
CAMPUS MASTERPLAN
INSTITUTIONAL OVERLAY SUBMITTAL
26 NOVEMBER 08



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P R E F A C E

The Dominican Campus is home to three diverse schools all owned by the Saint Cecilia Congregation. Overbrook School, St. Cecilia Academy and Aquinas College sit on a tranquil 83 acre parcel of land west of downtown Nashville. The cohabitation of the three schools on the same property, while cooperative, has required very deliberate boundaries during the development of the Aquinas College Institutional Overlay.

While Overbrook School and St. Cecilia Academy are clearly defined as not being part of the Institutional Overlay, they must cohabitate with Aquinas College and in order to recognize the harmonious relationship between the three schools they must be considered with the proposed Aquinas development. Therefore there are many references to Overbrook School and St. Cecilia within this document to provide a clear understanding of the campus as a whole.

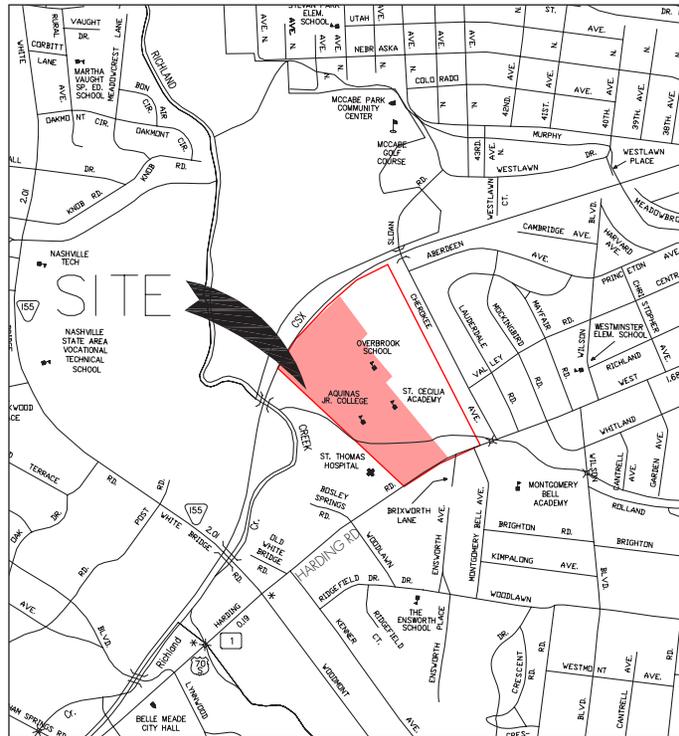
Overbrook School and St. Cecilia Academy desire to protect their development rights as any other school in an R8 zoning district is afforded, but with the filing of this Institutional Overlay, both Overbrook School and St. Cecilia Academy, along with Aquinas College, have agreed to surrender their privilege of acquiring any new or additional access points to Cherokee Road without first seeking an amendment to the Aquinas Institutional Overlay/Masterplan and obtaining Metropolitan Nashville Council approval. This is The Dominican Campus' pledge to continue their policy of open communication with the neighborhood, especially where sensitivities have been made apparent in the development of the Overlay and Masterplan.

In this regard, in September 2008, the Zoning Administrator, Lon F. West, has issued the following condition which the campus has agreed to:

The owner of the property and any successor, agent, assign or subsequent purchaser shall not acquire any new or additional access to Cherokee Road without first obtaining the approval of the Metropolitan County Council. This condition applies to all uses of the property located at 4210 A Harding Pike and not only to Aquinas College and to any subsequent purchaser of any portion of the property.

INTRODUCTION

OVERVIEW OF CAMPUS



VICINITY MAP

The Dominican Campus is made up of three distinct schools. Each is owned and operated by the Dominican Sisters of the Saint Cecilia Congregation which is located at the Motherhouse just north of downtown Nashville. The general administration operations are currently located in the White House at the center of the campus. Overbrook School is an elementary and middle school and serves students beginning with a Pre-school for 3 and 4 year-olds. It continues with 2 classes for each grade from Kindergarten through Eighth Grade. The school has a population of approximately 350 students with a programmed capacity of around 440 students. St. Cecilia Academy is a private girl's high school serving students from Ninth to Twelfth Grade. The current enrollment is around 265 with a maximum enrollment envisioned to be 75 per class for a total of 300 students. As the two schools are permitted uses in the R8 zoning, the third school, Aquinas College, is the subject of the Institutional Overlay (I/O) submittal. Overbrook School and St. Cecilia Academy are specifically excluded from the Institutional Overlay, all references are for informational purposes.

Aquinas College is a four year liberal arts college. It was founded in 1928, as Saint Cecilia Normal School, and was specifically utilized for the education of the sisters. This preparation then allowed the sisters to be prepared for their call for the education of children and young adults. The program moved from the Motherhouse to the Dominican Campus on Harding Road in 1961 and became Aquinas Junior College. The initial students included St. Thomas nursing students. Since that time, the school has evolved to develop strong nursing and teacher education programs. The college became a four year institution in 1994 and has emerging programs in business and other liberal arts curricula. The current enrollment head count is around 600 students with a Full Time Equivalent (FTE) of approximately 400 students on campus. The college currently has an off site night school with approximately 250 students who typically meet Monday through Thursday in one night a week sessions. The long term enrollment is projected to be around 1,100 FTE day students.

The student body is currently a commuter based group. The Associate's degree programs that had been offered in the past served a student body made up of a large number of part-time students. The vision of the college is to evolve away from the history of associates degree programs with a greater emphasis on the four year programs. To accomplish this and to provide a more traditional college experience, the college has envisioned providing dorms and supporting student life opportunities, such as food service, on campus. Therefore, while the campus is envisioned to grow moderately, with on-campus living and dining, the students that are on campus should remain on campus to a greater degree.

While this document intends to lay the groundwork from which the college's vision is to be realized, it allows for the evolution of the ideas set forth by the college. As the growing student body's needs continue to grow and change along with the administrators, faculty and donors, this plan will inherently evolve to adapt to these needs and desires. Any major revision to the Institutional Overlay, including new traffic access point into the adjoining neighborhood, will be submitted for approval by Metropolitan Nashville Council.

ZONING ANALYSIS

The Dominican Campus and Aquinas College are located on 83 acres of land off Harding Road in West Nashville. Currently, the entire site is zoned R8, which permits residential lots greater than 8,000 square feet each, within an Urban Zoning Overlay district. The two lower schools on the site operate as permitted with conditions, which allows Community Education use on sites zoned R8. The two lower schools are not included in the Institutional Overlay.

The site abuts an R6 zoned property, which permits residential lots greater than 6,000 SF each, to the north. This currently operates as McCabe Golf Course, a public Metro Parks facility. A CSX railway separates the two sites, which includes a 75' easement to either side of the center of the track. On the north, golf course side, of the easement is the Richland Creek Greenway. The south of the easement serves as a buffer to the Dominican Campus. To the west of the site is St. Thomas Hospital. This site is zoned OG (Office General) with an Urban Design Overlay. These two sites are separated by Kingfisher Creek along most of the property line. To the east is the residential neighborhood of Cherokee Park. The neighborhood, also zoned R8, is impacted by an Urban Zoning Overlay as well as a Neighborhood Conservation Overlay.

FLOOR AREA RATIO (FAR)

Floor Area Ratio is defined as the total floor area of all buildings on a site divided by the total area of the site. The existing Dominican Campus being zoned R8 allows an FAR of 0.5. This translates to allow 50% of the area of the site to be matched in built area and includes buildings with multiple floors. As defined in this document, Aquinas College campus constitutes 46.2 acres of the 83 acre site or roughly two million square feet. As designed, the long term campus expansion includes increasing the existing built square footage from approximately 60,000 SF, an FAR of 3%, to approximately 600,000 SF or an FAR of 24%. This is less than half of the 0.5 FAR that is allowed on the site. While greater densities could be expected for an institutional type function, the intention of the campus is to maintain the pastoral setting along the front of the campus and operate within the 0.5 FAR provision.

IMPERVIOUS SURFACE RATIO (ISR)

Impervious Surface Ratio is a relationship between areas of a site that reduce or prohibit the absorption of storm water and the site area as a whole. Current zoning allows for an ISR of 0.7, or 70% of the site area can be covered with an impervious surface with the proper storm water management systems and controls. The current area defined by this document as Aquinas College has an existing ISR of 0.14 or 14%. As currently designed in the proposed long term Master Plan, the ISR of the site is projected to increase to approximately 0.34 or 34%. Therefore, no increase to the 0.7 ISR is proposed.

ZONING ANALYSIS

SETBACKS

Due to the existing adjacent zoning, minimum setbacks are required. R8 zones require a minimum 20' rear setback and a 15' minimum side setback. Harding Road is designated a U6 Urban Arterial Street which requires a 94' minimum front yard setback. The lower schools operating under a permitted exception for R8 zoning require a minimum setback or buffer between any exterior activity space and adjoining residential uses. Overbrook School (K-8) must provide a 50' buffer between any exterior use and the adjoining residential zones. St. Cecilia Academy (high school) must provide 100' minimum buffer from exterior activity space.

The zoning requirements proposed for Aquinas College would implement similar setback standards. The front yard minimum setback of 94', as defined by Harding Road, would be maintained. In actuality, the front setback will be irrelevant as the front building(s) would not encroach on the flood way for Richland Creek. The buildable area will be limited to 75' beyond the north side of the floodway of the creek. A proposed side setback would be adopted on the site to the west bordering St Thomas Hospital. As this portion of the site also borders the creek, a 75' setback from the property line is proposed. The actual setback of any structures will likely be greater based upon the requirements related to addressing the floodway at the creek. The north portion of the original Dominican Campus property of 92 acres has been set aside as an easement for the CSX Railway. This rear easement provides a 75' boundary from the train track. For security purposes, the college has proposed a fence to separate the campus property from the railroad tracks and would place the fence along the rear property line and west property line toward Harding Road. The rear setback for Aquinas College is proposed to be 25' from the property line. This provides a 100' setback from the train track and a 175' setback from the adjoining residential zoning at the golf course.

As the eastern edge of the college campus borders the two lower schools, no intermediate buffer or setback is proposed. The two lower schools themselves provide a buffer averaging over 600' to the residential areas. The buffer on the eastern edge of the two lower schools property is 50' and 100' as required by zoning for Overbrook and St. Cecilia Academy respectively. Refer to the Landscape Architect's Narrative on page 22 for discussion of the proposed landscape buffers.

ZONING ANALYSIS

AQUINAS COLLEGE

Requirements	R-8 Zone		Institutional Overlay Zone
	Per Code	Current Size	Proposed Standard
Lot Area	NA	2,015,757 SF	2,015,757 SF
Building Square Footage		60,000 SF	600,000 SF
Floor Area Ratio (Max)	0.5	0.03	0.3
Impervious Surface Ratio (Max)	0.7	0.14	0.4
Street Setback from centerline	94 feet	-	94'
Minimum Zone Setback	-	-	-
Minimum Rear Setback	20 feet	-	25'
Minimum Side Setback	15 feet	-	75'
Maximum Height @ Setback	20 feet	-	20'
Sloped of Height Control Plane	2 to 1	-	2 to 1
Parking Required	TBD by Traffic Engineer	-	-
Classroom Space	-	-	1 per 400 net sq.ft.
Office Areas	-	-	1 per 300 net sq.ft.
Support Space *	-	-	1 per 500 net sq.ft.
Dormitory	-	-	1 per 2 rooming units
Landscape Buffer Yard	Standard "B"	-	None

* Non-classroom or office suite space such as dining, student center, recreation, auditorium, chapel, and maintenance type spaces

SIGNAGE PROGRAM

The campus currently has two cohesive signage systems in place. General way-finding, traffic control and building signs are post mounted signs with metal panels. These signs have black posts with white panels and black lettering. Sizes vary based upon information provided.

No internally lit signs are provided or envisioned and any lighting has been and will be externally provided likely from ground mounted sources. For the proposed masterplan, building signage will likely include engraved lettering or applied letters for building naming and entry designation and will comply to current Metro Zoning sign regulation limits. Likewise, the low retaining wall in-front of the Administration building is proposed to have large applied letters to designate the college. The existing front entry signage, which includes an engraved masonry entry sign at Harding Road and various post mounted metal signs in the lawn, are envisioned to remain. Should a new signage program be desired in the future, the campus will submit a revised signage program for planning departments review.

Per the Institutional Overlay Council Bill, no electronic signs shall be permitted. No additional signs shall be approved along the frontage of the property.

EXISTING BUILDINGS

The existing college buildings are located on the western half of the Dominican Campus which is planned to remain the location for the development of the college. The Main Academic building is a two story, 37,188 square foot structure. This building currently provides all of the classroom and lab space for the college. Adjacent to this building is a portable building structure which provides supplementary office space for the faculty. The former gym building at the north end of the campus has been renovated to serve as the college library. This building is one story with a mezzanine totaling 15,514 square feet.

The general campus buildings, in the center of the existing campus, include the two-story White House which is approximately 8,724 square feet and serves the business and development functions for the three schools. The three adjacent small buildings to the immediate north are the Garage, the Little White House and the Facilities shop. The Garage and Little White House are 1,292 and 1,366 square feet respectively and serve as snack bar and education offices for Aquinas College. The one story Facilities "Barracks" building is slightly over 2,000 square feet. This building provides shops, storage and offices for facilities maintenance. The Garage and the Facilities shop are proposed to be demolished. The Little White House is proposed to be relocated approximately 70' eastward to highlight a new courtyard behind the White House. A plan will be provided to the Metropolitan Historical Commission for review and approval prior to the structure being relocated to ensure the integrity of the structure is maintained.

The remaining existing buildings include structures for the other two schools. The existing Overbrook school building is approximately 55,525 square feet and is a one story attached structure on two levels. Overbrook School is located in the northeast quadrant of the campus. The existing St. Cecilia building is approximately 89,509 square feet and is a one story attached structure on several levels. St. Cecilia Academy is located in the southeast quadrant of the campus. These buildings are not part of the Institutional Overlay.

AQUINAS COLLEGE

(1) White House - Campus Administration

2-Story Stucco

8,724 SF

(3) Main Academic Building - Classrooms, Administration

2-Story Brick

37,188 SF

(4) St Joseph's - Office Portable

1-Story Siding

1,344 SF

(5) Library - Stacks, Computer Lab
1-Story Brick w/ Mezzanine
15,514 SF

EXISTING BUILDINGS

AQUINAS COLLEGE

(6) Little White House - Offices
2-Story Brick
1,366 SF

(7) Garage - Snack Bar, Lounge
1-Story Block
1,292 SF

(8) Facilities
1-Story Block
2,112 SF

EXISTING PARKING

The existing parking on the Dominican Campus totals approximately 394 spaces at paved parking areas. The college currently has 196 spaces in three parking areas. Additionally, the college currently allows temporary overflow parking in the field behind the academic building in the central portion of the campus. The general administration building, the White House, has 20 spaces with additional parking available along the front loop drive and side drives. While not part of the Institutional Overlay, elsewhere on campus, Overbrook School currently has 46 total spaces with 2 dedicated accessible spaces. St. Cecilia Academy has 132 spaces with 6 assigned as accessible spaces.

AQUINAS COLLEGE

54 Faculty/Visitor Parking Spaces
138 General Student Parking Spaces
58 Library Parking Spaces

CAMPUS ADMINISTRATION

20 Faculty/Visitor Parking Spaces + undesignated parking at entry circle



EXISTING SITE PLAN

AQUINAS COLLEGE BUILDINGS

- (1) White House
- (3) Aquinas Main Academic Building
- (4) St Joseph's Supplementary Office
- (5) Aquinas Library
- (6) Little White House
- (7) Garage
- (8) Facilities

OTHER DOMINICAN CAMPUS BUILDINGS

- (25) St Cecilia Academy
- (34) Overbrook School

ACTIVITY ZONE ANALYSIS

The western half of the Dominican Campus is proposed to be designated as the area for Aquinas College campus. The college campus would therefore encompass ~46.28 acres of the roughly 83 acre campus. The remaining portions of the campus would be dedicated to Overbrook School to the northeast corner of the campus and St. Cecilia Academy at the southeast portion of the campus. These campuses would entail ~17.08 acres and ~19.58 acres, respectively. St. Cecilia Academy and Overbrook School would share the athletic fields at the northeastern part of the campus. As the facilities would be shared, the 100' landscape buffer would be accommodated.

The proposed college campus land use is illustrated on the diagram labeled Conceptual Masterplan. A main guiding element to the conceptual development of the campus is the central focus of the Chapel. It is placed at the intersection to the three schools for each to have a significant connection to the chapel. While not part of the Institutional Overlay, Overbrook School will evolve to create a courtyard beyond the apse of the chapel. The courtyard is envisioned to be fenced to create a private area for school students only. St. Cecilia Academy is envisioned to have a courtyard adjoining the south side of the nave of the chapel. To the west of the chapel, the main academic mall of the college campus will be developed to provide the primary focus of the academic life of the students toward the chapel. To the north, the dorms are envisioned to overlook a small courtyard area with a chaplain's residence and provide the residential areas with an intimate connection to the chapel.

While masterplans by their very nature are intended to be documents that guide future development, they are also documents that inherently evolve as conditions change over time. The current vision for the campus includes:

ACADEMIC AREAS

Flanking the outdoor mall space in the front of the chapel will be the primary academic area of the campus. A Science and Nursing building is envisioned at the north side of the mall with a General Academic building at the south side of the mall. Opposite the chapel to the west would be the main Library building. The building adjacent to the Library may also contain some academic and academic support functions.

ADMINISTRATIVE AREAS

While the White House will continue to contain the primary overall administration functions for the combined campuses, the college campus, as it grows, will likely consolidate many of its own administrative functions into a dedicated building. An administration building is currently proposed to be at the front of the campus to provide a face for the college and a first stop for information, admissions and business transactions.

ACTIVITY ZONE ANALYSIS

SUPPORT SERVICES AREAS

The support services for the college are envisioned to flank the western portion of the campus development. Activities such as a student center, which includes a dining hall, a bookstore, a Catholic History museum, an auditorium and a small adoration chapel would be accessible from parking to the west or from pedestrian ways within the campus. Services such as delivery and trash pick-up to these areas would be along the proposed loop drive on the west side of the campus. Parking areas will be located on the perimeter of the built campus area to provide a primarily pedestrian campus. Small lots will serve the dorms, administrative and service areas. A primary lot is proposed to be located on the eastern corner of the college campus to serve the residential areas of the campus. This lot would be screened from the lower school areas and areas beyond at over 700' from the neighborhood. The majority of the college campus parking would be located in the space along the west side of the campus. The area lies well below the elevation of the buildings to be developed and is literally on the "other side of the hill" from the residential neighborhood as it is adjacent to the St. Thomas development.

RESIDENTIAL AREAS

The college campus itself is conceptually designed with residential life, dorms and recreation to the north and academic and student activity areas to the south. The dorms are envisioned to be developed with a Men's commons, consisting of three dorms, to the west and a Women's Commons, consisting of three dorms, to the east. Between the sets of dorms would be a lawn unifying the residential activity areas. Recreation areas are envisioned to adjoin these dorms with the conversion of the library back to a gym with associated recreational functions added to the building. Likewise, the adjoining open spaces are potential areas for volleyball, tennis, basketball and other outdoor activities.

OPERATIONAL AREAS

As indicated above, the buildings would primarily be serviced from the west side loop drive. As the grade of the site slopes down to the west, several of the buildings may be afforded basement spaces. These basement areas are to be utilized for loading areas, for delivery, and trash pick-up as well as for storage and facility operations services. The possibility of a maintenance building with a central trash collection area at the northwest corner of the campus has been proposed and is another possibility. To supplement the parking for the college, a 2-level parking structure that allows for on grade access at both levels has been proposed for the west side of the campus. The current vision allows for access to each level from different grades without the use of ramps. This area is adjacent to the neighboring parking garage at St. Thomas Hospital and will not be visible from the neighborhood areas and minimally apparent from Harding Road.

ATHLETIC AREAS

The college does not have an athletic program. It is envisioned that the athletic functions would primarily be recreational in nature. The former gym, which currently houses the Library, is proposed to be converted back to a recreational facility with the addition of additional recreational space. Other functions, such as outdoor volleyball, basketball and tennis are also accommodated in the proposed master plan.

CONCEPTUAL MASTERPLAN



AQUINAS COLLEGE BUILDINGS

- (1) White House
- (2) Chapel
- (5) Aquinas College Student Recreation Center
- (6) Little White House
- (9) Aquinas College Science & Nursing Building
- (10) Aquinas College Student Center
- (11) Aquinas College Men's Dormitories (3)
- (12) Aquinas College Women's Dormitories (3)
- (13) Aquinas College Library
- (14) Aquinas College General Academic Building
- (15) Aquinas College Center for Faith and Culture
- (16) Aquinas College Dining Hall, Gallery & Auditorium
- (17) Aquinas College Administration Building
- (18) Chaplain's House
- (19) Facilities Building
- (20) Aquinas College Resident Parking
- (21) Aquinas College Parking Deck
- (22) Aquinas College Faculty/Visitor Parking
- (23) Aquinas College Recreation Courts
- (24) Two-Way Loop Drive

ACTIVITY ZONES

- Academic
- Administration
- Athletics & Recreation
- Campus Life
- Campus Service
- Campus Facilities
- Parking
- Residential
- Overbrook School Boundary
- St Cecilia Academy
- Aquinas College Boundary

PROPOSED COLLEGE BUILDINGS

AQUINAS COLLEGE

OVERVIEW

The intent of the campus masterplan is to create an aesthetically cohesive campus. The campus buildings are envisioned to be brick with limestone or precast concrete detailing. The detailing should create a distinct base, cornice and potentially window articulation. The buildings are typically envisioned to be (2) to (3) stories with the potential for a fourth story as a basement level on the western side of the campus as the grade recedes. The upper level of the campus buildings, other than the chapel, are envisioned to be a lighter material to reduce the visual scale of each building. The building roofs are envisioned to be sloped with metal roofs or architectural shingles. However, actual roof slopes and materials will be dependant upon actual design and budgeting of the buildings. Final elevations and site plans will be submitted to the Metropolitan Planning Commission for review and approval prior to the issuance of any building permits. Each currently projected building is described below. Square footages are provided to portray the general sizes currently programmed but each may need to be revised over time to accommodate relevant future concerns such as revised needs and available funding.

CHAPEL (2)

17,000 square feet

The Chapel is envisioned as the most detailed new building on the campus. The building is currently proposed to be primarily brick with stone detailing and a stone front façade. The building will be a single story high volumed structure with a potential mezzanine, bell tower and mechanical basement space. The height of the chapel will be comparable to the nearby three story academic buildings at the eave lines. The tower of the chapel, if funding is available, will be the tallest element on the campus.

STUDENT RECREATION BUILDING (5)

28,000 square feet

The Student Recreation Building is envisioned as an expansion and renovation of the former gymnasium which is currently serving as the library. The building is planned to return to its gymnasium use with an expansion to the west housing other campus recreational functions. The building's exterior is proposed to be renovated to respond to the vernacular of the other proposed campus buildings consisting of brick and stone or pre-cast materials.

SCIENCE AND NURSING BUILDING (9)

49,500 square feet

The Science & Nursing building will house science and nursing labs, classrooms, lecture halls, study areas and academic offices. It is envisioned as a 3-story building with a sloped roof that may be developed as a mansard with a recessed central roof to contain the mechanical units required for a building of this type. The exterior is proposed to be brick with stone or pre-cast concrete detailing and accents.

STUDENT CENTER AND ADORATION CHAPEL (10)

38,000 square feet

The Student Center is envisioned to be a hub of student life on campus. It is programmed to contain large lounge areas and flexible activity spaces as well as dining, student support and administrative areas. It is proposed as a 3-story building from the academic mall level composed of a brick exterior with stone or pre-cast details. It may also have a partial basement as the site recedes towards the west for a four story appearance from St. Thomas Hospital, the west side of the site. This condition will likely apply to all of the buildings on the west side of the site that are sited upon the transition of the grade to the west. At the lower level, an intimate connected Adoration Chapel will serve the campus' extended spiritual needs on a 24 hour a day basis. A tower element is proposed at the corner to the academic lawn to frame the Library in cooperation with a symmetrical element planned opposite the lawn on the Center for Faith and Culture.

PROPOSED COLLEGE BUILDINGS

AQUINAS COLLEGE

MEN'S (11) AND WOMEN'S (12) DORMS (3 each) 32,000 square feet each
The dorms are currently envisioned as three 100-bed residential halls for each gender. The buildings are envisioned as primarily three story structures with a lower level possible on the westernmost dorm and composed of a brick exterior with stone or pre-cast details. The Women's halls are proposed to be on the east side of the main residential mall, toward the neighborhood and adjacent to the middle school. The men's dorms would be on the west side at the most concealed portion of the campus. Each set of dorms would create an outdoor space between the buildings to create a commons area. The grouping of dorms will roughly mirror each other on either side of a large residential lawn which will serve as major open space for the campus.

LIBRARY (13) 52,000 square feet
The library is envisioned as a keynote building on the academic mall opposite the Chapel. Its exterior should be slightly more detailed than the two academic buildings composed primarily of brick with stone or pre-cast detailing. It will likely have three floors with a sloped roof. As the grade drops toward the west along the sides to the back of building, the library will likely have a fourth floor as a basement level which will provide at grade access from the west. The library will house stacks, research areas, study areas and academic offices.

GENERAL ACADEMIC BUILDING (14) 54,000 square feet
The General Academic building is envisioned to compliment the Science and Nursing building in both scale and appearance. It is currently programmed to accommodate classrooms, lecture halls, study areas and academic offices. It is planned as a 3-story building with a sloped roof. The exterior is proposed to be brick with stone or pre-cast concrete details and accents.

CENTER FOR FAITH AND CULTURE (15) 28,000 square feet
The Center for Faith and Culture is envisioned as a compliment to the Student Center's functions and aesthetic as it aims to serve campus life activities and cultural events. A 3-story portion composed of brick with stone or pre-cast detailing adjacent to the library and facing the academic mall is proposed to house a bookstore, café, spaces dedicated to the Catholic faith and history, as well as academic spaces for music and art. A tower element is proposed at the corner to the academic lawn to frame the library in response to a similar element planned opposite the lawn on the Student Center.

PROPOSED COLLEGE BUILDINGS

AQUINAS COLLEGE

DINING HALL, GALLERY AND AUDITORIUM (16) 20,000 square feet
These large spaces are envisioned as a 1-story extension adjoining the Center for Faith and Culture. They are proposed as high volume open spaces containing a dining hall with associative support space, a large open gallery and large auditorium for campus events. The exterior is planned to be brick with stone or pre-cast concrete accents and details with massing that conforms to the overall college campus vernacular. A lower level at the west side will provide access for loading areas for delivery and trash pick-up.

ADMINISTRATION BUILDING (17) 24,000 square feet
The Administration building is envisioned to be a focal building at the foreground of the college. It is envisioned to have a 2-story exterior volume. It is proposed to be clad in brick and stone or pre-cast concrete. The building's main function will be to house the administrative functions of the campus and may house the business offices for the lower schools. The parking area in front of the Administration Building shall not be visible from Harding Road and shall not compromise the pastoral setting at the entrance to the campus. The height of the wall and landscape screen will be required to be specified on any final site plan for this portion of the campus, and that the height must be demonstrated at the final site plan stage to be sufficient to block the view of the parking area from West End.

CHAPLAIN'S HOUSE (18) 2,500 square feet
The Chaplain's House is envisioned to be the permanent dwelling for the head of the on-campus ministry. Its two story brick exterior is proposed to emulate its campus surroundings and house residential functions with space for meeting, entertaining and guidance functions.

TEMPORARY BUILDINGS

Temporary structures, such as construction offices and storage trailers, shall be located outside of pedestrian areas. These facilities will be placed away from Harding Road and will endeavor to be behind and convenient to the related construction project. Should the structures be required to be on-site beyond the reasonable construction period, they will be located such that they are not conspicuously apparent from Harding Road or the Cherokee Park neighborhood. Additionally, temporary office space in portables may be required to house staff and faculty during transitional periods as the campus grows.

VEHICULAR & PEDESTRIAN CIRCULATION

A two-way loop drive is proposed to be developed around the perimeter of the combined campuses. The loop drive would be accessed from a rotary at the front of the campus as you enter the site from Harding Road. The drive would provide access to parking around the perimeter of the campus and emergency and service access around the campus. The traffic for the college is intended to utilize the western half of the loop drive while the elementary and high school would utilize the eastern half. The construction of the drive will likely be implemented in stages to be completed in later phases as a long term vision for the campus. The schools currently utilize a supplemental access to Cherokee Road at the front southeast corner of the campus. This egress also is envisioned to provide an emergency access to the campus. The size of the egress will comply with Fire Marshall requirements. Additionally, the campus is committed to work with the Fire Marshall's office to meet their requirements for emergency access while maintaining a pedestrian oriented campus.

The potential for future vehicular access to the St. Thomas Hospital drive has been discussed and may be a future connection should a plan be mutually agreeable with St. Thomas Hospital.

Pedestrian access will be provided from the campus pedestrian circulation system to the rotary and from the rotary to Harding Road. Pedestrian connectivity to Harding Road shall be constructed prior to the issuance of the Use and Occupancy permit for the third dorm, or a combination of dorms that would accommodate three hundred students. A sidewalk also will be provided along the front of the property at Harding Road. The sidewalk will connect the front corners and entry to the site to the public right-of-way and to the existing crosswalk across Harding Road to the existing bus stop. The completion of the sidewalk along Harding Road will coincide with the construction of the connection from campus.

Proposed parking areas for the long term development of the masterplan are itemized below. The parking is envisioned to be implemented on an as needed basis as buildings are added to the campus to respond to future needs.

AQUINAS

(21) New Parking Deck, 2-Levels
540 New Parking Spaces

(20) New Residence Hall Parking
263 New Parking Spaces

(22) New Faculty/Visitor Parking
74 New Spaces

PROPOSED MASTERPLAN



AQUINAS COLLEGE BUILDINGS

- (1) White House
- (2) Chapel
- (5) Aquinas College Student Recreation Center
- (6) Little White House
- (9) Aquinas College Science & Nursing Building
- (10) Aquinas College Student Center
- (11) Aquinas College Men’s Dormitories (3)
- (12) Aquinas College Women’s Dormitories (3)
- (13) Aquinas College Library
- (14) Aquinas College General Academic Building
- (15) Aquinas College Center for Faith and Culture
- (16) Aquinas College Dining Hall, Gallery & Auditorium
- (17) Aquinas College Administration Building
- (18) Chaplain’s House
- (19) Facilities Building
- (20) Aquinas College Resident Parking
- (21) Aquinas College Parking Deck
- (22) Aquinas College Faculty/Visitor Parking
- (23) Aquinas College Recreation Courts
- (24) Two-Way Loop Drive

PROPOSED PHASING

PROJECTED IMPLEMENTATION

At this point, the projected projects for the development of the college campus are presented as a guide for the desired growth of the college. The actual development of the campus will depend, in large part, on the availability of funding to build each portion of the proposed development. The work will be primarily privately funded and will depend upon grants, bond financing, and private donations. While it is desired that the masterplan be implemented over a 10 or 15 year horizon, it may take a longer period of time to implement the full vision presented.

The initial phase of the work for the college will likely be divided into multiple smaller phases and is envisioned to include the Science and Nursing building as the initial building. Located behind the existing main academic building, this building should initiate the implementation of the master plan in several ways. The location of the building is envisioned to define the northern boundary of an academic mall and the southern boundary of the residential mall. Likewise, as the initial structure, the building will establish the aesthetic character of the campus. The use of materials, detailing, height and roof slope should set a standard for each of the other campus buildings to relate to in the future.

Other desirable initial phases projects include the Chapel, the initial men's and women's dorms, and a student center. The implementation of these buildings will also depend upon the availability of funding as will the degree and implementation of some sitework features that will likely be realized over an extended period of time. The chapel would form the visual and spiritual center of the campus and would be placed in the center of each of the three school campuses with Overbrook School, St. Cecilia Academy and Aquinas College each having an outdoor courtyard space focusing on the chapel.

The long term development of the project is envisioned to proceed with the development of an academic mall with the addition of a library and a general academic building and the subsequent demolition of the existing academic building once the academic space requirements are fulfilled in other structures. The residential areas are expected to expand based upon growth in housing requirements to create a residential mall space as well as a men's commons and women's commons at their respective grouping of dorms.

INITIAL PHASES PLAN

AQUINAS COLLEGE BUILDINGS

- (1) White House
- (2) Chapel
- (3) Aquinas College
- (4) St Joseph's Supplemental Offices
- (5) Aquinas College Library
- (6) Little White House
- (7) Garage
- (9) Aquinas College Science & Nursing Building
- (10) Aquinas College Student Center
- (11) Aquinas College Men's Dormitory
- (12) Aquinas College Women's Dormitory
- (19) Facilities Building
- (21) Aquinas College Parking





LONG RANGE PLAN

AQUINAS COLLEGE BUILDINGS

- (1) White House
- (2) Chapel
- (5) Aquinas College Student Recreation Center
- (6) Little White House
- (9) Aquinas College Science & Nursing Building
- (10) Aquinas College Student Center
- (11) Aquinas College Men's Dormitories (3)
- (12) Aquinas College Women's Dormitories (3)
- (13) Aquinas College Library
- (14) Aquinas College General Academic Building
- (15) Aquinas College Center for Faith and Culture
- (16) Aquinas College Dining Hall, Gallery & Auditorium
- (17) Aquinas College Administration Building
- (18) Chaplain's House
- (19) Facilities Building
- (20) Aquinas College Resident Parking
- (21) Aquinas College Parking Deck
- (22) Aquinas College Faculty/Visitor Parking
- (23) Aquinas College Recreation Courts
- (24) Two-Way Loop Drive

OTHER DOMINICAN CAMPUS BUILDINGS

- (Not in Institutional Overlay)
- (25) St Cecilia Academy
- (26) St Cecilia Administration Addition
- (27) St Cecilia Theater Addition
- (28) St Cecilia Theater Renovation
- (29) St Cecilia Fine Arts Addition
- (30) St Cecilia Athletics Addition
- (31) St Cecilia Expanded Parking
- (32) St Cecilia Tennis Courts
- (34) Overbrook School
- (35) Overbrook Addition
- (36) Overbrook Expanded Parking
- (37) Overbrook Athletic Court
- (38) Track & Soccer Field
- (39) Athletics Fieldhouse
- (40) Relocated Softball Field

PUBLIC PROCESS

NEIGHBORHOOD INVOLVEMENT

The campus has solicited the input of the adjoining neighbors. An initial meeting was held with Councilman Jason Holleman, Sister Catherine Marie and Sister Mary Peter joined by Sister Marie Blanchette and Sister Mary Thomas, who are the principals of Overbrook and St. Cecilia respectively, to present an overview of the entire campus vision. This vision was also presented to Mayor Dean and associated city representatives. Likewise, the process for involving the neighbors in seeing the vision for the future of this extensive property along Harding Road was discussed. Based upon Councilman Holleman's recommendations and a desire for the campus and neighborhood group(s) to work together, an open house meeting was setup to garner neighborhood understanding and input in the proposed development and its impact on the adjoining neighborhoods. As the neighbor to the west was a commercial / institutional use and the neighbor to the north is a public golf course separated by a train track and significant buffer, the primary neighbor involvement was sought from the Cherokee Park Neighborhood Association.

SCHEDULE

The projected schedule for the process is:

27 May 08	Institutional Overlay presentation to neighborhood leaders
12 June 08	Initial filing of I/O document with Planning Commission
30 July 08	Neighborhood meeting- open presentation to all neighbors
11 Sept 08	Planning Commission meeting
26 Sept 08	Council bill filing
07 Oct 08	First reading at Metro Council
13 Oct 08	Mailing of public hearing notices, sign installation and advertise legal notice
06 Nov 08	Second reading and public hearing by Metro Council
17 Nov 08	Council Planning and Zoning Committee Meeting
18 Nov 08	Third reading by Metro Council
02 Dec 08	Bill effective

CIVIL ENGINEER'S NARRATIVE

GRADING AND DRAINAGE

A drainage conveyance locally known as Kingfisher Creek and a tributary to Richland Creek bisects the front of the property near Harding Pike then travels along the southern property boundary adjacent to Saint Thomas Hospital. This portion of Kingfisher Creek is designated by the United States Geological Survey (USGS) as a "blue line" stream and has a drainage area greater than one square mile. Based on current Flood Insurance Rate Maps produced by the Federal Emergency Management Agency (FEMA), Kingfisher Creek would encumber a portion of the 83 acre site adjacent to the creek with floodwaters during significant rainfall events.

Based on current Metropolitan Nashville Stormwater Regulations, Kingfisher Creek would be protected by a 75 foot stream buffer, measured outward from the FEMA defined floodway boundary. The first 50 feet of the buffer would be considered a "no disturb zone" where the vegetation cannot be disturbed and the remaining 25 feet allows limited disturbance however no structures or impervious surfaces.

Access to the campus currently crosses through the stream buffer as a result of prior approval granted by the Stormwater Management Committee for this disturbance. The masterplan shows another minimal disturbance to the buffer for vehicular controls on the site and would also require approval from the Stormwater Management Committee.

The natural drainage for the majority of the subject property is directed toward Kingfisher Creek. Metro Stormwater Regulations requires both water quality treatment and detention of stormwater runoff.

Water quality will be provided through a series of Metro Stormwater Division approved Best Management Practices (BMP) structures creating a "treatment train" throughout the site. Although difficult to determine at this time, which devices will ultimately be needed to provide the necessary results, such as bioswales, filter strips, bioretention, ponds, proprietary mechanical devices, or any other approved system, will be considered, as necessary, to remove 80% of total suspended solids as required by the Stormwater Regulations. These BMP controls will be strategically placed across the campus allowing for maximum performance.

Due to the location of the campus within the Kingfisher Creek drainage basin and its close proximity to Richland Creek, we believe the "ten percent" rule outlined in the Metro Stormwater Regulations would apply to the campus. The "ten percent" rule basically recognizes that detention in the lower 10% of the drainage basin can create an adverse impact by changing the timing of the outflow for a specific drainage basin, and as a result an exemption from detention can be granted for this condition. Detailed modeling of the Kingfisher Creek and Richland Creek drainage basins will be provided and submitted to Metro Stormwater for compliance. If determined the "ten percent" rule cannot be utilized, normal detention devices such as detention ponds and underground detention devices will be installed to attenuate the post-development flows to a level not exceeding the pre-development discharges.

CIVIL ENGINEER'S NARRATIVE

UTILITIES

Based on the proposed student load anticipated on the campus at the completion of the masterplan construction, an additional 46,600 gallons per day is projected as the increase in water and sewer demands. Metro Water Services has provided a letter of water and sewer availability based on the aforementioned projected flows.

Domestic and fire water services will be serviced from an existing 16-inch water line in Harding Pike. Sanitary sewer will be serviced from public the 24-inch main that is located near the western property boundary.

LANDSCAPE ARCHITECT'S NARRATIVE

OVERVIEW

Landscaping will be an integral component in the campus improvement plan. The existing campus is blessed with many fine shade, small flowering and evergreen trees. Every effort will be made to plan new buildings and site improvements in a manner that will preserve many of these existing trees. New landscaping will incorporate primarily the use of native plant materials, taking into consideration drought tolerant species (particularly shrubs and groundcovers). Particular effort will be taken to preserve the mature existing tree buffers located on the campus edges adjacent to the Cherokee Park neighborhood and the St. Thomas Hospital campus. Landscape plans for each phase of campus development will need to be approved with the final site plans.

CAMPUS BUILDINGS

As new campus buildings are constructed, appropriate landscaping will be added including foundation shrub/groundcover plantings, as well as shade and flowering trees.

COURTYARDS

The master plan suggests that a series of courtyards will be constructed, creating "outdoor rooms" that will be flanked by new and existing buildings. These will be planted with shade trees near pedestrian gathering spots to offer shade. Evergreen trees will be used for screening and understory trees will add interest and seasonal color.

PARKING LOTS / DRIVES

Proposed parking lots within the campus will meet the Metro Landscape Ordinance requirements, including: the placement of one 2" caliper tree every 50 feet on the perimeter of new parking lots on side property lines. 8% of each parking lot will be landscaped with grass, trees or shrubs, and one 2" caliper tree will be planted for every 15 parking spaces. Each tree island will contain at least 90 square feet. Existing trees located at the rear of Cherokee Rd. lots will be maintained to the extent possible to screen the proposed loop road in this area.

SCREENING

All ground mounted mechanical and service equipment will be screened with evergreen landscaping. Every effort will be made to avoid locating mechanical and service equipment in direct view of pedestrian gathering points. Evergreen plants will be selected that are natural looking and need limited pruning or trimming.

BIOSWALES, BIORETENTION AND PONDS

Stormwater detention and storm management ponds will be utilized if required as was indicated in the Civil Engineer's narrative. Appropriate water loving native plant materials will be provided in these storm management areas.

LANDSCAPE BUFFER AT OTHER SCHOOLS

Although not part of the Institutional Overlay, zoning ordinances require a landscape buffer conforming to Standard "B" between the lower schools and the adjoining neighborhood. Landscape buffers will be provided where needed as defined by zoning regulations for the campus development. Special attention will be dedicated to create and maintain an adequate buffer between the elementary and high school's campuses and adjoining residential neighborhood. The construction of the Buffer will be concurrent with each particular phased section of Loop Drive. Buffers are not proposed along the North, Western or Southern portions of the Loop Drive.

TRAFFIC ENGINEER'S NARRATIVE

PROJECT DESCRIPTION

The Dominican Campus and Aquinas College are located along West End Avenue / Harding Pike in West Nashville. The site is bounded by West End Avenue / Harding Pike to the south, Saint Thomas Hospital to the west, the CSX railroad to the north, and residential development along Cherokee Road to the east. The Dominican Campus consists of three distinct schools: Overbrook School, St. Cecilia Academy and Aquinas College. The Institutional Overlay applies exclusively to Aquinas.

Currently, development in the immediate vicinity of the project site is a mixture of residential, institutional and medical with commercial and retail to the west along West End Avenue / Harding Pike and White Bridge Road.

The purpose of this study is to analyze the traffic impacts associated with the proposed master plan for Aquinas College. The proposed master plan consists of adding approximately 478,000 square feet of currently programmed buildings to the campus. The proposed buildings include:

- a Chapel
- a Student Recreation Center addition
- a Science and Nursing building
- a Student Center & Adoration Chapel
- three Men's Dormitory buildings
- three Women's Dormitory buildings
- a Library
- a General Academic building
- a Center for Faith and Culture
- a Dining Hall, Gallery and Auditorium
- a Administration building
- a Chaplain's House

TRAFFIC ENGINEER'S NARRATIVE

DATA COLLECTION

In order to provide data for the traffic impact analysis, manual traffic counts were conducted at the following intersections:

- West End Ave./Harding Pike and Cherokee Road/MBA Driveway
- West End Ave./Harding Pike and Montgomery Bell Avenue
- West End Ave./Harding Pike and Dominican Campus main driveway/Vine Court (obtained from the Harding Town Center Transportation Plan)
- Cherokee Road and Valley Road
- Cherokee Road and Aberdeen Road
- Cherokee Road and Dominican Campus secondary drive

Specifically, the traffic counts were conducted from 7:00 - 9:00 AM and 4:00 - 6:00 PM on a typical weekday by RPM Transportation Consultants, LLC. These counts were conducted during February, May and June of 2008. Along with the turning movement counts, 24-hour tube counts were conducted on the two campus drives in May of 2008. From the turning movement counts, it was determined that the peak hours of traffic flow at the intersections occur from 7:15 - 8:15 AM and 4:30 - 5:30 PM for the typical weekday.

PROJECTION OF FUTURE TRAFFIC VOLUMES

In order to account for the traffic growth prior to the completion of the proposed project, future no-build traffic volumes were established. Even though the desired implementation is 10 or 15 years, it was assumed that the student body count will reach the anticipated long term enrollment of approximately 1,100 FTE day students within five years. Therefore, 2013 is assumed to be a reasonable analysis year for the background conditions. Historical daily traffic volumes were obtained from the TDOT count station near Cherokee Road on West End Avenue/Harding Pike. By utilizing the TDOT ADAM software trend analysis for this count station, the average annual growth rate was determined to be -1.147% from 1998 to 2008. Based on the traffic data obtained from TDOT a conservative 1.0% annual traffic growth from 2008 to 2013 was assumed for the study area. The existing traffic volumes were increased by 1.0% per year for five years (2013) or by a total of 5.0%.

CONCLUSIONS AND RECOMMENDATIONS

Both of the signalized intersections along West End Avenue/Harding Pike will operate at a Level of Service (LOS) B or better after the completion of the proposed master plan. Also, the local streets surrounding Aquinas College will operate at LOS A after the completion of the proposed master plan. The analyses presented in this study indicate that no roadway or traffic control improvements are necessary to accommodate the projected traffic volumes generated as a result of the proposed master plan for Aquinas College. An additional impact study will be conducted if the enrollment exceeds 1,100 FTE day students.

< refer to separate package for full Traffic Impact Study by RPM Transportation Consultants, LLC >