

DATE: November 7, 2019**SUBJECT:** Columbia State Community College Master Plan**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 ten years. By THEC Policy F4.1, a Master Plan Update includes substantive changes to various sections of the campus master plan or revisions in scope that are consistent with the objectives and concept of the current master plan.

The Columbia State Community College Williamson County Master Plan provides revisions to the Williamson County campus. Commission members from Middle Tennessee were provided the opportunity to personally visit the Williamson County campus and review the plan on October 30, 2019.

MASTER PLAN SUMMARY

Columbia State's Williamson County Campus began to lease space from Williamson County in the Claude Yates Vocational School in 1987. In Summer 2016, the current campus opened to students. It is owned by the college and now has more than one-third of the total enrollment at Columbia State. The campus lies squarely in an active development area for the Nashville metro area—close to I-65 and only a few miles from downtown Franklin and the Brentwood area. A study of the existing population density in the area, projected population growth, and projected high school graduates, shows that rapid enrollment growth is likely to continue for the campus. The Fall 2018 headcount of the campus was 2,208. Between Fall 2008 and Fall 2018, Columbia State Community College was the third fastest growing institution in the TBR system. During this same period, enrollment on the Williamson County Campus grew an average of 7.2% per year. The campus physical

layout was originally developed in 2012, including three buildings that have already been constructed. The master plan update calls for additional land acquisition area, five future buildings shown in a previous plan, surface parking, and parking decks.

RECOMMENDATION

The 2019 Columbia State Master Plan provides a comprehensive yet flexible plan for the Williamson County Campus. It has been thoroughly reviewed and THEC staff recommend it for approval.

REGIONAL JOB PROJECTIONS

Labor data is an important foundation for master planning, and is available at the level of Workforce Investment Areas. Williamson County is within Workforce Investment Area 8, which includes some counties beyond Columbia State's service area and is strongly influenced by the Nashville economy.

The Tennessee Department of Labor provides job outlook grade levels for each Workforce Investment Area in the state. These are broken down by industry clusters, which consist of jobs in closely related fields. The letter grade job outlook in all industry clusters takes into consideration the following factors:

- Growth rate in the industry cluster relative to the statewide growth rate for that industry cluster
- Number of annual job openings
- Supply/demand ratio (the ratio of graduates of programs in all related higher education programs to the number of job openings)

While the regional job projections are based on data from historical and

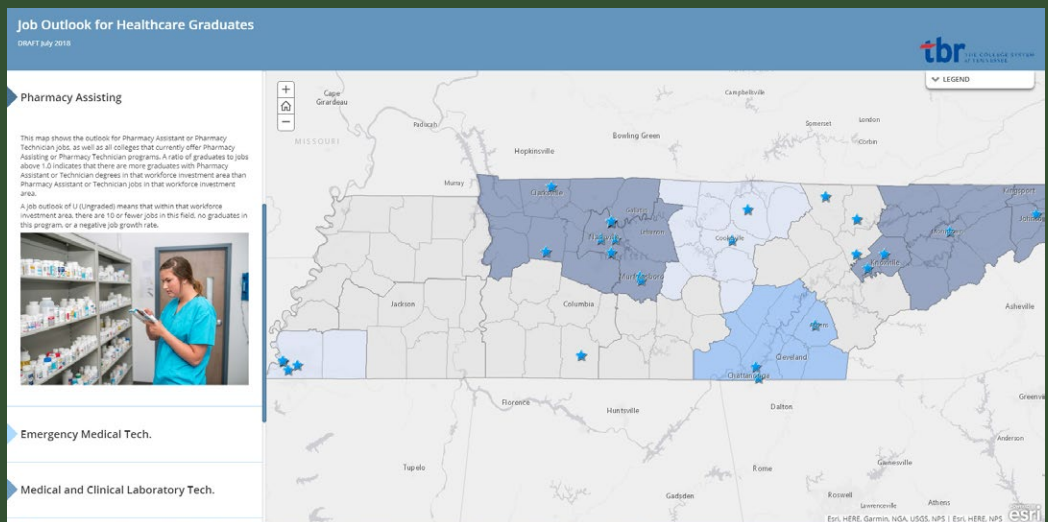
existing job markets, it is important to note that they may not correspond with the specific jobs that Columbia State graduates pursue. This is because of how jobs are grouped, as well as the fact that some of the data on graduates and job openings may be related to four-year programs and not directly correspond to the demand for those with certificates or Associate's degrees.

In general, most workforce clusters have an excellent job outlook, indicating that the regional economy is growing and that Columbia State graduates are entering fields with

job growth and with more jobs than college graduates.

The latest job outlook data, along with the location of potentially competing degree programs at other institutions in the region, can be found in the Tennessee Workforce Maps on the Board of Regents website.

Since graduates of an Associate Transfer Program can go on to pursue a wide range of degrees that may lead to an even wider range of employment possibilities, it is not possible to correlate transfer degrees with regional industry clusters.



>> CAMPUS CONTEXT



KNOLL TOP LANE

HUMANITIES
BUILDING

ADMINISTRATION
BUILDING

SCIENCES
BUILDING

LIBERTY PIKE

Aerial image © 2018 Google

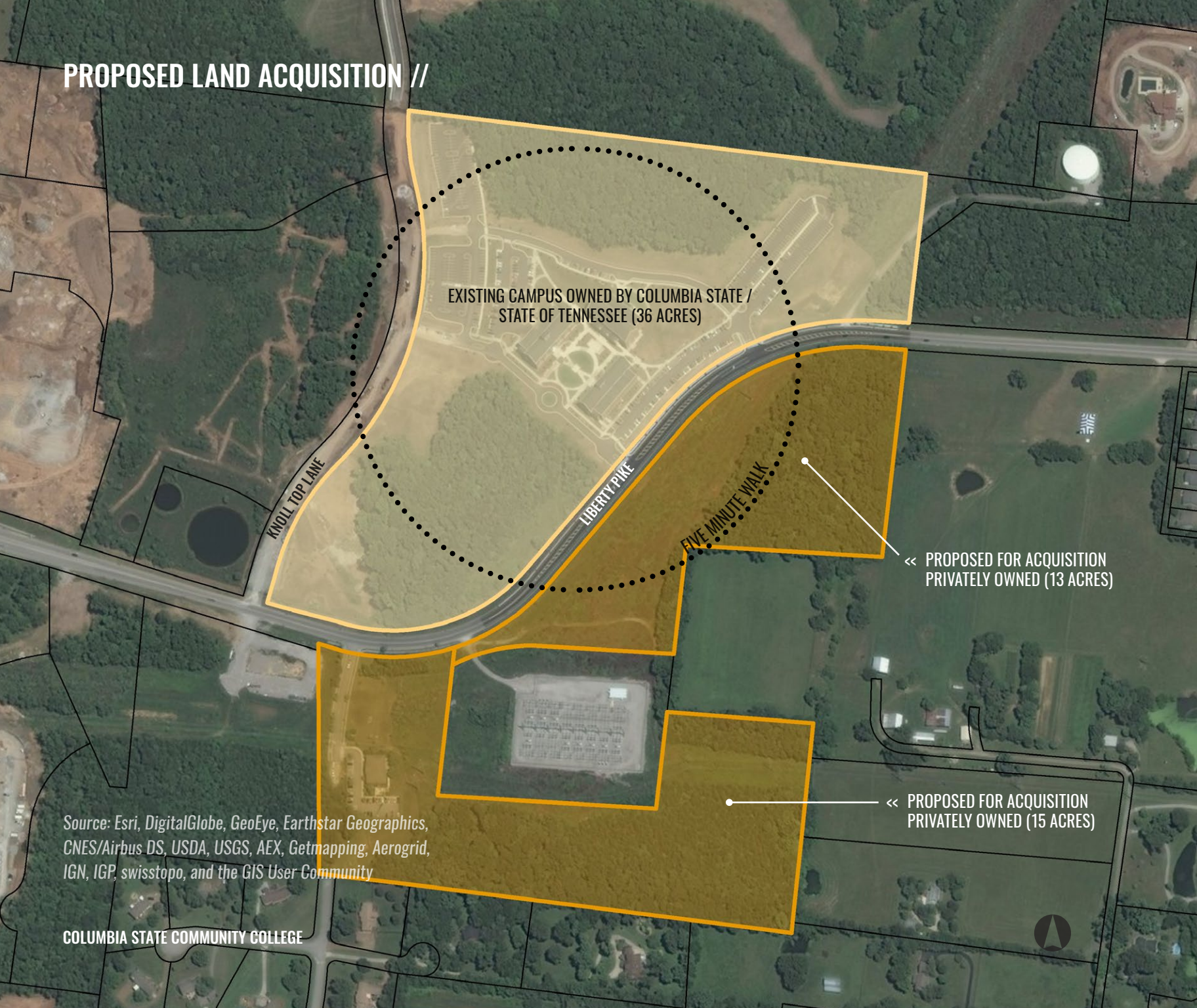


WILLIAMSON COUNTY CAMPUS MASTER

>> HISTORIC ENROLLMENT GROWTH (HEADCOUNT)



PROPOSED LAND ACQUISITION //



EXISTING CAMPUS OWNED BY COLUMBIA STATE /
STATE OF TENNESSEE (36 ACRES)

KNOLL TOP LANE

LIBERTY PIKE

FIVE MINUTE WALK

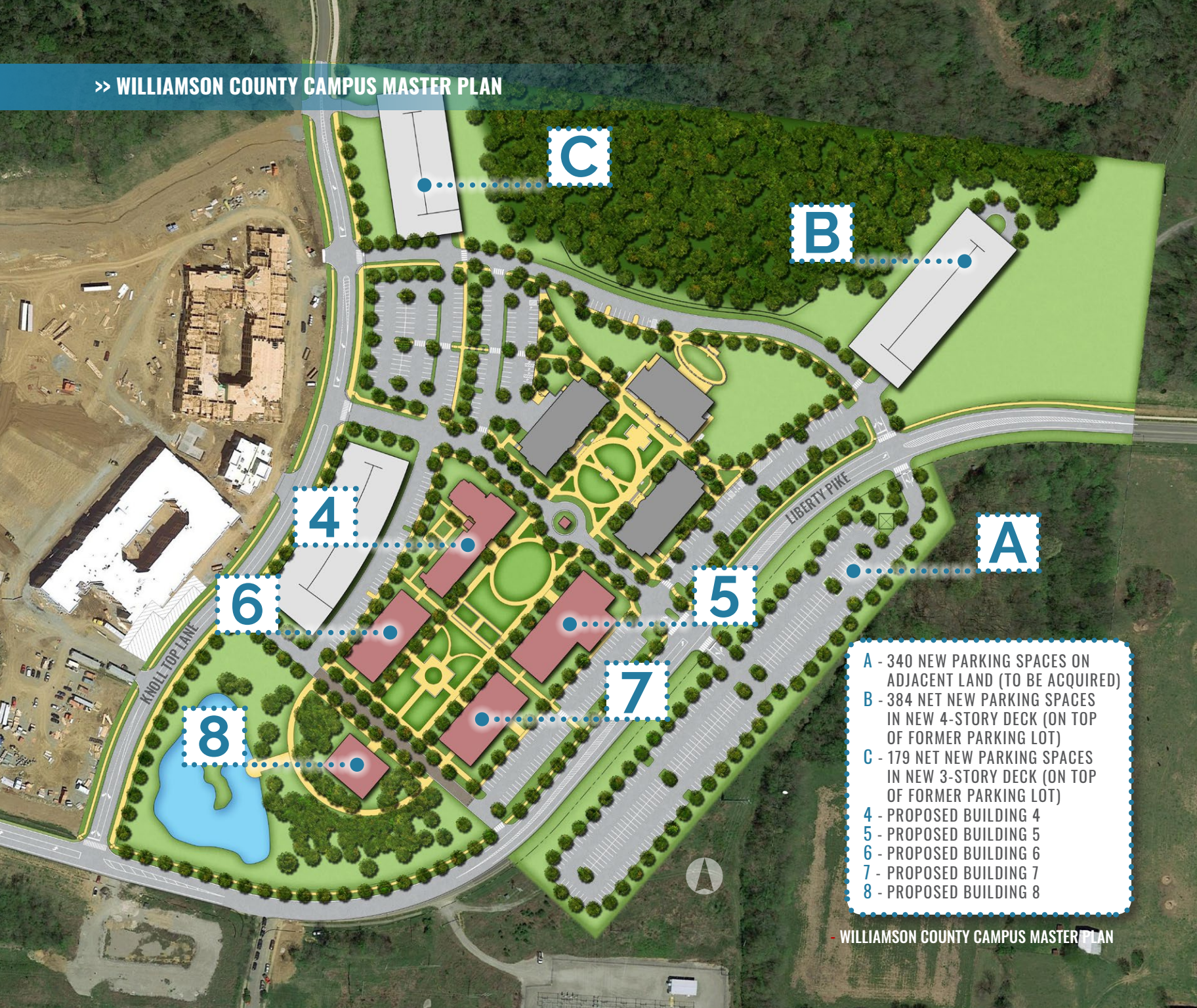
« PROPOSED FOR ACQUISITION
PRIVATELY OWNED (13 ACRES)

« PROPOSED FOR ACQUISITION
PRIVATELY OWNED (15 ACRES)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid,
IGN, IGP, swisstopo, and the GIS User Community

COLUMBIA STATE COMMUNITY COLLEGE

>> WILLIAMSON COUNTY CAMPUS MASTER PLAN



C

B

4

6

5

A

8

7

- A - 340 NEW PARKING SPACES ON ADJACENT LAND (TO BE ACQUIRED)
- B - 384 NET NEW PARKING SPACES IN NEW 4-STORY DECK (ON TOP OF FORMER PARKING LOT)
- C - 179 NET NEW PARKING SPACES IN NEW 3-STORY DECK (ON TOP OF FORMER PARKING LOT)
- 4 - PROPOSED BUILDING 4
- 5 - PROPOSED BUILDING 5
- 6 - PROPOSED BUILDING 6
- 7 - PROPOSED BUILDING 7
- 8 - PROPOSED BUILDING 8

IMPLEMENTATION CHECKLIST //

The implementation checklist provides cost estimates and a rough timeline for each of the recommendations described above. It is intended to serve as an overview of the capital improvements required at the Williamson County Campus.

Recommended projects are based on a long-term vision for the future of the campus and were developed through conversations with college administrators. Cost estimates are based on other construction projects on this campus.

Priorities and the details of implementation may change based on future realities, as long as they remain within the needs and vision outlined in this Master Plan.

IMPLEMENTATION CHECKLIST AND COST ESTIMATES

WILLIAMSON CAMPUS RECOMMENDED PROJECT	PRIORITY	ROUGH COST ESTIMATE*	FUNDING SOURCE
New Building 4	Short Term	\$26.8M	State Capital Outlay, Private, Columbia State
New Building 5	Medium Term	\$21.6M	State Capital Outlay, Private, Columbia State
New Building 6	Long Term	TBD	State Capital Outlay, Private, Columbia State
Land Acquisition	Short Term	market value	Columbia State
New Parking Lot	Short Term	\$1.7M	State Capital Outlay, Private, Columbia State
Northwest Parking Deck	Medium Term	\$6.6M	State Capital Outlay, Private, Columbia State
Northeast Parking Deck	Long Term	\$12.5M	State Capital Outlay, Private, Columbia State

**Rough total project cost*