



T e c h n i c a l M e m o r a n d u m

Date 10/23/98
Project University of Georgia Physical Master Plan
Subject Existing Campus Conditions Introduction (Section III)
From Ayers / Saint / Gross
To University of Georgia

The objective of this section is to record the conditions and characteristics of the existing Main Campus.

Architects and Campus Planners

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The University of Georgia as a mature institution has distinct characteristics that form its identity. This unique identity that separates this University from other institutions is comprised of not only the academic but also the physical characteristics of the campus.

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The academic climate of a University can be supported and complemented by the physical condition of its campus. Because of the uniqueness of the University of Georgia, there are certain needs that the physical master plan will have to identify in order to address. For the planning team to develop a clear understanding of the needs of the University, it is necessary for a complete inventory of existing conditions to be taken and recorded. This section of the Template records the observations of the Existing Campus Conditions Inventory of Main Campus. This section includes information that falls into three categories: the campus grounds, campus infrastructure and community setting.

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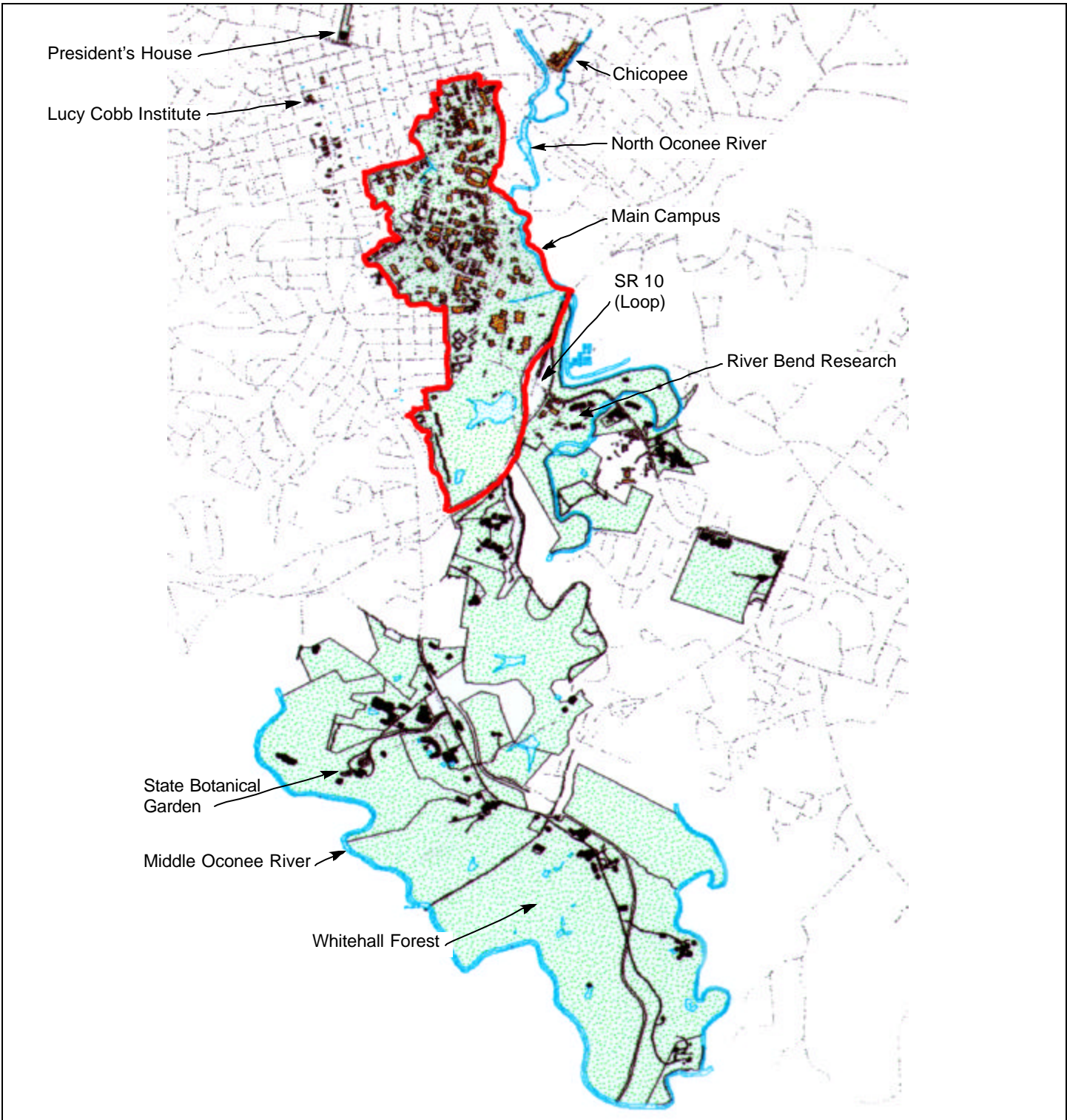
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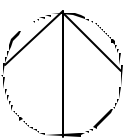
Not to Scale
August 18, 1997

 UGA Property

**UGA Master Periphery
Property Map
(area contained within
Athens/Clarke County)**

The contiguous property area
northwest of SR10 that is
outlined in red is considered in
this document as Main Campus

**The University of Georgia
Physical Master Plan**



Date November 1997

Project University of Georgia Physical Master Plan

Subject Existing Elevations (figure III A 1.1a)

From Hughes, Good, O'Leary & Ryan

To University of Georgia

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The purpose of this technical memorandum is to discuss the existing topographical elevations on the University of Georgia campus.

Analysis of topographic conditions, specifically relative elevations, demonstrates the general character of the land and provides useful information for planning efforts. Elevations and slopes directly impact how and where development occurs.

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1. TOPOGRAPHIC HIGH POINTS AND LOW POINTS

1.1 Elevations above 750'

The main campus of University of Georgia has only a small portion of land at an elevation of greater than 750', this high point is confined to the quadrangle portion of the North Campus. This part of the campus is near the same elevation as the highest portions of the city of Athens.

1.2 Elevations between 750' and 600'

The majority of the main campus of University of Georgia lies between the elevations of 750' and 600'. Over fifty percent of Central Campus lies at elevations between 600' and 650'. There is a ridge, with elevations between 700' and 750', that runs between the athletic complex on the east side of Lumpkin Street (including the Butts-Mehre building) and the Chemistry building near Connor Hall. This ridge elevation and elevations between 650' and 700' make up the majority of South and West Campus.

1.3 Elevations below 600'

The only portions of the main campus of University of Georgia that are below 600' are adjacent to the North Oconee River in a valley within the East Campus. This lowest area remains undeveloped and in fact separates the existing developed portions of East Campus into two distinct regions.

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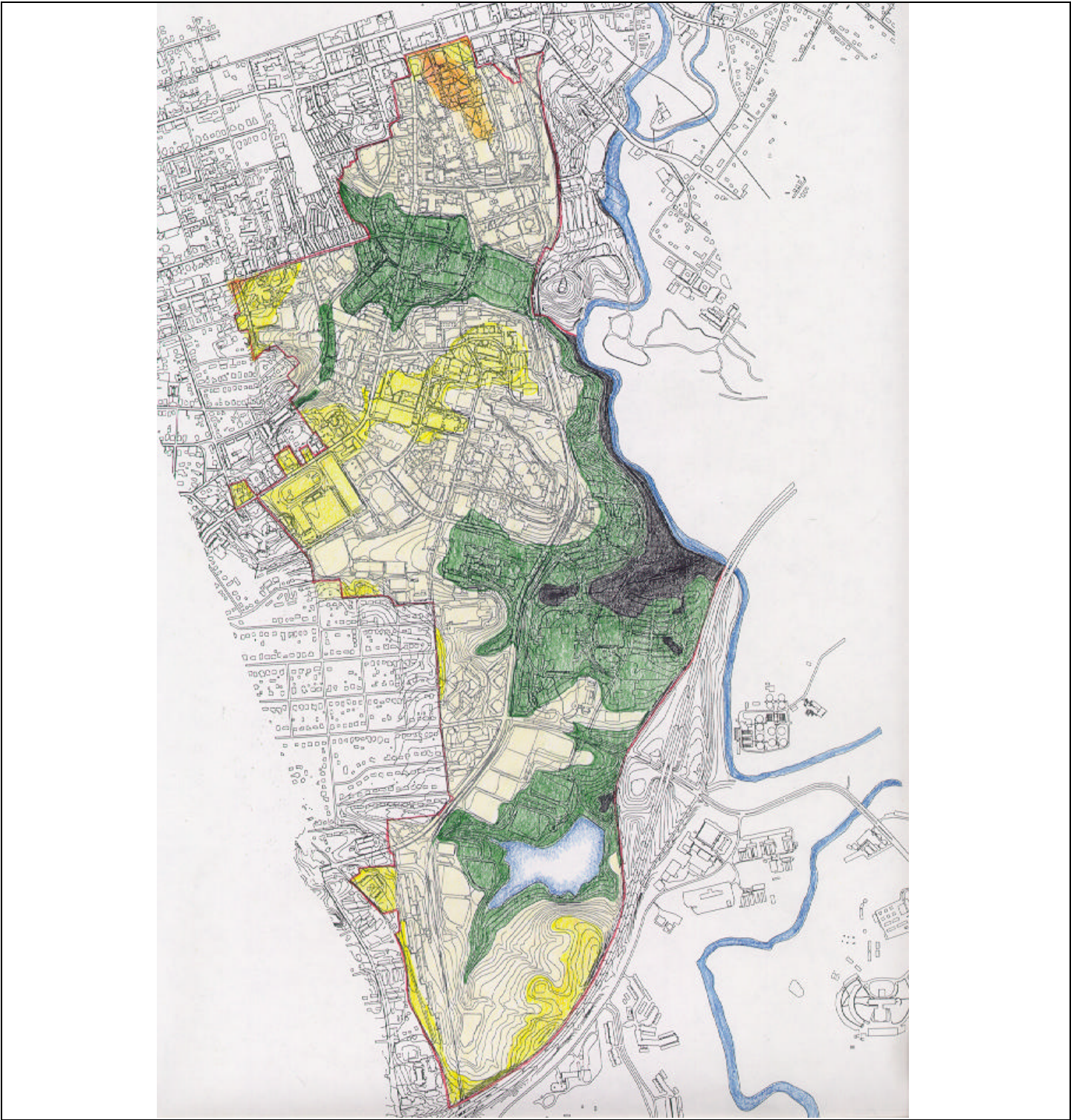
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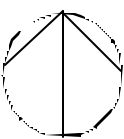
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Not to Scale
November 1997

Legend

- Above 750'
- 700' to 750'
- 650' to 600'
- 600' to 650'
- Below 600'



Existing Elevations

**The University of Georgia
Physical Master Plan**

Figure III A1.1a

Date November 1997

Project University of Georgia Physical Master Plan

Subject Existing Landforms, Views and Landmarks (figure III A 1.1b)

From Hughes, Good, O'Leary & Ryan

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The purpose of this technical memorandum is to describe the general character of the terrain on the University of Georgia campus and to discuss the significant views and landmarks that are part of the campus landscape.

Analysis of landforms demonstrates the general character of the land and provides useful information for planning efforts pertaining to viewpoints, major view corridors and the overall structure of campus development.

1. LANDFORMS

1.1. Landforms – landbays, ridges and high points

The defining landform of the University of Georgia can be best described as rolling terrain. The terrain is a characteristic of the piedmont landscape in northeast Georgia and adds to the region's and the campus' aesthetic appeal and identity. For those walking the campus, the varied terrain is most noticeable.

Both North and South Campus are situated at an elevation of approximately 725'. Separating the two main bodies of the campus is Central Campus, which lies in the valley created by Tanyard Creek, at an elevation of approximately 625'. The physical landform separation defined by Tanyard Creek has significantly impacted the historical development of the campus and the north – south circulation opportunities. The primary circulation link between North and South Campus is Sanford Drive Bridge which crosses over Tanyard Creek.

The new East Campus development area has a significant elevation change between the two primary areas of growth. An undeveloped natural ravine separates the two East Campus components.

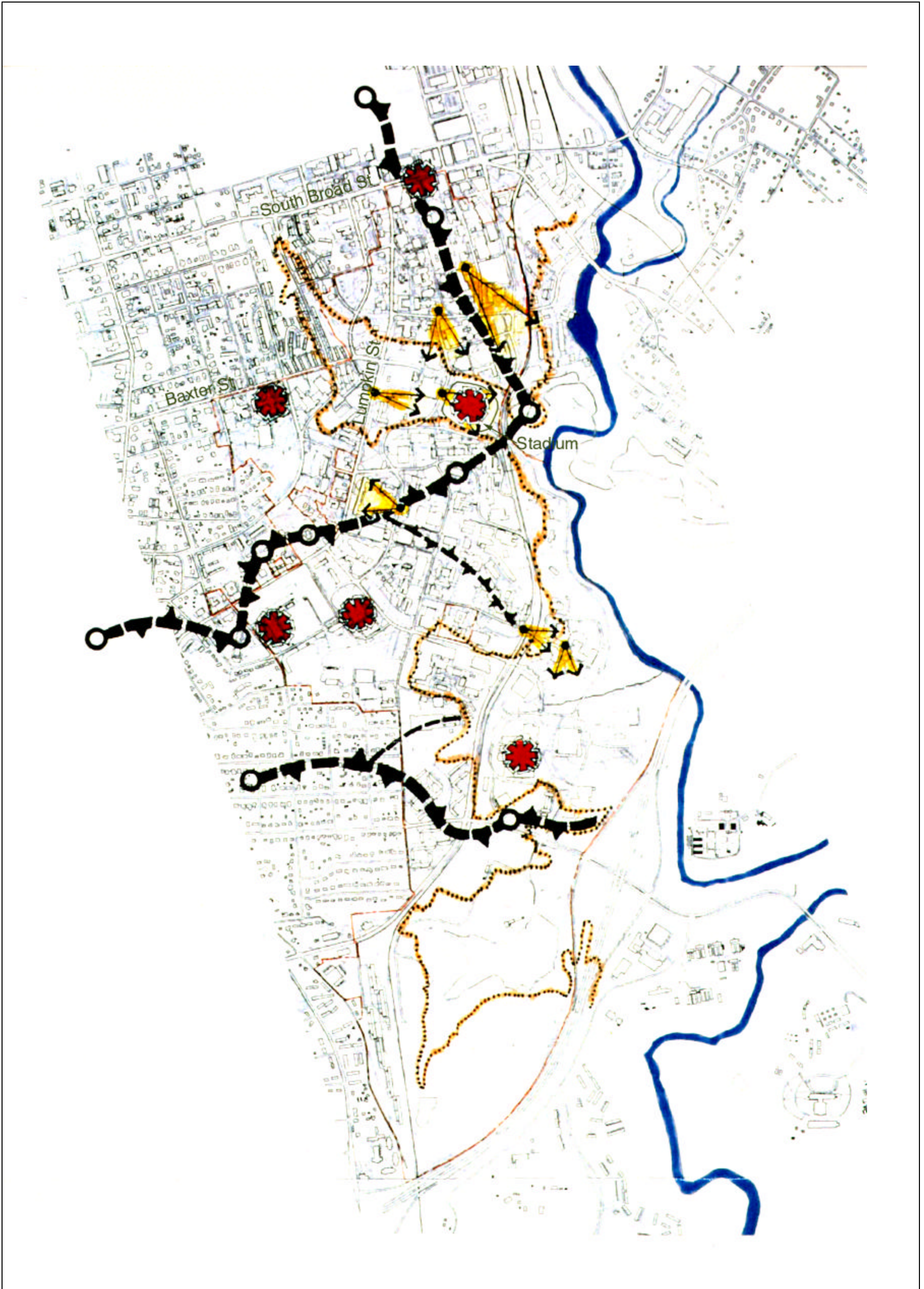
Two significant ridges define the high points of the campus. The highest of these two ridges is centered on the North Campus quadrangle. This ridge includes the oldest, most historic portions of the campus and the core of downtown Athens. The second highest ridge extends from a high point off campus, through the athletic complex on the east side of Lumpkin Street (including the Butts-Mehre building) and past the Chemistry building near Conner Hall.

1. VIEWS AND VISTAS

The most significant views on the University of Georgia campus range in size and content. Some memorable views are of individual buildings, such as Sanford Stadium or small groups of buildings and the space around them, such as the Myers quadrangle. Medium distance, on-campus views exist generally between North and South Campus and specifically from the hill near Park Hall towards the Sanford Drive bridge. Medium distance views also exist from the Arts Center complex on East Campus looking towards the natural ravine that divides East Campus. The most notable long distance view from the University of Georgia campus is the view looking southeast from a spot between the Main Library and Peabody Hall towards the distant piedmont ridges.

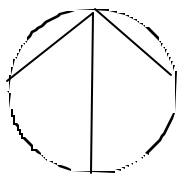
2. LANDMARKS






Landmarks are used as navigational tools and therefore tend to be large and or unique and easily described or recognized. Landmarks exist in two forms on the University of Georgia campus. The first type, large, unique buildings, includes Sanford Stadium, the high-rise dormitories on Baxter Street, The Stegeman Coliseum, The Ramsey Center, and the Butts-Mehre Building. The best example of the second type of landmark is The Arch at the entrance to North Campus from Broad Street. Though not large, this symbol of the University is unique and, because of its location, easily described and identified.



November 1997

Legend



-  Landmarks
-  Views
-  Landbays
-  Ridge
-  High Point

Existing Landforms, Views & Landmarks

University of Georgia
Physical Master Plan

Figure III A 1.1b



Date November 1997

Project University of Georgia Physical Master Plan

Subject Existing Drainage (figure III A 1.1c)

From Hughes, Good, O'Leary & Ryan

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The purpose of this memorandum is to describe the limits of watersheds associated with the University of Georgia campus and to briefly discuss the surface waters present on the campus. Watershed management plays a key role in the quality of storm water runoff, especially in areas like the University with high concentrations of impervious surfaces.

1. WATERSHED BOUNDARIES

The main campus of University of Georgia is situated adjacent to the west side of the north fork of the Oconee River. Consequently, the campus lies at the lower edge of the watersheds that drain a large portion of the city of Athens. Because of the University's location relative to the city, storm water quality issues are a serious concern.

Observations about watersheds are based on general topographic maps. There is no verified, accurate mapping on this topic. The main campus appears to be, at this time, divided between four watersheds. The ridge of the easternmost watershed runs through the North Campus quadrangle to the quadrangle between Milledge Hall and Payne Hall and drains directly into the north fork of the Oconee River.

The western half of North Campus and the majority of Central Campus are part of the Tanyard Creek drainage basin. This watershed also collects water from the city from as far West as Milledge Avenue.

South Campus and the most recently developed portions of East Campus drain into an unnamed creek which flows between the Ramsey Student Physical Activities Center and the electrical substation. This watershed also collects water from the city from as far west as the Five Points intersection of Milledge Avenue, Lumpkin Street and Milledge Circle.

The remaining portions of South Campus, including the intramural fields and the Family Housing development, drain into the southern most watershed on the University of Georgia Campus. This watershed drains to Lake Herrick and its associated creeks. The basin, which extends west to a ridge near Milledge Terrace, also drains some residential areas of the city.

There is little or no detention of storm water from the city of Athens or the University itself. Therefore, storm water flowing into the campus streams, lakes, and the Oconee River carries with it typical non-point source pollutants.

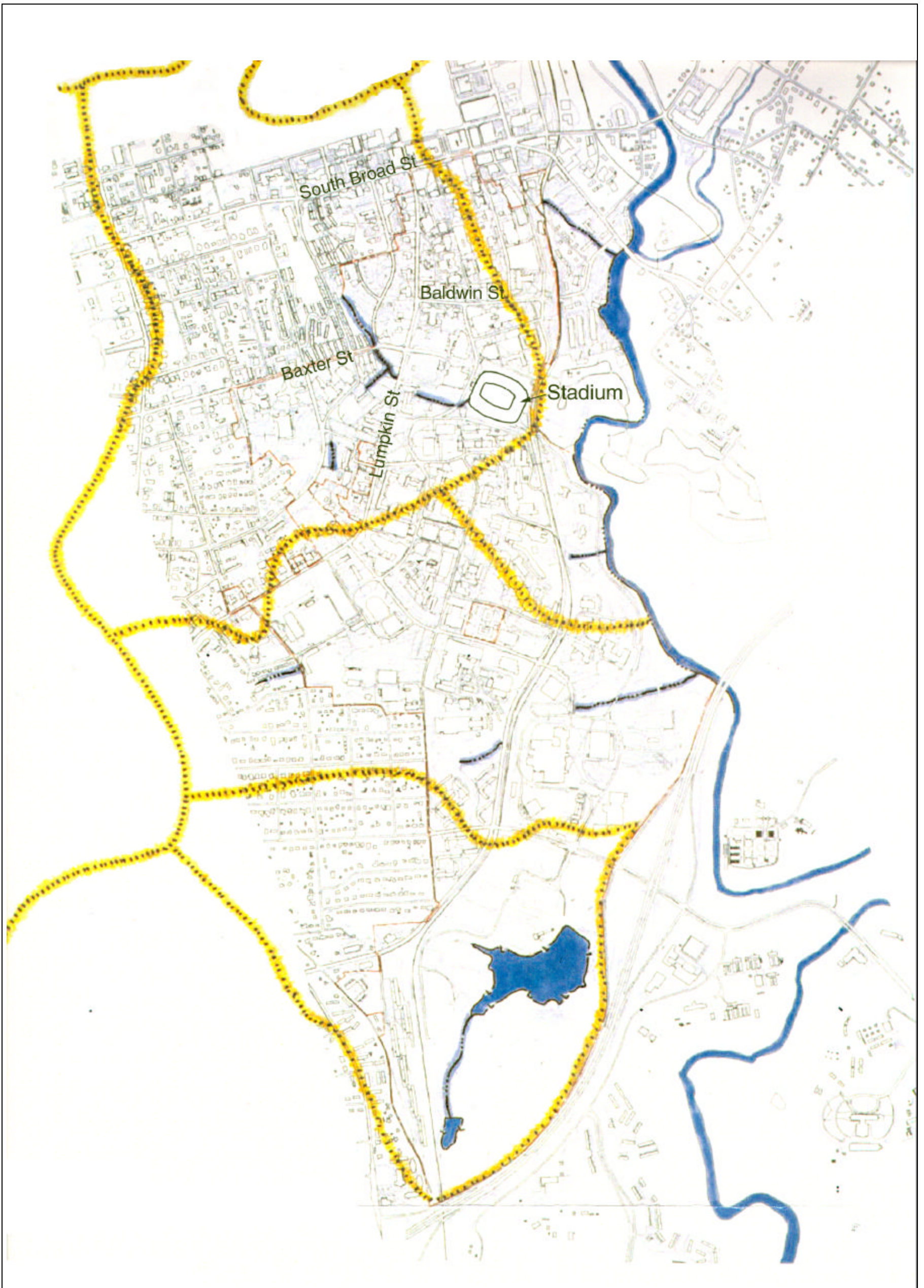
2. RIVERS AND STREAMS

The North fork of the Oconee river forms a natural edge for the east side of the campus. There is very little University development fronting the river. However, proposed greenway trails will help bring the University community closer to the river.

There are four major streams that flow through the University of Georgia campus. With the exception of Tanyard Creek, the streams are unnamed. One stream has been dammed to create Lake Herrick and the others are piped for large portions of their overall length. Because the streams are often not visible, the polluted condition of the water is not noticed by many members of the University community. The high density of impervious surfaces on and surrounding the campus increase the frequency and amount of erosion and degradation of the campus rivers and streams. A project is under construction at this time to clean and stabilize the banks of Tanyard Creek within the campus boundaries.

3. LAKES AND PONDS

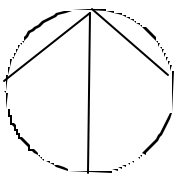
Lake Herrick, which is located near the intramural fields on South Campus, is a man made lake formed by a dam located near the Athens Perimeter (GA 10 Loop). This ±18 acre lake and a nearby ±1.5 acre pond are the only still surface waters on the main campus, and are used primarily for recreational purposes.






November 1997

Legend

Existing Drainage



-  Watershed Boundary
-  Rivers and Streams
-  Lakes and Ponds

University of Georgia
Physical Master Plan

Figure III A 1.1c



Date November 1997

Project University of Georgia Physical Master Plan

Subject Existing Vegetation (figure III A 1.1e)

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The purpose of this technical memorandum is to describe the overall patterns of existing vegetation on the University of Georgia campus.

Vegetation helps to create an overall image of the campus. Some of the most memorable spaces on the campus, such as quadrangles, are heavily influenced by the mature trees in them that provide a sense of scale for the buildings and grounds.

1. DEVELOPED LANDSCAPES

Most of the area of the campus is comprised of developed landscapes. It includes both native and introduced species in formal and informal arrangements. The predominant look, especially in the older and more formal areas, is large shade trees and turf. The University of Georgia is graced with a variety of ornamental plantings that reflect the long history of skilled designers and plantmen that have been associated with the University.

The majority of developed landscape areas consist of informal drifts of small groups of trees, shrubs and groundcovers linked by a network of turf grass. With a few exceptions, such as portions of the Founder's Garden and some of the older quadrangles, the campus lacks regimented, formal plantings.

The campus has a number of landscape designs that reflect a trend in landscape architecture towards the use of native plants and plant communities as a basis for design. These landscapes include: the recent development on East Campus, the landscape near the Life Sciences building, the water garden at the Ecology building, and several wildflower plantings along East Campus Road.

Due to its history as an agricultural school and the inclusion of Landscape Architecture, Forestry, and Plant Sciences in the curriculum, the University of Georgia has a great variety of plant species on its campus.

2. UNDEVELOPED LANDSCAPES

2.1 Forests

2.1.1 Oconee Forest

The Oconee Forest, located between Lake Herrick and the Athens Perimeter, is the only large forest area within the main campus of the University of Georgia. This forest, which is over forty acres in size, is a mixed successional forest with some large trees. The canopy layer contains: oaks, hickory, tulip poplar, beech and pine; the understory is a mix of dogwood, shrubs and an herbaceous layer, typically on a leaf litter floor.

The Oconee Forest is used regularly for recreational purposes such as hiking and mountain biking as well as being a recreational area for dogs and their owners. Because of the heavy use, the trails in the forest are subject to erosion.

2.1.2 Whitehall Forest

Information on this section is forthcoming and will be updated accordingly.

2.1.3 Horseshoe Bend

Information on this section is forthcoming and will be updated accordingly.

2.2 Remnant Woodlands

Remnant woodland patches are an important part of the character of the developed portions of the campus. While the remnant woodlands do not provide a physical link to larger tracts of forestland, they serve as a reminder of the larger forests that once existed in the Athens area. Although they are relatively small, the remnant woodlands make an important contribution to the look and feel of the campus.

2.2.1 Driftmier

The small woodland located south of the Driftmier Engineering Center contains some large specimen trees and is frequently used by the Ecology and Horticulture departments for instructive purposes. There is student interest in forming a group to maintain the edges, monitor the encroachment of invasive plants, develop a signage program and maintain the trails in the woodland.

2.2.2 Lumpkin Woods

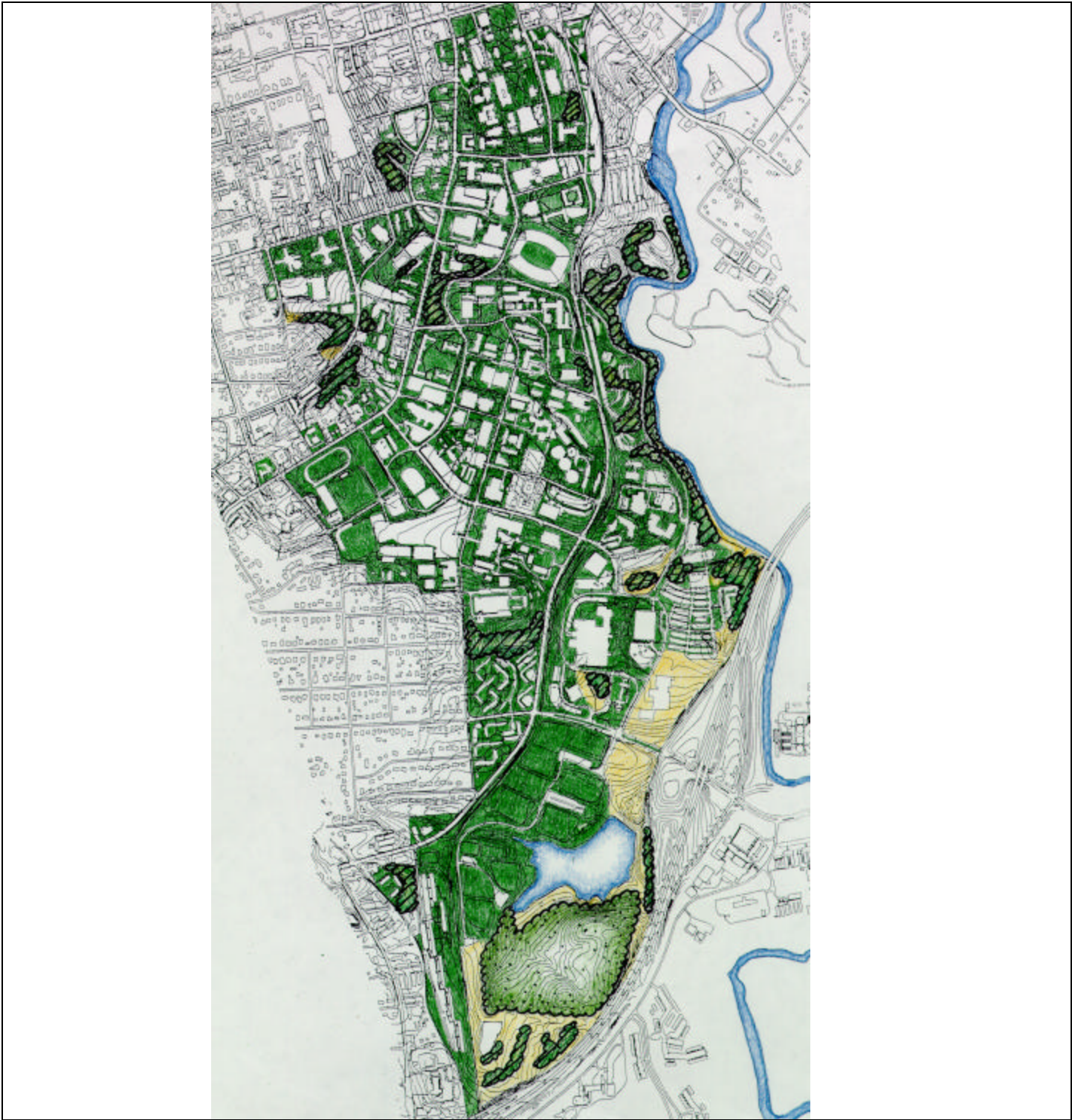
Lumpkin Woods is located between Sanford Drive and Lumpkin Street near the intersection of Cedar Street. It is a shady grove that provides a respite from the highly developed area that surrounds it. The woodland is transected by a number of paths and is used primarily as a pedestrian transportation route.

2.1.3 People's park

People's park is located between the parking area for the large dormitories on Baxter Street and Cloverhurst Drive. Passive recreation is the primary use in this small woodland.





2.3 Fields

A small portion of the main campus is held in fields. The fields are, for the most part, unmaintained (not kept as turf). The fields are on South Campus and exist primarily adjacent to the Athens Perimeter and in utility easements.



Not to Scale
November 1997

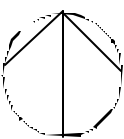
Legend

-  Continuous Forest Canopy
-  Isolated or Remnant Woodlands
-  Unmaintained Fields
-  Developed & Maintained Landscapes

Existing Vegetation

**The University of Georgia
Physical Master Plan**

Figure III A1.1e



Date November 1997

Project University of Georgia Physical Master Plan

Subject Existing Edges and Entry Points (figure III A 1.2)

From Hughes, Good, O'Leary & Ryan

To University of Georgia

Architects and Campus Planners

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The purpose of this memorandum is to describe the various types of edges and entry points that influence the physical and social character of the University of Georgia.

Well defined and attractive boundaries help to create a cohesive campus community. The University of Georgia's boundaries consist of built, natural, and perceived edges. The political or property boundary is often not noticed at all.

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The gateways and thresholds by which one enters onto the main campus are varied and often unclear.

1. EDGES

1.1 Built Edges

The Athens Perimeter on the southeast side of the main campus creates a strong, but not necessarily attractive edge to the campus. The majority of this noisy edge is adjacent to the Lake Herrick recreation area and does not greatly impede academic activities.

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Other built edges include portions of Agriculture Drive and Baxter Street where well defined examples of on-campus housing sit opposite other residential quarters.

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1.2 Natural Edge

The North Oconee River defines the eastern edge of the campus. The river edge provides a clear boundary and a green buffer between the campus and adjacent land.

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1.3 Perceived Edges

Lumpkin Street between Broad Street and Pinecrest Drive is perceived as an edge to the campus although it is actually within the boundaries of the main campus. This perception is due to a contrast in the character and uses of the buildings on each side of the street. On the east side of Lumpkin there are a number of academic buildings and buildings used on a University-wide scale. On the west side of the street many of the buildings are related to Greek organizations or religious affiliations implying more of a private use.

The Norfolk Southern rail line that runs the entire length of the campus is a second perceived edge. There are several well-used crossings both over and under the line, and

this coupled with recent development of the East campus has helped to dissolve the perception of the railroad as a barrier. There are safety concerns at the remaining “at grade” crossings.

1.3 Property Boundary

The actual property boundary of the main campus does little to help define the edges of the campus. The property boundary is often overlapped by the edge conditions mentioned above and in areas where no other edge condition exists, it is difficult to distinguish between the campus property and surrounding properties.

2. ENTRY POINTS

2.1 Major Gateway

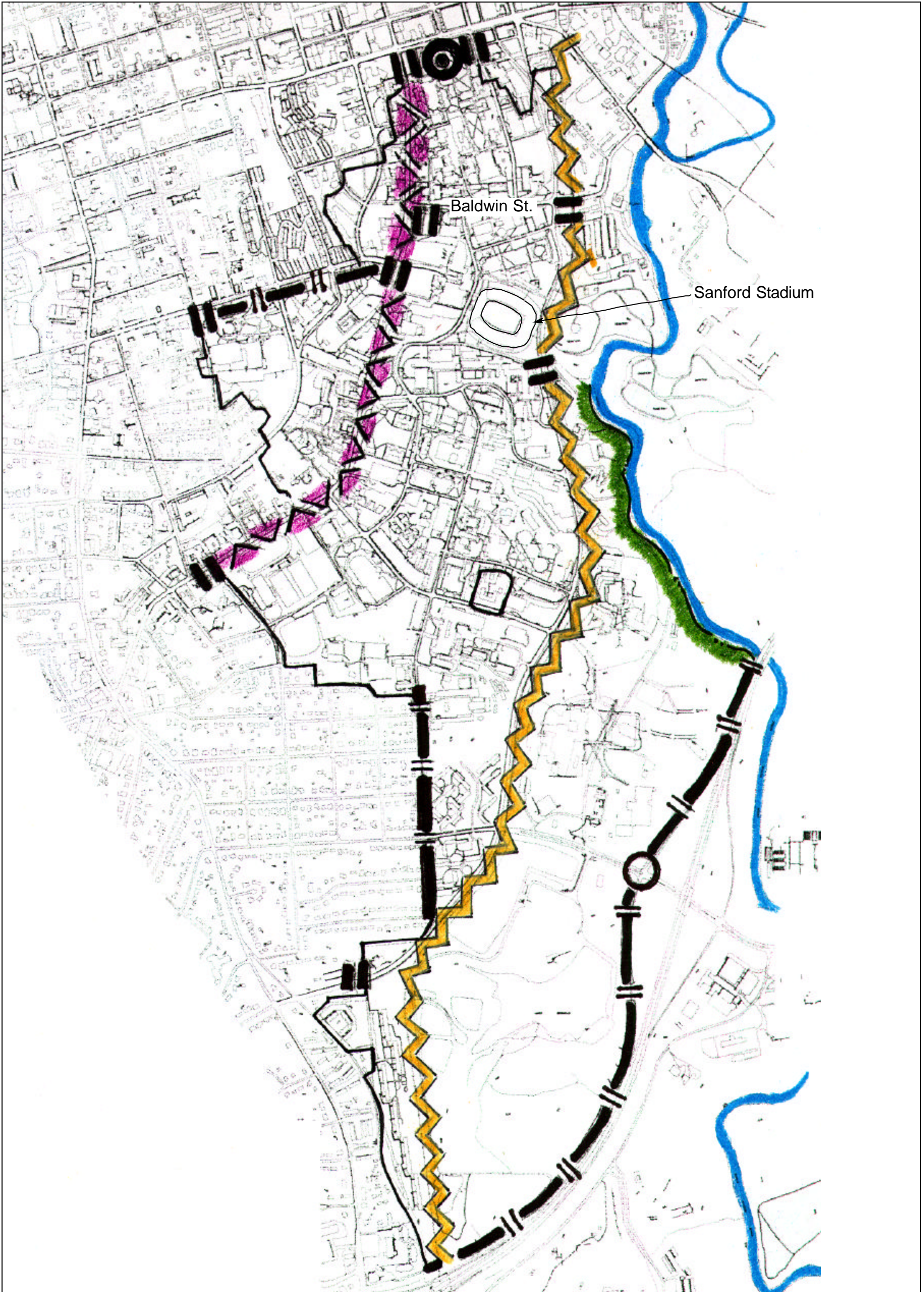
The most significant gateway to the main campus is the Arch located opposite College Avenue at Broad Street. This historic symbol marks the entry point into the original portion of the campus from the heart of the city of Athens.

2.2 Minor Gateway

Recent development of the East campus has created a more modern, and somewhat less well defined gateway to the campus. On College Station Road, just east of the intersection at East Campus Road, a minor gateway exists near the new Visitors' Center.

2.3 Thresholds









Thresholds exist at numerous crossings where a visitor feels as if they have entered the university setting, though not necessarily via an official gateway. These thresholds can be street intersections or railroad crossings that bring one into any recognizable portion of the main campus.



Existing Edges & Entry Points

November 1997

Legend

-  Property Boundary
-  Built Edge
-  Natural Edge
-  Perceived Edge Lumpkin Street
-  Railway/East Campus Road
-  Major Gateway
-  Minor Gateway
-  Threshold

University of Georgia
Physical Master Plan

Figure III A 1.2



Date December 7, 1997
 Project University of Georgia Physical Master Plan
 Subject University of Georgia Land Holdings, Section III.A.2.4
 From Ayers/Saint/Gross
 To University of Georgia

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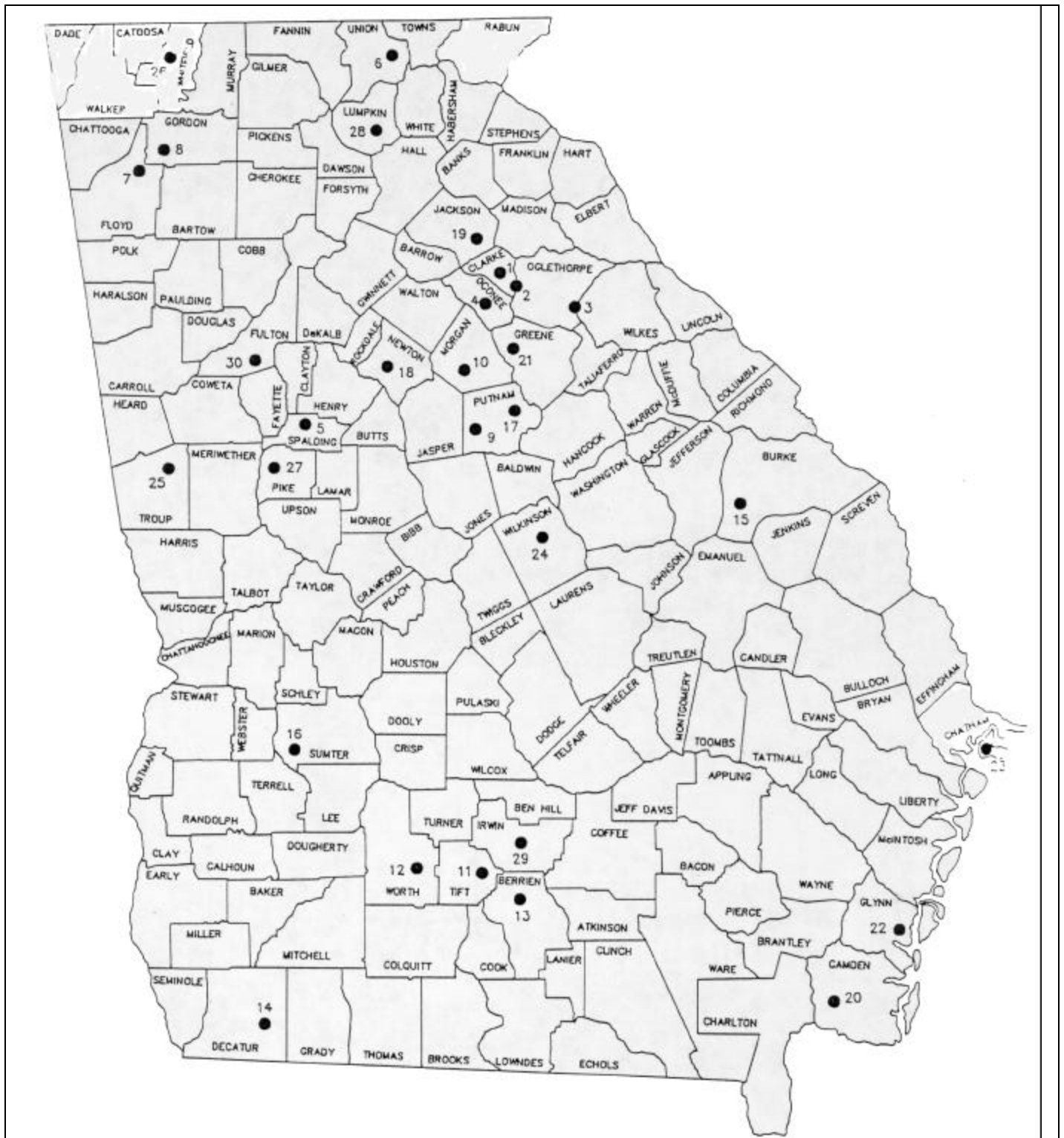
The following is a summary of the land holdings of the University of Georgia. A more detailed account of this information can be found in the 1997 University of Georgia Fact Book. Contact the Office of the University Architects for detailed documentation of property locations.

*This calculation includes all the property within Athens/Clarke County. What is referred to as "Main Campus" in the remainder of this document includes the 633 contiguous acres Northwest of SR 10(Loop).

1. UNIVERSITY OF GEORGIA LAND HOLDINGS

<u>Land Holdings</u>	<u>Acres</u>	<u>Map Codes</u>
University of Georgia Main Campus*	1,289	1
Botanical Garden	312	1, 4
College Station	3,350	1, 2, 3, 4
Georgia Branch Stations	5,659	6, 7, 8, 9, 10, 14, 15, 16
Georgia Station	1,291	5, 27
Coastal Plain Station	5,868	11, 12, 13, 29
Cooperative Extension Service	1,594	17, 18, 28, 30
School of Forest Resources	22,686	1, 4, 9, 10, 19, 20, 21, 24, 25, 26
Institute of Ecology	137	18
Marine Resource Facility	694	22, 23
College of Veterinary Medicine	567	1, 2, 4, 11
TOTAL	43,447	

Source: 1996 University of Georgia Fact Book



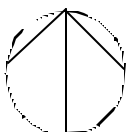
Not to Scale
9/2/98

Numbered locations correspond to Land Holdings Listing in preceding Technical Memorandum

UGA Land Holdings Map (State)

The University of Georgia
Physical Master Plan

Figure III A 2.4



Date 11/15/98
 Project University of Georgia Physical Master Plan
 Subject Land Use Section III A 2 (UGA Facility Leases)
 From Ayers / Saint / Gross
 To University of Georgia

The following is a list that documents and describes the current lease agreements for the University of Georgia. This list was provided by the Office of Institutional Research and Planning. Any questions about this information should be directed to that office.

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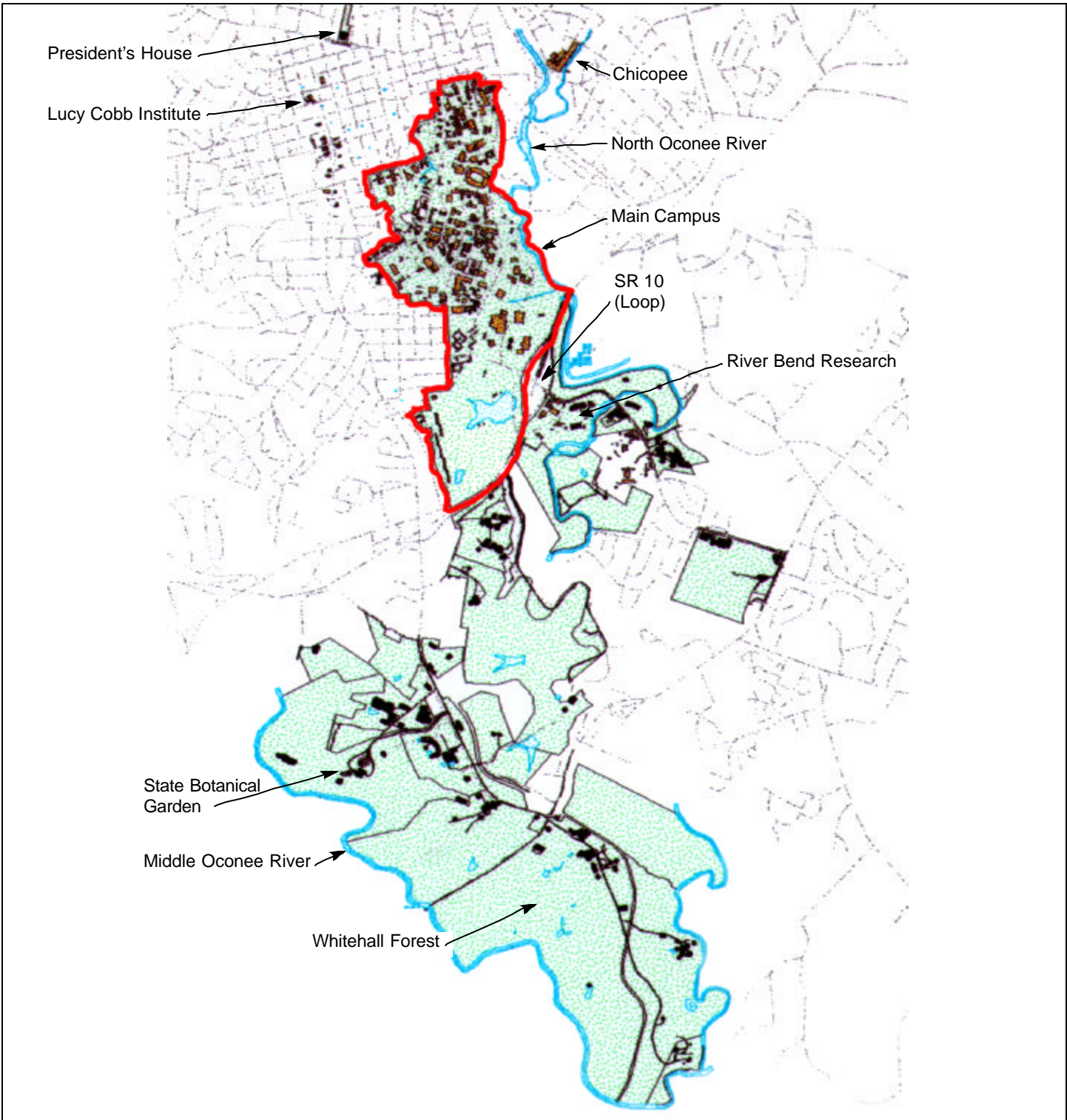
UGA

Bldg No.	Building Name	Area	Lessor	Description
0004	Kress Building	6987	David H. Poer Co.	Legal Aid & Defender Society
0005	Franklin House	2280	Franklin House	Temporary office space for the History Dept & Center for Global Policies
0009	College Square Building	820	Pease / Myers	Office Space for Rutland Center
0013	Saye Building	750	McClure & Griffin Enterprises, LLC	Family Violence Clinic for the School of Law
0019	B&L Warehouse	5900	Troy Porterfield Sr.	Housing Department warehousing space
0019	B&L Warehouse	5000	Troy Porterfield Sr.	Storage of instructional equipment, awaiting renovations of AAVIM warehouse
0019	B&L Warehouse	6600	Troy Porterfield Sr.	Art Department Storage
0113	382 East Broad Street	10658	Robert Pease, III	Office of the University Architect
0140	Akers Learning Center	4000	Lynn R. Akers	Educational Opportunity Center
2017	Fairfax Hall	15392	Lois Felder, Richard Marbut James Bernstein	College of Education Test Score and Reporting Services Program
2022	UGA Foundation Building	13200	UGA Foundation	Office space for Development Staff
2027	NEGAPA	10000	John H. Barrett Construction Co.	Space for the NE Georgia Policy Academy
2028	AG Edwards Building	1630	South Millege Holdings	Developmental Staff Offices
2031	Oakbrook B-100	9422	Galis-Vandiver Development Corporation, Inc.	University Press
2032	Oglesby Megdal	3000	Oglesby & Oglesby	Storage for University Press


	Warehouse			
2034	Oconee Timber Lgm	1271	Oconee Timber, Inc	College of Family and Consumer Sciences
2035	UGA Federal Credit Union	1000	University Employee's Federal Credit Union	University Employee's Federal Credit Union
2036	Family Support Center GRN	1000	Craig Stansberry, dba Athens-Clarke County Affordable Housing	School of Social Work
2848	Oso Coop Extn Scsp	2500	City of Lithonia, c/o Marcia Glenn	Occupant Safety Office, Cooperative Extension Service Car Seat Program
7002	Bos FO Brunswick	825	Mid-America Apartment Communities	Business Outreach Services
7005	Bos FO Gainesville	3576	Church Street Properties, Richard Hunt, President	Business Outreach Services
7007	Bos FO Macon	1700	Land South Investments	Business Outreach Services
7011	SBDC FO Warner Robins	500	The Warner Robins Development Authority	Business Outreach Services
7051	Bos FO Albany	1950	City of Albany Business and Technology Center	Office of the Small Business Development Center
7053	Bos FO Norcross	1497	Economic Development Institute of the Georgia Institute of Technology	Business Outreach Services
7054	Bos FO Augusta	1704	Pakmerica, LLC	Business Outreach Services
7057	Marine Extension Peachtree	220	Constantin Soulakos	Marine Extension Service
7058	Bos FO Columbus	2882	George Jeter	Business Outreach Services
7059	Bos FO Savannah	939	Small Business Assistance Corp.	Business Outreach Services
8028	Dalton State College	432	Economic Development Institute of the Georgia Institute of Technology	Business Outreach Services
8040	Gwinnett Ctr-Lwrnc	*	Gwinnett Industries, Inc.	School of Social Work
8070	Medical College of Georgia	6889	Medical College of Georgia	Office space for the College of Pharmacy to house faculty and staff who are involved in professional and research programs at the Medical College of Georgia
8165	Cortona, Italy	210 square	Cassa Di Risparmio Di Firenze SpA	Studies Abroad Program

		meters		
8500	Oakbrook Corporate Campus	1600	Charles Armentrout & David Roebuck	School of Social Work
	Parking Lot	2 acres	Belt Line Bulge Corporation	Auxiliary Services Parking Lot
	Parking Lot	0.7 acres	Troy Porterfield Sr.	Auxiliary Services Parking Lot
	Land	72 acres	Janie E. Harris, Sarah E. Almond and John W Etheredge	College of Agriculture crop research
	Land	35 acres	Carter Farms, Inc.	College of Agriculture fertility and insecticide trials
	Land	75 acres	Mrs. Grady Smith	College of Agriculture crop research
	Land	24 acres	Clyde C. & Helen S. Dowler	College of Agriculture crop research
	Camp	6.4 acres	Jekyll Island State Park Authority	Cooperative Extension Service 4-H Camp
	Land	25 acres	Roy A. Bottoms Sr.	College of Agriculture & Environmental Sciences
	Parking Lot	1.9 acres	Lumpkin Square, Ltd	Auxiliary Services parking lot

* Area is not shown because it is controlled by GA Perimeter College.



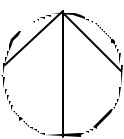
Not to Scale
August 18, 1997

 UGA Property

**UGA Master Periphery
Property Map
(area contained within
Athens/Clarke County)**

The contiguous property area northwest of SR10 that is outlined in red is considered in this document as Main Campus

**The University of Georgia
Physical Master Plan**



Date 9/11/98
Project University of Georgia Physical Master Plan
Subject Existing Building Use and Condition (Section III A)
From Ayers / Saint / Gross
To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross

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Fax 303/832-3380

Full documentation of existing campus building conditions is recorded in the University of Georgia's FY 1997 Building Condition Evaluation that is included in the appendix. The total building areas and assignable square feet for each building is represented in the report submitted by Paulien Associates in Section IV.

1. BUILDING USE

In the beginnings of the University, one building provided the library, classroom space, dining, and housing. UGA has grown into a campus of over 200 buildings. Now entire buildings are constructed to house one specialized discipline. Figure III A 2 is a diagram of the existing building uses. This diagram shows how the natural adjacencies of compatible programs and buildings have occurred in different areas, but this network has remained loose without the development of formally defined districts.

As facility needs of the University change, the natural cycle of obsolescence of buildings does not. Disciplines change so that buildings no longer suit the activities that go on in them. Countless factors are involved in the obsolescence of campus facilities including technological, economical and sociological changes. This cycle has proved to be very costly for most universities and colleges, and it should be expected to continue. There will not only be a constant need for new facilities, but also for the restoration and substantial renovation of older buildings. For mature institutions like UGA, the restoration and renovation of older buildings is a major concern. While the University's replacement value of buildings is about 26% of Georgia's University System total, UGA maintains 64% of the System's buildings which are over 50 years or older (see Figures III A 3.6 –3.6.1). With age factored into the formula, UGA's needs represent 33% of the system total as calculated by the Regent's formula.

Included in the appendix are the University of Georgia's FY 1997 Building Condition Evaluation and a summary of the estimated building correction costs. This deficiency has been translated into a concept of usable space (see Figure III A 4). Of the existing 3,600,088 assigned academic and administrative square feet of space on the main campus, the average building deficiency has been calculated as 23.5%. The application of that deficiency factor results in only 2,753,491 assigned square feet of space that is in

acceptable condition and 846,597 assignable square feet of space that is in need of substantial renovation.

Over time, the continued patchwork and retrofitting of an old building for a new use may prove more costly than the construction of a new facility. The price tag for neglecting the renewal of campus infrastructure increases every year. Current policies associated with MRR (Major Repair and Renovation) funding do not allow for the process of renovating older buildings to work as efficiently as possible.

2. ADAPTIVE REUSE

The University of Georgia has a valuable resource of historic structures and landscape features. These attractive structures reflect the history of the University and should be treated in a respectful and sensitive manner. There have been some excellent examples of successful adaptive reuse in Four Towers, Reed Hall, Terrell Hall and Demosthenian Hall.

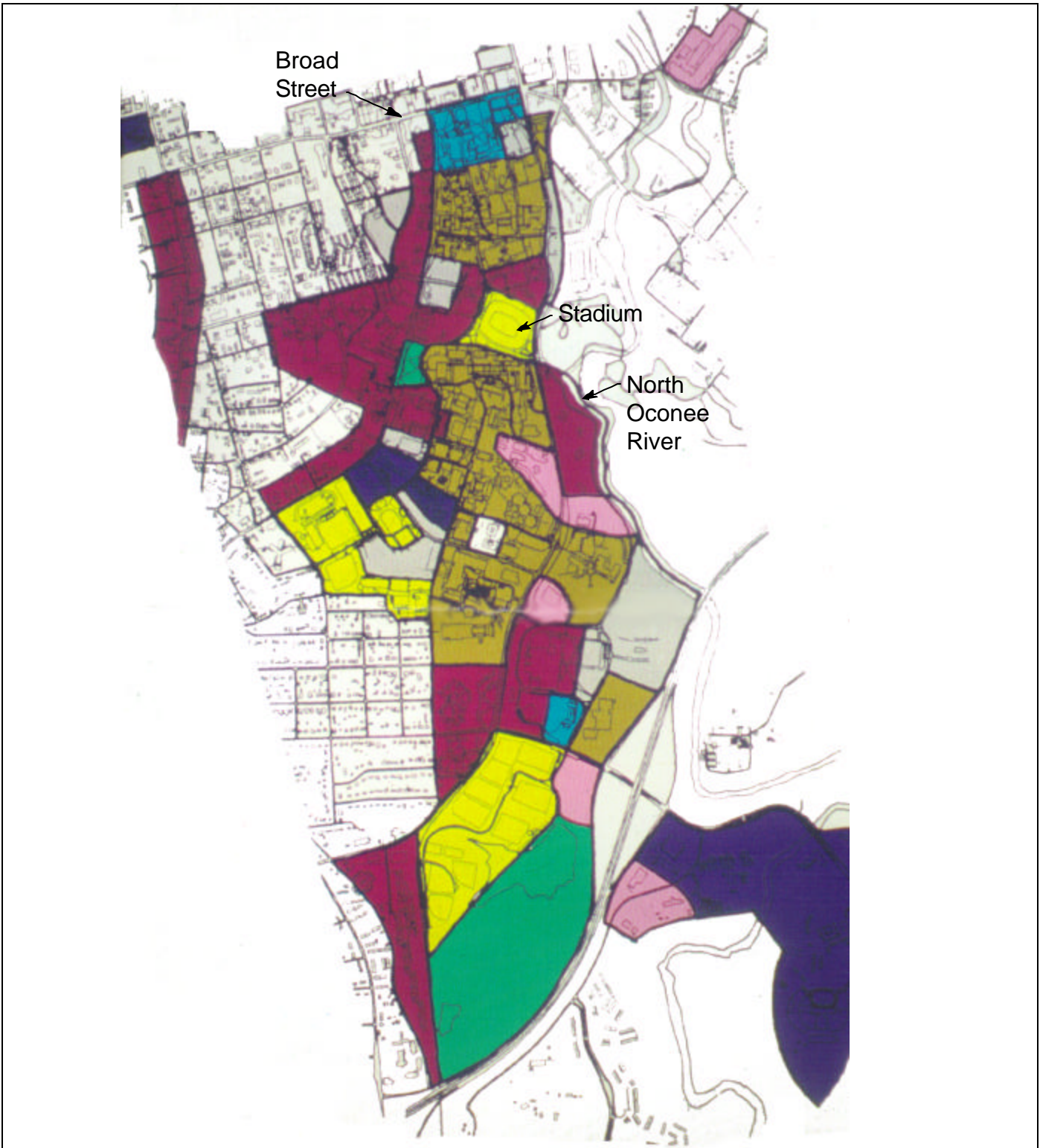
Over the years there have also been some unfortunate interior and exterior renovations and additions that have destroyed many of the endearing and beautiful original characteristics of these structures. Examples of this can be seen in the Conner Hall and Memorial Hall renovations, and the loss of the South Campus amphitheater. The tragic placement of Boyd Graduate Studies destroyed the amphitheater – the strongest site element on South Campus.

These unfortunate events stress the importance of the utmost care being given to all building renovations, planning and building placement. Important historic structures and landscape features have been identified in the Section III C 2.3 Existing Conditions portion of the Template. Before future renovations occur, care should be taken to thoroughly research the architectural character to ensure the original design intent and integrity of the structure is maintained.

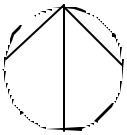
**UNIVERSITY OF GEORGIA – ATHENS
BUILDING CONDITION ANALYSIS SUMMARY TABLE TOTALS**

BASE YEAR 1996

SPACE TYPE	Existing Assigned Square Feet	Building Deficiency	Acceptable Assigned Square Ft.	Sq.Ft. In Need of Renovation or Replacement
ACADEMIC UNITS				
College of Agriculture	585,745	26.5%	430,366	155,379
College of Arts and Sciences	1,074,827	25.3%	802,706	272,121
College of Business	75,421	15.7%	63,547	11,874
Developmental Studies	13,093	0.0%	13,093	0
College of Education	196,600	16.2%	164,710	31,890
School of Environmental Design	34,443	30.0%	24,117	10,326
College of Family and Cons. Sciences	83,959	27.2%	61,131	22,828
School of Forest Resources	64,883	15.9%	54,577	10,306
College of Journalism and Mass. Comm.	39,612	21.0%	31,287	8,325
School of Law	96,634	5.8%	91,031	5,603
Military Science	16,659	52.3%	7,954	8,705
College of Pharmacy	65,087	34.9%	42,404	22,683
School of Social Work	22,058	50.3%	10,972	11,086
College of Veterinary Medicine	313,305	24.9%	235,348	77,957
Vice Pres. for Academic Affairs	176,220	25.8%	130,820	45,400
Vice Pres. for Research	127,732	19.3%	103,095	24,637
Academic Space Subtotal	2,986,278	24.1%	2,267,158	719,120
Administrative Units				
President	50,779	12.2%	44,587	6,192
Vice Pres. for Business and Finance	203,111	23.9%	154,477	48,634
Vice Pres. for Development and Univ. Rel.	14,352	29.2%	10,167	4,185
Vice Pres. for Legal Affairs	1,490	53.0%	701	789
Vice Pres. for Service	155,687	16.7%	129,695	25,992
Vice Pres. for Student Affairs	188,391	22.1%	146,706	41,685
ADMINISTRATIVE SPACE SUBTOTAL	613,810	20.8%	486,333	127,477
TOTAL ACAD. AND ADMIN. SPACE	3,600,088	23.5%	2,753,491	846,597



Not To Scale
8/18/98

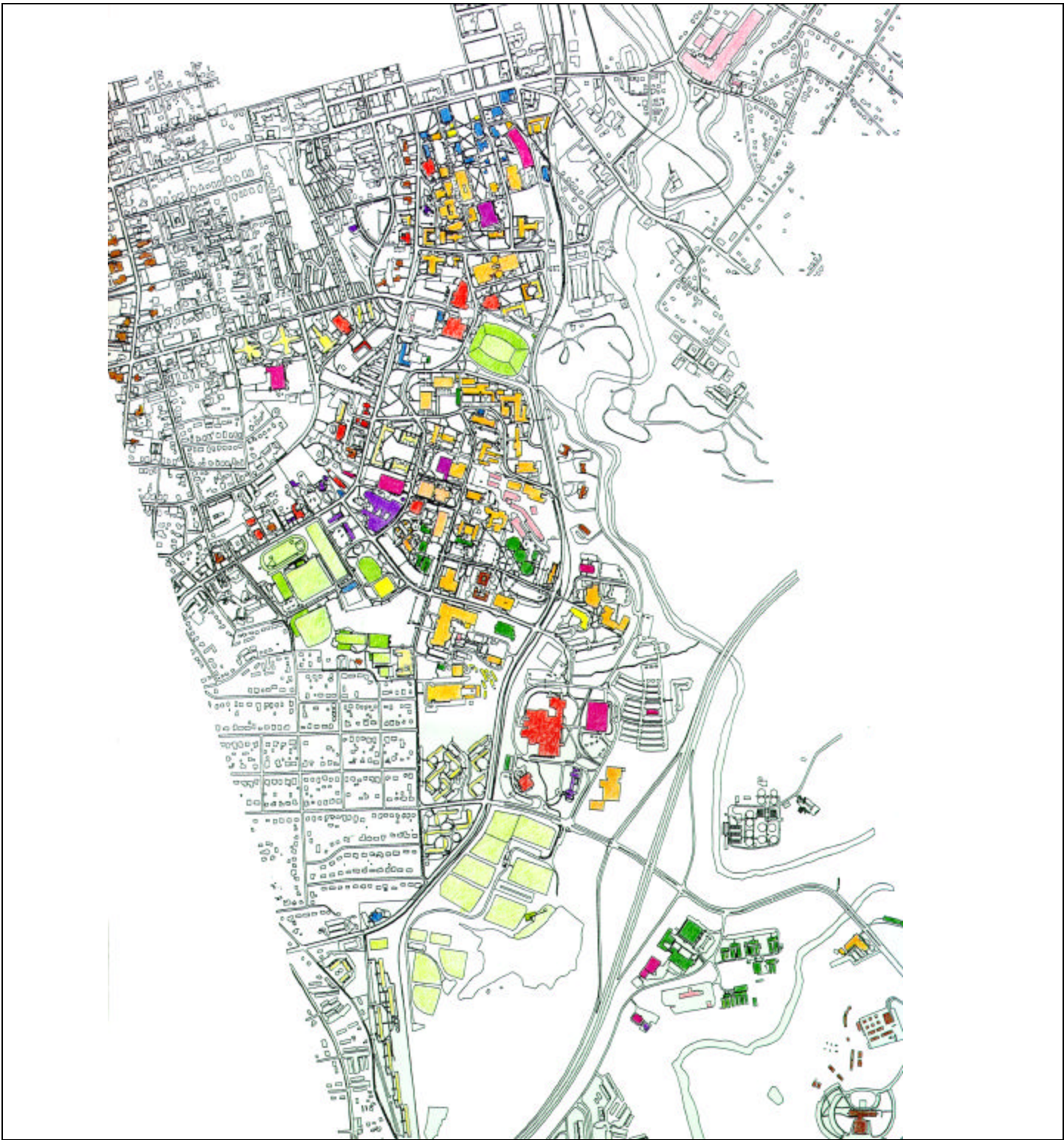


- Legend**
- Administration
 - Instruction
 - Research / Outreach
 - Housing / Student Services
 - Service / Operations Support
 - Transportation / Parking
 - Recreation / Leisure / Performance
 - Natural

**Existing Campus Conditions
Land Use (Main Campus)**

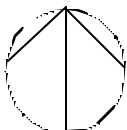
**The University of Georgia
Physical Master Plan**

Figure III A 2 1



Not to Scale

August 6, 1997



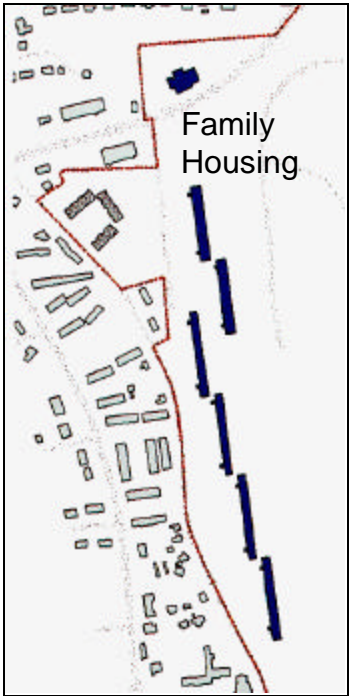
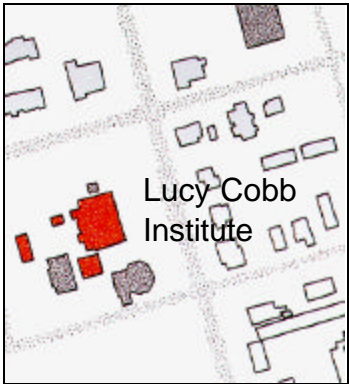
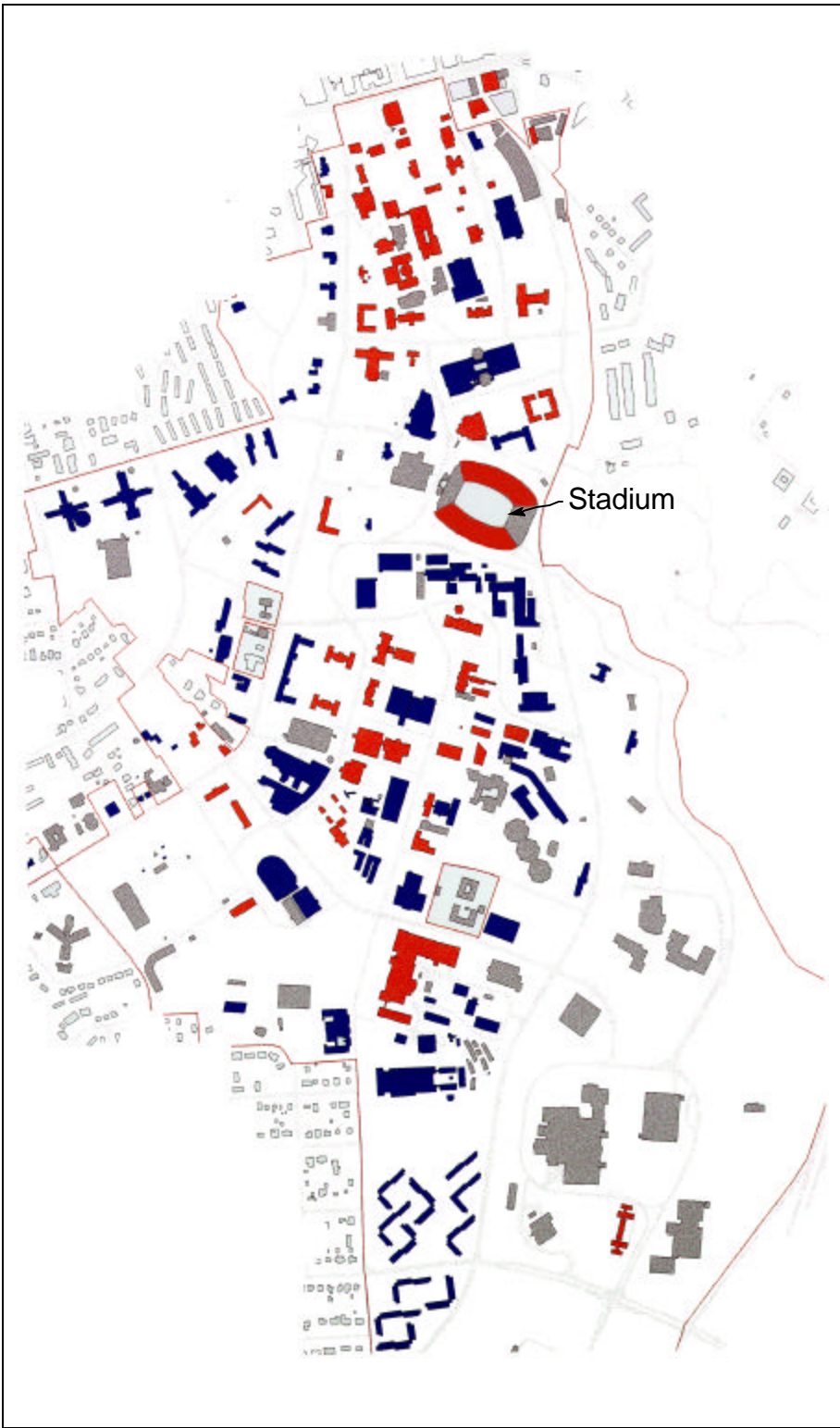
Legend

- | | | |
|------------------------|-------------------------------|-----------------------|
| Academic Support | Auxiliary Services | Student Life |
| Academic/Instructional | Family & Student Housing | Recreational Facility |
| Administration | Fraternity & Sorority Housing | Recreational Field |
| Athletic Facility | Library | Research |
| Athletic Field | Physical Plant | Non-UGA |
| Federal Agency | Public Service/Outreach | |

Existing Building Use

**The University of Georgia
Physical Master Plan**

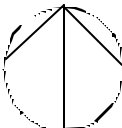
Figure III A 2



Not to Scale
8/25/98

Legend

- Built Before 1949
- Built Between 1949 and 1973
- Built After 1973



**Building Age Study
(Main Campus)**

**The University of Georgia
Physical Master Plan**

Figure III A 3.6



Not to Scale
8/26/98

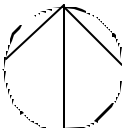
Legend

- Less Than 35% Deficiency
- More Than 35% Deficiency

**Building Deficiency Study
Main Campus**

**The University of Georgia
Physical Master Plan**

Figure III A 3.6.1



Date November 1997

Project University of Georgia Physical Master Plan

Subject Existing Open Space (figure III A 4.1)

From Hughes, Good, O'Leary & Ryan

To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross

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Baltimore, MD 21202
410/347-8500
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The purpose of this technical memorandum is to describe the various types of open space that exist on the University of Georgia campus.

The character and size of open space on the main campus varies greatly with its use. To some extent the quality of space, especially formal space, varies with regard to its similarity to the North Campus quadrangle.

Architecture and Engineering

Heery International

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1. OPEN SPACE

1.1 Natural Space

The only large tract of natural, undeveloped space is the Oconee Forest south of Lake Herrick. The tract includes a wooded area with ponds, a stream and an open field that is maintained only at a minimum level. The area provides habitat for plants and animals, especially those adapted to edge conditions. The natural area affords recreation space for a variety of individual activities.

Other natural spaces include a very thin strip of land adjacent to the North Oconee River and several small remnant woodlands within the interior of the campus.

Landscape Architecture

Hughes, Good, O'Leary & Ryan

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1.2 Recreational Space

The primary location for organized recreation on the main campus is the intramural fields situated north and west of Lake Herrick. The fields are heavily used for a wide variety of active and passive sports. Other recreational opportunities are provided at basketball, tennis and volleyball courts scattered throughout the campus. Legion Pool and Legion Field are located adjacent to Lumpkin Street and provide seasonal recreation opportunities and a venue for special functions such as concerts.

The remaining recreation areas are primarily related to highly organized intercollegiate sports such as football, basketball, baseball, tennis and track.

Traffic Engineering

LRE Engineering

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1.3 Formal Space

Formal space, defined as structured spaces planned for and created primarily by the construction of buildings, exists in its best form on the North Campus. The oldest spaces, the quadrangles in front of the Main Library and between Old College and Broad Street,

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are high quality spaces. Quality is achieved through their basic organization that forms green pedestrian areas enclosed by relatively small-scale buildings with similar character. Circulation is well defined by a network of sidewalks with direct paths of travel taken into consideration. The proportion of the buildings to green space is crucial to the success of a formal space and the North campus demonstrates the notion fully.

Additional formal spaces, though none as successful as the North quadrangles, are located throughout the main campus. These spaces include the area between Moore College and Broad street, the quadrangle behind Memorial Hall, the Child Development Complex on South Campus, the Myers quadrangle, and the area between the Physics and Geography buildings.

The Founders' Garden is also a formal open space. The general character is of a very passive, reflective nature. Vegetation rather than buildings provides the primary spatial structure.

1.4 Informal Space

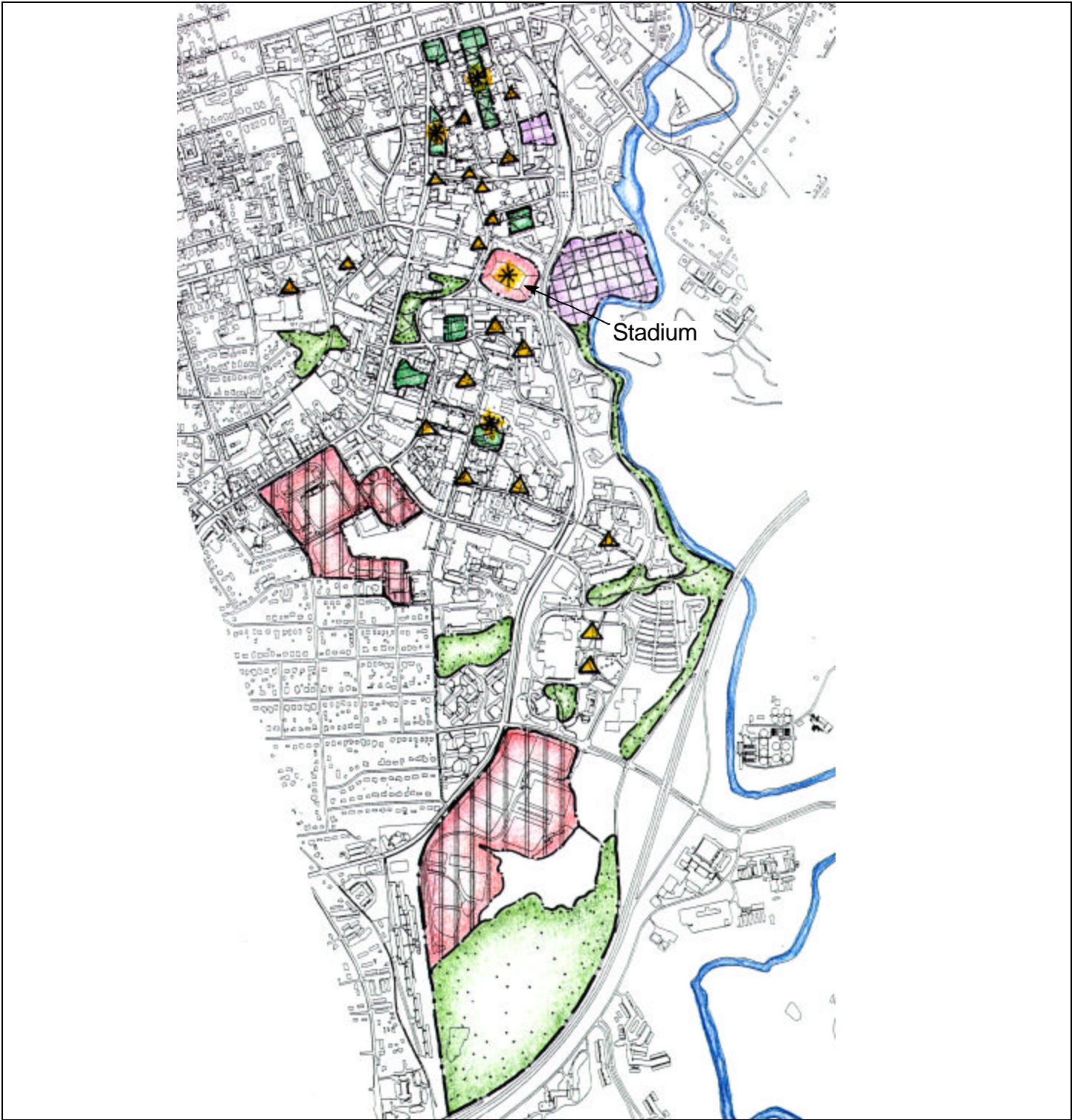
Informal space within the main campus is more difficult to discern than formal open space. Numerous informal gathering spaces, or spaces viewed as left over space after the construction of streets and buildings, exist throughout the campus. Some examples of this type of space are: Herty Mall near the Law School, the area north of Baldwin Street between Park Hall and the Main Library, the space adjacent to Baxter Street between Brumby and Russell Residence Halls, the gathering area in front of the Creamery on South Campus, the plaza adjacent to the Ramsey Center, and the Performing and Visual Arts Center plaza.

1.5 Memorable Space

Memorable spaces are those which reflect the tradition of the institution and create lasting impressions of the University. Like many campuses, the University of Georgia's historic spaces tend to be the most memorable. The North Campus quadrangle, with the icon of The Arch, scale of space and historic structures, epitomizes the image of a memorable space. The Founders Garden on North Campus that is traditionally used by the Garden Club of Georgia, is also a memorable space.







Sanford Stadium is a uniquely memorable visual open space in what could be defined as the perceived center of campus. Sanford Bridge, with its strategic elevation, allows for unimpeded views into the stadium, the football field and the famed 'Hedges'.

Though more recently developed, the Ecology Garden on South Campus defines a memorable space and reflects elements of scale, texture and form compatible to the traditional spaces.



Not to Scale
November 1997

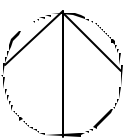
Legend

-  Natural Space
-  Recreational Space
-  Formal Space
-  Informal Space
-  Memorable Space
-  Cemetery

Existing Open Space

**The University of Georgia
Physical Master Plan**

Figure III A4.1



Date November 1997
Project University of Georgia Physical Master Plan
Subject Existing Pedestrian Circulation (figure III A 4.2)
From Hughes, Good, O'Leary & Ryan
To University of Georgia

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The purpose of this technical memorandum is to describe the patterns of pedestrian circulation that exist on the University of Georgia campus.

Walking is one of the most desirable defining characteristics of the collegiate experience. Good walking campuses are characterized by compact form and a system of pathway connections that are clearly structured, richly textured, and pedestrian oriented.

Compact campus plans allow for walking distances that relate to class change duration. Clear structure is provided by a strong hierarchy of pathways and an appropriate relationship to landmarks that allows a pedestrian to understand how to navigate the landscape.

Rich texture is provided by the presence of multiple routes and intermediate goals. Intermediate goals relate to the idea that any trip is made up of a series of shorter destinations punctuated by large and small landmarks. Multiple routes are based on the idea that one measure of the richness of an environment is the number of routes one has available to reach a destination.

The University of Georgia campus has developed in a very linear fashion, north to south. Dimensionally the north - south boundaries are approximately 1.5 miles in length and the east - west boundaries are approximately .33 miles in length. Because of the length of the campus and other clear geographic divisions, the University is commonly divided into three districts: North, South, and East Campus. For the purposes of this discussion, five more detailed districts will be used: North, Central, South, East, and West. Pedestrian circulation is best discussed in the context of these discreet units and then related to the total campus system.

1. PEDESTRIAN CIRCULATION - CAMPUS DISTRICTS

1.1 North Campus

North Campus is compact and well connected. A richly textured experience provides access to many academic and administrative buildings and to the heart of the downtown Athens retail/restaurant district, located near Broad Street and College Avenue. The scale

and character of buildings, style of site furnishings, and the mature, well maintained landscape all enhance the pedestrian experience on North campus.

1.2 Central Campus

From a pedestrian perspective, Central Campus functions primarily as a link between North and South Campus. Once a pedestrian leaves the main streets, Central Campus has a somewhat confusing network of sidewalks and an undisciplined arrangement of buildings.

1.3 South Campus

South Campus is compact, but not well connected. Many of the science oriented disciplines are located in close proximity to each other, but pedestrian texture is limited by the relatively few choices of routes offered to a visitor and the somewhat disorienting layout of streets and buildings, and the general lack of landmarks. The scale and character of some of the buildings on South Campus do not lend themselves to a rich pedestrian experience.

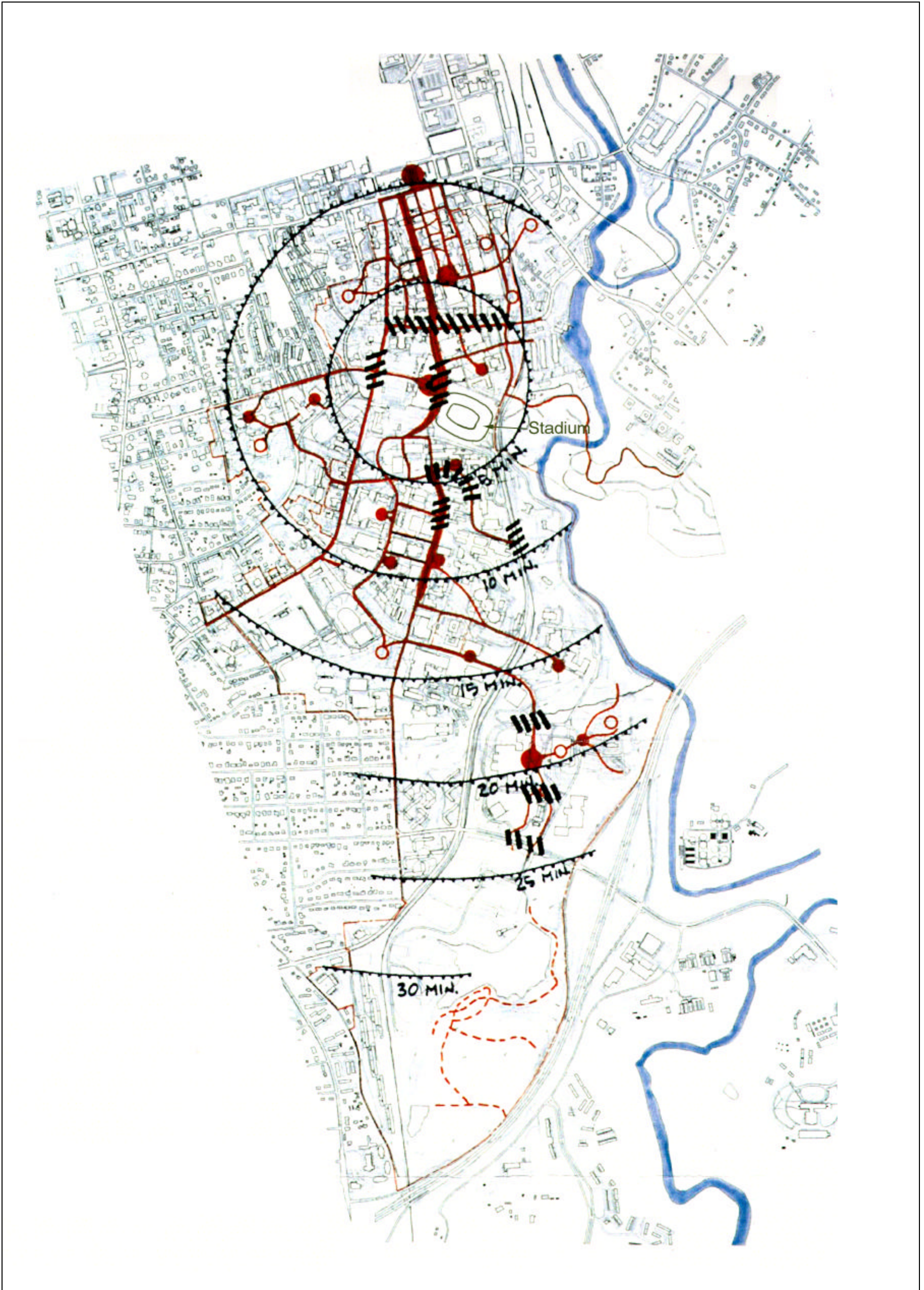
1.4 East Campus

East Campus is neither compact nor well connected. The buildings' relationships to each other and the pathways around them are disorienting. The proximity of the development to large commuter parking areas with major vehicular circulation routes, the scale of the buildings, and the sparse landscape detract from the pedestrian experience.

1.5 West Campus

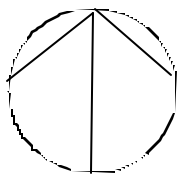
West Campus, which is primarily a residential area, has very direct links to the other portions of the campus but lacks a rich texture. The scale of buildings and open space do not provide a memorable pedestrian experience.








In general, the North, South and East campuses act as the discrete units within the Main campus of the University of Georgia. Some flow occurs between North and South Campus, via Central Campus, during the class change duration, but the East Campus is isolated from the rest of the University pedestrian experience.



November 1997

Legend



-  Major Destination
-  Minor Destination
-  Parking Area
-  Pedestrian Flows
-  Multi-use Path
-  Area of Conflict
-  Walking Distances

Existing Pedestrian Circulation

University of Georgia
Physical Master Plan

Figure III A 4.2



Date December 10, 1997

Project University of Georgia Physical Master Plan

Subject III.A.5 Vehicular Circulation and Parking

From LRE Engineering, Inc.

To University of Georgia

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The purpose of this memorandum is to describe existing vehicular circulation routes on- and off-campus, classify existing campus roadways, describe public transit services and to provide an inventory of existing on- and off-campus parking facilities. The information contained in this memorandum is based on discussions with staff from the University of Georgia and Athens/Clark County, as well as a review of various documents provided by the University which include the University's 1996-1997 Riders Guide for the Campus Transit System, the 1993 Parking and Transit Study and 1994 Parking Study Update prepared for the University of Georgia by Walker Parking Consultants / Engineers Inc., and the 1997-98 Campus Parking Map and Regulations.

1. CIRCULATION

1.1 Circulation Routes Off-Campus

The University of Georgia and the City of Athens are served by several major roadway facilities. As shown in Figure III.A.5.1, the City of Athens is encircled by the South Athens Perimeter Highway also known as US 78 and SR 10 Loop. This road is a four lane limited access highway and carries an average daily traffic (ADT) volume of 31,101 vehicles per day as recorded by the Georgia Department of Transportation in 1996. Other major regional roadways that serve the City of Athens and the University of Georgia campus include US 78 business, (also known as SR 10) which is a major east/west arterial road ; SR 15 which is a major north/south arterial that borders the western edge of the campus and US 441 which is a north/south arterial. For the most part, Business 78 is a four lane divided highway with recorded ADT's in the range of 28,000 vehicles per day. These major roadway facilities provide good regional access for the University of Georgia campus.

1.2 On-Campus Route

Major gateways to the University of Georgia campus include the interchange of SR 10 Loop and College Station Road, Lumpkin Street as it enters the campus from Broad Street and Thomas Street / East Campus Road which is a north/south roadway bordering the east side of the Campus. As shown in Figure III.A.5.2, many of the internal roadways on the Campus are owned by the University. Also shown in this figure is a functional classification of existing roadways as either urban principal arterial, urban minor arterial, urban collector, or urban local. In some cases, such as the East Campus Road, roadways will have dual functionality operating as both an arterial and as a collector. In those situations, the roadways have been classified in Figure III.A.5.2 as the highest classification.

1.3 Bike Trails

With the exception of the bike route shown in figure III.A.5.1 there are no bike lanes on the UGA street system.

2. PUBLIC TRANSIT

2.1 Campus Transit System

The University of Georgia's campus transit system is second only to Atlanta's Marta system in the number of passengers carried per year in the state of Georgia. The campus transit system operates eight daily routes which are:

- Russell Hall Route
- East / West Route
- North / South Route
- Milledge Avenue Route
- Orbit Route
- South Campus Loop Route
- Family Housing Route
- East Campus Express

In addition to these eight daily routes, three night routes are run by the bus system. They are:

- Family Housing Route
- South Campus Loop Night Route
- Russell Night Route

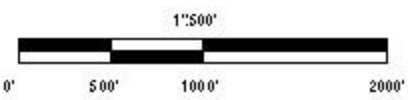
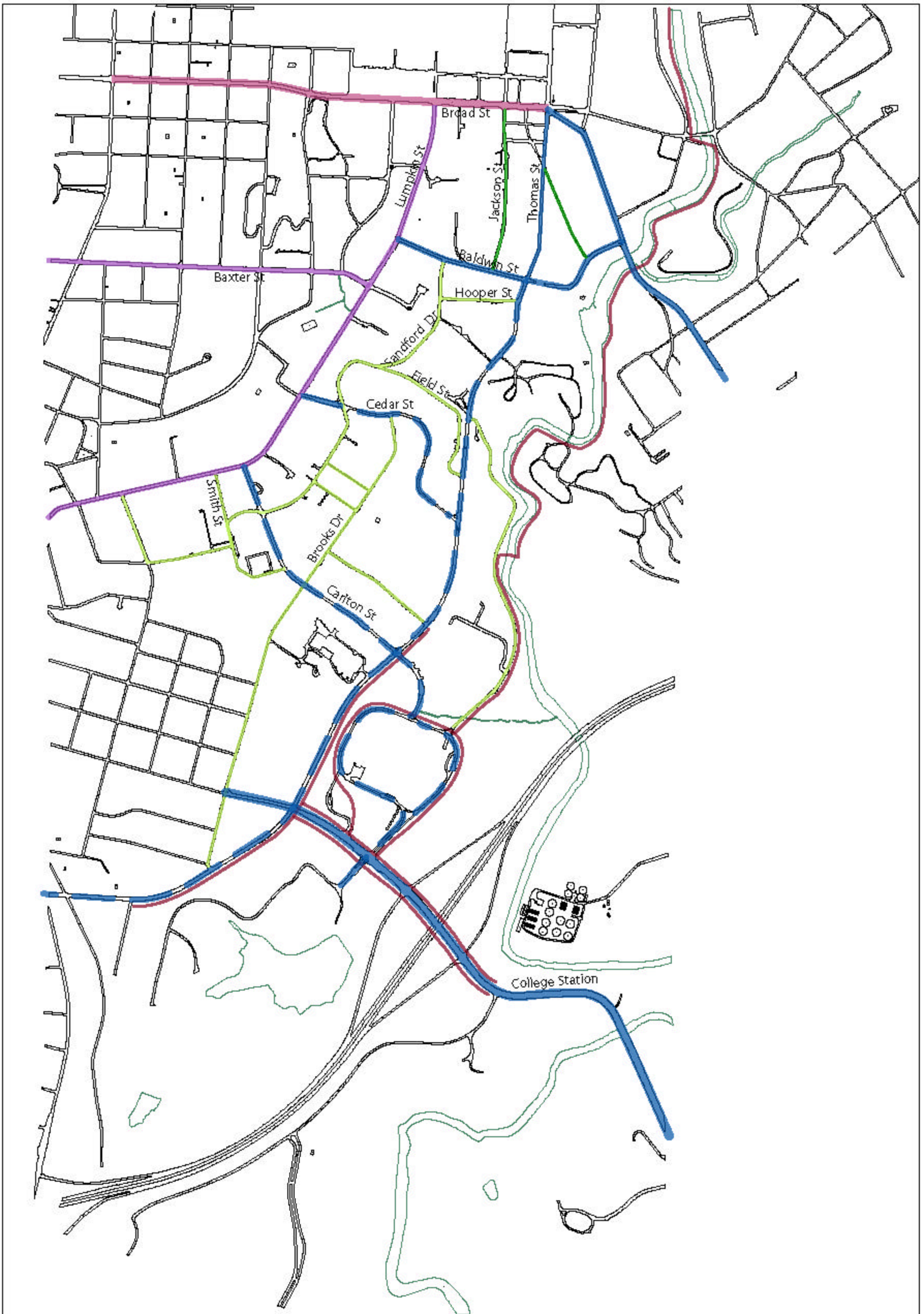
The campus transit system operates 35 buses on its eight daytime routes and 5 buses on its three nighttime routes and travels on average 2,600 daily route miles. The capacity of the system is 19 riders per route mile with an average daily ridership of 42,623 passengers. The hours of operation of the campus transit system are between 7:00 a.m. and 1:00 a.m. with peak hours of service being between 8:30 a.m. and 3:30 p.m.

Listed in Table 1 below is the frequency with which buses depart for each route. During peak ridership times of the day, headways are less between buses. These routes are depicted graphically in figures III.A.5.2a through III.A.5.2.h.

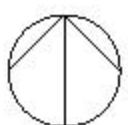
Table 1: Route Descriptions

Route	Bus Departures	Frequency
<i>Russell Hall</i>	7:00 a.m. - 8:30 a.m.	10 min.
	8:30 a.m. - 4:00 p.m.	5 min.
	4:00 p.m. - 6:00 p.m.	10 min.
	6:00 p.m. - 12:40 p.m.	20 min.
<i>East / West</i>	7:05 a.m. - 8:25 p.m.	10 min.
	8:25 p.m. - 4:05 p.m.	5 min.
	4:05 p.m. - 6:05 p.m.	10 min.
<i>North / South</i>	7:00 a.m. - 4:00 p.m.	4 min.
	4:00 p.m. - 6:12 p.m.	8 min.
<i>Milledge Avenue</i>	7:00 a.m. - 8:12 a.m.	12 min.
	8:30 a.m. - 4:36 p.m.	6 min.
	4:36 p.m. - 6:20 p.m.	12 min.
<i>Orbit</i>	7:00 a.m. - 8:30 a.m.	10 min.
	8:30 a.m. - 4:00 p.m.	5 min.
	4:00 p.m. - 6:00 p.m.	10 min.
<i>South Campus Loop</i>	7:15 a.m. - 6:05 p.m.	10 min.
	6:12 p.m. - 11:36 p.m.	20 min.
<i>Family Housing</i>	7:10 a.m. - 12:25 p.m.	12 min.
<i>East Campus Express</i>	8:39 a.m. - 3:45 p.m.	6 min.

The University of Georgia has an agreement with Athens/Clarke County government which allows students to ride Athens Transit buses fare-free.



December 1997



Legend

- A/CC Principal Arterial
- A/CC Minor Arterial
- A/CC Collector
- A/CC Local
- University Collector
- University Local
- Bicycle Route

Street Classifications

University of Georgia
Physical Master Plan

Figure III.A.5.2

Russell Hall Route

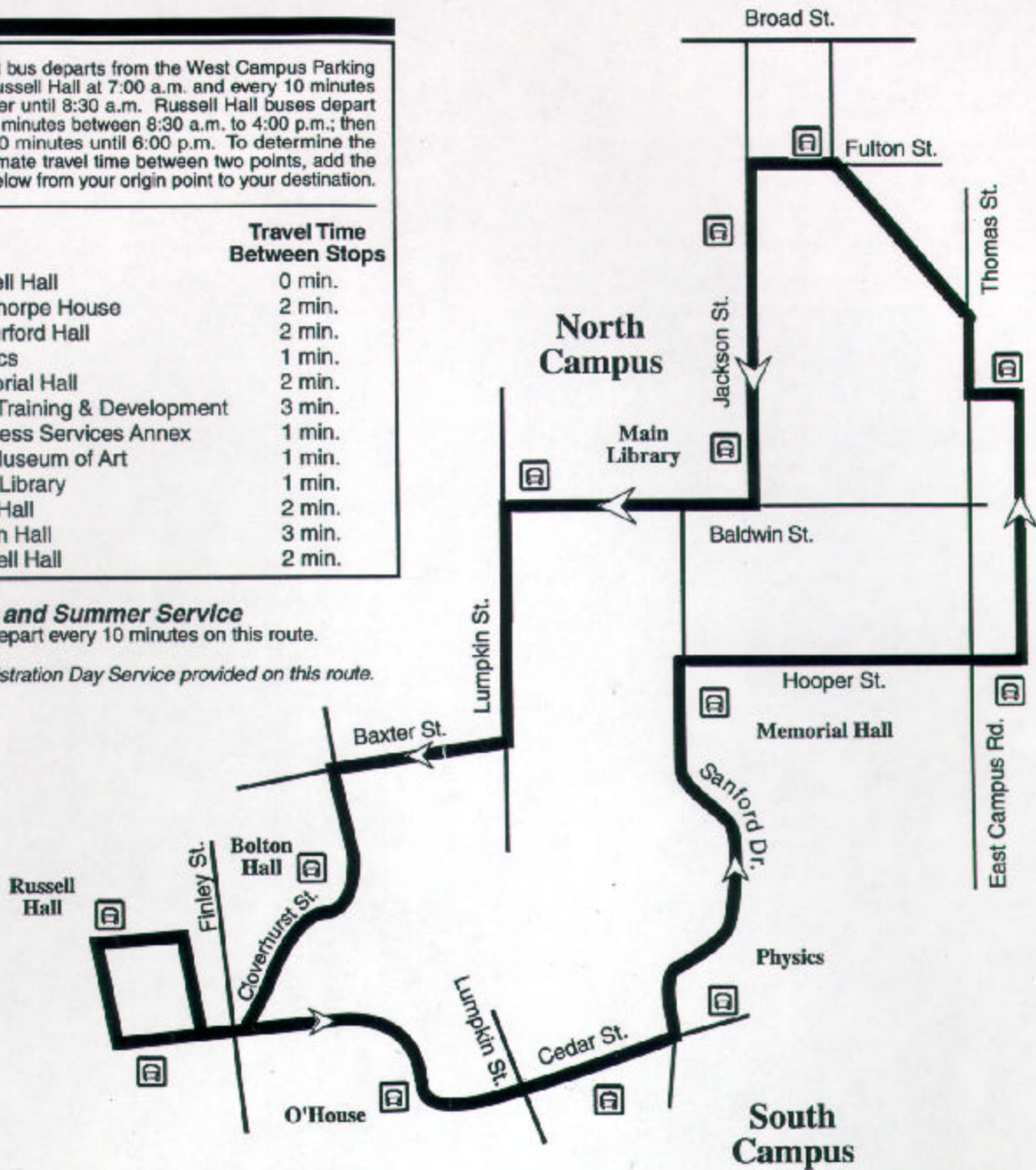
The first bus departs from the West Campus Parking Deck/Russell Hall at 7:00 a.m. and every 10 minutes thereafter until 8:30 a.m. Russell Hall buses depart every 5 minutes between 8:30 a.m. to 4:00 p.m.; then every 10 minutes until 6:00 p.m. To determine the approximate travel time between two points, add the times below from your origin point to your destination.

Stop	Travel Time Between Stops
Russell Hall	0 min.
Oglethorpe House	2 min.
Rutherford Hall	2 min.
Physics	1 min.
Memorial Hall	2 min.
Staff Training & Development	3 min.
Business Services Annex	1 min.
Ga. Museum of Art	1 min.
Main Library	1 min.
Park Hall	2 min.
Bolton Hall	3 min.
Russell Hall	2 min.

Finals and Summer Service

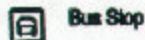
Buses depart every 10 minutes on this route.

No Registration Day Service provided on this route.



Drawing Not to Scale

Legend



Bus Stop

December 1997



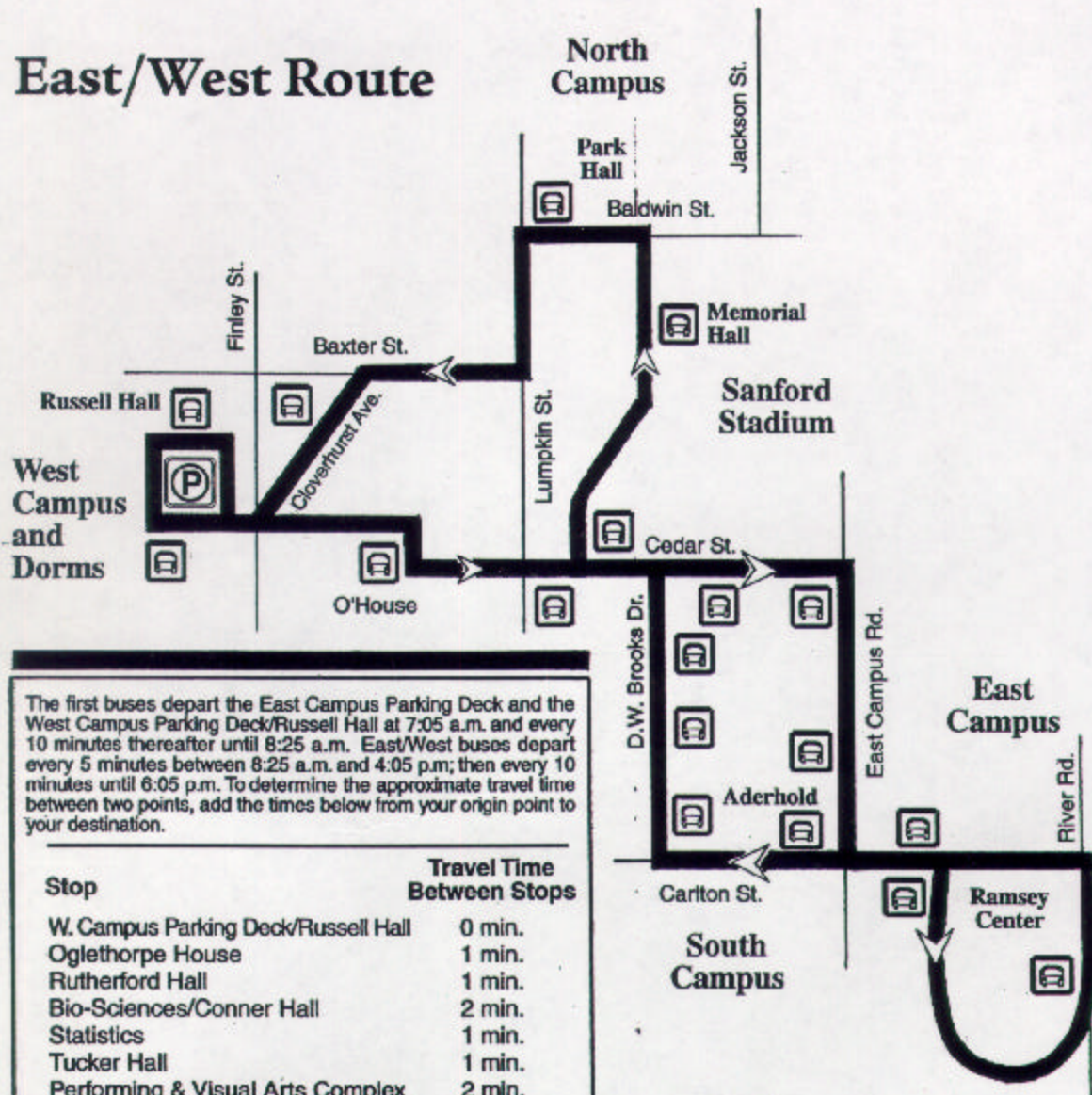
Russell Hall Route

University of Georgia
Physical Master Plan

Figure III.A.5.2.a



East/West Route





The first buses depart the East Campus Parking Deck and the West Campus Parking Deck/Russell Hall at 7:05 a.m. and every 10 minutes thereafter until 8:25 a.m. East/West buses depart every 5 minutes between 8:25 a.m. and 4:05 p.m.; then every 10 minutes until 6:05 p.m. To determine the approximate travel time between two points, add the times below from your origin point to your destination.

Stop	Travel Time Between Stops
W. Campus Parking Deck/Russell Hall	0 min.
Oglethorpe House	1 min.
Rutherford Hall	1 min.
Bio-Sciences/Conner Hall	2 min.
Statistics	1 min.
Tucker Hall	1 min.
Performing & Visual Arts Complex	2 min.
E. Campus Parking Deck	2 min.
Performing & Visual Arts Complex	2 min.
Aderhold Hall	2 min.
Plant Sciences	2 min.
Hardman Hall	1 min.
Conner Hall	1 min.
Physics	2 min.
Memorial Hall	2 min.
Park Hall	3 min.
Bolton Hall	3 min.
W. Campus Parking Deck/Russell Hall	2 min.

Finals and Summer Service
Buses depart every 10 minutes on this route.

Registration Day Service
Buses on this route operate every 15 minutes between 8:00 a.m. and 5:00 p.m.

Drawing Not to Scale

- Legend**
-  Bus Stop
 -  Commuter Parking Lot

December 1997



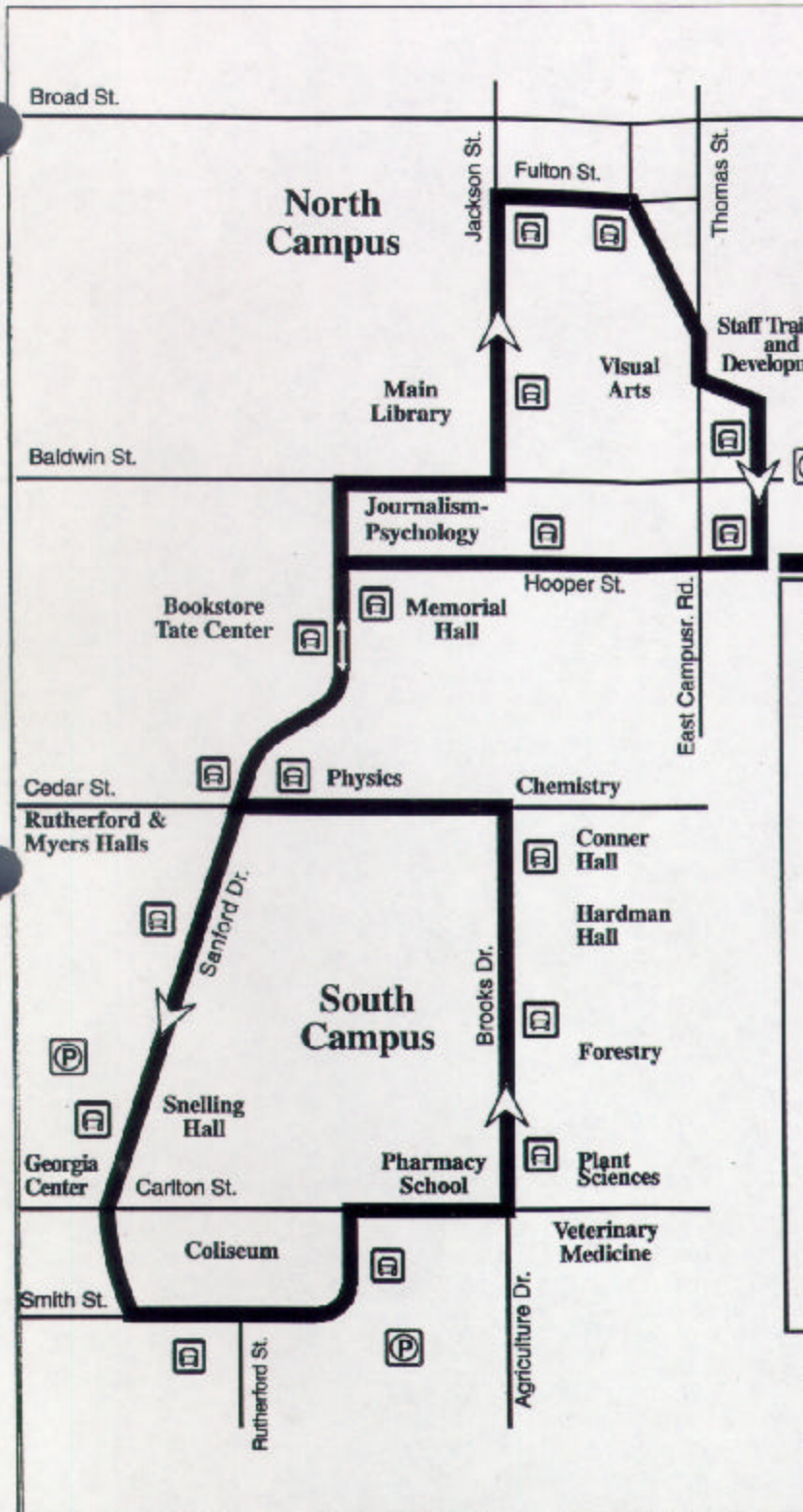
East/West Route

University of Georgia
Physical Master Plan

Figure III.A.5.2.b



North/South Route



The first buses depart the Coliseum at 7:00 a.m. and Human Resources at 7:10 a.m., and continue to depart every 4 minutes thereafter until 4:00 p.m.; then every 8 minutes until 6:12 p.m. To determine the approximate travel time between two points, add the times below from your origin point to your destination.

Stop	Travel Time Between Stops
Coliseum	0 min.
Plant Sciences	2 min.
Hardman Hall	1 min.
Conner Hall	1 min.
Physics	2 min.
Memorial Hall	2 min.
Visual Arts	1 min.
Human Resources	1 min.
Business Services Annex	3 min.
Staff Training & Development	2 min.
Journalism/Psychology	2 min.
Bookstore/Tate Center	1 min.
Physics	1 min.
Soule Hall/Snelling	2 min.
Georgia Center	1 min.
Alumni House	1 min.
Coliseum	1 min.

Finals and Summer Service

Buses depart every 8 minutes on this route.

No Registration Day Service provided on this route.

Drawing Not to Scale

Legend

-  Bus Stop
-  Parking Lot

December 1997



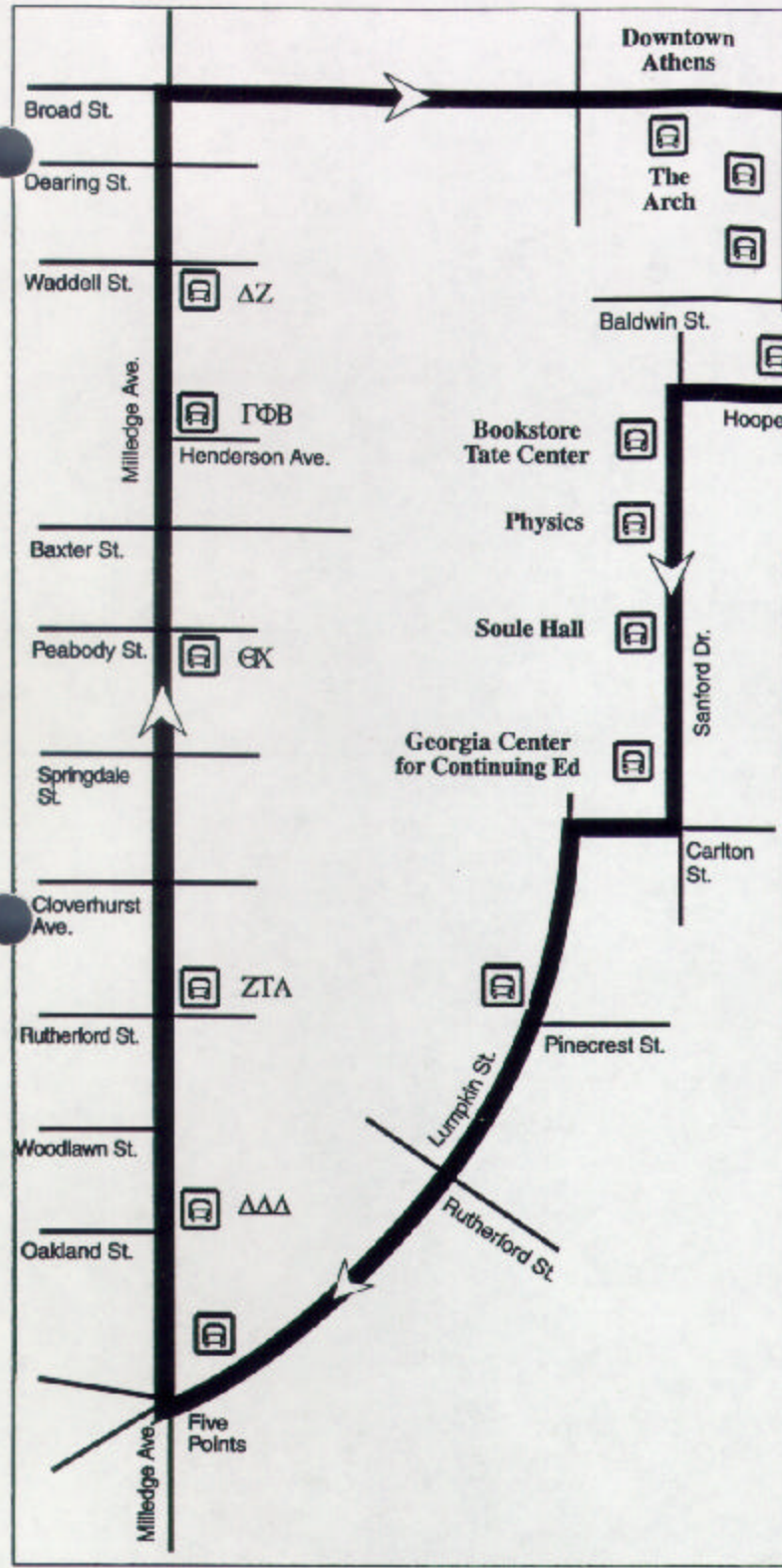
North/South Route

University of Georgia
Physical Master Plan

Figure III.A.5.2.c



Milledge Avenue Route



The first bus departs Five Points at 7:00 a.m. and every 12 minutes thereafter until 8:12 a.m. Milledge Avenue buses depart every 6 minutes between 8:12 a.m. and 4:36 p.m.; then every 12 minutes until 6:20 p.m. The last bus departing the Tate Center for Milledge Avenue is at 5:53 p.m. To determine the approximate travel time between two points, add the times below from your origin point to your destination.

Stop	Travel Time Between Stops
Five Points	0 min.
Milledge & Oakland	2 min.
Milledge & Rutherford	1 min.
Milledge & Peabody	2 min.
Milledge & Henderson	2 min.
Milledge & Waddell	1 min.
The Arch/Broad Street	3 min.
Ga. Museum of Art	2 min.
Main Library	1 min.
Journalism/Psychology	2 min.
Bookstore/Tate Center	1 min.
Physics	1 min.
Soule Hall/Snelling	1 min.
Georgia Center	1 min.
Lumpkin & Pinecrest	2 min.
Five Points	2 min.

Service Note:

Additional buses run on this route at peak times. However, to be assured of a ride into campus, **depart early.**

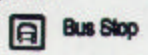
Finals and Summer Service

Buses depart every 12 minutes on this route.

No Registration Day Service provided on this route.

Drawing Not to Scale

Legend



December 1987



Milledge Avenue Route

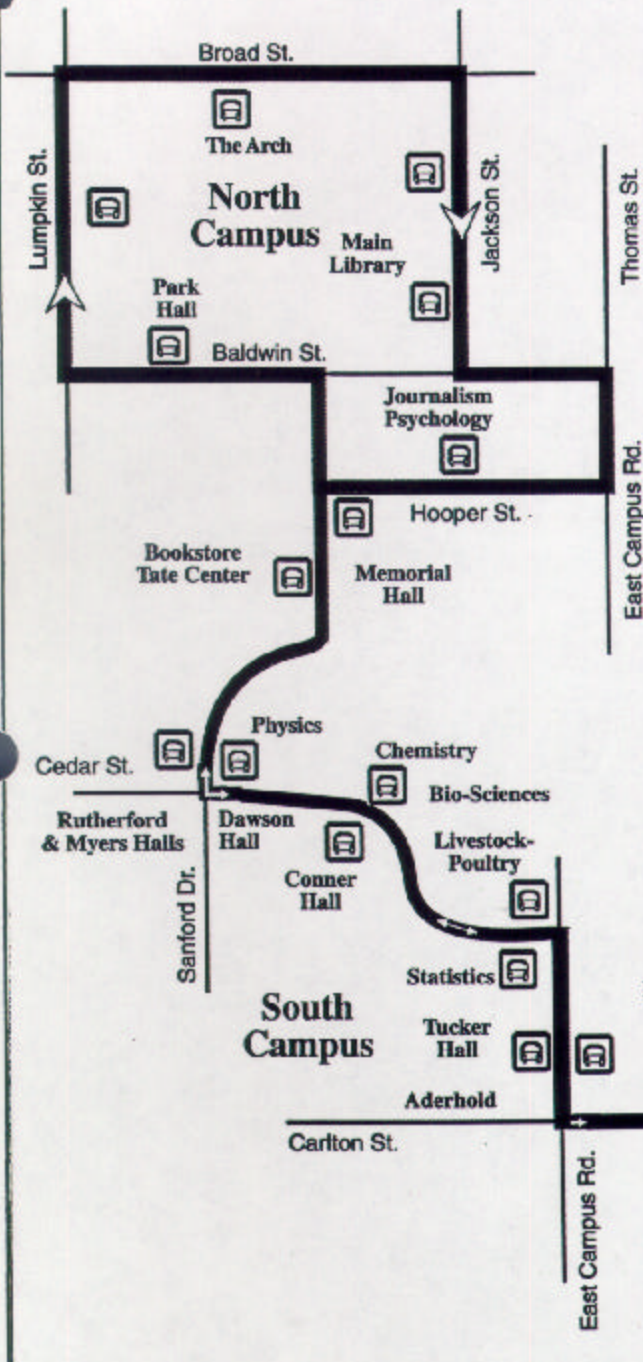
University of Georgia
Physical Master Plan

Figure III.A.5.2.d



Orbit Route

The first bus departs the River Road Commuter Lot at 7:00 a.m. and every 10 minutes thereafter until 8:30 a.m. Orbit buses depart every 5 minutes between 8:30 a.m. and 4:00 p.m.; then every 10 minutes until 6:00 p.m. To determine the approximate travel time between two points, add the times below from your origin point to your destination.



Stop	Travel Time Between Stops
East Campus Parking Deck	0 min.
Performing & Visual Arts Complex	2 min.
Tucker Hall	2 min.
Food Science	2 min.
Chemistry	1 min.
Physics	2 min.
Memorial Hall	1 min.
Park Hall	2 min.
Gilbert Health Center	1 min.
The Arch/Broad St.	2 min.
Georgia Museum of Art	2 min.
Main Library	1 min.
Journalism/Psychology	2 min.
Bookstore/Tate Center	1 min.
Physics	1 min.
Bio-Sciences/Conner Hall	2 min.
Statistics	1 min.
Tucker Hall	1 min.
Performing & Visual Arts Complex	2 min.
East Campus Parking Deck	2 min.



Finals and Summer Service

Buses depart every 10 minutes on this route.

No Registration Day Service provided on this route.

Drawing Not to Scale

Legend

-  Bus Stop
-  Commuter Parking Lot

December 1997



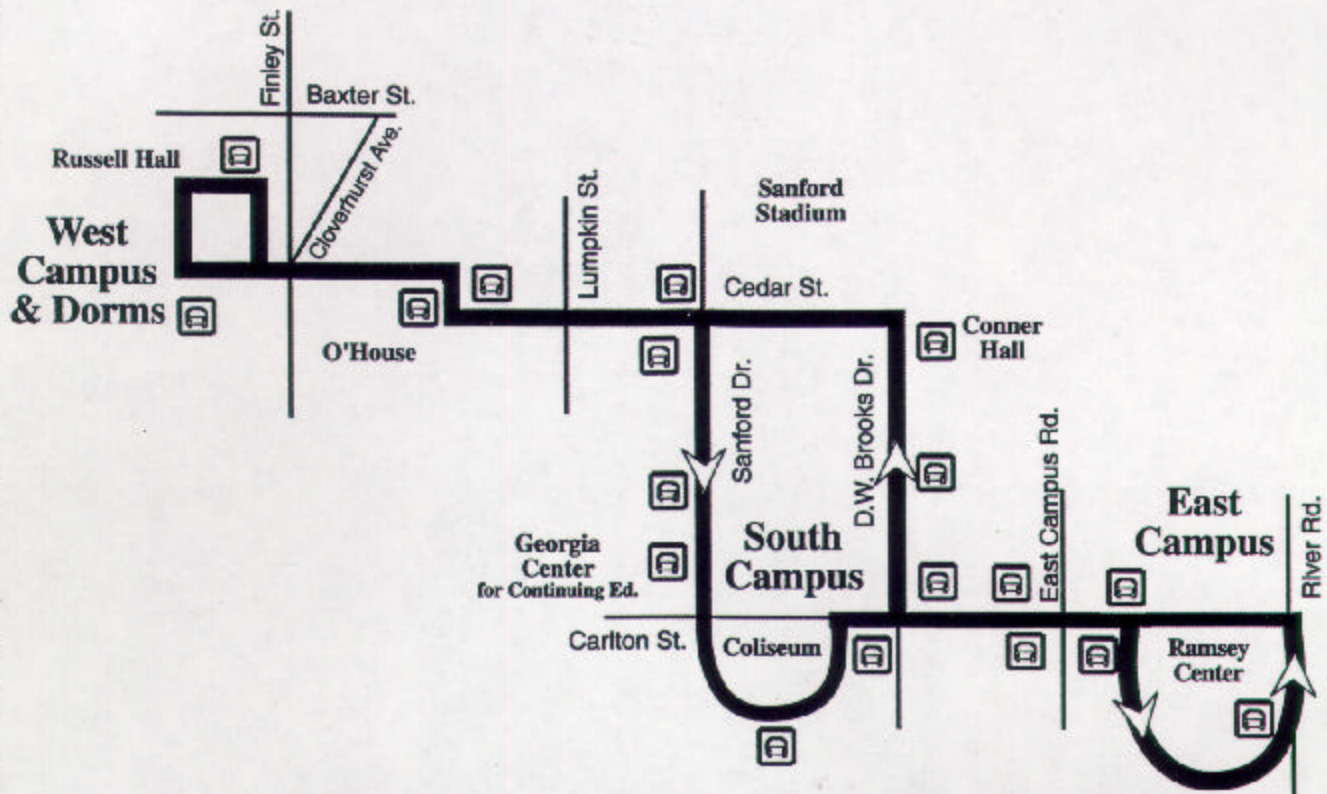
Orbit Route

University of Georgia
Physical Master Plan

Figure III.A.5.2.e



South Campus Loop Route



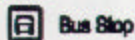
The first bus departs the East Campus Parking Deck at 7:00 a.m. and the West Campus Parking Deck/Russell Hall at 7:15 a.m. South Loop buses continue to depart every 10 minutes until 5:50 p.m. from the East Campus Parking Deck and until 6:05 from Russell Hall. To determine the approximate travel time between two points, add the times below from your origin point to your destination.

Stop	Travel Time Between Stops	Stop	Travel Time Between Stops
East Campus Parking Deck	0 min.	Oglethorpe Hall	2 min.
Performing & Visual Arts Complex	2 min.	Rutherford Hall	1 min.
Aderhold Hall	2 min.	Soule Hall	2 min.
Plant Sciences	2 min.	Georgia Center	1 min.
Hardman Hall	2 min.	Alumni House	1 min.
Conner Hall	1 min.	Coliseum/Commuter Parking Lot	1 min.
Cedar St. at Sanford Dr.	2 min.	Aderhold Hall	2 min.
Oglethorpe Hall	2 min.	Performing & Visual Arts Complex	2 min.
West Campus Parking Deck/Russell Hall	2 min.	East Campus Parking Deck	3 min.

Finals Service — Buses depart every 10 minutes on this route. Night service per time table.
No Registration Day Service provided on this route.

Drawing Not to Scale

Legend



South Campus Loop Route

December 1987



**University of Georgia
Physical Master Plan**

Figure III.A.5.2.f



Family Housing Route

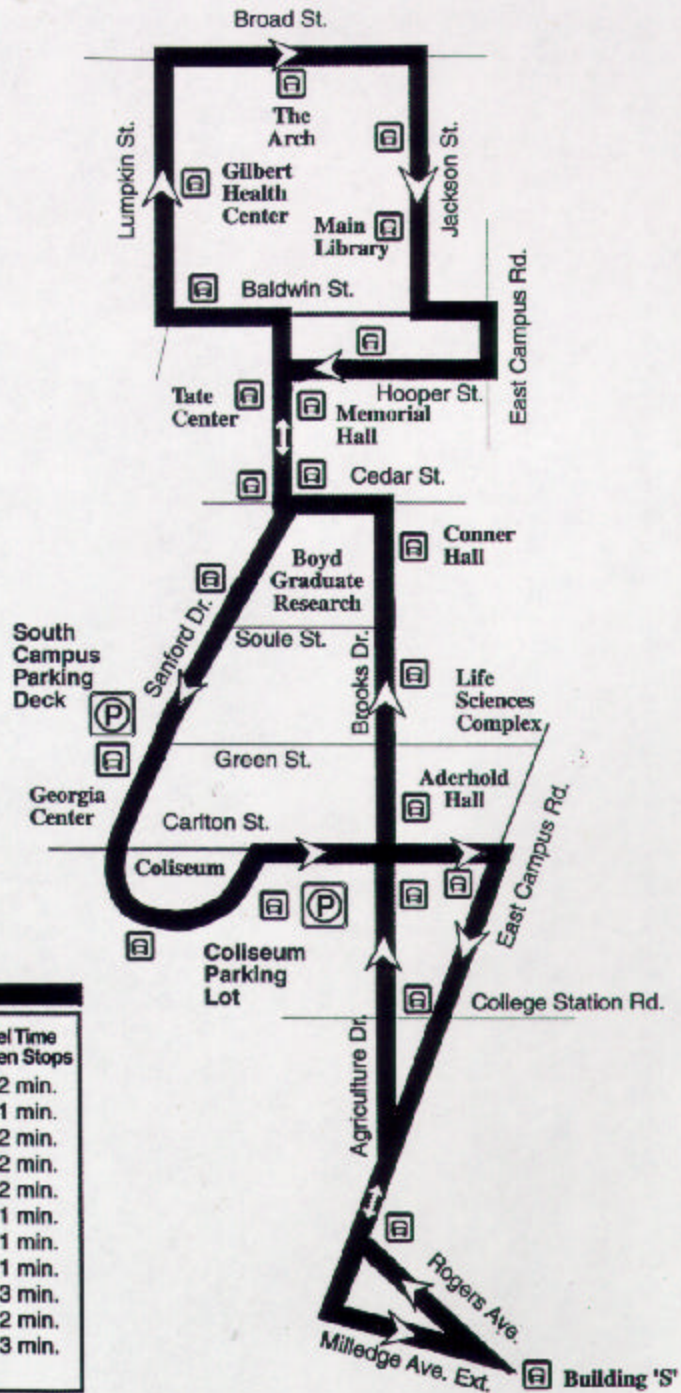
Not all Bus Stops are Represented

Finals and Summer Service:
Regular service schedule provided.

Registration Day Service:
Buses operate on regular schedule between 8:00 am and 5:00 pm.



FAMILY HOUSING STOPS

Stop	Travel Time Between Stops	Stop	Travel Time Between Stops
Family Housing-"S"	0 min.	Georgia Museum of Art	2 min.
Family Housing-"F"	4 min.	Main Library	1 min.
Agr. Engineering	1 min.	Journalism/Psychology	2 min.
Vet. Medicine	1 min.	Bookstore/Tate Center	2 min.
Plant Sciences	1 min.	Soule Hall	2 min.
Hardman Hall	1 min.	Georgia Center/Snellings	1 min.
Conner Hall	1 min.	Alumni House	1 min.
Physics	2 min.	Coliseum Parking Lot	1 min.
Memorial Hall	1 min.	Aderhold Hall	3 min.
Park Hall	1 min.	Family Housing -"J"	2 min.
Gilbert Health Center	1 min.	Family Housing -"S"	3 min.
The Arch/Broad St.	1 min.		



Drawing Not to Scale

Legend

-  Bus Stop
-  Commuter Parking Lot

December 1987



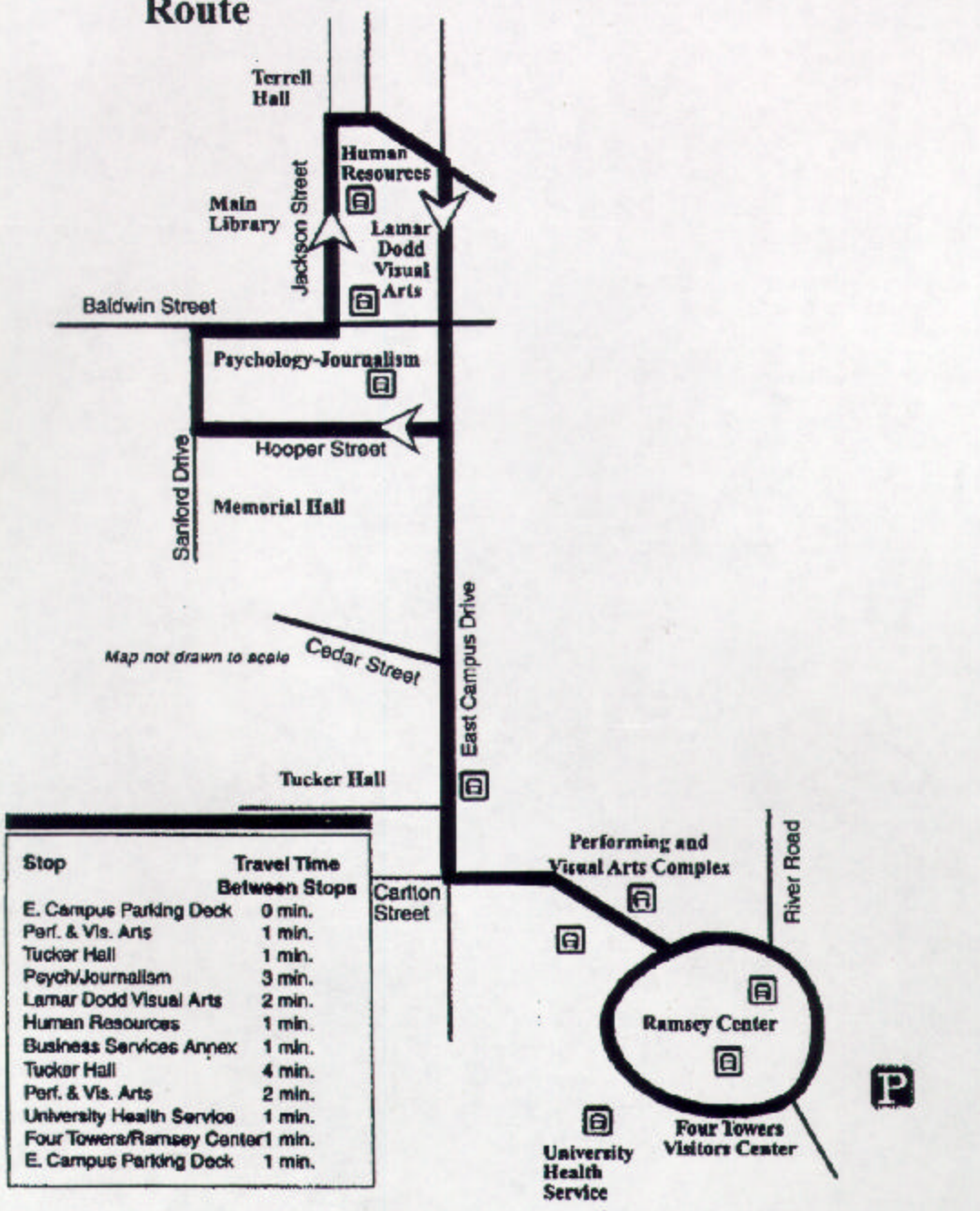
Family Housing Route

University of Georgia
Physical Master Plan

Figure III.A.5.2.g



East Campus Express Route



Drawing Not to Scale

Legend

-  Bus Stop
-  Parking Lot

December 1997



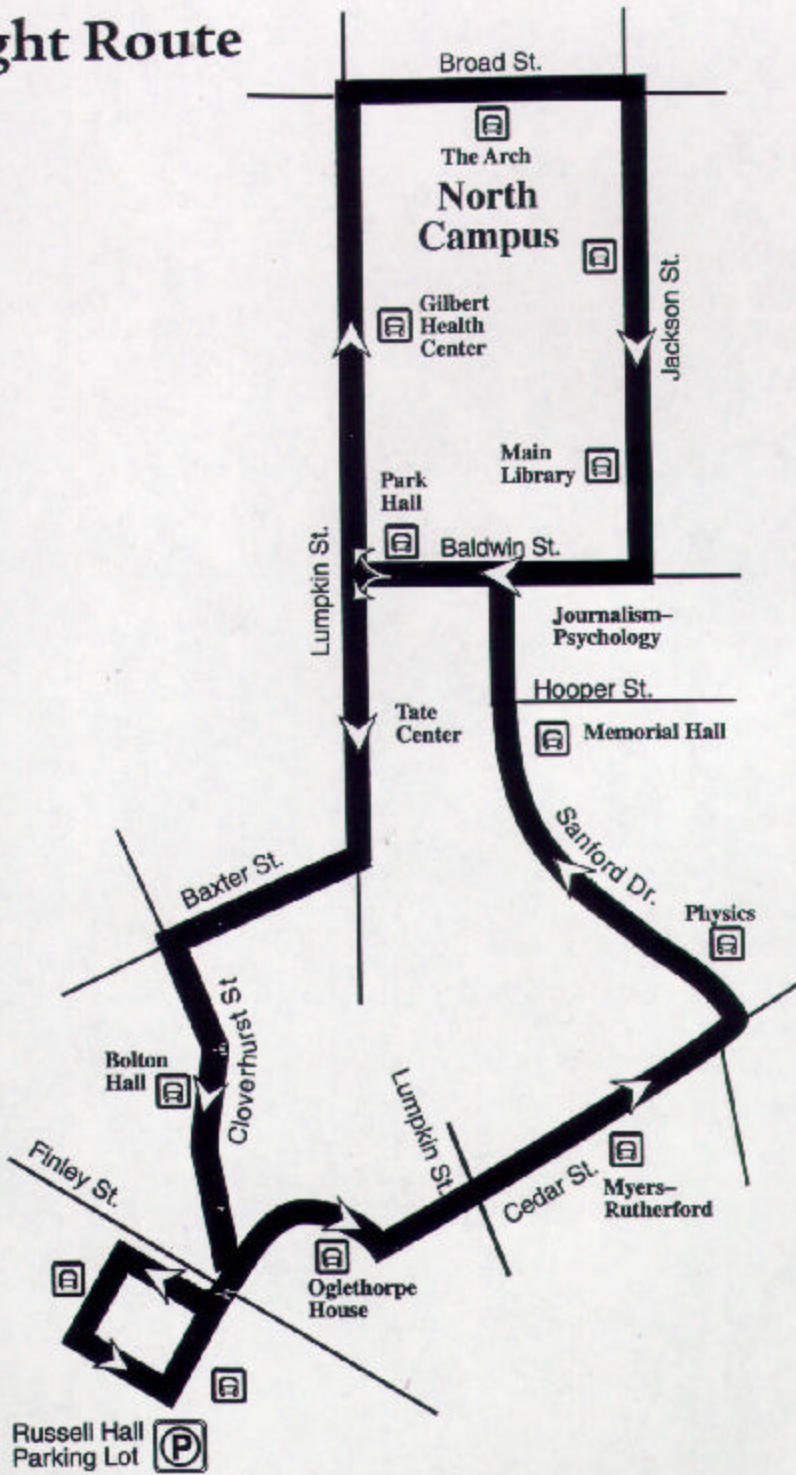
East Campus Route

University of Georgia
Physical Master Plan

Figure III.A.5.2.h




Russell Hall Night Route



Drawing Not to Scale

Legend

-  Bus Stop
-  Commuter Parking Lot

December 1997



Russell Night Route

University of Georgia
Physical Master Plan

Figure III.A.5.2.1



3.0 PARKING

3.1 Existing Parking Supply

Shown in Figure III.A.5.3 is the assignment of the existing parking, based on classification, for the main campus. Currently the University provides a total of 17,303 parking spaces in the various parking areas as shown in Figure III.A.5.3. Also shown are the four parking regions - north, central, south and east which are used by the University to describe each of the various parking areas on the main campus. Shown in Table 2 below is the parking on Campus by region. The North Campus Parking Deck was not included in the existing parking counts. It is however, estimated to provide 1200 parking spaces to the North Campus region.

Table 2: Parking By Region

Region	Total Spaces
North	3054
Central	4622
South and East	<u>9657</u>
Total	17,333

3.2 Existing Parking Demand

In 1993, Walker Parking Consultants/Engineers, Inc. performed a parking and transit study for the University of Georgia. In September of 1994, an update to that study was performed to project the future parking demand for the University in 1996 based on assumptions of faculty, staff and student enrollment. In that study the projected future parking demand for 1996 was 18,865 spaces. The projected supply of parking in that study was 16,277 spaces and the projected effective supply was 15,464 spaces resulting in a parking deficit of 3,401 spaces. The difference between parking supply and effective supply is that the parking supply is the total number of actual spaces while the effective supply is the total number of vehicles those spaces can actually park when consideration is given for the need for empty spaces to allow cars to come and go.

Based on information provided by the University, the current breakdown of faculty and staff as of October of 1996 is as follows:

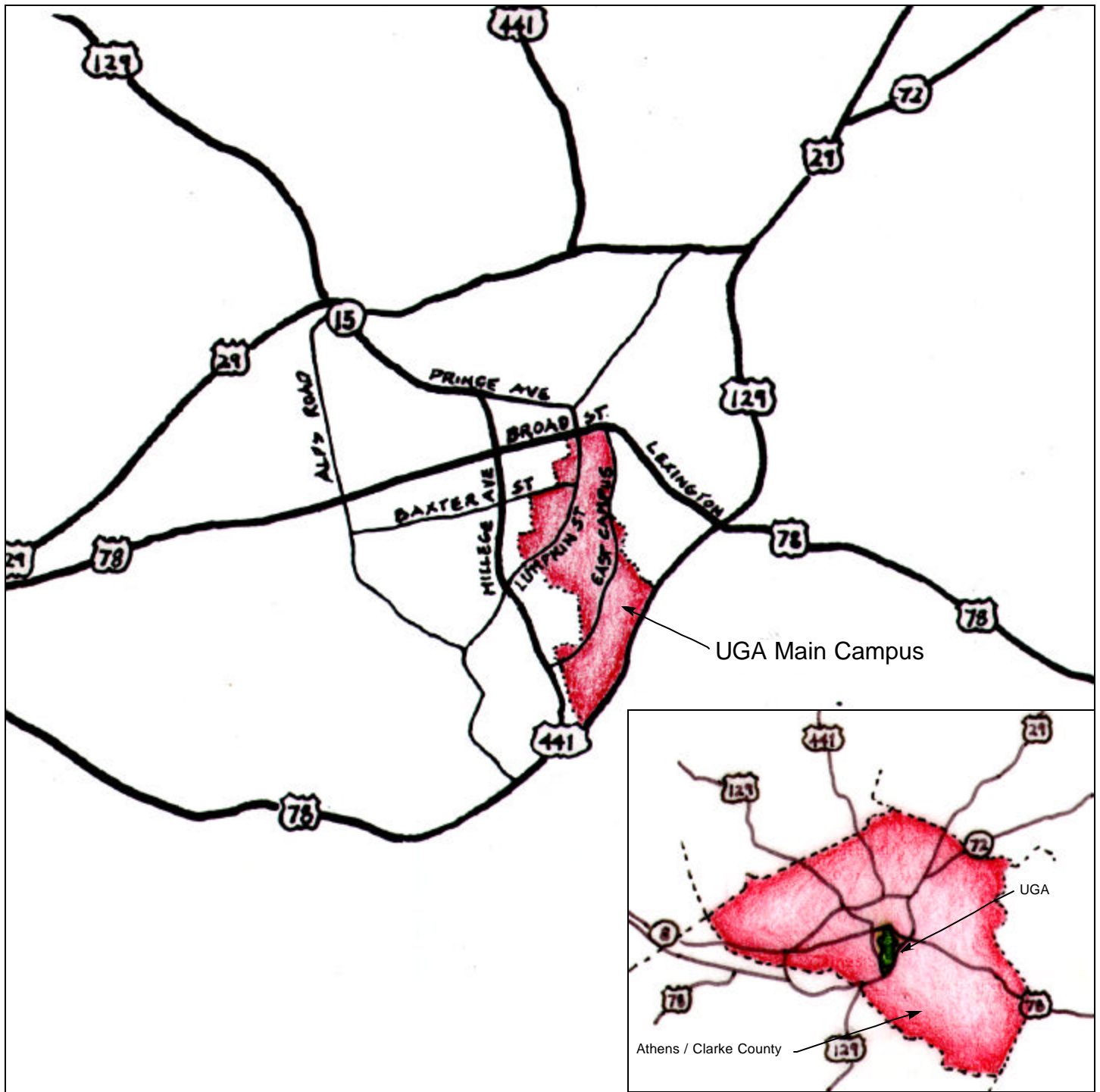
- Commuter Students 22,130
- Resident Students 7,274
- Faculty / Staff 4,844
- Employees 4,275

Using these latest numbers and the parking ratio developed in the 1994 study, the existing parking demand was recalculated to be 17,981 spaces, which is 884 spaces less than the projected demand from the 1994 study. This reduced demand can be attributed to fewer employees and resident students than were assumed in the 1994 study. As previously stated, the total parking supply on campus is 17,333 spaces. This results in an effective parking supply of 16,466 spaces because the effective parking supply is 95% of the total parking available. By comparing the effective parking supply to demand, it can be seen that there is an existing total parking deficit of 1,515 spaces.

4. PARKING FACILITIES CONDITIONS

4.1 Inventory

An inventory of the conditions of the Universities parking facilities was performed. The condition of each parking facility was ranked using a graduated scale from 1 to 5 with 5 being very good condition, 4 being good condition, 3 being average condition, 2 being poor condition and 1 being very poor condition. Some of the factors that were evaluated for each parking facility include the asphalt condition, striping condition, and circulation. Listed in Table 3 is a summary of the condition rankings for each of the parking facilities. For any facility that received a ranking of three or less, a comment is provided describing the reason for this average or below average ranking. The number identifying each parking facility in Table 3 corresponds to the number shown on the parking areas in figure III.A.5.3.



Not to Scale
November 1997

Regional Circulation Main Campus Area

The University of Georgia
Physical Master Plan

Figure III A.5.1

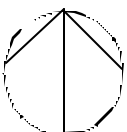


Table 3: Parking Inventory

NUMBER	PARKING LOT LOCATION	CONDITION	COMMENTS
1	Four Towers Visitor's Center	4	
2	University Health Center	5	
3	Ramsey Center	3	minor uneven pavement
4	East Campus Parking Deck	3	striping faded badly - hard to see in low deck light
5	Driftmier Engineering Center	2	cracking, faded striping, general old paving
6	River's Crossing	4	front lot currently under construction - dirt only
7	Driftmier Engineering Center	3	minor pavement cracking
8	East Campus Parking Deck	4	
9	Power Station	3	some pot holes
10	Georgia Museum of Art	1	bad alligator cracking - stripes faded badly
11	Georgia Museum of Art	2	confusing parking area - badly faded stripes
12	Georgia Museum of Art	3	beginning to crack - yellow on white hard to read
13	Parking Services	3	main "road" stripes fading - spaces too small - asphalt curb cracking
14	Parking Services	4	
15	Parking Services	4	
16	Performing Arts	4	
17	Performing Arts	4	
18	Printing	3	cracks running throughout
19	Printing	2	needs new striping - cannot tell what space designations are
20	Veterinary Medicine	3	some new parking under construction - some cracking & pot holes - faded stripes
21	Veterinary Medicine	1	very old paving - cannot turn for one-way parking design
22	Veterinary Medicine	3	general old pavement
23	Veterinary Medicine	2	faded stripes, much cracking
24	Tennis	3	general cracking
25	Tennis	3	
26	Tennis	3	some tree damage - grass in cracks - wheel stop decay
27	Tennis	3	hard to tell which lot is which - general cracking
28	Tennis	3	
29	Butts-Mehre	3	some stripes need re-painting
30	Baseball Field	3	
31	Alumni House	2	old paving, faded stripes, cracking all over
32	Alumni House	3	
33	Stegeman Coliseum	3	one-way and openings are confusing
34	McWhorter	2	old paving with some pot holes
35	McWhorter	2	old paving with some pot holes
36	Aderhold	3	traffic pattern confusing - may need sign at bend - overlapping colors, and one-way to dead end
37	Tucker	2	construction zone - impossible to turn around - materials in spaces
38	Statistics/computer	3	by tucker, some cracking and fading, transitions from lots confusing, truck areas all look very bad
39	Forest Resources	3	some cracks and faded paint

Table 3: Parking Inventory

NUMBER	PARKING LOT LOCATION	CONDITION	COMMENTS
40	Forest Resources	3	some cracks and faded paint
41	Environmental Services	3	general cracks and old paving - drainage structure in deep
42	Hardman	3	
43	Hardman	3	entrance is in blue zone's exit
44	Barrow	1	spaces and turns too tight - pavement old and cracked
45	Connor	3	strange layout at entrance
46	Connor	3	needs new striping
47	Brooks Drive	3	some cracking
48	Dawson	2	deteriorating pavement and stripes
49	Science Library	3	some spaces show wear
50	P.E.	3	gold on white hard to read
51	Pharmacy	3	old paving, faded striping
52	Snelling Cafeteria	1	faded paint, tight spaces, have to cross truck zones, some pot holes
53	Wilson Pharmacy	3	old pavement, faded striping
54	Miller Plant Services	1	stripes faded, very bad alligator cracking in several areas
55	Greenhouses	3	combination of old & new paving
56	Child Development	2	stripes (new vs. old) very confusing
57	Cooperative Extension	4	asphalt seams are rough
58	Hoke Smith Annex	3	
59	Parking Deck	4	
60	Parking Deck	4	
61	Rutherford	3	
62	Rutherford	2	old lot, cracking, faded paint, some pot holes
63	Cedar Street Parking	3	needs new paint
64	Cloverhurst Avenue	4	wear near drainage structure
65	Oglethorpe	4	small area of wear
66	Oglethorpe Dining Hall	3	asphalt & striping worn
67	Boggs	4	slight cracking, arrow fading
68	Visitor's Center (College Stn.)	2	a big "V" on the side of the road, no stripes
68	West Campus Parking Deck	3	half lot good, half lot fair, cracking, worn stripes, uneven wear
69	West Campus Parking Deck	3	asphalt worn, cracking, not level
70	West Campus Parking Deck	5	
71	Church Street	4	one section cracked
72	Brumby	2	paving scratched & cracked, stripes worn, cannot read labels
73	Church Street	4	some cracking
74	Russell	3	
75	Creswell	4	
76	Creswell	3	some cracking and worn stripes
77	Baxter Street	2	asphalt & stripes very worn, fire lane? median confusing
78	Bolton Dining Hall	2	asphalt and stripes worn
79	Church	4	end spaces worn

Table 3: Parking Inventory

NUMBER	PARKING LOT LOCATION	CONDITION	COMMENTS
80	Hill	2	asphalt & paving worn
81	Clark Howell	3	some asphalt cracking
82	Lipscomb	3	some asphalt cracking
83	Public Safety	3	
84	Geology Lab	4	some cracks and wear
86	Geography Geology	3	concrete worn, asphalt cracked, striping is worn
87	Field Street	4	
88	Chemistry	2	asphalt cracked, stripes faded
89	Tate Student Center	4	patch needs restriping
89	Field Street	5	
90	Food Science	4	striping labels are worn
91	Bookstore	4	old stripes not eradicated
92	Bookstore	4	
93	Fine Arts	4	bad asphalt/stripe in cut stripe
94	Baptist Student Union	3	worn striping
96	Baptist Student Union	2	extreme cracking, old stripes not eradicated, new stripes look good
97	Recording for Blind	1	tree in middle of parking lot
98	Recording for Blind	1	trees in middle of parking lot
99	Recording for Blind	3	space labels worn
99	Baptist Student Union	2	worn & cracking, faded stripes
100	Recording for Blind	2	metal structures in lot, steep grade on west drive
101	Recording for Blind	1	old striping not eradicated
102	Morris	4	poor turn around, steep grades, sections of faded striping, shown on map but not existing
103	Brooks	1	asphalt does not exist, stripes extremely worn
104	Gilbert Hall	4	average cracking & wear, striping on parallel spaces worn
105	New College	5	slight cracking, poor drainage, narrow clearance
106	Business Services Annex	4	average spot problems, good stripe track marks in asphalt
107	Thomas Street	3	
108	Thomas Street Art Complex	3	
109	Thomas Street	2	R.R. track in lot, poor asphalt patch work, striping is worn
110	Baldwin	2	rough asphalt, worn stripes, narrow access
111	Baldwin	3	
112	Main Library	3	space labels hard to read, minor cracking
113	Peabody	3	spot problems, striping labels worn west edge of lot, roots in pavement
114	Ramsey Center	3	H/C ramp is in a space - unusable if car were there

The Existing Parking Zones Diagram is currently only available in the Master Plan hard copy; however, the generating cad files are available on the **camplan.uga.edu** network at **\\owl\masterplan**.

5. UGA PARKING POLICIES

5.1 Vehicle Registration

It is the University’s policy to require all persons, with the exception of visitors, that will be parking a vehicle on campus Monday through Friday between 7:00 a.m. and 5:00 p.m. to register that vehicle with Parking Services. Failure to register a vehicle may result in fines for each violation escalating up to the possibility of impoundment of a vehicle if multiple violations are cited. The University allows faculty, staff and employees to register as many four wheel vehicles and one motorcycle. While students may register only four wheel vehicle and one motorcycle. All students, regarded of year, are allowed to register vehicles.

5.2 Parking Permit

The parking facilities on campus are divided into two categories - Peripheral lots and Premium lots. Typically, the Perimeter lots are less convenient than the Premium lots and therefore are less restrictive and have the lower permit fees. Lots are further defined by a letter such as (F) for faculty / staff or (E) for employee which defines the level of permit you must have to park in a particular lot. The term “level” is used because some permits allow the user to park not only in the lots designated with their type of permit but also in lots designated for other types of permits as well. This is illustrated in Table 4 below which shows the type of permit and the lots that permit allows access to.

Table 4 : Permit Hierarchy

Permit Type	Access Allowed to:
<i>Faculty / Staff (F)</i>	F, E, G, P, C
<i>Employee (E)</i>	E, P, C
<i>Perimeter (P)</i>	P,C
<i>Undergraduate, Students, Graduate Students, Housing Students (C)</i>	C
<i>Graduate Students Only (G)</i>	C, G
<i>Housing Students (H)</i>	H, C
<i>Motorcycle (M)</i>	Areas specially designated by signs for motorcycles only
<i>Vendor (V)</i>	Any non-restricted parking space Pick-up or deliver supplies or materials on campus
<i>Courier Decals</i>	

In addition to the primary permits listed above, there also secondary permits. These include handicap permits (which the University does not issue), graduate/resident permits and temporary permits.

5.3 Parking Fees

The parking fees charged vary depending on the permit which is issued. For “F” and “E” type permits fees also vary depending upon whether or not the permit allows you access to both Perimeter and Premium parking locations. Table 5 below lists the range of current parking permit fees.

Table 5 : Parking Permit Fees

Permit Type	Fee
<i>F</i>	\$36.00 - \$190.00
<i>E</i>	\$36.00 - \$170.00
<i>C</i>	\$35.00
<i>G</i>	\$55.00
<i>H</i>	\$55.00
<i>M</i>	\$25.00
<i>V</i>	\$190.00

In addition to these general permit fees, specific fees are identified for locations such as the south campus parking deck, west campus parking deck, and east campus parking deck. Each of these parking facilities has designated users that may be allowed reserved spaces in those facilities.

5.4 Penalties and Appeals

Fines are issued for a number of parking violations and range from \$5.00 up to \$40.00 per violation. Fines that have not been paid or appealed within 10 calendar days are considered to be delinquent. If a fine becomes delinquent for faculty, staff or employees, the citation amount is sent to the payroll department and deducted from that individuals pay. If fines become delinquent for students, their records are flagged and delay of future registration or the issuance of transcripts may occur if outstanding fines are not paid. An appeal process is available to appeal parking violations. The appeals must be made within seven calendar days after receiving the violation. After this time period, the right to appeal is forfeited. Appeals are made in writing and submitted to the faculty / staff appeals committee. Faculty, staff or employees that submit an appeal will be notified of the Board’s decision by Parking Services. Students that submit an appeal have the option of being informed of the Board’s decision by e-mail or U.S. mail.

The parking policies and regulations of the University are made available through the parking guide published by Parking Services and via the Internet.

Date November 1997

Project University of Georgia Physical Master Plan

Subject Existing Recreational Space (figure III A 6.1)

From Hughes, Good, O'Leary & Ryan

To University of Georgia

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Ayers/Saint/Gross

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The purpose of this technical memorandum is to describe the various types of outdoor recreational spaces that are present on the University of Georgia campus.

For many people, athletics are an important part of the college experience, and the University of Georgia has a wide variety of athletic facilities and outdoor spaces.

1. INTERCOLLEGIATE ATHLETICS

Intercollegiate athletics, particularly football, basketball and baseball, are a high-profile element of the culture of the University. Intercollegiate Athletic facilities such as Sanford Stadium, the Coliseum, and Foley Field are important visual icons in the campus landscape. These large structures and the spaces around them are landmarks as well as recreational facilities. Other intercollegiate athletic facilities include the track and tennis center adjacent to Lumpkin Street and a soon to be constructed soccer facility.

2. INTRAMURAL ATHLETICS

Intramural field sports take place near Lake Herrick on South Campus. Soccer, softball, baseball, rugby, Ultimate Frisbee, and flag football and tennis are all played at the Lake Herrick facility.

3. NATURAL RECREATION SPACE

3.1 Lake Herrick Area

The Oconee Forest, located south of Lake Herrick, and Lake Herrick itself are natural areas that are heavily used for recreational purposes. Walking and mountain biking are popular activities on the trails in the forest. A small pond on the southern end of the site is a favorite recreation spot for dogs and their owners. The trail system and it's amenities provide opportunities for exercise, study of plants, and passive recreation such as picnicking. The popularity of the trails has led to erosion and degradation due to overuse. The shore of Lake Herrick includes a beach that is used seasonally by the University community on a pay per use basis.

3.2 People's Park

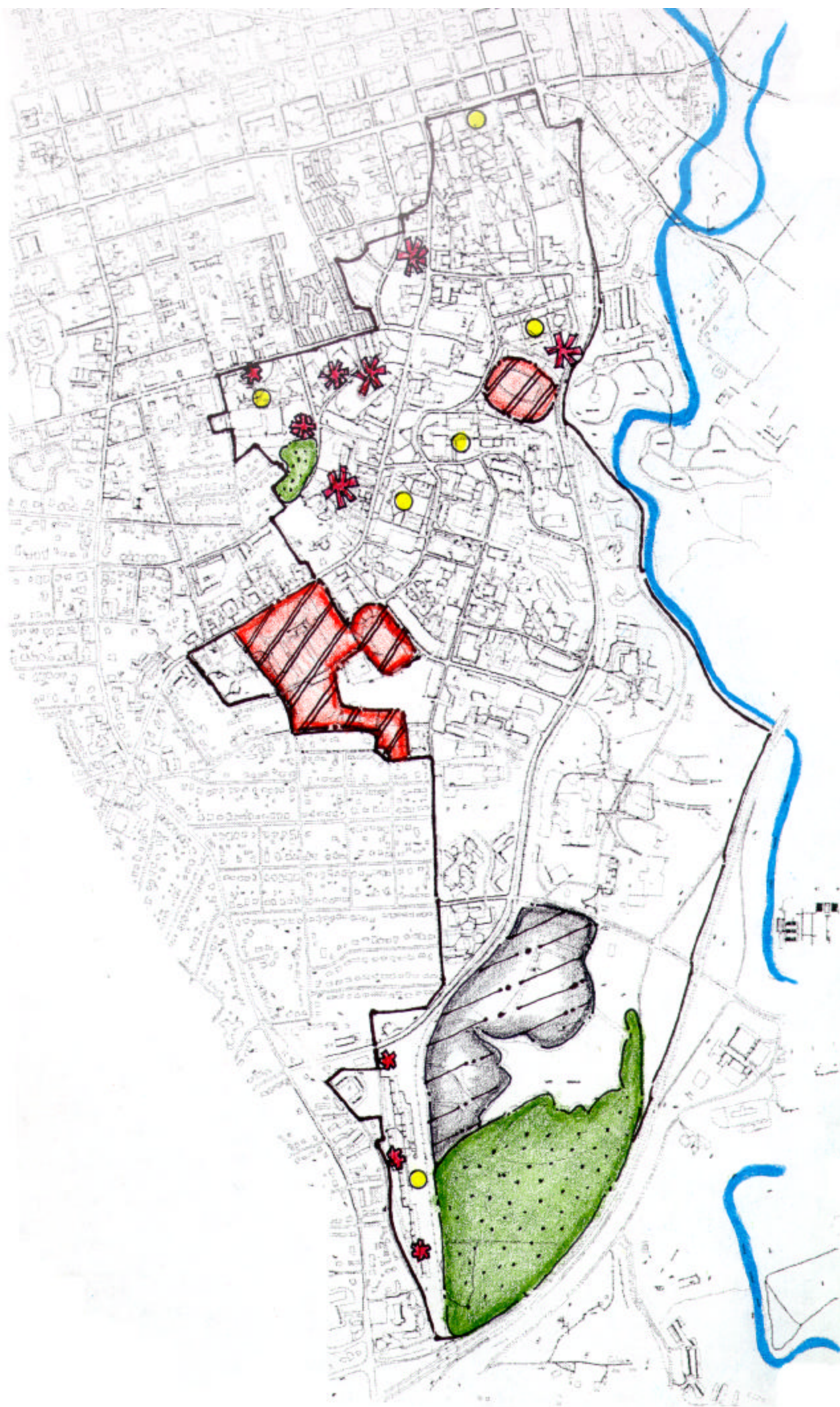
People's Park is a remnant woodland within the West campus that has developed into a passive recreation area.

4. INFORMAL RECREATION SPACE

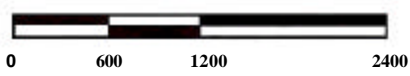
“Informal recreation space” describes spaces that were not constructed for recreational purposes, but are used as recreation areas for activities such as Frisbee, hacky-sack, and sunbathing. Some examples of this type of space are: the North Campus quadrangle, the lawn adjacent to Cedar Street near the Chemistry building, the Myers quadrangle, and the lawn between the Brumby and Russell residence halls known as “Brumby Beach”.

5. DESIGNATED RECREATION SPACE

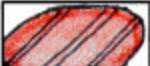




Designated recreation spaces are places such as tennis, basketball, and volleyball courts, swimming pools and picnic areas. This type of facility exists in many locations scattered throughout the campus.



Existing Recreational Space



Legend

-  Intercollegiate Athletic Facility
-  Intramural Athletic Facility
-  Natural Recreation Space
-  Designated Recreation Space
-  Informal Recreation Space

**University of Georgia
Physical Master Plan**

Figure III A 6.1



Date December 12, 1997
Project University of Georgia Physical Master Plan
Subject Utilities, Section III.B.1
From Heery
To Ayers/Saint/Gross

The following is the description of the existing utility conditions at the University of Georgia.

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1 UTILITIES

1.1. Existing Steam Utilities

Most of the main campus is served by the existing steam plant. The only exception is the new East Campus River Road development, across the railroad track, which is heated with individual gas boilers and a small hot water distribution system in the Performing and Visual Arts Center. The central steam plant is primarily fueled by interruptible gas and coal, with fuel oil as standby fuel. Some summer load is provided by steam absorption chillers (see chilled water discussion).

This plant is situated in the center of campus which is now desirable real estate for future growth and development. The use of coal, although economical, is unsightly and is a source of heavy delivery traffic at the center of campus. Currently, there is no EPA air quality problem with the coal burning plant and no regulating difficulty foreseen in the very near future with continuing to burn coal.

The steam supply piping is said to be in good shape and is expected to have considerable life remaining. Condensate return piping, however is in poor condition. Nearly 80% of existing condensate piping needs replacement. The North Campus condensate system is in worse condition than the South Campus. Highest priority is for replacement of 6" condensate from the steam plant to Lumpkin Street. Near that point at Lumpkin Street is a major condensate lift station (5,000 gallon receiver) that is over 55 years old, is beyond the end of its expected life, and needs to be replaced.

The central steam plant has firm capacity of approximately 190,000 to 220,000 lbs/hr of 100 psi steam, depending on which of four boilers are operating. Typically, three boilers operate, with one spare boiler. Three of these boilers are gas with fuel oil standby. One of these boilers is normally rotated as a standby. The fourth boiler is coal fired and operates continuously at 45,000 lbs/hr, except for one month of summer maintenance. The coal-fired boiler is equipped with a bag house and meets current emission criteria. All four boilers are external water tube type.

Standby fuel oil is stored in one of three 600,000 gallon concrete vaults. To prevent overflow and spillage, this vault is never filled over 300,000 gallons and has high level alarms. Fuel oil for emergency generators in the steam plant is kept in a separate, new 4,000 gallon double-walled fiberglass fuel oil storage tank.

Currently, only the central steam plant is metered for interruptible gas, which has a relatively low rate. All other users of gas on campus are metered at a higher rate.

Older pneumatic controls on the gas/oil boilers are approaching obsolescence and will need replacement in the very near future. Two of the steam plant's gas/oil boilers are approaching the end of their life and will need replacement or major work within the next

10 years. The other two boilers are expected to last up to 30 years with periodic repairs and proper upkeep.

The steam plant and distribution system meets current load requirements which have peaked at about 220,000 lbs/hr. Typical winter peaks are lower, at about 190,000 lbs/hr, which leaves a very small margin of spare capacity. The fourth, spare boiler is considered an emergency backup and should not be considered as firm capacity. Significantly large building additions may trigger the need for additional boilers and distribution capacity.

1.2 Existing Chilled Water Utilities

Most, but not all, campus buildings are interconnected to several mini chilled water distribution systems. Six separate chilled water loop systems interconnect from two to 12 separate buildings each.

Although these mini loop systems can be difficult to coordinate during design, and to control, their use has the advantage of avoiding the greater first cost of building a separate central chiller plant. Since loops are kept small, pumping energy is kept to a minimum. Also, this design allows existing buildings, built with individual chillers, to be interconnected and form small central plant loops without purchasing new chillers

Two of the larger systems, North Campus Loop and Science Loop (central south campus) use an unusual “three-pipe” chilled water distribution. The third pipe allows the loop to perform as a “distributed chiller plant.” This allows the efficiencies of multiple buildings being cooled by only a few chillers as with a conventional central chiller plant, but with the chillers located in separate buildings.

These and the remaining two pipe chilled water mini loops are listed below with approximate total chiller capacity in each loop:

North Campus Loop	2,000? Tons
Science Loop (central campus)	2,050+ Tons
South Campus Loop	6,100+ Tons
Vet School Loop	1,200 Tons
East Campus (River Road)	2,550 Tons
West Campus (Brumby & Russell Halls)	770 Tons

The North Campus Loop area has the greatest opportunity for improvement. A number of older buildings in this area are not connected to the loop and have aging chillers. An approximate additional load of 3,000 tons could be added to the North Campus Loop from surrounding buildings not now connected. A large chiller is planned for this area when replacement of existing chillers is warranted.

An additional 2,000 to 3,000 tons is estimated to exist in remaining areas with the potential to create additional loops.

Depending on the individual loop, spare capacity of 0 to 25% is available. Individual building loads are not metered and precise numbers are not available.

Approximately 25 to 30% of chillers are steam absorption including a large 1,300 ton absorption chiller in the South Campus Loop located in the Central Steam Plant. As they reach the end of their life, absorption chillers are being replaced with more efficient, electric centrifugal chillers. Generally most other chillers on campus are new and are in good condition. Existing generators are not being used for peak shaving electric chillers.

Chilled water distribution piping is in very good condition. All underground distribution piping is steel or ductile iron, with only one small PVC pipe at the Vet School.

1.3 Potable and Fire Protection Water Distribution Grid

The water distribution system for the main campus of the University of Georgia supplies both potable and fire protection water. The majority of the system is owned and maintained by Athens/Clarke County. The university maintains a small portion, which they are in the process of turning over to Athens/Clarke County.

The system was originally constructed using cast iron pipe and fittings with lead and oakum joints. Since the late 1960's, system expansions and repairs have been constructed using cement lined ductile iron pipe and fittings. The general condition of the piping in the system is good.

Water supplied to the campus is produced at the Athens/Clarke County Water Treatment Facility. The plant has a permitted capacity of 28 MGD. The plant is generating on a daily basis between 23 and 24 million gallons. By 2001, the plant will be expanded to generate 32 MGD.

The campus annually consumes 1,785 million gallons of water.

1.3.1 Fire Protection Considerations

Gage-Babcock is in the process of evaluating each building relative to fire protection. Its study will be referenced in the master plan documents when completed.

In addition to the buildings' evaluation documentation, Gage-Babcock presently has a proposal to evaluate the site distribution systems based on the required fire protection water flow rates.

1.4 Sanitary Sewer

The main sanitary sewer collection system for the University of Georgia is owned and maintained by Athens/Clarke County. The university owns and maintains the sanitary sewers serving North Campus quadrangle and the recently developed areas of East Campus, including the river crossing.

The North Oconee Plant receives the waste water from the campus. This plant is owned and operated by Athens/Clarke County. Its permitted capacity is 10 MGD. This plant also serves other clients from the Athens area. The county is planning to upgrade the plant by the year 2006. These include eliminating odor and filtration problems.

A pre-treatment system is presently under construction by UGA for the Animal Science Complex. The waste water from this facility exceeds Athens/Clarke County's acceptable limits for BOD and suspended solids.

The campus produces 1.2 MGD of waste water.

The system consists of terra cotta (vitrified clay) and ductile iron pipe on the older sections. Newer sections and repairs made to the older lines used concrete truss pipe for sizes up to 12 inches in diameter. The larger mains are constructed with ductile iron pipe.

There are several issues concerning the sanitary sewer system that will affect future growth. They include the lack of grease traps in the system and future load projections.

Suspended grease in the sanitary effluent from the University is creating problems for the collection/treatment process at the treatment plant.

With the county planning to upgrade the North Oconee Plant, it is very important that the University provide realistic sanitary load projections.

1.5 Gas

The natural gas service for the Main Campus of the University of Georgia is divided into two service areas - North and South Campus. The physical boundary line between the two areas is Sanford Stadium.

Originally the North Campus natural gas distribution was owned, operated, and maintained by the University. The mains were constructed of cast iron pipe, which over time began to leak and were difficult to repair. Approximately two years ago, the system was turned

over to Atlanta Gas Light Company. They undertook a program to replace the cast iron mains with polyethylene pipe. The distribution pressure is approximately 100 psi in some areas and 60 psi in other areas. Meters and regulators are provided at the service entrance to each building.

The South Campus is served by a natural gas system owned by the University. This system is fed from the 100 psi Atlanta Gas Light main through a master meter. At the meter station the pressure is reduced to 12 psi. The site mains and building branch lines operate at this reduced pressure. Regulators are provided at each building to reduce the 12 psi distribution pressure down to 7"-14" water column pressure within the buildings.

Piping materials used in both systems are either black steel or polyethylene. The polyethylene piping is provided with a 14 - 16 gauge tracer wire for utility location purposes. The black steel piping is protected by two types of cathodic protection at various locations throughout the system. The first type is an impressed current system, which induces a low voltage current in the pipe. The other system utilizes sacrificial anodes located adjacent to the pipe.

The boiler plant is provided with an interruptible gas supply. It is provided with a separate meter and regulator located at the boiler plant.

1.6 Existing Electrical Utilities

The University of Georgia electrical distribution system obtains its power supply from Georgia Power Co. through its substation along East Campus Road. Campus electrical demand has been growing almost on a yearly basis, however, not as steadily as had been projected in 1993 during the River Road expansion master plan study.

Following are the overall projected electrical demands for 1993-98 based on a 2% annual growth rate, which were projected with the addition of the River Road campus expansion buildings in 1993. They are shown here as compared to the actual demand: (Numbers in MW, Megawatts)

<u>Fiscal Year</u>	<u>Actual</u>	<u>Projected in 1993</u>
1994	30.5	35.5
1995	32.7	37.02
1996	34.5	39.54
1997	33.9	40.86
1998	32.9(est.)	45.01

Attached please find Exhibit 1 provided by the UGA Operations group, showing a graph of the fiscal year Kw demand loads since 1985.

There are several factors that account for this "turnaround" in electrical demand growth. The UGA plant operations and engineering groups have performed an excellent job in identifying energy saving opportunities such as:

1. Adopting the EPA Green Lights program which emphasizes the retrofit of existing facilities with energy efficient light fixtures. Lighting demand loads on any given building could be as much as 30-35% of total load, therefore a savings in this area represents a significant savings overall.
2. Utilization of night setbacks when buildings are unoccupied.
3. Another significant factor has been the institution of effective chilled water loop controls which have optimized the production and distribution of chilled water throughout the facility.
4. Some of the newer buildings such as Performing Arts, are more active after hours, therefore their impact on the overall demand is less noticeable.

Most of the above factors account for the sharp decline in the projected rate of growth until 1996, and they did represent a significant savings. During late 1996 and 1997 a reduction of load was experienced. This reduction is accounted for by the disconnection of the River Road circuit feeder number 10, carrying approximately 2 Megawatts or 2.3 MVA. This circuit has been powered directly from the Georgia Power system since the latter part of 1996, diverting it from passing through the UGA campus power substation. It is therefore, separately metered and is not included within the UGA substation load. The University negotiated a contract with Georgia Power under the MLM (Multiple Load

Management Center) concept which allows UGA to separately power this load and at the same time maintain the current RTP (Real Time Pricing) rates being enjoyed by the rest of the facility, now applicable to this load as well.

To meet current and future distribution line expansion, the University has added five additional 12.47 KV underground distribution circuits since 1993, and is currently in the process of adding five (5) more circuits as follows 2 for the South campus, 2 for the North campus and 1 redundant circuit.

Georgia Power will need to expand this substation by the addition of a third 22.5 MVA transformer in the near future. This expansion is expected to serve the load growth needs of the campus throughout the next 10-15 years.

There are currently several buildings under construction, or recently completed, such as Sanford Hall Business School, South Law School, and the North Campus Parking Deck, slated for completion in 1998. Stegeman Hall was demolished, and in its place, a large classroom building is being planned. There are various other buildings in the planning, design and construction stages.

Longer-range demand growth will likely require the addition of a second campus substation.

The following utility diagrams are currently only available in the Master Plan hard copy.

Existing Steam Utilities

Existing Chilled Water Utilities

Existing Potable Water Utilities

Existing Natural Gas Utilities

Existing Sanitary Utilities

Existing Electrical Utilities

However, the generating cad files are available on the **camplan.uga.edu** network:

\\owl\masterplan

Date December 12, 1997
Project University of Georgia Physical Master Plan
Subject Stormwater, Section III.B.2
From Heery
To Ayers/Saint/Gross

The following is a description of the existing stormwater conditions at the University of Georgia.

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1. Stormwater

The stormwater from the main campus of the University of Georgia is collected in four major drainage basins.

The easternmost basin contains the North Campus quadrangle and the Milledge Hall / Payne Hall quadrangle. This basin discharges stormwater directly into the north fork of the Oconee River.

The Tanyard Creek drainage basin covers the eastern half of the North Campus and a large part of the Central Campus. Tanyard Creek also drains a portion of the City of Athens from Milledge Avenue east to the Main Campus.

The southeastern basin encompasses the South Campus and the recently developed East Campus. The stormwater flows into an unnamed creek. This basin includes portions of the City of Athens as far west as the intersection of Lumpkin Street, Milledge Avenue, and Circle.

The southernmost basin includes the remaining areas of the South Campus. Stormwater in this basin flows into Lake Herrick. Lake Herrick provides minimal stormwater detention.

The stormwater collection system consists of underground piped sewer system in highly developed areas, and drainage swales and pipe culverts in lightly developed areas of the campus. The storm sewer system along the streets is owned and maintained by Athens/Clarke County. The system within the campus is maintained by the University.

The condition and capacity of the system varies with the location and age. The Main Campus storm sewers are old, and in certain sections, are at or above design capacity. Where new buildings have been added, the sewers in the immediate area have been upgraded or replaced. Recently developed portions of East Campus have a completely new stormwater infrastructure.

Presently the University does not have a comprehensive stormwater management plan, nor does it provide for individual or regional detention of stormwater. All future projects that increase stormwater runoff will be required by Athens/Clarke County to detain additional water in a stormwater management facility.

The Existing Stormwater Utilities Diagram is currently only available in the Master Plan hard copy; however, the generating cad files are available on the **camplan.uga.edu** network at **\\owl\masterplan**.

Date December 12, 1997
 Project University of Georgia Physical Master Plan
 Subject Existing Communications Utilities, Section III.B.3
 From Heery
 To Ayers/Saint/Gross

The following is a description of the existing communications utilities at the University of Georgia.

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1. EXISTING COMMUNICATIONS UTILITIES

1.1 Voice:

The existing campus-wide voice communications system consists of shared communications ductbanks intended for voice, data, and video distribution. For voice services, there are five campus communications hubs with AT&T Definity Generic 2, PBX switches. The major hubs are at the Boyd Graduate Studies Building and at Peabody Hall- Jackson Street. There are additional switch hubs at Chicopee, East Campus, and at Rivers Crossing Bldg.-College Station Road. Following are tabulations of the switch hubs and the campus areas they serve:

<u>Hub/SW. Location</u>	<u>Areas Served</u>
Boyd Graduate Studies Bldg.	South Campus buildings
Peabody Hall	North Campus buildings
Chicopee Bldg.	Physical Plant building
Ramsey Center	East Campus buildings
Rivers Crossing Bldg.	College Station Road Area

BellSouth serves UGA through two major Trunk line facilities. One serves the Boyd Hub, its major Trunk line is copper based; however, recently BellSouth added a fiber optics link at that same location. This fiber optics line is currently dedicated to modem services for UNCS, the computer center. The second major Trunk line currently serves the Peabody Hall Hub. This line is entirely fiber optics based. Off these hubs, distribution is via copper cabling to all buildings in the associated areas as described in the above table.

All hubs are interconnected to each other via fiber optics through the campus communications ductbank system.

Currently, buildings are provided with a main communications room where voice, data, and video cabling enters and is then distributed to dedicated service shelves and throughout the facility.

1.2 Data Distribution:

The main center and origination point of the UGA data network is at the Boyd Graduate Studies Building at the UGA Computer Center. Distribution is via broadband coaxial copper cabling in underground ductbanks, where space is shared with voice and video

cabling. Internal distribution throughout the various buildings is via Ethernet or Token Ring Networks. The current mix consists of about 95% Ethernet and 5% Token Ring.

1.3 Video Distribution:

The main distribution and origination point of the UGA video services is located at the Physics and Journalism Complex. There are three main source inputs into the system—satellite, regular broadcast, and locally generated programming. The cabling distribution is via coaxial broadband sharing underground ductbank space with voice and data systems. The system is distributed to end users via traditional, tree-structure connected cabling.

The Existing Communications Utilities Diagram is currently only available in the Master Plan hard copy; however, the generating cad files are available on the **camplan.uga.edu** network at **\\owl\masterplan**.

Date 7/24/98
Project University of Georgia Physical Master Plan
Subject Regulatory Issues (Section III C 1)
From Ayers / Saint / Gross
To University of Georgia

The purpose of this memo is to address the regulatory issues applicable to UGA property and to identify the authorities involved.

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1. Zoning / Land Use Requirements

The Campus of the University of Georgia is state owned property and is under the sole jurisdiction and regulation of the State of Georgia. Any questions regarding regulatory issues, zoning or land-use requirements should be directed to the Office of the Vice President for Business and Finance.

2. Adjacent Properties

The campus is surrounded by many different land uses. The commercial district of downtown Athens creates the northern edge of campus. The properties adjacent to campus on the western edge are mostly single or multi-family residential. The land use adjacent to the southern boundary of main campus is primarily industrial. To the east is a mix of commercial, residential, and parks / open space.

3. ADA Compliance

All University buildings and site improvements are to be compliant with Title II of the Americans with Disabilities Act.

4. Stormwater Regulation

Stormwater regulation is delegated to the County by the State.

Date November 1997

Project University of Georgia Physical Master Plan

Subject Existing Natural Resources (figure III.C.2.1)

From Hughes, Good, O'Leary & Ryan

To University of Georgia

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The purpose of this memorandum is to describe the natural resources present on the University of Georgia campus. The understanding of natural resources is essential to responsible planning efforts and the development of sustainable landscapes.

1. NATURAL RESOURCES

1.1 Lakes, Rivers and Streams

As described in detail in figure III.A.1.1.c, the rivers and streams on the University of Georgia campus are currently in a poor environmental condition and the University community does not interact with them on a regular basis. The few lakes on the Main Campus are small and are used for minor recreational purposes.

1.2 100 Year Floodplain

The 100 year floodplain, as documented from Federal Emergency Management Agency Flood Insurance Maps, lies primarily along the Oconee River. Some tributary creeks to the Oconee are within the floodplain, but with the exception of some parking lots, these areas are undeveloped.

1.3 Springs

There is a spring on the west side of the Thorton Brothers Paper Company on Spring Street. This spring is the original water source for the city of Athens.

1.4 Unique Geological Features

The University has a great deal of rock near the ground's surface. The rock shows itself in the form of gneiss rock outcrops located near the entrance to the Butts-Mehre building and at the northwest corner of East Campus Road and Carlton Street.

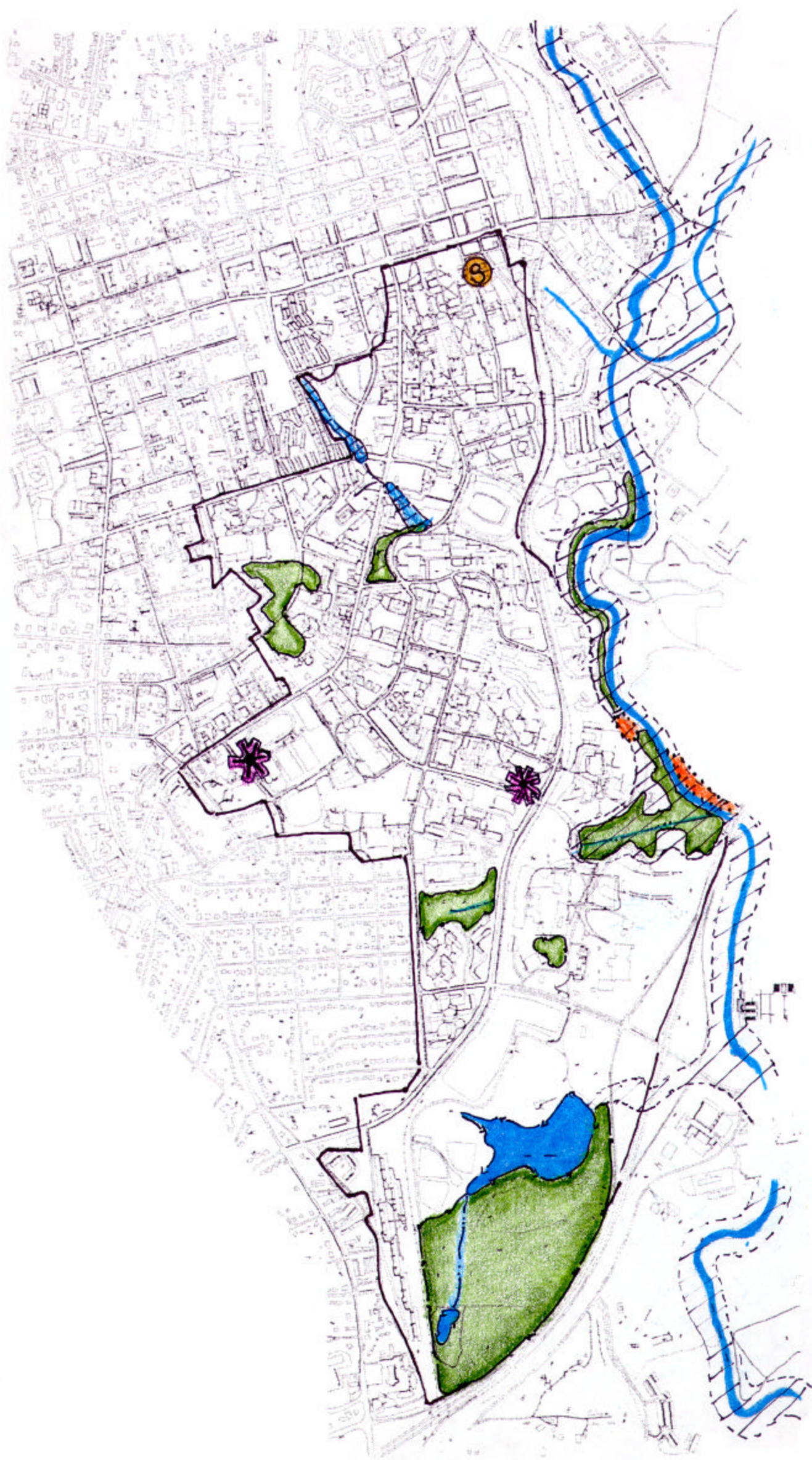
1.5 Animal Habitat

Animal habitat on the main campus of the University of Georgia consists of small patches of woodland. These areas are suitable for habitation by animals such as squirrels, opossums, raccoons, blue jays, chickadees, sparrows, some migratory birds, and other small mammals and birds adapted to edge conditions.

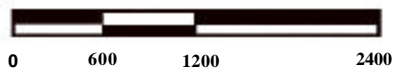
There are no known populations of endangered plants or animals on the main campus.

1.6 Potential Wetlands





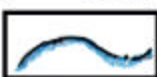


The main campus of the University contains only a small area of wetlands, as documented from the United States Department of the Interior National Wetlands Inventory. The potential wetlands are confined to an area on East campus adjacent to the Oconee River.



Existing Natural Resources



Legend

- | | | | |
|---|---------------------------|--|----------------------------|
|  | Potential Wetlands |  | Unique Geological Features |
|  | Lakes & Ponds |  | Important Animal Habitat |
|  | Rivers & Streams | | |
|  | Springs | | |
|  | Floodplain & Bottom Lands | | |

**University of Georgia
Physical Master Plan**

Figure III C 2.1



Date November 1997

Project University of Georgia Physical Master Plan

Subject Existing Hazardous Environmental Conditions (figure III C2.2)

From Hughes, Good, O'Leary & Ryan

To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross

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The purpose of this technical memorandum is to describe the hazardous environmental conditions that exist on or near the main campus of the University of Georgia.

The term "hazardous environmental conditions", as discussed in this section, does not imply that there is an immediate threat from the conditions described. Rather, the sites described are an inventory of conditions that should be considered carefully if future development is called for in the locations indicated.

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Information for this section was provided to the master planning team by the University of Georgia Department of Public Safety.

1. SITE DESCRIPTIONS (see maps for locations indicated by letters)

1.1 Will Hunter Road Property

Landscape Architecture

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1.1.1 'A' Hazardous Waste Storage and Treatment Facility

Hazardous materials are collected and consolidated in this area and some treatment is done on site. Some low level radioactive animal carcasses are buried on this site.

1.1.2 'B' Capped Municipal Landfill

This landfill, located across the road from UGA's Will Hunter Road property, is capped and is not UGA property.

Traffic Engineering

LRE Engineering

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1.2 Near State Botanical Garden

1.2.1 'C' Hazardous Waste Burial site

This site consists of approximately two acres. One acre contains chemical waste and one acre contains radioactive waste. The edge of the plume of contamination from this site is near a creek and may require a remediation plan in the future.

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1.2.2 'D' Cemeteries

There are several cemeteries located near the UGA campus. A study to determine whether or not these cemeteries contain hazardous materials should be done if development is proposed near them.

1.3 Agricultural Areas

Agricultural areas often contain storage sites for pesticides and fertilizer. These materials may pose an environmental risk if not handled properly, they also pose a security risk because of the possibility that these chemicals could be turned into explosives.

1.3.1 'E' (typical) Farm Pond Runoff

Farm ponds associated with livestock must be monitored for hazardous conditions. The swine farm located east of the State Botanical Garden is the only UGA site mentioned that may be a cause for concern.

1.3.2 'F' Inert Landfills

By definition, these landfills contain materials whose leachate does not pose an environmental threat. However, their locations are noted because of the possibility that the materials would have to be relocated if development were to occur on these sites.

1.4 Chicopee Complex

1.4.1 Paint Shed and Air Conditioning Shop

The existing paint shed '**G**' has been designated by the state Environmental Protection Division as a Solid Waste Management Unit and is managed as such by the University. Although there is not an environmental hazard present, the old paint shed '**H**' (which is now a parking lot) is also designated as a Solid Waste Management Unit by the EPD and the University manages it as such.

The Air Conditioning Shop at the Chicopee Complex manages chlorofluorocarbons (cfc) which may pose an environmental hazard if handled improperly.

1.5 Old Physical Plant Site - Cedar Street 'I'

1.5.1 Dump Truck Wash Site, Heating Plant, Fuel Oil Bunker, Fertilizer and Pesticide Storage

Dump Truck Wash Site - Water from this area has to be diverted to the sanitary sewer rather than being allowed to run into the storm water system.

Heating Plant - coal piles pose a fire hazard as well as a potential environmental risk from storm water runoff.

Fuel Oil Bunker - Located behind Hardeman Hall

Fertilizer and Pesticide Storage - Storage area is open during the day and secured at night

1.6 Riverbend Road - Vehicle and Bus Maintenance Areas

This area contains underground fuel storage tanks that must comply with EPD rules and regulations.

1.7 On Campus Chemical Storage

Various chemicals are stored on the University campus at the following locations: Central Research Storage at Whitehall and the Central Distributing area at the Chemistry Building loading dock. Pre-built chemical storage units are located at: Chemistry, Food Service, Veterinary Medicine, Pharmacy School, and Biological Sciences.

1.8 Off Campus Hazardous Sites

The Old Chevron Station, located at the northeast corner of Baxter Street and Church Street, has a corrective action plan in place to remediate leaking underground storage tanks. The plume is currently moving away from the campus and does not pose a threat to the environmental safety of the University.

The Existing Hazardous Environmental Conditions Diagram is currently only available in the Master Plan hard copy.

Date November 1997

Project University of Georgia Physical Master Plan

Subject Protection and Restoration of Historic and Natural Sites (figure III C2.3)

From Hughes, Good, O'Leary & Ryan

To University of Georgia

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As described in Section IA of this document, the University of Campus has a rich history as one of the nation's oldest centers of higher education. Because of the history of the place and its location adjacent to the Oconee River, reason exists to protect existing historic and natural resources and where needed restore these sites.

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1. HISTORIC SITES

There are a number of historic sites related to the landscape and grounds of the University of Georgia. The most obvious historic landscape is the North Campus quadrangle. This area represents the original character of the University and is a modern icon of the campus. Continuous efforts should be made to protect and restore the landscape of the quadrangle. The protection and restoration should include a long term plan for planting shade trees to replace to existing trees as they mature and die and a plan to maintain and repair the iron fence and arch that are the campus' northern boundary.

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The Founders' Garden, the grounds adjacent to Bishop House, the landscape designed by Thomas Church for the Georgia Center, and the Myers quadrangle are other examples of landscapes worthy of careful preservation.

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Restoration of demolished historic landscapes is more difficult than preservation of existing landscapes. Careful research into the original design intent and the evolution of the use of a site is required to determine whether or not a landscape is worthy of restoration. The same care should be taken to develop an accurate plan for restoration. Examples of landscape features that may be worthy of restoration are the amphitheater that was located on South Campus and Civil War era cannon bunkers/berms that were once in place on the campus. Another historic site is "Herty Field" which was located on the site that is currently a parking lot west of the North Campus quadrangle. Herty Field was an open space that was the original football field. This site provides an excellent opportunity to restore a historic landscape.

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2. NATURAL RESOURCES

Waterways are the natural resource in greatest need of protection. Like all places, the University of Georgia campus is part of a larger region that is dependent on local water supplies. Prevention of siltation and other forms of water pollution should be priority for the University. Restoration and protection of enough stream bank habitat to create successful corridors for wildlife should also be a primary focus of future development.

As described in Sections III A 1.1e and III C 2.1, the woodlands on the campus are places that serve as research and recreation areas as well as wildlife habitat. These few remaining areas should be protected at all costs and restored whenever possible.