

DATE: January 26, 2017

SUBJECT: Motlow State Community College Master Plan Update: Smyrna Campus

ACTION RECOMMENDED: Approval

BACKGROUND INFORMATION

Master plans provide an opportunity for long-range planning that incorporates the institution's needs and ambitions, while also providing the public and state government a sense for how the institution might evolve over time. Whether the acquisition of strategic property, the need for and efficient use of facilities, or an analysis of how the campus footprint meshes with the surrounding community, master plans provide a method of anticipating and preparing for the future needs of the campus and the students it serves. THEC encourages institutions to produce a master plan every five years.

MASTER PLAN SUMMARY

Though Motlow State Community College is centered in Tullahoma, with a Main Campus Fall 2015 headcount of 2,049, its largest campus is in Smyrna, with a headcount of 2,250. Full-time enrollment at the Smyrna campus has grown rapidly from just under 600 in Fall 2005 to nearly 1,500 in Fall 2015; enrollment at the other three Motlow State campuses over this period has remained relatively constant. To account for such an enrollment growth, the campus planning and design firm, TSW, updated the 2012 Motlow State Community College Master Plan to reassess the Smyrna Campus facility needs. Under the THEC Space Model guidelines, the Smyrna Campus currently exceeds the THEC standard for average classroom occupancy (75% of seats are occupied compared to the 60% THEC standard) and nearly meets the THEC standard for average lab station occupancy (72% at Smyrna compared to the 80% THEC standard). The Update projects a short-term need for an 80,000 gross square foot academic building and 750 additional parking spaces. With student population projected to increase by more than 20% over the next decade, the Update also projects a long-term need for an additional two buildings, comprising 90,000 gross square feet, and 1,000 additional parking spaces. To meet these needs, the Update proposes acquiring approximately 75 acres of surrounding land. The construction of the three additional buildings could help the campus capture a more collegiate atmosphere by forming a campus quad and introducing a full library, bookstore, and other campus amenities not currently present at the campus.

RECOMMENDATION

The Motlow State Community College Master Plan Update: Smyrna Campus provides a comprehensive plan to guide the College in meeting the needs of its fastest growing campus. It has been thoroughly reviewed and THEC staff recommend it for approval.

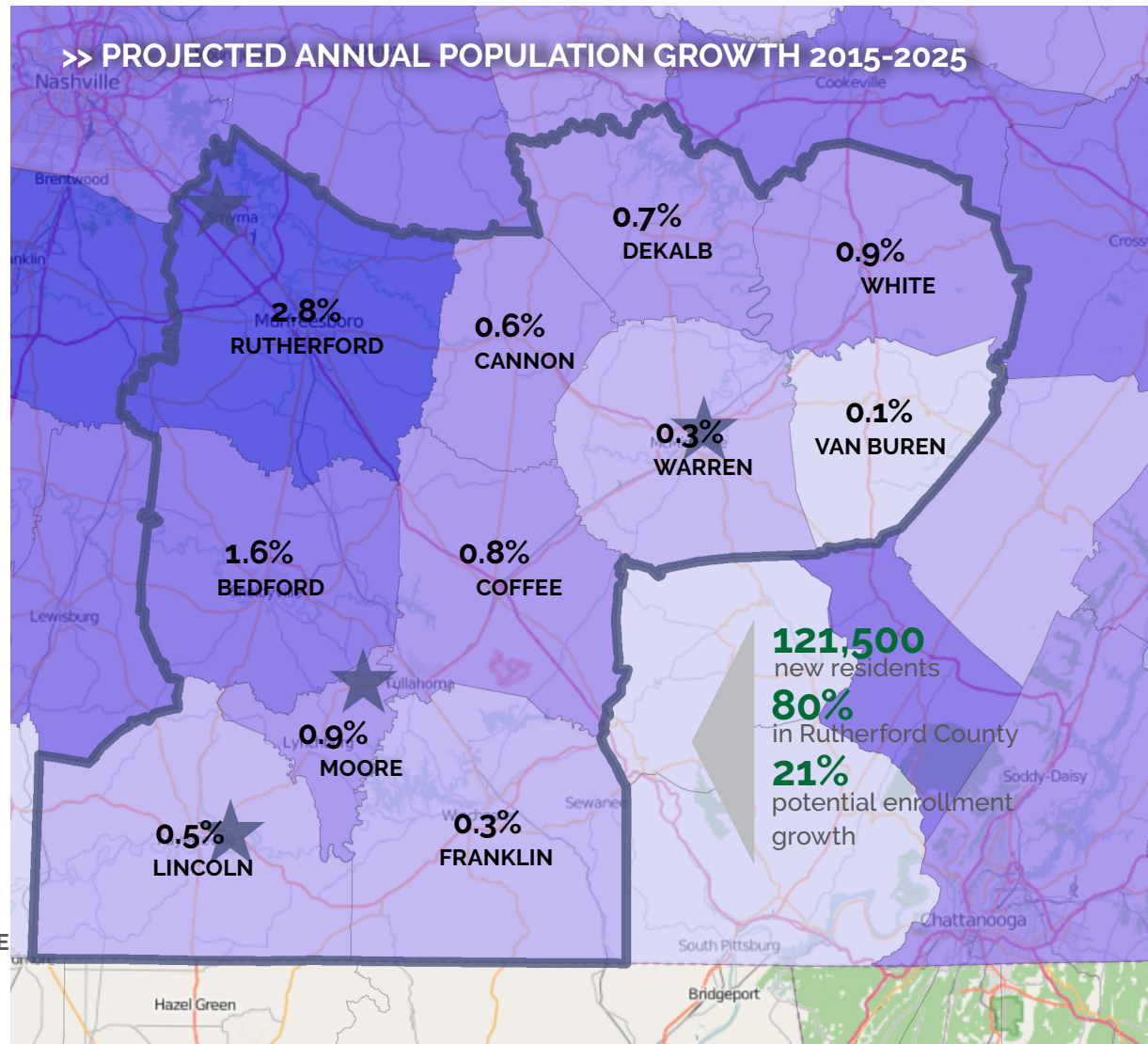
MOTLOW STATE SMYRNA CAMPUS MASTER PLAN: EXECUTIVE SUMMARY

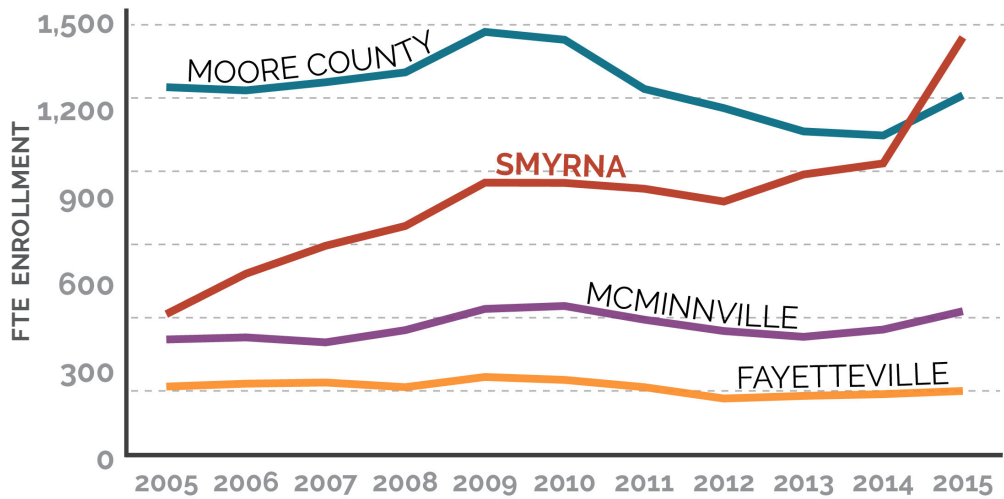
Over the past decade, Motlow State Community College has been the second fastest growing community college in Tennessee. In Fall 2015, full-time equivalent (FTE) enrollment on the Smyrna campus in suburban Nashville eclipsed enrollment at the historic main campus in Moore County, even though the Smyrna Campus has less than 20% of the building square footage of the Moore County Campus.

Enrollment on the Moore County Campus is expected to remain constant in the near term, but continued growth on the Smyrna Campus will require significant investment and expansions to ensure a continued high quality educational experience and support the goals of the Complete College Tennessee Act. For this reason, this Master Plan focuses primarily on the future of the Smyrna Campus.



SECOND FASTEST
growing community college
IN TENNESSEE
from 2005 to 2015





▲ In fall 2015, enrollment on the Smyrna Campus eclipsed enrollment the Moore County Campus.

According to the Tennessee Higher Education space model, there was a shortage of approximately 32,000 net square feet of all types of space (excluding physical education) on the Smyrna Campus in Fall 2015. By growth benchmark 1, this number will grow to approximately 60,000 net square feet. In order to address this and other needs, this Master Plan recommends the following:

- A new 80,000 gross square foot academic building should be constructed on the Smyrna Campus, containing mostly labs and classrooms, as well as offices and library/study space.
- Parking should be expanded on the Smyrna Campus by approximately 750 spaces in order to meet the needs anticipated by growth benchmark 1.
- Additional entrances should be constructed for the Smyrna Campus to improve access.
- Land acquisition should be pursued to ensure available land for long-term expansions of the Smyrna Campus.



SMYRNA CAMPUS LONG TERM MASTER PLAN

Rapid enrollment growth on the Smyrna Campus means that significant investments in new facilities are required to meet needs. The long term plan shown below would meet all needs anticipated by Growth Benchmark 3, which assumes an FTE enrollment of 5,000 students. If extraordinary growth occurs beyond Benchmark 3, Building 1 could be demolished to allow for a larger facility (Building 6) that would provide more adequate and flexible space.

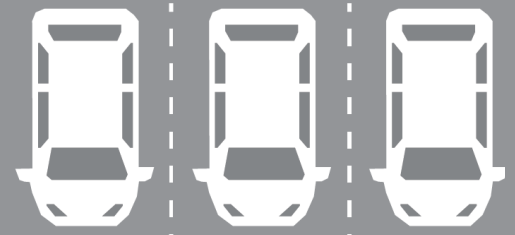


>> SHORT-TERM RECOMMENDATIONS



750 additional parking
SPACES

>> LONG TERM RECOMMENDATIONS



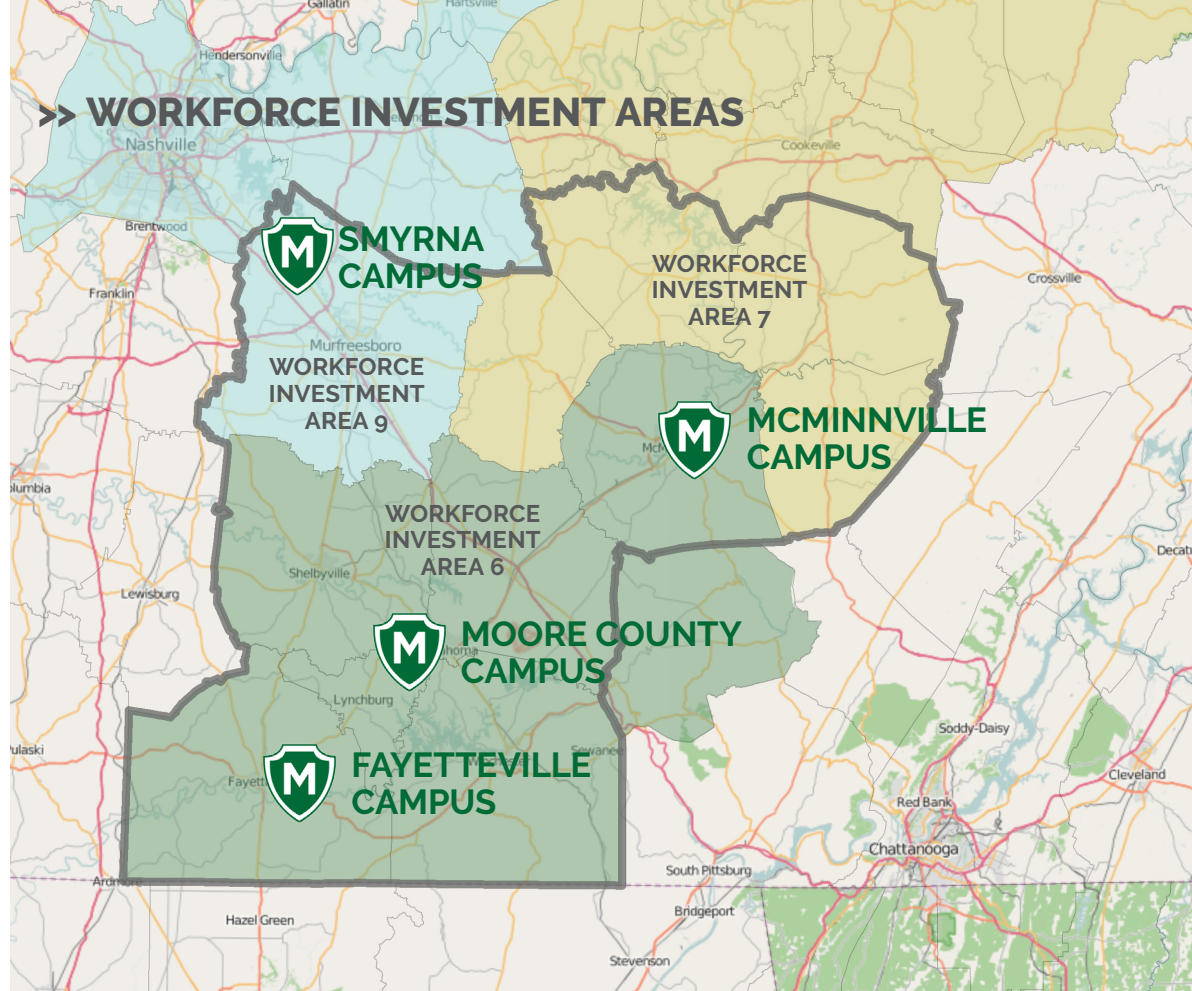
1,000 additional parking
SPACES

DEGREE PROGRAMS WITH STRONGEST JOB OUTLOOK

An important part of any college Master Plan is understanding the regional job market, particularly for community colleges, because a significant percentage of their students enter the workforce immediately after graduation.

Modern labor markets function at the regional scale, so data is analyzed for the three Workforce Investment Areas that intersect Motlow State's service area. Most of the service area is within Workforce Investment Areas 6 and 7, but Rutherford County is within Workforce Investment Area 9, which is more strongly influenced by the Nashville economy.

The Tennessee Department of Labor provides job outlook grade levels for each Workforce Investment Area, broken down by industry clusters. Motlow State's degree programs shown at right correspond to industry clusters with excellent or favorable job outlooks in all three workforce investment areas that intersect the service area.



EARLY CHILDHOOD
EDUCATION



BUSINESS OFFICE



ACCOUNTING

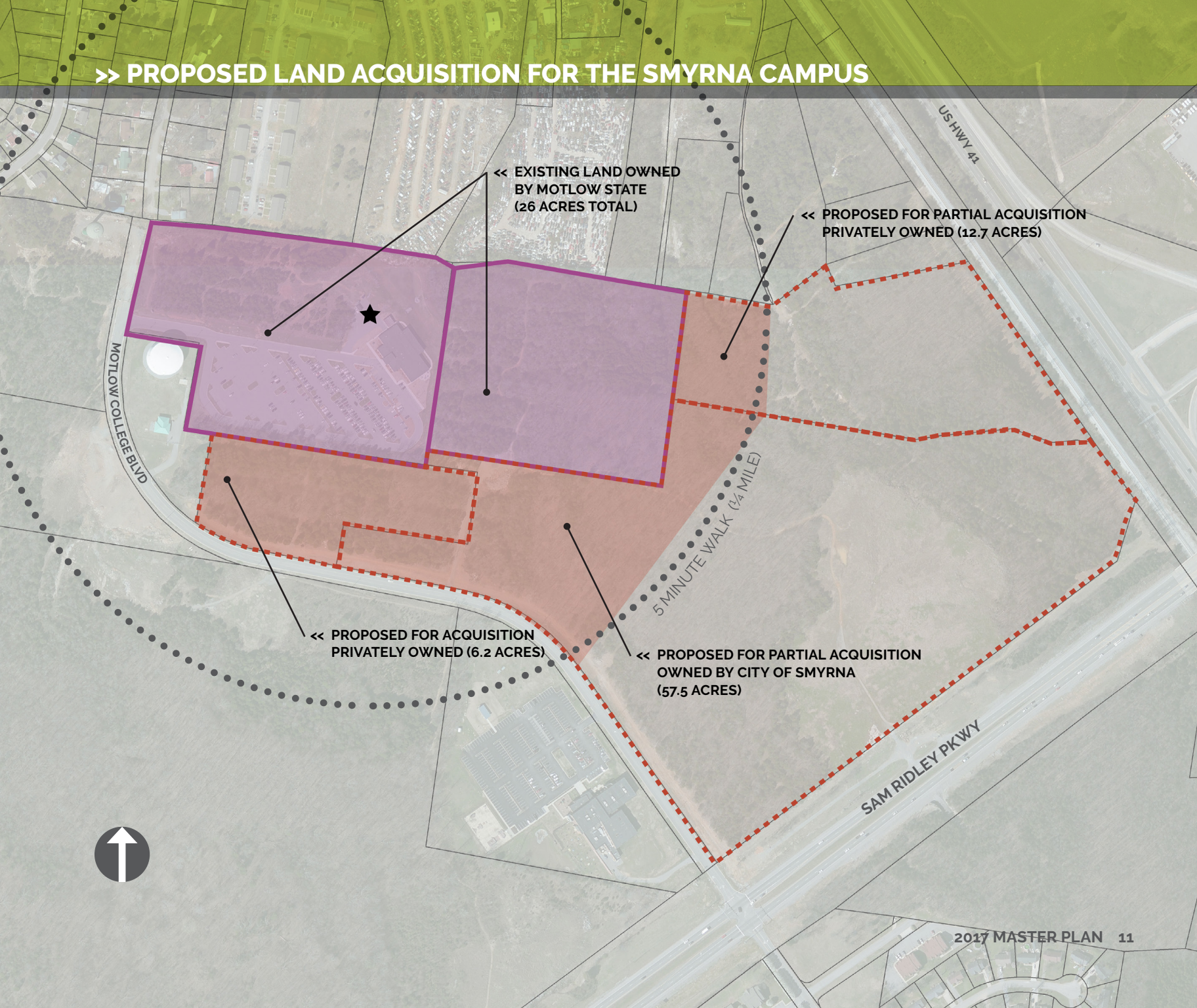
PROGRAMMING



INFORMATION



>> PROPOSED LAND ACQUISITION FOR THE SMYRNA CAMPUS



<< EXISTING LAND OWNED BY MOTLOW STATE (26 ACRES TOTAL)

<< PROPOSED FOR PARTIAL ACQUISITION PRIVATELY OWNED (12.7 ACRES)

<< PROPOSED FOR ACQUISITION PRIVATELY OWNED (6.2 ACRES)

<< PROPOSED FOR PARTIAL ACQUISITION OWNED BY CITY OF SMYRNA (57.5 ACRES)

5 MINUTE WALK (1/4 MILE)

MOTLOW COLLEGE BLVD

US HWY 42

SAM RIDLEY PKWY

