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# Higher Education in Metropolitan Memphis

## Agenda:

1. *(20 Minutes)*

THE UNIVERSITY OF  
**MEMPHIS**<sup>®</sup>

**Dreamers. Thinkers. Doers.**

FACILITIES MASTER PLAN UPDATE

2. *(10 Minutes)*

**SOUTHWEST**  
**TENNESSEE COMMUNITY COLLEGE**

DISTRICT-WIDE MASTER PLAN



# THE UNIVERSITY OF **MEMPHIS**®

**Dreamers. Thinkers. Doers.**

FACILITIES MASTER PLAN UPDATE  
FINAL MASTER PLAN PRESENTATION | 2015





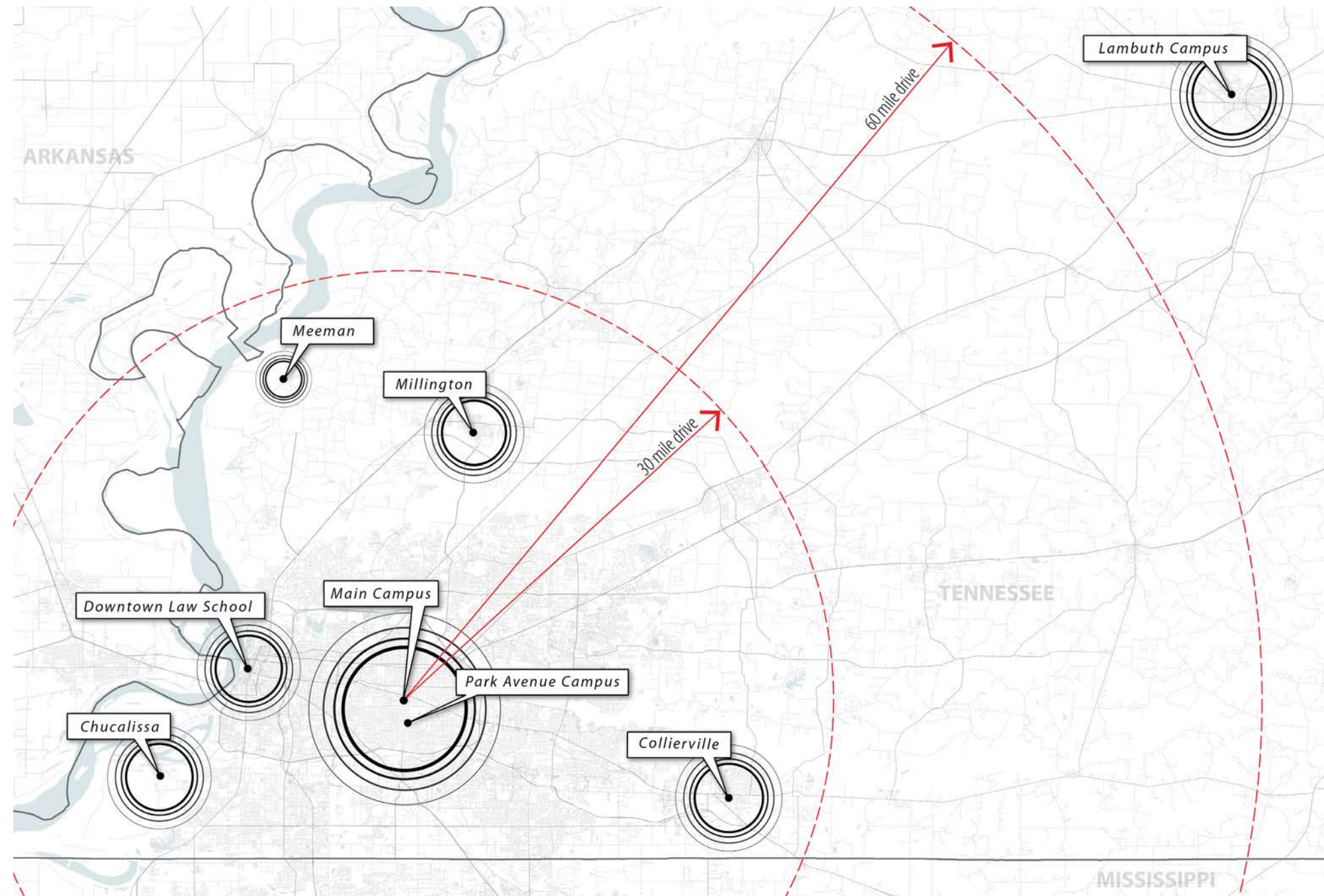
- 1 Process Overview
- 2 Campus Master Plans
- 3 Realizing the Vision



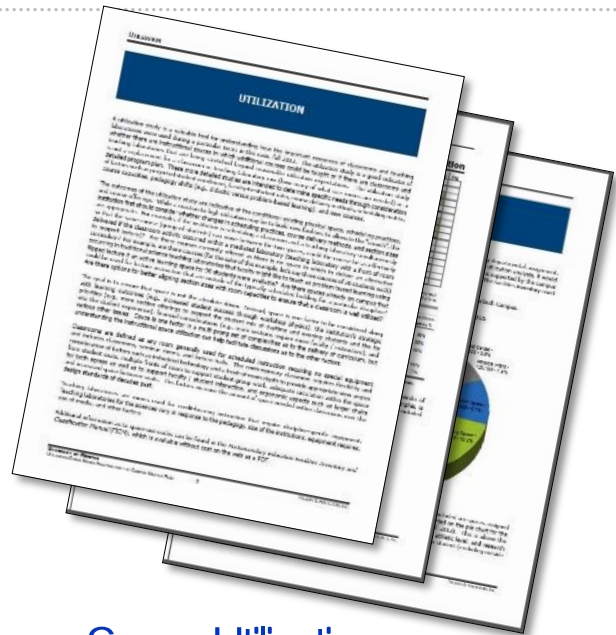
# Agenda

# Purpose of the Plan

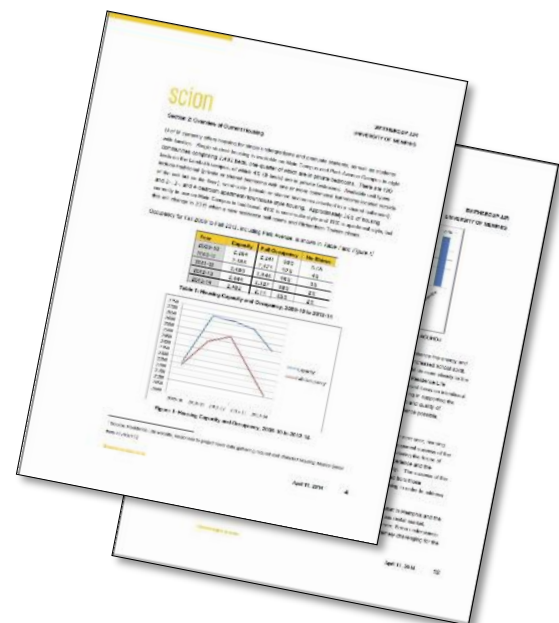
- 5-Year Update to Facilities Master Plan
- Encompasses all 8 U of M Locations
- Embraces Campus and Community
- Provides a Long-Range Vision
- Flexible Framework for Development
- Optimizes Resources and Adjacencies
- 5 Step Master Plan Process:
  - 1 - *Discovery & Goal Setting*
  - 2 - *Analysis & Space Needs*
  - 3 - *Idea Generation*
  - 4 - *Refinement*
  - 5 - *Documentation*



# A Comprehensive Planning Effort



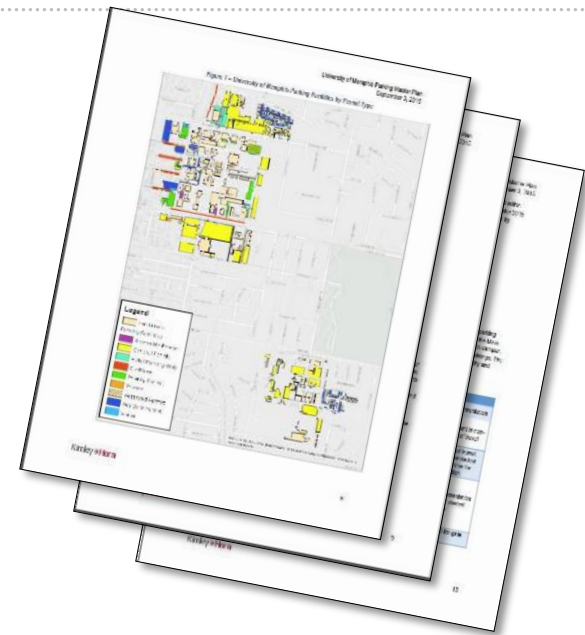
Space Utilization & Space Needs Assessment



Student Housing Assessment



Dining Assessment



Parking Master Plan



Master Plan Update

Building Name	Room	Area	Use	Priority	Notes
1000	1000	1000	1000	1000	1000
1001	1001	1001	1001	1001	1001
1002	1002	1002	1002	1002	1002
1003	1003	1003	1003	1003	1003
1004	1004	1004	1004	1004	1004
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1019	1019	1019	1019	1019	1019
1020	1020	1020	1020	1020	1020

Qualitative Facilities Assessment

Building Name	Room	Area	Use	Priority	Notes
1000	1000	1000	1000	1000	1000
1001	1001	1001	1001	1001	1001
1002	1002	1002	1002	1002	1002
1003	1003	1003	1003	1003	1003
1004	1004	1004	1004	1004	1004
1005	1005	1005	1005	1005	1005
1006	1006	1006	1006	1006	1006
1007	1007	1007	1007	1007	1007
1008	1008	1008	1008	1008	1008
1009	1009	1009	1009	1009	1009
1010	1010	1010	1010	1010	1010
1011	1011	1011	1011	1011	1011
1012	1012	1012	1012	1012	1012
1013	1013	1013	1013	1013	1013
1014	1014	1014	1014	1014	1014
1015	1015	1015	1015	1015	1015
1016	1016	1016	1016	1016	1016
1017	1017	1017	1017	1017	1017
1018	1018	1018	1018	1018	1018
1019	1019	1019	1019	1019	1019
1020	1020	1020	1020	1020	1020

Facilities Assessment



Design Guidelines

# Guiding Principles

- Encourage opportunities for physical development and the creation of memorable spaces within the center of campus.
- Cultivate a mixed-function, interdisciplinary residential community of learning.
- Develop a master plan based upon the academic mission of the institution that promotes growth and retention of a diverse student body.
- Provide a framework in which the University can participate with its neighbors in planning and improving the environment around the campus.
- Develop a framework of organized growth at the Park Avenue Campus.
- Enhance the Lambuth Campus to encourage it to become an integral part of the University and the community of Jackson.
- Create one interconnected **UNI**-versity.



# Campus Master Plans

# Main Campus

## Key Planning Components

Repurpose Existing Space



Parking



Expand Student Services



Student Housing



Building Condition



Pedestrian Circulation



Music Center

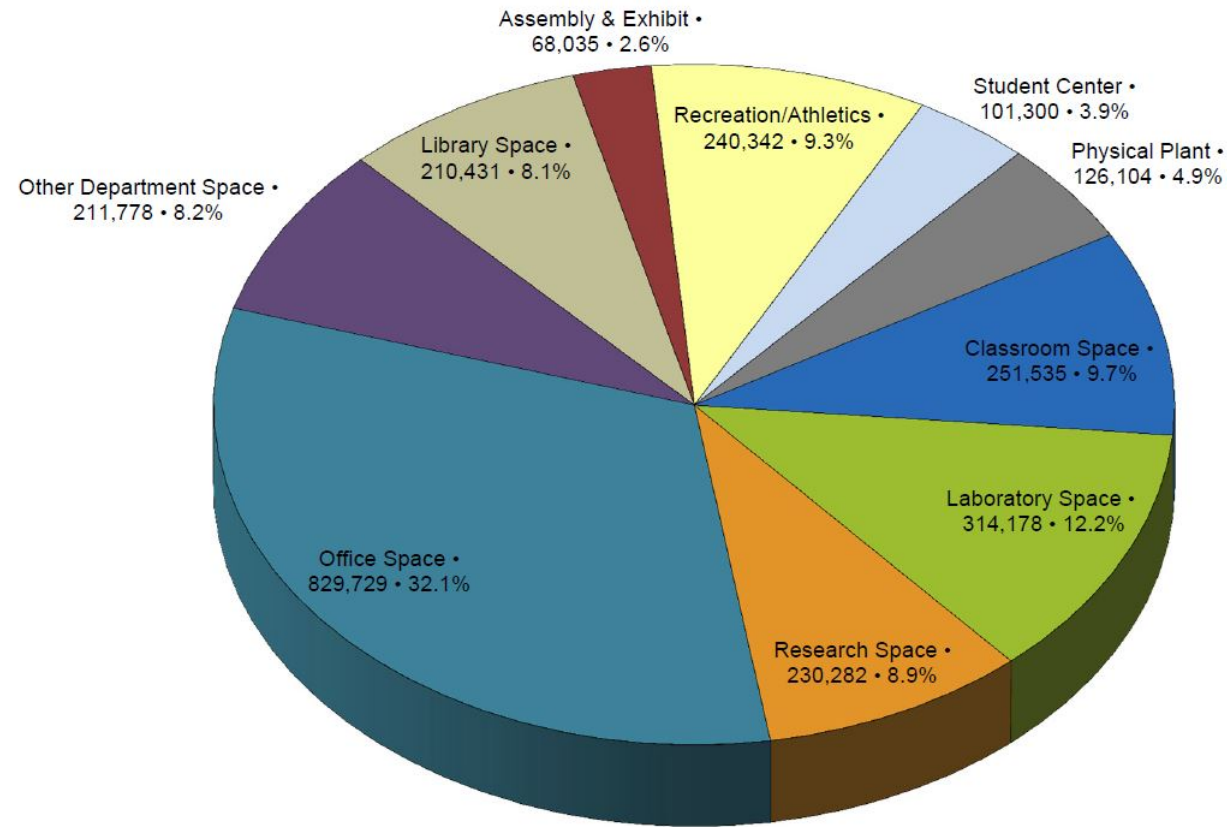


Open Space





# Space Planning Metrics – Main Campus + Park Avenue Campus



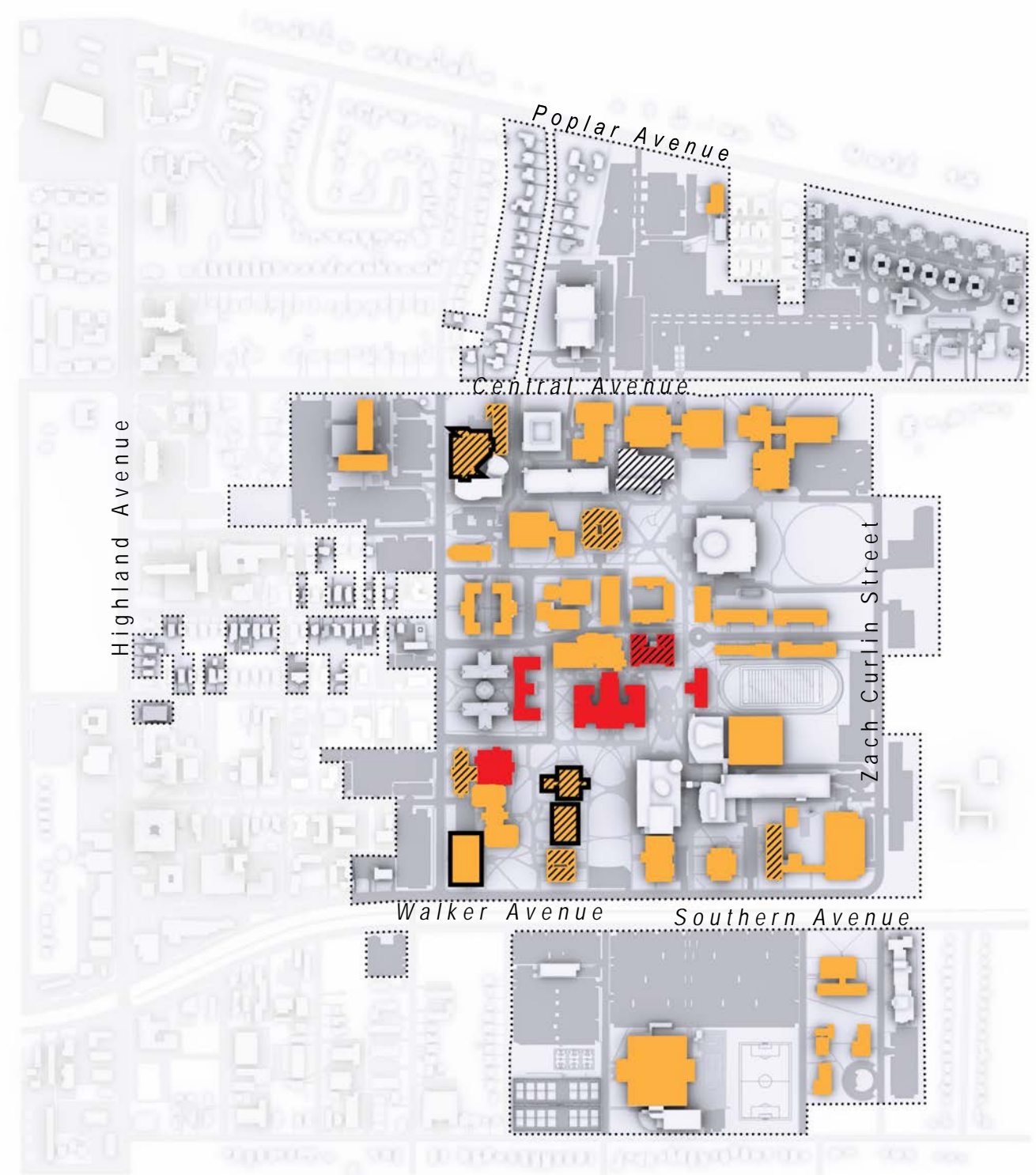
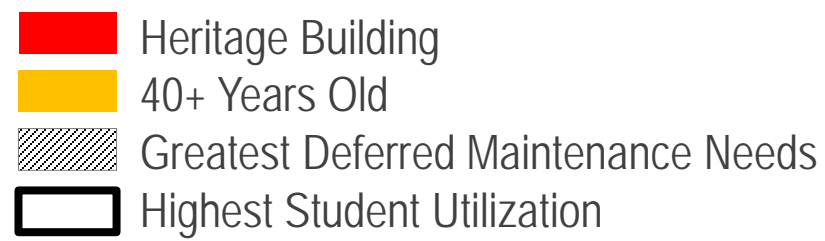
Existing Assignable Square Feet

## Space Needs Analysis | Main Campus + Park Avenue Campus

Space Category	Target Enrollment 25,500 Headcount Students		
	Target Existing ASF	Target Guideline ASF	Surplus/ (Deficit)
<b>Academic Space</b>			
*Classroom & Service	251,535	252,341	(806)
*Laboratories	544,460	661,867	(117,407)
*Teaching Laboratories & Service	170,073	156,930	13,143
*Open Study Laboratories & Service	144,105	135,005	9,100
*Research Laboratories & Service	230,282	369,932	(139,650)
<i>Academic Space Total</i>	795,995	914,208	(118,213)
<b>Academic Support Space</b>			
*Offices & Service	829,729	653,235	176,494
*Library & Collaborative Learning	210,431	226,830	(16,399)
Recreation / Athletics	240,342	486,000	(245,658)
*Recreation	103,653	162,000	(58,347)
Athletics	136,689	324,000	(187,311)
Assembly & Exhibit	68,035	92,064	(24,029)
Student Center	101,300	162,000	(60,700)
Physical Plant	126,104	110,013	16,091
Other Dept. Space	211,778	216,000	(4,222)
<i>Academic Support Space Total</i>	1,787,719	1,946,142	(158,423)
<b>NON-RESIDENTIAL TOTAL</b>	<b>2,583,714</b>	<b>2,860,350</b>	<b>(276,636)</b>

# Main Campus – Building Condition

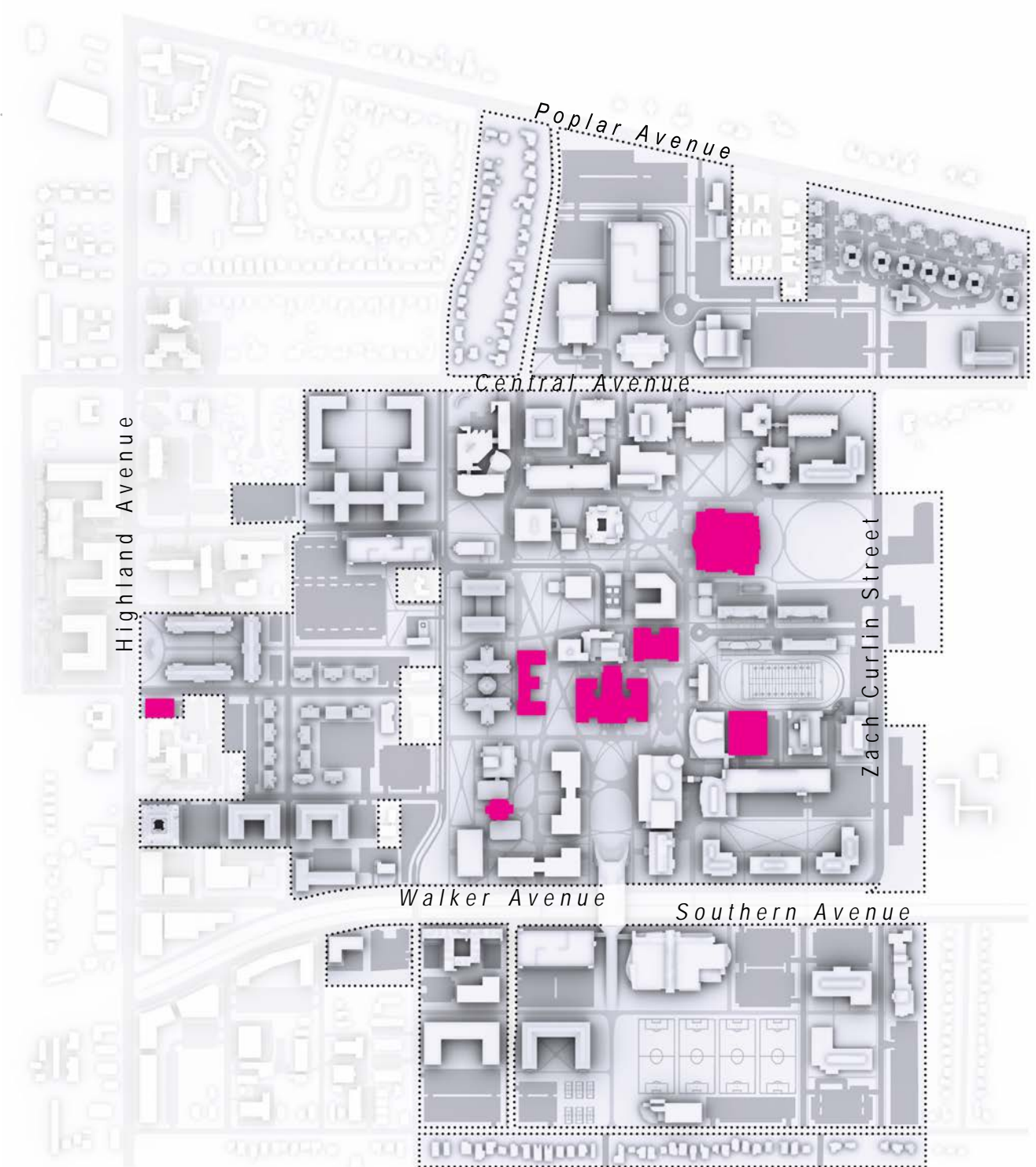
- Heritage buildings in core of campus to be preserved:
  - Administration Building (1912)
  - Mynders Hall (1912)
  - Scates Hall (1922)
  - John Willard Brister Hall (1927)
  - Manning Hall (1930)
- Over 70% of existing facilities are over 40 years old
- Oldest building stock under Tennessee Board of Regents
- Buildings with greatest deferred maintenance are also same buildings with highest weekly student contact hours



# Main Campus – Major Renovations

## Major Renovation Recommendations:

- Elma Roane Fieldhouse
- Administration Building (1<sup>st</sup> Floor & Auditorium)
- Wilder Tower (Upper)
- Manning Hall
- Ned R. McWherter Library (1<sup>st</sup> Floor Learning Commons)
- Mynders Hall
- Highland Library (Community & Police Services)

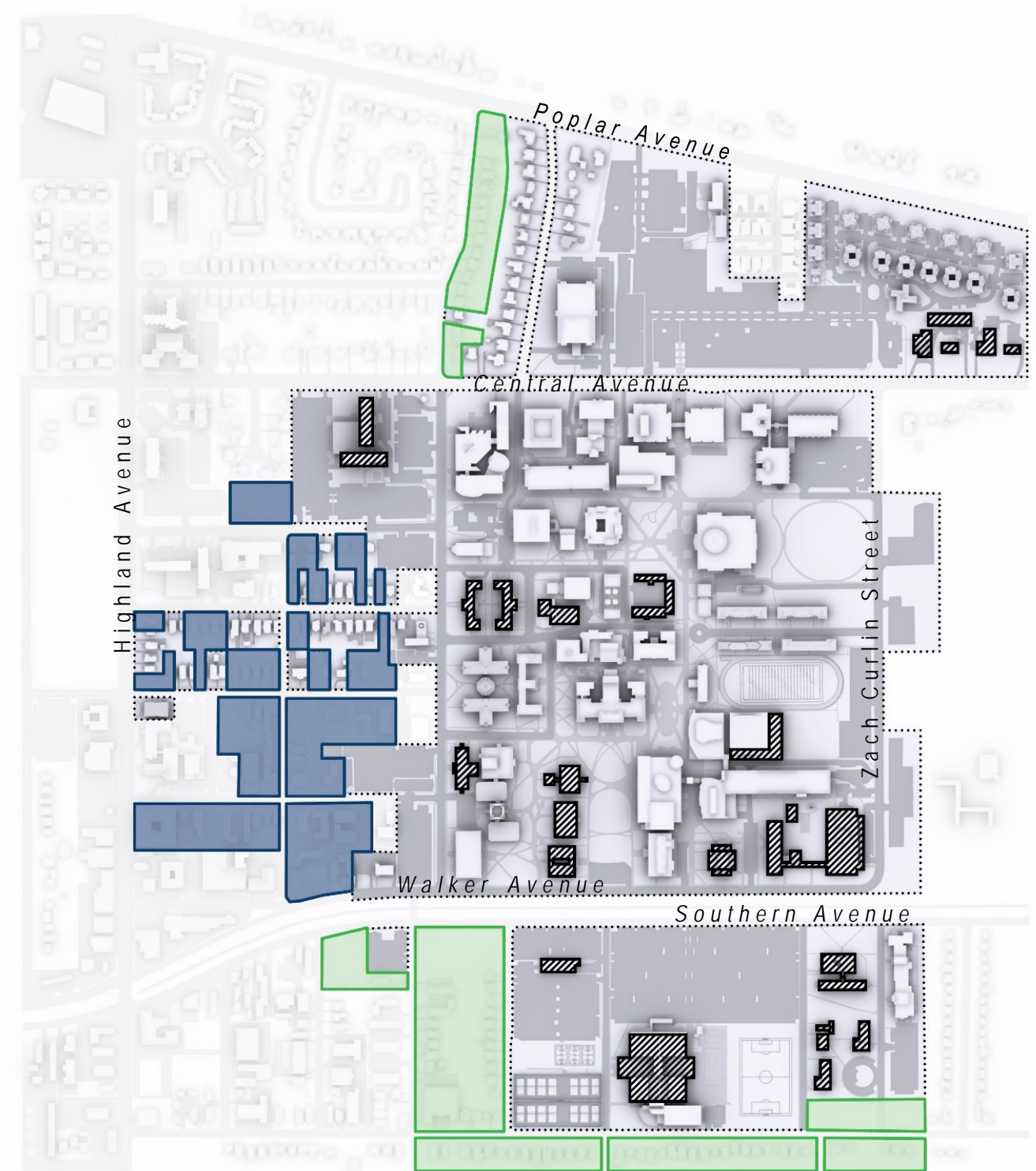


Major Renovations



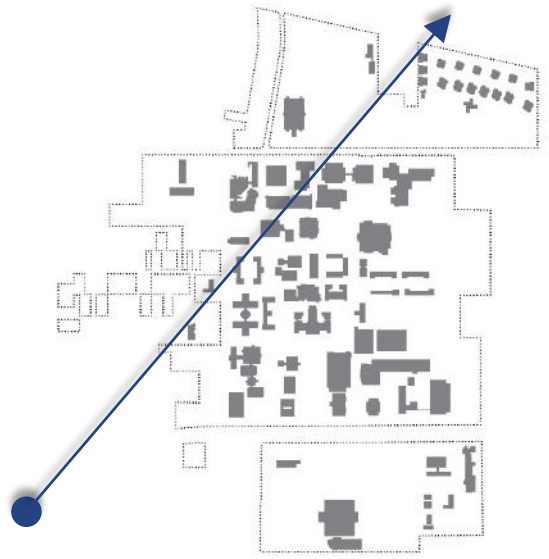
# Main Campus – Acquisition Plans

- Existing Building
- Proposed Building Removal
- Acquisition – Priority 1
- Acquisition – Priority 2



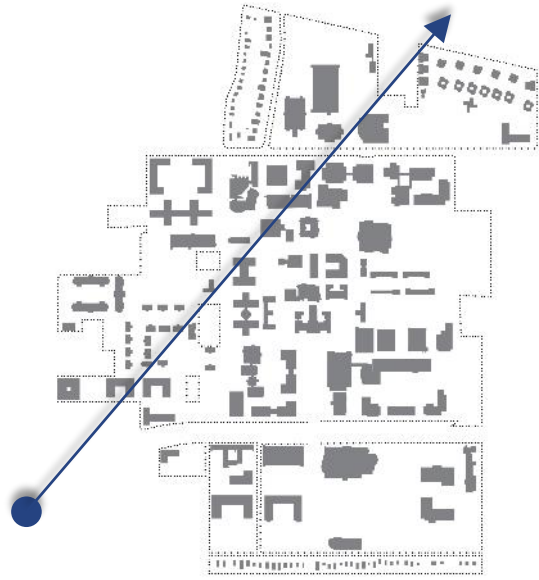
# Main Campus – Overall (Existing)

- UM Existing Building
- Campus Green
- Athletic Field
- Memorable Open Space



# Main Campus – Overall (Proposed)

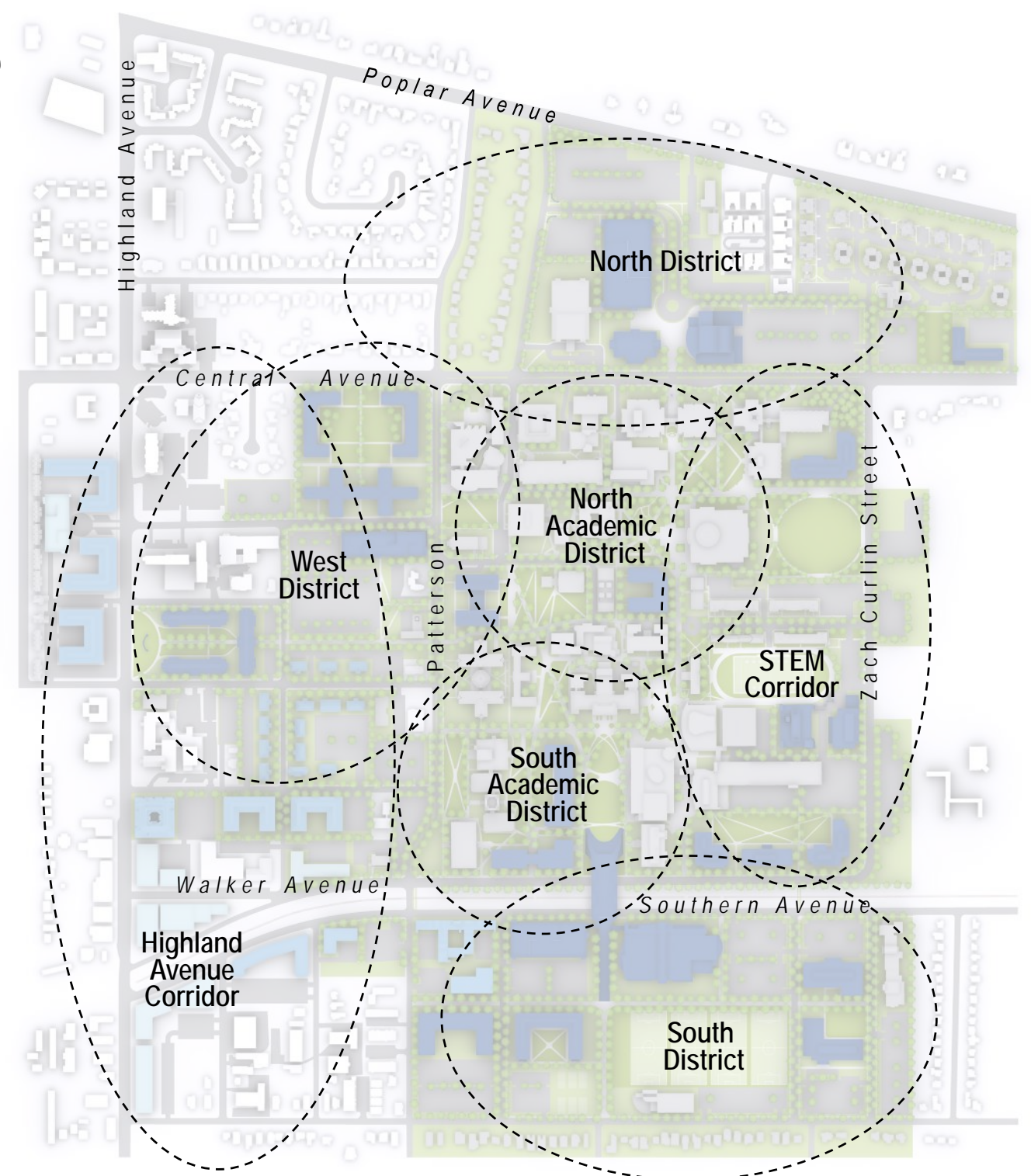
- UM Existing Building
- UM Proposed Building
- Private Housing Development
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# Main Campus – Neighborhood Views

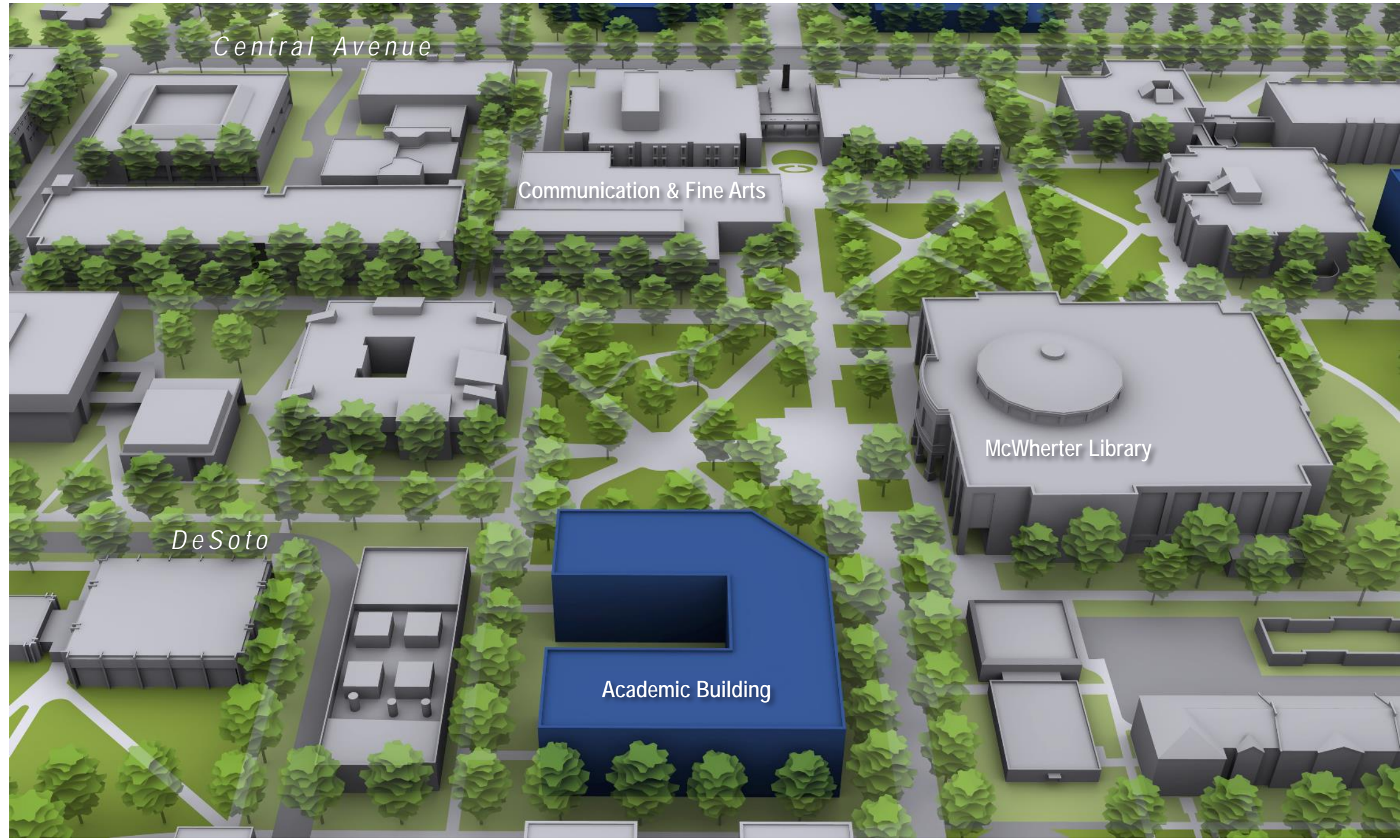
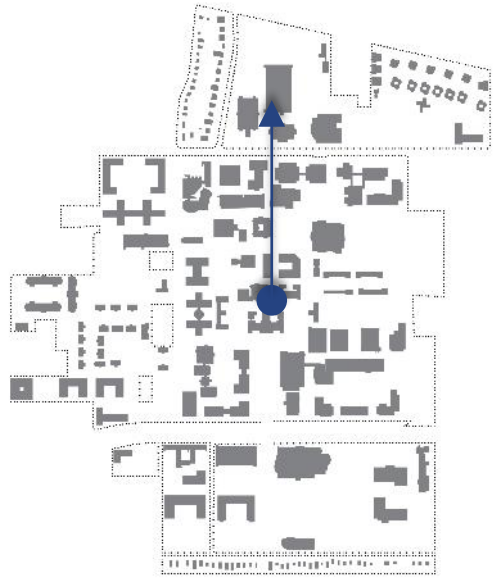
## Design Principles

- Use pedestrian circulation and open space as the organizing elements to better unite campus.
- Create memorable spaces (both inside and outside) that enhance campus life and encourage student success.
- Strengthen campus edges to project a positive public image and better connect with adjacent neighborhoods.



# Main Campus – North Academic Core (Proposed)

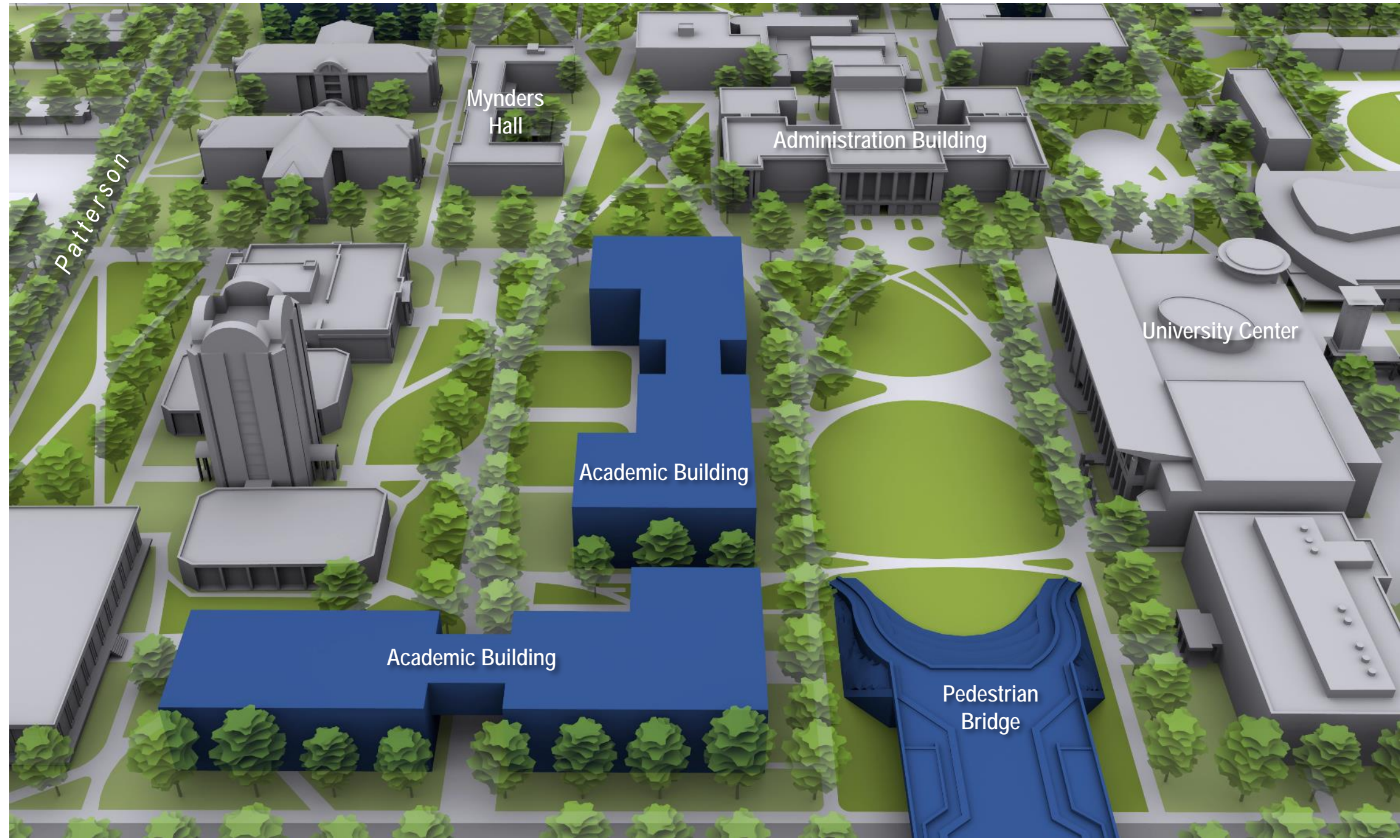
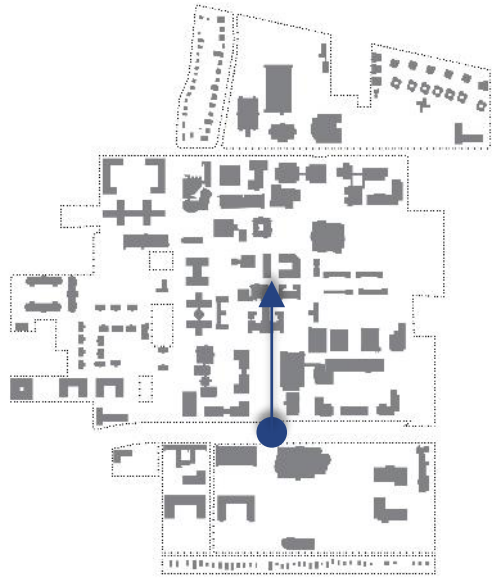
- UM Existing Building
- UM Proposed Building
- Private Housing Development
- Private Development
- Campus Green
- Athletic Field
- Memorable Open Space





# Main Campus – South Academic Core (Proposed)

- UM Existing Building
- UM Proposed Building
- Private Housing Development
- Private Development
- Campus Green
- Athletic Field
- Memorable Open Space



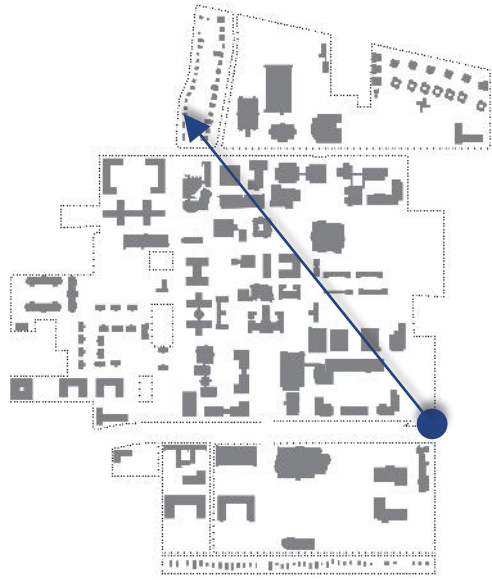
# Main Campus – North District (Proposed)

- UM Existing Building
- UM Proposed Building
- Private Housing Development
- Private Development
- Campus Green
- Athletic Field
- Memorable Open Space



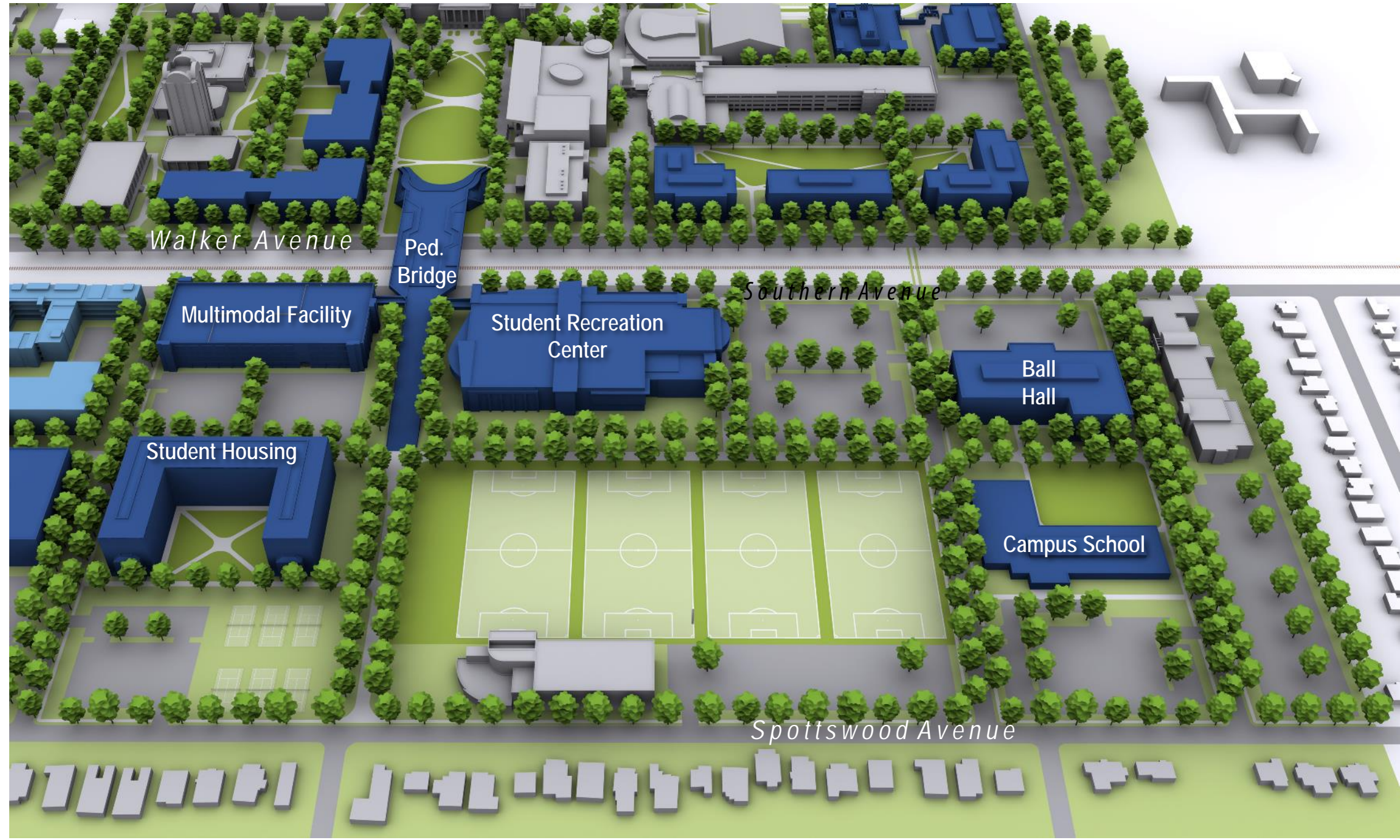
# Main Campus – STEM Corridor (Proposed)

- UM Existing Building
- UM Proposed Building
- Private Housing Development
- Private Development
- Campus Green
- Athletic Field
- Memorable Open Space



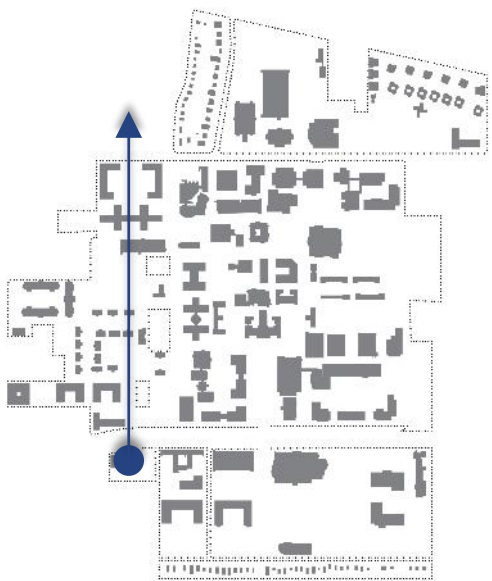
# Main Campus – South District (Proposed)

- UM Existing Building
- UM Proposed Building
- Private Housing Development
- Private Development
- Campus Green
- Athletic Field
- Memorable Open Space



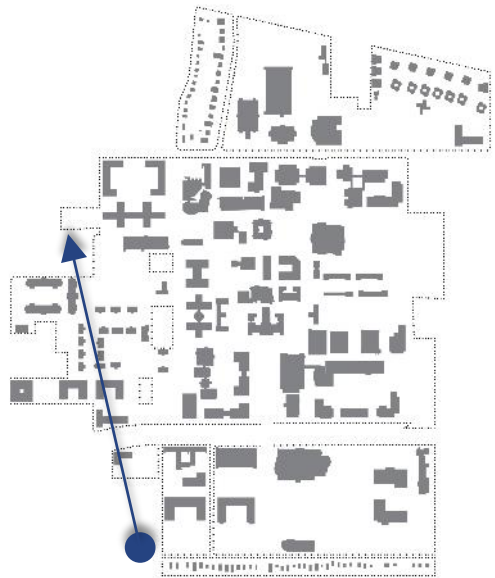
# Main Campus – West District (Proposed)

- UM Existing Building
- UM Proposed Building
- Private Housing Development
- Private Development
- Campus Green
- Athletic Field
- Memorable Open Space



# Main Campus - Highland Avenue Corridor (Proposed)

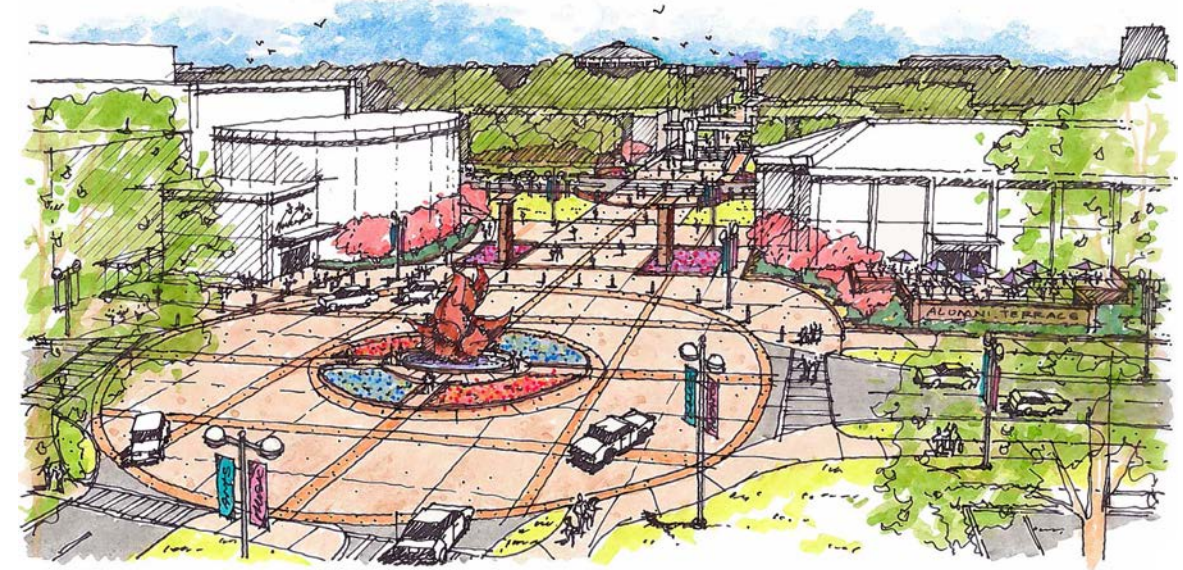
- UM Existing Building
- UM Proposed Building
- Private Housing Development
- Private Development
- Campus Green
- Athletic Field
- Memorable Open Space



# Campus Enhancements



The Ellipse



North Entry



University Center Plaza



Art Plaza



Patterson Street

# Park Avenue Campus

## Key Planning Components

Building #1



Parking



Tree Preservation



Student Housing



Athletic Facilities



Basketball Training Center



Campus Entry



Open Space





# Park Avenue Campus (Existing)

- UM Existing Building
- Campus Green
- Athletic Field
- Memorable Open Space



# Park Avenue Campus (Proposed)

- UM Existing Building
- UM Proposed Building
- Campus Green
- Athletic Field
- Memorable Open Space
- Detention Basin

## Design Principles

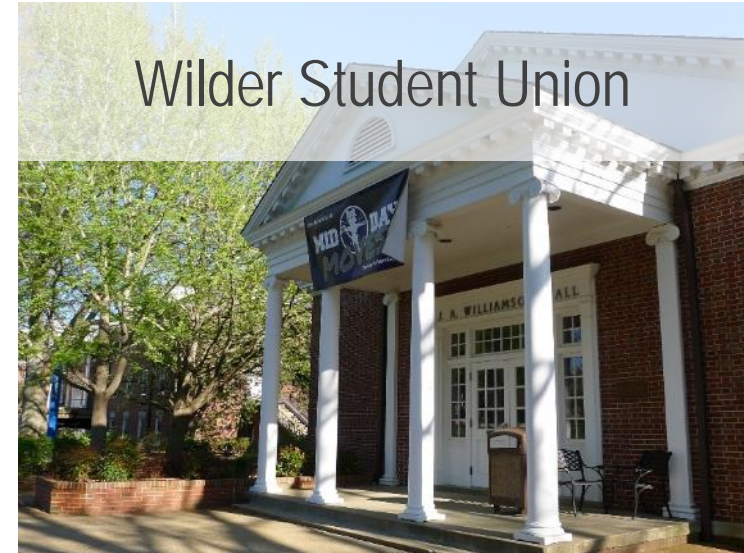
- Utilize campus development to activate the Park Avenue and Getwell Road corridors.
- Link campus thru open space.
- Position parking at perimeter to encourage a pedestrian-oriented campus environment.
- Preserve heritage trees whenever possible.



# Lambuth Campus

## Key Planning Components

Wilder Student Union



Parking



Facility Condition



Open Space



Science Facilities



Accessibility



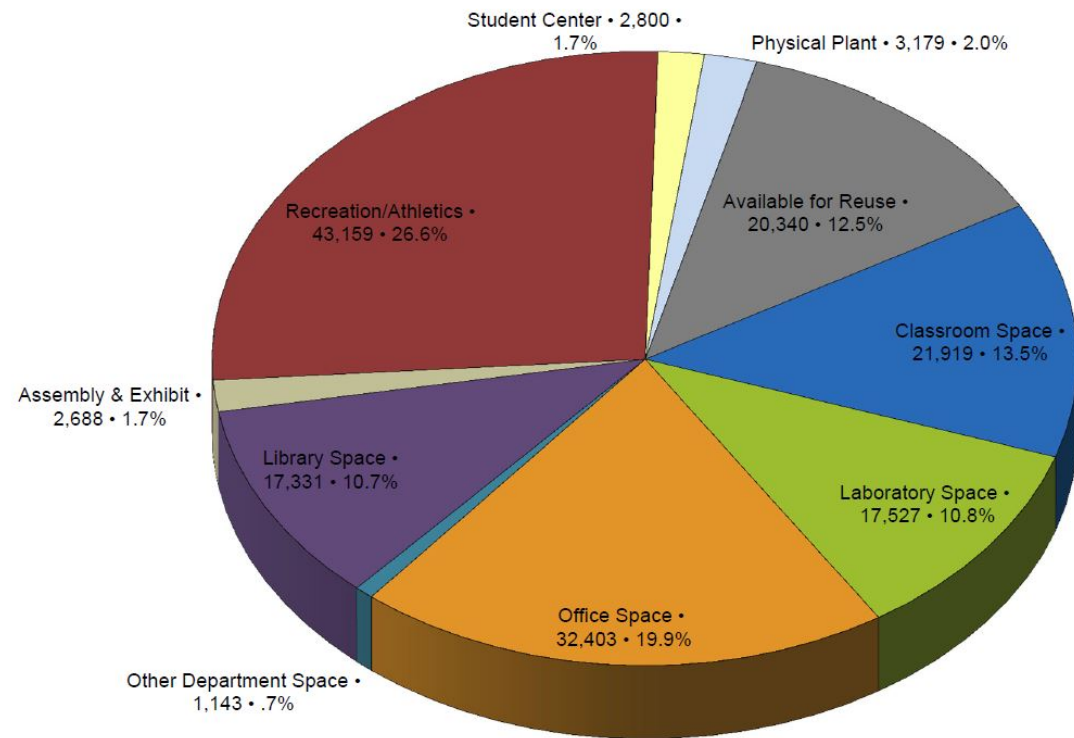
Epworth Hall



Student Housing



# Space Planning Metrics – Lambuth Campus



Existing Assignable Square Feet

## Space Needs Analysis | Lambuth Campus

Space Category	Target Enrollment 2,500 Headcount Students		
	Target Existing ASF	Target Guideline ASF	Surplus/ (Deficit)
<b>Academic Space</b>			
*Classroom & Service	21,919	20,000	1,919
*Laboratories	17,527	18,125	(598)
*Teaching Laboratories & Service	17,527	10,000	7,527
*Open Study Laboratories & Service	0	4,375	(4,375)
Research Laboratories & Service	0	3,750	(3,750)
<i>Academic Space Total</i>	<i>39,446</i>	<i>38,125</i>	<i>1,321</i>
<b>Academic Support Space</b>			
*Offices & Service	32,403	28,125	4,278
Learning Commons & Study Space	17,331	17,500	(169)
*Recreation / Athletics	43,159	50,000	(6,841)
Assembly & Exhibit	2,688	5,600	(2,912)
Student Center	2,800	12,500	(9,700)
Physical Plant	3,179	4,668	(1,489)
Other Dept. Space	1,143	3,750	(2,607)
<i>Academic Support Space Total</i>	<i>102,703</i>	<i>122,143</i>	<i>(19,440)</i>
Available for Reuse	20,340	0	20,340
<b>NON-RESIDENTIAL TOTAL</b>	<b>162,489</b>	<b>160,268</b>	<b>2,221</b>

ASF = Assianable Square Feet

\* Indicates THEC Guideline applied to determine current and future space needs

# Lambuth Campus (Existing)

- UM Existing Building
- Campus Green
- Athletic Field
- Memorable Open Space



# Lambuth Campus (Proposed)

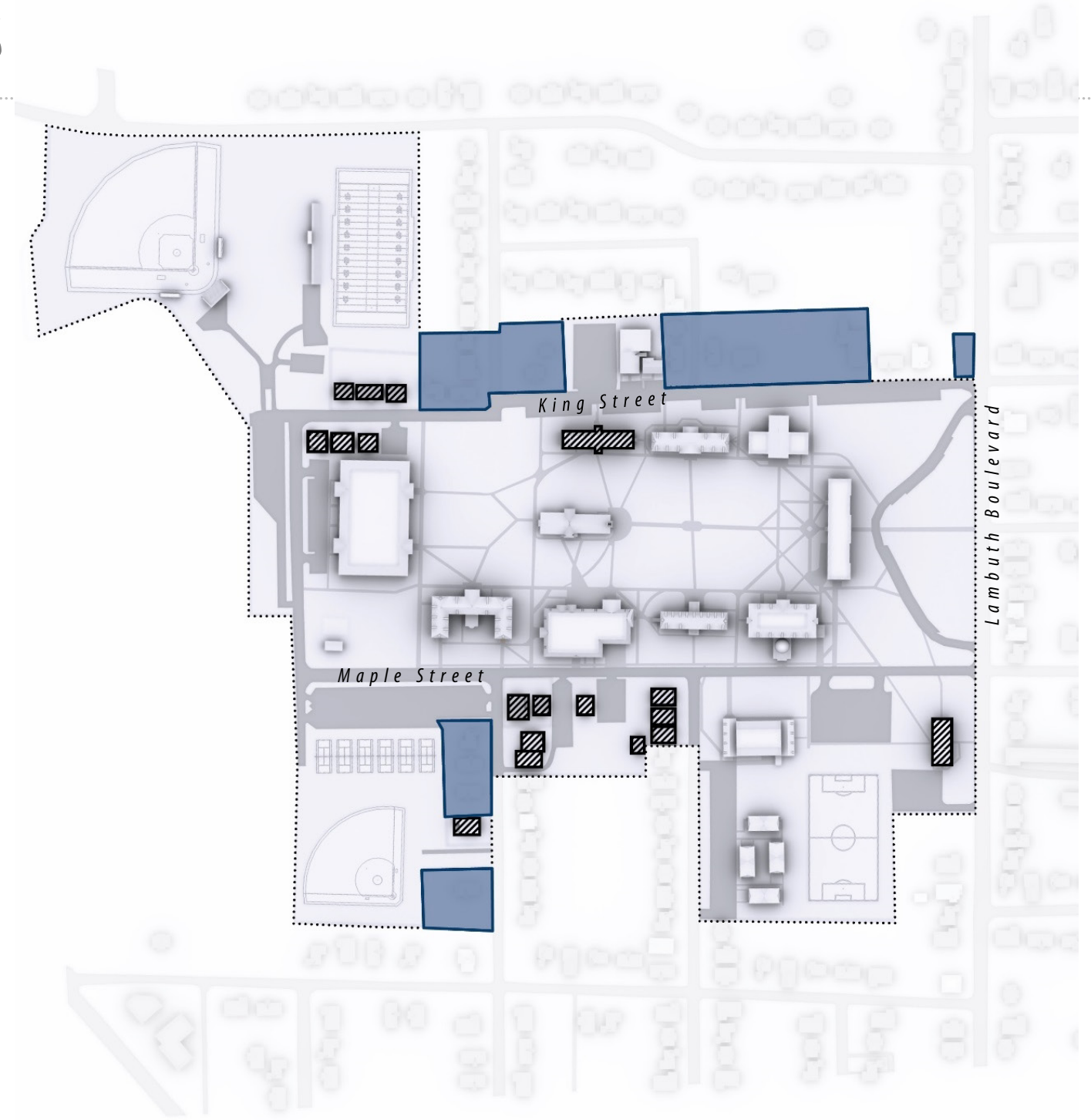
- UM Existing Building
- UM Proposed Building
- Campus Green
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## Design Principles

- Maintain existing compact design and logical organization of campus.
- Preserve and promote walkability of campus by positioning parking at the campus perimeter.
- Strengthen UM's relationship to the Jackson community through shared planning initiatives.



# Lambuth Campus – Acquisition Plans



- Existing Building
- Proposed Building Removal
- Acquisition – Priority 1



Realizing the Vision

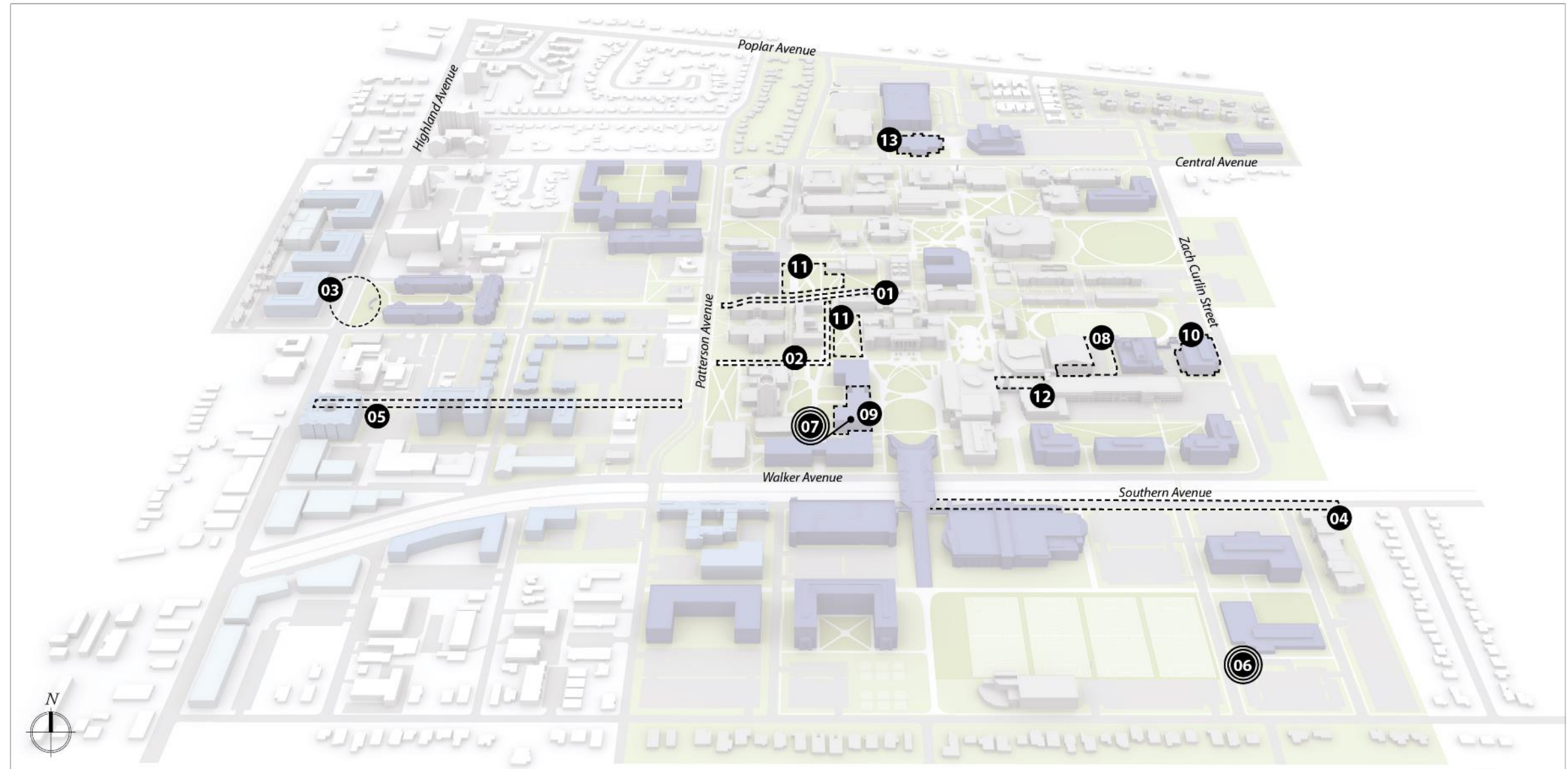


# Phasing & Funding Matrix

Projects				Phasing					Estimated Project Cost		Capital Funding Sources					
Campus	Type	Phase	Project Description	Project Size*	PHASE 1: Under Construction	PHASE 2: In Progress (Design)	PHASE 3: Near Term (0-5 Years)	PHASE 4: Mid Term (5-10 Years)	PHASE 5: Long Term (10+ Years)	Unit Cost**	Estimated Total	University	State Appropriations	Auxiliary***	Private Donations	Grants / Other
Main	C	1	Central Avenue Streetscape Enhancements	1,960 LF						-	\$ 3,335,000.00	X				X
Main	C	1	Walker Avenue Streetscape Enhancements (Phase I)	500 LF						-	\$ 235,000.00					X
Main	C	1	Patterson Avenue Realignment	400 LF						-	\$ 2,400,000.00					X
Park Ave	C	1	Goodlett Street Campus Entry	1 LS						-	\$ 300,000.00	X				
Main	D	1	Richardson Towers	1,026 Beds						-	\$ -			X		
Main	NC	1	Student Residence Hall (replacement for Richardson Towers)	780 Beds						-	\$ 54,000,000.00			X		
Park Ave	NC	1	Community Health Facility	164,807 GSF						-	\$ 60,000,000.00	X	X			
Park Ave	R	1	Health & Sport Science Facility (Defense Audit Bldg)	69,112 GSF						-	\$ 1,350,000.00	X	X		X	
Main	S	1	Alumni Mall Improvements	85,000 SF						-	\$ -	X			X	
Lambuth	S	1	Campus Open Space Upgrades (lighting, drainage, and irrigation)	1 LS						-	\$ -	X			X	
Main	C	2	Walker Avenue Streetscape Enhancements (Phase II)	500 LF						-	\$ 235,000.00					X
Park Ave	E	2	Indoor Football Practice Facility Expansion	110,000 GSF						-	\$ 14,000,000.00			X	X	
Main	NC	2	Student Recreation Center	192,500 GSF						-	\$ 62,000,000.00					
Main	NC	2	Biochemistry and Biology Facility - Phase I	68,500 GSF						-	\$ 33,700,000.00	X	X			
Main	NC	2	Music Center	106,000 GSF						-	\$ 40,000,000.00	X	X		X	
Park Ave	NC	2	Basketball Practice Facility	56,880 SF						-	\$ 25,000,000.00			X	X	
Main	P	2	Parking Garage (near Southern Avenue)	500 Spaces						\$20,000.00	\$ 10,000,000.00			X		
Main	P	2	Zach Curlin Surface Parking Lot Improvements	375 Spaces						\$4,000.00	\$ 1,500,000.00			X		
Main	R	2	Highland Library (Community and Police Services)	7,500 GSF						-	\$ -	X				X
Lambuth	R	2	Health & Fitness Center	92,342 GSF						\$175.00	\$ 16,159,850.00			X		
Lambuth	R	2	Building Elevators (Library, Student Union, Hyde Hall)	1 LS						-	\$ -			X		
Main	C	3	Patterson Avenue Streetscape Improvements	2,000 LF						\$400.00	\$ 800,000.00	X				X
Main	C	3	Southern Avenue Streetscape Improvements (Phase I)	1,100 LF						\$400.00	\$ 440,000.00	X				X
Main	C	3	Pedestrian Land Bridge	600 LF						\$30,000.00	\$ 18,000,000.00			X		
Lambuth	D	3	Rental Property (300 Maple Street)	1,400 GSF						\$6.00	\$ 8,400.00	X				
Lambuth	D	3	Rental Property (308 Maple Street)	1,200 GSF						\$6.00	\$ 7,200.00	X				
Lambuth	D	3	Rental Property (310 Maple Street)	1,200 GSF						\$6.00	\$ 7,200.00	X				
Lambuth	D	3	Rental Property (312 Maple Street)	1,400 GSF						\$6.00	\$ 8,400.00	X				
Lambuth	D	3	Rental Property (314 Maple Street)	1,400 GSF						\$6.00	\$ 8,400.00	X				
Lambuth	D	3	Rental Property (337 Fairgrounds)	2,000 GSF						\$6.00	\$ 12,000.00	X				
Lambuth	D	3	Rental Property (339 Fairgrounds)	2,300 GSF						\$6.00	\$ 13,800.00	X				
Lambuth	D	3	Rental Property (540 Burkett)	7,900 GSF						\$6.00	\$ 47,400.00	X				
Lambuth	D	3	Epworth Hall	30,000 GSF						\$6.00	\$ 180,000.00	X				
Main	D	3	Student Recreation & Fitness Center	151,399 GSF						\$12.00	\$ 1,816,788.00			X		
Main	D	3	Mitchell Hall	53,138 GSF						\$12.00	\$ 637,656.00	X				
Main	NC	3	Alumni Center	30,000 GSF						\$350.00	\$ 10,500,000.00				X	
Main	NC	3	Engineering Research Facility / C.E.R.I.	117,000 GSF						\$425.00	\$ 49,725,000.00	X	X			
Main	NC	3	Academic Building (Replacement for Mitchell Hall)	79,250 GSF						\$350.00	\$ 27,737,500.00	X	X			
Park Ave	NC	3	Soccer Support Facility	6,000 GSF						\$300.00	\$ 1,800,000.00			X		
Park Ave	NC	3	Softball Training Facility	7,200 GSF						\$300.00	\$ 2,160,000.00			X		
Lambuth	P	3	Parking Expansion (Phase I)	165 Spaces						\$4,000.00	\$ 660,000.00			X		

# Main Campus – Phasing (Mid Term)

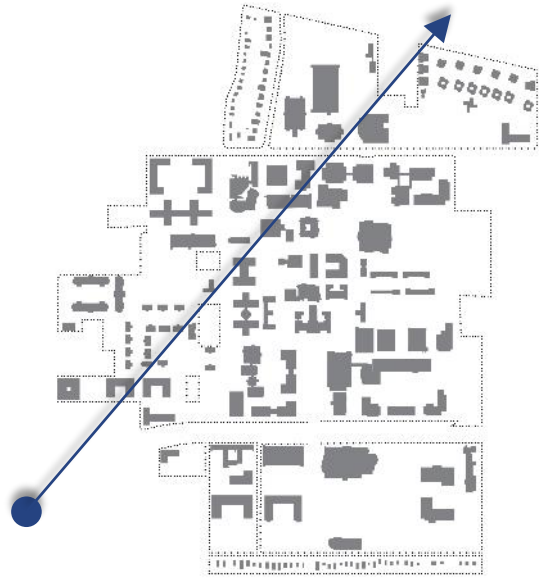
- 01. Desoto Avenue Pedestrian Conversion
- 02. Alumni Avenue Pedestrian Conversion
- 03. Highland Road Campus Entry
- 04. Southern Avenue Streetscape (Phase II)
- 05. Mynders Avenue Streetscape
- 06. Alumni Center - Removal
- 07. Clement Hall - Removal
- 08. Elma Roane Fieldhouse (Academic Wing) - Removal
- 09. Academic Building (Replacement for Clement Hall)
- 10. Biochemistry Facility (Phase II)
- 11. Plaza near Mynders Hall
- 12. University Center Plaza Enhancements
- 13. Alumni Center

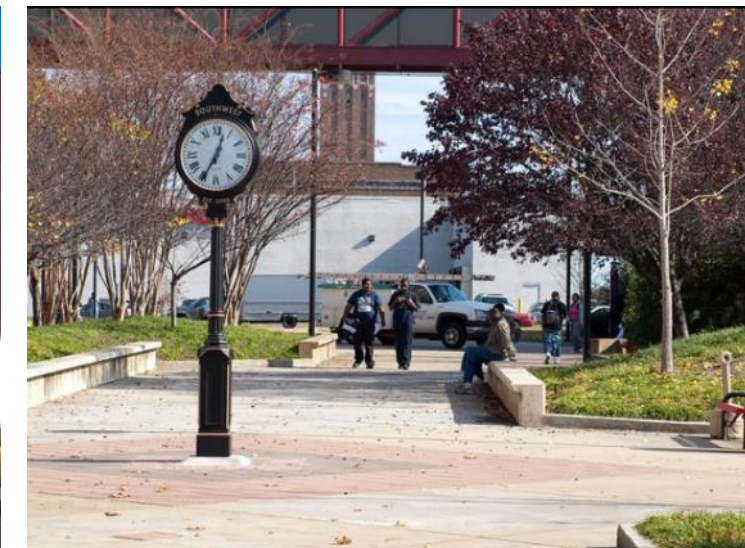


04 proposed 04 Removal

# Main Campus – Overall (Proposed)

- UM Existing Building
- UM Proposed Building
- Private Housing Development
- Private Development
- Campus Green
- Athletic Field
- Memorable Open Space





# SOUTHWEST

TENNESSEE COMMUNITY COLLEGE

DISTRICT-WIDE MASTER PLAN  
FINAL MASTER PLAN PRESENTATION | 2016

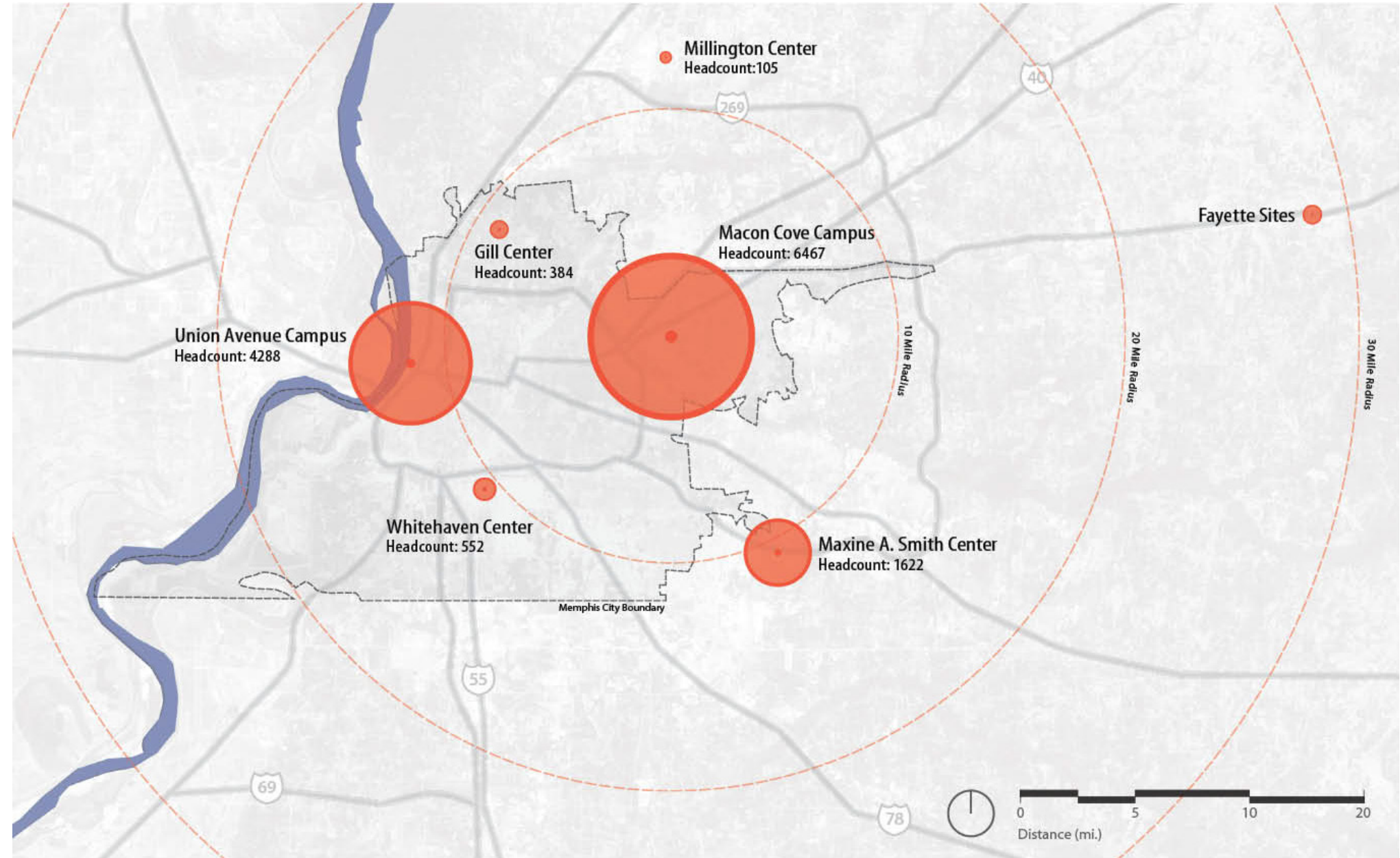
- 1 Process Overview
- 2 Space Guidelines
- 3 Campus Plans



# Agenda

# Master Plan Overview

- 5-Step Master Planning Process
  - Discovery
  - Analysis
  - Idea Generation
  - Refinement
  - Documentation
- District-Wide Master Plan provides a comprehensive evaluation of all STCC campus and center locations.
- 7 sites in southwest Tennessee
  - 81% of students attend class at two primary campuses: Union Avenue in Memphis or Macon Cove in East Memphis
  - 19% of students attend one of the five STCC satellite locations

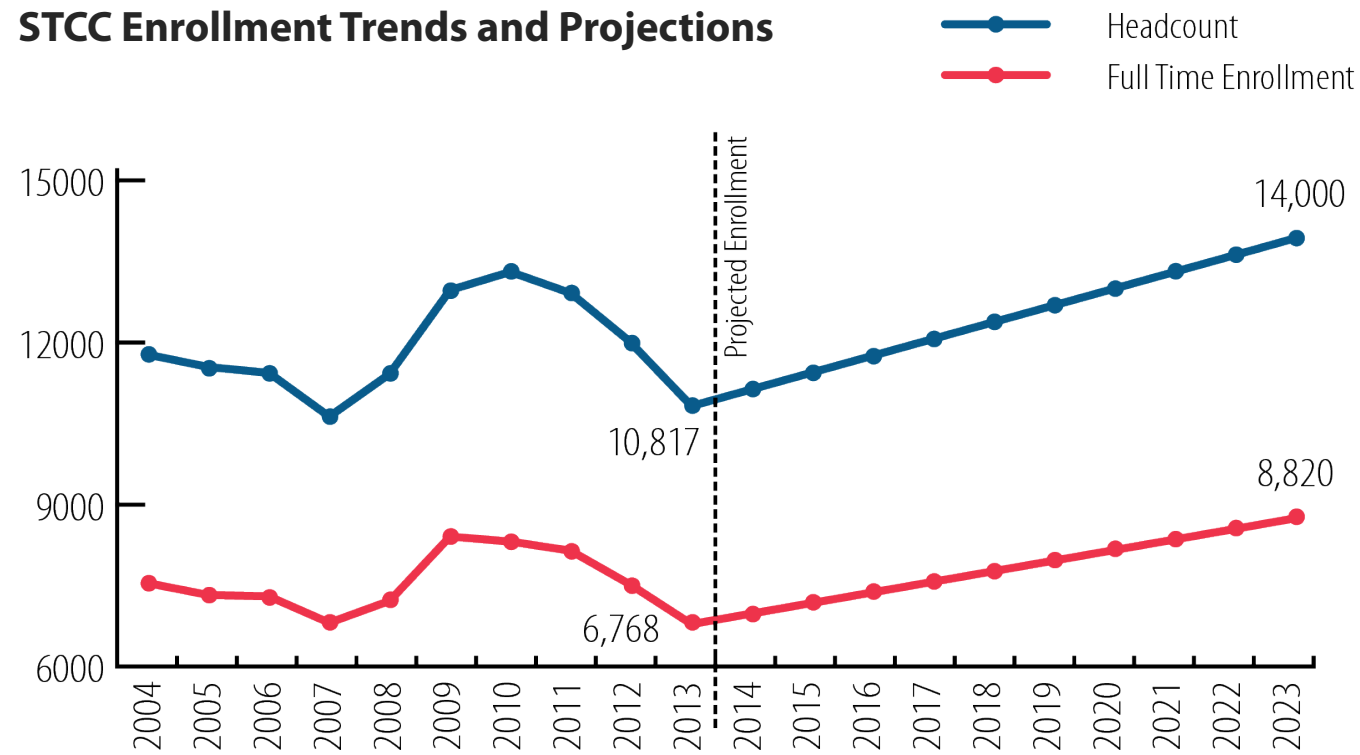


# Enrollment Assumptions

## Full Time Enrollment

- Loss of 2,179 FTE since Fall 2010
- Projected increase to 8,820 FTE by 2023

## STCC Enrollment Trends and Projections



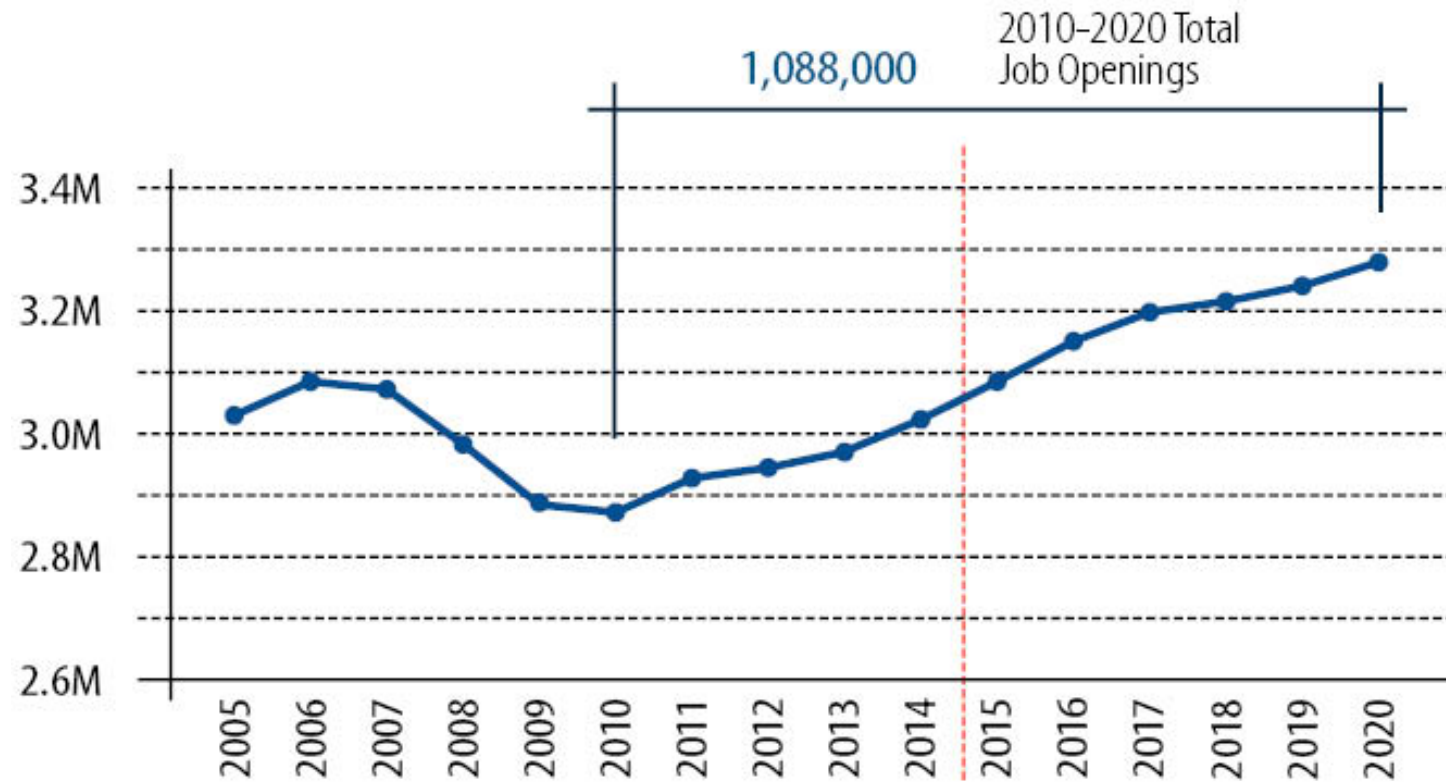
## Enrollment Projections by Campus

Campus/Center	Fall 2013 FTE	Fall 2023 FTE	% Change 2013-23
Union Avenue Campus	2,088	2,743	31.4%
Macon Cove Campus	3,371	4,322	28.2%
<b>Subtotal</b>	<b>5,459</b>	<b>7,065</b>	
Gill Center	130	182	39.8%
Whitehaven Center	189	282	49.3%
Millington Center	39	92	133.2%
Maxine Smith Center	704	970	37.8%
Other Locations	247	229	-7.2%
<b>Total</b>	<b>6,768</b>	<b>8,820</b>	

## Regional Population Growth

County	Census 2000	Census 2010	Estimate 2015	Estimate 2020	Estimate 2025
Fayette	28,806	38,413	43,631	48,510	53,012
Shelby	897,472	927,644	953,899	981,022	1,008,585
<b>Total</b>	<b>926,278</b>	<b>966,057</b>	<b>997,530</b>	<b>1,029,532</b>	<b>1,061,597</b>

# Regional Employment Outlook



**Tennessee Jobs** - Annual job openings, excluding military positions  
 Source: Georgetown University Center on Education

## Annual Supply

**1,391** Certificates and Associate Degrees Awarded

**4,396** Bachelors and Graduate Degrees Awarded

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**5,787** Total Number of Degrees and Certificates Awarded

## Annual Demand

**11,451** Annual Job Openings for Positions Requiring Some Higher Education

## Tennessee Job Market

Annual Supply Source: 2012-2013 Tennessee Public Colleges

Annual Demand Source: 2012-2020 Employment Requiring Higher Education

County	Number of Unemployed	Number of Job Openings	Ratio of Unemployed to Job Openings
Fayette	1,770	939	1.88
Shelby	40,020	120,151	0.33
<b>Total</b>	<b>41,790</b>	<b>121,090</b>	<b>0.35</b>

## Regional Employment Rates

Source: 2012 US Census Bureau



# STCC and U of M: Alignment Opportunities

## Programmatic Alignment:

- Improve programmatic alignment with the University of Memphis to ensure an easy transfer process for students between the two institutions.

## Program Growth:

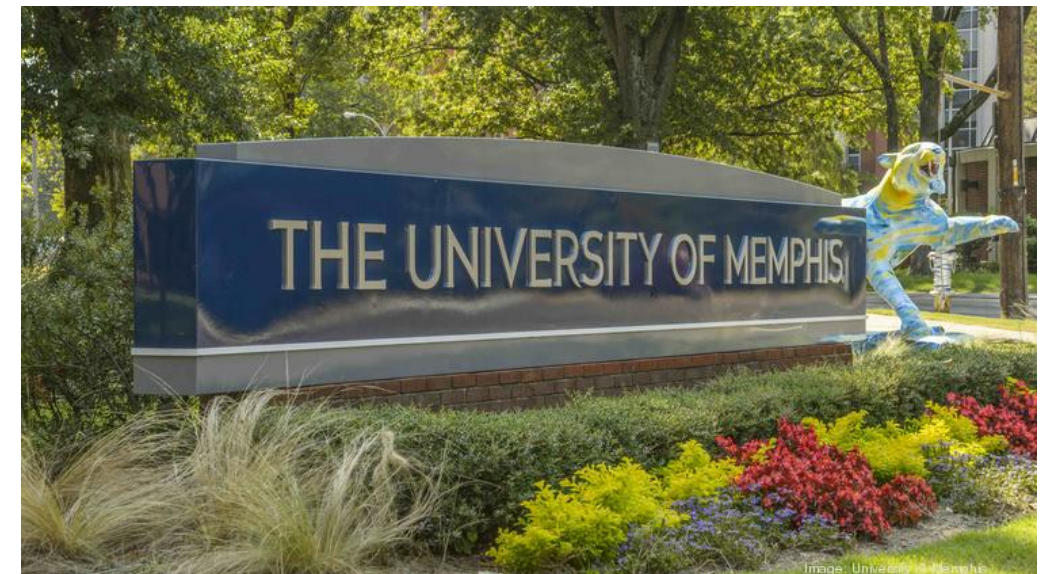
- Identify areas of academic program growth at the University of Memphis that may be supported by STCC with introductory academic programs.

## Visible Presence:

- Encourage the University of Memphis to establish a full-time presence in a centrally located space on both the Macon Cove and Union Avenue campuses to provide guidance to students on admissions, credit acceptance, and financial aid.

## Regional Partnerships:

- Work together to strengthen relationships with private companies and local non-profit organizations to increase partnership opportunities for both institutions.



# Space Utilization Guidelines

## Defining Utilization

	MON	TUE	WED	THU	FRI	SAT
7 AM						
8 AM	█	█			█	
9 AM	█	█	█		█	█
10 AM	█	█	█	█	█	█
11 AM	█	█	█	█	█	█
12 PM	█	█	█	█	█	█
1 PM	█					
2 PM	█	█	█	█	█	█
3 PM		█	█	█	█	
4 PM	█		█			
5 PM	█		█			
6 PM	█		█			
7 PM	█	█	█	█		
8 PM	█	█	█	█		
9 PM	█	█	█	█		
10 PM						

### Weekly Room Hours

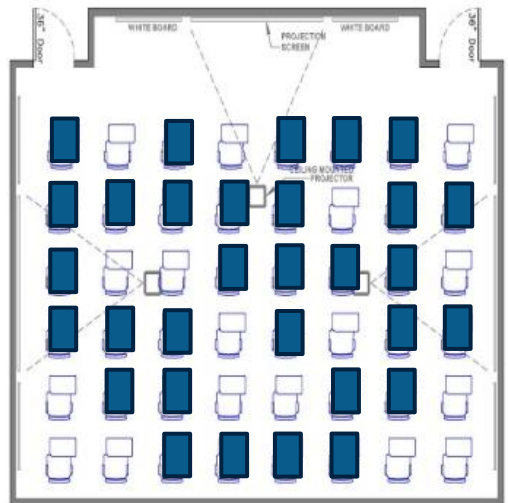
The *average number of hours* per week a room is scheduled over a term or semester

## Paulien State Guideline Study

Weekly Room Hours	Range	Student Station Occupancy	Range	ASF/Station	Range
55		85%		40	
50	█	80%		36	
45	█	75%		32	█
40	█	70%	█	30	█
35	█	65%	MEDIAN	28	█
32	MEDIAN	60%	█	22	█
30	█	55%		18	MEDIAN
25		50%		14	█
20		45%		10	█

### Classroom Utilization Guidelines

- 36 states have some type of classroom utilization guideline
- Average of 34 WRH at 65% SSO
- Most Common Guideline:
  - 30 WRH
  - 65% SSO
  - 18 ASF/Station



### Student Station Occupancy

The *average percent of seats filled* when a room is occupied during scheduled use.

Weekly Room Hours	Range	Student Station Occupancy	Range
32			
30	█	90%	
28	█	85%	█
26	█	80%	MEDIAN
24	█	75%	█
23	MEDIAN	70%	█
22	█	65%	█
20	█	60%	█
18	█	55%	█
16	█	50%	█
14		45%	█

### Teaching Laboratory Utilization Guidelines

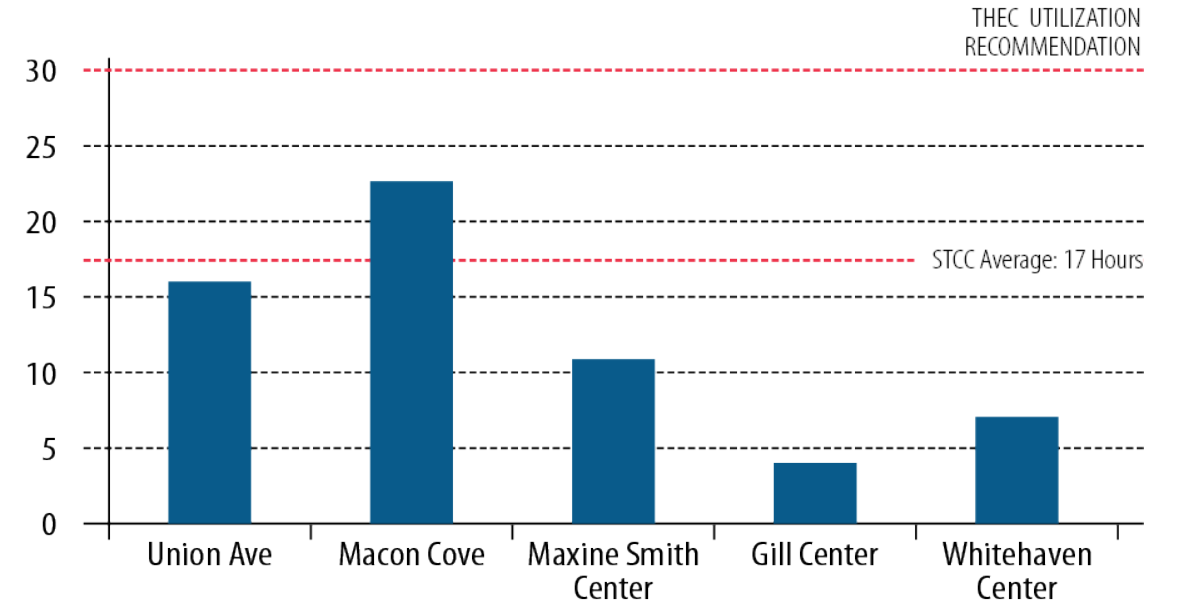
- 34 states have some type of laboratory guideline
- Average of 23 WRH at 77% SSO
- Most Common Guideline:
  - 20 WRH
  - 80% SSO
  - ASF/Station varies

# Space Utilization Guidelines

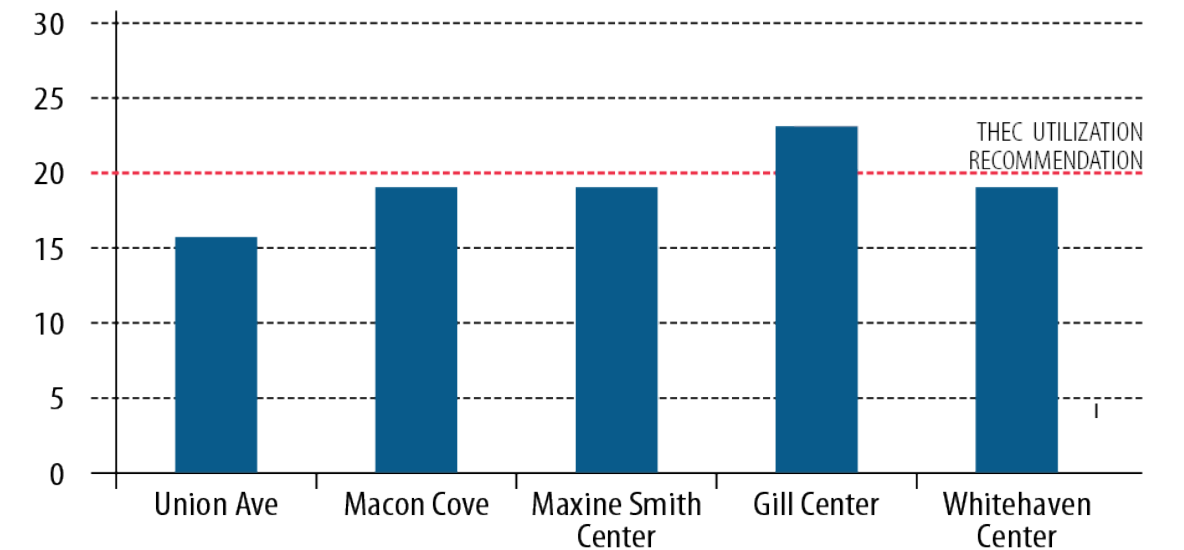
## THEC Guideline Overview:

- Classrooms: 30 weekly day hours at 60% Occupancy
- Teaching Lab Utilization: 20 weekly day hours at 80% Occupancy
- Open Lab and Studio: 5 ASF/FTE
- Office Space (ASF per FTE Employee) plus 30% service factor
  - President = 240 ASF
  - Dean = 180 ASF
  - Faculty, Professional Staff = 120 ASF
  - Clerical = 120 ASF
  - Technical = 90 ASF
- Physical Educational and Recreation: 3 ASF/FTE
- Other Department Space: 2.5 ASF/FTE
- Assembly & Exhibit: 3.5 ASF/FTE for Union and Macon Cove campuses
- Physical Plant/Support: 6.5% of space on campus, Minimum of 300 ASF
- Student Center: 5.0 ASF/FTE all full-service campuses. Centers 3 ASF/FTE

## Classroom Utilization Guidelines



## Teaching Lab Utilization Guidelines



# STCC Campuses

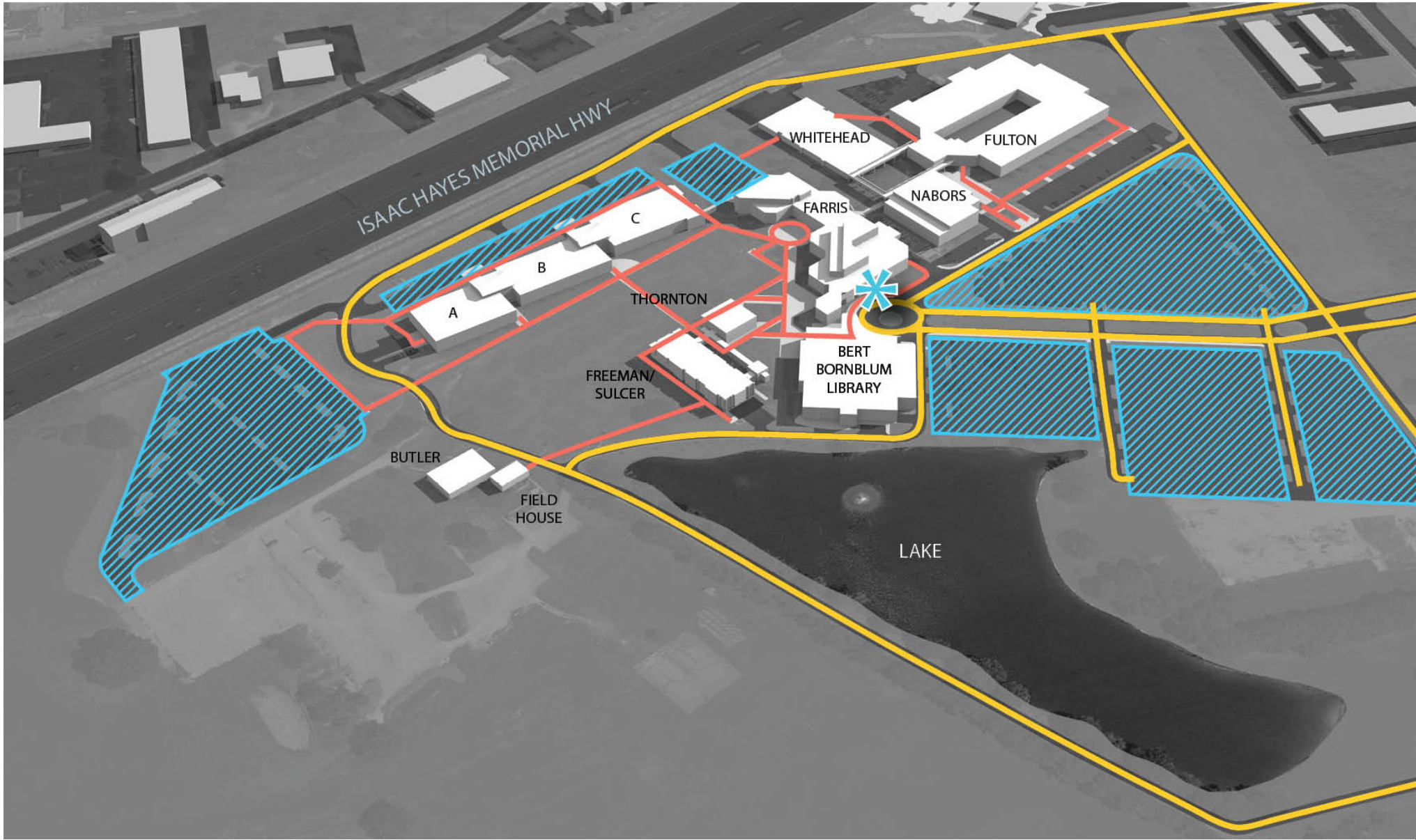
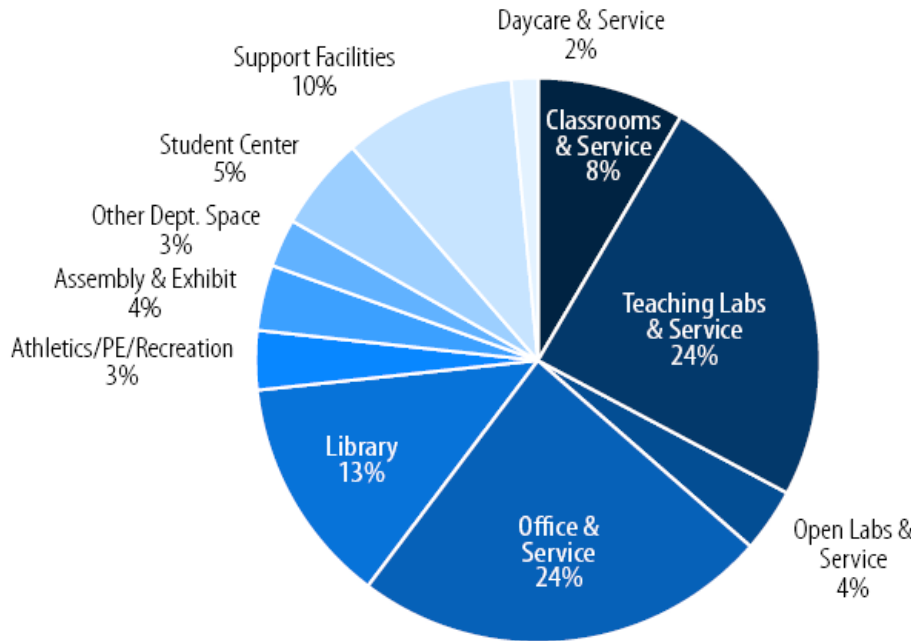
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# Site Analysis // Macon Cove Campus

### Overview

- Located in East Memphis, in a suburban context
- Established in 1960s as State Technical Institute at Memphis
- Highest student enrollment of STCC locations
- Suburban context of site allows extensive area for campus expansion of facilities and athletic fields on site
- Some buildings are in poor condition



Surface Parking
  Primary Drop-Off
  Pedestrian Circulation
  Vehicular Circulation

# Classroom & Teaching Lab Utilization // Macon Cove Campus



## Classroom Utilization Analysis by Building

Building Name and Id	No. of Rooms	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Hours in Use Student Station Occupancy %	
Academic Building	MA	24	717	26	21	25.3	34	75%
Robert Fulton Engineering Building	MF	11	698	25	20	19.6	28	71%
<i>Total No. of Rooms = 35</i>		<b>AVERAGE</b>	711	26	20	23.5	<b>32</b>	<b>74%</b>



## Teaching Laboratory Utilization Analysis by Building

Building Name and Id	No. of Rooms	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Hours in Use Student Station Occupancy %	
Academic Building	MA	26	987	39	18	25.0	35	70%
Charles O. Whitehead Building	MW	1	1,393	93	9	7.2	11	64%
Robert Fulton Engineering Building	MF	24	1,157	55	13	14.5	21	66%
<i>Total No. of Rooms = 51</i>		<b>AVERAGE</b>	1,075	48	16	20.2	<b>28</b>	<b>68%</b>

# Space Needs Analysis // Macon Cove Campus

## FTE Growth

- 28% - Fall of 2013
- 36% - Fall of 2014

## 2013 Projections

- 46,700 ASF surplus of space in Fall 2013 based on Guidelines
- Largest surplus in library and offices

## Plan Horizon

- 4,710 ASF deficit projected
- Greatest need in Teaching Labs, Recreation, Assembly and Student Center spaces

SPACE CATEGORY	Fall 2013 Student FTE = 3,371 Staffing FTE = 412				Plan Horizon Student FTE = 4,322 Staffing FTE = 479			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
<b>Academic Space</b>								
Classroom & Service	26,560	23,282	3,278	12%	26,560	29,543	(2,983)	(11%)
Teaching Laboratories & Service	76,615	72,669	3,946	5%	76,615	86,794	(10,179)	(13%)
Open Laboratories & Service	11,483	16,855	(5,372)	(47%)	11,483	21,610	(10,127)	(88%)
Offices and Service	75,113	58,057	17,056	23%	75,113	67,288	7,825	10%
Physical Education & Recreation	10,660	10,113	547	5%	10,660	12,966	(2,306)	(22%)
Other Department Space	8,658	8,428	230	3%	8,658	9,725	(1,067)	(12%)
<i>Academic Space Subtotal</i>	<i>209,089</i>	<i>189,404</i>	<i>19,685</i>	<i>9%</i>	<i>209,089</i>	<i>227,926</i>	<i>(18,837)</i>	<i>(9%)</i>
<b>Academic Support Space</b>								
Library	41,033	21,165	19,868	48%	41,033	26,466	14,567	36%
Assembly & Exhibit	11,822	11,799	23	0%	11,822	14,047	(2,225)	(19%)
Support Facilities (700's)	31,181	24,105	7,076	23%	31,181	24,688	6,493	21%
<i>Academic Support Space Subtotal</i>	<i>84,036</i>	<i>57,069</i>	<i>26,967</i>	<i>32%</i>	<i>84,036</i>	<i>65,201</i>	<i>18,835</i>	<i>22%</i>
<b>Auxiliary Space</b>								
Student Center	16,902	16,855	47	0%	16,902	21,610	(4,708)	(28%)
Day Care & Service	4,742	4,742	0	0%	4,742	4,742	0	0%
<i>Auxiliary Space Subtotal</i>	<i>21,644</i>	<i>21,597</i>	<i>47</i>	<i>0%</i>	<i>21,644</i>	<i>26,352</i>	<i>(4,708)</i>	<i>(22%)</i>
<b>CAMPUS TOTAL</b>	<b>314,769</b>	<b>268,070</b>	<b>46,699</b>	<b>15%</b>	<b>314,769</b>	<b>319,479</b>	<b>(4,710)</b>	<b>(1%)</b>

# Framework Plan // Macon Cove Campus

## Phase 1

- Add bus stop north of existing academic buildings
- Expand pedestrian circulation
- Renovate Farris Building
- Remove Field House
- Construct pier at lake
- Construct Industrial Readiness Training (IRT) facility

## Phase 2

- Construct softball and baseball fields
- Construct academic building
- Construct athletic building
- Expand western parking lot
- Expand pedestrian circulation
- Remove Freeman/Sulcer and Thornton Buildings

## Phase 3

- Construct competition soccer field
- Construct surface parking lot
- Expand pedestrian circulation

## Phase 4

- Construct academic building
- Construct plaza
- Construct practice soccer field
- Expand pedestrian access

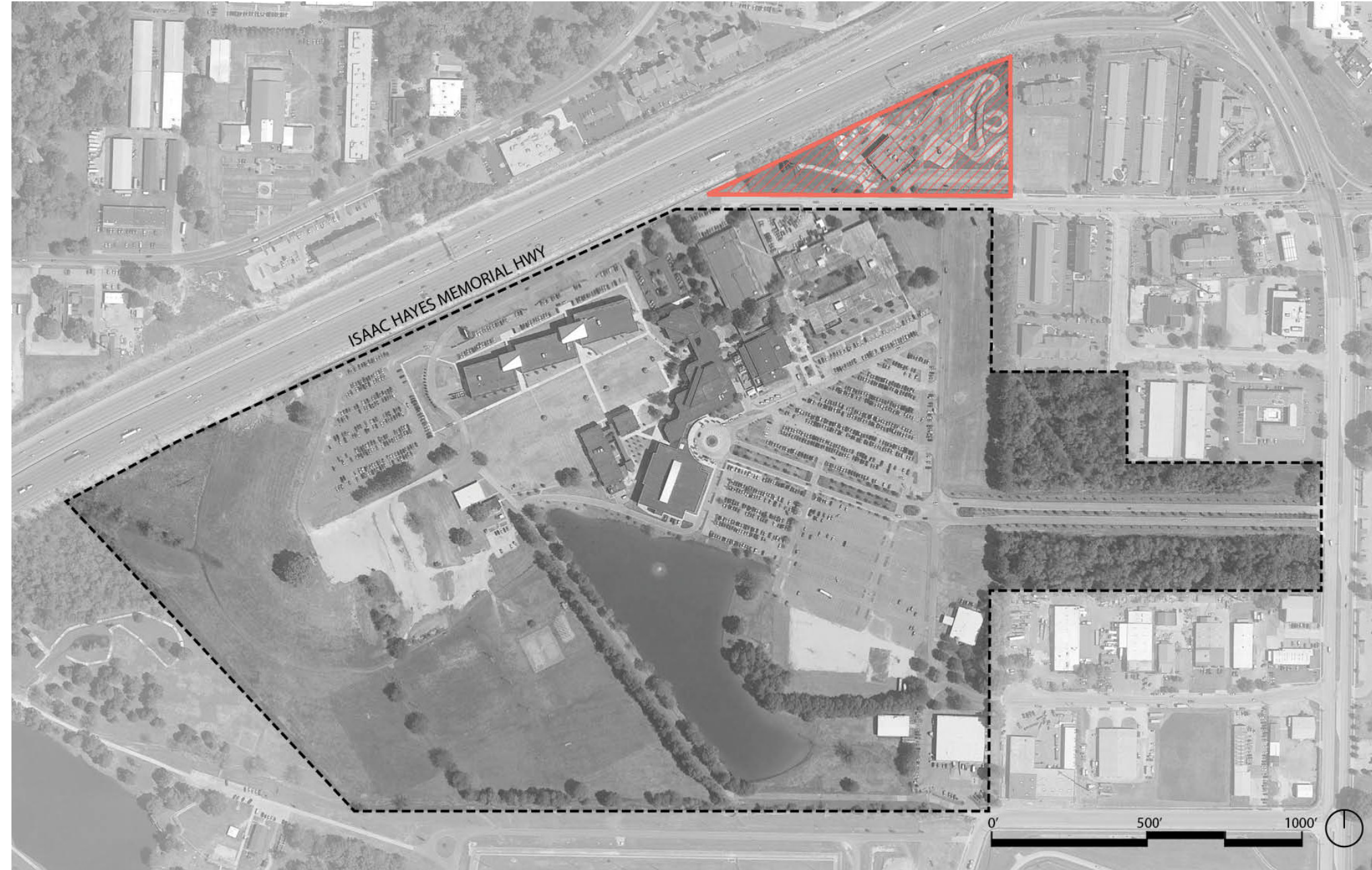




# Acquisition Opportunities // Macon Cove Campus

## Priority 1

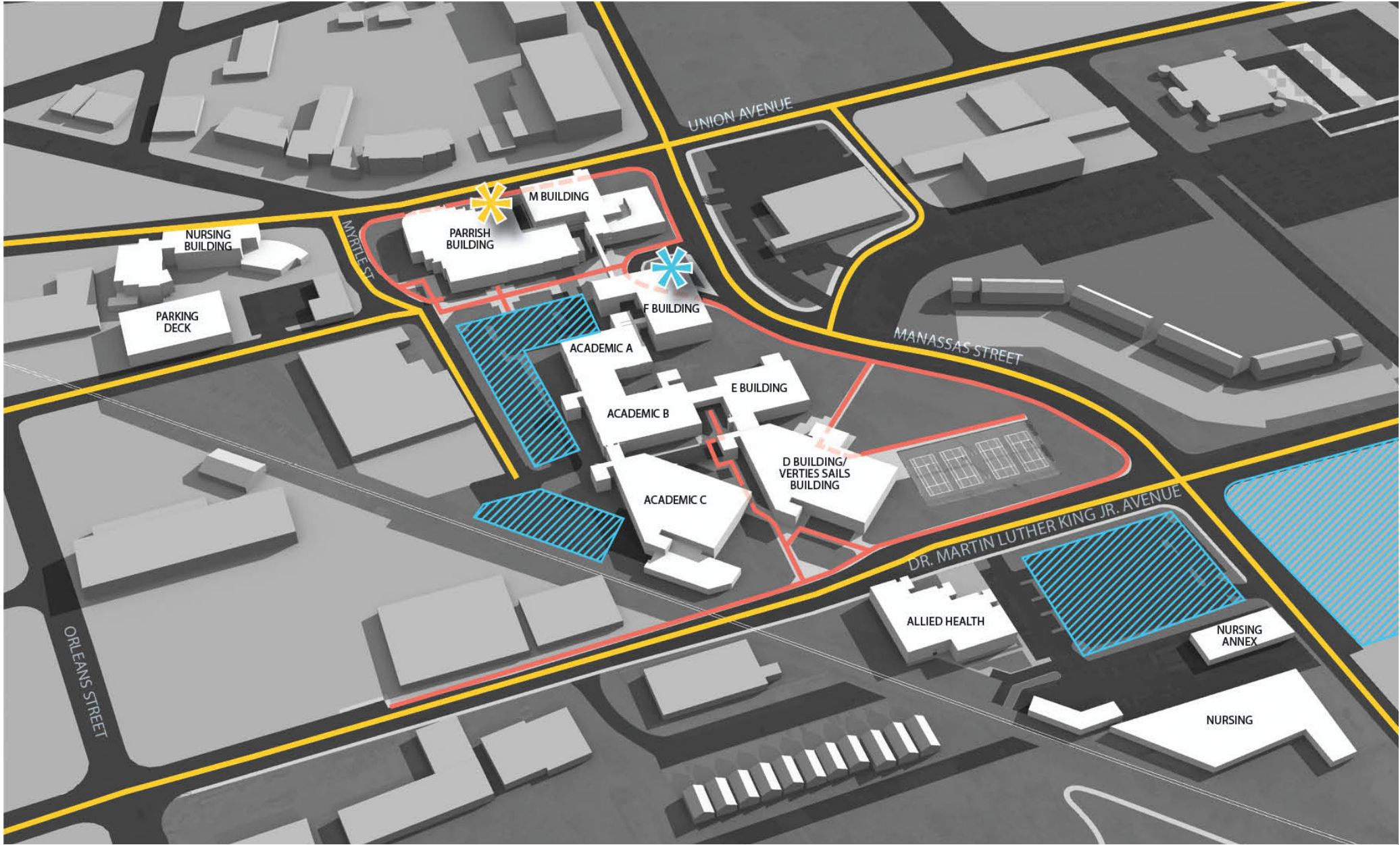
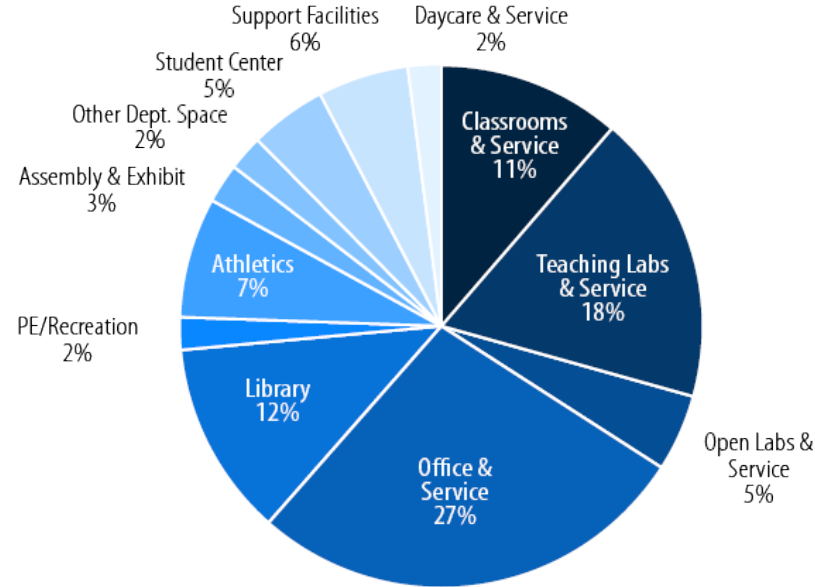
- No immediate need for expansion
- Acquisition of Priority 1 site would create more prominent presence along I-40 and improve access



# Site Analysis // Union Avenue Campus

## Overview

- Located in downtown Memphis
- Established in late 1960s as Shelby State Community College
- Urban location brings resources such as transportation access and adjacent to major healthcare providers, but limits potential for campus expansion
- Existing buildings generally in adequate condition – most date to mid 1970s
- Opportunity to reconfigure existing circulation and parking



Surface Parking
  Primary Drop-Off
  Bus Stop
  Pedestrian Circulation
  Vehicular Circulation

# Classroom & Teaching Lab Utilization // Union Avenue Campus

## Classroom Utilization Analysis by Building



Building Name and Id	No. of Rooms	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Hours in Use Student Station Occupancy %	
Academic A	UA	5	636	21	22	21.4	29	72%
Academic B	UB	2	1,047	29	16	8.7	21	44%
Allied Health Building	AHLTH	8	644	27	15	12.4	19	66%
E Building	UE	8	554	23	11	8.8	11	67%
F Building	UF	9	561	22	15	14.3	18	75%
M Building	UM	8	561	24	18	13.0	17	77%
Nursing and Procurement	NURS	4	650	12	22	8.5	19	43%
Verties Sails Building	UVS	1	846	24	22	11.1	18	61%
<i>Total No. of Rooms = 45</i>		<b>AVERAGE</b>	<b>618</b>	<b>23</b>	<b>17</b>	<b>12.5</b>	<b>18</b>	<b>67%</b>

## Teaching Laboratory Utilization Analysis by Building



Building Name and Id	No. of Rooms	Average Room Size	Average ASF per Station	Average Section Size	Weekly Seat Hours	Average Weekly Room Hours	Hours in Use Student Station Occupancy %	
Academic A	UA	4	1,004	54	17	14.3	19	77%
Academic B	UB	2	1,061	63	19	21.3	20	76%
Allied Health Building	AHLTH	10	754	40	7	5.3	8	80%
E Building	UE	8	758	35	15	15.6	22	68%
F Building	UF	4	2,068	34	26	18.8	43	43%
M Building	UM	11	1,000	42	15	14.1	20	70%
Verties Sails Building	UVS	3	1,163	39	10	4.3	12	47%
<i>Total No. of Rooms = 42</i>		<b>AVERAGE</b>	<b>1,012</b>	<b>41</b>	<b>14</b>	<b>13.3</b>	<b>19</b>	<b>64%</b>

# Space Needs Analysis // Union Avenue Campus

## FTE Growth

- 31% - Fall of 2013
- 45% - Fall of 2014

## 2013 Projections

- **68,000 ASF surplus** of space in Fall 2013 based on Guidelines
- Largest surplus in PE/Athletics

## Plan Horizon

- **60,000 ASF surplus** projected
- Plan Horizon includes new Biotech/Nursing Building
- Deficits in open labs, Athletics, and Student Center at higher FTE level

SPACE CATEGORY	Fall 2013 <i>Student FTE = 2,088 Staffing FTE = 258</i>				Plan Horizon <i>Student FTE = 2,743 Staffing FTE = 309</i>			
	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)	Existing ASF	Guideline ASF	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
<b>Academic Space</b>								
Classroom & Service	29,452	16,632	12,820	44%	36,779	21,544	15,235	41%
Teaching Laboratories & Service	46,660	43,115	3,545	8%	60,982	57,227	3,755	6%
Open Laboratories & Service	12,339	10,440	1,899	15%	12,524	13,715	(1,191)	(10%)
Offices and Service	71,134	36,752	34,382	48%	76,032	43,909	32,123	42%
Physical Education & Recreation	5,230	6,264	(1,034)	(20%)	5,230	8,229	(2,999)	(57%)
Other Department Space	5,643	5,220	423	7%	6,873	6,172	701	10%
<i>Academic Space Subtotal</i>	<i>170,458</i>	<i>118,423</i>	<i>52,035</i>	<i>31%</i>	<i>198,420</i>	<i>150,796</i>	<i>47,624</i>	<i>24%</i>
<b>Academic Support Space</b>								
Library	31,291	15,910	15,381	49%	31,291	19,812	11,479	37%
Athletics	19,265	21,658	(2,393)	(12%)	19,265	21,658	(2,393)	(12%)
Assembly & Exhibit	6,334	7,308	(974)	(15%)	9,484	8,915	569	6%
Support Facilities (700's)	14,574	12,249	2,325	16%	14,574	10,745	3,829	26%
<i>Academic Support Space Subtotal</i>	<i>71,464</i>	<i>57,125</i>	<i>14,339</i>	<i>20%</i>	<i>74,614</i>	<i>61,130</i>	<i>13,484</i>	<i>18%</i>
<b>Auxiliary Space</b>								
Student Center	12,287	10,440	1,847	15%	12,287	13,715	(1,428)	(12%)
Day Care & Service	5,335	5,335	0	0%	5,335	5,335	0	0%
<i>Auxiliary Space Subtotal</i>	<i>17,622</i>	<i>15,775</i>	<i>1,847</i>	<i>10%</i>	<i>17,622</i>	<i>19,050</i>	<i>(1,428)</i>	<i>(8%)</i>
<b>CAMPUS TOTAL</b>	<b>259,544</b>	<b>191,323</b>	<b>68,221</b>	<b>26%</b>	<b>290,656</b>	<b>230,976</b>	<b>59,680</b>	<b>21%</b>
<i>Inactive/Conversion Space</i>	<i>26,588</i>				<i>26,588</i>			

# Framework Plan // Union Avenue Campus

## Phase 1

- Acquire Priority 1 Site + remove building and construct temporary surface parking on site
- Remove existing tennis courts – construct surface parking
- Construct drop-off location near Buildings C & D
- Enhance bus stop at Union Avenue

## Phase 2

- Construct Athletic Expansion
- Reconfigure vehicular circulation at Myrtle Street
- Improve campus signage
- Reconfigure pedestrian circulation
- Acquire Priority 2 site + remove buildings. Construct temporary parking on site

## Phase 3

- Construct parking deck on Priority 2 Site
- Reconfigure pedestrian circulation

## Phase 4

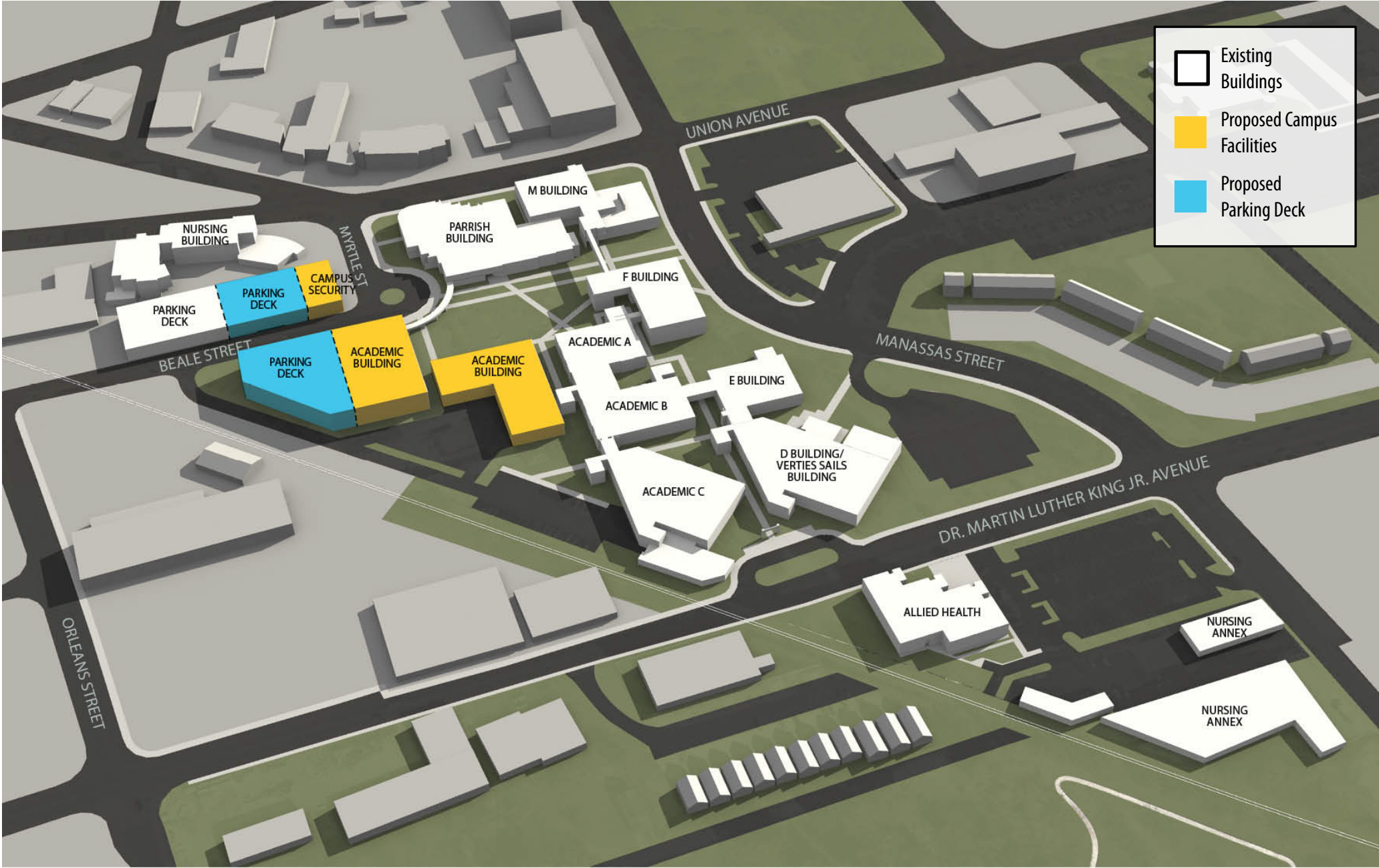
- Construct academic building at Priority 2 site




## Phase 5

- Construct parking deck on western façade of new academic building

## Phase 5

- Construct new academic building on central campus



	Existing Buildings
	Proposed Campus Facilities
	Proposed Parking Deck

# Acquisition Opportunities // Union Avenue Campus

## Priority 1

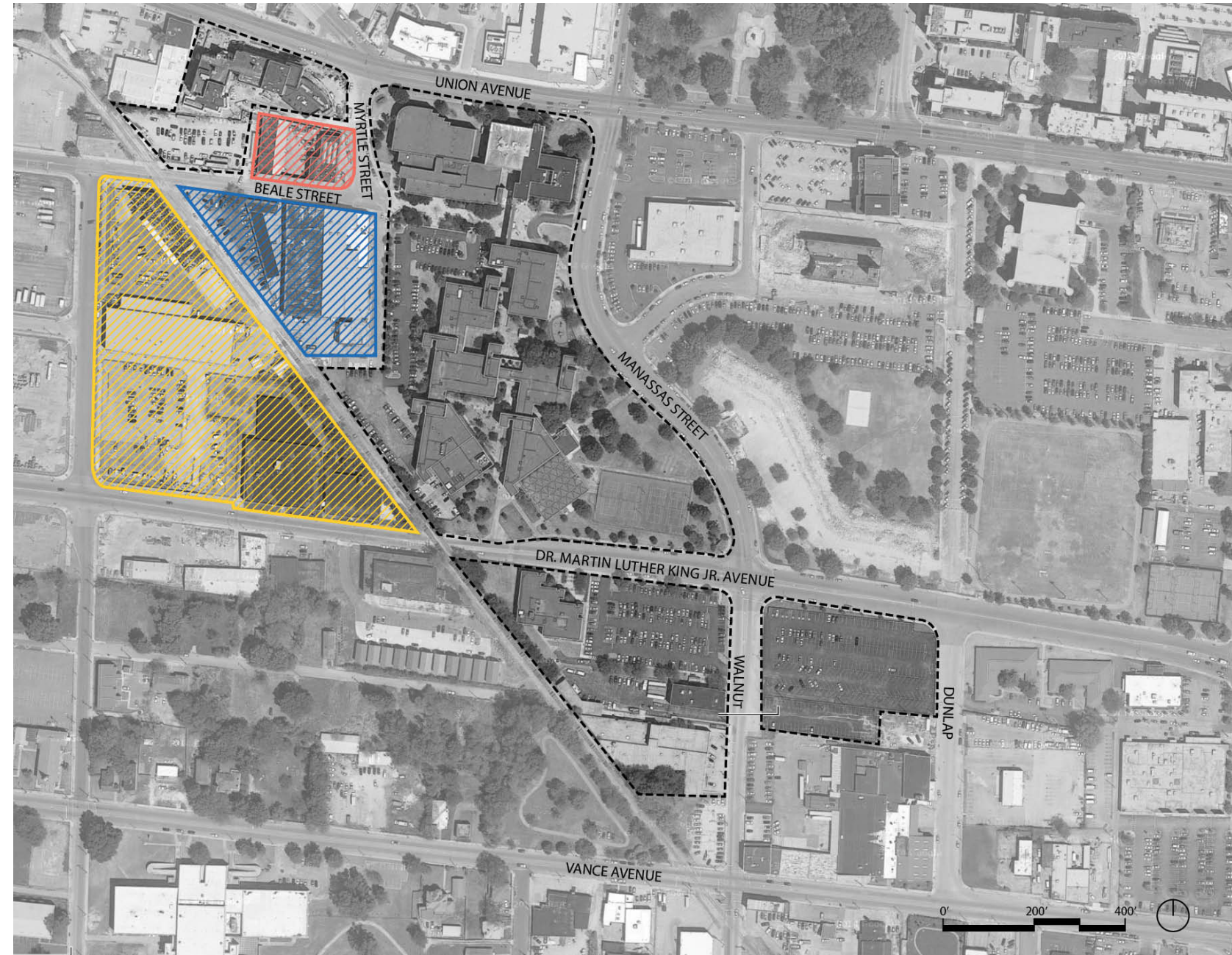
- Site is a barrier between new Nursing facility and existing campus

## Priority 2

- Location is adjacent to campus and ideal for expansion of facilities, open space and parking

## Priority 3

- Offers potential for large-scale expansion



# STCC Centers



# Whitehaven Center: Overview & Utilization Analysis

## Overview

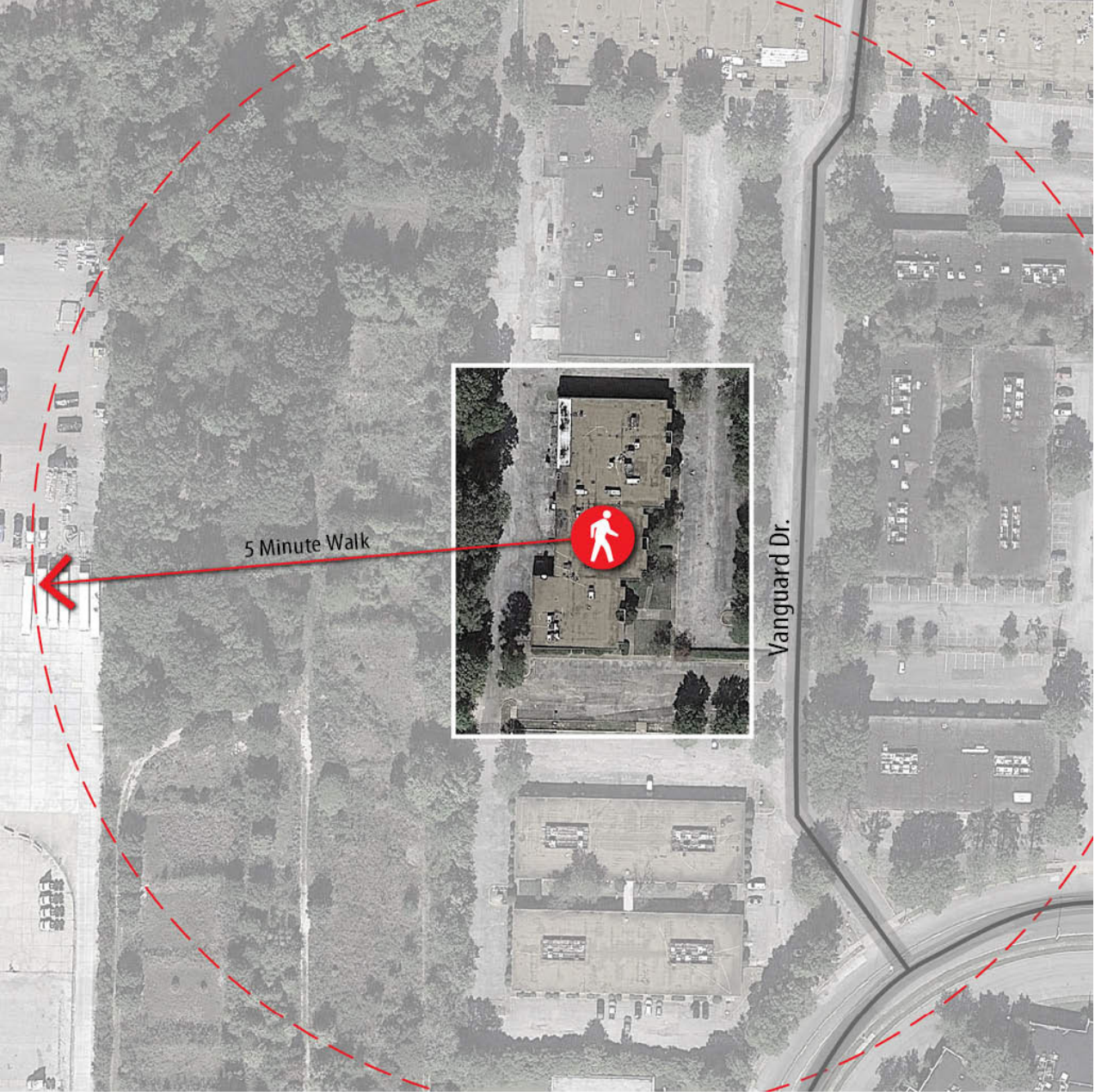
- Limited transit access and low site visibility
- New location planned for Whitehaven Center

## Classroom Utilization Analysis by Building

Building Name and Id	No. of Rooms	Average Room Size	Average Weekly Room Hours	Hours in Use Student Station Occupancy %	
Whitehaven Center	WTHVN	7	881	13	68%
<i>Total No. of Rooms = 7</i>		<b>AVERAGE</b>	<b>881</b>	<b>13</b>	<b>68%</b>

## Teaching Lab Utilization Analysis by Building

Building Name and Id	No. of Rooms	Average Room Size	Average Weekly Room Hours	Hours in Use Student Station Occupancy %	
Whitehaven Center	WTHVN	4	846	23	73%
<i>Total No. of Rooms = 4</i>		<b>AVERAGE</b>	<b>846</b>	<b>23</b>	<b>73%</b>





# Maxine A. Smith Center: Overview & Utilization Analysis

## Overview

- Strong enrollment rates
- New facility with modern classrooms and lab technology
- Popular location for workforce training
- Ample room for future growth

## Classroom Utilization Analysis by Building

Building Name and Id	No. of Rooms	Average Room Size	Average Weekly Room Hours	Hours in Use Student Station Occupancy %
Maxine A. Smith Center	21	662	17	73%
<i>Total No. of Rooms = 21</i> <b>AVERAGE</b>		662	17	73%

## Teaching Lab Utilization Analysis by Building

Building Name and Id	No. of Rooms	Average Room Size	Average Weekly Room Hours	Hours in Use Student Station Occupancy %
Maxine A. Smith Center	9	979	25	74%
<i>Total No. of Rooms = 9</i> <b>AVERAGE</b>		979	25	74%



# Gill Center: Overview & Utilization Analysis

## Overview

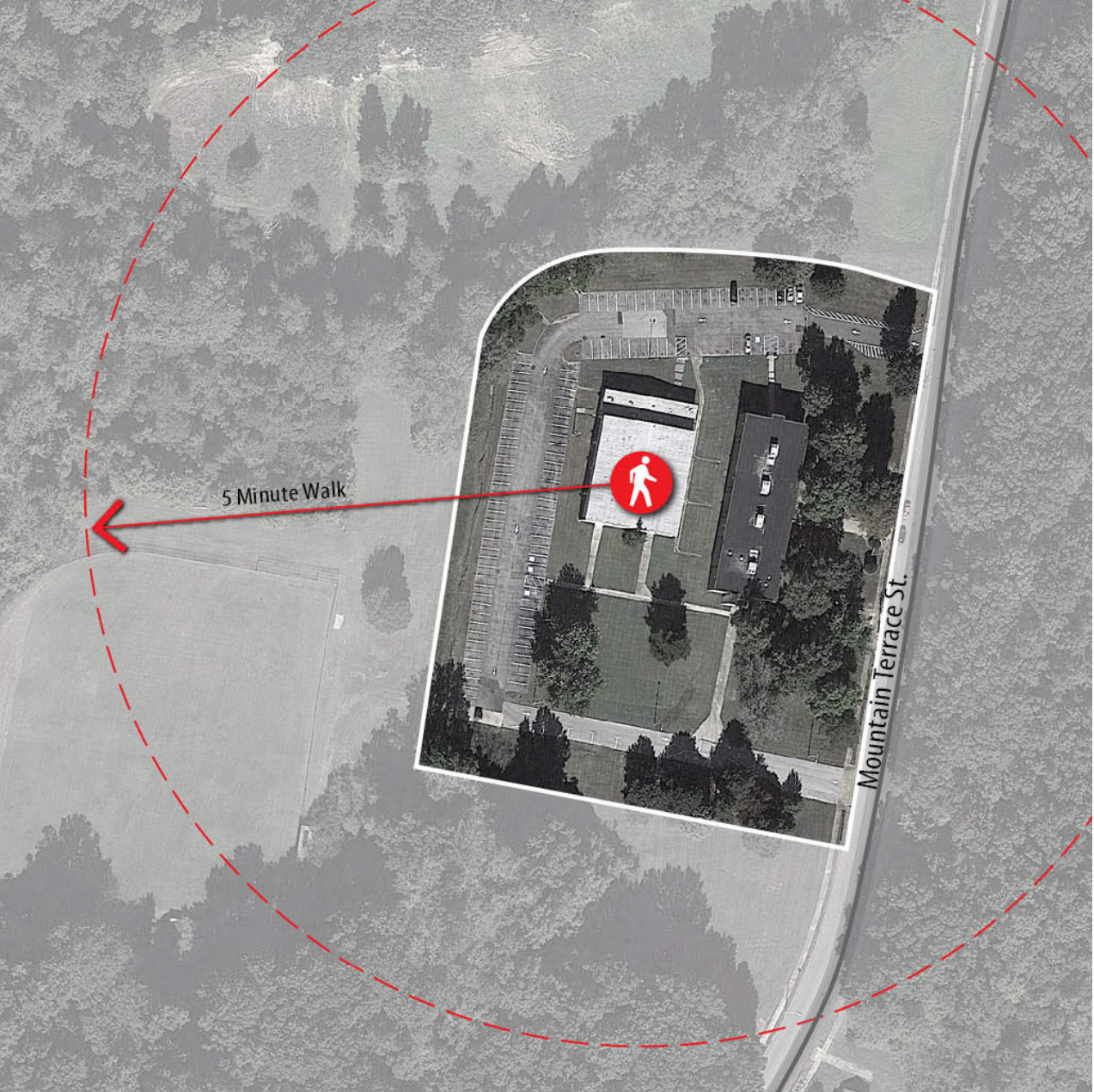
- Very low enrollment
- Facility is in poor condition

## Classroom Utilization Analysis by Building

Building Name and Id	No. of Rooms	Average Room Size	Average Weekly Room Hours	Hours in Use Student Station Occupancy %
Elbert T. Gill Center <i>GILL</i>	13	612	6	50%
<i>Total No. of Rooms = 13</i>	<b>AVERAGE</b>	612	6	50%

## Teaching Lab Utilization Analysis by Building

Building Name and Id	No. of Rooms	Average Room Size	Average Weekly Room Hours	Hours in Use Student Station Occupancy %
Elbert T. Gill Center <i>GILL</i>	2	1,137	34	73%
<i>Total No. of Rooms = 2</i>	<b>AVERAGE</b>	1,137	34	73%



# STCC Centers: Space Needs

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## Whitehaven Center

- No overall space deficit
- Some reorganization needed for:
  - **Academic space** – Teaching laboratories & service
  - **Academic support space** – Support facilities

## Maxine A. Smith Center

- Minimal overall space deficit (48 sf)
- Some reorganization needed for:
  - **Academic space** - Teaching laboratories & service, Open laboratories & service, and Other department space
  - **Academic support space** – Library, and Support facilities
  - **Auxiliary Space** – Student Center

## Gill Center

- No overall space deficit
- Some reorganization needed for:
  - **Academic space** – Teaching laboratories & service, and Open laboratories & service
  - **Academic support space** – Library, and Support facilities
  - **Auxiliary Space** – Student Center

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# Higher Education in Metropolitan Memphis

THE UNIVERSITY OF  
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**Dreamers. Thinkers. Doers.**

FACILITIES MASTER PLAN UPDATE

**SOUTHWEST**  
**TENNESSEE COMMUNITY COLLEGE**

DISTRICT-WIDE MASTER PLAN