
AUSTIN PEAY

STATE UNIVERSITY

Campus Master Plan 2000



McCARTY HOLSAPLE McCARTY / LYLE-COOK ARCHITECTS

**REVISION TO CAMPUS 2000:
A MASTER PLAN FOR PHYSICAL DEVELOPMENT**

**AUSTIN PEAY
STATE UNIVERSITY
CLARKSVILLE, TENNESSEE**

TENNESSEE STATE BOARD OF REGENTS

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

In May of 1998, Lyle-Cook Architects, Inc./ McCarty Holsaple McCarty, Inc. were contracted by the Tennessee State Board of Regents as consultants to develop a master plan for the main campus of Austin Peay State University. This document, The 2000 Campus Master Plan, is an addendum to the 1992 Campus Master Plan. Its purpose is to establish a design framework for future campus development to the year 2010. The study's emphasis was specifically directed toward the following areas:

- Vehicular Circulation and Parking
- Land Acquisition
- Building Space Utilization (for specific buildings)
- Open Space and Pedestrian Circulation
- Athletic and Recreational Facilities
- Housing

Much has changed on the main campus since 1992. Drane Street is now closed to through traffic between Marion Street and College Street. Browning Drive is temporary closed, and likely permanently closed to through traffic due to utility improvements and future construction of the new University Center. Henry Street is closed to through traffic due to the construction of the new Science Building. The Marks Building was completely renovated for classrooms and offices. Memorial Health Building has been renovated and received an addition. The most significant change was the aftermath left by a tornado, which devastated most of downtown Clarksville and Austin Peay's campus on January 22, 1999. Its destructive path through the middle of the campus caused approximately \$17 million dollars in damage to many of Austin Peay's oldest and most historic buildings.

While the recommendations for this master plan were primarily determined prior to the tornado, the master plan's conceptual ideas are more relevant than ever before.

The basic idea behind these recommendations is one which embodies a principal desire to make Austin Peay's main campus feel more like a village, a pedestrian friendly environment, which makes the most out of its proximity to historic downtown Clarksville and established neighborhoods. The master plan delineates some minor changes to roadways and more significant changes to parking lots, sidewalks, plazas, sports fields and new residential housing sites.

Other than the current planning for the new student center, remodeling of Harvill Cafeteria for the bookstore, and the expansion of the Library, no new academic buildings are required to adequately meet Austin Peay's main campus projected enrollment increase from 5230 headcount student to 8000 headcount students for the year 2010.

EXECUTIVE SUMMARY

The 2000 Master Plan includes: a general assessment of the existing campus; all the planning considerations which surfaced during this study; and recommendations for campus development to the year 2010. The document also provides a detailed list of the recommended projects with respective opinions of probable costs.

INTRODUCTION



PURPOSE OF THE MASTER PLAN

The Austin Peay State University Campus Master Plan is a direct response to the University's mission and educational goals as laid out in its Strategic Plan for Excellence; its projected growth; and its desire to attract and retain excellent students and faculty. The 2000 Campus Master Plan establishes the desired campus image and delineates the overall direction for future campus development and improvements for the next 10 years.

The Building and Grounds Master Plan was developed to guide the University in the planning and implementation of physical improvements to the campus. It identifies general programmatic requirements for buildings and grounds. The Master Plan has been formulated to be a flexible document – one that provides both sufficient guidance for future campus development and can be responsive to future opportunities and threats. Indeed, it is considered a living document.

The 2000 Master Plan's specific emphasis is on addressing recommended changes to the exterior of the campus and the future uses of specific buildings. The campus improvements recommended in the Master Plan are intended to enable Austin Peay to better serve a student body that is expected to increase from 5230 headcount students to 8000 headcount students to the year 2010.

Austin Peay's Vision, Mission, and Goals

Vision: Austin Peay State University is a community of learners that strives to provide high quality educational programs and to be a source of knowledge and strength for the community. As a comprehensive liberal arts university, Austin Peay creates many opportunities for students to leave productive, fulfilling, and responsible lives. The University is committed to excellence, integrity, the open exchange of ideas, caring for each other's welfare, community involvement, and an appreciation for individual and cultural differences.

Mission: Austin Peay's mission flows its unique history. From its beginnings in 1927, the University has aimed to provide a comprehensive curriculum where the liberal arts have flourished side by side with professional programs such as teacher education, business, nursing and others. So strong is its liberal arts emphasis that in 1984, the Tennessee Higher Education Commission specified Austin Peay as Tennessee's designated public liberal arts university. Hence, Austin Peay is a comprehensive liberal arts University. A broad and diverse education prepares graduates for personal and professional success in a global community with increasing cultural diversity.

PURPOSE OF THE MASTER PLAN

As Tennessee's designated liberal arts institution, the University is a community of learners characterized by small classes, close student and faculty interaction, and a nurturing environment. Both traditional and non-traditional students attend Austin Peay State University. Though largely from the region, they come from throughout the state, the nation, and the world. This diversity complements the university curriculum and enriches the comprehensive liberal arts experience.

The University offers both undergraduate and graduate programs. The undergraduate program is the nucleus of the University. A liberal arts core is required of all baccalaureate students. The core provides a broad, multicultural foundation in literature, the arts, history mathematics, and the natural and behavioral sciences. The core is designed to develop critical thinking and communication skills and a commitment to learning throughout a lifetime. Students who master the core are expected to possess the adaptability to succeed and contribute to society both personally and professionally.

Undergraduate programs are offered in many fields. The objective for these courses of study is to prepare students not only for today, but also for tomorrow's opportunities. Creative uses of technology, interdisciplinary programs, team teaching and learning, community service, and collaborative research between faculty and students are actively supported. Centers and Chairs of Excellence, unique instructional programs, and close interaction with the surrounding community enhance the traditional instructional program. Scholarly inquiry, creative endeavor, leadership development, and international experiences are highly valued and encouraged.

Graduate programs at Austin Peay prepare students for professional careers that meet the needs of the region and provide advanced degree experiences for students preparing for study at the doctoral level.

The University's respect for quality, integrity, openness, community involvement, and cultural diversity enable the University to be a source of knowledge and strength for the region and a creative contributor to the global learning community. The University's mission builds upon past traditions and looks boldly to the future with energy and confidence.

The planning approach for the Building and Grounds Master Planning project involved the vision, experience, expertise, opinions and direction of a diverse group of people in the University's community

PURPOSE OF THE MASTER PLAN

Goals: In summary, the following is a list of the planning goals established by the University's Ad Hoc Buildings and Grounds Master Planning Committee who provided direction throughout this study:

1. The campus should have intimate private spaces that encourage conversation and group activities.
2. A visitor to campus should experience a public institution with a private "feel".
3. Where possible, create a "village" atmosphere.
4. Resolve vehicular/pedestrian conflicts: Create a more pedestrian friendly campus that is also accessible for the disabled or physically challenged. Improve internal vehicular traffic for essential vehicles.
5. Maintain Georgian architecture through the selection of consistent materials, limiting the height of buildings (three stories), and select applications that preserve a traditional feeling on campus.
6. Create a stronger gateway entrance to the campus.
7. Develop visual and pedestrian linkages to historic downtown and the riverfront.
8. In acquisitions planning, respect the reasonable boundaries to established residential communities and address parking expansion, athletic field, additional housing (if recommended), and development concerns.
9. Review the current landscaping plan for consistency with architectural goals of the campus and insure that it reinforces the other planning objectives. Include the placement of art with the landscaping plan.
10. In making recommendations on the utilization of buildings, which will be made available with the completion of the Science Building, assist departments in resolving their most pressing space needs.

PROJECT APPROACH & PROCESS

This planning process began with an inventory and analysis of existing site conditions and the review of previous planning efforts. Following this information gathering, a series of meetings were held which solicited input from a cross section of the Austin Peay community. Lists of “planning guidelines” were developed by the AD Hoc Building and Grounds Master Planning Committee to provide overall direction for the development of the master plan. Sub-committees were formed with the purpose of providing necessary data, surveys, specific input and review for the consultants. The sub-committee groups are:

- Roads and Grounds
- Land Acquisition
- Housing
- Athletics
- Space Utilization

Each of the sub-committees developed a list of planning goals and objectives for their specific topic, which was incorporated into the overall planning guidelines.

Upon the completion of gathering input from the University’s community, the consultants prepared a list of program elements which were to be incorporated into the master plan design. Ensuing review meetings with Austin Peay’s President and representatives of the Tennessee Board of Regents Office provided the necessary input to help determine the final design recommendations for the campus master plan. This document provides an overview of the study’s analysis of existing conditions, planning considerations, final design recommendations, and opinions of probable costs.

The planning process consisted of the following work phases:

Inventory and Analysis

Gather and review information about the existing buildings and grounds. Through questionnaires and meetings, collect program data and goals from the Building and Grounds Master Planning Committees.

Programming

Establish a program identifying the objectives and needs of the University which are to be incorporated in the Master Plan.

PROJECT APPROACH & PROCESS

Concepts

Prepare alternate design concepts illustrating various approaches to accomplishing the objectives and satisfying the needs identified in the Master Plan Program. Through the review process, evaluate and select the preferred concepts, which will be incorporated into the final Master Plan.

Projects and Budgets

List all projects proposed in the Master Plan and establish cost estimates for each. Identify priority projects and budgets suggested for implementation in the foreseeable future.

Final Documents

Prepare the final Master Plan document, including drawings and cost estimates.

ACKNOWLEDGEMENTS

The Master Plan consultants wish to acknowledge the professional contributions of the following Austin Peay State University Committees who participated with genuine interest and enthusiasm. We are especially grateful to those listed below without whose professional dedication, commitment and hard work this project would not have been successful.

Building and Grounds Master Planning Committee

Joe Bishop, Clarksville/Montgomery County Planning Commission
Floyd Christian, Chair of the Building and Grounds Committee
Loris Ellsworth, President, Staff Support Council
Wendell Gilbert, Vice President for Development and University Relations
Allen Henderson, Faculty Senate Representative
Brett Kealiher, SGA Representative
Carol Kominski, Director, Institutional Planning and Analysis
Dave Loos, Director of Athletics
Jim McCluskey, GIS Coordinator
Jennifer Meningall, Vice President for Student Affairs
Joyce Mounce, Vice President for Finance and Administration – Chair
Steve Pontius, Vice President for Academic Affairs

Land Acquisition Sub-Committee

Wendell Gilbert, Vice President for Development and University Relations Chair
Jim McCluskey, GIS Coordinator
Lane Lyle, Architect, Lyle-Cook Architects, Inc.
Joyce Mounce, Vice President for Finance and Administration
Joe Bishop, Land Use Planner, Clarksville/Montgomery County Regional Planning Commission
Bob Welch, Alumnus

Athletics Sub-Committee

David Loos, Director of Athletics and Men's Head Basketball Coach (Chair)
Kimmel, Assistant Athletic Director/Trainer
Bruce Myers, Professor of Mathematics and Computer Science
Bill Taylor, Director of Physical Plant
Leah Faulk, Student

Building Space Utilization Sub-Committee

Allen Henderson, Faculty Senate Representative (Chair)
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Carol Kominski, Director of Institutional Planning and Analysis
Steve Pontius, Vice President for Academic Affairs
Max Hochstetler, Professor of Art
Joyce Mounce, Vice President for Finance and Administration

ACKNOWLEDGEMENTS

Housing Sub-Committee

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Cara Floyd, Student

Jennifer Meningall, Vice President for Student Affairs

Dustin Keller, Student (Resident Hall Association Representative)

Bill Taylor, Director of Physical Plant

Roads and Grounds Sub-Committee

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David Johnson, Student

Cindy Marsh, Professor and Chair of Art Department

Yvonne Prather, Assistant Professor of Mass Communication

Bill Taylor, Director of Physical Plant (ex-officio)

Michael Finch, Assistant Professor of Accounting

Don Luck, Associate Professor of Education

John Matthews, Associate Professor of Agriculture

Amy Spiceland, Student

ENROLLMENT PROJECTIONS

Austin Peay State University is updating its current comprehensive plan to create a 2000 – 2005 Strategic Plan for Excellence. That plan will include a specific profile of the projected, desired student body for the University, by a variety of factors.

Austin Peay is expected to grow over the next ten years, in accordance with the projected need of the region it serves and the expectations of the Tennessee Board of Regents System and THEC. Indeed, the State investment in Austin Peay by funding a new Science Building – matched by a student investment of a new University Center – is intended to fulfill the space needs to fulfill these obligations. These facilities will enable the Austin Peay Main Campus to grow to a planned capacity of 8,000 headcount.

The 8,000 headcount projection is an extension of current forecasts from surrounding communities regarding the number of high school graduates to be expected each year until the year 2010. The figure assumes that the University's current share from this region remains the same; that the current academic programs remain on a continual path of growth that is consistent With Austin Peay's mission and strengths; and, that the new Science Building will be used starting in the Fall, 2001. It is important to note that the Science Building will include state-of-the-art instructional space that will be used by several disciplines other than biology, chemistry, and physics.

Following are the projected headcount enrollments for the Austin Peay State University main (Clarksville) campus for the period between fall, 1999 and fall 2010:

Fall Semester Enrollment	Projected Headcount	Percent Change Headcount	Projected FTE	Percent Change FTE
1999	5,333	2.0%	4,762	2.0%
2000	5,386	1.0%	4,810	1.0%
2001	5,494	2.0%	4,906	2.0%
2002	5,631	2.5%	5,029	2.5%
2003	5,772	2.5%	5,155	2.5%
2004	5,974	3.5%	5,335	3.5%
2005	6,183	3.5%	5,522	3.5%
2006	6,461	4.5%	5,770	4.5%
2007	6,816	5.5%	6,087	5.5%
2008	7,157	5.0%	6,392	5.0%
2009	7,622	6.5%	6,807	6.5%
2010	8,042	5.5%	7,182	5.5%

EXISTING CONDITIONS



EXISTING CAMPUS PLAN



- LEGEND:**
- [Pink Box] SUPPORT SERVICES
 - [Yellow Box] STUDENT LIFE/STUDENT SERVICES
 - [Blue Box] ACADEMIC
 - [Green Box] ATHLETIC FIELD
 - [Orange Box] RESIDENTIAL
 - [Tan Box] ATHLETIC BUILDING
 - [Grey Box] EXISTING PARKING
 - [Cross-hatched Box] BUILDING TO BE REMOVED OR REPLACED
 - [Cross-hatched Box] RELIGIOUS STUDENT CENTER
 - [Red Box] FRATERNITY HOUSE

LEGEND:

SUPPORT SERVICES

- 1 BROWNING BUILDING
- 2 EMERALD HILL ALUMNI CENTER
- 3 CENTRAL POWER PLANT
- 4 R.C. SHASTEEN BUILDING

ACADEMIC

- 5 ARCHWOOD
- 6 MCREYNOLDS BUILDING
- 7 MCCORD BUILDING
- 8 CLEMENT BUILDING
- 9 CLAXTON BUILDING
- 10 FELIX G. WOODWARD LIBRARY
- 11 SCIENCE BUILDING
- 12 MARGARET FORT TRAHERN BUILDING
- 13 MUSIC/MASS COMMUNICATIONS BUILDING
- 14 KIMBROUGH BUILDING
- 15 HARNED HALL
- 16 MARKS BUILDING

RESIDENTIAL

- 17 ROTC ARMY
- 18 HARVILL HALL
- 19 BLOUNT HALL
- 20 SEVIER HALL
- 21 EMERALD HILL APARTMENTS
- 22 MILLER HALL
- 23 KILLEBREW HALL
- 24 CROSS HALL
- 25 MABEL MEACHAM APARTMENTS
- 26 RAWLINS HALL

STUDENT LIFE/STUDENT SERVICES

- 27 FOUST HOUSE
- 28 ELLINGTON STUDENT SERVICES
- 29 MEMORIAL HEALTH BUILDING
- 30 CATHERINE EVANS HARVILL CAFETERIA
- 31 SEXTON BUILDING

ATHLETIC

- 32 INTRAMURAL FIELD
- 33 TENNIS COURTS
- 34 FOOTBALL PRACTICE FIELDS
- 35 RAYMOND C. HAND BASEBALL FACILITY
- 36 WINFIELD DUNN CENTER
- 37 APSU STADIUM
- 38 GOVERNORS TENNIS CENTER

BUILDINGS TO BE REMOVED

- 39 JOE MORGAN UNIVERSITY CENTER
- 40 ZIEGLER BUILDING
- 41 WAREHOUSE



AUSTIN PEAY STATE UNIVERSITY

EXISTING CONDITIONS

Built Environment

The Austin Peay State University Campus is located on 200 acres in historic downtown Clarksville. The campus fronts College Street, a main traffic artery through Clarksville. The general borders of the campus are College Street, North Second Street, Kraft Street and Eighth Street. Marion Street traverses the campus between North Second and Eighth Streets providing primary access to parking areas and campus buildings. University Avenue is to be designated as the University's primary arrival route from Interstate 24.

Neighbors bordering the campus include: Castle Heights residential neighborhood to the west; Lincoln Homes residential neighborhood to the north; Red River neighborhood to the east; and the Commercial District to the south.

The campus architecture varies widely from classical Georgian to modern. Red brick dominates throughout the campus with few exceptions such as the University Center and the Library, which are paneled in cream colored precast concrete.

The campus has a very human scale characterized by the close proximity and scale of its buildings. The older historic structures, the gentle rolling topography, older hardwood trees and unifying green spaces are the primary contributors to the campus' remarkable charm. On the other hand, the few contemporary architectural styled buildings, and expansive asphalt parking lots impose significant distraction to the otherwise harmonious campus setting. Specific concern is directed to the appearance of the library and the residence halls of Killebrew, Cross and Rawlins. The long-range goal is to have all buildings in the academic core, the student/ academic support zone, and the housing zone of the campus be made consistent – whether through new construction or renovation – with design elements that are consistent with the Classical Georgian Design. An example of this is the proposed new University Center, which will replace the current existing, nonconforming facility with a classically designed building. Another is the new science building which will be Georgian Architecture.

EXISTING CONDITIONS

Traffic and Parking

College Street, Eighth Street and Marion Street provide the primary vehicular access to the campus. Secondary access is provided by Drane Street, Home Avenue, Farris Street, Robb Avenue, Browning Drive, and Henry Street. An extensive inventory of the characteristics of these roadways was developed, and the results are presented in the following table.

INVENTORY OF EXISTING ROADWAYS WITHIN STUDY AREA

Roadway	From	To	Lanes	Paved Width (feet)	Sidewalk	Speed Limit (mph)
College Street	Eighth Street	Browning Drive	5	64	Yes	30
College Street	Browning Drive	N. 2nd Street	4	45	Yes	30
Eighth Street	College Street	Henry Street	3	33	No	20
Eighth Street	Henry Street	Marion Street	2	33	No	20
Eighth Street	Marion Street	Farris Street	2	32	Yes *	20
Marion Street	Eighth Street	Drane Street	2	43	Yes	20
Marion Street	Drane Street	Robb Avenue	2	38	No	20
Drane Street	College Street	Marion Street	2	32	Yes	Not Posted
Drane Street	Marion Street	Farris Street	2	32	Yes	Not Posted
Home Avenue	College Street	West Avenue	2	45	Yes	Not Posted
Farris Street	Eighth Street	Robb Avenue	2	24	No	20
Robb Avenue	Marion Street	Farris Street	2	27	Yes*	20
Browning Drive	College Street	College Street	1	18	Yes	Not Posted
Henry Street E/W)	Eighth Street	Henry Street (N/S)	1	18	Yes	Not Posted
Henry Street (N/S)	Henry Street (E/W)	Marion Street	1	13	Yes	Not Posted

* Sidewalk not continuous

In order to provide data for the traffic analysis of the campus master plan, existing traffic counts were collected for the roadways and intersections providing access to the campus. Current and historical average daily traffic (ADT) counts were obtained from the Tennessee Department of Transportation (TDOT) for several locations in the vicinity of the University. The ADT counts, which are collected by TDOT at the same locations each year, were analyzed to determine the historical traffic growth on the roadways providing access to the campus. The following table presents the results of the ADT analysis for the years 1992-1998.

EXISTING CONDITIONS

Traffic and Parking Cont.

HISTORICAL TRAFFIC GROWTH FOR ROADWAYS WHICH BORDER THE APSU CAMPUS

Roadway	TDOT Station	Year / % Growth							Average Growth Per Year
		1992	1993	1994	1995	1996	1997	1998	
North 2nd Street between West Ave. & Marion St.	86	19,680	17,000 -13.6%	21,290 25.2%	17,880 -16.0%	18,240 2.0%	18,710 2.6%	17,920 -4.2%	-1.5%
College Street between University Ave. & Fifth St.	116	15,740	17,330 10.1%	18,560 7.1%	17,510 -5.7%	17,120 -2.2%	17,140 0.1%	17,250 0.6%	1.6%
Eighth Street between College St. & Marion St.	140	2,311	2,193 -5.1%	5,757 162.5%	5,850 1.6%	5,498 -6.0%	5,937 8.0%	5,680 -4.3%	24.3%
University Ave. between College St. & Main St.	174	3,803	3,867 1.7%	4,060 5.0%	3,649 -10.1%	4,079 11.8%	4,092 0.3%	4,690 14.6%	3.9%
Robb Avenue between Farris Dr. & Forbes Ave.	177	1,215	924 -24.0%	1,527 65.3%	1,810 18.5%	1,577 -12.9%	1,610 2.1%	1,620 0.6%	5.6%

The results from the historical traffic growth analysis show that between 1992 and 1998, the annual growth rates for most of the roadways studied are relatively low. The one exception is Eighth Street, which had an average historical growth rate of 24.3% per year. This high growth rate was primarily due to a large traffic volume increase in 1994, which was caused by the closure of Drane Street. Also, Robb Avenue exhibited a significant increase in traffic between 1993 and 1994 due to the closure of Drane Street.

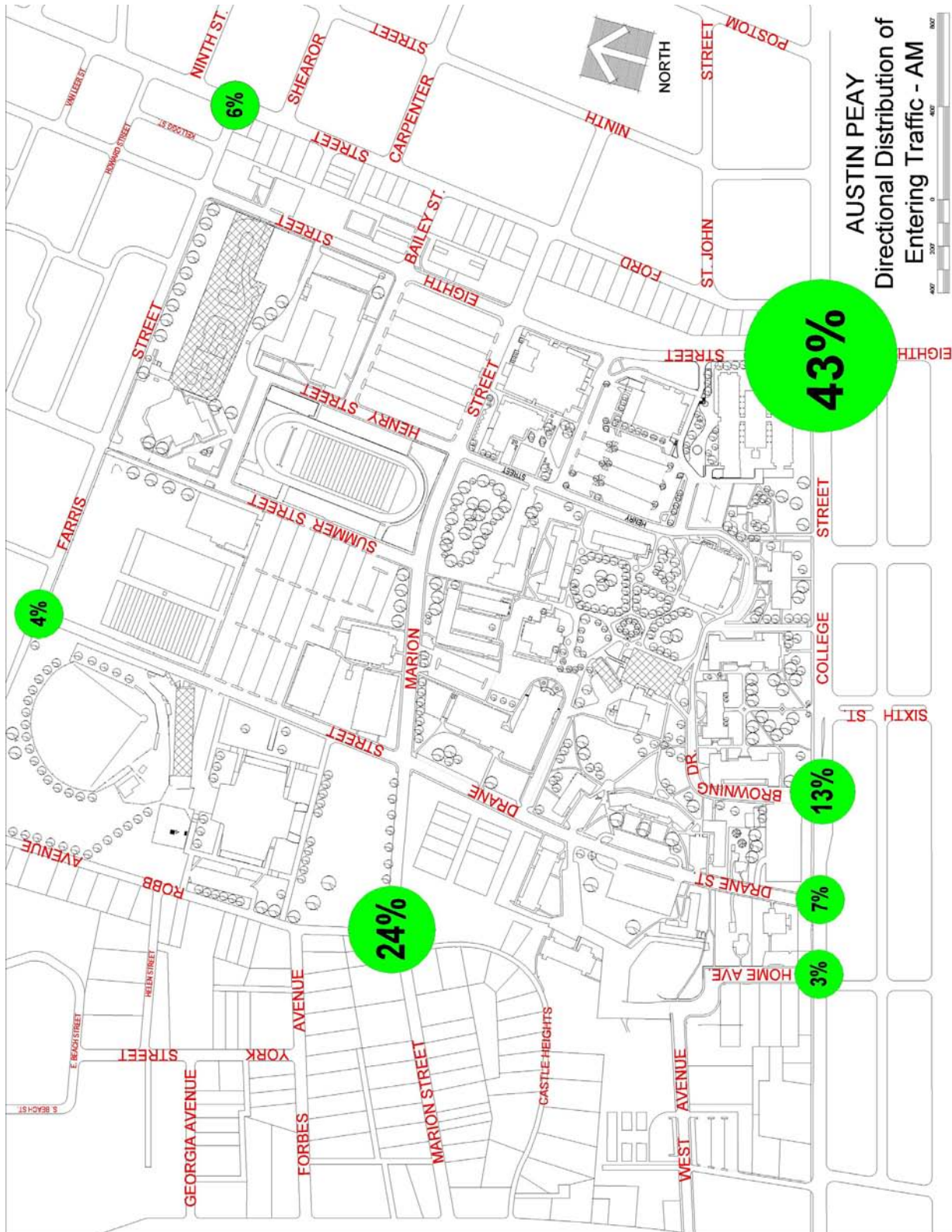
In addition to the ADT volumes that were collected and analyzed, manual traffic counts were conducted during the hours 7:30-9:30 AM, 11:00 AM - 1:00 PM, and 3:00-5:00 PM at fifteen of the intersections which provide access to the University. The majority of the intersection counts were conducted on College Street and Eighth Street. Also, the traffic volumes at each of the major access points for the campus were counted.

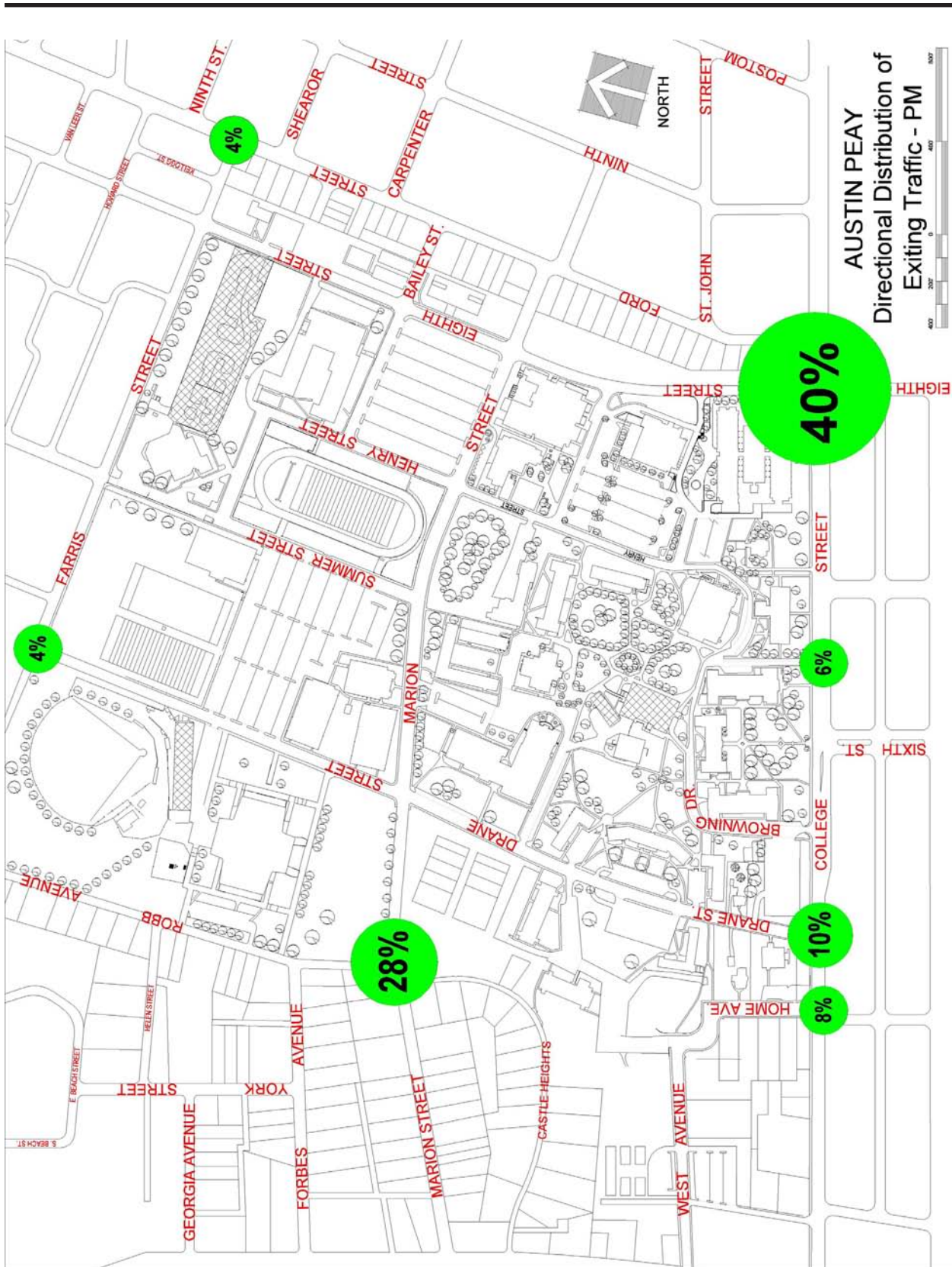
EXISTING CONDITIONS

Traffic and Parking Cont.

Analysis of Traffic Conditions

From the manual traffic counts that were conducted, it was determined that the peak hours of traffic flow at the intersections within the study area occur during the hours of 7:30-8:30 AM, 12:00-1:00 PM, and 3:15-4:15 PM on a typical weekday. The counts were used to determine the routes that students, staff and visitors use to enter and exit the campus. The two figures on the following pages show the routes for entering traffic in the morning peak hour and exiting traffic in the PM peak hour. As shown by these figures, the major point of access for the campus is the intersection of College Street and Eighth Street, followed by the intersection of Marion Street and Robb Avenue.





EXISTING CONDITIONS

Traffic and Parking Cont.

Also, capacity analyses of the peak hour turning movement counts were conducted for each intersection studied. These analyses were used to identify traffic operational deficiencies for the intersections. The analyses show that the majority of the intersections operate at acceptable levels of service.

The most significant traffic congestion occurs at the intersections of College Street and Eighth Street, and College Street and University Avenue. The congestion at College and Eighth Street is primarily due to the heavy southbound left turning volume which turns onto eastbound College Street in the afternoon. Also, during the morning peak period, there is a high volume of traffic turning right from westbound College Street onto northbound Eighth Street. Most of this traffic is destined to the parking areas on the eastside of the Austin Peay campus. The traffic delays are relatively high at the College Street and University Avenue intersection because motorists have difficulty turning into College Street from University Avenue. A traffic signal at this location would alleviate this problem and also provide a safe location for pedestrians to cross College Street.

There is a significant volume of traffic turning left from eastbound College Street into Drane Street as well as into Browning Drive. These left turning vehicles slow the progression of eastbound traffic on College Street. There is currently no left turn storage lane at either intersection. However, there is space for a left turn lane at Browning Drive, but it is currently not marked.



EXISTING CONDITIONS

Traffic and Parking Cont.

Additional Traffic Issues

Observations of traffic flow at the University revealed several issues related to the traffic circulation patterns. These issues are discussed below.

1. There are several locations where there are significant conflicts between pedestrian and vehicles. The locations with the highest number of conflicts are as follows:
 - Marion Street, between Eighth Street and Summer Street
 - Henry Street, south of Marion Street
 - College Street, between Drane Street and Eighth Street
 - Along the aisles of the parking lots which are south of Killebrew Hall and connect Home Avenue to Drane Street.
 - Browning Drive, throughout its length.
2. The main entrances to the campus are not well defined. Therefore, it is not readily apparent to unfamiliar visitors where to enter the campus and where to park. This is especially problematic for motorists approaching the campus from the east along College Street, or from the north along North Second Street.



EXISTING CONDITIONS

Traffic and Parking Cont.

3. The parking lot that is adjacent to the Margaret Fort Trahern Building and on the south side of the Kimbrough Building is a very popular lot for commuter students. On-site observations showed that during peak periods, many students travel through this lot two or three times in hopes of finding an open parking space. This type of circulation causes a lot of unnecessary traffic congestion on Eighth Street, Marion Street, and Henry Street. Also, this circulation increases the vehicular/pedestrian conflicts in this area.

Inventory of Existing Parking

An extensive parking inventory was developed to identify the number of parking spaces provided for commuter students, visitors, resident students, and staff on the campus. Based on this inventory, it was determined that there are approximately 3,384 total parking spaces available on the campus. This total includes 1,905 commuter student spaces, 50 visitor spaces, 769 residential student spaces, and 660 staff spaces.

Evaluation of Parking Supply

The 1998 data from the University indicate that the student headcount population for the main campus equaled approximately 5,228 students, which resulted in a F.T.E. population of 4,669 students. It is estimated that approximately 1,050 of these students are residents and the remaining 3,619 are commuter students. The University has a staff of approximately 756.

The current parking availability per student (F.T.E.) was calculated to be 0.72 spaces per student. This ratio is very comparable to the parking ratios at other Tennessee Board of Regents Universities, which typically range from 0.53 to 0.74. The parking ratios for the University's commuter students, resident students, staff, and visitors were also determined and compared to published design values. The following parking ratios were determined for Austin Peay, based on 1998 data:

COMPARISONS OF PARKING RATIOS		
	Parking Ratios Observed at Austin Peay	Typical Parking Design Ratios
Commuter Students	0.53 per student	0.37
Resident	0.73 per student	0.36
Faculty/staff	0.87 per faculty/staff	0.92
Visitor	0.07 per faculty/staff	0.02 - 0.05

Sources: RPM & Associates & Parking, Weant & Levinson

EXISTING CONDITIONS

Traffic and Parking Cont.

As shown by the above comparisons, the parking ratios observed for resident students and commuter students are significantly higher than the typical design ratios. The staff-parking ratio is below average. However, it should be noted that the typical design ratios shown above are based on studies that included a wide range of campus locations and types. Also, some of these studies do not reflect the increasing automobile ownership and usage that is common on today's campuses. Therefore, it is reasonable for the observed parking ratios for resident and commuter students to be higher than the typical design ratios.

Parking occupancy studies that were conducted on-campus showed that there is currently a surplus of parking spaces for commuter students and for resident students. In particular, the parking lot north of Marion Street, between Summer Street and Drane Street was under-utilized. In contrast, the parking lot adjacent to the Margaret Fort Trahern Building and on the south side of Kimbrough Building, was very heavily utilized, with occupancy levels approaching 95%.

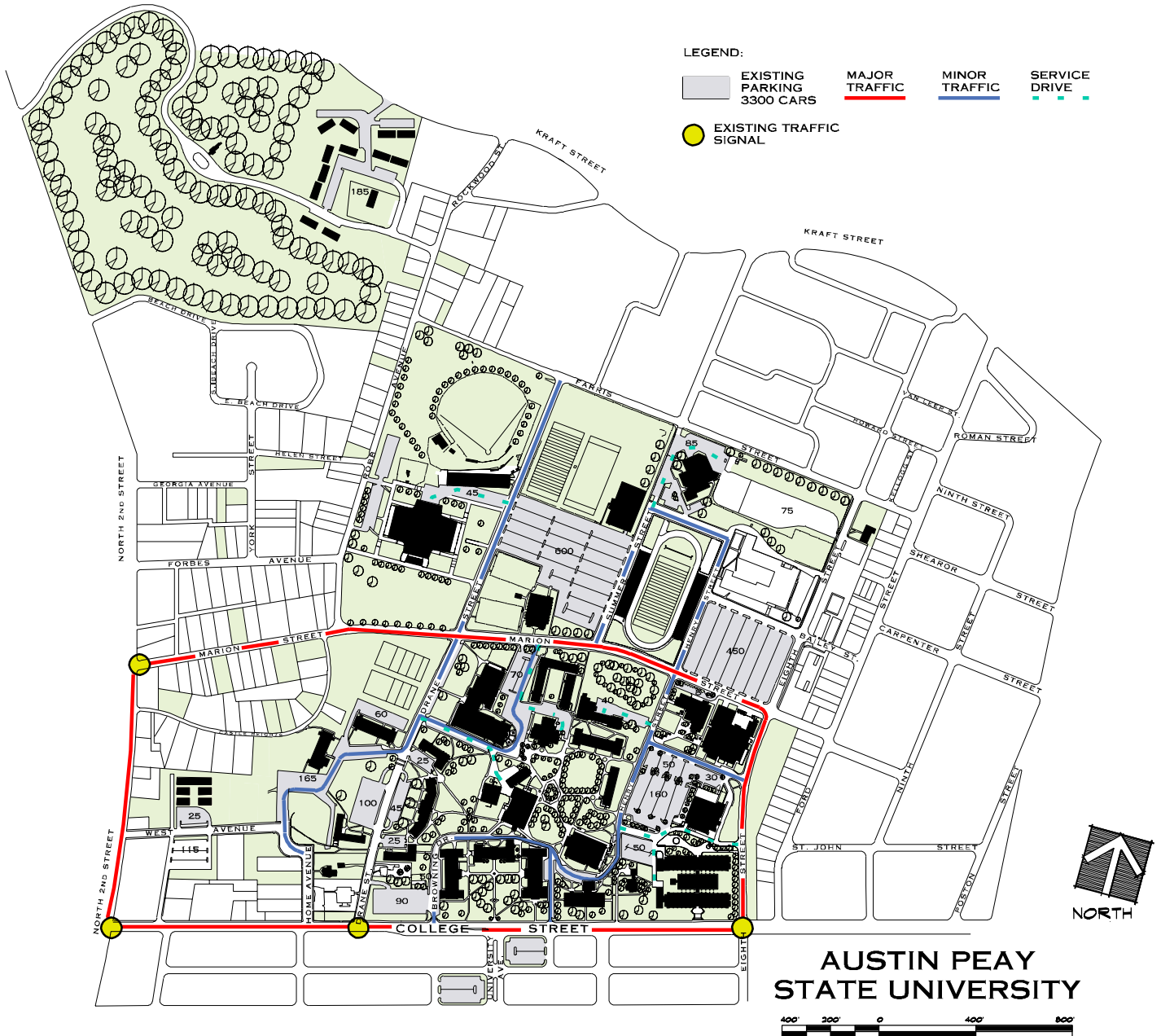
The parking occupancy studies also showed that there is a need for an additional staff parking. For a staff of 756, an additional 36 spaces should be provided in order to provide a parking ratio of 0.92 spaces per staff member.

Parking Issues

During the site visits, several parking related issues were identified. These issues are discussed below.

- In general, the parking lots are not very well landscaped. Also, due to the large expanses of asphalt, pedestrian access through the lots is difficult.
- The largest parking lot on campus is the lot that is located north of Marion Street, between Summer Street and Drane Street. However, this lot is not very well utilized and students have a tendency to avoid parking in this lot. The apparent reasons for this are that the lot is a relatively long distance from most classrooms, the lighting for the lot is inadequate, and several other lots are more easily accessible to the majority of the commuters.
- Many motorists use the parking lots that are south of Killebrew Hall to travel between Drane Street and Home Avenue. This connection has become a popular cut-through route since Drane Street was closed to through traffic. There are conflicts between the through vehicles and the vehicles attempting to use the parking spaces. Also, the significant traffic volumes traveling through these lots cause vehicular/pedestrian conflicts.

EXISTING TRAFFIC & PARKING



ISSUES:

- * POOR SENSE OF ARRIVAL/ENTRANCE
- * TRAFFIC CONGESTION AROUND RESIDENCE HALLS
- * INTERNAL CAMPUS INTRUSION/CONFLICTS
- * UNATTRACTIVE ASPHALT LOTS
- * UNSAFE PERCEPTION OF NORTH LOTS
- * POOR VEHICULAR CIRCULATION AT NORTH PARKING LOTS
- * DISTANCE PERCEPTION OF NORTH LOTS
- * CRUISING FOR INTERNAL PARKING SPACES
- * ABANDONED APPEARANCE OF DRANE STREET
- * INADEQUATE EVENT PARKING FOR DUNN CENTER AND UNIVERSITY CENTER
- * ON-STREET PARKING IN CASTLE HEIGHTS AND OTHER AREAS AROUND CAMPUS
- * HEAVY EAST BOUND TRAFFIC FROM EIGHTH STREET
- * NO TURN SIGNAL AT UNIVERSITY AVENUE AND COLLEGE STREET
- * MORE PARKING NEEDED FOR INCREASING ENROLLMENT

EXISTING CONDITIONS

Pedestrian Routes and Open Space

The campus is characterized by older historic buildings unified by green space webbed with an informal composition of concrete walkways. Some formality does exist with the juxtaposed arrangement of Browning, Clement and McCord buildings all fronting a quadrangle of green lawn and old hardwoods. This is also the institutions front door and most memorable image.

The campus is easily traversed on foot due to the gentle grades and numerous sidewalks. However, there are vehicular intrusions into the campus interior sometimes conflicting with the pedestrian.

The parking areas on the north side of campus exhibit a feeling of remoteness to the pedestrian even though they are within a 5-8 minute walk to the center of campus. While most all of the parking areas are within a comfortable proximity to the academic core, improvements in pedestrian routes are a point of concern.

There are no designated bicycle trails on campus and bicyclists are typically utilizing the roadways and walkways to move across campus.

There are a number of areas on campus of natural beauty and landscape, however, there is a number of prominent areas which are not visually appealing including: the entrances to the Dunn Center with its foreboding black stair walls; the pedestrian routes near the football stadium; and the walkway running along Harvill Cafeteria service dock. Also, there are very few spots for stopping to sit and talk or rest along the walkways.



EXISTING CONDITIONS

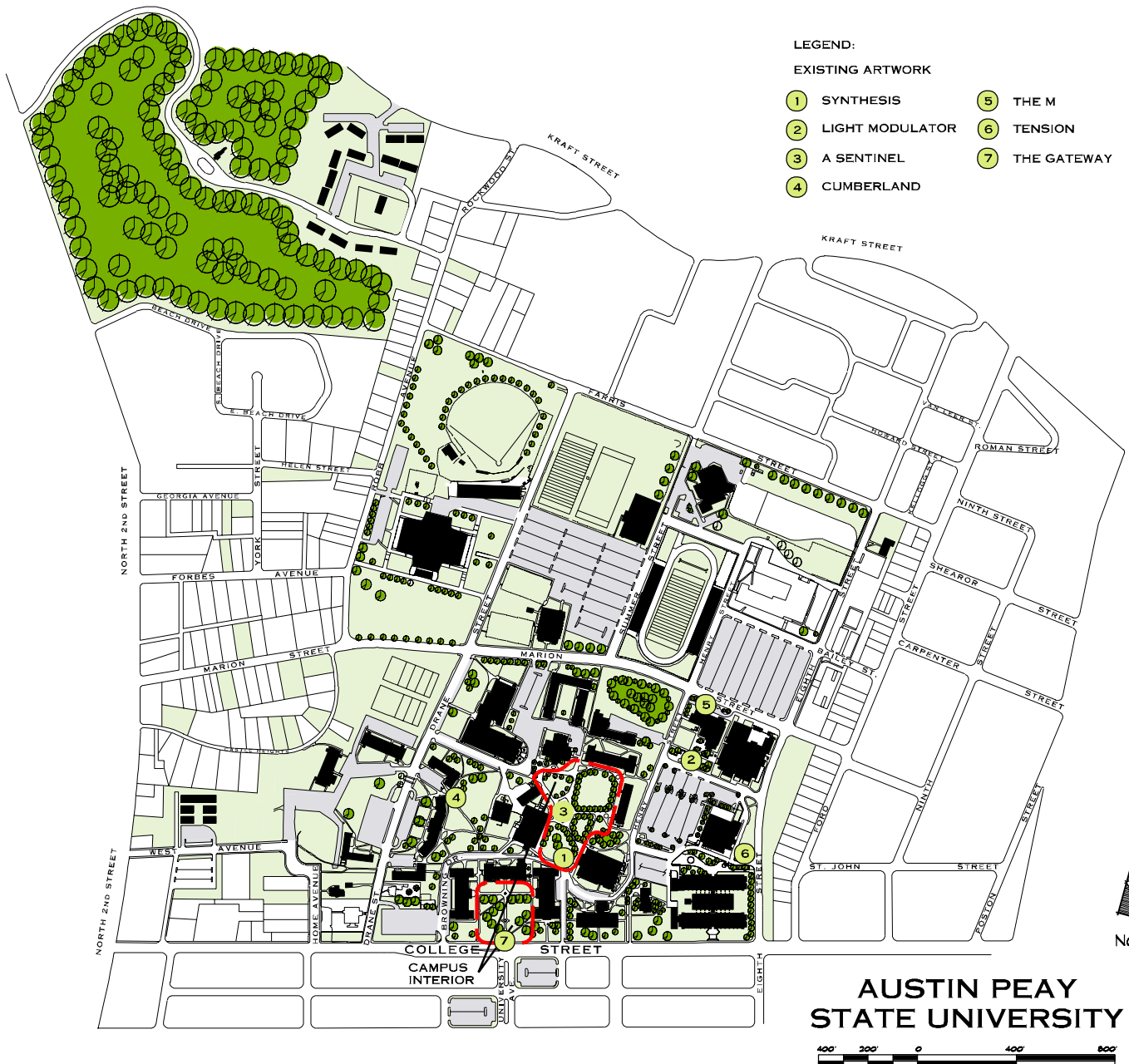
Pedestrian Routes and Open Space Cont.

Currently there is only one central plaza gathering space, which is located adjacent to the University Center. This space is often filled with people and all benches are usually occupied.

There are several locations of visual interest including outdoor sculpture, however, more plaza space and public art located in prominent areas would make the campus more interesting and pedestrian friendly.



EXISTING PEDESTRIAN ROUTES & OPEN SPACE



ISSUES:

- * WEAK PEDESTRIAN ROUTES FROM NORTH PARKING LOTS
- * LACK OF OUTDOOR ART AND SPECIAL OUTDOOR GATHERING SPACES
- * VEHICLE INTRUSION OF CAMPUS INTERIOR
- * NO BIKE PATHS
- * NEED SIDEWALKS FROM EMERALD HILLS TO CAMPUS
- * NEED MORE OUTDOOR SITTING/CONVERSATION SPOTS
- * NEED MORE OPEN GREEN SPACE
- * POOR DEFINITION OF CAMPUS EDGE
- * NEED CAMPUS GATEWAY/ENTRANCES
- * MAINTAINING A PEDESTRIAN FEEL
- * LINK CAMPUS TO DOWNTOWN
- * NEED BETTER DEFINITION OF PEDESTRIAN CROSSWALKS

EXISTING CONDITIONS

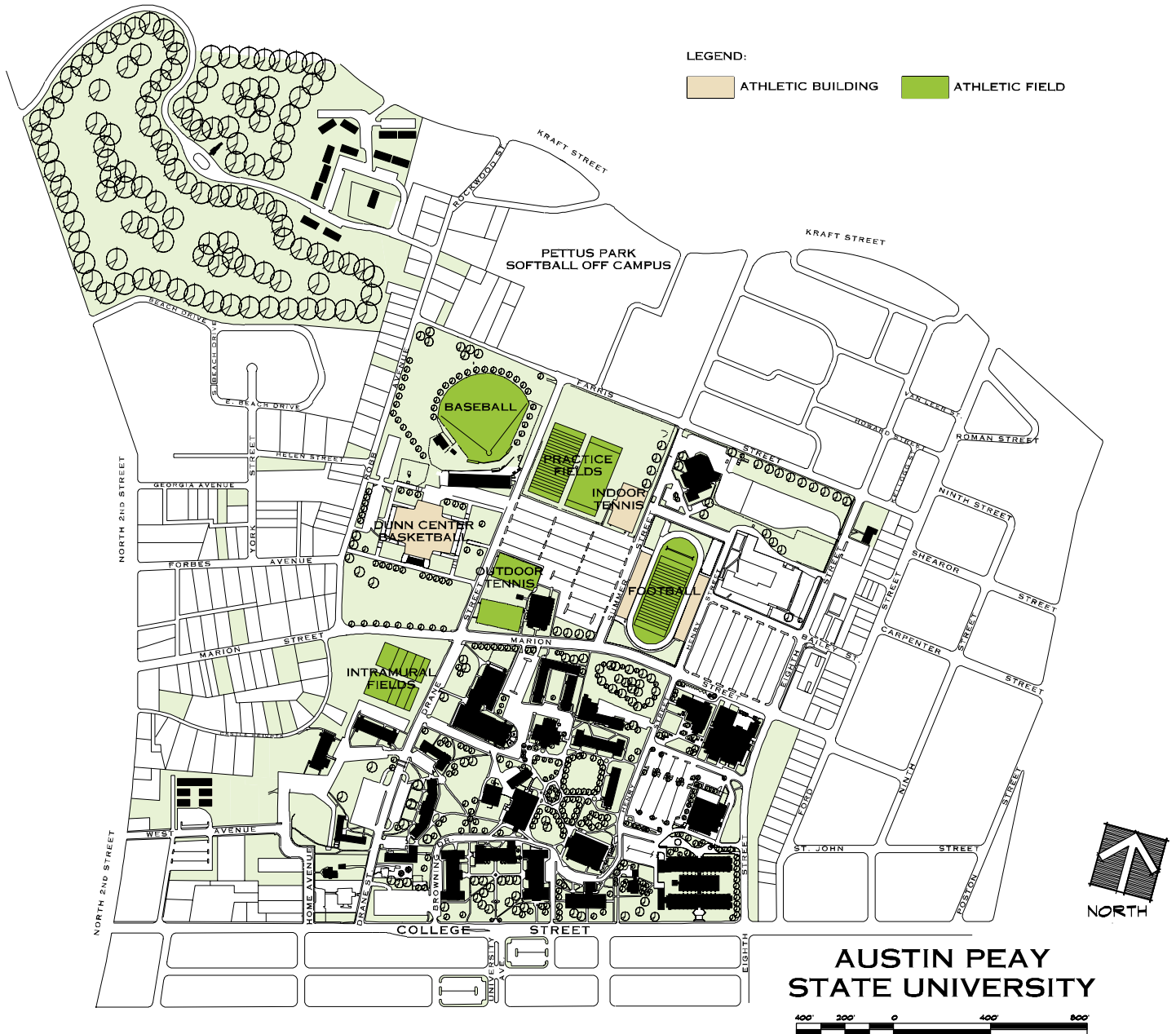
Athletic Fields and Facilities

Most of the University’s athletic facilities and fields are located north of Marion Street. The intramural playing fields and Memorial Health and Fitness Center is located just south of Marion Street. The on-campus athletic facilities include: 8,541 seat arena; 8,301 seat football stadium; baseball field; 8 outdoor tennis courts; 4 indoor tennis courts; 2 football practice fields; a health fitness and physical education facility with indoor pool, and the intramural playing fields.

The University currently utilizes Pettus Park softball fields (owned by the City of Clarksville), just off-campus north of Farris Street, for its women’s softball. The most pressing need in athletics is meeting requirements of Title IX and the NCAA addressing gender equity issues.



EXISTING ATHLETIC PLAN



ISSUES:

- * NEED LOCKER FACILITIES FOR WOMEN'S SPORTS
- * NEED WOMEN'S SOCCER AND SOFTBALL FIELDS
- * MORE EVENT PARKING NEAR DUNN CENTER
- * NEED NEW FIELD HOUSE FOR COACHES OFFICES TRAINING/WEIGHT ROOM AND LOCKERS
- * ADD ACADEMIC SUPPORT CENTER TO DUNN CENTER
- * NEED MORE EFFICIENT USE OF LOCKER ROOM FACILITIES IN DUNN CENTER
- * POOR STADIUM CONDITION AND APPEARANCE

EXISTING CONDITIONS

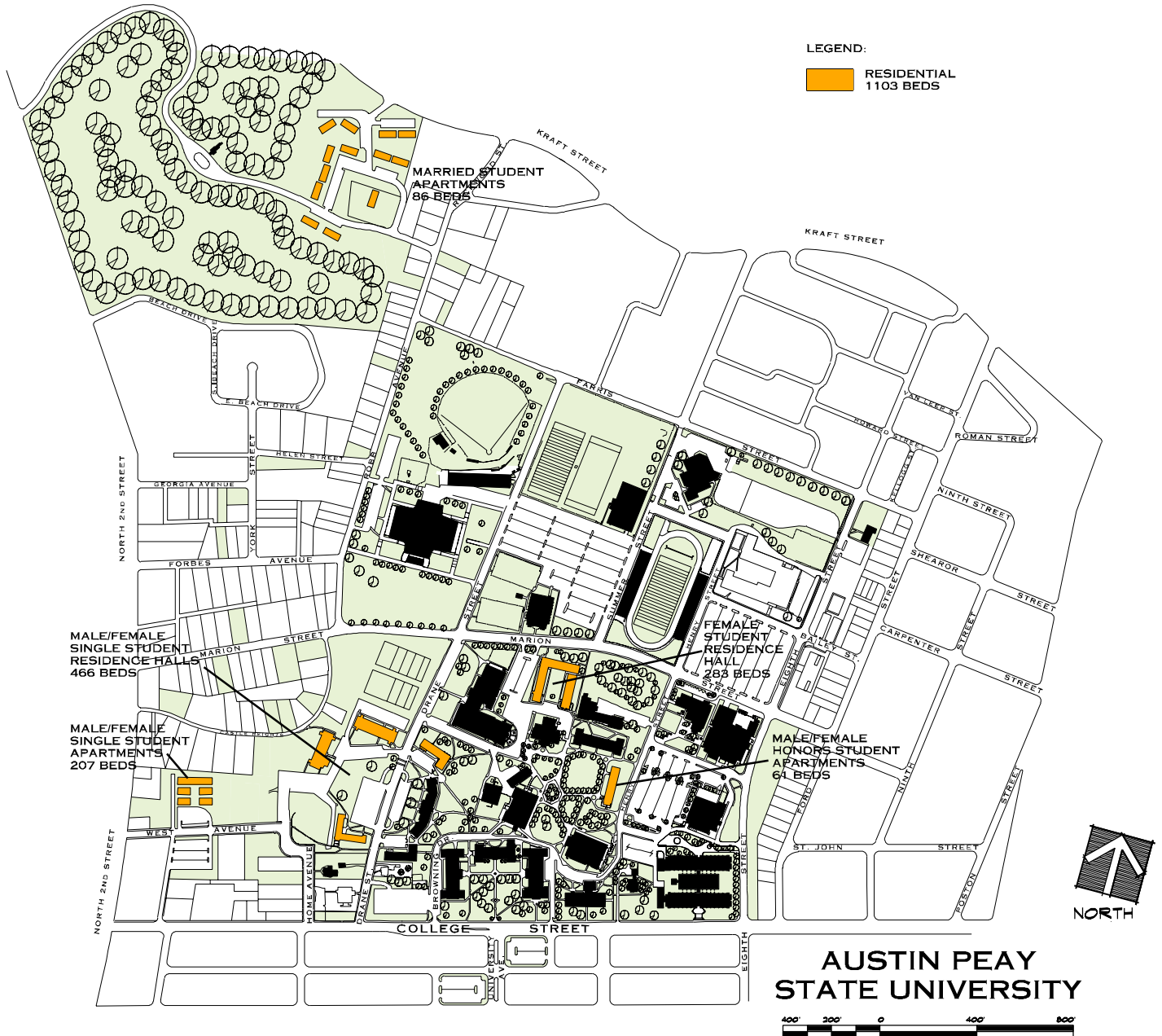
Housing

At the initiation of this study, student headcount at Austin Peay was 5,230 and had a total bed capacity of 1,103 which is approximately 20% of the student enrollment. Over the past 5 years there has been an average of 88% occupancy rate in housing. This includes a 99% occupancy rate for the fall semester of 1998. The current housing success is primarily due to clean, well maintained, diverse offerings, with close proximity to the center of campus.

Cross Hall, Killebrew Hall and Rawlins Hall exterior appearances are not in keeping with the historic campus architecture. Cross Hall will require major renovations within the next 3-5 years.



EXISTING HOUSING PLAN



ISSUES:

- * MORE MARRIED STUDENT APARTMENTS
- * MORE SINGLE STUDENT APARTMENTS
- * DESIRE HIGHER PERCENTAGE OF STUDENTS LIVING ON CAMPUS
- * KILLEBREW HALL NEEDS RENOVATION
- * RAWLINS HALL NEEDS RENOVATION
- * CROSS HALL NEEDS RENOVATION
- * OFF-CAMPUS TRAFFIC THROUGH RESIDENCE HALL LOTS
- * OUTDATED, NON-CONFORMING APPEARANCE OF OF RESIDENCE HALLS
- * CONDITION OF FRATERNITY HOUSES

- * DESIRE TO CONSOLIDATE FRATERNITIES AND SORORITIES IN A COMMON LOCATION NEAR CAMPUS

EXISTING CONDITIONS

Land Acquisition

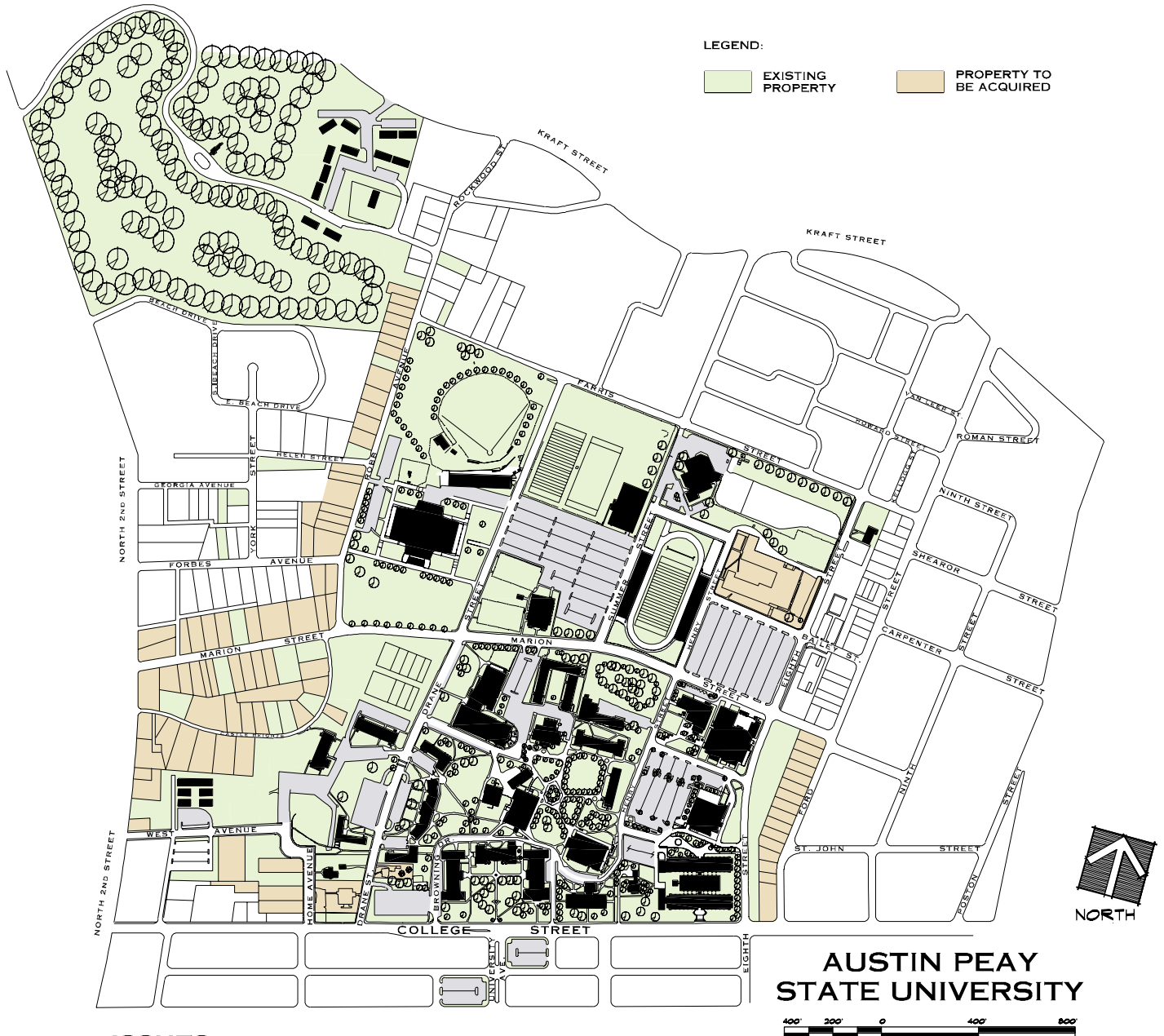
The land acquisition map that follows represents the extended campus and future expansion goals that were recommended in the 1992 campus master plan. The overall concept of extending the campus boundaries has not changed. However, the 2000 Master Plan will suggest a more encompassing border.

Notable features of the 1992 plan include the acquisition of numerous residential properties on both east and west sides of campus. The 1992 Acquisition Plan does not include expansion north of Farris Street or south of College Street. Also, Burt School is located within the perceived campus borders but not identified as a future acquisition.



The properties located at the corner of North 2nd Street and College Street, adjacent to the campus, were also not included in the future acquisition plan, but would serve as an excellent corner border of the university and if properly developed, create a positive physical link to the downtown district.

EXISTING LAND ACQUISITION PLAN



ISSUES:

- * NEED ADDITIONAL LAND FOR PARKING
- * WEAK CAMPUS EDGE
- * DETERIORATION OF ADJACENT RESIDENTIAL NEIGHBORHOODS
- * NEED ADDITIONAL LAND FOR ATHLETIC FIELDS
- * NEED ADDITIONAL LAND AT EMERALD HILL APARTMENTS
- * FUTURE OF LINCOLN HOMES NEIGHBORHOOD
- * LOSS OF PARKING AT SCIENCE BUILDING SITE
- * FRATERNITY HOUSING SCATTERED AROUND CAMPUS
- * FUTURE OF BURT SCHOOL PROPERTY
- * FUTURE OF LAND SOUTH OF COLLEGE STREET
- * IMAGE/USE OF PROPERTY ALONG UNIVERSITY AVENUE
- * IMAGE/USE OF LAND AT THE CORNER OF NORTH 2ND STREET AND COLLEGE STREET
- * CONNECTION OF CAMPUS TO DOWNTOWN AND RIVER

EXISTING CONDITIONS

Space Utilization

This study is limited to addressing the space utilization of Marks, Archwood, (historic) McReynolds and the Foust House (historic). The current use of these buildings is as follows:

- Marks – academic facility for geology, geography and agriculture (classrooms and offices)
- Archwood – vacant now, but prior to tornado: faculty offices in political science, public management, heritage and honor program’s, sociology and social work.
- McReynolds – nursing department classroom and offices.
- Foust House – vacant.

Archwood, constructed in 1876, the second oldest building on campus, was heavily damaged in the tornado. The building is listed on the National Register of Historical Places. It is currently being repaired.

Marks, originally constructed in 1938, was renovated completely in 1998, and is currently housing the geology, geography , and agricultural departments.

Foust House, constructed near the turn-of-the-century, is a significant historic structure. It was re-roofed in 1998 to stop water damage and help preserve it for future remodeling and use by the University.

McReynolds, constructed in 1957 as a residence hall, is in very good condition and should have many years of continued use.

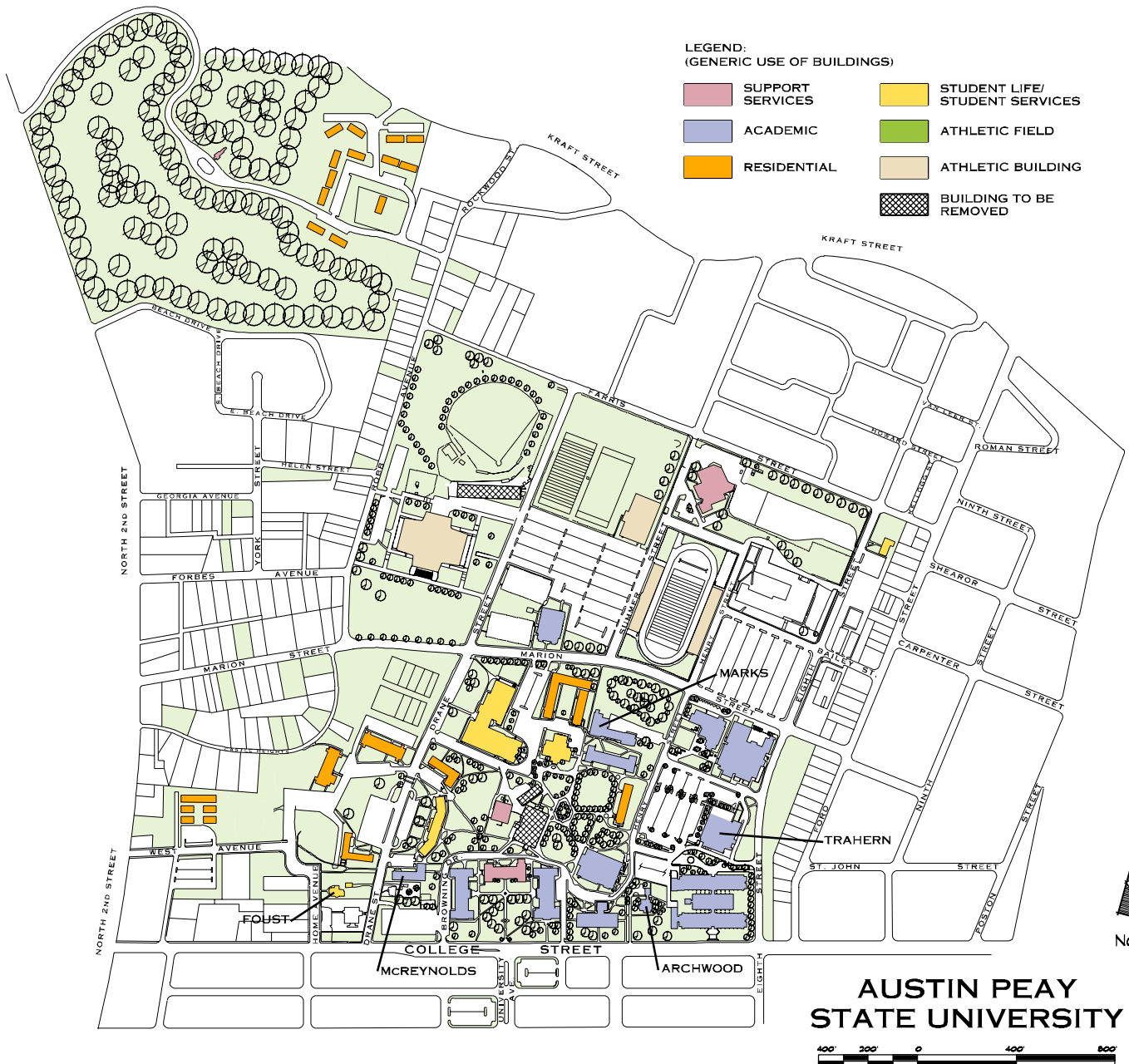
According to THEC data, which includes the new Science Building, Austin Peay’s main campus has an adequate amount of space for present and near term needs with the exception of the library. During the space analysis, it was determined that there are inadequate spaces in Trahern for some of the art programs, which need to be addressed.



PLANNING GUIDELINES



EXISTING SPACE UTILIZATION PLAN



ISSUES:

- * BEST USE OF MARKS - EXISTING USE IS CLASSROOMS AND OFFICES FOR GEOGRAPHY, GEOLOGY AND AGRICULTURE
- * BEST USE OF ARCHWOOD - EXISTING USE IS HONORS PROGRAM, SOCIOLOGY, POLITICAL SCIENCE AND SOCIAL WORK
- * BEST USE OF MCREYNOLDS - EXISTING USE IS NURSING PROGRAM
- * BEST USE OF FOUST - CURRENTLY VACANT
- * SPACE CONSTRAINTS FOR FINE ARTS IN TRAHERN
- * NEED OF BLACK BOX THEATER
- * NEED OF ART GALLERY SPACE
- * NEED ADDITIONAL LIBRARY SPACE
- * SORORITY SPACE EXPANSION
- * CHILD DEVELOPMENT CENTER SPACE DEFICIENCY AND LOCATION
- * FUTURE USE OF BURT SCHOOL
- * LOCATION AND IMAGE OF ADMISSIONS DEPARTMENT
- * CONTINUE MIXED-USE IN CASTLE HEIGHTS

PLANNING GUIDELINES

In summary, the following is a list of the planning guidelines established by the University's Ad Hoc Buildings and Grounds Master Planning Committee who provided direction throughout this study:

Planning Guidelines

1. The campus should have intimate private spaces that encourage conversation and group activities.
2. A visitor to campus should experience a public institution with a private "feel".
3. Where possible, create a "village" atmosphere.
4. Resolve vehicular/pedestrian conflicts: Create a more pedestrian friendly campus that is also accessible for the disabled or physically challenged. Improve internal vehicular traffic for essential vehicles.
5. Maintain Georgian architecture through the selection of consistent materials, limiting the height of buildings (three stories), and select applications that preserve a traditional feeling on campus.
6. Create a stronger gateway entrance to the campus.
7. Develop visual and pedestrian linkages to historic downtown and the riverfront.
8. In acquisitions planning, respect the reasonable boundaries to established residential communities and address parking expansion, athletic field, additional housing (if recommended), and development concerns.
9. Review the current landscaping plan for consistency with architectural goals of the campus and insure that it reinforces the other planning objectives. Include the placement of art with the landscaping plan.
10. In making recommendations on the utilization of buildings, which will be made available with the completion of the Science Building, assist departments in resolving their most pressing space needs.

PLANNING GUIDELINES

General Considerations

There have been numerous physical changes on the Austin Peay campus since the 1992 Campus Master Plan was approved. The new Science Building, currently under construction, is located on the opposite corner than which the '92 plan suggested. The proposed University Center is being designed and will be located just north of Browning displacing the current University Center and the Zeigler Building. The new University Center will have all of food services in one location vacating Harvill cafeteria for conversion to a bookstore. The new renovation and addition to Memorial Health Building provides a state of the art facilities for fitness and health. Drane Street is now closed to through-traffic. Engineering Technology has extended the center of its activity to Fort Campbell. Marks has been renovated into classrooms, laboratories and offices, and currently houses Geology, Geography and Agriculture. Additionally, there have been changes in direction on numerous campus plan issues such as: McReynolds is no longer seen as a potential residence hall when vacated. McCord is currently programmed for use of Nursing, Geology, Geography and Agriculture. However, prior to official planning, this plan will be revisited.

Many of these on-going changes have already affected the campus, and it's the purpose of this study to update and identify future changes to the campus in order to provide the best possible physical environment for effective learning.

One of the primary planning considerations is traffic flow and parking. The anticipation of a growing enrollment, the new Science Building, the proposed new University Center, the closing of Henry Street and Drane Street, and possibly the permanent closing of Browning Drive, all impact traffic flow and parking on the Austin Peay campus.

While Austin Peay is considered a pedestrian scale campus, it still lacks strong pedestrian routes, plazas, green spaces and focal points that can really enhance the pedestrian campus atmosphere.

The real athletic needs are a softball field, a soccer field, more dressing rooms, and more coaches' offices. Also, a more effective plan for placement of athletic fields was considered.

Austin Peay currently has a capacity to house only 20% of its student enrollment. Occupancy in 1998 is at 99%. Austin Peay recognizes the need for new housing and would like to be able to accommodate between 20-25% of its student enrollment within the next 10 years including expand married student housing.

PLANNING GUIDELINES

General Considerations Cont.

The current land acquisition plan is still very relevant to the overall goals of the institution but in many ways is not broad enough to encompass the long-range vision of this institution's future.

Future land acquisitions will be determined by Austin Peay's short-term needs, long-term needs, concern for presentation of natural areas and established residential neighborhoods, definition of campus borders, and opportunities for future development.

According to the THEC Formula for building space allocation, it shows that Austin Peay's campus has an adequate building capacity to grow to its desired size.

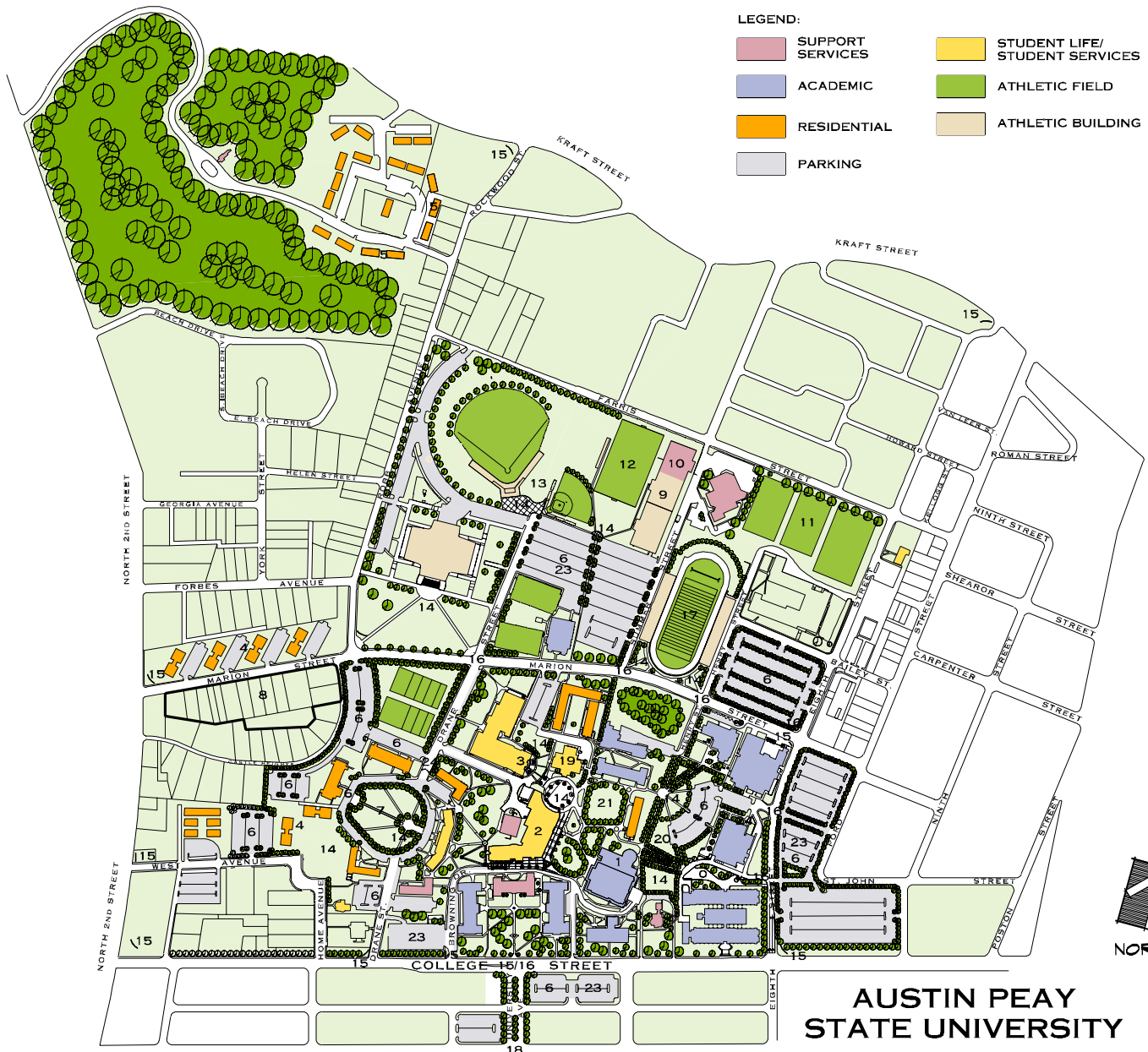
The Library is the only campus facility that is recognized by the THEC Formula as undersized. However, there is evidence indicating facility space needs and improvements needed in Fine Arts at Trahern. McCord needs to be appropriately renovated once biology, physics and chemistry have moved to the new Science Building. Considering that there appears to be no significant demand for new academic buildings on Austin Peay's Campus in the next 10 years, there is compelling evidence of needed improvements to traffic flow and parking, pedestrian route enhancements, re-configurations and additions to sports fields, and additional student housing. The following pages will continue to outline and illustrate the buildings and grounds needs over the next 10 years.










RECOMMENDATIONS



PROPOSED CAMPUS MASTER PLAN



LEGEND:

	SUPPORT SERVICES		STUDENT LIFE/ STUDENT SERVICES
	ACADEMIC		ATHLETIC FIELD
	RESIDENTIAL		ATHLETIC BUILDING
	PARKING		

FEATURES:

- | | |
|--|------------------------------------|
| 1. LIBRARY ADDITION | 14. PLAZA/GREEN SPACE |
| 2. NEW UNIVERSITY CENTER | 15. SIGNAGE/GATEWAY |
| 3. MEMORIAL HEALTH & FITNESS ADDITION | 16. PEDESTRIAN CROSSWALKS |
| 4. NEW STUDENT APARTMENTS | 17. STADIUM IMPROVEMENTS |
| 5. NEW MARRIED STUDENT APARTMENTS | 18. IMPROVED ENTRANCE/GATEWAY |
| 6. NEW/IMPROVED PARKING | 19. BOOKSTORE |
| 7. RESIDENCE VILLAGE CIRCLE PARK | 20. HONORS GROVE |
| 8. FRATERNITY/SORORITY PARK | 21. NATURAL AMPHITHEATER |
| 9. NEW ATHLETIC FIELD HOUSE | 22. PRACTICE FIELDS |
| 10. NEW PHYSICAL PLANT WAREHOUSE/OFFICES | 23. FUTURE SITE FOR PARKING GARAGE |
| 11. FOOTBALL PRACTICE FIELDS | 24. CONTROL GATE |
| 12. SOCCER FIELD | |
| 13. BASEBALL/SOFTBALL COMPLEX | |



RECOMMENDATIONS

The final recommendations of the 2000 Campus Master Plan are the result of numerous meetings and discussions with the primary participants of this study, the Austin Peay faculty, students, and administrative staff. In sum, the final 2000 –2010 Austin Peay State University Master Plan incorporates ideas and suggestions of the university community. These recommendations represent responses to the realistic goals and objectives established at the beginning of the study resulting from a broad-based, consultative process.

The following campus master plan drawing illustrates what the Austin Peay campus may look like in 10 years. The other drawings depict the specific areas addressed in this study which contributed to the final master plan.

RECOMMENDATIONS

Traffic and Parking

Traffic Access and Circulation

In order to evaluate the traffic impacts of the master plan, projected traffic volumes were determined for the intersections and roadways that will provide access to the campus. The existing traffic volumes at key intersections within the study area were factored up to account for the growth projected for the campus and to account for growth along the roadways providing access to the campus. Then, capacity analyses of the projected peak hour volumes were performed. The results of these analyses were used to identify the need for roadway and traffic control improvements that will be needed to accommodate the future traffic that will result from the implementation of the master plan.

These analyses showed that the majority of the intersections studied would operate at good levels of service. The only two exceptions are at the intersections of College Street and Eighth Street, and College Street and University Avenue. The poor operations projected for the intersection of College Street and Eighth Street are primarily due to the projected increases in traffic turning into and out of Eighth Street. The traffic operational problems at the intersection of College Street and University Avenue are due to the need for a traffic signal at that intersection.

Also, the vehicular circulation system for the campus was evaluated and a variety of access modifications was evaluated. The modifications which were evaluated included closing certain streets and driveways, as well as constructing new roadway connections. Adjustments in the traffic projections were made to account for these modifications and additional capacity analyses were used to develop the traffic access recommendations for the master plan.

RECOMMENDATIONS

Traffic and Parking Cont.

Recommendations for improving traffic operations and circulation for the campus are as follows:

1. Drane Street between College Street and Marion Street should remain closed as a public street. This closure is necessary to minimize through traffic traveling on this section of Drane Street.
2. The section of Drane Street south of Marion Street should be designed as a private school access way, which will include a traffic circle approximately midway between Marion Street and College Street. A traffic circle at this location should be effective in minimizing through traffic volumes and reducing traffic speeds on Drane Street. It is recommended that the circle be designed to operate with one-way counter-clockwise flow. Angled parking should be provided along the circle in order to emphasize one-way flow. It would also be desirable to include traffic calming features such as raised crosswalks and speed humps on this section of Drane Street so that traffic speeds can be reduced.
2. In order to accommodate the implementation of the master plan, Drane Street should be closed between Marion Street and Farris Street. The capacity analyses show that this closure will not negatively affect levels of service for adjacent intersections during the peak hours. However, in order to enhance accessibility during special events, the section of Summer Street between Marion Street and Farris Street, which is currently closed, should be designated so that it can be opened for special events.
4. The portion of Henry Street south of Kimbrough Building should be closed and converted to green space and a pedestrian walkway. The closure of this section of Henry Street will eliminate many of the vehicular/pedestrian conflicts that are a problem in this area. Also, this closure will eliminate the traffic congestion that is currently caused by students traveling down Henry Street hoping to find a parking space in the lot that is on the south side of the Kimbrough Building.
5. The major pedestrian walkways that are proposed should be designed to also accommodate vehicular traffic so that students can drive these walkways when they are moving in and out of dorms. Also, designing these walkways to accommodate vehicular traffic will allow access to service and emergency vehicles when necessary. The walkways should be at least 10 feet wide and should have structural sections that can accommodate traffic. Also, removable bollards should be installed at the entrance and exit points.

RECOMMENDATIONS

Traffic and Parking Cont.

6. The intersection of University Avenue and College Street should be signalized. The need for this signal will be critical when the additional parking that is recommended on the south side of College Street is constructed. Also, pedestrian signals and crosswalks should be provided in order to emphasize this location as a pedestrian crossing. This signal will be especially critical if the future parking garage is constructed on the southeast corner of this intersection.
7. The southbound approach of Eighth Avenue at College Street should be widened so that an additional southbound left turn lane can be provided. This will result in two-left turn lanes for traffic turning from Eighth Street onto College Street. This improvement is needed to accommodate the projected traffic volumes.

Parking

By the year 2010, the enrollment at the main campus of Austin Peay State University is projected to reach a maximum headcount population of 8,042 students. This headcount population equates to a F.T.E. of approximately 7,182. These projections indicate that the student population will increase by a total of about 53.8% between 1998 and 2010. If the staff increases at the same level as the student population, there would be approximately 1,163 staff members by 2010.

The Year 2010 parking demand for the main campus of Austin Peay was determined, based on the projected F.T.E. of 7,182 and a staff of 1,163. The parking demand was based on ratios which were developed from the parking ratios observed on the campus, typical parking ratios observed at other universities, and on the campus population projections for the year 2010. Also projections were developed for handicapped spaces on campus. The projected parking demand that was determined for the year 2010 is shown in the following table.

PROJECTED PARKING DEMAND FOR THE YEAR 2010 BASED ON 8,042 STUDENT HEADCOUNT	
TYPE OF PARKING	NUMBER OF SPACES
Commuter students	2,603
Resident students	1,085
Staff	1,043
Visitor	75
Handicap	127
TOTAL	4,933

RECOMMENDATIONS

Traffic and Parking Cont.

The parking that is recommended for the master plan is shown on page 43. The proposed parking lots and the number of spaces for each lot are identified in this figure. Also, shown are the number of spaces allocated in each lot for commuter students, resident students, staff, handicapped, and visitors.

A total of 3,846 parking spaces are shown on the master plan. The allocation that is recommended for these spaces is presented in the following table:

ALLOCATION OF THE PROJECTED PARKING FOR THE MASTER PLAN	
TYPE OF PARKING	NUMBER OF SPACES
Commuter students	2024
Resident students	844
Staff	812
Visitor	59
Handicap	107
TOTAL	3,846

The parking shown for the master plan for the University includes approximately 3,846 parking spaces and not the 4,933 spaces required to accommodate the 8,042-student headcount projected for the year 2010. Instead, the 3,846 spaces included in the master plan will accommodate a headcount of up to 6,270 students, which equates to an F.T.E. of approximately 5,600 students. When enrollment at the main campus of Austin Peay exceeds either a headcount of 6,270 students or an F.T.E. of 5,600, parking in addition to that shown for the master plan will be required. At that point, the University will need to consider structured parking, or acquiring additional property on the periphery of the campus to provide additional surface parking. To avoid this expense and maximize the utilization of its buildings and parking, the University should schedule more evening, afternoon and weekend classes and thus raise the enrollment threshold at which a parking garage wouldn't be necessary.

A future parking garage is included in the master plan. As the university expands in the future, a parking garage would effectively service the projected parking demand for the campus. Also, a well-located garage would keep the concentration of parking close to the central part of the campus, while minimizing the surface area used for parking.

RECOMMENDATIONS

Traffic and Parking Cont.

A single specific site for the parking garage is not identified in the master plan. Instead, various locations were evaluated and four sites were identified as potential sites for a future parking garage. The four potential sites are shown on the master plan and are described as follows:

1. A three-level parking garage with approximately 1,000 spaces could be constructed on a portion of the existing parking lot that is located on the west side of Summer Street, the east side of Drane Street, and north of the armory building. There is ample room in this area to provide a parking garage. This location is approximately 1,000 feet from the center part of the campus, but it is in proximity to the Dunn Center and the stadium. In comparison to the other possible sites, this location would be the farthest away from the intersection of Eighth Street and College Street, which is the primary point of entry for the majority of commuter students. A parking garage at this location would likely increase traffic volumes on Marion Street, which could result in conflicts with pedestrians crossing Marion Street, east of Summer Street.
2. A three-level parking garage with approximately 330 spaces could be designed to replace the existing parking lot that is located on the north side of College Street between Drane Street and Browning Drive. A four-level garage at this location would accommodate approximately 440 spaces. A parking deck at this location would be approximately 900 feet from the center part of the campus and would have convenient access to College Street. However, this location would not be very accessible for people traveling to special events at the Dunn Center and the stadium.
3. A third option is to construct a parking garage on the block that is bounded by Eighth Street, Marion Street, Ford Street and St. John Street. A three-level parking deck at this location would accommodate approximately 940 spaces. This location is approximately 1,100 feet from the center part of the campus, but it is in proximity to the heavily utilized eastern part of the campus.
4. A final option for a parking garage is on the property that is located on the south side of College Street, the east side of University Avenue and the west side of Seventh Street. A three-level parking deck with approximately 530 spaces, or a four-level deck with approximately 700 spaces could be constructed in this location. This location is approximately 750 feet from the center part of the campus. The location would have convenient access to College Street, but would not be very accessible for people traveling to special events at the Dunn Center and the stadium.

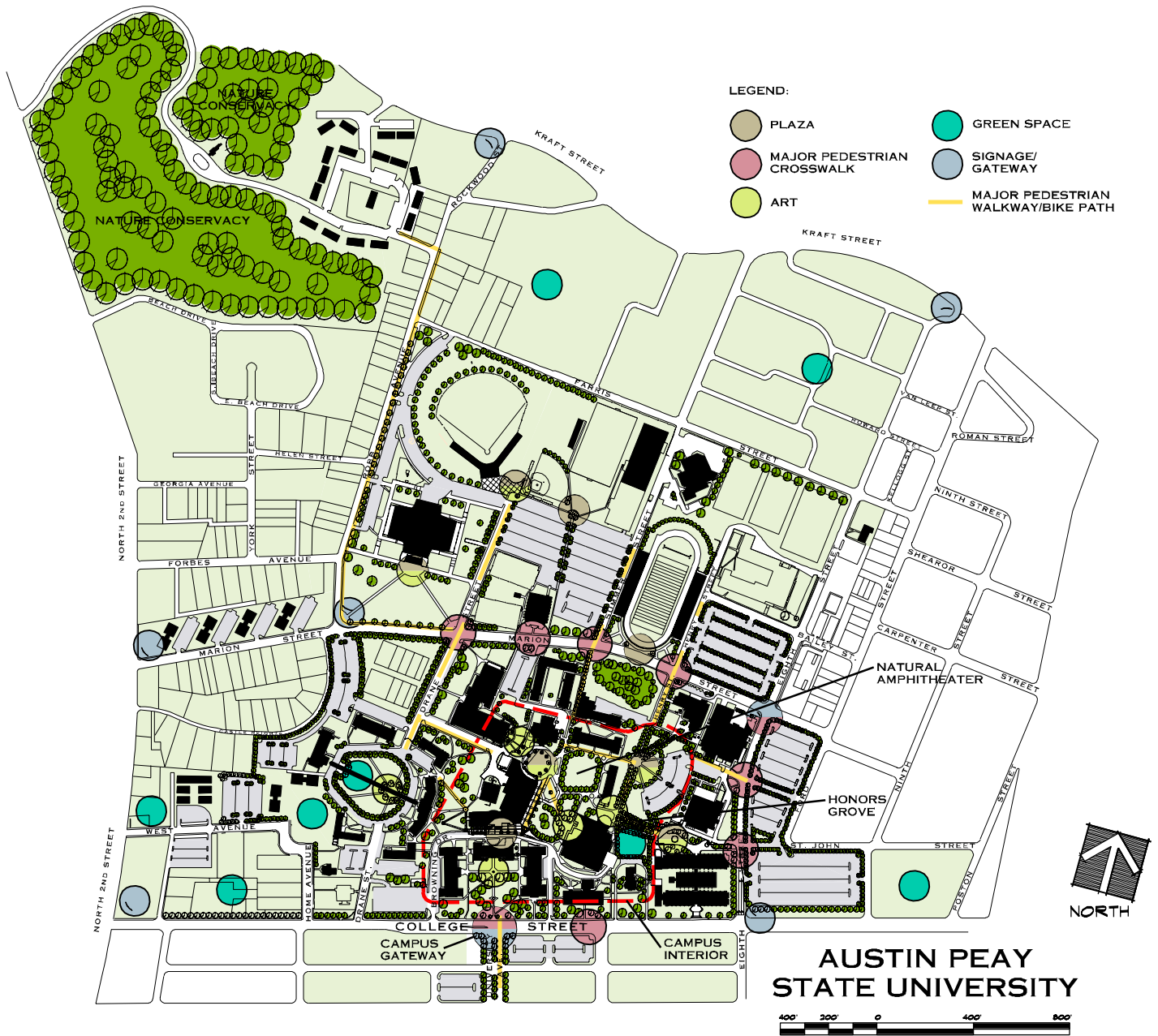
RECOMMENDATIONS

Pedestrian Routes and Open Spaces

Improving the pedestrian routes in and around campus is critical to accomplishing the goal of making the Austin Peay's campus a more pedestrian friendly environment. Enhancing existing open spaces and creating new ones will give the campus a private college feel and charm. With the appropriate use of landscaping, lighting, site furnishings and outdoor art, the outdoor campus atmosphere can be one of Austin Peay's most important features. The following is a list of these planning elements:

1. Improve sidewalks from parking lots north of Marion Street to center of campus.
2. Provide a wide tree-lined sidewalk from Marion Street to the library (via Henry Street). This sidewalk will be suitable for student vehicles loading/unloading at beginning and end of semesters.
3. Provide open plazas at various pedestrian areas including outdoor art, seating and landscaping.
4. Provide a circular green space within the proposed circle drive near the residence halls.
5. Provide open green space between Trahern and Harvill Hall including an honors grove of trees.
6. Provide an open green space between the stadium and Shasteen.
7. Provide pedestrian crosswalks at key pedestrian/road intersections.
8. Provide campus arrival signage and gateways establishing the campus borders, corners and entrances.

PROPOSED PEDESTRIAN ROUTES & OPEN SPACE



FEATURES:

- * IMPROVE WALKWAYS AND BICYCLE ROUTES TO CAMPUS BUILDINGS
- * CREATE CONTEMPLATIVE REST STOPS AT WALKWAY INTERSECTIONS
- * LEAVE SOME AREAS OF NATURAL, UNCULTIVATED LANDSCAPING
- * ENHANCE MAJOR WALKWAYS FROM PARKING AREAS
- * IMPROVE/EXPAND OUTDOOR ART
- * CREATE MORE GREEN SPACE TO BETTER UNIFY CAMPUS BUILDINGS
- * CREATE MORE OUTDOOR PLAZAS AND FOCAL POINTS
- * DEVELOP SIDEWALK/BIKE PATH TO EMERALD HILLS
- * ESTABLISH CAMPUS ENTRANCES/GATEWAYS
- * CREATE PERIMETER BUFFERS AND OPEN SPACES TO BETTER DEFINE CAMPUS EDGE
- * ESTABLISH AN HONORS GROVE OF TREES

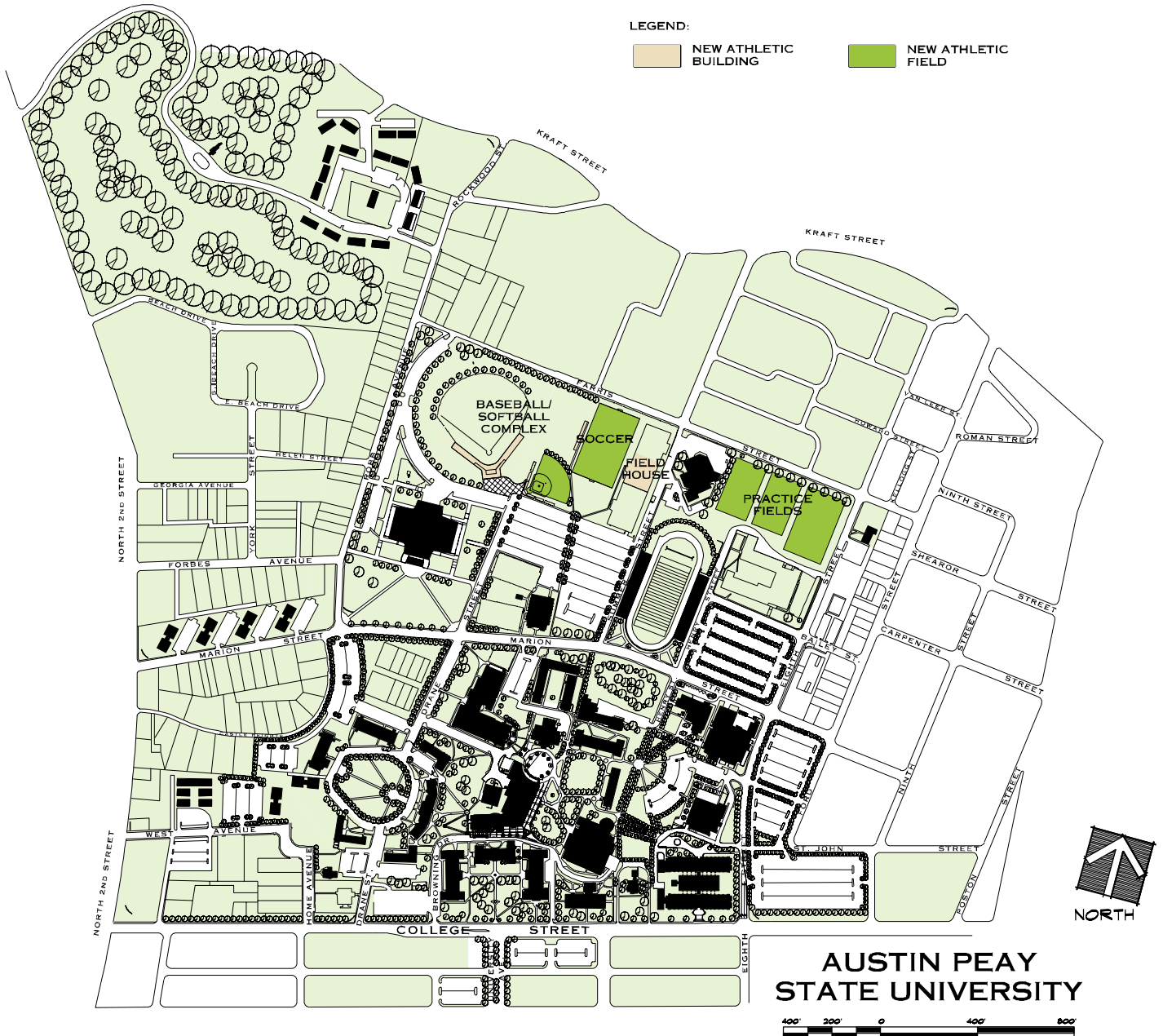
RECOMMENDATIONS

Athletic Fields and Facilities

Providing an on-campus softball field and soccer field is the primary planning objective. Locating the softball field adjacent to the baseball field establishes an athletic complex, which can utilize common support facilities. Expanding the existing indoor tennis center structure will provide an attractive solution for additional space necessary for the athletic field house. In the event that Austin Peay would someday acquire the Burt School property, one of its possible uses would be to raise the structure and expand the athletic practice fields. The following is a list of these planning elements:

1. Provide a softball field and viewing area adjacent to the baseball field.
2. Provide a soccer field located northwest of the tennis center.
3. Provide (2) football practice fields and a soccer practice field located north of Burt School.
4. Provide new athletic coaches' offices, locker rooms, training room, weight room, laundry and storage facilities by extending the tennis center structure north.
5. Improve configuration of Dunn Center locker room facilities for better use of space.
6. Improve appearance, infrastructure and facilities of the football stadium. Remove concrete block perimeter fence and replace with more aesthetically appealing and open fencing.
7. Improve baseball stadium appearance and support facilities.

PROPOSED ATHLETIC PLAN



FEATURES:

- * RECONFIGURATION OF LOCKER FACILITIES IN DUNN CENTER FOR MORE EFFICIENT USE
- * BUY PETTUS PARK AND IMPROVE FOR SOFTBALL STADIUM OR BUILD SOFTBALL STADIUM ON CAMPUS
- * BUILD SOCCER FIELD AND VIEWING AREA ON CAMPUS
- * BUILD NEW FIELD HOUSE FOR COACHES OFFICES TRAINING/WEIGHT ROOM AND LOCKER FACILITIES NEAR FOOTBALL STADIUM
- * RETAIN INTRAMURAL FIELDS
- * FIND SPACE IN DUNN CENTER FOR ACADEMIC SUPPORT CENTER
- * RENOVATE FOOTBALL STADIUM
- * REMOVE SOLID WALL AROUND FOOTBALL STADIUM
- * ACQUIRE BURT SCHOOL FOR ATHLETIC FIELDS AND PARKING IF IT BECOMES AVAILABLE
- * EXPAND INDOOR TENNIS CENTER BUILDING TO INCORPORATE FIELD HOUSE AND PHYSICAL PLANT STORAGE/OFFICES
- * COMBINED BASEBALL AND SOFTBALL STADIUM COMPLEX
BASEBALL - 1000 SEATS, LOCKER ROOMS & PRESS BOX
SOFTBALL - 1000 SEATS, LOCKER ROOMS & PRESS BOX
SHARED CONCESSIONS, RESTROOMS & TICKET OFFICE
ENTIRE COMPLEX FENCED
- * SOCCER
200 FIXED BLEACHERS WITH PRESS BOX, LOCKER ROOMS, RESTROOMS AND CONCESSIONS UNDER SEATING.
- * SOCCER PRACTICE FIELD
- * FOOTBALL PRACTICE FIELDS

RECOMMENDATIONS

Housing

The future housing elements consists primary of more on-campus single student apartments, more married student apartments, residence hall renovations, and a fraternity/sorority park development. Current higher education housing trends suggest student desire more privacy, convenience, quality and more control over their physical and social environment. The master plan is recommending locations on the campus perimeter for new housing, consisting of multiple 3-story 50-bed apartment buildings. The buildings should have a residential character, private parking, good lighting, and landscaping. Additional married student apartment buildings are planned for the Emerald Hill area. If possible, as a part of Emerald Hill married housing development, the childcare center could be relocated here eventually as a part of the housing complex.

The housing sub-committee conducted a campus wide housing survey to solicit input to the future housing plan for Austin Peay. A summary of the primary comments from this survey follows:

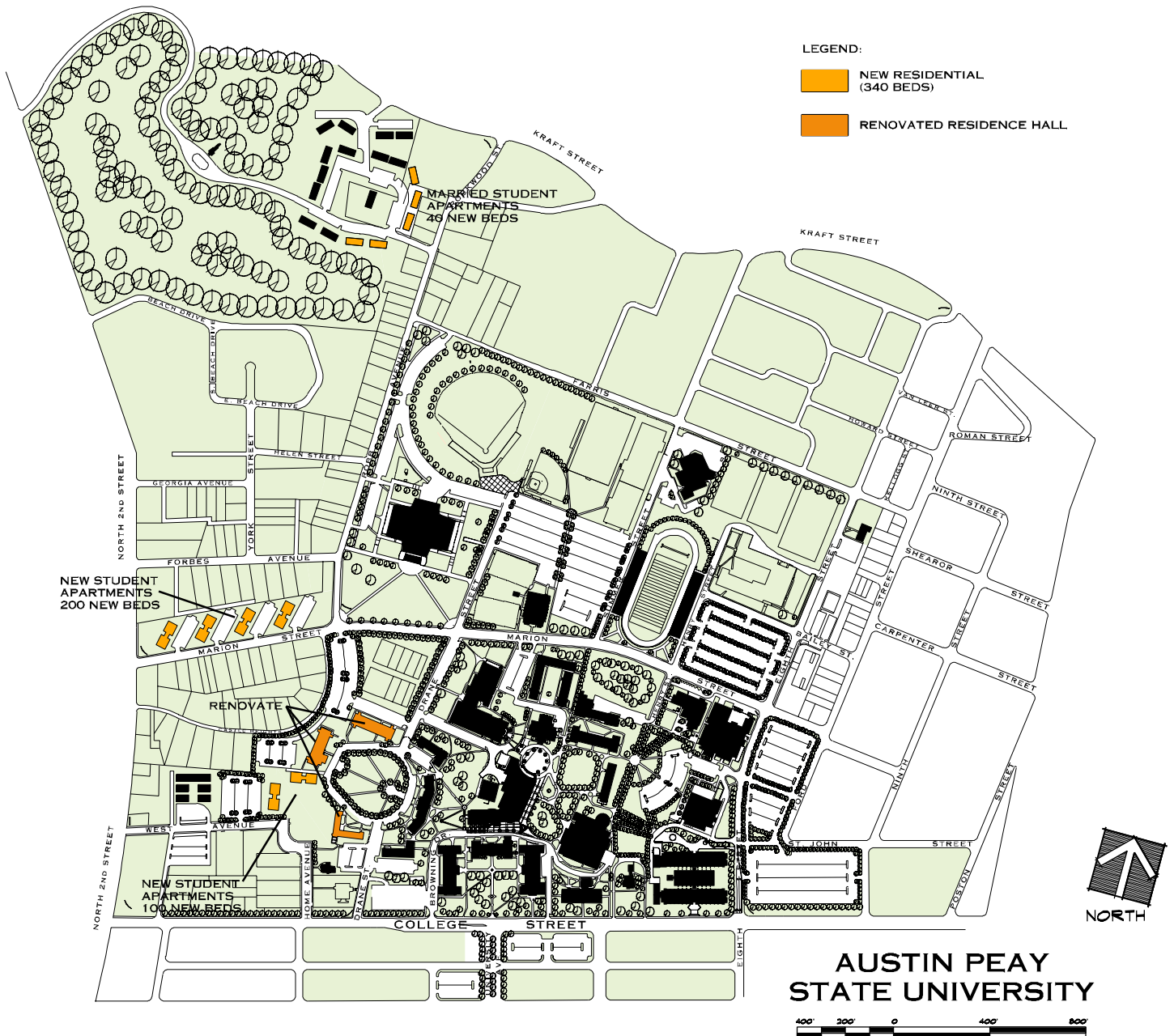
- Single rooms preferred over doubles
- Kitchenettes preferred in suites
- Private bath per room preferred (2:1 ratio)
- Preferred enclosed hallways for security
- Maximum of 3 residents per apartment
- Prefer close proximity to campus

The housing plan also suggests a more concentrated planned development for a fraternity/sorority park. This development might consist of a cluster arrangement of 1-2 story residence houses which can share common spaces such as outdoor amenities, parking, laundry facilities, and meeting rooms. Regardless whether the University under takes this as a project or not, the development of fraternity/sorority housing in this area should be facilitated because the University owns some property along Marion Street. This land could be sold with contingent language to fraternities or sororities who wish to build housing. This type of development would compliment and fit in well in the Castle Heights area.

Residence hall renovations primarily consist of remodeling the modern-style buildings to a more traditional character. The resident hall room floor plan, amenities and community space should also be updated and addressed in the renovations of these buildings. The following is a list of these planning elements:

1. Provide 300 additional bed capacity for students in an apartment-style arrangement.
2. Provide 40 additional married student apartment units.
3. Renovate Killebrew, Rawlins and Cross residence halls. Improve appearance to be more in character to the traditional architectural style.
4. Encourage a planned development of a fraternity/sorority park located on Marion Street.

PROPOSED HOUSING PLAN



FEATURES:

- * ACCOMMODATE 20-25% OF FUTURE ENROLLMENT
- * 40 NEW MARRIED STUDENT BEDS/APARTMENTS
- * 300 NEW SINGLE STUDENT BEDS
- * NEW APARTMENT BUILDINGS
- * PRIVATE BED ROOMS
- * 2:1 BATH RATIO
- * KITCHENETTES
- * INTERIOR CORRIDOR ACCESS TO ROOMS
- * UNIFY RESIDENCE HALLS
- * PRESERVE AND IMPROVE ADJACENT NEIGHBORHOODS
- * NEW BUILDINGS UNDER 3 STORIES TALL
- * NEW BUILDINGS WITH TRADITIONAL STYLING
- * NEW BUILDINGS WITH 50 BEDS OR LESS
- * RENOVATE OR RE-BUILD CROSS HALL AS APARTMENTS
- * SEVIER/BLOUNT/HARVILL AS DIVERSE OFFERING OUT OF HOUSING PRECINCT
- * LINCOLN HOMES AS FUTURE ACADEMIC VILLAGE
- * RENOVATE KILLEBREW AND RAWLINS - CHANGE APPEARANCE TO MORE HISTORIC LOOK
- * IMPROVE RESIDENCE HALLS PARKING AND DROP-OFF/PICK-UP ZONES
- * ESTABLISH A FRATERNITY/SORORITY PARK LOCATION

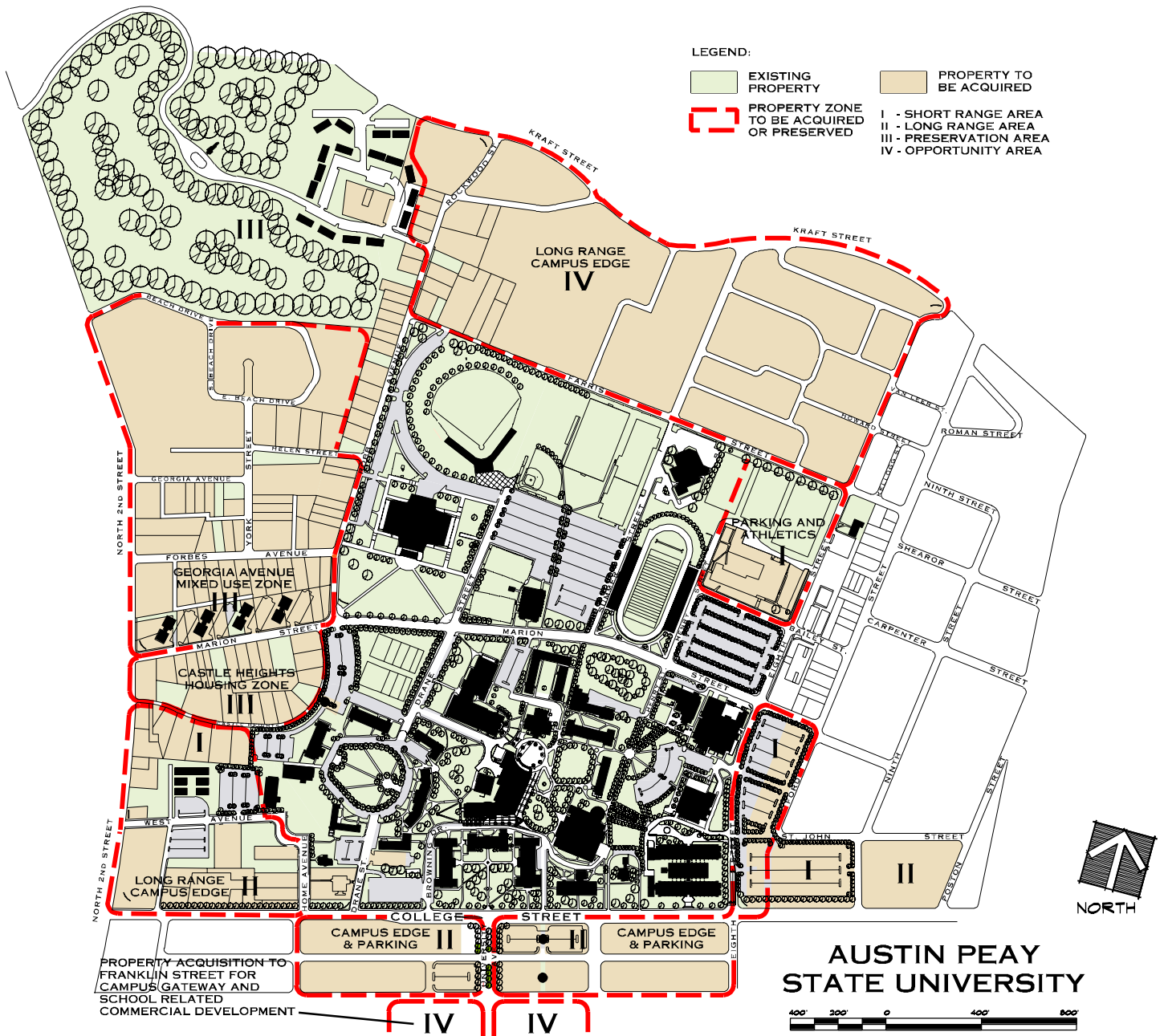
RECOMMENDATIONS

Land Acquisition

The recommendations for Austin Peay's land acquisitions primarily addresses establishing a better-defined and controlled use of land in and around Austin Peay. The proposed land use includes campus development for parking, buildings and playing fields, all of which are necessary and very tangible concepts. The land acquisition plan also recommends the following:

1. Expand campus property for necessary parking, athletic fields and new housing.
2. Expand campus property for purposes of preservation of established neighborhoods and natural areas.
3. Expand campus property for purposes of future development opportunities.
4. Expand campus property for purposes of improving the definition of campus borders.

PROPOSED LAND ACQUISITION PLAN



FEATURES:

- * EXPAND CAMPUS EDGE
- * ACQUIRE LAND AT CORNER OF NORTH 2ND STREET AND COLLEGE STREET FOR CAMPUS EDGE AND IMPROVED TIE TO DOWNTOWN
- * ACQUIRE LAND SOUTH OF COLLEGE STREET FOR PARKING
- * EXPAND CAMPUS FRONTAGE ALONG COLLEGE STREET TO POSTON STREET
- * ACQUIRE LAND TO FORD STREET FOR PARKING
- * ACQUIRE BURT SCHOOL, IF IT BECOMES AVAILABLE, FOR PARKING AND ATHLETIC FIELDS
- * ACQUIRE RESIDENCES IN CASTLE HEIGHTS, GEORGIA AVENUE AND EMERALD HILL NEIGHBORHOODS
- * ACQUIRE RESIDENCES IN ADJACENT NEIGHBORHOODS IN ORDER TO PRESERVE NEIGHBORHOOD WHILE CREATING AN INCENTIVE/RETENTION OPPORTUNITY FOR FACULTY AND STAFF
- * ACQUIRE LINCOLN HOMES, IF IT BECOMES AVAILABLE, FOR FUTURE DEVELOPMENTS AND CAMPUS CONNECTION TO KRAFT STREET AND RIVER
- * CONSIDER LINCOLN HOMES AS AN ACADEMIC VILLAGE IF IT BECOMES AVAILABLE
- * LANDSCAPE UNUSED PORTIONS OF DRANE STREET
- * ESTABLISH A ZONE FOR A FRATERNITY/SORORITY PARK ALONG MARION STREET
- * ACQUIRE LAND FOR ADDITIONAL APARTMENT BUILDINGS AT EMERALD HILL
- * ACQUIRE PETTUS PARK FOR FUTURE DEVELOPMENT AND CAMPUS CONNECTION TO KRAFT STREET AND RIVER

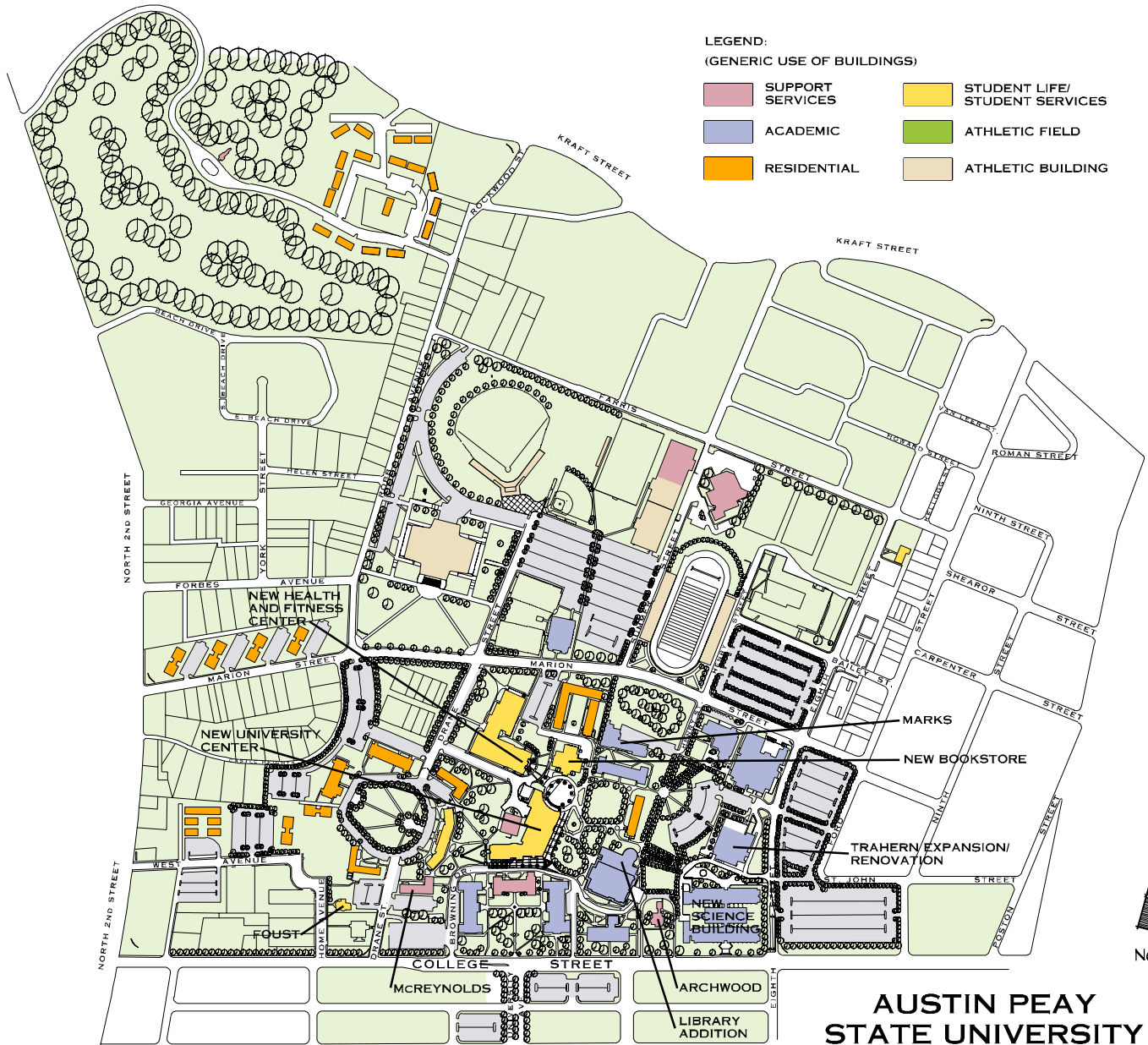
RECOMMENDATIONS

Space Utilization

For the foreseeable future Austin Peay will likely build a new University Center, convert the cafeteria into a bookstore, enlarge the Library, build more housing and improve some athletic facilities. The master plan recommendations do not identify any significant existing space utilization changes. Austin Peay will need to determine its best uses for two historic houses, Archwood and Foust. The art department facilities in Trahern are largely inadequate and in need of significant floor plan changes for better utilization of its studios, offices and classrooms. The HVAC system in Trahern also requires renovations and improvements. The following is a list of the planning elements:

1. Utilize Archwood for high visibility and low-impact activities and functions complimenting the historic integrity of the building.
2. Utilize Foust for high visibility and low-impact activities and functions complimenting the historic integrity of the building.
3. Renovate portions of Trahern to improve function and use of space in the art department. This may require the addition of space. Mechanical air conditioning and ventilation improvements are also necessary.
4. Renovate McCord appropriately for use of Nursing, Geology, Geography and Agriculture and/or other appropriate academic uses.
5. Renovate and expand the library adding approximately 30,000 square feet. Improve the building's appearance to be more in character to the traditional architectural style.
6. The new Science Building is currently under construction.
7. The proposed new University is currently in design.
8. McReynolds Hall should be utilized as University support services and academic offices (if needed).
9. Marks should continue use as an academic building for classrooms, laboratories and offices.
10. After completion of the new University Center, Harvill cafeteria will be converted to a bookstore.
11. As a part of married housing construction, build a new child care center at Emerald Hills and use Sexton for Veterans Upward Bound program.

PROPOSED SPACE UTILIZATION PLAN



- LEGEND:
(GENERIC USE OF BUILDINGS)
- | | |
|--|---|
| SUPPORT SERVICES | STUDENT LIFE/STUDENT SERVICES |
| ACADEMIC | ATHLETIC FIELD |
| RESIDENTIAL | ATHLETIC BUILDING |

FEATURES:

- * ARCHWOOD - FIRST IMPRESSION SPACE VISITORS CENTER, LOW IMPACT USES
- * FOST - INTERNATIONAL HOUSE OR AUXILIARY SERVICES BUILDING, OR FACULTY CLUB, SMALL CONFERENCES
- * MARKS - MULTI-PURPOSE CLASSROOM SPACE
- * MCREYNOLDS - CAMPUS SUPPORT SERVICES AND OVERFLOW FROM MCCORD INCLUDES HIGH SCHOOL UPWARD BOUND
- * MCCORD - NURSING, GEOGRAPHY, GEOLOGY AND AGRICULTURE
- * CASTLE HEIGHTS TO REMAIN A RESIDENTIAL NEIGHBORHOOD MIXED WITH LOW TRAFFIC SPECIAL PROGRAMS
- * USE OF ADJACENT NEIGHBORHOOD HOMES AS INCENTIVE FOR RECRUITMENT AND RETENTION OF STAFF/FACULTY
- * CLEMENT - EXPLORE THE POSSIBILITY OF REDESIGNING THE AUDITORIUM FOR BOTH STAGE AND BLACK BOX THEATER
- * TRAHERN - RE-CONFIGURE SPACE FOR FINE ARTS AND/OR ADDITIONAL ARTS SPACE - HVAC OVERHAUL
- * WAREHOUSE/OFFICE FOR PHYSICAL PLANT
- * EXPAND CHILD LEARNING CENTER INTO ADJACENT DRIVERS LICENSE BUREAU SPACE - SHORT TERM
- * CHILD LEARNING CENTER AS PART OF NEW CONSTRUCTION AT EMERALD HILLS - LONG TERM
- * SEXTON FOR VETERANS UPWARD BOUND
- * BURT SCHOOL PROPERTY FOR ATHLETIC FIELDS AND PARKING IF IT BECOMES AVAILABLE
- * EXPAND LIBRARY - CHANGE APPEARANCE TO FIT CAMPUS

PROPOSED PROJECTS AND BUDGETS



PROPOSED PROJECTS AND BUDGETS

The Master Plan should be consulted as a general guideline so that the anticipated campus development is compatible with the general goals and strategies of the University.

The recommendations presented in the Master Plan are physical campus changes and improvements for the foreseeable future. Within the next 10 years, the University should have adequate facilities to accommodate a student population of approximately 8,000 on the main campus. This assessment includes: the recently renovated Marks Building; the recently renovated Memorial Health & Fitness Center; the new Science Building which opens early 2001; and the proposed new University Center also scheduled to open in 2001. Other significant, but yet to be officially approved projects include: new women's soccer and softball fields; additional and revised parking lots; additional single student and married student housing; necessary improvements and expansion to Fine Arts in Trahern; and Library expansion and renovations.

The following are recommendations for project phasing and opinion of probable cost which are based on the prioritized needs of the University. Many of the items may be constructed independently, where others will require strategic planning and sequencing to avoid land conflicts or major disruption in the use of existing facilities.

PROPOSED PROJECTS AND BUDGETS

The following projects and suggested phasing are recommended in the master plan for implementation over the next 10 years. The opinion of probable costs includes: Construction costs (1999 dollars), furnishings and equipment, professional fees, surveys, testing, and a contingency. The budgets do not include land costs, financing costs, and inflation.

PROPOSED PROJECTS - PHASE I (Year 1999 - 2003)

No.	Project	Budget
1	Football and Soccer Practice Fields (3) Practice fields located at site of driver training course	\$400,000.00
2	Softball Complex Complex includes: <ul style="list-style-type: none">• Softball field• 1000 seat grand stand• (2) locker room facilities under stands• Press box• Public restrooms• Concession area• Ticket booth• Dug out• Fencing• Lights• Sound system• Plaza space• Landscaping• Drane Street Removal	\$1,200,000.00
3	Baseball Complex Renovation Demolish physical plant storage building. Complex includes: <ul style="list-style-type: none">• 1000 seat grand stands• (2) locker room facilities under stands• Press box• Dug out• Fencing• Lights• Sound system	\$450,000.00

PROPOSED PROJECTS AND BUDGETS

4	Soccer Field <ul style="list-style-type: none">• 200 seat grand stands• (2) locker room facilities under stands• Press box• Sidewalks• Lights• Sound system• Landscaping	\$800,000.00
5	Athletic Annex/ Building Addition to tennis center. <ul style="list-style-type: none">• Football locker room• Showers• Restrooms• Training room• Weight room• Laundry• Storage• Coaches offices	\$950,000.00
6	Physical Plant Warehouse Addition to tennis center. Project can be combined With athletic field house project or done independently.	\$700,000.00
7	Dunn Center Locker Modifications	\$100,000.00
8	Eighth Street Parking Lot Acquire Ford Street property. 500 car parking lot.	\$520,000.00
9	Eighth Street Improvements Widen intersection at Eighth and College for (2) left turn lanes onto College. Pedestrian crosswalks at Eighth from parking lot to Trahern/ Music/Mass Buildings and at Marion Street.	\$150,000.00

PROPOSED PROJECTS AND BUDGETS

10	Residence Village Parking Lot Acquire Castle Heights property. 138 car parking lot.	\$300,000.00
11	Residence Village Apartment Building Construct 2 - 50 bed apartment buildings and associated parking spaces located in the Home Avenue area.	\$3,600,000.00
12	McReynolds Hall Renovate and modify as necessary to accommodate student support services when Nursing moves to McCord. Comply with ADA accessibility requirements.	\$1,200,000.00
13	Married Student Apartments Acquire Emerald Hill property. Construct 40 units of one and two – bedroom apartments with associated parking.	\$4,000,000.00
14	Trahern Renovation/ Addition Modify, add-on and upgrade Trahern's Fine Arts Dept. Includes: <ul style="list-style-type: none">• Visual screened outdoor sculpture yard• Photography, drawing, painting, graphic design classroom/ studio reconfiguring• HVAC upgrades• More faculty offices• Additional gallery space	\$2,500,000.00
15	Outdoor Open Space Replace asphalt service drive with landscaping and plaza space between Memorial Health Center, Sevier and Harvill Cafeteria.	\$70,000.00

PROPOSED PROJECTS AND BUDGETS

16	Residence Village Circle Park Remove portions of Drane Street and parking at Residence Halls. New Circle Park drive and parking with large green space and associated sidewalks, lighting and landscaping.	\$400,000.00
17	Signage Implement Austin Peay's directional, traffic, parking, and building signage program. All signage to be similar to that utilized in the State/ Federal Parks which will enhance the Campus' park-like setting.	\$250,000.00
18	Archwood Renovate as necessary for an appropriate first impression, low-impact use, preserving its historic character.	\$1,500,000.00
19	McCord Renovate as necessary for the appropriate use for Nursing, Geology, Geography and Agriculture academic space.	\$2,500,000.00
20	Library Addition 30,000 square foot addition and renovation. Expand on 2 levels and change exterior appearance.	\$4,800,000.00
21	Trahern Parking Lot Convert existing parking lot to a combined landscaped open space with parking. Close Henry Street and convert to pedestrian walkway with plaza. Eliminate on-street parking between Woodward Library and Claxton.	\$450,000.00
	Phase I Total	\$ 26,840,000.00

PROPOSED PROJECTS AND BUDGETS

PROPOSED PROJECTS - PHASE II (Year 2004 - 2010)

No.	Project	Budget
1	Residence Village Apartment Building 4 - 50 bed apartment buildings and associate parking spaces located on Marion Street.	\$7,200,000.00
2	Foust House Renovation Interior and exterior renovation for use as an International House.	\$950,000.00
3	College Street Parking Acquire property south of College Street. 300 parking spaces. New pedestrian crosswalk on College Street.	\$350,000.00
4	University Avenue Upgrade appearance of University Avenue with streetscape landscaping and sidewalks.	\$75,000.00
5	Henry Street Parking Lot Revise parking layout and upgrade appearance with sidewalks, lighting and landscaping. 360 parking spaces.	\$200,000.00
6	Summer Street Parking Lot Revise parking layout and upgrade appearance with sidewalks, lighting and landscaping. 500 parking spaces.	\$350,000.00
7	Football Stadium Renovation Remove perimeter walls around stadium, upgrade: infrastructure; dressing rooms; concessions; public restrooms and general stadium appearance. New sidewalks, lighting and landscaping.	\$500,000.00

PROPOSED PROJECTS AND BUDGETS

10	Pedestrian Crosswalks Brick crosswalks and streetscaping. (12 total)	\$70,000.00
11	Parking Lot at McReynolds Remove part of Drane Street. Acquire residential lot on Drane Street. 80 parking spaces unless House is needed for campus program.	\$100,000.00
12	Dunn Center Parking Lot 300 parking spaces with associated sidewalks, lighting and landscaping.	\$550,000.00
13	Cross Residence Hall Renovation	\$2,500,000.00
14	Rawlins Residence Hall Renovation	\$2,500,000.00
15	Killebrew Residence Hall Renovation	\$2,500,000.00
	Phase II Total	<u>\$ 17,845,000.00</u>