

It is Belmont's intent with regard to accommodating the University's land requirements associated with modernization and growth as follows:

- Expand the current campus and land ownership from 65 acres to 75, an increase to 10 acres
- As owners choose to sell, acquire properties that are contiguous with Belmont's current ownership and provide more uniform boundaries

**Current Property.** As of April 2005, Belmont owns approximately 65 acres. There are three major groupings associated with current ownerships:

- Wedgewood Avenue on the north, Bernard Avenue on the south, 15<sup>th</sup> Avenue on the east and the public alley located east of 18<sup>th</sup> Avenue on the west. This grouping is mostly associated with the historical campus.
- Bernard Avenue on the north, Ashwood Avenue on the south, 15<sup>th</sup> Avenue on east and Belmont Boulevard on the west. This grouping is mostly associated with the Belmont Heights Baptist Church, which continues to operate under the property ownership of the University.
- Public alley, located south of Caldwell Avenue, on the north, Metro Emergency Communication Center on the south, 12<sup>th</sup> Avenue on the east and 15<sup>th</sup> Avenue on the west.

Of the 65 acres currently owned, over 90 percent are associated with University-related uses. The remaining properties have non-University residential uses.

**Current Property Off-Campus.** The University currently owns three additional properties that are nearby and have some association with the campus. The uses and locations are identified as follows:

- Ocean Way Studios, 1200 17th Avenue South, is a music studio that houses recording facilities and Belmont faculty
- Parking Area, 1812-1813 12<sup>th</sup> Avenue South, is an off-campus parking area that is used by students, faculty and temporary construction workers
- Office Building and Parking Area, 1909 12th Avenue South (former Electrical Contractors Association location), is a commercially leased office space that includes parking shared by students, faculty and temporary construction workers

**Proposed Expansion Area.** The proposed expansion area includes an additional ten acres approximately. Most of the properties are located along the perimeter of the campus. Their locations are identified as follows:

- Five parcels along the east side of Belmont Blvd. between Compton and Bernard Avenues
- Seven parcels along the south side of Bernard Avenue between Belmont Blvd. and 15<sup>th</sup> Avenue South
- Four parcels along the north side of Compton Avenue between Belmont Blvd. and 15<sup>th</sup> Avenue South
- Three parcels at the southwest corner of Compton Avenue and 15<sup>th</sup> Avenue South
- Two parcels along the west side of 15<sup>th</sup> Avenue South between Ashwood and Delmar Avenues
- One parcel at the northeast corner of Belmont Blvd. and Ashwood Avenue
- Five parcels along the east side of 15<sup>th</sup> Avenue South between Bernard Circle and Caldwell Avenue
- One parcel on south side of Caldwell
- Ten parcels along the east side of 15<sup>th</sup> Avenue South between Caldwell and Wedgewood Avenues plus two parcels on the south side of Acklen Avenue, which are a combined twelve parcels of mixed ownership designated to remain as an existing single-family residential buffer
- Two parcels along the west side of 15<sup>th</sup> Avenue South between Acklen and Wedgewood Avenues

## CURRENT PROPERTY & EXPANSION AREA

---



- Two parcels along the south side of Magnolia Blvd.
- One parcel at the southeast corner of 18<sup>th</sup> and Acklen Avenues
- One parcel on the north side of Portland Avenue

Within the combined current campus and expansion area, Belmont owns approximately 86 percent of the land area. Another 4 percent of the remaining property owners involve active negotiations, pending offers to sell, verbal agreements giving the first refusal and permission of current owners to include their property in the Institutional Overlay.

The following Property Expansion Map identifies the proposed campus boundaries. University ownership is identified as of April 2005.