

Date 8/20/98
Project University of Georgia Physical Master Plan
Subject Preliminary Physical Master Plan / Alternative Concepts (Template Section V)
From Ayers / Saint / Gross
To University of Georgia

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The objective of this section is to explore concept alternatives for the campus plan which meet future programmatic requirements identified in Section IV and address the goals and issues identified in Sections II-A and II-B.

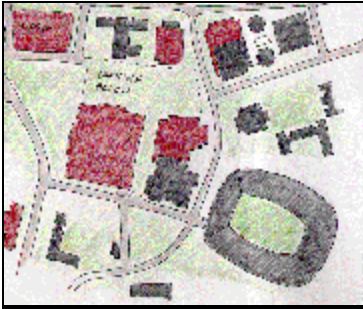
1. Exploration of Concept Alternatives

The extensive study and observation of the University of Georgia's existing campus conditions served to showcase the positive attributes of campus and made clear the needs and challenges faced by the University. This understanding of UGA's strengths and weaknesses fueled the discussions of alternatives for the Physical Master Plan that could both embrace the positive characteristics of the campus and propose creative and yet practical solutions to the negative elements of the campus. The major challenges the University has to face are products of two major elements: the absence of a comprehensive open space system, and the lack of a built environment with clear and consistent design characteristics.

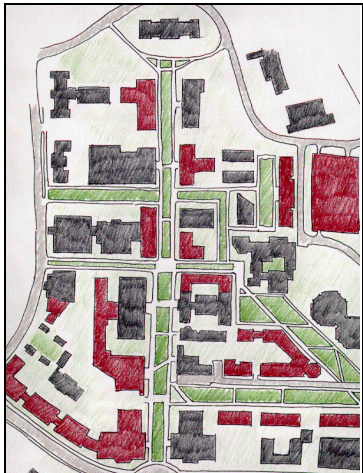
For each major precinct of campus, different alternatives of building placement and open space were explored. Figure V 1 shows examples of design options explored for the Central, East and South Campus areas. The design process was complemented by ongoing meetings with campus officials, faculty, staff and students to discuss their concerns and desires for each area. Athens Clarke County officials worked in close cooperation with the Master Planning Team, particularly in discussions of traffic issues such as in the development of the Lumpkin Street improvement / realignment. As different schemes evolved for each area, the desired objectives for the designs remained constant. Each scheme was based on the interconnectivity of open space, pedestrian comfort and a logical and ordered system of building sites.

2. Selection of Preliminary Physical Master Plan

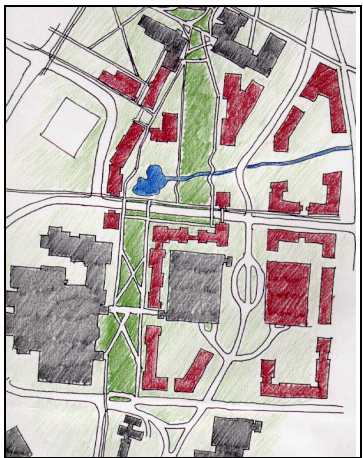
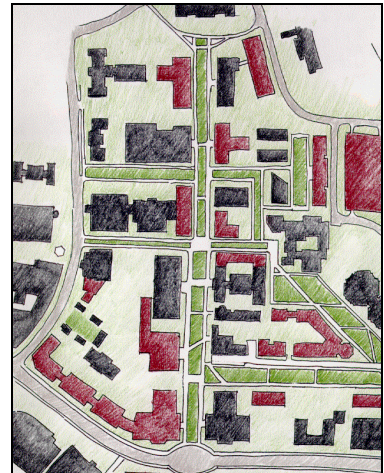
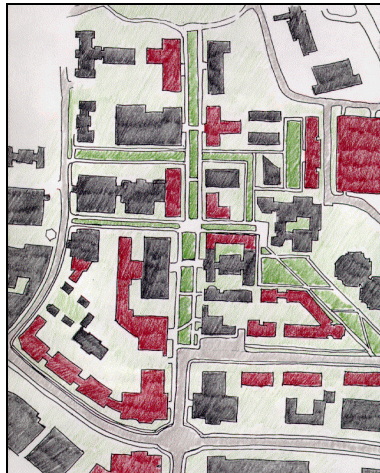
After the flood of options and dust of ideas settled, a Preliminary Master Plan Scheme (Figure V 2) was selected. From this plan, proposed building square footages, beds provided by proposed housing and parking spaces represented by the proposed plan were calculated. These findings were weighed against national standards to see if provisions were being made in the design for the University's current needs and future growth (see Figure V4).



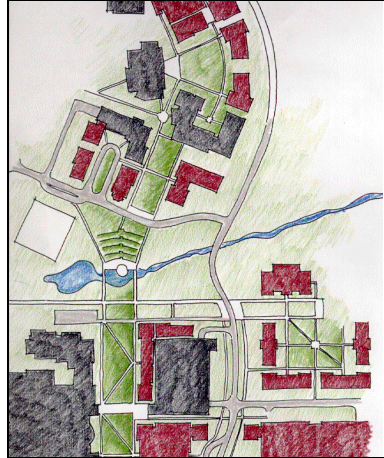
CENTRAL CAMPUS



SOUTH CAMPUS



EAST CAMPUS

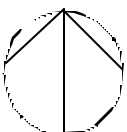


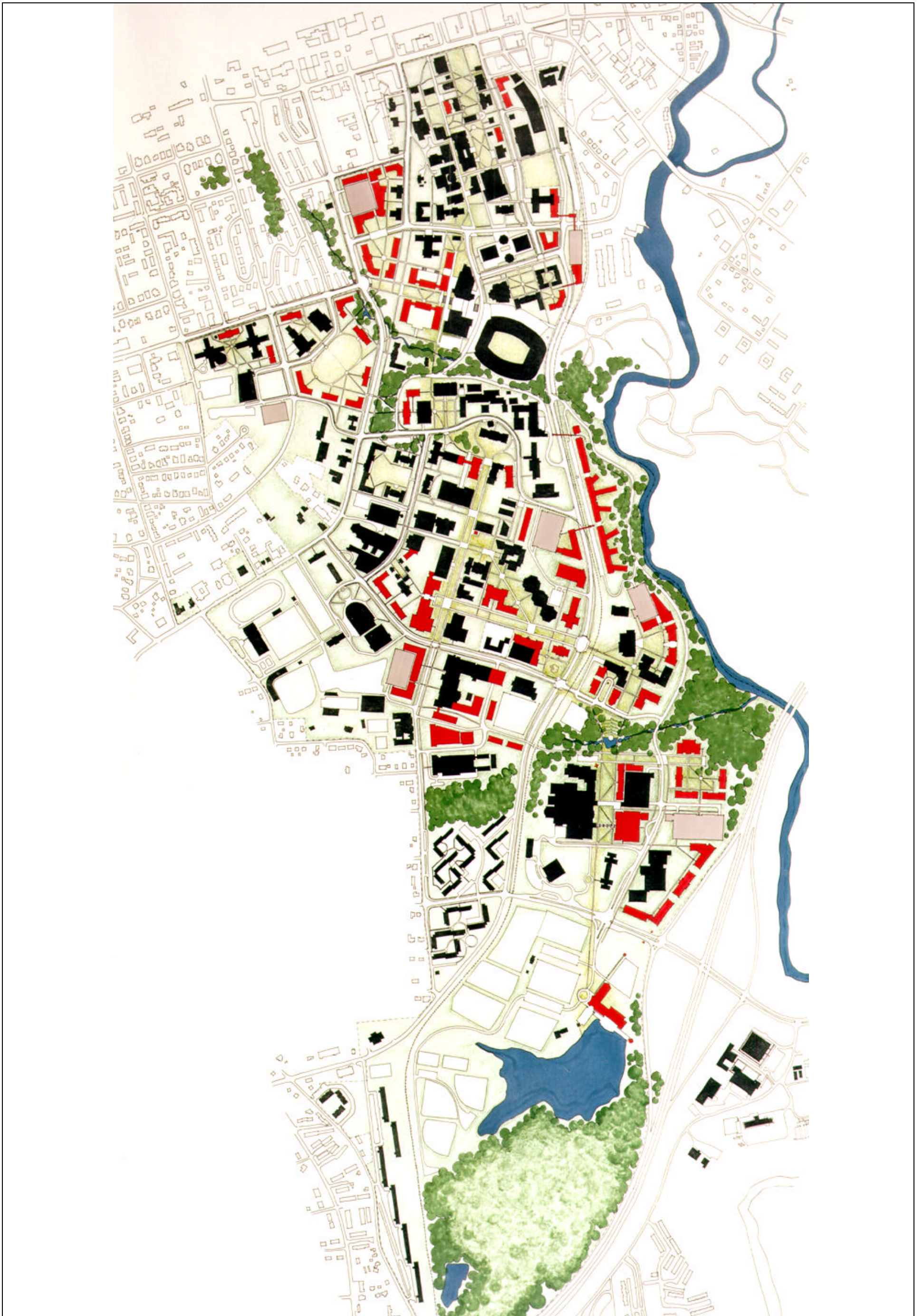
7/22/98
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Alternative Concepts

**The University of Georgia
Physical Master Plan**

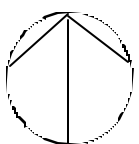
Figure V 1





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Legend

- Existing Buildings
- Proposed Buildings
- Proposed Parking Decks

Preliminary Master Plan

**The University of Georgia
Physical Master Plan**

Figure V 2

	A. EXISTING FACILITIES FOR ENROLLMENT OF 29,400 STUDENTS ¹	B. FACILITIES REQUIRED BY NATIONAL STANDARDS FOR ENROLLMENT OF 29,400 STUDENTS ¹	C. FACILITIES REQUIRED BY NATIONAL STANDARDS FOR ENROLLMENT OF 32,500 STUDENTS	D. FACILITIES REQUIRED BY NATIONAL STANDARDS FOR ENROLLMENT OF 35,000 STUDENTS
MAIN CAMPUS FACILITIES <i>without Residential Life and Parking Decks</i>	7,659,367 GSF	8,737,104 GSF ²	9,502,501 GSF ³	10,037,363 GSF ²
RESIDENTIAL LIFE FACILITIES	2,404,850 GSF 5,950 BEDS	4,879,850 GSF ³ 8,000 BEDS ⁴	5,374,850 GSF ³ 9,500 BEDS ⁴	5,704,850 GSF ³ 11,900 BEDS ⁴
PARKING				
Decks	1,167,900 GSF 4,202 SPACES	NA	NA	NA
Surface Parking	11,308 SPACES	NA	NA	NA
Total Spaces	15,510 SPACES	15,510 SPACES	17,300 SPACES	18,700 SPACES
TOTAL FACILITIES GSF	10,952,245 GSF	NA	NA	NA

NOTES

- Gross Square Feet = (GSF)
 - Area totals do not incorporate the existing building deficiency factor developed / detailed in the UGA 1996 Building Condition Survey.
1. 29,400 Students represents the Fall 1996 enrollment. This enrollment was established as the baseline for the Space Analysis prepared by Paulien Associates
 2. Area requirements from Paulien Associate's July 16, 1998 draft of template section iv, future campus requirements
 3. The calculations for residential life include area requirements from Paulien Associate's July 16, 1998 draft of template section IV, Future Campus Requirements for the approximate number of beds and facilities (dining halls, study/lounges, etc.) required to supply enough housing for all freshmen and sophomores to live on campus.
 4. Beds required based on University Plan to house Freshmen and Sophomores in on-campus residential life facilities

1/25/99

University of Georgia Space Requirements for Main Campus

**The University of Georgia
Physical Master Plan**

Figure V 4

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1. Precinct Studies

A more detailed look at the Preliminary Plan was possible through a series of precinct studies. Summaries of these studies are represented in Figures V5a-g. The campus was divided into six major areas: North, Central, South, West, Lower West, and Lower South and East Campus. Each major area of campus was studied individually to test the compatibility of its programmatic components. Reviewing the proposed plan at this scale facilitated the study of important adjacencies and the distribution of certain elements in an area.

One important factor to the success of the proposed plan would be the distribution of periphery parking decks. The removal of surface parking on the interior of campus provided the area needed to incorporate a significant open space system and future proposed building sites. A more detailed study provided a way to ensure that the decks on the periphery of a campus precinct would be adequate to serve that area.

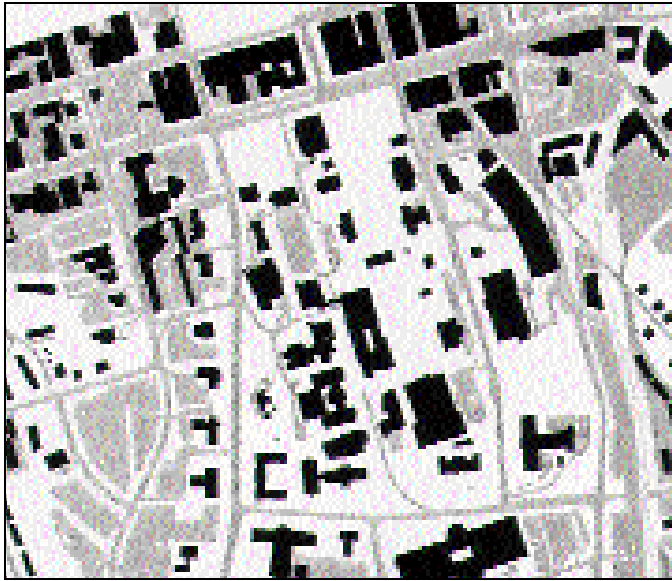
North Campus is used as an example throughout the plan for the balance of building density to open space. The separation of each district or precinct from the whole facilitated the study of building density provided in the proposed plan and the comparison of the precincts to the scale and character of North Campus.

Care also needed to be taken in the placement of housing so that it was grouped in such a way as to encourage a sense of community and at the same time provide a fair distribution of those communities throughout the Main Campus area.

The completion of these studies brings the process one step closer to the development of a final proposed Physical Master Plan.

N O R T H C A M P U S

Space and Parking Allocation Diagram



EXISTING

Buildings:	1,841,354	gross square feet
	964,450	net assignable sf
Parking:	3,064	spaces
Housing:	146	beds



PROPOSED

Buildings:	2,684,508	gross square feet
	1,276,552	net assignable sf
Parking:	3,058	spaces
Housing:	176*	beds

(Net assignable totals do not include parking decks).



N O R T H C A M P U S T O T A L S

Buildings

existing to remain:	1,808,908 gsf
	942,819 nsf
new:	800,600 gsf
	333,733 nsf
total:	2,684,508 gsf
	1,276,552 nsf

Parking

existing to remain:	1,987	spaces
new:	1,071	spaces
total:	3,058	spaces

Housing

existing to remain:	146	beds
new:	30	beds
total:	176*	beds

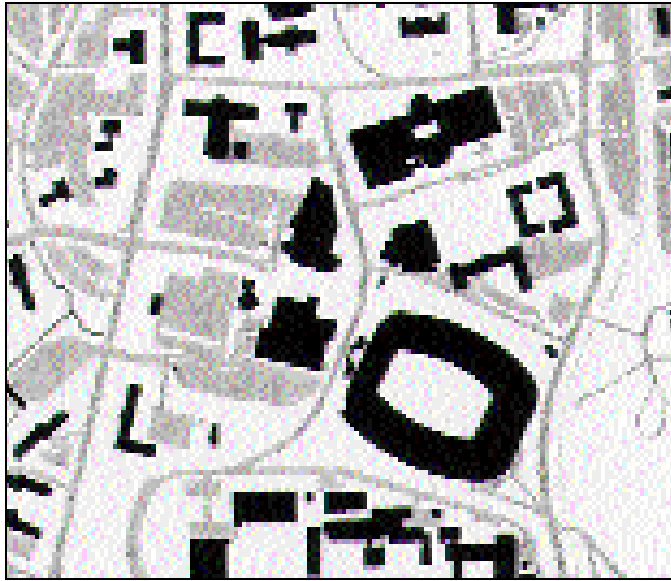
*(after renovations by year 2007) total:

132 beds

Figure V5a

CENTRAL CAMPUS

Space and Parking Allocation Diagram



EXISTING

Buildings:	856,245	gross square feet
	570,830	net assignable sf
Parking:	1,426	spaces
Housing:	516	beds



PROPOSED

Buildings:	1,961,458	gross square feet
	1,114,365	net assignable sf
Parking:	1,045	spaces
Housing:	828*	beds

(Net assignable totals do not include parking decks).



CENTRAL CAMPUS TOTALS

Buildings

existing to remain:	960,258 gsf
	543,535 nsf
new:	1,001,200 gsf
	570,830 nsf
total:	1,961,458 gsf
	1,114,365 nsf

Parking

existing to remain:	349 spaces
new:	696 spaces
total:	1,045 spaces

Housing

existing to remain:	516 beds
new:	312 beds
total:	828 beds

*(after renovations by
year 2007) total:

738 beds

Figure V5b

S O U T H C A M P U S

Space and Parking Allocation Diagram



EXISTING

Buildings:	2,805,929	gross square feet
	1,712,860	net assignable sf
Parking:	2,729	spaces
Housing:	8,45	beds



PROPOSED

Buildings:	5,401,867	gross square feet
	2,953,485	net assignable sf
Parking:	3,761	spaces
Housing:	2,945*	beds

(Net assignable totals do not include parking decks).



S O U T H C A M P U S T O T A L S

Buildings

existing to remain:	2,571,467 gsf
	1,556,552 nsf
new:	2,830,400 gsf
	1,396,933 nsf
total:	5,401,867 gsf
	2,953,485 nsf

Parking

existing to remain:	1,661 spaces
new:	2,100 spaces
total:	3,761 spaces

Housing

existing to remain:	845 beds
new:	2,100 beds
total:	2,945 beds

*(after renovations by year 2007) total: 2,748 beds

Figure V5c

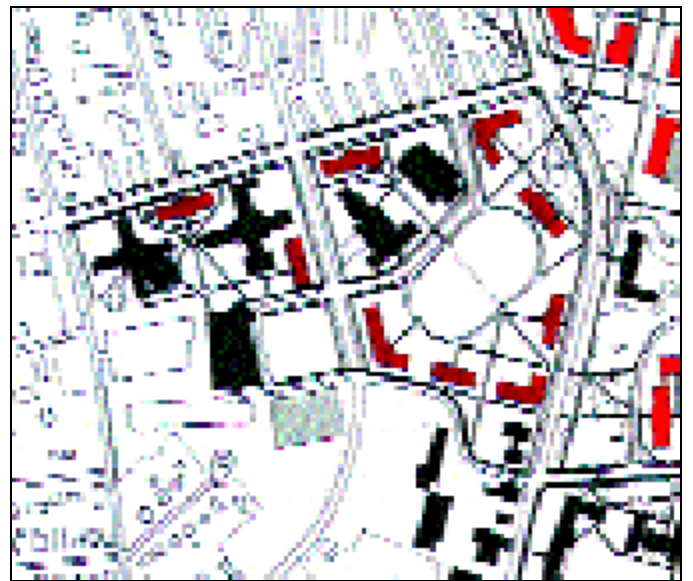
WEST CAMPUS

Space and Parking Allocation Diagram



EXISTING

Buildings:	1,109,885	gross square feet
	582,164	net assignable sf
Parking:	2,470	spaces
Housing:	4,243	beds



PROPOSED

Buildings:	1,595,707	gross square feet
	762,045	net assignable sf
Parking:	2,340	spaces
Housing:	*4,525	beds

(Net assignable totals do not include parking decks).



WEST CAMPUS TOTALS

Buildings

existing to remain:	944,107 gsf
	471,645 nsf
new:	651,600 gsf
	290,400 nsf
total:	1,595,707 gsf
	762,045 nsf

Parking

existing to remain:	1,723 spaces
new:	617 spaces
total:	2,340 spaces

Housing

existing to remain:	3,436 beds
new:	1,089 beds
total:	4,525 beds

*(after renovations by year 2007) total:

4,525 beds

Figure V5d

LOWER SOUTH AND EAST

Space and Parking Allocation Diagram



EXISTING

Buildings: 1,736,544 gross square feet
964,450 net assignable sf

Parking: 4,153 spaces

Housing: 195 (Married Housing Units)



PROPOSED

Buildings: 4,334,314 gross square feet
2,279,963 net assignable sf

Parking: 2,336 spaces

Housing: *1,491 beds

(Net assignable totals do not include parking decks).



LOWER SOUTH AND EAST CAMPUS TOTALS

Buildings

existing to remain: 1,684,814 gsf
929,963 nsf

new: 2,649,500 gsf
1,350,000 nsf

total: 4,334,314 gsf
2,279,963 nsf

Parking

existing to remain: 552 spaces

new: 1,784 spaces

total: 2,336 spaces

Housing

existing to remain: 195 beds
(Married Housing Units)

new: 1,296 beds

total: 1,491 beds

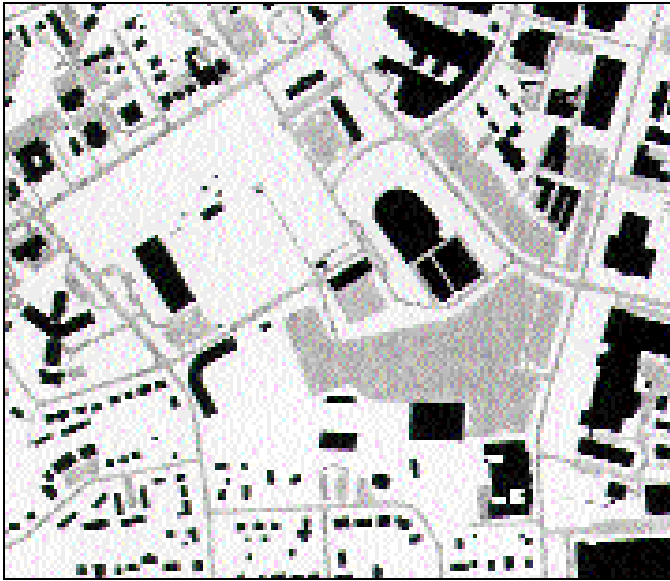
*(after renovations by
year 2007) total:
(assumes one bed per MH unit)

*1,491 beds

Figure V5f

LOWER WEST CAMPUS

Space and Parking Allocation Diagram



EXISTING

Buildings:	416,404	gross square feet
	277,603	net assignable sf
Parking:	1,668	spaces
Housing:	227	beds



PROPOSED

Buildings:	976,004	gross square feet
	417,336	net assignable sf
Parking:	1,985	spaces
Housing:	227*	beds

(Net assignable totals do not include parking decks).



LOWER WEST CAMPUS TOTALS

Buildings

existing to remain:	416,404 gsf
	277,603 nsf
new:	559,600 gsf
	139,733 nsf
total:	976,004 gsf
	417,336 nsf

Parking

existing to remain:	985 spaces
new:	1,000 spaces
total:	1,985 spaces

Housing

existing to remain:	227
new:	0
total:	227

*(after renovations by year 2007) total: 227

Figure V5e

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After taking a closer look at the campus through precinct studies, a step back to look at the overall cohesiveness of the design is beneficial to see if the overall objectives of the plan were maintained. The cornerstone of the proposed design was to provide a simultaneous increase of both open / green-space and building density. The removal of surface parking from the interior of campus would be the key vehicle to making this happen.

1. Review of Proposed Plan Objectives and Attributes

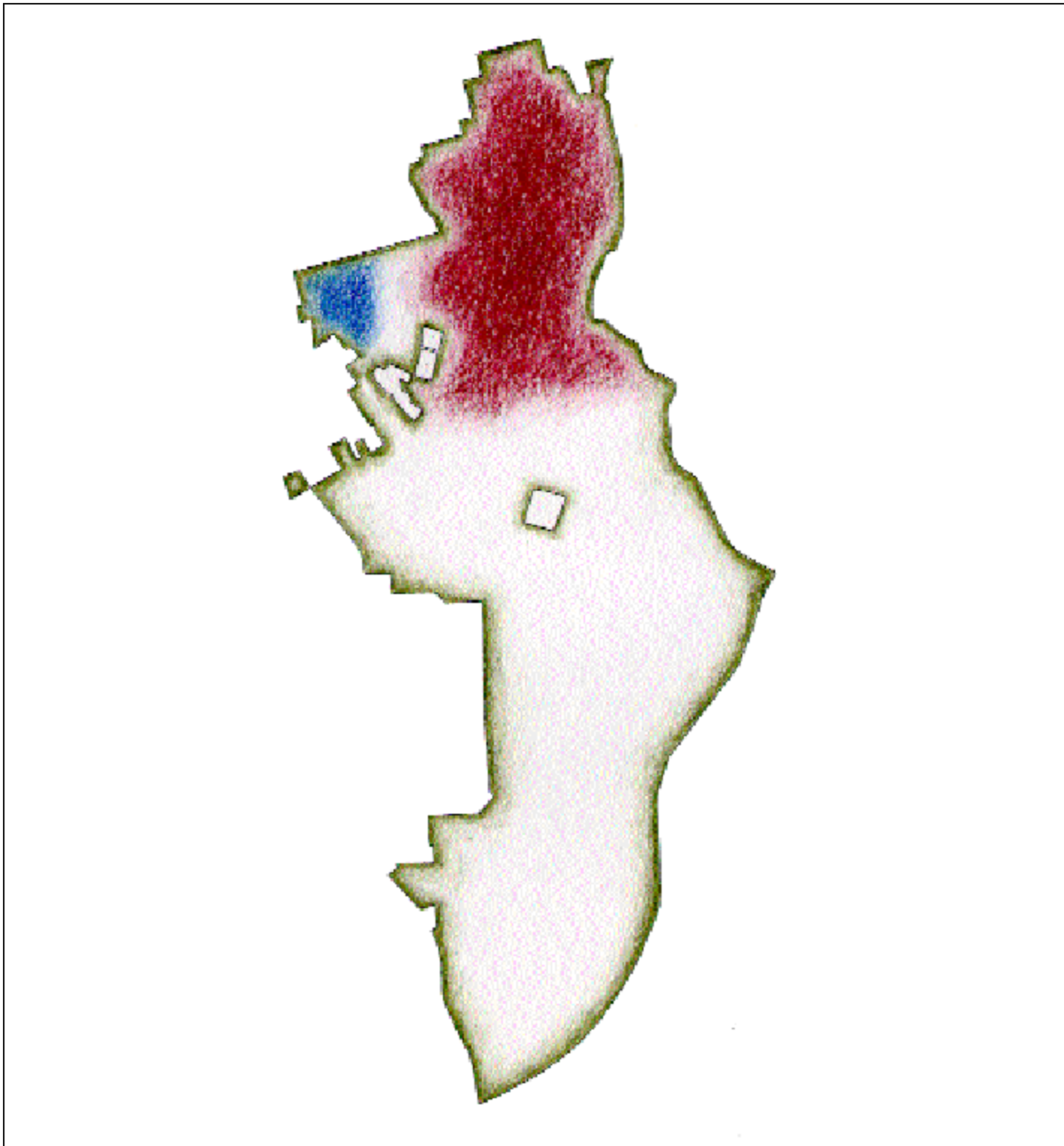
1.1 Parking

If the current ratio of parking to the number of students were maintained, when enrollment reached 32,500 students there would need to be 18,700 parking spaces available on the main campus. This is roughly 150 acres of surface parking. The four existing decks take up about 27 acres of that surface parking and the proposed eight decks would swallow up approximately 100 more acres of surface lots, leaving only 22 acres of surface parking left. The footprint of both existing and proposed decks would occupy about 22 acres (see Figure V 6).

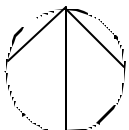
The main campus of the University of Georgia occupies approximately 600 acres. With 150 acres of surface parking needed, 22 acres taken up in the footprint of decks, and 22 acres of surface parking left, that leaves 106 acres free for open space and new building sites. The use of decks over surface parking could salvage over one sixth of the campus land back from asphalt.

1.2 Existing / Proposed Diagrams




Figures V 7a and V 7b provide a diagrammatic visual review of existing versus proposed open space, building density, parking, and campus transportation circulation routes. The dramatic campus-wide differences between the existing and proposed diagrams become evident at such a small scale.



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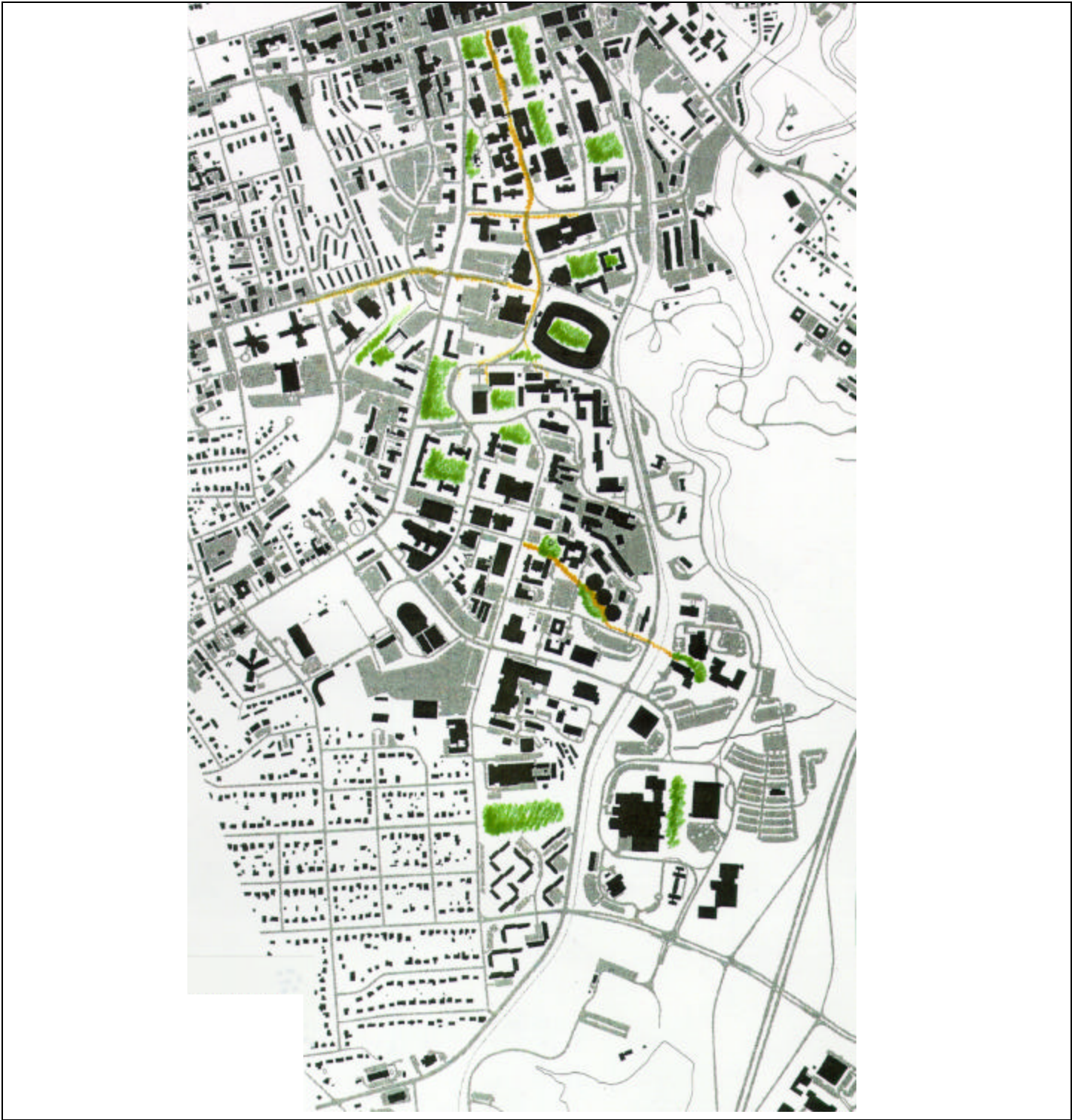
Legend

-  Area needed for 18,700 parking spaces in decks (22 acres)
-  Area needed for 18,700 spaces in surface parking (150 acres)
-  Main Campus Area (600 acres)

Surface Parking VS Decks

**The University of Georgia
Physical Master Plan**

Figure V 6

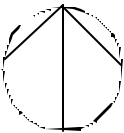


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**Preliminary Master Plan
Existing Open Space Diagram**

**The University of Georgia
Physical Master Plan**

Figure V7a1



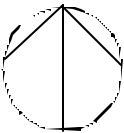


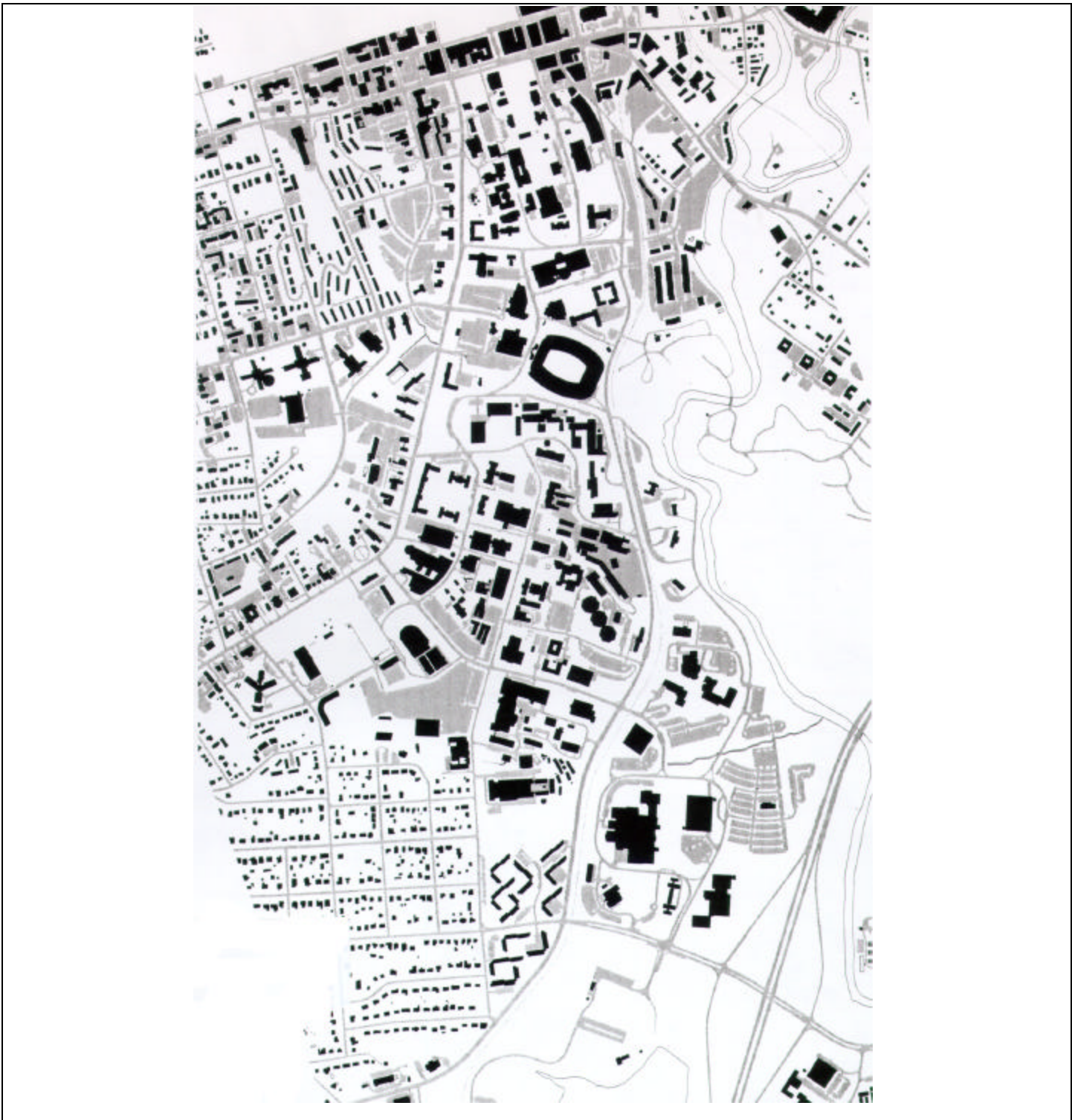
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**Preliminary Master Plan
Proposed Open Space Diagram**

**The University of Georgia
Physical Master Plan**

Figure V7a2



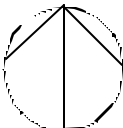


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**Preliminary Master Plan
Existing Building Diagram**

**The University of Georgia
Physical Master Plan**

Figure V7a3



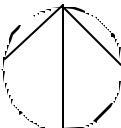


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**Preliminary Master Plan
Proposed Building Diagram**

**The University of Georgia
Physical Master Plan**

Figure V7a4



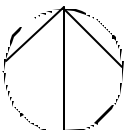


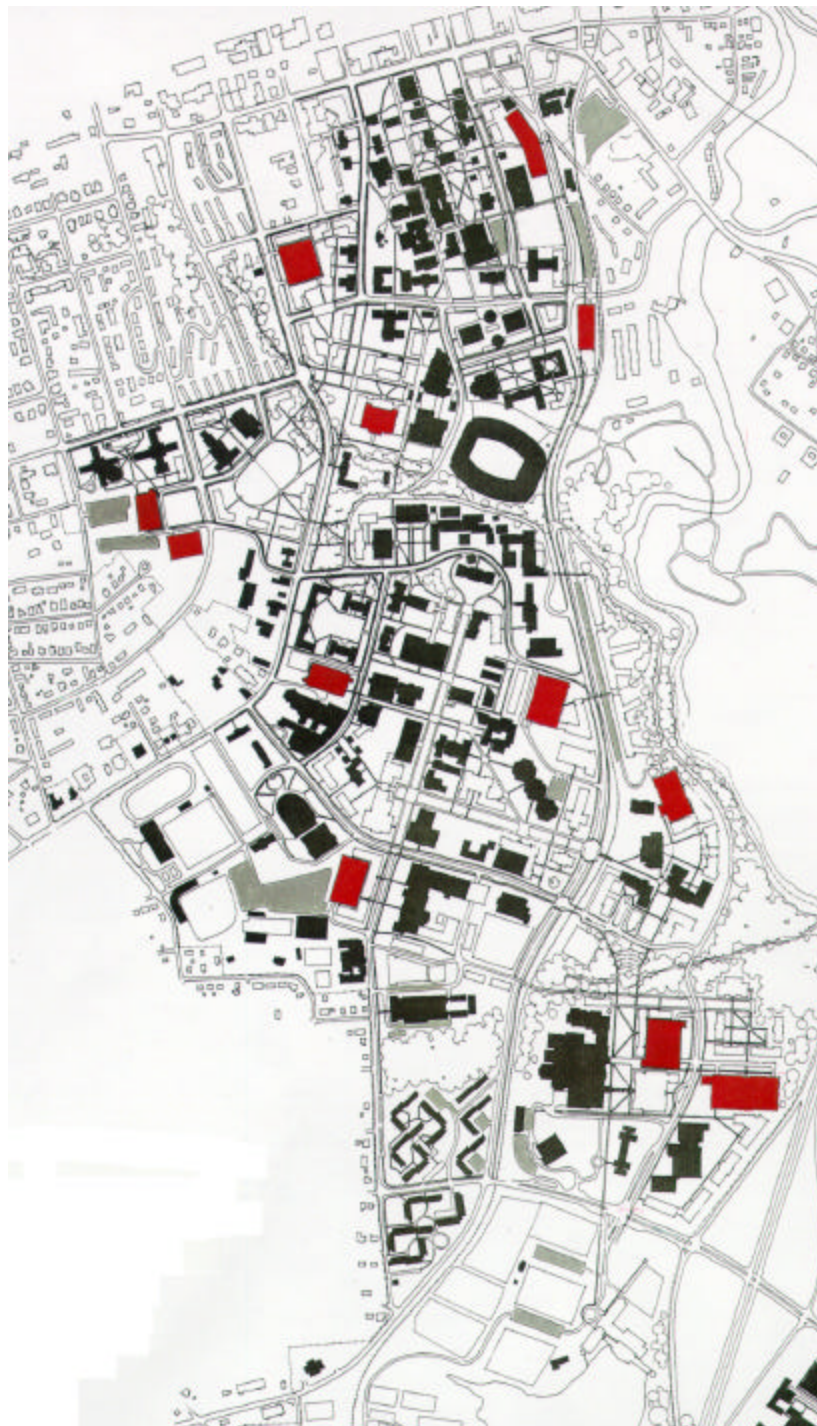
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Preliminary Master Plan Existing Parking Diagram

The University of Georgia
Physical Master Plan

Figure V7b1



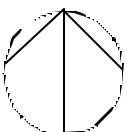


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Preliminary Master Plan Proposed Parking Diagram

The University of Georgia
Physical Master Plan

Figure V7b2



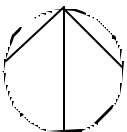


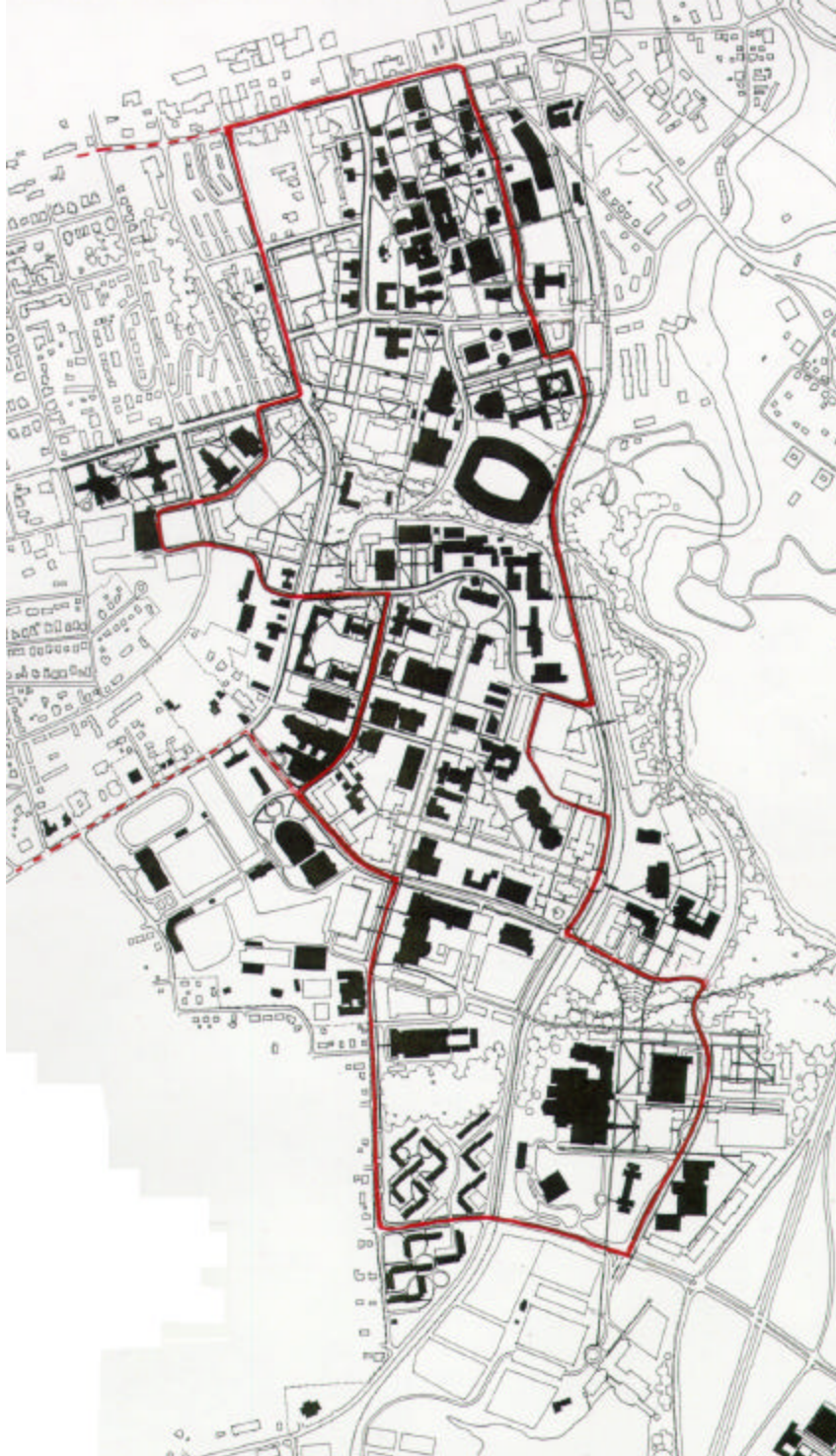
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Preliminary Master Plan Existing Bus Route Diagram

**The University of Georgia
Physical Master Plan**

Figure V7b3





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5/5/98

Preliminary Master Plan Proposed Bus Route Diagram

The University of Georgia
Physical Master Plan

Figure V7b4

