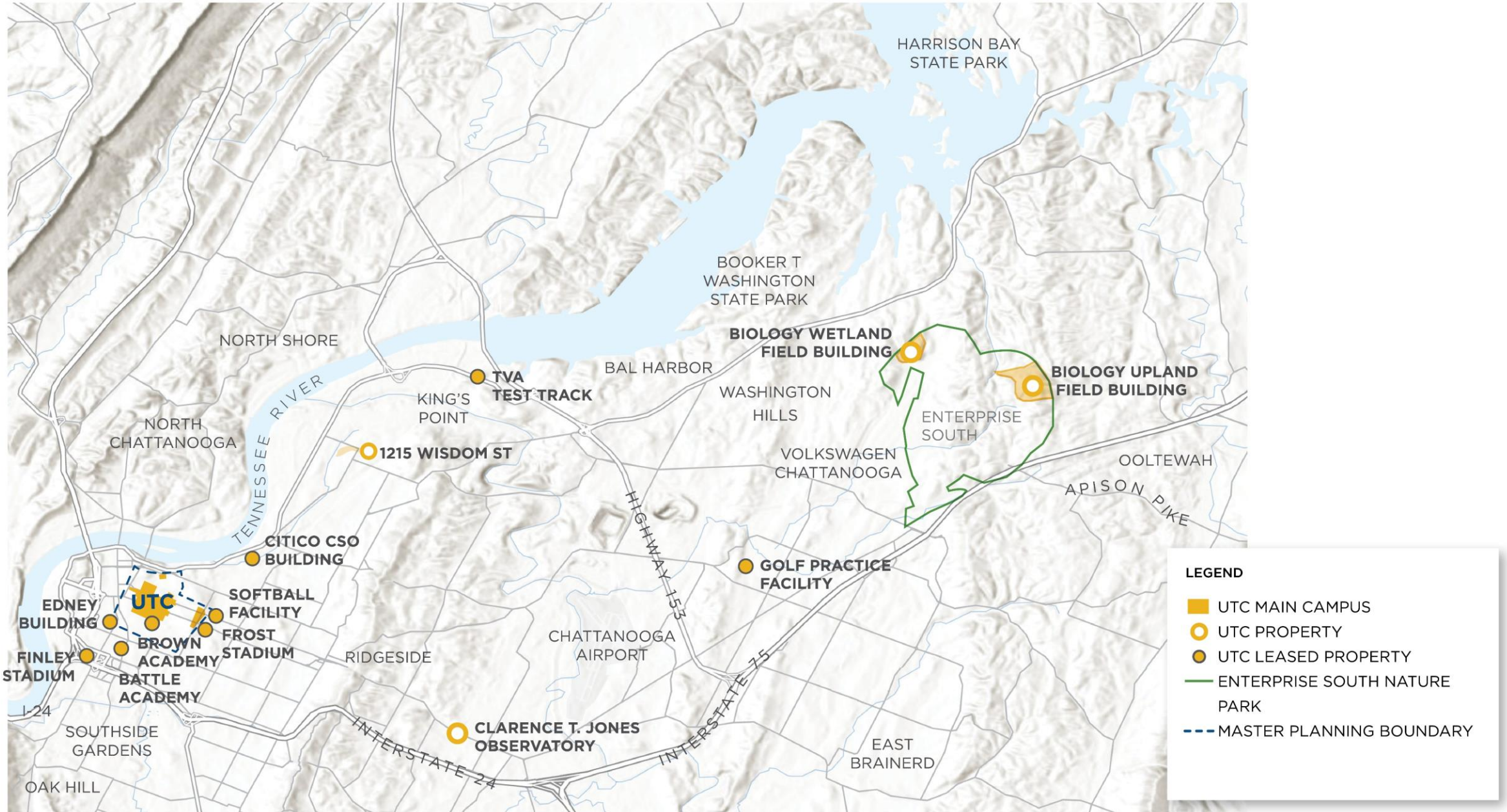
Leverage southwest parcels, new Health Science District, and existing available built space to invite partners to campus (Include pilot projects Downtown, at Enterprise South, in State Buildings, and Fletcher Hall Addition).



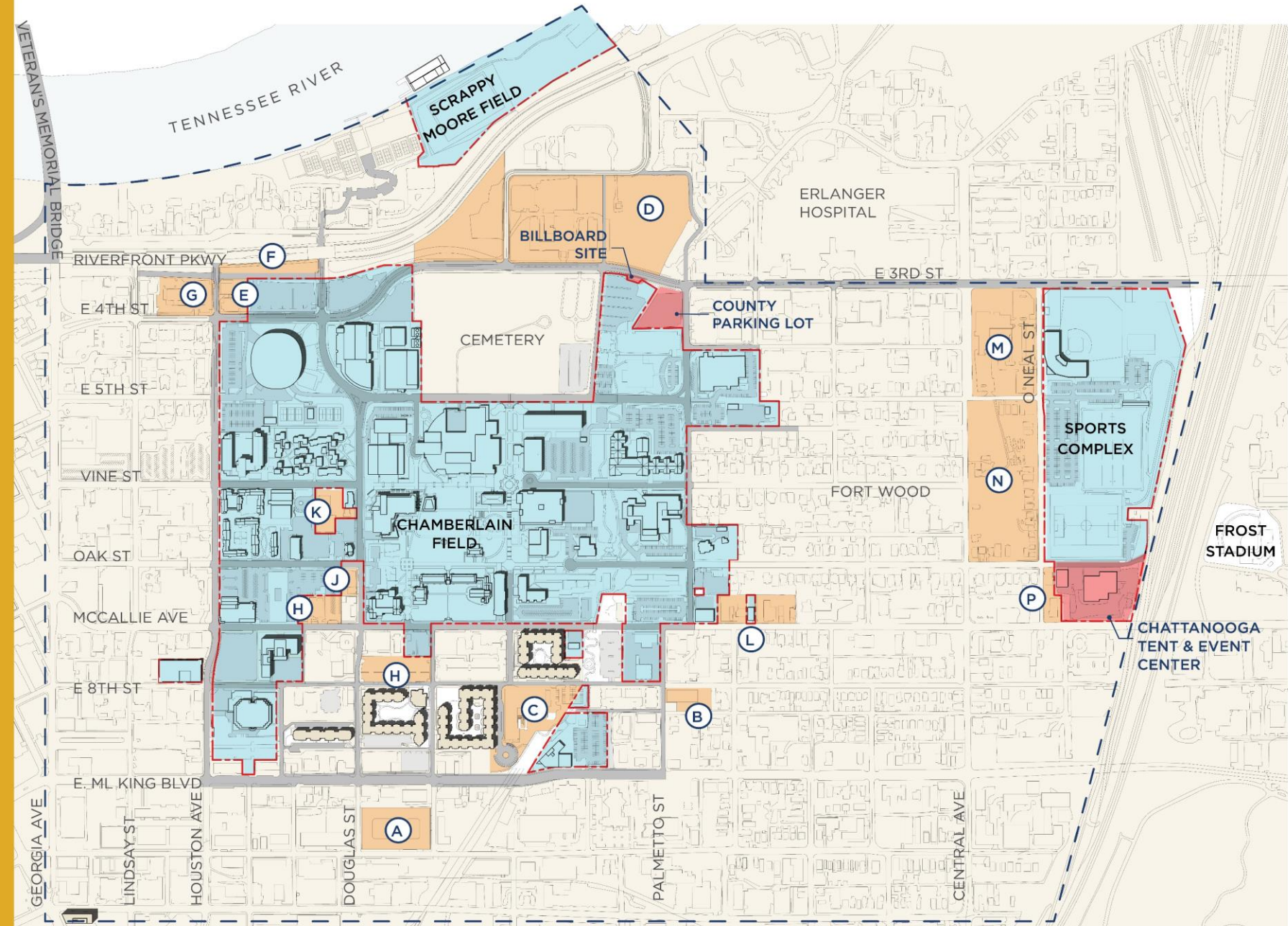
ENHANCE RESIDENTIAL HUBS

Provide access to amenities within a 5-minute walk. Enhance pedestrian comfort, safety, and wayfinding.

UTC PLANNING CONTEXT



PLANNING BOUNDARY + POTENTIAL PARTNERSHIPS



- A** Douglas Heights

- B** Palmetto Place

- C** Brown Academy

- D** Chattanooga School of Arts and Sciences

- E** Blood Assurance Inc

- F** Parcel north of Blood Assurance (pending removal of E 3rd St by TDOT)

- G** University Towers

- H** First Presbyterian Church of Chattanooga*
559 McCallie Ave and E 8th St/Douglas St

- J** Christ Church Parish Inc Annex*

- K** Tennessee Baptist Convention

- L** 819, 821, 823, 829, 833, 837 McCallie Ave

- M** UT Family Medicine, 1100 E 3rd St

- N** The 500-600 block bounded by Central Ave, Oak St, E 5th St, and O Neal St

- P** 1021 and 1100 Oak St

* Acquisition or partnership may include land-swap

LEGEND

- - - UTC PROPERTY LINE
- - - MASTER PLANNING BOUNDARY
- UTC PROPERTY
- SITE ACQUISITION IN PROGRESS
- POTENTIAL PARTNERSHIP SITE
- NON-UTC PROPERTY

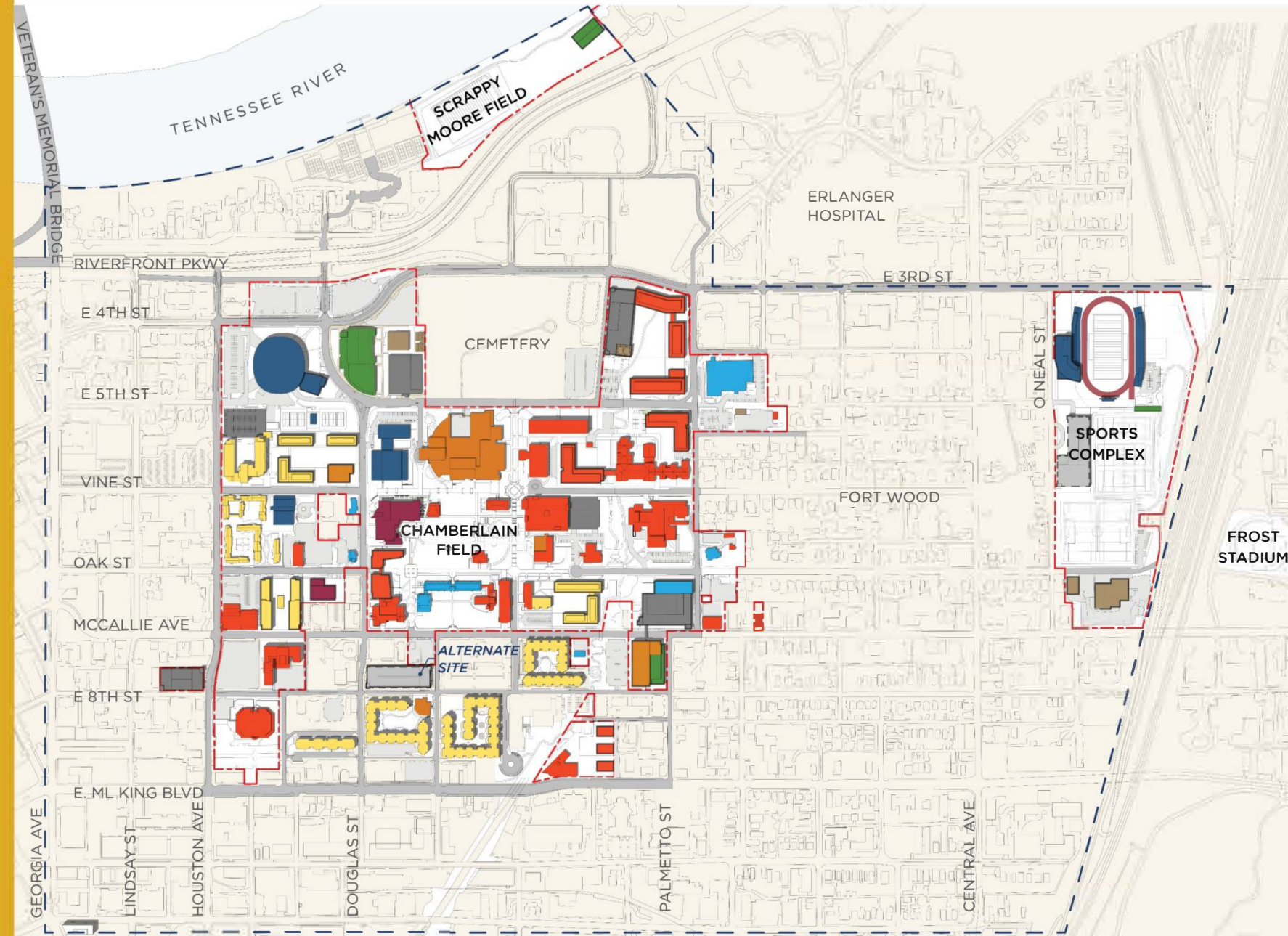
PROJECTED SPACE NEEDS

Space Type		Existing ASF	Proposed Space Needs Model			
			Current		Projected	
			Calculated ASF Need	Difference from Existing	Calculated ASF Need	Difference from Existing
100	Classrooms	157,090	87,575	69,515	142,159	14,931
210	Teaching Labs	162,247	159,456	2,791	202,415	(40,168)
220	Open Labs	63,552	57,610	5,942	66,477	(2,925)
250	Research Labs	45,017	144,672	(99,655)	184,886	(139,869)
300	Offices	418,034	313,185	104,849	364,953	53,081
400	Library Space	86,614	94,178	(7,564)	104,827	(18,213)
500	Special Use Facilities	73,248	96,125	(22,877)	116,195	(42,947)
520	Athletics Space	78,826	78,826	0	78,826	0
520	Student Recreation Space	93,656	93,656	0	135,175	(41,519)
600	Other General Use Space	150	0	150	150	0
610	Assembly Facilities	50,076	43,071	7,005	45,874	4,202
620	Exhibition Space	10,306	8,769	1,537	10,170	136
630	Food Facilities	59,452	59,452	0	75,698	(16,246)
650	Lounge Space	18,030	22,473	(4,443)	22,254	(4,224)
660	Merchandising Space	20,656	12,665	7,991	16,169	4,487
670	Recreation	5,164	5,164	0	9,664	(4,500)
680	Meeting Rooms	39,298	35,238	4,060	57,476	(18,178)
700	Support Facilities	48,836	84,935	(36,099)	112,347	(63,511)
800	Health Care Facilities	5,784	7,358	(1,574)	9,315	(3,531)
900	Residential Space	469,670	469,670	0	751,451	(281,781)
	Unused	16,941	0	16,941	0	16,941
Totals - By Space Type		1,922,647	1,874,078	48,569	2,506,481	(583,834)
Total Surpluses						93,778
Total Deficits						(677,612)
Gross Square Feet (Deficit)						(1,129,353)

Summary Findings and Planning Drivers

- Significant gaps in Labs and Special Use space for:
 - Instruction
 - Undergraduate applied and project-based learning
 - Interdisciplinary collaboration
 - Externally funded research
- Significant opportunity to reduce, resize, and reflect post pandemic environments for:
 - Classrooms
 - Offices
- Significant need for Student Housing that is affordable and replaces outdated facilities with no ROI
- As enrollment grows, gaps in student life and support space become significant:
 - Affordable Student Housing to replace aging facilities with no ROI
 - Student Recreation Space for physical and mental wellbeing
 - Meeting and Conferencing for interaction and belonging
 - Maintenance and Operations support for an expanded campus

2031 CAMPUS VISION PLAN



Proposed facility and campus improvements assume:

- Partnerships continue and grow
- Current priority projects are funded, designed, and constructed
- Aging facilities are revitalized
- Planned demolitions occur
- Lockmiller I & II are replaced
- Structured parking replaces surface parking located in proposed development sites

LEGEND

- UTC PROPERTY LINE
- MASTER PLANNING BOUNDARY
- ACADEMIC/RESEARCH
- OFFICE/WORKSPACE
- STUDY SPACE
- STUDENT LIFE/GENERAL USE
- ATHLETICS
- RECREATION
- CAMPUS FACILITIES & SUPPORT
- RESIDENTIAL
- PARKING GARAGE

2031 CAMPUS VISION PLAN

