

# Georgia Gwinnett College

MASTER PLAN UPDATE

08.03.11

S A S A K I



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## campus development history





# 2001 Gwinnett University Center Master Plan



Entry road and detention pond concept introduced

TUFF Building completed in 2001



# 2001 Gwinnett University Center Master Plan



What is now the central quadrangle is planned as the service access for new buildings, with a ring road providing access to the front of the proposed buildings. This suburban land form with large buildings defines the campus.



## 2004 Portman Plan



First building site is shifted to the highest point on the campus with surface parking between “A” and “B” Buildings – convenient access but challenging for pedestrian connections between the two buildings. The front-door/back –door issue remains somewhat unresolved.



## 2004 Portman Plan



Proposed athletics

Proposed student center

Central quadrangle takes shape, but with a road around its perimeter. The rest of the campus remains planned with a suburban road configuration and large buildings.



## 2007 Sasaki Plan

- More compact, walkable, urban form
- Cars are kept to the periphery
- Addition of student housing (25-30% on-campus population)
- Campus core designed to “educate the whole student” with academics, student life, and recreation all in close proximity to each other
- Strong east-west pedestrian spine to connect “heart” to campus gateway
- Long-term growth to the south towards Route 316 to integrate Building “A” into rest of campus fabric
- Mixed-use hotel/conference center and retail along highway







## 2011 Aerial Photo

- Completed in 2010:
  - 90,000 GSF library
  - 81,000 GSF student center
  - Phase 1 of student housing with 1,029 suite-style rooms
- Enrollment at 5,700 HC students in Spring 2011
- Acquisitions since '07:
  - Building "D" (Admissions)
  - Rec Center (Gold's Gym)
  - Valentine Bldg. (will vacate in June 2011)
  - Microtel
  - Car dealership (south of 316)
- Other projects:
  - Collins Industrial Way extended
  - Loop road 50% complete
  - Athletics study
  - Infrastructure plan
  - 316 interchange (2012)



# 2011 Updated Campus Plan

- Under construction:
  - Rec fields on west campus
  - 24,000 GSF lab building
- On the boards:
  - Athletic fields along Collins Hill Road
  - Potential acquisition of tennis club north of campus
  - Completion of loop road and water feature at campus entrance
  - Revised interchange @ Rte. 316







space needs assessment





## Academic Space Needs

- Projected enrollment growth to 8,700 HC students in the Fall of 2011
- Updated plan to accommodate an enrollment up to 20,000 HC
- College's current "6-year plan" includes the following:
  - 24,000 gsf lab building (currently under construction)
  - 80,000 gsf allied health building
  - 60,000 gsf addition to the "C" building
  - Total program of 164,000 gsf in new class, lab and office space...does this match the demonstrated need?





## Office Space Needs

- In Spring of 2011, there were 100 faculty offices in one of the residence halls (Bldg. 2000)
- There were also 50 faculty in classrooms that had been converted to cubicle space
- GGC will add another 100 faculty members for the fall 2011 semester
- Assuming the numbers above, 250 faculty @ 150 sf/office\* = 37,500 sf of new office space is required in Fall 2011

\* note: the CEFPI average for office space is 155 asf/office for faculty offices, which includes conference, auxiliary/service, and lounge space



## Office Space Needs

Options discussed for new faculty office space included:

- Former library space in “B” building
- Convert Valentine warehouse (70,000 gsf) – needs to be air conditioned and will not be vacated until June 2011
- Convert “D” bldg. warehouse (30,000 gsf) – bank would release as collateral and foundation would then gift it to the state and then turn it into offices (but cannot be done by the fall)
- Convert Microtel facility (recently acquired) into 145 faculty offices
- As a last option, 40,000 gsf is available off-campus on Lakes Parkway that could be rented by the College

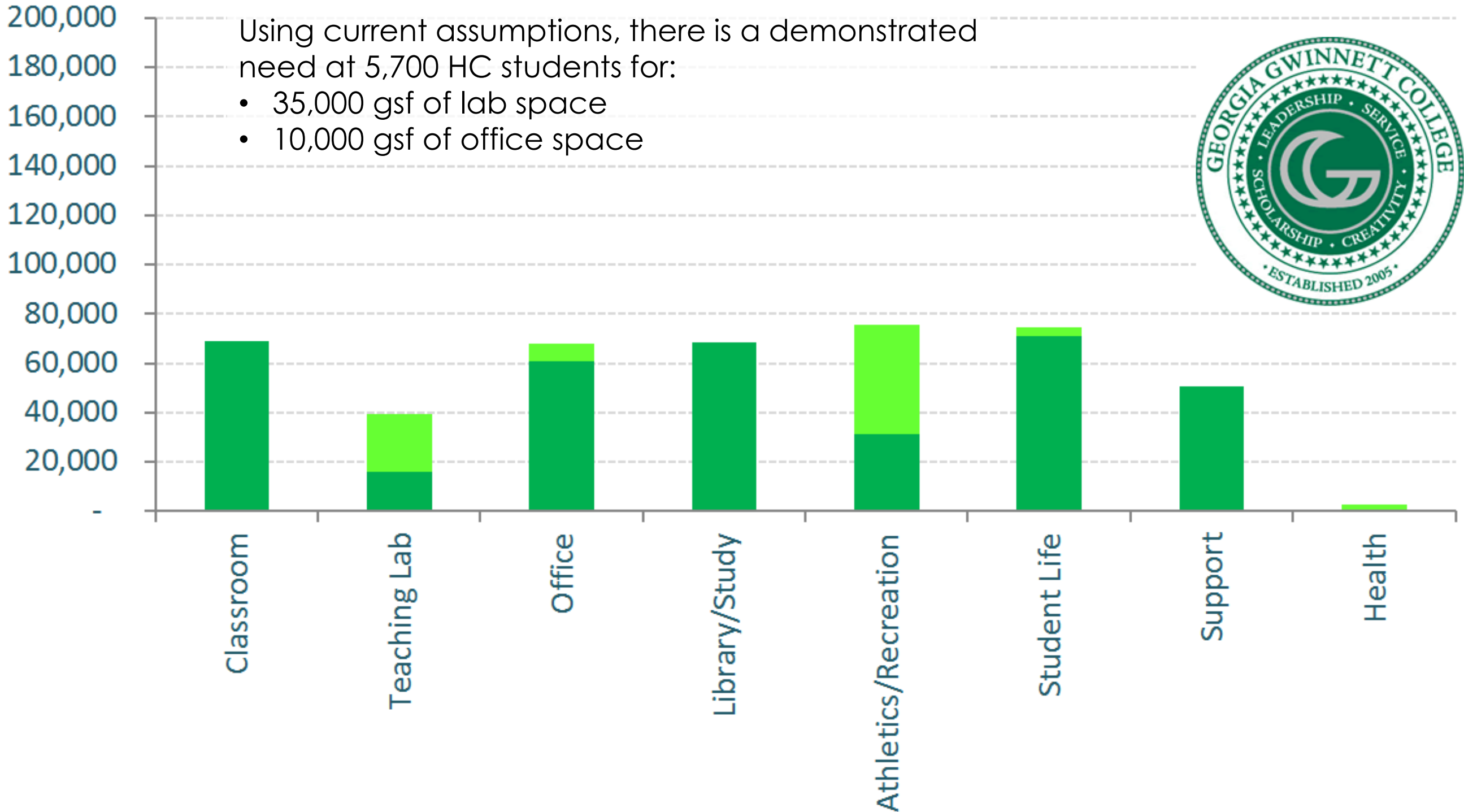


■ Existing Space

■ Need at Headcount 5,700

Using current assumptions, there is a demonstrated need at 5,700 HC students for:

- 35,000 gsf of lab space
- 10,000 gsf of office space



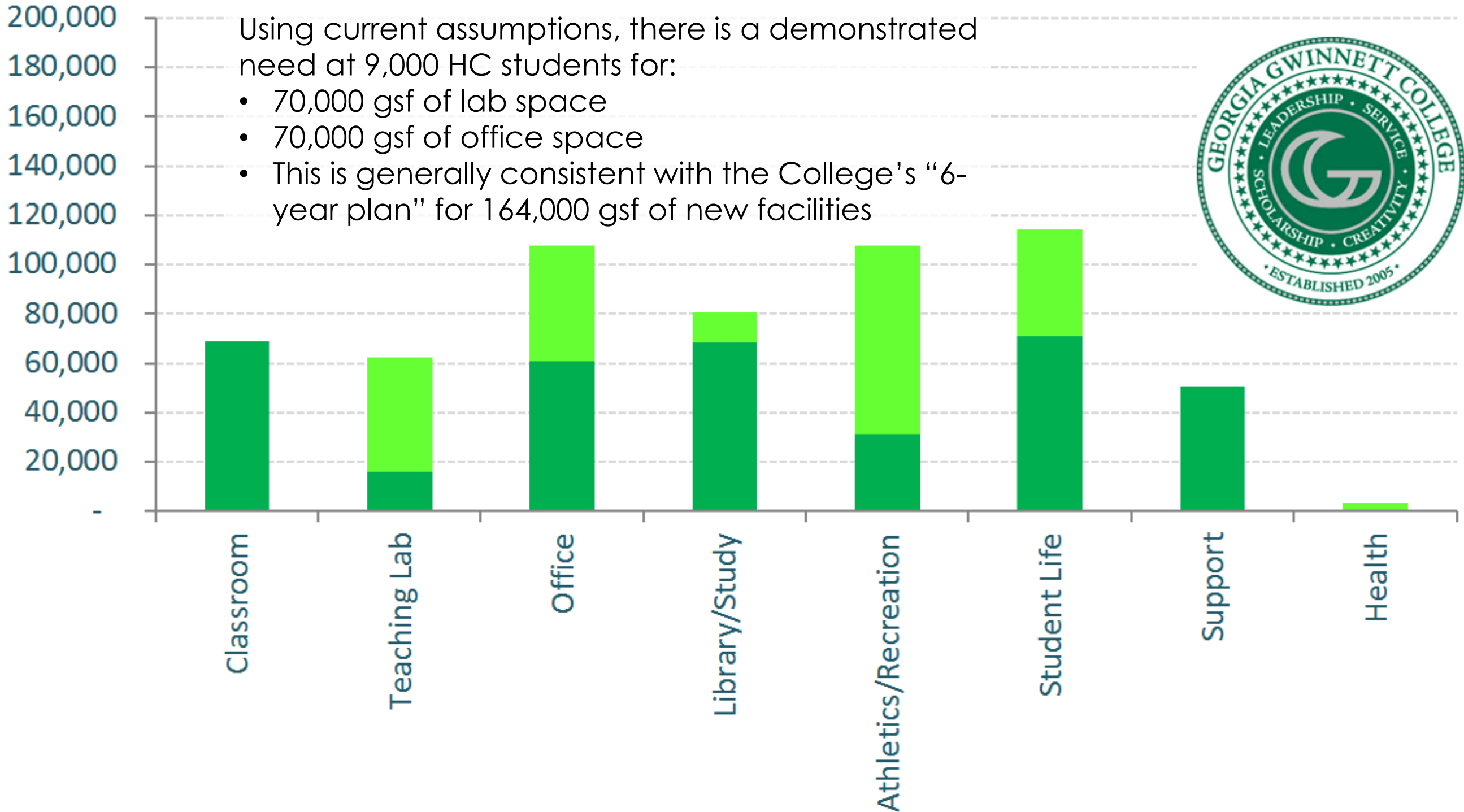


■ Existing Space

■ Need at Headcount 9,000

Using current assumptions, there is a demonstrated need at 9,000 HC students for:

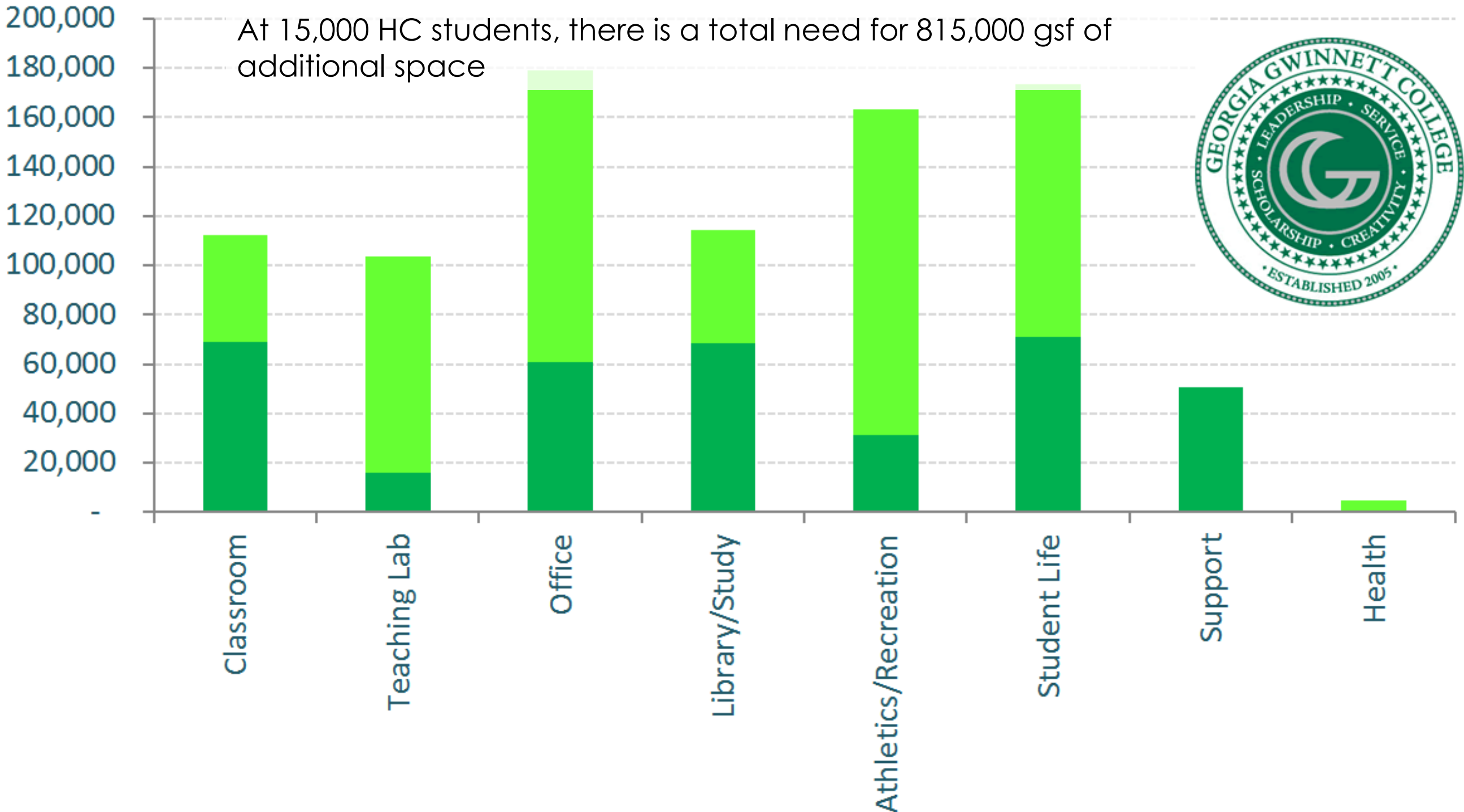
- 70,000 gsf of lab space
- 70,000 gsf of office space
- This is generally consistent with the College's "6-year plan" for 164,000 gsf of new facilities





■ Existing Space

■ Need at Headcount 15,000

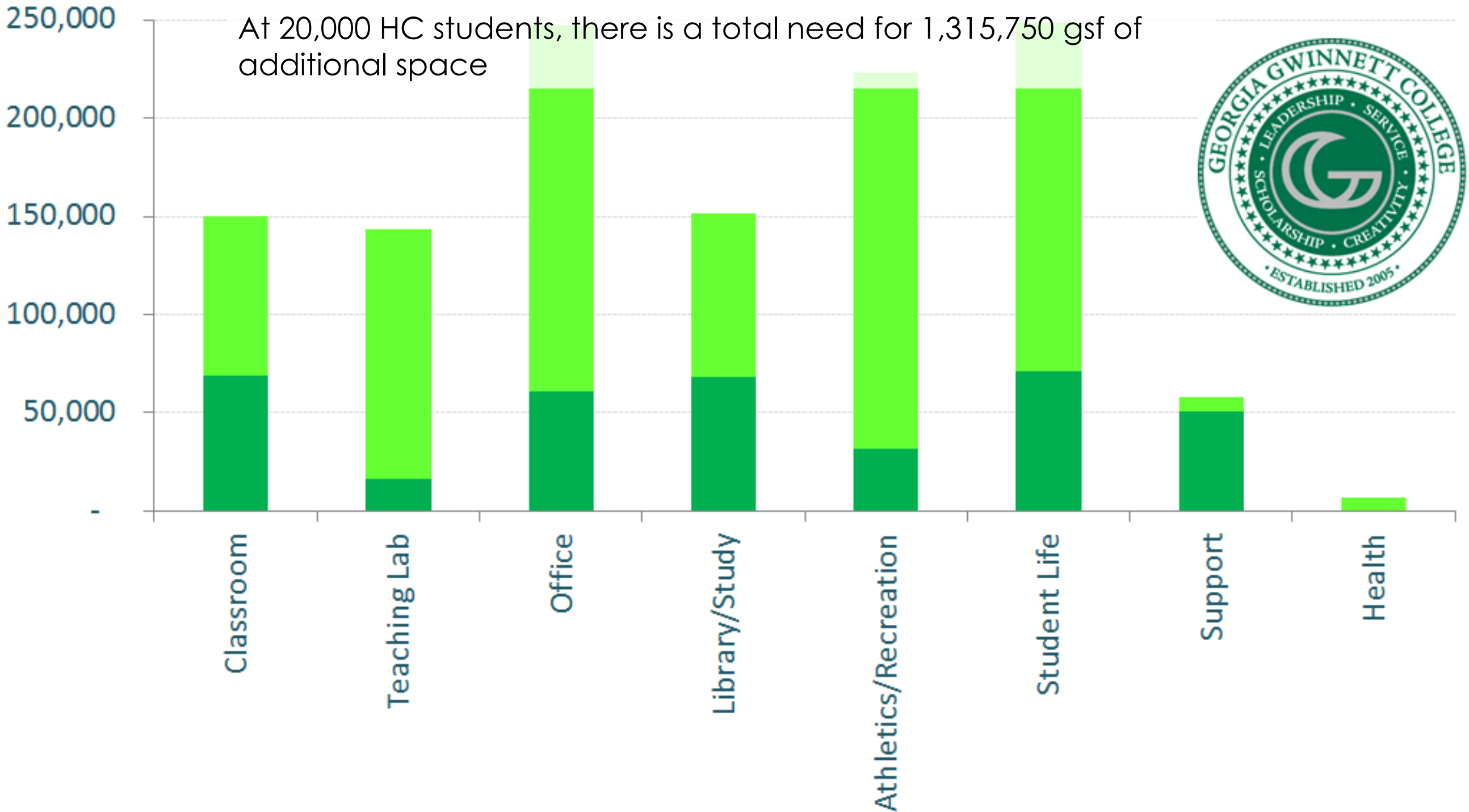


At 15,000 HC students, there is a total need for 815,000 gsf of additional space





Existing Space    Need at Headcount 20,000







## Future Space Needs (GSF)

	15,000 HC	20,000 HC
Classrooms	66,975 gsf	124,615 gsf
Labs	134,639 gsf	196,155 gsf
Offices	181,875 gsf	286,497 gsf
Library/Study	71,111 gsf	128,549 gsf
Special Use	202,925 gsf	295,066 gsf
General Use	157,550 gsf	273,385 gsf
Support	-	11,501 gsf
<b>TOTAL</b>	<b>815,074 gsf</b>	<b>1,315,769 gsf</b>



envisioning the future: proposed master plan update





## Proposed Master Plan Update

- The proposed master plan requires strategic land acquisitions to provide capacity for growth up to 20,000 HC students.
- Near-term acquisitions of land south of the existing campus will also help to connect the “F” Building and recent acquisitions (Microtel and car dealer south of 316) back to the existing campus
- The proposed plan also provides for significant expansion of student life, recreation, and athletic facilities



## Proposed Master Plan Update

- Continuous open space network promotes pedestrian access to all parts of campus and limits vehicular/pedestrian conflicts





## Proposed Master Plan Update

- Compact, walkable core keeps all academic facilities and key student life facilities within a 5-minute walk of each other





## Academic Space

620,000 gsf of new class, lab, and office space is accommodated in the proposed plan to provide capacity for up to 20,000 HC students:

- 60,000 gsf addition to “C” Building
- 335,000 gsf of new academic space in 4 new buildings
- 225,000 gsf of new academic space in 4 new buildings (buildings shown adjacent to parking structure are intended primarily for faculty offices and administrative use)



## Student Housing

3,700 new beds of student housing is illustrated in the proposed plan

- Assumes 3-story residence halls @ 300 gsf/bed)
- Including the existing residence halls, the new residence halls would provide housing for 20-25% of the student population at 20,000 HC

1,500 beds

200 beds

500 beds

500 beds

1,000 beds



# Student Life



recreation

athletic fields

soccer fields

intramural fields

Student center expansion and new fitness/recreation facility

Library expansion

Convocation Center (6,000 – 8,000 seat capacity)

Conferencing / hotel and supporting retail uses



## Stormwater management

The current practice of providing stormwater retention facilities for each new project is re-examined through a comprehensive approach that uses low lying land adjacent to 316 to receive stormwater for large portions of the campus

- Approximately 100 ac of land naturally drains to this location
- Smaller stormwater ponds could be designed to accommodate the typical rain event, with adjacent uses that could flood (such as playfields) during major storm events





# Phasing Plan

## Phase 1 – 9,000 HC students

- 1,500 beds of student housing on west campus and parking deck along Collins Industrial Road
- 60,000 sf addition to “C” Building
- 2 new academic buildings east of the campus core (140,000 gsf total)
- Expansion of the student center
- New recreation and fitness center to the west of student center (60,000 – 90,000 gsf)
- Convocation Center (6,000-8,000 seats) recreational/intramural playfields and stormwater detention areas south of Collins Industrial Road
- Conversion of existing car dealer south of Route 316 to public safety and maintenance facility – also explore potential for campus roadway connection beneath 316 to connect back to campus
- Athletic facilities and field house on north campus along Collins Hill Road, complete loop road and pond at main entrance





# Phasing Plan

Phase 2 – 15,000 HC students

- Additional housing on west campus (200 beds) and new parking structure
- New academic buildings adjacent to “A” Building (225,000 gsf)
- New residence halls adjacent to “A” Building (500 beds)
- New parking structure adjacent to existing senior housing





## Phasing Plan

Phase 3 – 20,000 HC students:

- 2 new academic buildings east of campus core (195,000 gsf total)
- New student residence halls east of campus core (500 beds)
- New student residence halls south of 316 (1,000 beds)
- New mixed-use hotel/retail use at intersection of Collins Hill Road and Route 316
- New parking structures north of loop road and along Collins Hill Road





# Proposed Master Plan Update

Additional considerations for implementing the master plan:

- Near-term acquisitions will provide flexibility for growth of the campus over the next 10-20 years – without these acquisitions, growth will be restricted since land to the north is very constrained by topography
- While more structured parking will be required at full build-out, it is anticipated that the campus could continue to be served by existing surface parking lots for the immediate future
- Consideration should be given to the future of the existing senior housing complex given that it sits within the College's proposed path of growth