



LIPSCOMB UNIVERSITY
**LIPSCOMB UNIVERSITY MASTER PLAN
INSTITUTIONAL OVERLAY AMENDMENT**

18 APRIL 23

2023



LIPSCOMB UNIVERSITY

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NASHVILLE, TENNESSEE

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29 MARCH 23 ORIGINAL SUBMITTAL; REVISED 18 APR 2023 & 20 JUNE 2023



01

LIPSCOMB UNIVERSITY

INTRODUCTION

NASHVILLE, TENNESSEE

INTRODUCTION

The Lipscomb University Institutional Overlay originally adopted in 2003 has been in place for twenty years. It was most recently amended and adopted by the Metropolitan Government of Nashville's City Council, Ordinance BL 2012-305 in 2012. Since the adoption of the Overlay, the University has experienced a great deal of progress towards realizing this plan and several important buildings have been added to the institution as part of the University's fundraising initiative. As the University moves forward in the next several years, the plan outlined in this document outlines the vision for the completion of their latest campaign.

In the Fall of 2022 the administration retained Anecdote Architectural Experiences (formerly Tuck-Hinton Architecture & Design) to re-evaluate several areas of the master plan and to revise the master plan/institutional overlay document. This document reflects these proposed changes to the institutional overlay, which represents a continuation of the conceptual ideas adopted in 2003, revised in 2007 and 2012. The team assembled by Anecdote to prepare this document includes: Barge Design Services as both the Traffic & Parking Engineers and Civil Engineer. Over the 20-year history of this plan, the design team has had several review sessions with the University, the neighborhood, and the city in order to determine a plan that will not only satisfy the University's needs but also become a compatible asset within the existing neighborhood. In order to realize this master plan, Lipscomb University will be seeking approval of the changes to the University's institutional overlay to continue the growth objectives outlined by this plan.

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

We would like to take this opportunity to thank all the board members, administrators, faculty, students, alumni and neighbors who have contributed to this plan. Because of the long duration of this process, several of the priorities have changed due to donor funding or other circumstances. Several projects such as the George Shinn Center, Bison Hall, the North Parking Garage, the Hughes Center, Village Apartments, Burton Health Sciences Renovation and Addition, Allen Bell Tower, the Allen Arena, the Parking Garage, the Johnson Hall Addition, the Ezell Center, the Student Center renovation, the renovation to McQuiddy Gymnasium and numerous renovations to the residence halls have all been realized since the original 1989 master plan was formulated. This planning exercise represents the foundation from which the future vision for the University will emerge. Many of these initial ideas and assumptions will continue to evolve and change to reflect the needs of the administration, faculty, students and donors.

02

LIPSCOMB UNIVERSITY

ZONING ANALYSIS

NASHVILLE, TENNESSEE



INTRODUCTION

The present zoning for Lipscomb University is the Institutional Overlay, established in 2003 and most recently adopted in 2012. This proposed amendment seeks to make several modifications to both existing and proposed buildings and revise the approved plan.

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

As part of the proposed master plan, a comparative analysis of the metro zoning requirements for both the existing residential zone and the proposed institutional overlay zone is provided in order to demonstrate that the University's intentions are in keeping with its current density. In addition, we have included an explanation of the Floor Area Ratio and Impervious Surface Ratio analysis for both the existing University boundary and the boundary proposed by the master plan. The results of these findings should demonstrate that the size of the proposed master plan is well below the maximum bulk regulations proposed for an Institutional overlay zone and should allow the University to grow in a manner that is sensitive to the surrounding neighborhood.

EXISTING NEIGHBORHOOD ZONING COMPARISON TO INSTITUTIONAL OVERLAY

The Main Campus is currently zoned as an Institutional overlay, while the Academy and Maplehurst Athletics Complex are currently a non-conforming use within this district and is currently operating under conditional use permit in the existing R-10 zone. The following chart is a comparison of the zoning requirements for the R-10 district versus the requirements for the institutional overlay districts, which the University is proposing to the Metro City Council. The Academy is not covered by the Institutional Overlay and is only included for reference purposes only.

ZONING COMPARISON – MAIN CAMPUS | INSTITUTIONAL OVERLAY

Requirements	R-10 Zone	Institutional Overlay Zone	
	Per Code	Current Size	Proposed Size
Lot Area	10,000s.f. Minimum	3,109,748 S.F.	3,711,747 S.F.
Building Square Footage		1,313,064 S.F.	1,927,364 S.F. **
Street Setback from centerline	70 feet	100 feet	100 feet
Minimum Zone Setback	N/A	100 feet	100 feet
Minimum Rear Setback	20 feet		
Minimum Side Setback	15 feet		
Maximum Height @ Setback	20 feet		
Slope of Height control plane	2 to 1		
Parking Required	*	*	*
Landscape Buffer Yard	Standard "C"	Standard "C" or "D"	Standard "C" or "D"

NOTES

*To be established by Metro Traffic Engineer-both scenarios - Refer to Traffic & Parking Study
 **Assumes the maximum build-out outlined in the Proposed Building Descriptions starting on page 13. Parking Structures are not included per Metro Zoning Code section 17.12.070 Special FAR Provisions item D. Parking Exemptions. In all districts the floor area used for the provision of off-street parking spaces or loading berths (and the driveways and maneuvering aisles for those spaces and berths) shall not be counted as floor area for the purpose of calculating floor area ratio when such spaces or berths are used to satisfy the parking demands for the principal use(s) on the parcel.

FLOOR AREA RATIO (FAR) – MAIN CAMPUS

The Floor Area Ratio or FAR is the total floor area of all the university buildings on the main campus, divided by the total horizontal area of the campus property. The total building square footage for the existing University buildings is 1,313,064 square feet. When the existing University lot area of 3,109,748 square feet divides this number, the existing FAR for the University is 0.42 or 42%.

Although the Institutional Overlay zoning district has no prescribed floor area ratio, it is the University's intent to keep the master plan at a floor area ratio that will be consistent with the current scale of the campus. As the University realizes the Institutional Overlay it intends to grow north and expand the property towards Grandview, the University building square footage will increase to approximately 1,927,364 square feet. When this square footage is divided by the new lot area of 3,711,747 square feet, the future FAR for the University will be approximately 0.52 or 52%.

IMPERVIOUS SURFACE RATIO (ISR) – MAIN CAMPUS

The Impervious Surface Ratio or ISR is a ratio that is derived by dividing the amount of the site that is covered by any material that substantially reduces or prevents the infiltration of storm water by the total horizontal area of the lot. Impervious surfaces include but are not limited to: roofs, streets, sidewalks and parking lots paved with asphalt, concrete, compacted sand, compacted gravel, or clay. The total impervious surface area for the existing University is 1,411,895 square feet. When the lot area of 3,109,748 square feet divides this number, the existing FAR for the University is 0.45 or 45%.

As the University expands its campus North, over the next ten years, the impervious surface area will increase to approximately 1,633,698 square feet. Proportionally when the new surface area is divided by the total lot area of 3,711,747 square feet, the future ISR for the University is 0.41 or 41%. Even though the Institutional Overlay zoning district has no prescribed impervious surface ratio it is the University's intent to keep the scale of its future campus proportional to the existing campus.

ZONING COMPARISON – ACADEMY & REESE SMITH ATHLETIC COMPLEX

Requirements	R-10 Zone	Conditional Use Permitted in R-10 Zone	
	Per Code	Current Size	Proposed Size
Lot Area	10,000s.f. Minimum	1,034,114 S.F.	1,172,200 S.F.
Building Square Footage		194,841 S.F.	1,209,850 S.F. **
Street Setback from centerline	70 feet		100 feet
Minimum Zone Setback	N/A		100 feet
Minimum Rear Setback	20 feet		
Minimum Side Setback	15 feet		
Maximum Height @ Setback	20 feet		
Slope of Height control plane	2 to 1		
Parking Required	**	**	**
Landscape Buffer Yard	Standard "C"	Standard "C" or "D"	Standard "C" or "D"

NOTES

*Lipscomb Academy is a Conditional Use permitted in an R-10 district. This use is not included as part of the I/O, the information is for reference only.
 **To be established by Metro Traffic Engineer-both scenarios - Refer to Traffic & Parking Study



BUILDINGS

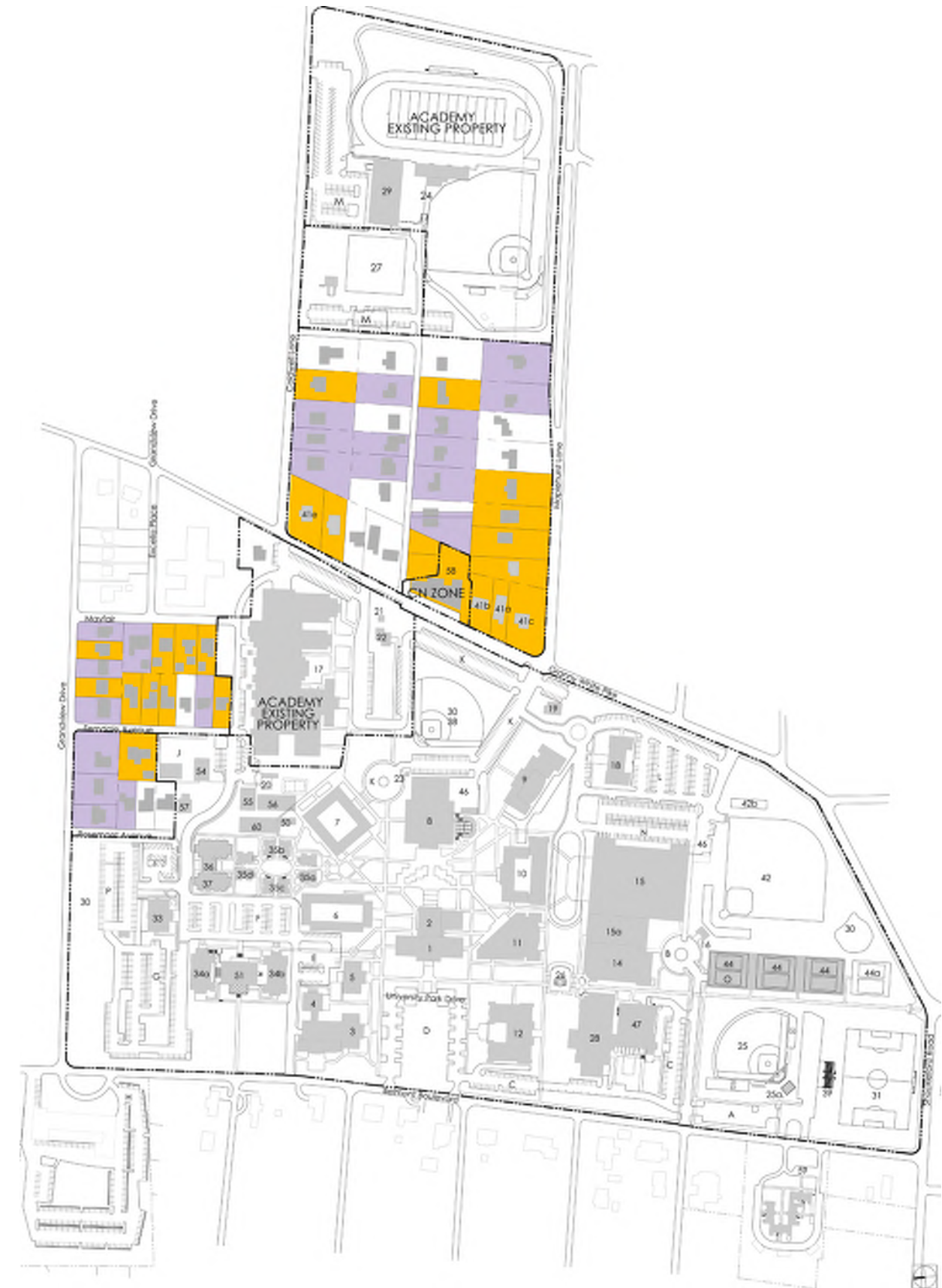
- 1. BURTON HEALTH SCIENCES BULDING
- 2. COLLINS AUDITORIUM
- 3. MCFARLAND HALL
- 4. WARD LECTURE HALL
- 5. CRISMAN ADMINISTRATION BUILDING
- 6. FANNING HALL - DORMITORY
- 7. ELAM HALL - DORMITORY
- 8. BENNETT STUDENT CENTER
- 9. SEWELL HALL - DORMITORY
- 10. JOHNSON HALL - DORMITORY
- 11. SWANG CENTER - COLLEGE OF BUSINESS
- 12. BEAMAN LIBRARY
- 14. STUDENT ACTIVITIES CENTER
- 15. ALLEN ARENA
- 15a. MCQUIDDY GYM
- 16. LANGLEY PRESSBOX
- 17. ACADEMY PROPERTY
- 18. HIGH RISE DORMITORY
- 19. STEAM PLANT
- 20. ELECTRICAL SUBSTATION
- 21. LOG CABIN
- 22. AVALON HALL
- 23. BREWER BELL TOWER
- 24. REESE SMITH ATHLETIC COMPLEX ACADEMY PROPERTY
- 25. SOFTBALL FIELD & PRESSBOX (EX. LIGHTS)
- 26. ALLEN BELL TOWER
- 27. ACADEMY PRACTICE FIELD
- 28. EZELL CENTER - ACADEMIC BUILDING
- 29. MCCADAMS ATHLETIC CENTER
- 30. GREEN SPACE - STORMWATER DETENTION
- 31. SOCCER FIELD (EXISTING LIGHTS)
- 33. FIELDS ENGINEERING
- 34a. NURSING BUILDING
- 34b. PHARMACY RESEARCH BUILDING
- 35a-d RESIDENTIAL VILLAGE - PHASE 1
- 36. BISON HALL
- 37. BISON INN (FIRST LEVEL)
- 38. TEMPORARY INTRAMURAL SOFTBALL FIELD (LIGHTED)
- 39. SOCCER GRANDSTAND
- 41a,c. COLLEGE OF ENTERTAINMENT & THE ARTS
- 41b GMA - GOSPEL MUSIC ASSOCIATION
- 41e ALUMNI HOUSE
- 42. BASEBALL FIELD (LIGHTED)
- 44. TENNIS COURTS (LIGHTED) OVER PARKING GARAGE
- 44a. TENNIS COURTS (LIGHTED)
- 46. LOADING DOCK
- 47. GEORGE SHINN CENTER
- 50. VETERAN'S CENTER
- 51. HUGHES HEALTH SCIENCES CENTER
- 52. NOT USED

- 53. NOT USED
- 54. UNIVERSITY HEALTH SERVICES
- 55. GRADUATE ADMISSIONS
- 56. OFFICE OF ADVANCEMENT
- 57. HONORS HOUSE
- 58. EXISTING RETAIL
- 59. EXISTING PARKWOOD TERRACE HOUSING
- 60. OFFICE OF ADMISSIONS

PARKING

- A. 108 SPACES
- B. 32 SPACES
- C. 106 SPACES
- D. 103 SPACES
- E. 38 SPACES
- F. 95 SPACES
- G. 210SPACES
- H. 255 SPACES (STOKES)
- I. 27 SPACES
- J. 84 SPACES
- K. 260 SPACES
- L. 165 SPACES
- M. 248 SPACES
- N. 484 SPACES - 4 LEVEL DECK
- O. 303 SPACES - 3 LEVEL DECK
- P. 398 SPACES - 4 LEVEL DECK

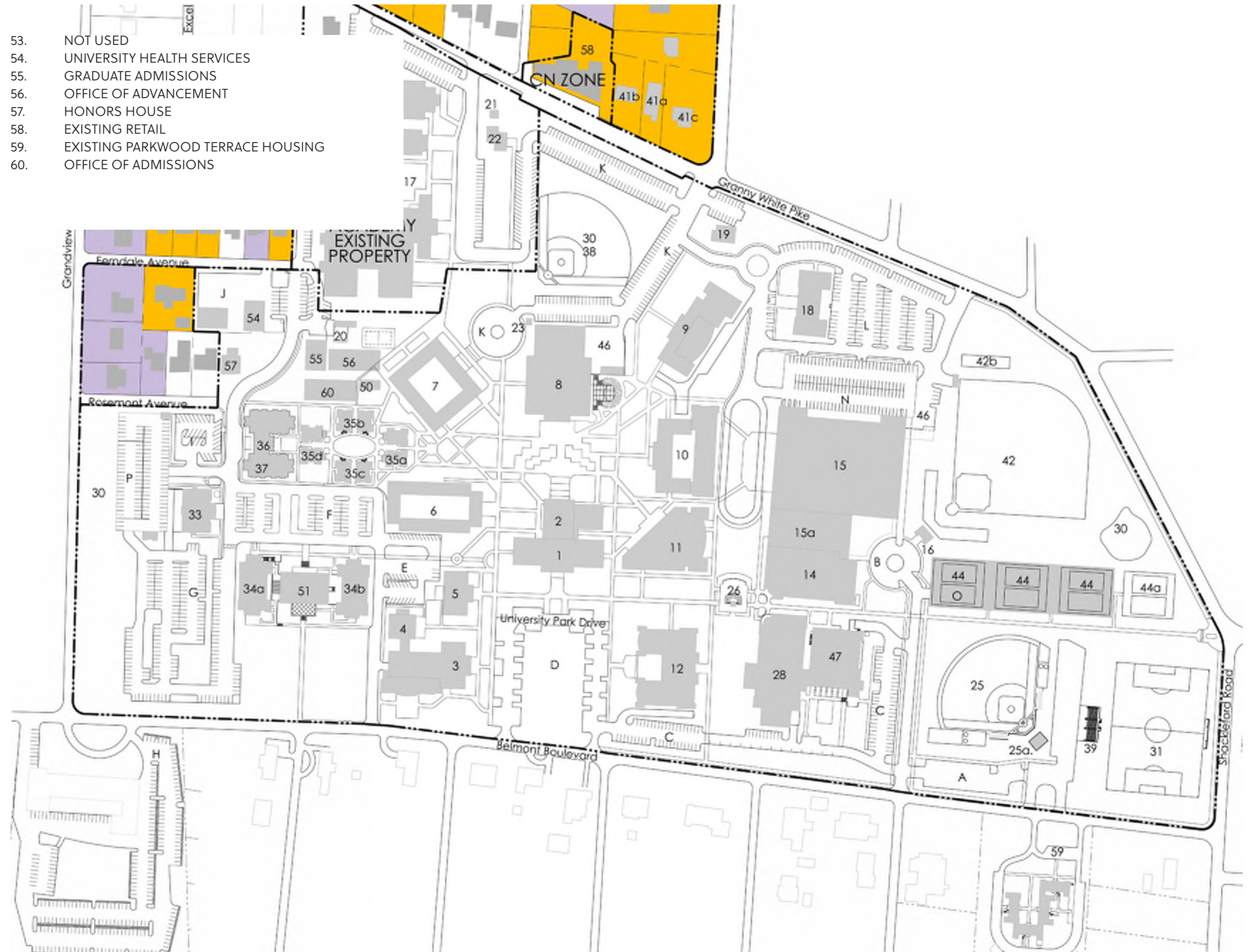
ACADEMY PARKING
303 SPACES



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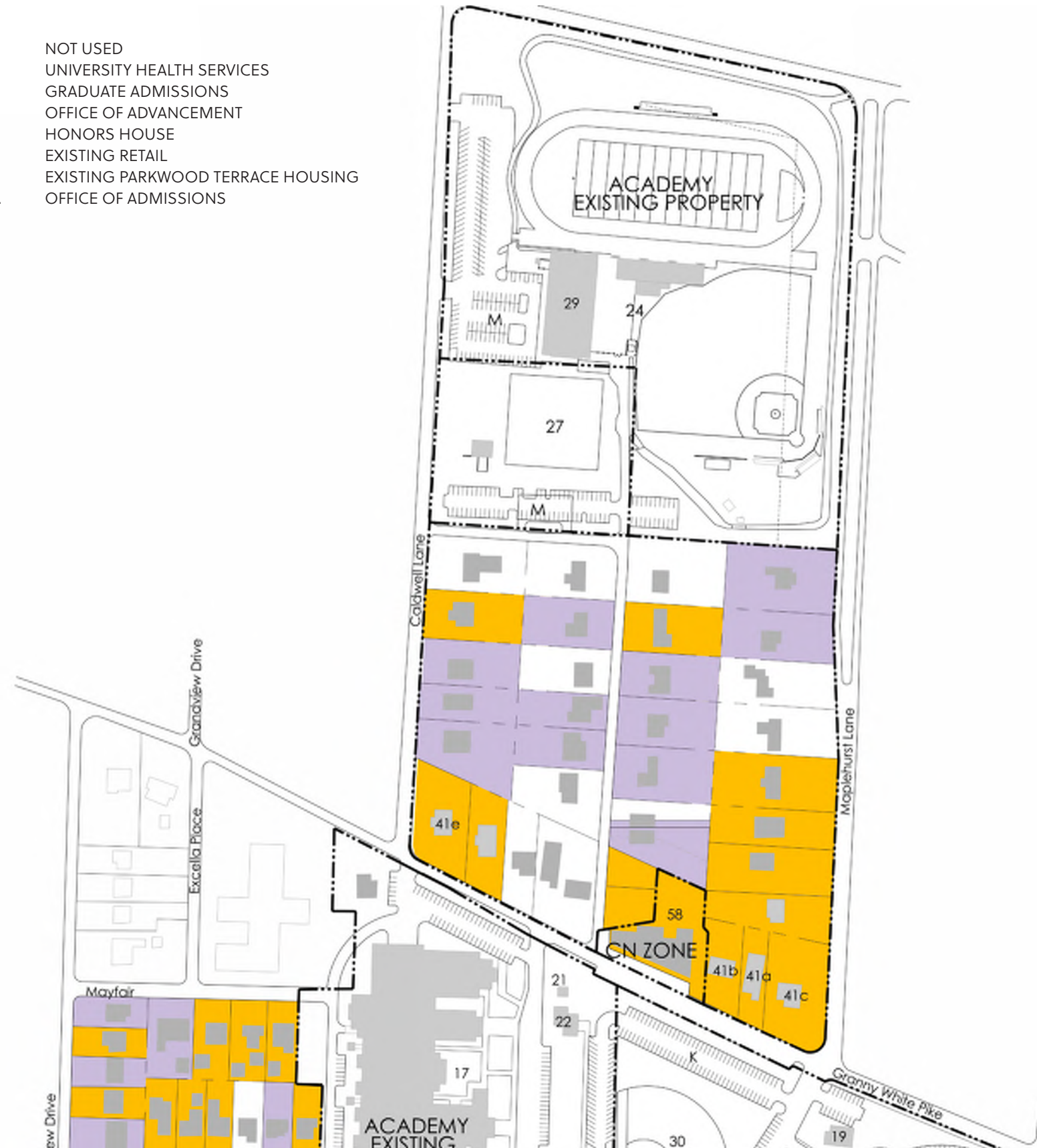
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03

LIPSCOMB UNIVERSITY

MASTER PLAN CONCEPT

NASHVILLE, TENNESSEE





SECTION 3: MASTER PLAN CONCEPT

The concept for the 2023 Lipscomb University Master Plan amendment is to build upon the previously adopted Institutional Overlay plan from 2003, 2007 and 2012 prepared by Anecdote. Since the initial phases of the previous master plans are well underway, the university is continuing its goal towards expansion of the current Lipscomb campus, as well as furthering the building density within its current boundaries.

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

In an effort to increase the density within the current boundaries of the campus, the university is proposing new structures to be built within the current boundaries in addition to those proposed and approved in the 2003, 2007 & 2012 master plans. These include:

- An addition to the Student Center replacing Sewell Hall (9)
- An addition to the Student Activities Center (37)
- A New Performing Arts Center or Academic Building (52 or 32) added between the University and the Academy, in the location of the current art offices and portable classrooms just east of Elam Hall.
- An addition to Crisman Administration Building (5a)
- An addition to the Swang Center (11)
- Additional Parking Garage east of the North Parking.
- Additional Residence Halls (36b, 36c, 55, 56 & 57)
- Future Academic Buildings list numbers (33) (34c)

These additions accommodate the needs of the university within the existing limits of the university campus and are intended to be constructed as part of the current Phase One of the master plan.

The next phase of buildings will be realized over the next ten to twenty years will continue to expand the campus to the North, with Grandview Avenue acting as the boundary. The cornerstone of the northern expansion will be the Academic Building (32) at the corner of Belmont and Grandview, flanked by the academic addition to the Engineering Building (33a) and as well as the continuation of the residential complex aligning with Bison Square.

The Bison Square axis centers on the front porch of Johnson Hall, runs through the center of bison square, narrows at the gateway to the residential Village Apartments, and terminating at Bison Hall. This axis combines the University's rich tradition with its future growth, and link the University's academic buildings with those devoted to student life. The new academic quadrangle and courtyard to the west of this axis will be similar to the Burton Hall Courtyard, which was proposed and later constructed as part of the 1989 master plan. The imagery for the new courtyard will seek to replicate the character of the Burton Hall courtyard, which is now easily identified as the front door to the university. The focal point of this courtyard is the Hughes Center (51) which centers on the intersection of Glen Echo Road and Belmont. The Hughes Center is flanked to the North by the Nursing Building (34a) and to the South by the Pharmacy Research Building (34b). A future academic expansion (34c) is proposed in front of Hughes Center as a future enhancement.

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



BUILDING FAÇADE GUIDELINES

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

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

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

EXISTING BUILDING DESCRIPTIONS

The following building descriptions are for the existing buildings at the Lipscomb campus. Please refer to the number in parenthesis to identify the buildings location on the master plan.

As required for the Institutional Zone, the master plan distinguishes between the following types of generalized campus activities:

ACADEMIC AREAS

Classrooms & Labs

GENERAL ADMINISTRATIVE OFFICES

SUPPORT SERVICES

Parking areas, food services and bookstores

CAMPUS RELATED RESIDENTIAL AREAS

Dormitories, fraternities & sororities

OPERATIONAL AREAS

Maintenance buildings, power plants, and garages

ATHLETIC AREAS

Gymnasiums, intramural facilities, stadiums and running tracks



BURTON HEALTH SCIENCES (1)

- **Academic Area** – general classroom building with faculty offices. The building has been renovated and includes a small addition
- 3-story brick building
- 70,886 square feet
- Music addition of 10,000 square feet completed in 2008
- Proposed future addition of 12,000 square feet on Northeast corner

COLLINS AUDITORIUM (2)

- **Academic Area** - Assembly Use – currently seats 1,200 persons
- 3-story brick auditorium connected to Burton (refer to square footage listed above)
- The building has been renovated as a music performance space and the seating will be decreased to approximately 900 persons.

MCFARLAND HALL (3)

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

WARD LECTURE HALL (4)

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

CRISMAN ADMINISTRATION BUILDING (5)

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

FANNING HALL (6)

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

ELAM HALL (7)

- Campus Related Residential Area – 146 Bedroom Residence Hall – 292 beds
- 77,300 square feet
- 4-story building

BENNETT STUDENT CENTER (8)

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

SEWELL HALL (9)

- Campus Related Residential Area – 88 Bedroom Residence Hall – 166 students
- 3-story brick building
- 47,700 square feet
- To be demolished in the future for Bennett Addition
- General Administrative Offices – Lower level

JOHNSON HALL (10)

- Campus Related Residential Area – 83 Bedroom Residence Hall – 176 students; addition 60 single and double occupancy room; 2 apartments; and 1 head resident apartment.
- 3-story brick building with a partial basement level
- 76,000 square feet with interior courtyard
- Residence Hall

COLLEGE OF BUSINESS AT THE SWANG CENTER (11)

- Academic Area – College of Business – business classrooms and faculty offices
- 2-story brick building
- 51,000 square feet
- Proposed future addition of 40,000 square feet

BEAMAN LIBRARY (12)

- Academic Area & Support Services – Library and Computer Center
- 3-story brick building
- 67,500 square feet

STUDENT ACTIVITIES CENTER (14)

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

ALLEN ARENA (15)

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

MCQUIDDY GYMNASIUM (15A)

- Athletic Area – Gymnasium (Main Level)
- Academic Area – Kinesiology (Upper Level)
- Operational Area – Campus Facilities Department (Lower level)
- 3 level brick building
- 40,500 square feet

LANGLEY PRESS BOX (16)

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

LIPSCOMB ACADEMY (17)

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

HIGH RISE DORMITORY (18)

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

STEAM PLANT (19)

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

ELECTRICAL SUBSTATION (20)

- Operational Area – Steam power plant

LOG CABIN (21)

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

AVALON HOUSE (22)

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

BREWER TOWER (23)

- 1-story stone tower

REESE SMITH ATHLETIC COMPLEX (24)

- Athletic Area – Lipscomb Academy
- High School Football Stadium 24a & b
- High School Baseball Stadium
- High School Track
- Football & Track include existing sports lighting

WOMEN'S SOFTBALL FIELD & PRESS BOX(25)

- Athletic Area 2-story Press Box of 2,000 square feet
- Lighted stadium with bleacher seating and fencing
- Women's softball, 310-seats

ALLEN BELL TOWER (26)

- 100' Tower featuring a 35-bell carillon

EXISTING BUILDING DESCRIPTIONS - CONTINUED

ACADEMY PRACTICE FOOTBALL FIELD (27)

- Athletic Area – Lipscomb Academy
- Future location of Academy Softball Field

EZELL CENTER (28)

- Academic Area – Multiple Colleges including Bible and Education - classrooms with faculty offices
- 3-story brick building
- 75,000 square feet designed (first level 28,200 square feet; second level 23,300 square feet; & third level 23,500 square feet)

MCCADAMS ATHLETIC CENTER (29)

- Academy Athletic Area
- Indoor Practice Facility
- 23,000 square feet

EXISTING GREEN SPACE & STORM WATER DETENTION (30)

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

SOCCER FIELD (31)

- Athletic Area - University Soccer Field, 588-seats
- Existing Lighted sports field - Currently used as the University Soccer Field. Any existing or new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets.

FIELD ENGINEERING BUILDING (33)

- Academic Area - classroom facility with faculty offices or Support Services – Raymond B. Jones College of Engineering
- 4-story brick building
- 26,792 square feet

NURSING BUILDING (34 A)

- Academic Area – School of Nursing – classrooms, simulation space and faculty offices
- 3-story brick building
- 24,823 square feet

PHARMACY RESEARCH BUILDING (34B)

- Academic Area - classroom facility with faculty offices
- 2 story brick building
- 15,000 square feet

RESIDENTIAL VILLAGE (35 A-D)

- Campus Related Residential - 4 buildings, approximately 48 beds each
- 3 story brick buildings
- 3,600 square feet per level
- Head Resident apartment, Laundry, and group study rooms on ground floor of 35a

BISON HALL (36 & 37)

- Campus Related Residential building, approximately 48 beds
- 3-1/2 story brick building
- 50,000 square feet
- Bison Inn located on the lowest level - 9 rooms

INTRAMURAL FIELD (38) – EXISTING CAMPUS PROPERTY

- Athletic Area
- University Intramural Facility
- Temporary location until Performing Arts Center (49) is built
- Existing Lighted intramurals fields - Any new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets

SOCCER STADIUM GRANDSTAND (39)

- Athletic Area
- Soccer dugouts along Shakleford Road
- Grandstand seating for 2,000 incorporated into the side of existing hill

COLLEGE OF ENTERTAINMENT & THE ARTS (41A,C) – EXISTING CAMPUS PROPERTY

- General Office & Academic Area
- Existing two-story structure to remain

GMA GOSPEL MUSIC ASSOCIATION (41B)

- General Administrative Offices and Conference Space
- 2-story brick house

ALUMNI HOUSE (41E)

- General Administrative Offices and Conference Space
- 2-story brick house

BASEBALL STADIUM & FIELD (42)

- Athletic Area – University Baseball Field, 750-seats
- Existing lighted sports field. Any existing or new site lighting shall be shielded so that substantially all directly emitted light falls within the property line. No illumination in excess of one-half foot-candle shall cross the boundary of any adjacent residential property or public street. No illumination shall produce direct, incident or reflected light that interferes with the safe movement of motor vehicles on public streets.
- Hitting Facility 42b

TENNIS COURTS (44 & 44A)

- Athletic Area – University Tennis Courts
- Existing sports lighting facility

LOADING DOCK (46)

- Support Services Area – University Shipping & Receiving
- Small Storage Area

GEORGE SHINN EVENT CENTER (47)

- Academic Area – College of Entertainment & the Arts – Event Center, Welcome Center, classrooms, studio space, gallery and faculty offices
- 2-story brick building
- 28,500 square feet

VETERAN'S CENTER HOUSE (50)

- Support Services Area and General Administrative Offices
- 1,000 square feet

HUGHES HEALTH SCIENCES CENTER (51)

- Academic Area – Healths Sciences classrooms, labs and faculty offices
- 3-story brick building
- 22,650 square feet

UNIVERSITY HEALTH SERVICES (54)

- Support Services Area – University Medical Center
- 3,355 square feet

GRADUATE ADMISSIONS (55)

- General Administrative Offices and Conference Space
- 3,355 square feet

OFFICE OF ADVANCEMENT (56)

- General Administrative Offices and Conference Space]
- 5,560 square feet

HONORS HOUSE (57)

- General Administrative Offices and Conference Space
- 2-story brick house

OFFICE OF ADMISSIONS (60)

- General Administrative Offices and Conference Space
- Undergraduate admissions
- 1-story brick building
- 5,760 square feet



**PROPOSED BUILDING DESCRIPTIONS
LONG RANGE GROWTH OBJECTIVES**

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

CRISMAN ADMINISTRATION CENTER PROPOSED ADDITION (5A)

- General Administrative Offices and Conference Space
- 3-story brick building
- 30,000 square feet

BENNETT STUDENT CENTER ADDITION (9) - EXISTING CAMPUS PROPERTY

- Support Services Area – Multipurpose Building - expanded Student Dining Center, Bookstore, Central Shipping & Receiving and University Post Office
- 3-story brick building
- 50,000 square feet per level proposed

PROPOSED ADDITION - RESIDENCE HALL/ATHLETICS OR PARKING (13) - EXISTING CAMPUS PROPERTY

- Campus Related Residential - approximately 200 beds, or Athletics Area or Parking Addition
- 2-3 story brick buildings over parking structure
- 20,000 square feet per level proposed

FUTURE SOCCER & FOOTBALL FIELD (31) – EXISTING CAMPUS PROPERTY

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

ACADEMIC BUILDING (32) – GOLD PHASE

- Academic Area - classroom facility with faculty offices
- 3-4 story brick building – maximum of four stories
- 20,000 square feet per level proposed

ACADEMIC BUILDING (33B) – GOLD PHASE

- Academic Area - classroom facility with faculty offices
- 3-4 story brick building – maximum of four stories
- 10,000 square feet per level proposed

ACADEMIC BUILDING (34C) – GOLD PHASE

- Academic Area - classroom facility with faculty offices
- 3-4 story brick building – maximum of four stories
- 10,000 square feet per level proposed

RESIDENCE HALL (36 B) – GOLD PHASE

- Campus Related Residential - approximately 200 beds
- 3-4 story brick buildings
- 15,000 square feet per level proposed

RESIDENCE HALL (36 C) – GOLD PHASE

- Campus Related Residential - approximately 200 beds
- 3-4 story brick buildings
- 15,000 square feet per level proposed

PROPOSED STUDENT ACTIVITY CENTER ADDITION (37) – EXISTING CAMPUS PROPERTY

- Athletic Area– Connected to Student Activities Center, Allen Arena and McQuiddy Gymnasium
- 2-3 story brick building
- 25,000 square feet proposed per level

PROPOSED SOCCER & RESTROOM BUILDING (39A) – EXISTING CAMPUS PROPERTY

- Athletic Area
- 2-story brick facility
- Approx 5,000 square feet per level

PROPOSED INTRAMURAL FIELDS (40) – PHASE THREE

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

UNIVERSITY OWNED RESIDENCE (41D) – PHASE THREE

- Campus Related Residential or General Administrative Offices – limited size
- Existing two-story home to remain

UNIVERSITY OWNED RESIDENCE (41F) – PHASE THREE

- Campus Related Residential or General Administrative Offices – limited size
- Existing two-story home to remain

BASEBALL AMENITIES BUILDING (42A) - EXISTING CAMPUS PROPERTY

- Athletic Area
- Baseball hitting facilities 42b, locker rooms and offices
- 8,000 square feet
- 1-story building

INTRAMURAL BUILDING & RESTROOM FACILITY (43) – PHASE THREE

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

ADDITION TO SWANG BUILDING (48) – EXISTING CAMPUS PROPERTY

- Academic Area - Classroom and faculty offices
- Addition to Swang College of Business
- 3-4 story brick building
- 12,000 square foot addition per level

PROPOSED ACADEMIC BUILDING (49) – EXISTING CAMPUS PROPERTY

- Academic Area – shared by Academy and University
- 2-story brick building
- 10,000 square feet per level

PROPOSED FACILITIES BUILDING (50) – EXISTING CAMPUS PROPERTY

- Support Area – facilities offices and storage
- 2 story brick building(s)
- Approx. 10,000 square feet per level

PERFORMING ARTS CENTER OR ACADEMIC BUILDING (52) – EXISTING CAMPUS PROPERTY

- Academic Area – shared by Academy and University
- 2-story brick building
- 20,000 square feet, 600 seat theater of Performing Arts
- 15,000 square feet per level
- Gallery space, classrooms, studios, and faculty offices

ACADEMIC ADDITION TO COLLINS/BURTON BUILDING (53) – EXISTING CAMPUS PROPERTY

- Academic Area – classroom facility with faculty offices
- 2 story brick building(s)
- Approx. 20,000 square feet
- Gallery space, classrooms, studios, and faculty offices

PAVILION (54) – EXISTING CAMPUS PROPERTY

- Support Services Area – student gathering
- Exterior terrace and plaza

PROPOSED RESIDENTIAL (55, 56, 57) – EXISTING CAMPUS PROPERTY

- Campus Related Residential - 3 buildings, approximately 200 beds each
- 2-3 story brick buildings over parking structure
- 20,000 square feet per level proposed

EXISTING RETAIL PROPERTY (58) – ZONE CHANGE TO EXISTING CAMPUS PROPERTY

- Support Services Area– existing retail
- 2-3 story brick building
- 10,000 square feet



PARKING - SURFACE LOTS & PARKING STRUCTURES

The following surface parking and parking structure descriptions are for the proposed master plan and represent the long range growth objectives for the University. Please refer to the corresponding letter for each lot or structure to identify its location on the master plan.

A. EXISTING SURFACE PARKING LOT

- 48 parking spaces

B. EXISTING SURFACE PARKING LOT

- 20 parking spaces

C. EXISTING SURFACE PARKING LOT

- 156 parking spaces

D. PROPOSED SURFACE PARKING LOT

- 103 parking spaces

E. EXISTING SURFACE PARKING LOT

- removed for Crisman addition

F. EXISTING SURFACE PARKING LOT

- removed for lawn & pavilion

G. PROPOSED SURFACE PARKING LOT

- 33 parking spaces
- Planning Condition: Provide a knee wall or hedge line to screen parking area G from Grandview

H. STOKES EXISTING SURFACE PARKING LOT

- 255 parking spaces

I. PROPOSED PARKING STRUCTURE – GOLD PHASE

- 400 parking spaces
- Three-levels above grade (refer to building façade guidelines for materials)
- Two levels below grade
- This proposed parking structure will serve as residence hall parking
- Planning Condition: For the proposed parking structure on Grandview, either increase the architectural screening standard of the parking levels to better shield the automobile lights or increase the required number of canopy trees in this buffer yard.

J. PROPOSED SURFACE PARKING LOT

- 150 parking spaces

K. EXISTING SURFACE PARKING LOT

- 110 parking spaces – existing

L. PROPOSED SURFACE PARKING LOT

- 350 parking spaces
- Three-levels above grade (refer to building façade guidelines for materials)
- Two levels below grade
- This proposed parking structure will serve as residence hall parking

M. EXISTING SURFACE PARKING LOT

- 248 parking spaces

N. EXISTING PARKING STRUCTURE

- 484 parking spaces
- Four-level structure
- Future Three-levels above grade for Parking or Support Services/ Athletics

O. EXISTING PARKING STRUCTURE

- 306 parking spaces
- Three-level structure above grade

P. EXISTING PARKING STRUCTURE

- 398 parking spaces
- Three levels parking structure
- Faculty parking, visitor parking and commuter student parking.

Q. PROPOSED SURFACE PARKING LOT – PHASE THREE

- 400 parking spaces
- Three level structure (refer to building façade guidelines for materials)
- Lot shared between University and Academy

ACADEMY EXISTING SURFACE PARKING LOTS

- 303 parking spaces



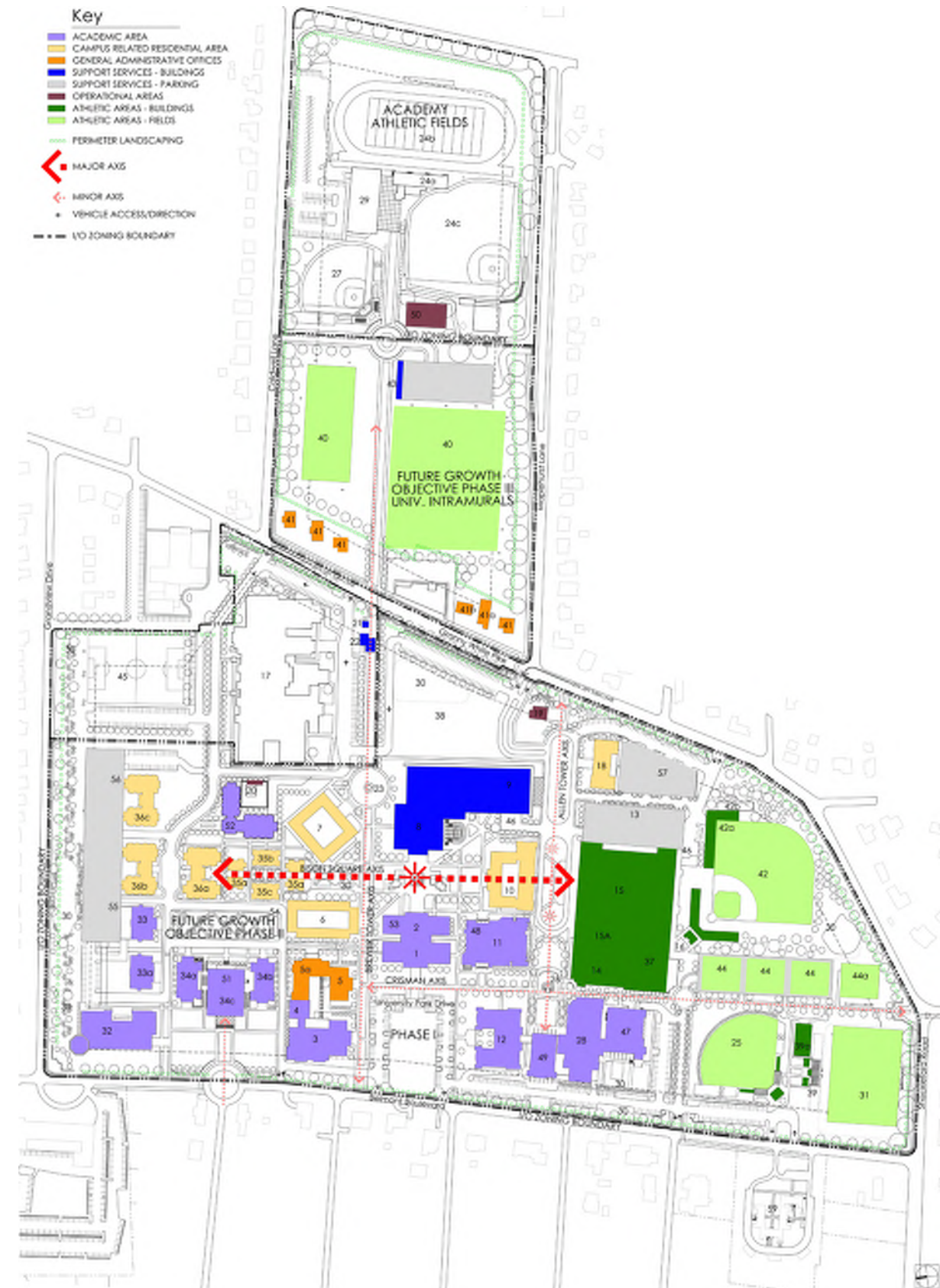
BUILDINGS

1. BURTON HEALTH SCIENCES BUILDING
2. COLLINS AUDITORIUM
3. MCFARLAND HALL
- 3a. MCFARLAND HALL ADDITION
4. WARD LECTURE HALL
5. CRISMAN ADMINISTRATION BUILDING
- 5a. CRISMAN ADMINISTRATION ADDITION
6. FANNING HALL - DORMITORY
7. ELAM HALL - DORMITORY
8. BENNETT STUDENT CENTER - RENOVATED
9. SEWELL HALL DORMITORY DEMOLISHED FOR PROPOSED ADDITION TO BENNETT STUDENT CENTER
10. JOHNSON HALL - DORMITORY
11. SWANG CENTER - COLLEGE OF BUSINESS
12. BEAMAN LIBRARY
13. RESIDENTIAL HALL OR ATHLETICS OR PARKING
14. STUDENT ACTIVITIES CENTER
15. ALLEN ARENA
- 15a. MCQUIDDY GYM
16. LANGLEY PRESSBOX
17. ACADEMY PROPERTY
18. HIGH RISE DORMITORY
19. STEAM PLANT
20. ELECTRICAL SUBSTATION
21. LOG CABIN
22. AVALON HALL
23. BREWER BELL TOWER - RELOCATED
24. REESE SMITH ATHLETIC COMPLEX - ACADEMY PROPERTY
25. SOFTBALL FIELD, GRANDSTAND & PRESSBOX (EX. LIGHTS)
26. ALLEN BELL TOWER
27. ACADEMY PRACTICE FIELD/FUTURE SOFTBALL FIELD
28. EZELL CENTER - ACADEMIC BUILDING
29. MCCADAMS ATHLETIC CENTER
30. GREEN SPACE - STORMWATER DETENTION
31. SOCCER FIELD & FOOTBALL FIELD (EXISTING LIGHTS)
32. PROPOSED ACADEMIC BUILDING
33. FIELDS ENGINEERING CENTER
- 33a. FIELDS ENGINEERING CENTER ADDITION
- 34a. NURSING BUILDING
- 34b. PHARMACY RESEARCH BUILDING
- 34c. FUTURE ACADEMIC BUILDING
- 35a-d. RESIDENTIAL VILLAGE - PHASE 1
- 36a-b. BISON HALL RESIDENCE HALL & BISON INN
- 36 b-c. PROPOSED RESIDENCE HALL
37. PROPOSED ADDITION TO STUDENT ACTIVITIES CENTER
38. INTRAMURAL SOFTBALL FIELD (LIGHTED)
39. SOCCER FIELD GRANDSTANDS
- 39a. SOCCER PRESSBOX, LOCKER ROOMS & RESTROOMS
40. PROPOSED INTRAMURAL FIELD (LIGHTED)

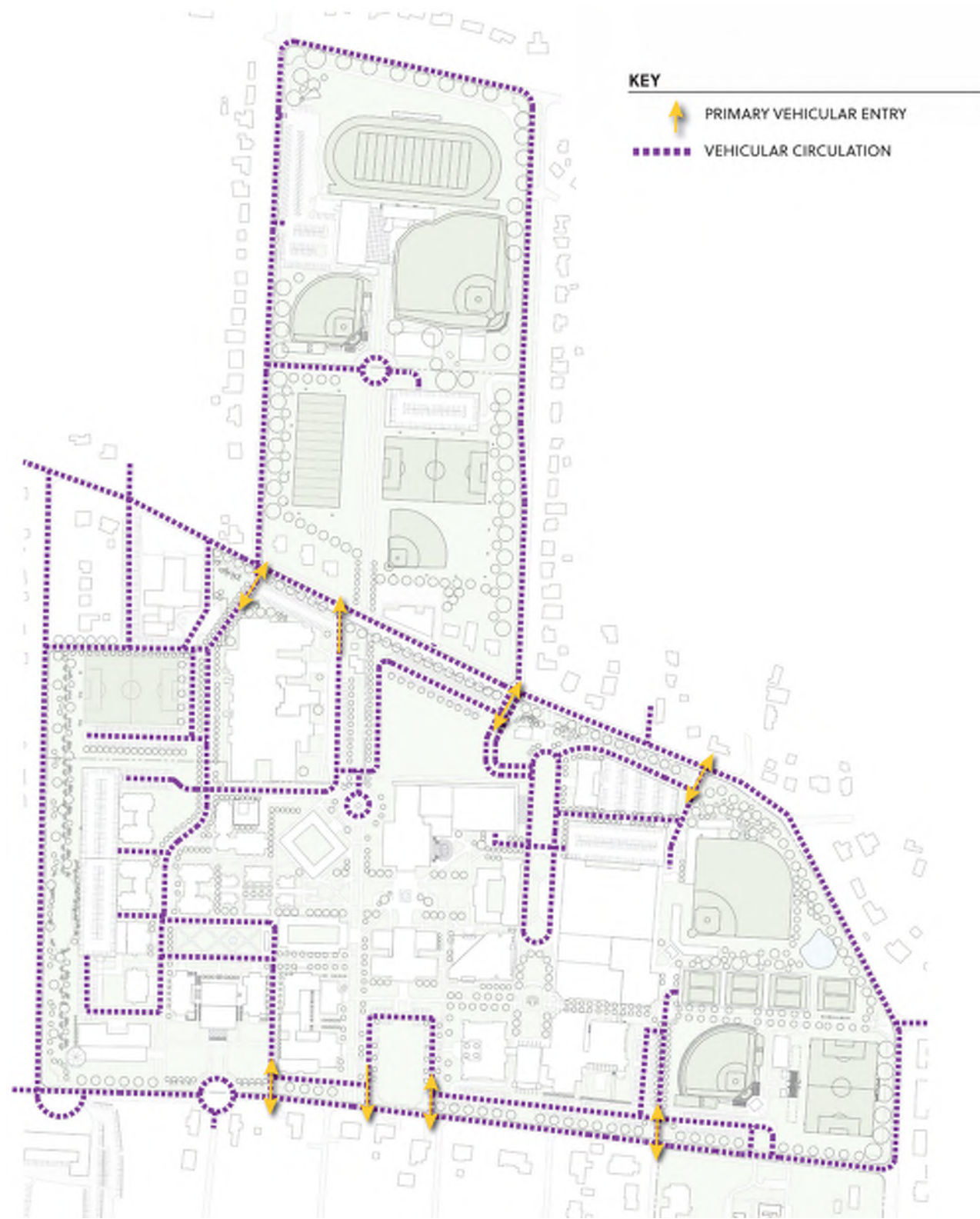
- 41 a-f. EXISTING OR FUTURE UNIVERSITY OWNED RESIDENTIAL STRUCTURE TO REMAIN FOR UNIVERSITY USES SUCH AS OFFICE & SMALL CLASSROOM
42. BASEBALL FIELD (LIGHTED)
- 42a. BASEBALL AMENITIES BUILDING & HITTING FACILITY
43. INTRAMURAL BUILDING & RESTROOM FACILITY
44. TENNIS COURTS (EX. LIGHTS) OVER PARKING GARAGE
- 44a. TENNIS COURTS (EX. LIGHTS)
45. ACADEMY SOCCER FIELD
46. LOADING DOCK
47. GEORGE SHINN CENTER
48. PROPOSED ACADEMIC ADDITION TO SWANG
49. PROPOSED ACADEMIC BUILDING OR PERFORMING ARTS CENTER
50. PROPOSED FACILITIES BUILDING
51. HUGHES CENTER
52. PROPOSED PERFORMING ARTS OR ACADEMIC BUILDING
53. PROPOSED ACADEMIC ADDITION TO COLLINS AND BURTON
54. PROPOSED PAVILION
55. PROPOSED RESIDENTIAL (ABOVE PARKING)
56. PROPOSED RESIDENTIAL (ABOVE PARKING)
57. PROPOSED RESIDENTIAL (ABOVE PARKING)
58. EXISTING RETAIL
59. PARKWOOD TERRACE UNIVERSITY HOUSING

KEY

- ACADEMIC AREA
- CAMPUS RELATED RESIDENTIAL
- GENERAL ADMINISTRATIVE OFFICES
- SUPPORT SERVICES - BUILDINGS
- SUPPORT SERVICES - PARKING
- OPERATIONAL AREAS
- ATHLETIC AREAS - BUILDINGS
- ATHLETIC AREAS - FIELDS
- PERIMETER LANDSCAPING
- MAJOR AXIS
- MINOR AXIS
- I/O ZONING BOUNDARY



VEHICULAR CIRCULATION



PEDESTRIAN CIRCULATION



VEHICULAR CIRCULATION

PEDESTRIAN CIRCULATION

NEIGHBORHOOD INVOLVEMENT

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

**CAMPUS PERIMETER
VEHICULAR ACCESS
TRAFFIC & PARKING
LIGHTING
NOISE**

CAMPUS PERIMETER

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

Setbacks – The neighbors have requested that the University provide 125'-0" setbacks from the centerline of the road for all new buildings and parking lots. The University has proposed adopting this 125'-0" requirement along Grandview Drive, Granny White Pike, along the border of the athletic fields to the South at the main campus and for the Maplehurst athletic and intramural fields to the East for buildings only. However, the University will maintain the existing 100'-0" setback along the Northwest portion of Belmont Boulevard, adjacent to Stokes School, in order to align proposed buildings with several existing buildings in this area.

Planting – The University will continue to provide and maintain planting within the setback from the road along its perimeter. The planting shall meet or exceed the requirements of landscape buffer yard "C" as required by the zoning requirements for the perimeter of the campus. Landscape buffer yard "D" will be provided for all areas of automobile surface parking. For additional information as it relates to landscaping, refer to the Landscape Architects Consultant Report in Section 4.

Fencing – The University will adopt a design standard for perimeter walls and privacy fencing for use along its border and for temporary parking lots that abut existing residential properties. Permanent perimeter walls shall be of brick and limestone and will be approximately 30" high. Temporary perimeter fencing shall be of wood construction and will be approximately 6'-0" high to promote privacy between properties. The university will make every effort to discourage construction traffic from utilizing Rosemont and Crestview drives during the construction of the proposed parking lots.

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

VEHICULAR ACCESS

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

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

TRAFFIC & PARKING

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

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

LIGHTING - CAMPUS WIDE

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

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

NOISE

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



PROPOSED PHASING DESCRIPTION

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

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

The phasing plan has been amended so that the acquisition of necessary adjacent properties will transpire prior to the construction of a project. All appropriate setbacks, screening and phasing boundaries will comply with the Development Standards of the Institutional Overlay district (amendment to Section 17.36.350 items A, B, C, & D). Additionally the phasing plan has been amended so that proposed facilities are not bisected by a phasing line.

PHASE ONE – EXISTING CAMPUS

The work within this phase is consistent with the 2003, 2007, & 2012 master plans and minor modifications approved by Metro City Council.

EXISTING CAMPUS & ATHLETICS COMPLEX

1. Existing Campus & Athletics Complex - maintain and improve existing buildings
2. Addition to the Student Activities Center (37)
3. Addition to Bennett Student Center (9) - Demolish Sewell Hall
4. Build Performing Arts Center (52 preferred locations, alternate locations include 49 and 32)
5. Build addition (48) to the Swang Center (11)
6. Build addition to Burton/Collins (53)
7. Build addition to Crisman Administration Building (5a)
8. Build athletic space or a residence hall or parking (13) above garage N
9. Add a left turn lane at the Granny White Pike entrance to the Campus School
10. Relocate Brewer Tower on to the Proposed Brewer Tower Axis
11. Build the Proposed Soccer Press box/locker & restroom building (39a)..
12. Build Residence Hall (57) over parking structure (L)
13. Build Baseball building (42a)
14. Build Pavilion and Lawn (54)
15. Continue maintenance and improvements to Bison Square
16. Install & maintain irrigation (ongoing)
17. Pedestrian and parking lighting improvements (ongoing)
18. Landscaping improvements to the interior & exterior of campus (ongoing)

PHASE TWO – NORTHERN CAMPUS BOUNDARY AT GRANDVIEW (GOLD PHASE)

The ongoing second phasing component of Lipscomb Master plan will be to continue the expansion of the current campus boundary at Grandview to the east. As the University expands into this phase, the University will continue to purchase the properties in the proposed area prior to implementation. Implementation of the gold phase is within the institutional overlay and this area includes the northwestern corner of the campus at the intersection of Belmont and Grandview.

The next academic buildings planned for this phase include buildings (32 & 33a) and the future academic building planned in front of the Nursing and Pharmacy Research complex (34c). Additionally, two residence halls will be constructed during this phase, (#36 b & 36 c on master plan). Again, similar to previous projects, the funding for each project will be driven by donations, so the University cannot anticipate which project would proceed first. As each project is implemented the University and the design team will obtain the necessary water and sewer availability documentation from Metro Nashville. In addition the buildings will be designed to meet the necessary parking requirements, building setbacks and landscaping requirements. Site utilities for this phase will be located below the drive running to the east / west and will extend eastward as this phase is built out.

Another three-level parking structure (I as shown on the master plan) will be added at the Northern boundary of the campus. It's site will be located east of parking structure P, adjacent to the future residence halls (#36b & 36c) shown on the plan. This structure will have approximately 400 parking spaces and will have two-levels above grade and two-levels underground. The top levels of both parkings structures I & P will be designed to add an additional 2-3 levels of future residential student housing (56).

As the Gold phase is built out, there will be transitional implementation as the university boundary expands into the remaining residential areas within the overlay. This will include removal of houses and Rosemont and Ferndale drives, as well as the adjacent neighborhood properties that front along Grand View Avenue (refer to the attached diagram). As the University expands, they will install wood privacy fencing and provide the required landscaped buffer yard "C". Additionally, the University will provided a buffer of one residential property (to be owned and maintained by the University) between any existing privately owned residential lot and any surface parking lots. All new buildings will be setback 100' from any residential property that the University does not own.

During this transitional step the university may elect to provide temporary surface parking lots at the locations for future buildings. All temporary surface parking will be designed to comply with metro Nashville storm water requirements. Where feasible surface parking lots built during this phase will be designed to minimize the impact on areas designated to be future green-space. Vehicular access to the parking lots will be from Belmont at the existing entrance located behind McFarland Hall.

As the Gold phase is completed the continuation of the landscape buffer and areas of storm water detention will be installed along Grandview. The site will be graded minimally to comply with the storm water requirements, but it is the University's intention to retain the natural form of the typography and avoid disrupting the character of the existing neighborhood streetscape. Existing trees will be evaluated for health and quality of species. New landscaping will be provided to enhance the existing trees and a new sidewalk will be added along Grandview.



PHASING DESCRIPTION, CONTINUED

PHASE THREE - FUTURE INTRAMURAL FIELDS & PARKING (GREEN PHASE)

The third phase of the Lipscomb Master Plan implementation will be to build out the intramural fields and revised the existing parking in the area across Granny White Pike. The fields will be located between the existing residences and commercial buildings along Granny White Pike and the existing Academy Athletic Field complex bounded by Caldwell Lane, Maplehurst Lane and Lealand Avenue.

The existing residences will be removed along Morrow Avenue, the South side of Caldwell Lane and the North side of Maplehurst Lane. As the residences are removed, the site will be graded for athletic fields and the perimeter of the site will be landscaped to meet the buffer yard C requirements. A small storage and restroom facility is planned at the center of the site, and will be located well within the one hundred yard setback requirements. University Facilities will be relocated to the area between the I/O and Academy properties. Parking lot Q as shown on the master plan will be constructed on land currently owned by the University. These lots will be landscaped per the buffer yard "D" standard and will be setback 100' from Caldwell Lane. The University will obtain the necessary water and sewer availability documentation for this development at the appropriate time.



UPPER SCHOOL ACADEMIC BUILDING & QUAD: VIEW LOOKING INTO THE QUAD

PROPOSED PROJECT IMAGERY

RENDERING OF PROPOSED PAVILION & GREEN SPACE



RENDERING OF FUTURE ACADEMIC BUILDING VIEW FROM CORNER OF BELMONT BLVD. & GRANDVIEW LOOKING SOUTH



RENDERING OF PROPOSED PAVILION



RENDERING OF FUTURE ACADEMIC BUILDING VIEW FROM BELMONT BLVD., LOOKING NORTH



PROPOSED PROJECT IMAGERY

RENDERING OF PROPOSED RESIDENTIAL OVER PARKING



RENDERING OF PROPOSED PERFORMING ARTS CENTER



RENDERING OF PROPOSED IMPROVEMENTS TO SWANG COLLEGE OF BUSINESS

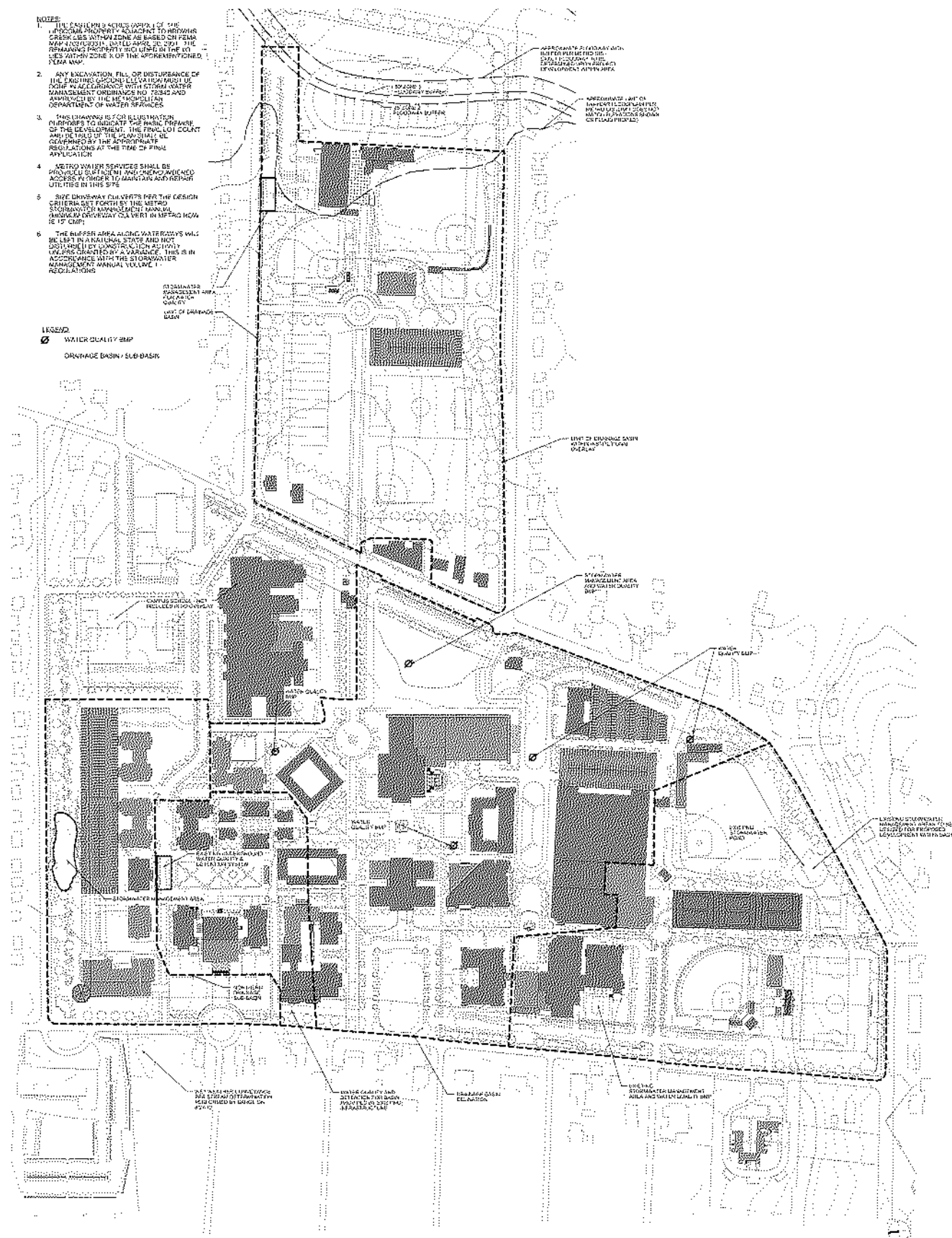


RENDERING OF PROPOSED STUDENT CENTER ADDITION



04

LIPSCOMB UNIVERSITY
CONSULTANT REPORTS
NASHVILLE, TENNESSEE



SECTION 4: CONSULTANT'S REPORT

CIVIL ENGINEER – BARGE DESIGN SERVICES

Barge Design Solutions has determined the following information relative to the requirements for proposed storm water drainage facilities and water and sanitary sewer service for the Lipscomb University Master Plan improvements.

STORMWATER DETENTION AND WATER QUALITY

The Lipscomb University master plan area will require storm water detention and water quality as per the Nashville/Davidson County Storm Water Management Study.

The southern third of the campus will flow to the northerly margin of Granny White Pike between Shackelford Road and Parkview Circle.

The middle third of the campus will flow to the westerly margin of Granny White Pike between Maplehurst Lane and Morrow Drive. Construction impact on the runoff quantity for the drainage basin would be determined during the design phase and water quality measures would be designed to meet the Metro Water Quality requirements.

The northerly end of the campus would generally flow to the southerly margin of Grandview Drive. The master plan should provide allowances for aboveground and underground storm water detention facilities in this area. The proposed landscaped buffer along the southerly margin of Grandview Drive could provide some storage area or bioremediation for increased post-development flows and water quality.

The easterly end of the campus for the athletic facilities flows toward Lealand Lane. Post development runoff rates and quantity mitigation measures should be provided within this area. However, the requirement for detention could be studied for the entire basin to determine if the omission of detention would provide benefits to downstream properties with a reduction of overall peak runoff rates.

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

WATER AND SANITARY SEWER SERVICE

Metro Water Services has not indicated there are any problems relative to providing capacity for sanitary sewer service to the master plan improvements. Metro Water Services has also not indicated there are any problems relative to flows or pressures concerning providing water service for the proposed master plan improvements.

LANDSCAPE CONCEPT

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

The general landscape concept for the previous work was to:

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

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

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

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

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

The new Master Plan locates a number of new or improved axial relationships to the street. These primarily occur at vehicular entries. These new axis of views from the campus edge inward toward the center of the campus would be enhanced through planting along the edge of the axis. The street design will then be a series of axial openings separated by screened or buffered parking. Along Grandview it is proposed that the houses facing the street of the campus side be removed. The plan calls for parking along this edge to be set back some 125' from the Grandview Road centerline. Although this distance is not a code requirement, it was felt this would be the appropriate buffer for a residential area that had never bordered the University. A 100' setback from the road centerline is required for all University buildings on the other streets. (Planning Condition: Provide a knee wall or hedge line to screen parking area G from Grandview.)

The Grandview buffer would include a combination of evergreen shrubs to screen the parking, a mixture of flowering trees and evergreen trees in front of the screen and then a street edge planted with flowering trees and deciduous canopy trees. Throughout the buffer would be a grass lawn. Within the Grandview buffer area are currently a number of existing trees. Once the houses are removed, these would be evaluated and the better trees would be left. Any scrub, unhealthy or undesirable trees would be removed.

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

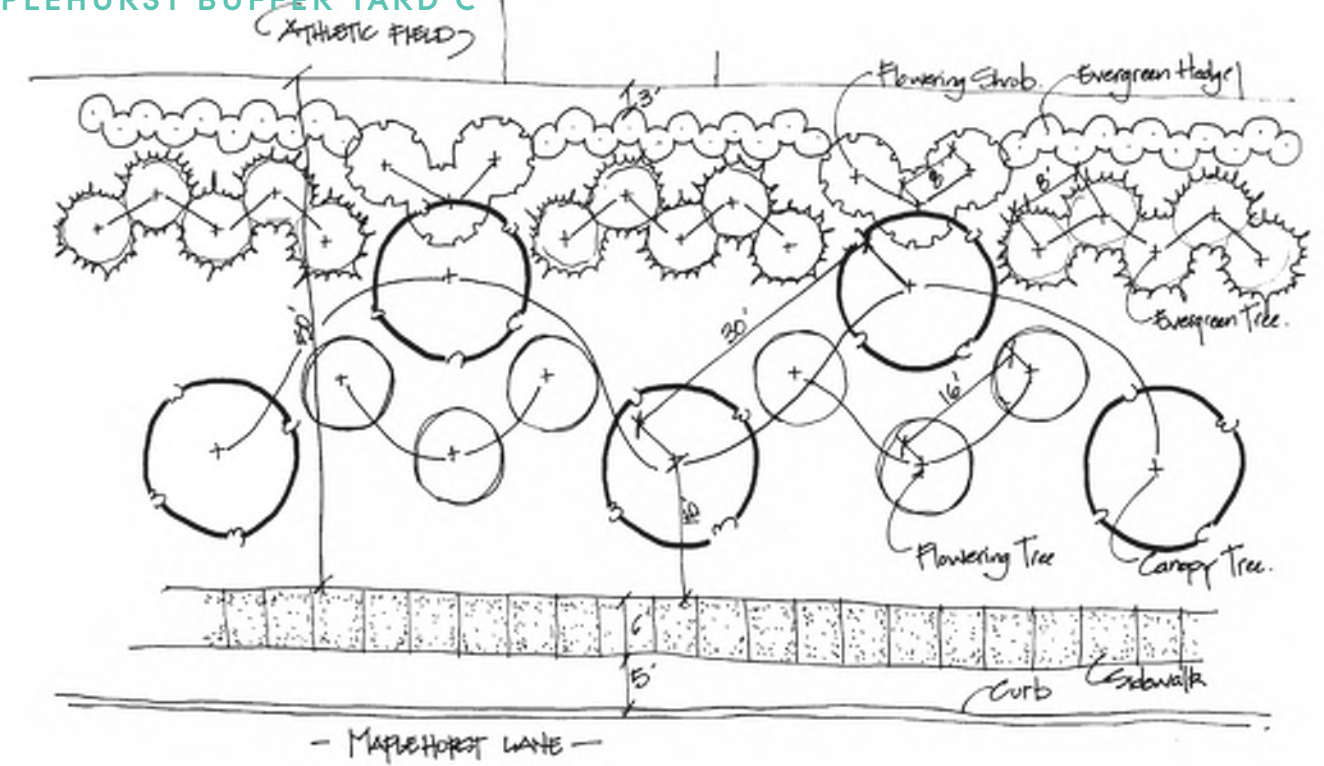
Planting requirements may change over time as the Metropolitan Code is updated and revised. As such, future improvements may require additional planting which is beyond what is shown in this edition of the Master Plan. Future planting should be low maintenance, drought tolerant and visually pleasing. The University might consider creating a separate endowment to fund future planting and maintenance for the University campus.



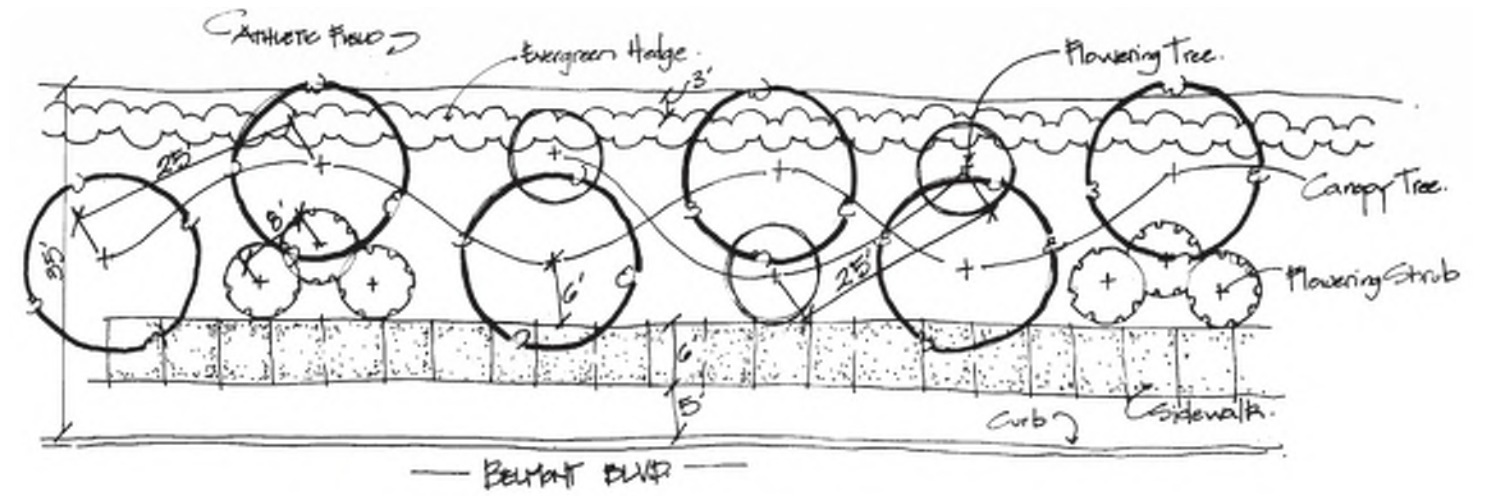
LANDSCAPE BUFFER YARDS

The diagrams included on this page reflect examples of the buffer yards described on the previous page.

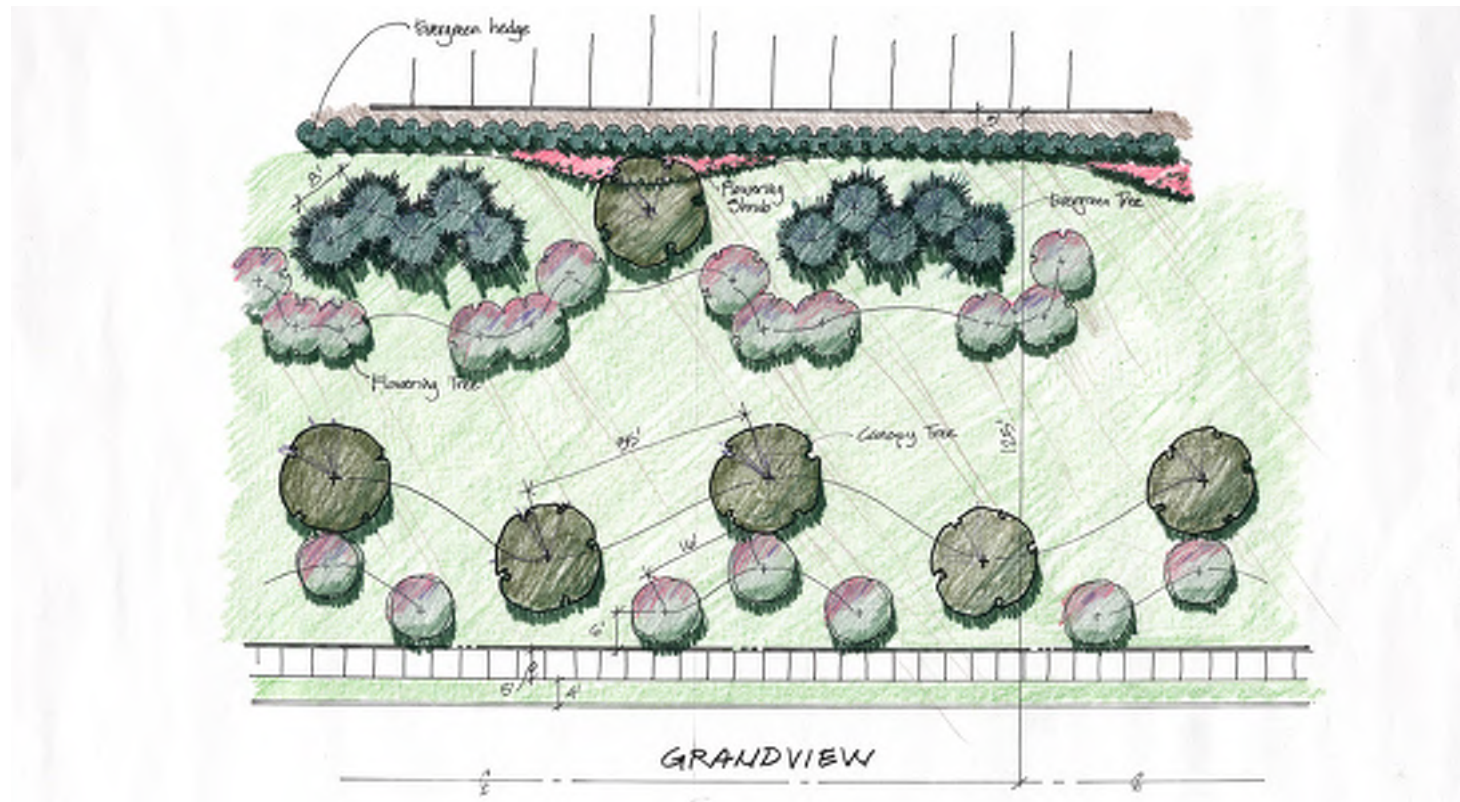
MAPLEHURST BUFFER YARD C



BELMONT BUFFER YARD C



GRANDVIEW BUFFER YARD D





ACKNOWLEDGMENTS

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- Candice McQueen President
- Jeffrey Baughn Vice President
- Brent Culberson, Vice President Government & Community Relations

DESIGN TEAM

- Chuck Miller, Architect, Anecdote Architectural Experiences
- Jeff Cundiff, Civil Engineer Barge Design Services
- Michael Pigg, Civil Engineer, Barge Design Services
- Teresa Neal, Traffic Engineer, Barge Design Services

COUNCIL MEMBER

- Russ Pulley, District 25

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LIPSCOMB UNIVERSITY
APPENDIX - SUBMITTAL CHECKLIST

NASHVILLE, TENNESSEE

SECTION 4: APPENDIX: SUBMITTAL CHECKLIST

A. DATA

1. Development Summary:
 - Council District 25 Council Representative: Russ Pulley
 - Owner: Lipscomb University, One University Park Drive, Nashville, TN 37204
 - Owner Contact: Brent Culberson, Vice President Government & Community Relations
 - Lipscomb University Institutional Overlay: 2012 Case No. 2006IN-001-004 & 013; Metro City Council Ordinance BL 2012-305
 - Plan Preparation Date: 29 March 2023 amendment to the I/O Master Plan previously updated 28 June 2012 and approved by Metro City Council Ordinance BL 2012-305.
 - Design Professional: Chuck Miller, AIA Anecdote Architectural Experiences, 508 Houston Street, Nashville, TN 37203
T: 615.254.4100 F: 615.254.4101 Contact: Chuck Miller, AIA
 - Map 117C
2. Purpose: Revision to the Lipscomb University Institutional Overlay 2012 Master Plan booklet.
3. Development/Site Table – refer to page 5 of booklet.
 - Total Acreage of Institutional Overlay: 112.12 Acres (105.43 currently owned by LU and 10.84 acres still owned privately and operating in the R-10 zone.)
 - Density: refer to Master Plan booklet
 - Dwelling Units: N/A
 - FAR: 0.51
 - ISR: 0.41
 - Parking: refer to the traffic & parking study prepared by Barge Design Services
 - Square Footage: Current 1,313,064 S.F and proposed 1,927,364 S.F. from page 5 of master plan booklet.
 - Uses: refer to concept plan on page 16 of master plan booklet and the existing and proposed building descriptions on pages 12-14.
4. Vicinity Map – refer to page 5

B. DETAILS

1. Boundary of Institutional Overlay: refer to plan drawings.
Buildings: refer to plans and description in Lipscomb University Master Plan 2023 booklet.
2. Not Applicable
3. Common Space: refer to plans and description in Lipscomb University Master Plan 2023 booklet.
4. Not Applicable
5. Not Applicable
6. Drainage: refer to areas on plans designated as Stormwater detention and refer to Civil Engineering descriptions in Section 4 of the Lipscomb University Master Plan 2023 booklet.
7. Drainage agreements: Not Applicable
8. Limits of water quantity quality ponds/devices: refer to concept described on page 24 of Lipscomb University Master Plan 2023.
9. Driveway locations: refer to master plan booklet
10. Fences and Walls: refer to plans and description in Lipscomb University Master Plan 2023 booklet.
11. Not Applicable; final site plan requirement
12. Floodplain: The original approved master plan was a preliminary drawing that did not include topography. Prior to starting each construction project the university will confirm the location of the floodplain for each relative project. The current University I/O boundary is not adjacent to a floodplain. Lipscomb Academy includes a flood plain at the Athletics campus, however this is outside of the I/O boundary.
13. Landscape Plan: refer to plans and description in Lipscomb University Master Plan 2023 booklet.
14. North Arrow: refer to plans and description in Lipscomb University Master Plan 2023 booklet.
15. Phasing: refer to Phasing Plan pages 20-21 of Lipscomb University Master Plan 2023.
16. Property Map sheet: 117C
17. Property tax map and parcel numbers: refer to attached spreadsheet included with the checklist
18. Not Applicable
19. Sidewalk location: refer to plan drawings

B. CONTINUED

20. Soils: The soil composition for the Lipscomb University campus is relatively complicated. Recent geotechnical reports show a inter-fingering of different soils. The near surface soils were generally either a gravelly clay fill or silty, brown clay. Beneath this layer, soils were somewhat less complex with the dominant soil being sandy, yellow brown clay. Beneath each of these layers was limestone the height of this limestone varies considerably throughout the campus. There are no significant slopes of 15%, 20%, 25% or greater.
21. Street Design: refer to plan drawings
22. Topography: The original approved master plan was a preliminary drawing that did not include topography, however the proposed area of change varies from grade elevation 575' to 550' and the slope of the grade in this area is roughly 5%.
23. Traffic Signals: Refer to Traffic Study
24. Traffic Impact Study: refer to Traffic Study prepared by Barge Design Services.
25. Utility Lines: Utilities at the proposed area of change will be subsurface. The University has its own electrical substation and 13.8KW loop.
26. Water and Sewer lines: Refer to page 24 of the master plan booklet
27. Not Applicable
28. Zoning Districts: The University is within the Institutional Overlay and the surrounding zone is R-10.

C. DOCUMENTS

1. Development Schedule: Refer to phasing description included in Master Plan Booklet. All projects are funded by private donations which the timeline may be driven by the donor priorities.
2. Digital Output File: electronic files included.
3. Metro Water Services – Active Water & Sewer Services Capacity study/permit – not required for preliminary submittal.
4. Metro Water Services – Plan review Fee Worksheet - not applicable at this time, see item 6 above.
5. Metro Water Services – Stormwater Drainage Calculations - not required for preliminary submittal.
6. Traffic Study – refer to enclosed Traffic Study prepared by Barge Design Services.

D. EASEMENTS & DEDICATIONS - NOT APPLICABLE - PROJECTS ARE INTERNAL TO CAMPUS BOUNDARY

E. RELATED APPLICATIONS

- 1-2. Not applicable
3. Metro Water Services: Date paid: 27 March 2023; application sent 23 March 2023
- 4-6. Not applicable

F. PLANS – NOT APPLICABLE

1. No septic areas or private sewerage disposal systems included.
2. Not applicable - not required for preliminary submittal.
3. Not applicable - not required for preliminary submittal.
4. Not applicable - not required for preliminary submittal.

SECTION 4: APPENDIX: SUBMITTAL CHECKLIST - CONTINUED**G. PLAN NOTES:**

1. Greenways: Not Applicable
2. Metro Fire Marshal: "The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit."
3. Metro Health Department Septic: Not Applicable
4. Metro Planning – Railroad/Limited Access Highway Buffer: Not Applicable
5. Metro Planning Scenic Road: Not Applicable.
6. Metro Planning – Street Signs (public or private street): "No building permit may be issued on any lot until street name signs are installed and verified by the Metropolitan Department of Public Works on all streets which the lot depends for access."
7. Metro Planning Federal Compliance: "All development within the boundaries of this plan meets the requirements of the American with Disabilities Act and the Fair Housing Act."
8. Metro Water Services – Stormwater (78-840): "Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78-840 and approved by the Metropolitan Department of Water Services."
9. Metro Water Services – Stormwater (Waterway buffer): Not Applicable
10. Metro Water Services – Stormwater (Culvert/Driveway): Not anticipated to be applicable
11. Metro Water Services – Stormwater (Preliminary Plan/Plan): "This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application." Refer
12. Metro Water Services – Stormwater (Access): "Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property." – not required for preliminary application.
13. Metro Water Services – Water & Sewer (Private Service Line Residential): Not applicable
14. Metro Water Services – Water & Sewer (unknown commercial or industrial use): Not applicable
15. Metro Water Services – Water & Sewer: "Individual water and/or sanitary sewer service lines are required for each parcel." Not applicable. These will be provided to each proposed building as it is designed.

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LIPSCOMB UNIVERSITY
APPENDIX - TRAFFIC IMPACT STUDY

NASHVILLE, TENNESSEE