



ALBANY STATE UNIVERSITY 2018 MASTER PLAN

In collaboration with Green Door Advisors

AUGUST 2009

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2018 Master Plan Introduction

01



Broad St

Ogelthorpe Blvd

Jefferson St

Highland Av

Ogelthorpe Blvd

Radium Springs Rd

INTRODUCTION & HISTORY

Albany State University (ASU) is a 4-year bachelor and master degree granting university that is part of the University of Georgia system. ASU has a broad liberal arts based curriculum, and it is known for strong programs in education, nursing, the fine arts, and criminal justice. While ASU is currently home to 4,953 headcount students, the 2018 Master Plan describes a vision for expansion that will support an ASU campus that will grow to 6,800 students over the next decade. The Plan envisions new connections to the river and a landscape design for the Lower Campus that honors its role as the campus' historic, original core, while allowing the removal of existing program uses from buildings within the flood plain. Proposed expansion of the existing Library and Dining Hall, student life uses will consolidate and expand along the east-west axis of the Ridge. Finally, a new academic and residential core is created on the Upper Campus land, with living/ learning centers, an identifiable visitor gateway, and the Ray Charles Arts Center framed around a dynamic central open space.

Founded in 1903 as the Albany Bible and Manual Training Institute, ASU is one of 103 institutions (and one of three public 4-year institutions in Georgia) that have been designated as Historically Black Colleges and Universities, a federal designation that is a source of great pride and prestige for the university. The original campus that existed prior to the 1994 flood was entirely contained on bottom land within the flood plain east of the levee along the Flint River and west of the ridge of high ground along Radium Springs Road. With the exception of the library, all of the university's academic and housing facilities were within the 50-year floodplain which flooded during the 1994 flood.

Albany and Albany State have long been defined by their location along the banks of the Flint River – a source of both prosperity and destruction. Albany's location straddling the river has meant that periodic floods have been an important part of the city's history. These flood events, notably in 1925, 1929, 1966, and 1994, caused significant damage. The 1994 storm caused floodwaters to crest at 44.3 feet (24.3 feet above flood stage), displaced 22,000 people and damaged 6,500 buildings—including the buildings on the ASU campus. Campus efforts since the 1994 flood have focused on relocating uses to higher ground.

A significant element of the 1995 Flood Recovery Plan was the expansion of the campus eastward across Radium Springs Road, with the goal of removing the remaining buildings in the floodplain at the completion of their current lifecycle. In the 1996-97 period, ASU built three new student housing buildings and a dining hall along the ridge on the west side of Radium Springs Road. The University purchased a large area of land east of Radium Springs Road in an area known as the "sand dunes" and started building this new section of campus, beginning with the ACAD and HPER buildings, completed in 1997.



VISION AND GOALS 02

The analysis and design alternatives allowed members of the campus community to contribute to the design concept and provide feedback.

PHILOSOPHY

Albany State University, a historically black institution in Southwest Georgia, has been a catalyst for change in the region from its inception as the Albany Bible and Manual Training Institute to its designation as a university. Founded in 1903 to educate African American youths, the University proudly continues to fulfill its historic mission while also serving the educational needs of an increasingly diverse student population.

A progressive institution, Albany State University seeks to foster the growth and development of the region, state and nation through teaching, research, creative expression and public service. Through its collaborative efforts, the University responds to the needs of all its constituents and offers educational programs and service to improve the quality of life in Southwest Georgia.

The primary mission of Albany State University is to educate students to become outstanding contributors to society. Offering Bachelor's, Master's and Education Specialist degrees and a variety of non-degree educational programs, the University emphasizes the liberal arts as the foundation for all learning by exposing students to the humanities, fine arts, social sciences and the sciences. Global learning is fostered through a broad-based curriculum, diverse University activities and the expanding use of technology.

Institutional Mission and Strategic Plan

Albany State is presently requesting modification of its mission statement to align with the University System of Georgia strategic initiatives and new strategic plan. The following is a summary of Albany State University's current Mission Statement and Strategic Plan.

Albany State University's current Mission Statement and Strategic Plan (2006-2011) identified the following core values, goals, and strategies:

Albany State University, a public HBCU, will be recognized as a preeminent institution of higher education in the University System of Georgia and in the Southeastern United States.

ASU CORE VALUES

Diversity

We embrace diversity in our student body, faculty, staff and in the curriculum of the University.

Learning Communities

We believe that learning communities create a collegiate environment in which individuals achieve their full academic potential and personal development.

Quality Learning, Teaching, Research and Service

We value quality learning, teaching, research and service as cornerstones of our University experience.

University Culture

We promote integrity, shared governance and open communication as hallmarks of this University's culture.

Accountability

We are committed to good stewardship of the academic, human, physical and fiscal resources of the University.

ASU GOALS AND STRATEGIES

Strengthen the Historic Mission

Strengthen the historic mission and role of the University while proactively serving the diverse educational needs of the region and state.

Advance Southwest Georgia

Use the University's intellectual resources to advance the educational, economic, social, and cultural opportunities of the citizens of Southwest Georgia.

Build a Stronger University Community

Build a stronger University community by increasing customer satisfaction, improving human resource development and enhancing organizational capacity.

Provide State of the Art Technology

Provide and maintain state of the art technology infrastructure that supports the University's mission and goals. Components of the Technology Infrastructure include: Instructional Support, Student/Staff Services, Administrative Services, Distance/On-line Learning, Business Processes, Training Support, and Internal/External Communication.



FIGURE 2, 3. CAMPUS COMMUNITY MEMBERS EXPLORED OPTIONS FOR SITING NEW PROGRAM USES DURING AN INTERACTIVE WORK SESSION.

Master Planning Process

On October 7, 2008, a “kick-off” meeting was held with over sixty members of the ASU community and the City of Albany to initiate the master planning process. Through this meeting and a subsequent series of interviews with faculty, staff, students, alumni, and local officials, Sasaki Associates, Inc. became familiar with the challenges that face the campus, the choices that will need to be made about the physical campus, and the opportunities that exist for ASU to develop academic programs and a campus master plan that meets its needs for the 21st century. The feedback generated through the “kick-off” meeting and interviews revealed a number of recurrent themes and priorities related to the physical campus and space needs, history and preservation, student life issues including housing, academics and administration, and the need to create connections to the river, the University System of Georgia, and downtown Albany.

On December 3, 2008, a summary analysis of goals, existing campus conditions, space needs, market assessment, and opportunities surrounding the future Ray Charles Arts Center and connections to downtown Albany were presented at a university work session. The space needs analysis was presented based on future growth projections resulting in target enrollments of 6,800 and 10,000 headcount.

Two work sessions in the winter and spring of 2009 explored options for the physical master plan. Framework concept alternatives as well as a detailed analysis of siting strategies and cost options for the Ray Charles Arts Center were explored at an interactive charrette work session on January 22, 2009. On March 31, 2009, master plan alternatives were discussed and a preferred direction was selected. Based on feedback from the Master Plan Committee, the final plan was refined and developed over the subsequent months.

MASTER PLAN GOALS

Through the master planning process, the following goals and priority actions were established to guide the 2018 plan:

Goal #1	Complete transition of the campus out of the flood plain
Recommended Action:	Develop a program to accommodate both existing uses and future expansion on an Upper Campus with a coherent sense of place.
Goal #2	Enhance welcoming character of the campus
Recommended Action:	Clarify campus entries, wayfinding, and improve landscape and internal circulation.
Goal #3	Frame the historic campus
Recommended Action:	Create an historic quadrangle that embraces the gravesites and the historic buildings to remain including Daisy Brown Hall, Orene Hall, President's House, and the Caroline Hall Chimney.
Goal #4	Celebrate the arts through the location of the Ray Charles Center
Recommended Action:	Provide a prominent location for the Ray Charles Arts Center that accommodates the arts program.
Goal #5	Advance ASU's academic reputation and reinforce its role as the Albany region's 4-year university.
Recommended Action:	Embrace diversity and broaden academic program offerings
Goal #6	Enhance ASU's physical presence within the greater Albany community
Recommended Action:	Engage with ADICA and Downtown Albany to establish a downtown presence.



Existing Conditions 03



FIGURE 4. A CROWDED FACULTY OFFICE IN ACAD.
FIGURE 5. HOLLEY HALL ON LOWER CAMPUS.

FIGURE 6. EXISTING CAMPUS

SITE CHARACTERISTICS

ASU is situated on a 206-acre campus across the Flint River from downtown Albany. The compact campus is bordered by Oglethorpe Boulevard to the north, the Flint River to the west, and Sands Road to the east. Radium Springs Road bisects the campus and curves to form the southern boundary of the campus. The University is located in the southeastern quadrant of the City of Albany in a low-lying area that is not densely built up. Surrounding land uses include commercial and retail to the north and east along Oglethorpe Boulevard, residential to the south, and the Flint River on the western boundary. Immediately east of the campus is a large area of vacant land commonly referred to as the “sand dunes.”

A distinctive natural feature of the ASU campus is its adjacency to the Flint River. The campus was originally developed on a narrow stretch of land running north-south along the Flint River, forming today’s Lower Campus. The entire Lower Campus is contained in a valley and sited within the river’s 50-year floodplain. Following earlier planning efforts and decisions to migrate the campus out of the floodplain, new development formed on higher ground along the Ridge and in a new Upper Campus configuration, forming three distinct zones to the campus.

The Lower Campus is distinguished by a historic quad, smaller buildings, mowed lawns, and lush, plentiful shade trees, which combine to create an intimate sense of place at a pedestrian-friendly scale. The narrow Ridge zone between the Lower Campus and Radium Springs Road acts as a zone of transition between the old and new sections of campus. The Upper Campus, to date, is home to two academic buildings with large footprints. Between these buildings, a large open space is formed with small trees planted along a central formal axis that provide less enclosure and relief from the hot sun than the Lower Campus zone. Although they are not yet mature, the trees lining the semi-circular University Drive will create a green canopy and sense of distinction to the easternmost extent of the campus.

Building Use And Condition

ASU has thirty major campus buildings that are currently in use. ASU’s academic, administrative, and student services buildings are all organized along a central spine which extends east-west from the Flint River, and are concentrated within a ¼ mile radius (approximately a five-minute walk) from the core. Residential housing is located on the Ridge, at the southern and northern perimeter of this radius; the student services and library are at the core; and the classroom facilities are evenly distributed along the east-west and north-south axes. Playing fields are largely concentrated at the edges in the floodplain, with the exception of two new athletic facilities: the HPER building and the new Albany Municipal Coliseum football stadium. Administrative offices are centrally located, and operations facilities are located at the periphery.



FIGURE 8, 9. THE CENTRAL QUAD BETWEEN ACAD AND HPER IS FREQUENTLY VACANT, AND ONLY AT CAPACITY DURING LARGE EVENTS.
FIGURE 7. (ABOVE) LARGE-CANOPY, MATURE TREES ON LOWER CAMPUS PROVIDE SHADED GATHERING SPACES

Thirteen campus buildings are sited in the 110 acres west of Radium Springs Road and within the 100-year flood plain. Most of these buildings experienced extensive damage during the 1994 flood, and both the 1995 Campus Master Plan and the 1998 Campus Master Plan Update have recommended demolition of non-historic buildings in the flood plain. Under this criterion, three historic campus buildings—Orene Hall, Daisy Brown Hall, and the President’s House—remain intact within the flood plain, as well as the Caroline Hall chimney and gravesite. Sanford Gymnasium, a non-historic building in the floodplain, is intended to remain for use as a locker room and recreation pavilion for intramural playing fields on the Lower Campus. Nine buildings in the flood plain are scheduled for demolition, including: three dormitories (Andrews Hall, Gibson Hall, and Wiley Hall), four academic buildings (Hartnett Classroom, Holley Hall, Peace Business, and Simmons Classroom), the Plant Operations building, and Reese Student Union.

West of Radium Spring Road, ten buildings on the Ridge and five structures on the Upper Campus were recently constructed and are in excellent condition. Buildings on the Ridge include the Student Services uses (Dining Hall and Pendergrast Library), the Telecommunications Building, and seven dormitories (East Hall, North Hall, South Hall and Halls 1, 2, 3, and 4). Upper Campus currently includes a range of uses, from the new Academic Building (ACAD) to recreational uses at the Albany Municipal Coliseum and the Health, Physical Education & Recreation Building (HPER), as well as the Central Energy Plant and Early Learning Center.

Open Space and Pedestrian Circulation

ASU’s campus has a rich and diverse outdoor realm with fields, lawns, quads, plazas, courtyards, a morning glory conservation area, and proximity to the river. Yet, there are many natural assets that have not been fully capitalized on, and key open spaces that need strengthening.

Existing buildings and large-canopied trees define small-scale spaces on the historic Lower Campus, creating a comfortable, inviting atmosphere for gathering, relaxing and studying. The Flint River, however, is not clearly connected to campus, either visually or physically. Open spaces on the Upper Campus are of a larger scale, and are not as clearly defined by either vegetation or buildings. A vast, paved quad has been placed between the ACAD and HPER buildings, and planted with a linear path of small crepe myrtle trees through the center that do little to offer shade and shelter from the warm southern climate.

The newer campus zones—the Ridge and Upper Campus—are linked to the historic Lower Campus by a pedestrian underpass beneath Radium Springs Road. The underpass provides safe passage separated from traffic, and serves as an important public space linking the old and new along the developing east-west spine.



FIGURE 10. FLOODING INUNDATED THE ASU CAMPUS IN 1994.



FIGURE 11. THE FLINT RIVER'S NATURAL EDGE ADJACENT TO ASU'S LOWER CAMPUS

Storm Water Management

While proximity to the Flint River contributes positively to the campus' sense of identity, it also presents challenges regarding flooding and storm water management, issues that have consistently plagued the university. The western edge of campus is separated from the Flint River by a levee; however, following devastating flooding in 1994, it was determined that the top elevation of the levee falls shy of 100 year flood requirements. Additionally, the growing campus lacks a comprehensive storm water management strategy that can mitigate deficiencies in the storm water outfalls through the levee.

Natural Amenities

At the northeast corner of campus, an area has been designated as a protected Pickerings Morning Glory Restoration Area. Boardwalks and a wooden gazebo invite the members of the ASU community to visit the area without disturbing the sandy soil habitat of this species.

In spite of its history of destructive flooding, the Flint River is a significant natural amenity to the ASU campus. Whereas the west side of the river has seen significant investment to improve pedestrian access to the river's edge, the Flint is inaccessible from the ASU campus. In part, this is due to the levy that is intended to project the lower campus from future floods, which also acts as a physical and visual barrier to the river.

Vehicular Circulation and Parking

The ASU campus has two primary campus gateways—north at College Drive and Oglethorpe Boulevard and south at South University Drive and Radium Springs Road—however, both entries lack clarity for visitors. The north entry is accessible only to eastbound traffic on Oglethorpe. Vehicles using this entrance cannot access the Daisy Brown Hall (the President’s Office) or the ACAD Building, two frequent visitor destinations.



FIGURE 12. THE NORTHERN ASU CAMPUS GATEWAY AT OGLETHORPE BOULEVARD.

Economic Context of the Albany Metropolitan Area

The City of Albany is an economic center in southwest Georgia and is home to several post secondary educational institutions—ASU, Darton College, and Albany Technical College—as well as a regional airport, civilian marine base, healthcare system, and several manufacturing companies. Despite this aggregation of industry and institutions of higher learning, Albany is a relatively low income community and located within a region that has seen limited economic, job, and residential growth over recent years. ASU, with over 650 employees, 4,000 students and an annual budget of approximately \$60 million, acts as a critical driver of economic activity within the region. Yet ASU remains relatively isolated from the heart of Albany physically and economically. Despite the promise and proximity, connections from the University to downtown have not been realized. Similarly, while development on the western side of the Flint River has begun to embrace the River, ASU and other east side development have not yet followed. A market assessment was undertaken by Green Door Advisors in order to situate ASU within the larger economic and social context, and explore potential opportunities to establish connections between the campus and the community, building on some of the recommendations already set forth by Albany Tomorrow.

Based on the market assessment, there is an opportunity to meet an untapped and growing demand for quality multi-family rental product that would fill both student and general resident needs. This demand could be met proximate to the University, east of the Flint River at some of the currently vacant parcels in and around ASU, or may be appropriate for developments located in Downtown Albany, or the Harlem District. In addition to this residential demand, there is moderate demand to support new convenience and university population-oriented retail to serve ASU and the surrounding community. As supplement to market demand, the retail and commercial development can serve to help define the ASU gateway along Oglethorpe and enhance the visibility of ASU and connections to the broader community.

Demographic Trends

Similar to many urban areas across the nation, population within Albany's downtown, and the immediate area around ASU, is experiencing a decline. The area immediately around ASU and the Flint River has the highest concentration of young households in the county, and over the next five years this area is expected to continue to lose population while the household composition increases in affluence and age.

Employment and Economic Impacts

Aside from the concentration of education-related employment in Albany, the county's main industries are driven by manufacturing, trade, transportation, and other services. As manufacturing continues to decline, the role of ASU will be even more critical in helping Albany to reposition its economic base.

The multifamily rental market in Albany is currently very tight, and generally serves five user groups: 1) young families and students, 2) marines and families, and other associates of the installation, 3) empty-nesters, 4) mixed-income developments, and 5) subsidized and public housing groups.

Albany's retail character is dominated by high-way oriented retail and demand exists for retail to serve the ASU population. Given the ASU audience and the limited, existing choices in the immediate environs, there is a projected supportable demand for 6,000 square feet of retail service space, growing to 12,000 square feet total over the next ten years.



FIGURE 12. DOWNTOWN ALBANY AND ASU'S PROXIMITY OFFERS PARTNERSHIP AND ECONOMIC OPPORTUNITIES FOR BOTH THE CITY AND UNIVERSITY.

Despite the promise and proximity, connections from the University to Downtown have not been realized.



Facilities Needs 04

Projected Campus Growth

With the addition of new buildings after the 1994 flood, enrollment at ASU has been steadily increasing, averaging 4.33% growth per year for the last four years. Anticipating that future growth will proceed at a comparable rate, the 2018 Plan has established a development program to accommodate growth from the current 4,596 to 6,800 headcount of undergraduate and graduate student populations over the next ten years. The on-campus presence of high school students enrolled in the Early College program has also been factored into the growth projections. According to sources at ASU, the Early College program is expected to grow from 60 to 420 students by 2018. A secondary growth scenario looks at future potential for the campus to approximately double in size to 10,000 headcount, with undergraduate, graduate, and Early College students.

Several programs at ASU have the opportunity to grow significantly over time, including new facilities for the fine and performing arts that could attract new students to Albany. With the introduction of the Ray Charles Arts Center, there may be significant growth in the number of majors in Music, Theater, Studio Arts and Mass Communications once a new facility is built. The Ray Charles Fine Arts Building will house the programs of the Department of Fine Arts—Visual Arts, Music, and Speech and Theater—as well as the Division of Mass Communications belonging to the Department of English, Modern Languages, and Mass Communications, addressing the urgent space needs of these departments and allowing for the demolition of facilities in the flood plain.

Proposed Program

The space program assesses existing and future space requirements at ASU in order to improve utilization of existing facilities, allow for replacement space to offset retirement of the planned buildings in the flood plain, and to accommodate future increase in enrollment and campus population.

	Existing Fall 2008		2018 Plan 6,800 HC		Future Potential 10,000 HC	
	HC	fte	HC	fte	HC	fte
students	4,236	3,875	6,800	6,250	10,000	9,172
faculty	257	224	340	296	500	435
staff	425	408	453	435	667	640



Broad St.

Ogelthorpe Blvd.

Highland Av

Ogelthorpe Blvd.

Jefferson St.

Radium Springs Rd.

- FUTURE ACADEMIC, LAB, OFFICE
- FUTURE STUDENT LIFE
- FUTURE RESIDENTIAL
- FUTURE THEATER
- FUTURE OPERATIONS
- EXISTING HISTORIC BUILDING
- EXISTING STUDENT LIFE
- EXISTING RESIDENTIAL

Use/ HEGIS	Total Need (GSF)
100, 200, 300: Academic (Classroom, labs, office)	189,189
400: Library	32,507
500: Indoor Recreation	0
600: Assembly & Student Services	143,308
700: Plant Operations	32,573
800: Health Services	400
TOTAL	397,977

Residential Program

After Andrews, Gibson, and Wiley Halls are removed from the flood plain in accordance with the 1998 master plan, a total of 1,478 beds will remain in Halls 1, 2, 3, and 4, and North, East, and South. Based on the goal of housing half the undergraduate population on-campus, the housing program for the 2018 plan provides new residential buildings for a net demand of 1,389 new beds.

	Existing Fall 2008	2018 Plan 6,800 HC	Future Potential 10,000 HC
	4,236 HC	6,800 HC	10,000 HC
Undergraduate enrollment	3,753	5,734	8,610
Demand (beds)	1,876	2,867	4,305
Existing supply (beds)	1,478	1,478	1,478
Net demand (beds)	398	1,389	2,827

Parking Program

The parking demand for the new development program, of 6,800 students totals 3,135 spaces. Parking demand was calculated utilizing peak hour rates to provide for occupancy needs for each campus population.

User Group	Parking Demand (spaces)
Undergraduate Residential	946
Undergraduate Commuter	1,147
Graduate Commuter	258
Early College	0
Faculty & Staff	714
Handicapped & Visitor	70
TOTAL	3,135

Recreation and Playfields Program

Growth of the student population creates demand for new playfields and recreational facilities. Existing varsity fields include the football field in the stadium, running track with field, baseball diamond, softball diamond, six outdoor tennis courts, and a practice field. These facilities will remain, but the campus is currently undersupplied, so one additional field is needed to satisfy current needs. The development program for the 2018 Plan calls for an additional 122,000 square feet of recreational space, equivalent to approximately two to three additional soccer fields.



CONCEPT ALTERNATIVES

On March 31, 2009, the University Master Plan Committee participated in a master plan charrette to explore three development concepts for land use, building use, circulation patterns, and open space concepts. The goal was to illustrate the potential build-out of a 6,800 HC and test the capacity for a 10,000 HC campus, as well as explore variations such as means to achieve connections to downtown and alternate sites for the Ray Charles Arts Center.

While each alternative explored different configurations for the new development, all three assumed removal of the nine remaining, non-historic buildings from the flood plain (Hartnett, Holley, Peace, Simmons, Reese Student Union, Andrews, Gibson, Wiley, Plant Operations), as laid out in the 1998 ASU Campus Master Plan Update. Additionally, all three schemes preserve Daisy Brown Hall, Orene Hall, the President's House, and the Caroline Hall Chimney as part of a historic quad. Each expands the Pendergrast Library, adds new playfields and recreation open spaces in the floodplain, and locates new academic and new residential buildings together in Living and Learning Centers. All three alternatives use the 1998 ASU Master Plan's circulation system that links University Drive across Radium Springs Road to College Drive. Through varying approaches, each scheme accommodates the full program for the Ray Charles Fine Arts Building, either in all new buildings or through a combination of new buildings and use of the Municipal Auditorium and other downtown buildings.

Preferred Alternative 1: Growth within Existing Campus

The first alternative accommodates the growth to 6,800 HC students within the existing campus boundaries defined by the infrastructure framework of the 1998 Master Plan, requiring no land acquisition, and accelerating development of the Upper Campus. Alternative 1 assumes continued use of the Municipal Auditorium downtown and does not preclude the location of additional campus facilities downtown as opportunities arise.

Alternative 2: Extend Campus North to Corner of Oglethorpe and Radium Springs Road

The second alternative extends campus development toward downtown, growing north to the corner of Oglethorpe Boulevard and Radium Springs Road. This scheme requires land acquisition, yet would increase the visibility of ASU, connect the university to the surrounding community, and take advantage of the Tax Allocation District (TAD) in the City of Albany.

A master plan charrette explored concepts for land use, building use, circulation, and open space.



FIGURE 14. PREFERRED ALTERNATIVE 1



FIGURE 15. ALTERNATIVE 2



FIGURE 15. ALTERNATIVE 3

- FUTURE ACADEMIC, LAB, OFFICE
- FUTURE STUDENT LIFE
- FUTURE RESIDENTIAL
- FUTURE THEATER
- FUTURE OPERATIONS
- EXISTING HISTORIC BUILDING
- EXISTING STUDENT LIFE
- EXISTING RESIDENTIAL

Alternative 3: Create an Arts District Downtown

Alternative 3 commits to simultaneously growing the ASU campus environment while contributing to the creation of a downtown campus. Through partnership opportunities with the City and ADICA, the plan locates the academic and performance components of the Ray Charles Arts Center, housing, and other support uses (such as the bookstore) downtown, creating connections across the river and vibrancy in the City's downtown core.

Preferred Alternative 1: Growth within Existing Campus

The first alternative places the projected facilities for 6,800 HC students within the existing campus boundaries defined by the infrastructure framework of the 1998 Master Plan. No land acquisition is required and development of the Upper Campus is accelerated.

Alternative 1 frames a new campus quadrangle at the eastern end of the Upper Campus with academic, housing, and arts buildings. Development is focused in the empty field on the Upper Campus east of Radium Springs Road. Along the Ridge, the Student Union is integrated with the existing Dining Hall building and combines with the Library expansion to reinforce the east-west pedestrian spine that connects the historic Lower Campus to the new Upper Campus zone.

The location of the components of the Ray Charles Fine Arts Building is one of the distinguishing differences between the three alternatives. Here, the entire arts program is sited in a multi-building complex that is centrally located at a prominent site at the midpoint of the Albany Quad. The arts complex is centered around a pedestrian plaza with the theater venue on the north side of the axis and the academic and performance spaces for art, music/theater, and mass communications on the south side of the axis.

The proposed system links all campus facilities internally and allows visitors entering the campus from either College Drive or Radium Springs Road to access all areas of campus. The plan places parking on the perimeter of the academic core with access from University Drive and College Drive in order to retain the pedestrian character of the campus and enhance internal security.

Today, the principal organizing element of the ASU campus is the central pedestrian spine that connects the Lower Campus to the Upper Campus via the pedestrian underpass beneath Radium Springs Road. The open space concept for Alternative 1 adds variety to this long, linear connection by defining three principal new elements along the central spine: a river overlook with a seated terrace on the eastern side of the levee; a memorial courtyard marked with a low gated garden wall or hedge row and framed with shade trees on the Lower Campus; and the completion of the Albany Quad on the Upper Campus.

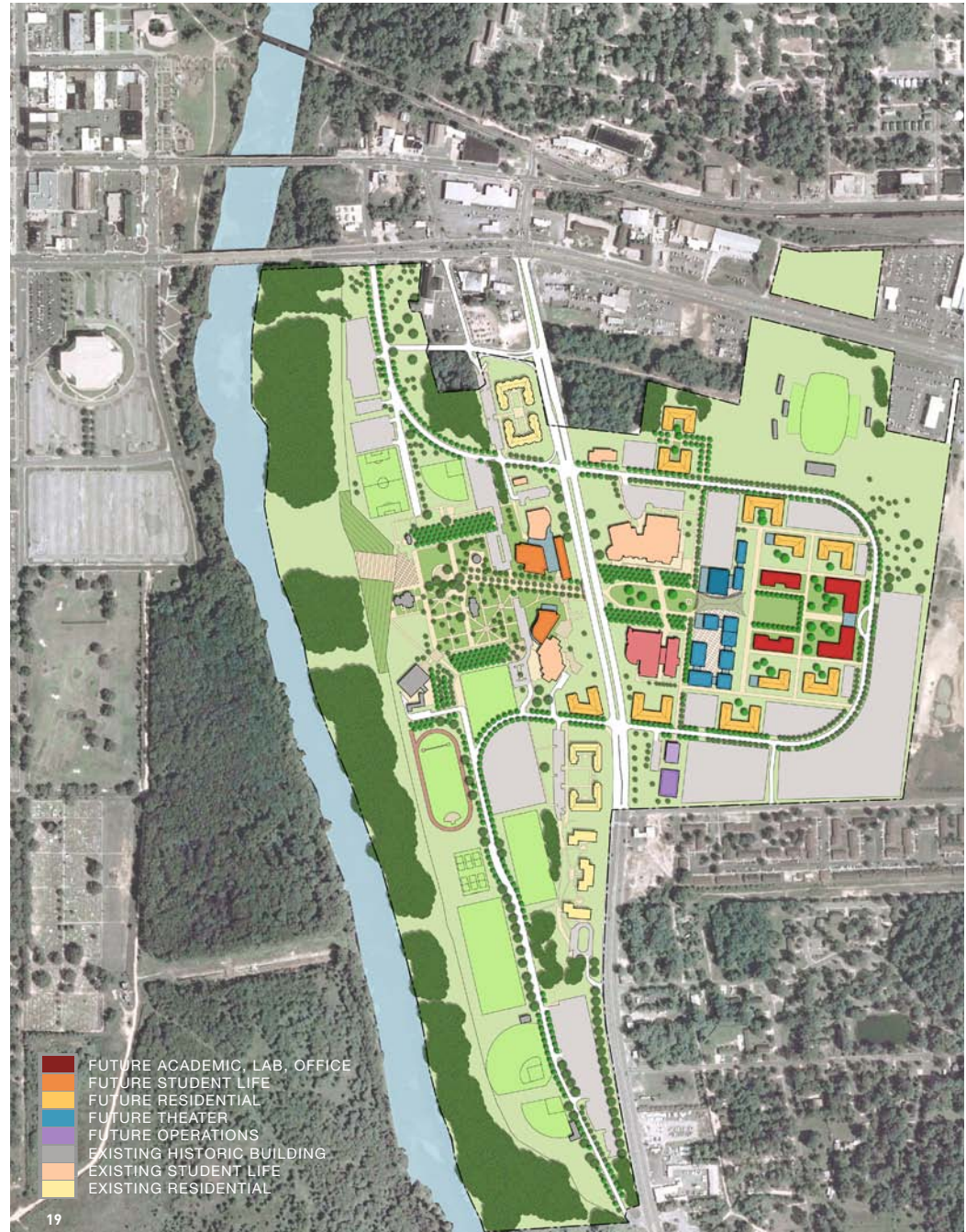


FIGURE 18. EACH ALTERNATIVE EXPANDS THE PENDERGRAST LIBRARY
FIGURE 17. (ABOVE) THE EXISTING CENTRAL PEDESTRIAN SPINE CONNECTS THE LOWER CAMPUS TO THE PROPOSED NEW DEVELOPMENT ON THE UPPER CAMPUS

FIGURE 19. ALTERNATIVE 1

Alternative 2: Extend Campus North to Corner of Oglethorpe and Radium Springs Road

The second alternative differs from Alternative 1 by extending campus development to the corner of Oglethorpe Boulevard and Radium Springs Road. This scheme requires land acquisition, yet would increase the visibility of ASU, connect the university to the surrounding community, and take advantage of the Tax Allocation District (TAD) in the City of Albany.

The Ray Charles Fine Arts Center facilities, including a Welcome Center, form a physical and programmatic connection between the university and the City, with a prominent location at the corner of Oglethorpe and Radium Springs Boulevard. The Arts Center components are linked back to the academic core through a series of landscaped courtyards. In contrast to Alternative 1, Alternative 2 places the new Student Union adjacent to the HPER building at the center of the Albany Quad on the Upper Campus. This location places student life at the heart of the Upper Campus adjacent to the student recreation facilities in HPER.

Similar to the first alternative, the plan creates “Living and Learning Centers” on the Upper Campus by clustering student housing with academic facilities. Likewise, the parking strategy is the same as alternative 1, with most lots located around the perimeter of the campus, and only small variations in their locations.

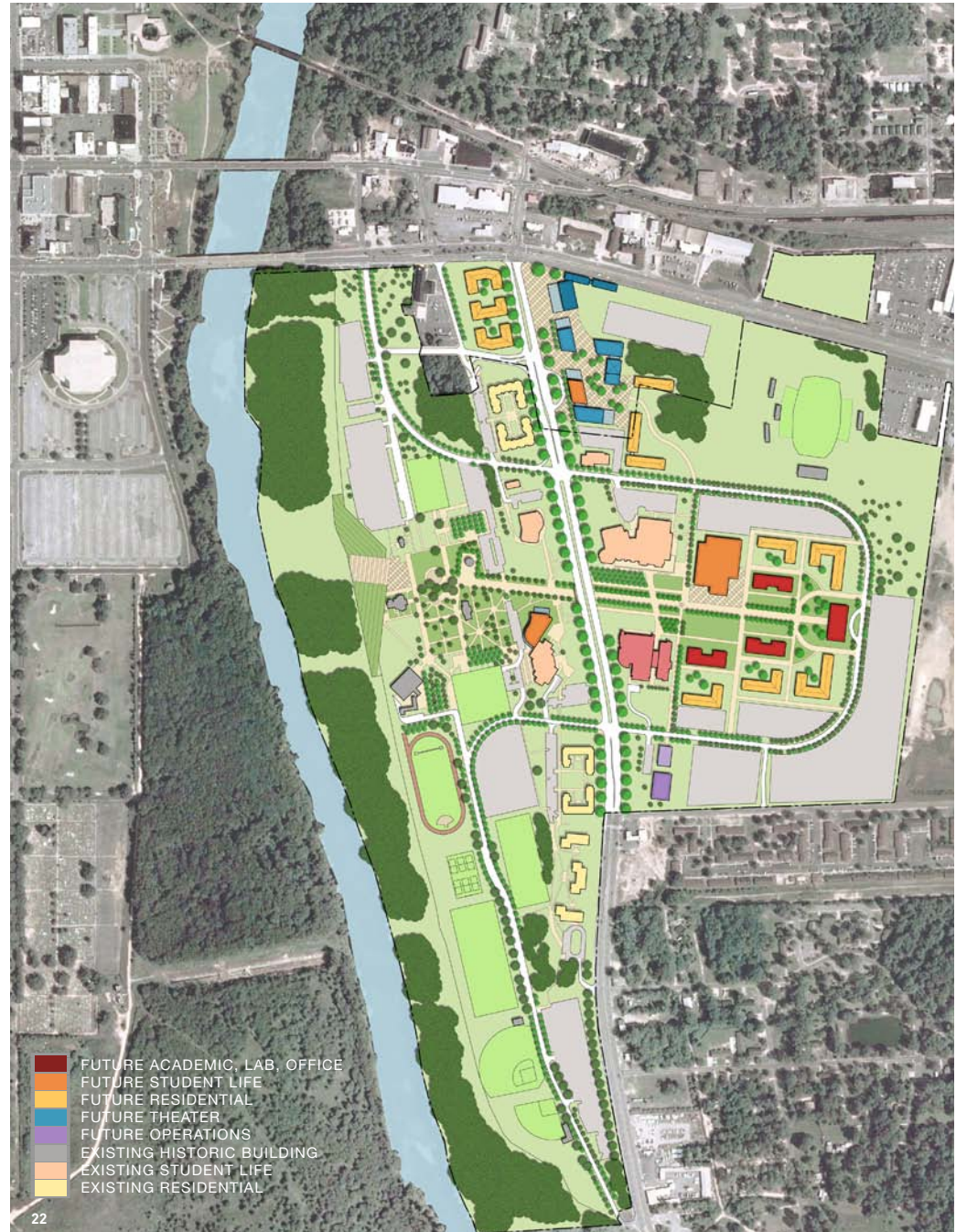


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FIGURE 20, 21. ALL ALTERNATIVES TRANSFORM THE LOWER CAMPUS INTO A MEMORIAL COURTYARD, PRESERVING THE CHIMNEY AND PRESIDENT'S HOUSE.



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FIGURE 22. ALTERNATIVE 2

Alternative 3: Create an Arts District Downtown

Alternative 3's distinguishing characteristic is its commitment to simultaneously growing the ASU campus environment while contributing to the creation of an "Arts District" downtown. Through partnership opportunities with the City and ADICA, the plan locates the academic and performance components of the Ray Charles Arts Center, housing, and other support facilities downtown, creating connections across the river and vibrancy in the City's downtown core.

Alternative 3 utilizes Downtown's existing Municipal Auditorium to fulfill the Ray Charles Arts Center's large performance venue program needs and redevelops existing sites for the art, music, and mass communication components of the Center. The joint university-community arts complex would anchor the downtown arts district, while new downtown ASU student housing would help to sustain activities downtown in the evening hours. Furthermore, this plan provides the opportunity to locate other academic uses, such as the Business School or the Continuing Education department, in the other existing buildings on Broad Street.

While this partnership approach differs significantly from the other alternatives, there are still parallels with the other schemes. Similar to the others, Alternative 3 develops the remaining academic facilities on the main ASU campus in a compact, pedestrian-friendly design centered around an academic core and creates "Living and Learning Centers" by clustering student housing with academic facilities. Additionally, like Alternative 2, Alternative 3 places the new Student Union adjacent to the HPER building at the center of the Albany Quad on the Upper Campus.

On campus, the open space, circulation and parking strategies are also similar to those in Alternatives 1 and 2 with parking located at the campus perimeter. Alternative 3 extends the existing median on Broad Street and adds street trees to clearly define ASU's downtown presence. Improvements to the pedestrian walkway on the south side of the Oglethorpe Bridge encourage pedestrian and bicycle movement between downtown and the core campus.

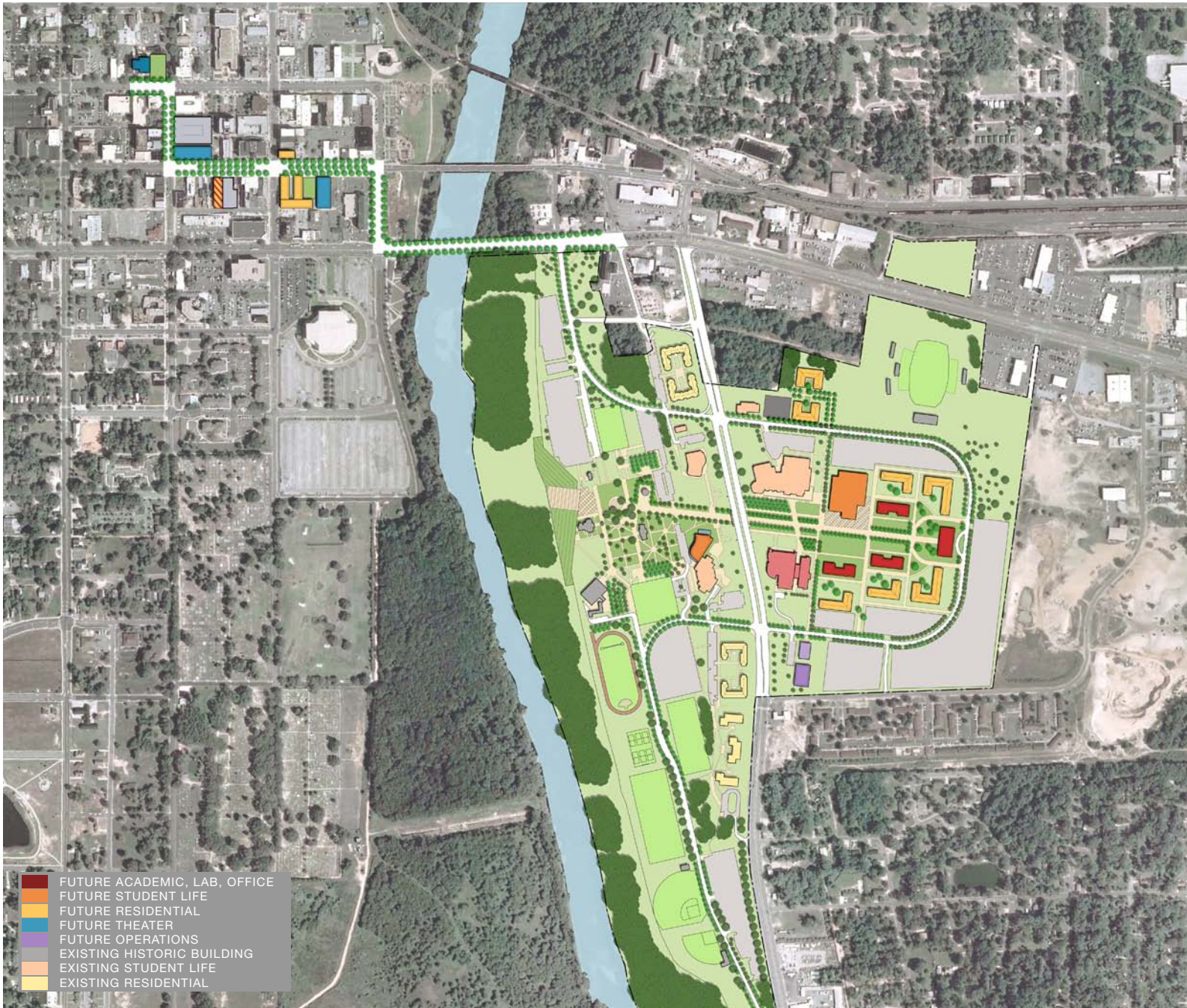


FIGURE 23. ALTERNATIVE 3



Richland Ave

Ogelthorpe Blvd.

Radium Springs Rd.

PROPOSED BUILDING
EXISTING BUILDING

The 2018 Plan creates an open space framework with a dynamic new quadrangle framed by academic, housing, and arts buildings.

2018 MASTER PLAN

The 2018 Master Plan builds on the preferred alternative, Alternative 1, with an enhanced open space framework where a series of spatial connections culminates in a dynamic, new landscaped quadrangle that is framed with new academic, housing, and arts buildings. While the proposed plan locates the entire development program compactly within the existing campus boundaries, and focuses growth in the Upper Campus east of Radium Springs Road, it does not preclude future development downtown as opportunities arise. The campus is configured in a gridded, parcel framework in order to guide future architectural development. The compact academic core locates all academic facilities and residential facilities within the area of the 10-minute class change interval.

The 2018 Master Plan organizes campus uses in to three main, geographic zones:

Lower Campus

Primarily reserved for recreation, select administrative functions, and commuter parking, Lower Campus will be marked with the historic quad landscape and will provide visual connections to the Flint River.

The Ridge

With an addition to the existing Pendergrast Library and the new Student Union building, the Ridge will function as the focus of campus's student life, centered on a new plaza at the Radium Springs Road underpass.

Upper Campus

Upper Campus will become the academic core of the campus, with two complementary open spaces framed by academic buildings. Between the existing ACAD and HPER buildings, a densely planted orchard provides shade and echoes the densely planted Flint River landscape. Further east, new academic uses are clustered around a central, open quad with residential dorms framing the perimeter to form an integrated "Living/ Learning" environment.

Building Use

Proposed Academic Buildings and Ancillary Space

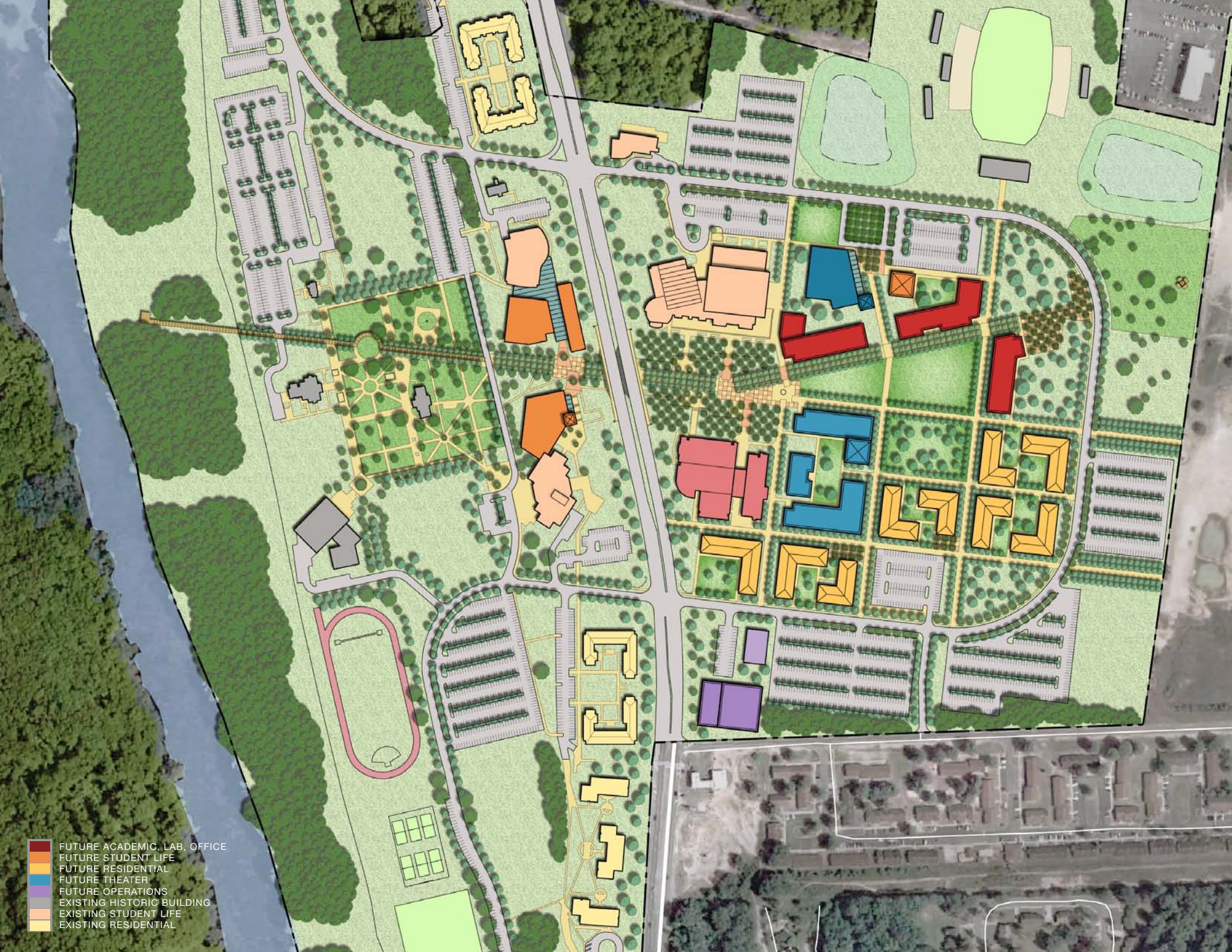
Reflecting a primary goal since the 1998 ASU Campus Master Plan Update, the 2018 master plan illustrates the removal of the remaining nine buildings in the 100 year floodplain, and their replacement on the Upper Campus. Three buildings within the flood plain will be preserved as historic structures: the President's House (to be used for administrative offices), Daisy Brown Hall, and Orene Hall (to be used for special functions and office). Sanford Gymnasium will be retained as a locker room and recreation pavilion for the lower campus.

The 1998 master plan recommends retirement of five existing academic buildings that lie within the 100 year flood plain—Holley Fine Arts, Peace Business, Harnett Classroom, and Simmons Classroom. To accommodate both the retirement of these existing academic buildings and additional space needed for projected growth, the plan proposes the addition of two new academic buildings (composed of classrooms, labs, and offices), comprising 165,689 GSF total, as well as the facilities of the Ray Charles Center. Analysis of the program for the Ray Charles Center determined that 23,500 GSF of the total Ray Charles Arts program can be shared with these general academic space needs. Together with the Ray Charles Center, these new academic buildings will anchor the new Upper Campus, and are clustered together to define the edges of the new central quad.

The Pendergrast Library and Student Union expansions frame a student life plaza along the central pedestrian spine of the Ridge. The proposed Student Union building will be integrated with the existing Dining Facility in order to capitalize on the existing investment in food services. Additionally, Plant Operations is relocated from the flood plain to the perimeter of the Upper Campus zone, near the southern Radium Springs Road gateway.

Proposed Residential Buildings

The university has expressed a goal to house fifty-percent of undergraduate students on campus, in an on-campus environment that fosters community and extends learning beyond the classroom walls. To accommodate retirement of dormitories in the flood plain and future growth, an additional six residential buildings are planned for the Upper Campus. These residential buildings are distributed along the edges of the academic core in order to develop integrated living/ learning relationships between the adjacent academic and residential uses. This layout fosters a sense of campus community and



- FUTURE ACADEMIC, LAB, OFFICE
- FUTURE STUDENT LIFE
- FUTURE RESIDENTIAL
- FUTURE THEATER
- FUTURE OPERATIONS
- EXISTING HISTORIC BUILDING
- EXISTING STUDENT LIFE
- EXISTING RESIDENTIAL

emphasizes the residential character of the University. Buildings are sited to compose a series of smaller-scaled, internal, sheltered open spaces. Proposed residential buildings are four stories in height and based on a residential building unit of 250 beds-per-building.

Ray Charles Performing Arts Center

The master plan locates the entire arts program in a complex of buildings located on a prominent site that frame the key open space transition from the orchard quad to the Upper Campus open space. While it is recommended that the large theater program be satisfied via continued use of the downtown Municipal Auditorium, the 2018 Plan also demonstrates the ability to place the theater venue on Upper Campus by sharing a development parcel with an academic building on the north side of the axis. It is sited to have direct frontage on University Drive, marking an iconic, public entry to campus. Related academic and performance spaces for art, music/ theater, and mass communications are located in a series of smaller buildings on the south side of the axis that connect to the campus' academic core.



FIGURE 26. THE LYCEUM SERIES STRING CONCERTS, CURRENTLY HOUSED IN ACAD, WILL FIND A NEW HOME IN THE RAY CHARLES ARTS CENTER.

The new Ray Charles Center will be a landmark project for ASU and the City of Albany, celebrating the history of music and inspiring future artists for years to come.



FIGURE 27. THE EXISTING OPEN CENTRAL COURTYARD WILL BE REINVENTED AS A DENSELY PLANTED ORCHARD.



FIGURE 28. THE LOWER CAMPUS WILL BE TRANSFORMED INTO A MEMORIAL COURTYARD.

Open Space

The open space system has been developed in consideration of the region's climatic needs and informed by the campus's existing natural and built assets—including its adjacency to the Flint River, the prehistoric morning glory site, and the historic Lower Campus quad. It draws on these existing assets to create an open space system that is formed by a necklace of unique and differentiated spaces throughout the campus that are connected along the central open space axis. The landscape open spaces are organized along two principle, intersecting axes: the existing central pedestrian axis and a new diagonal axis connecting the existing historic quad to the morning glory site on Upper Campus.

Lower Campus

The open space system on Lower Campus preserves and defines the historic quad and embraces the Flint River via a River Overlook. Following removal of the buildings from the flood plain, the historic quad is redefined as Holly Memorial Courtyard. Framed by trees and a low seating wall, the Courtyard offers a quiet, contemplative space and recognition of the campus's origins. An elevated viewing deck that extends through the historic quad creates a visual connection to the Flint River. The Lower Campus is the main site that provides space for the additional two to three playfields and recreational spaces that are required to accommodate the growth projections.



The Ridge

The vibrant heart of the campus life core on the Ridge is centered on an active new plaza space framed by the entries to the new Student Union and the Library expansion. The plaza coordinates the pedestrian circulation between the student service buildings with the east-west circulation along the central spine.

Upper Campus

A new triangular lawn space is framed by academic buildings on Upper Campus. One side of the space is defined by the existing central axis that aligns with the central spine of the adjacent orchard space. A second side is formed by a diagonal axis terminating at the prehistoric morning glory site at the northeast corner of campus, which is accessible via a narrow boardwalk. The third and final side is terminated by an academic building to create a sense of enclosure and definition to the space.

A dense orchard is planted within the boundaries of the existing quad between the ACAD and HPER buildings. A thick grove of trees in this space serves to provide definition and scale to the existing, quad space while offering shelter and shade from the warm climate.

Within the residential building parcels, buildings are sited to create intimate courtyards that contribute to the residential character, and offer smaller, informal gathering spaces as an alternative to the larger, central quad. The Upper Campus is organized on a grid of pedestrian/service lanes, all of which are lined by a double row of trees to provide shade and reinforce the pedestrian-scaled spaces.

Circulation and Parking

The master planning process identified the need to enhance the welcoming character of the campus by identifying campus entries and improving landscape and internal circulation. The master plan provides a clear and identifiable visitor gateway to the campus, clarifies the hierarchy of the external and internal road networks, and accommodates increased parking demand.

Arrivals and Access

Primary campus access originates from Radium Springs Road, from both the north and south. The north entrance from downtown and Oglethorpe Boulevard will be the main visitor entrance to campus, offering direct access to University Drive, the loop road surrounding the core campus. A new visitor's center and entry plaza that is sited along the northern edge of University Drive provide a distinctive entry to the internal campus system. The gateway plaza marks the entry to the campus' new Upper Campus academic core. It is sited proximate to key public uses, providing a welcoming public entry that showcases the Ray Charles Theater component and offers proximity to the stadium.

Access to the campus from the south is also served along Radium Springs Road. This southern edge of campus provides immediate access to the less public elements of the plan, with proximity to the residential halls and living/ learning quads.

Campus Circulation

The University Boulevard loop road provides the primary campus vehicular circulation, with access to all of the campus' parking lots. While University Boulevard traverses the exterior of the campus, a secondary service lane is introduced running north-south in the Lower Campus. This service lane is formed by connecting Old Radium Springs Road to College Drive near its intersection with University Boulevard to create a continuous connection through the campus. This low-traffic lane is intended to provide service to Lower Campus and Ridge buildings, and ensure access in emergencies, but is not envisioned to carry general campus traffic. Similarly, a grid of pedestrian-priority multi-purpose paths traverse the new Upper Campus, offering service to buildings and carrying minimal vehicular traffic.



FIGURE 27. PRIMARY GATEWAYS AND CIRCULATION

Parking

The parking strategy locates parking lots on the perimeter of the academic core of the campus. Smaller lots are sited within close walking distance to academic and administrative buildings for faculty and staff, while student residential and commuter parking located in the Upper Campus perimeter lots in proximity to the residential and academic core.

Commuter parking is handled in existing large surface lots on the Lower Campus and on the periphery of the Upper Campus along University Drive. Several small lots are located near the main visitor entry, providing ease of parking for public visitors to the campus or the theater. All parking lots are landscaped and planted with trees in order to provide shade and relief from the southern climate, and soften the landscape impact of the surface lots. With the growth anticipated for the next decade, the master plan accommodates an increase in parking demand to a total of 3,135 spaces, without requiring structured parking. This projected parking demand assumes that parking demand rates will remain steady for the following campus populations—undergraduate residential, undergraduate commuter, graduate commuter, faculty and staff, and handicapped and visitor. Faculty and staff require 714 spaces, residential student parking accounts for 946 spaces, off-campus (graduate and undergraduate) student commuter parking accounts for 1,405 spaces, and visitor and handicapped parking is provided with 70 spaces. Early College students are not assumed to need parking on campus.



Implementation & Phasing 06

NEAR TERM PRIORITIES: CURRENT NEEDS AND RETIREMENT OF BUILDINGS IN THE FLOOD PLAIN

In the near term, a principal goal of the plan is to comply with the 1998 Master Plan building retirement schedule, and remove the remaining, planned buildings from the flood plain. Concurrently, additional buildings must be built both to replace that space, and to accommodate undersupplied program uses. This combined need amounts to 70,356 GSF of additional academic space, which can be accommodated in shared space within the Ray Charles Arts Center and a single, new academic building. This first academic building is sited adjacent to ACAD, directly across from the Ray Charles Arts Center program, framing the entry to the new Upper Campus and creating the framework for the open space system that will fill in over the next decade.

The first living/ learning quad area is created with the development of three residential buildings that are clustered with the Ray Charles Arts Center development parcel. The new Student Union building will also be developed in this phase, as well as the relocated and expanded Plant Operations facility.

Ray Charles Arts Center

With a prominent site near the public campus gateway and new Upper Campus quad, the Ray Charles Center can catalyze development on campus and provide needed space for ASU's well-regarded arts programs. The 2018 Plan develops a strategy for site and program development for the Ray Charles Performing Arts Center within the context of the long-term future development of the campus. The proposed Ray Charles Arts Center will combine instructional and performance spaces to support and enhance the broad mix of fine and performing programs available at ASU, allowing ASU to remain competitive with its peers. The mixed-program buildings will reinforce integration between programs, further enriching each and increasing their visibility on campus.

As a liberal arts based institution, all students of the University are required to take courses in English, Modern Languages and the Fine Arts, including Music; and, the building will support general instruction as well as academic programs within the departments of Art, Music, Mass Communications, Speech and Theater. The facility will house classrooms, teaching labs, lecture rooms, computer labs, faculty offices and studios for radio and television broadcasting. It will also provide performance space and higher quality, larger spaces for the well-regarded programs Marching Band, Concert Band, and Choral and Opera programs.

The proposed space program for the Ray Charles Arts Center is composed of six major academic components: General Instruction, Mass Communication, Art, Music, and Office Support, and a proposed Theater Venue comprising a total of 134,467 gross square feet. Space in the “Music” category includes the Band Room, Chorus Room, Recital Hall, and the Black Box Theater, a teaching facility that may also be used as a large capacity lecture hall. The “Theater” category includes the large hall of 600-plus seats and required supporting spaces, which will be accommodated through the continued use of the City of Albany’s Municipal Auditoriums. A commitment to the continued use of the Municipal Auditorium in partnership with the City is consistent with the goals of the Master Plan to bring a physical presence in downtown and will relieve the University of the significant overhead cost of operation in future use.

	Assignable SF	Factor	Gross SF Requirement
general instructional	9,620	1.5	14,430
mass communication	9,850	1.5	14,475
art	17,030	1.5	25,545
music	24,240	1.7	41,208
office support	5,635	1.7	8,453
theater venue	downtown		downtown
TOTAL	66,375		104,111

	Gross SF Requirement	Projected Cost / SF	Total Project Cost
general instructional	14,430	\$220-250	\$3,146,000 - 3,575,000
mass communication	14,475	\$250-300	\$3,693,750 - 4,432,500
art	25,545	\$250-300	\$6,386,250 - 7,663,500
music	41,208	\$250-300	\$10,302,000 - 12,363,400
office support	8,453	\$220-250	\$1,859,660 - 2,113,250
theater venue	30,056	NA	partnership with municipal theater
TOTAL	134,467		\$25,387,660 - 30,147,650

New Academic Building

An additional general classroom/office building of approximately 50,000 GSF will enable Albany State to remove the last of its academic facilities from the flood plain. In combination with the new Student Union and the residential buildings that have been committed to, all academic, support and residential facilities buildings will then be removed from the flood plain, a principal goal of the 1994 Master Plan. Program analysis shows that 23,500 GSF of the Ray Charles Arts Program can be shared with general academic uses. Hence, in addition to the program for the Ray Charles Arts Center, one additional 50,000 GSF academic building is required to address current needs and compensate for the academic uses that are vacated from the flood plain.

Program requirements: New Academic Building	
Current Academic Space Needs, including removal of buildings from flood plain	70,356 GSF
Shared Academic Space with Ray Charles Arts Center	23,500 GSF
REMAINING REQUIRED ACADEMIC SPACE	46,856 GSF



FIGURE 28. TO ENSURE ADHERENCE TO THE PLAN WHILE ALLOWING FOR INCREMENTAL GROWTH, A GRID OF DEVELOPMENT PARCELS HAS BEEN IDENTIFIED. THE DEVELOPMENT PARCELS ARE FRAMED BY PEDESTRIAN WAYS WHICH ALSO SERVE AS SERVICE ALLEYS.

2018 PLAN

The main phase creates a complete campus, and accommodates the growth required according to the 2018 projections of 6,800 HC. Two additional academic buildings are sited along the northern and eastern edges of the central triangular open space, completing the open space strategy and terminating the eastern boundary of the campus. Six additional residential halls are sited on the Upper Campus in proximity to the academic core to fill out the living/ learning environment. Additionally, the Library expansion completes the Student Life zone along the Ridge.

FUTURE POTENTIAL

In line with recent growth trends, the 2018 master plan targets a projected enrollment of 6,800 HC. However, three phases of development can be envisioned for the campus that range from accommodation of current needs to significantly higher growth rates. This potential phase considers the possibility of a significantly accelerated growth rate that could lead to 10,000 HC. In this future potential phase, one additional academic building and eight additional residential halls are required in addition to the development in the previous two phases. At this intensity of development, two structured garages are necessary to accommodate the increased parking demand.

FUTURE DOWNTOWN PARTNERSHIP OPPORTUNITIES

As ASU implements the long-term vision for the campus, the university remains open to potential public-private ventures and other partnership opportunities to establish a strong, physical presence downtown. As the university builds its core campus east of the river, ASU is seeking to embrace opportunities that arise across the River. Program elements for downtown sites include continued use of the Ray Charles Performance Hall in the Municipal Auditorium, and could include additional arts elements, continuing education space, a campus bookstore, the Business School, and graduate student housing. The ability to leverage ASU's internal sense of community and capture real economic activity, including student spending and University-related revenues, presents an important redevelopment catalyst for the City of Albany and its region. The City is experiencing a declining manufacturing base, population and downtown retail sector. As demonstrated across the country, including nearby Columbus, Georgia, a strong university presence downtown can be a vehicle for its renewal.

Similarly, an ASU presence downtown can help further the 2018 Master Plan goals to advance ASU's academic reputation, reinforce its role as the Albany region's 4-year university, and enhance ASU's physical presence within the greater Albany community. Outreach to downtown will benefit the university as well as the City, and can begin the process of effecting the internal cultural change and external community perception that will enable ASU to become "the premier institution of southwest Georgia leading in scholarship and endowment". Partnerships in a healthy downtown will make ASU more desirable to a diverse student body and create a physical leadership position for ASU on the west side of the Flint River, and throughout the City and region.

Downtown Albany not only represents a potential site for future growth, it also represents a common ground that can be shared among all in the university and community alike. Downtown is common ground. Common ground that belongs to all residents of the community. Common ground that belongs to and begets community.



Broad St.

Ogelthorpe Blvd.

Jefferson St.

Filand Av.

Ogelthorpe

Radium Springs

PROPOSED BUILDING
EXISTING BUILDING

ACKNOWLEDGEMENTS

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