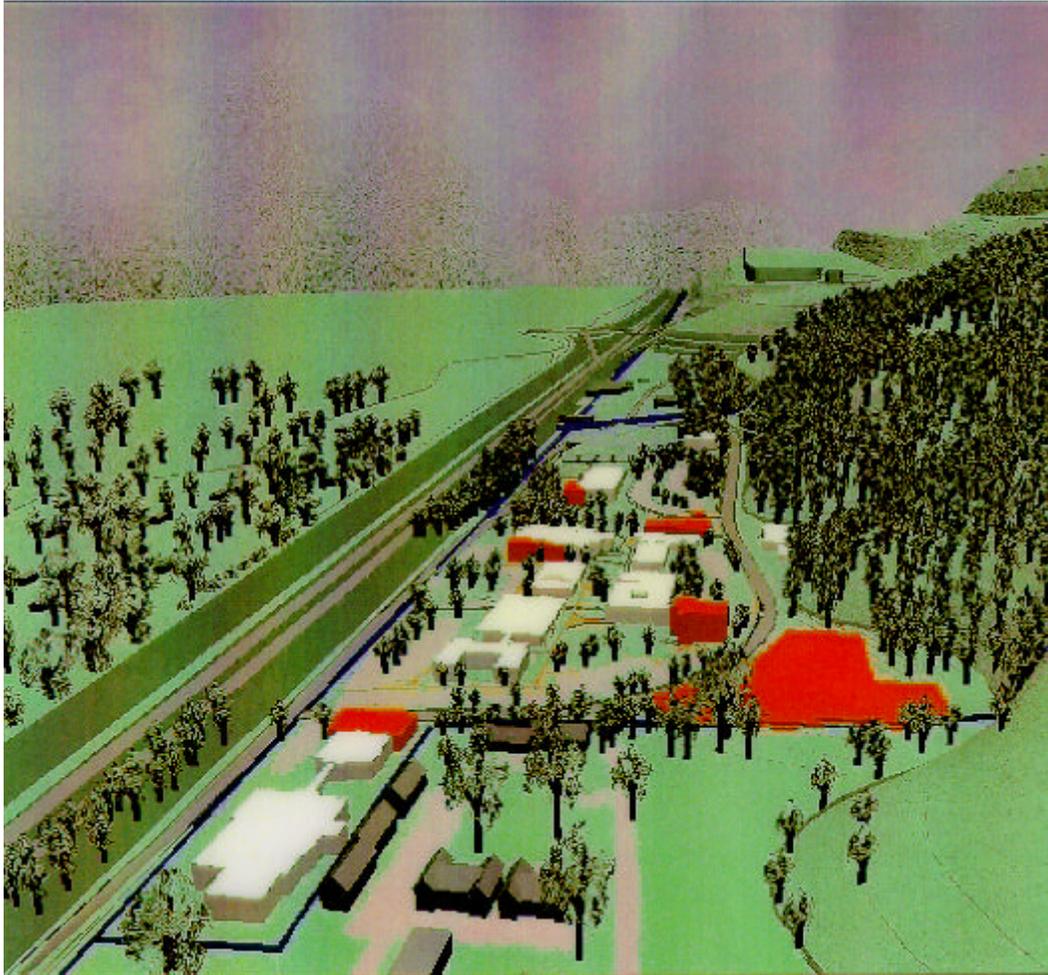


DALTON COLLEGE



PHYSICAL MASTER PLAN EXECUTIVE

OCTOBER 1998

prepared by

Thompson, Ventulett, Stainback & Associates



INTRODUCTION

Dalton College has completed a nine-month comprehensive planning process to develop a campus master plan that addresses both current needs and long-range goals. The form-giver for this process was the Physical Master Planning Template, a comprehensive set of guidelines furnished by the Board of Regents. The planning process concentrated on the target year 2002, with a look forward to the year 2012. In the course of the planning process, five general objectives were identified to be addressed in the Master Plan. They are:

1. Undertake an evaluation of current and proposed academic programs as a basis for understanding existing space on campus and create a plan that acknowledges and accommodates anticipated new academic and non-academic programs.
2. Provide a mid- and long-range vision for the physical development of the campus that is consistent with the College's Mission and Strategic Plan, and which provides a framework for siting capital projects and maintains a strategic relationship with surrounding areas.
3. Create a plan for future growth of the school through acquisition of adjacent or remote building(s) and/or land.
4. Maximize use of the existing campus land through “discovery” of potential new building or recreation sites.
5. Develop planning solutions to improve the quality of on-campus life to reinforce the “traditional collegiate experience.”

Periodic interviews and meetings have been held with the President and Deans and members of the Master Planning Committee, student body and the Board of Regents Cross Team, to ensure their direct input into the planning process. Under the guidance of these advisory groups, the TVS&A team documented the existing conditions and developed a series of alternative plan strategies that were reviewed and modified in response to their comments. A preferred strategy has been selected by the College from a series of proposed alternatives and has been documented in two phases: the five-year (2002) and the fifteen-year (2012) Physical Master Plans.

EXISTING CONDITIONS

College Overview

Dalton College was chartered as Dalton Junior College by the Board of Regents in 1963. A 136-acre site adjacent to Interstate 75, within the city limits of Dalton, was selected and the school opened as a two-year unit of the University System in 1967.

The initial enrollment was 524 students and has grown to a 1996 level of 3,005, with a FTE of 2,129.

The school serves northwest Georgia through a broad array of associate degree and certificate programs of study and a strong public service and continuing education program. Dalton College also participates in both cooperative and external degree programs with certain technical schools and four-year universities.

The college's six academic divisions include the:

- Division of Humanities
- Division of Natural Sciences and Mathematics
- Division of Business Administration and Social Science
- Division of Nursing
- Division of Technical Education
- Department of Health, Physical Education and Recreation

Facilities and Land Use

The terraced campus is linear in configuration, due to the physical constraints of Interstate 75 on the east border and the presence of a steep, heavily wooded mountain ridge, which occupies the western half of the school's acreage. This ridge, while providing an attractive, naturalistic backdrop to the campus, is too steep to be useful for building sites. Two small creeks bisect the campus and reflect the natural drainage from west to east. The campus contains an impressive array of deciduous and hardwood trees and is well landscaped and maintained. Commercial development abuts the college on both the northern and southern boundaries. Access to the campus is limited to College Drive from the north and south.

Dalton College consists of nine existing buildings, which are relatively consistent in their 1960's and 70's character, age and condition. One new, large classroom building will open in 1998. The structures are generally one or two stories in height, with beige brick facades set in concrete structural frames with flat roofs. They have been well-maintained and are generally in excellent condition. As is the case for most school buildings over 25 years in age, a certain amount of interior renovation and updating is in order.

Because Dalton College is a commuter school, the quantity and location of automobile parking continues to be critical to the school's success, especially as they plan for growth and expansion.

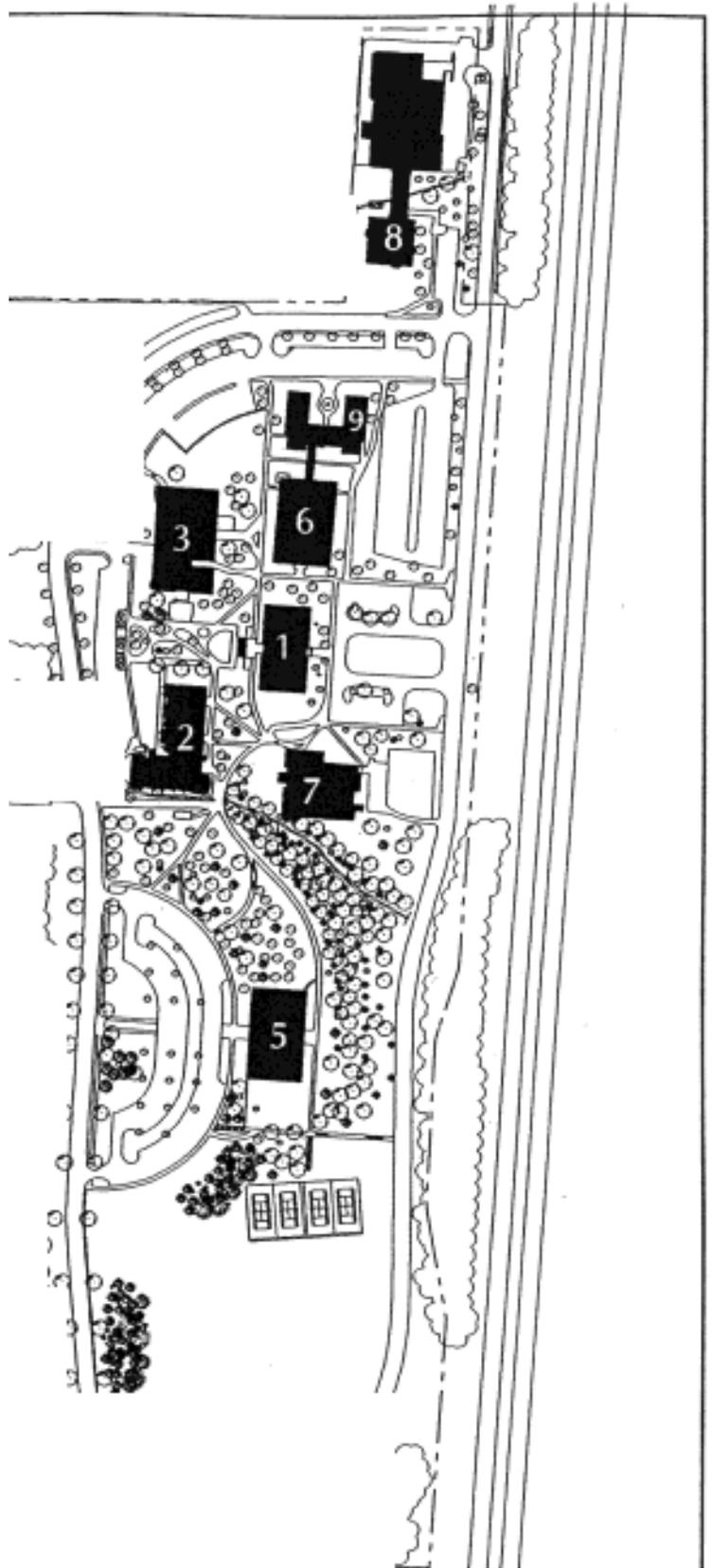


Building Legend

1. Westcott Administration Building
2. Sequoya Hall Classroom Building
3. Pope Student Center
4. Maintenance Building
5. Bandy Physical Education Building
6. Gignilliat Memorial Hall
7. Library Resource Center
8. Technical Building
9. Humanities Building

Mountain Ridge
(Unbuildable)

Existing Campus



Dalton College
Campus Master Plan

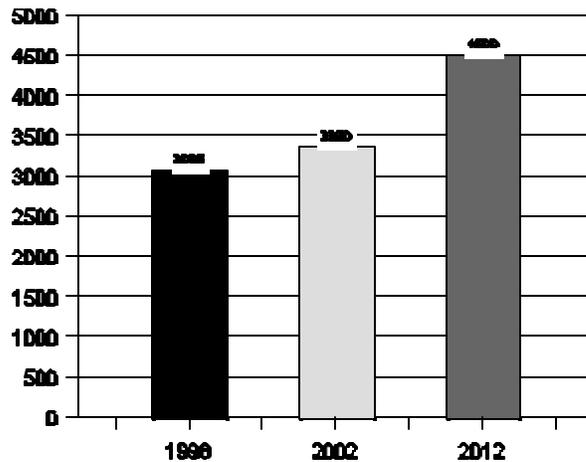
SUMMARY OF PLANNING ISSUES

The following are issues and planning parameters that surfaced during the course of meetings and interviews with college representatives throughout the data gathering phase activities.

Enrollment Projections

The college and the Board of Regents have agreed to an 18% target goal for total enrollment growth from 1996 through 2002. Projections thereafter are based on the probability of a similar growth rate and are not officially endorsed by the Board of Regents.

The Continuing Education program, through the Center for Business and Community Development, offered a total of 109 programs to 1,636 participants in the fall of 1996. The center expects this to grow to 145 programs for approximately 2,100 participants by the fall of 2002. As northwest Georgia's population continues to grow, the linkages between business and industry and the Continuing Education/Economic Development role of Dalton College are expected to become increasingly important.



PROJECTED HEADCOUNT THROUGH 2012

New Academic Programs

Dalton College consists of the six academic divisions and departments noted above. The school's 1995 Strategic Planning process evaluated these divisions and identified additional academic needs as follows:

- Expanded programs to include bachelor's degrees for business related studies
- Expanded degrees for technical studies, particularly in the areas of computer applications and electronics

All other course areas explored by the strategic planning process indicated moderate growth or need and it is believed these will be addressed by programs currently in place.

The largest percent increase in enrollment is anticipated for the Divisions of Natural Sciences and Mathematics; Business Administration and Social Science; and Humanities.

Class Size and Utilization

The school has traditionally maintained a high utilization rate for its academic buildings, with classes typically held from 7:30a.m. to 10:30p.m.

The teaching laboratories hours of use averages are above the national guidelines norms, whereas student station occupancies are below. This latter condition is due to a mismatch between class section sizes and lab classroom sizes.

The classroom hours of use averages are within the national average norms and, like the laboratories, their student station occupancies are below the norm, due to the same mismatch between class section sizes and classroom sizes.

Land utilization of 31.35 students per useable acreage (approximately 68 useable acres out of a total of 136) is believed to be the highest of any two-year college in the University System.

Additional Land

An overriding concern for the college is the future need to additional land beyond their current boundaries. Although the Master Plan suggests that the current campus can accommodate projected growth for the next 15 years, it is clear that the college will outgrow the campus shortly thereafter. Therefore, it should be a high priority for Dalton College to develop a strategic plan to acquire additional land. The Master Planning process explored several options, focusing on both contiguous land and remote or “satellite campus” concepts.

New Buildings

Immediate needs for new buildings include a Continuing Education/Economic Development Center and a Physical Plant storage facility. Other immediate space needs are to be addressed by proposed expansion and/or renovation programs for five existing structures including the Library and Gymnasium.

Less immediate needs include a new laboratory/classroom building, greatly expanded parking, and additional expansion of certain existing structures.

Circulation and Parking

Generally, the campus currently has an adequate number of parking spaces, although this assessment was made prior to actual operation of the new classroom building (H-44). However, due to the students’ dependence on the automobile and the relatively “land-locked” nature of the campus, adequate parking to serve future expansion, especially beyond 2002, is a critical planning issue.

Also, because all access to the campus is limited to College Drive, as commercial development increases along this road, existing congestion at certain peak hours will increase. Improvement of this condition will require the assistance of local and state DOT officials to address traffic conditions at points some distance north and south of the campus that ultimately affect College Drive.

Physical Education/Recreation

Planning guidelines and student requests suggest the need of additional enclosed physical education/recreation programs and space. It is recommended this be addressed through expansion and partial renovation of the existing gymnasium.

The existing large lawn at the south end of the campus is capable of hosting additional sports by incorporating desired playing fields such as soccer and softball, albeit with some overlap in the layout of the fields.

PROJECTED NEEDS (2002 AND 2012)

- Library expansion
- New Continuing Education/Economic Development Center
- New Physical Plant storage facility
- New Laboratory/Office building
- Gymnasium expansion
- New Athletic/recreational playing fields
- Student Center expansion and renovation
- Memorial Hall renovation
- Administration Building renovation
- Improved pedestrian circulation, building signage and lighting
- fiber optic cable expansion/modification
- Additional parking for approximately 806 cars
- New campus gateway and identification structures
- Additional land for expansion beyond 2012

Specific space and parking needs are outlined in the following tables:

PROJECTED SPACE NEEDS - 2002

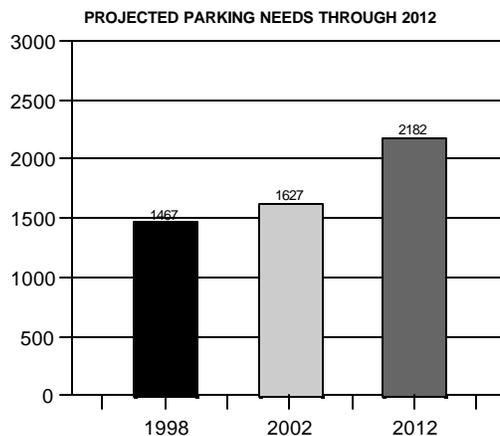
SPACE TYPE	Existing Assigned Square Ft	Guideline Assigned Square Ft.	Surplus / (Deficit)	Percent Surplus/ (Deficit)
Classroom & Service	36,407	27,343	9,064	25%
Teaching Laboratories & Service	45,443	48,077	(2,634)	(6%)
Open Laboratories & Service	8,673	9,627	(954)	(11%)
Offices & Service	35,570	44,760	(9,190)	(26%)
Library Space	22,228	40,132	(17,904)	(81%)
Physical Education/Recreation	21,136	26,610	(5,474)	(26%)
General Support Space	5,659	6,281	(622)	(11%)
Assembly & Exhibit Space	3,054	5,600	(2,546)	(83%)
Student Union	28,973	30,150	(1,177)	(4%)
Physical Plant	10,577	17,546	(6,969)	(66%)
Continuing Education/Economic Dev. Center	4,415	22,500	(18,085)	(410%)
Miscellaneous Support Space	448	497	(49)	(11%)
Other Non-College space	1,009	1,120	(111)	(11%)
TOTAL SPACE	223,592	280,243	(56,651)	(25%)

Note Existing ASF at target year includes building H-44

PROJECTED SPACE NEEDS - 2012

SPACE TYPE	Existing Assigned Square Ft	Guideline Assigned Square Ft.	Surplus/ (Deficit)	Percent Surplus/ (Deficit)
Classroom & Service	36,407	35,955	452	1%
Teaching Laboratories & Service	45,443	59,827	(14,384)	(32%)
Open Laboratories & Service	8,673	13,010	(4,337)	(50%)
Offices & Service	35,570	59,190	(23,620)	(66%)
Library Space	22,228	52,665	(30,437)	(137%)
Physical Education/Recreation	21,136	30,500	(9,364)	(44%)
General Support Space	5,659	8,489	(2,830)	(50%)
Assembly & Exhibit Space	3,054	5,600	(2,546)	(83%)
Student Union	28,973	40,500	(11,527)	(40%)
Physical Plant	10,577	23,658	(13,081)	(124%)
Continuing Education/Economic Dev. Center	4,415	22,500	(18,085)	(410%)
Miscellaneous Support Space	448	672	(224)	(50%)
Other Non-College space	1,009	1,514	(505)	(50%)
TOTAL SPACE	223,592	280,243	(130,487)	(25%)

Note Existing ASF at target year includes building H-44



SUMMARY OF THE PHYSICAL MASTER PLAN

The overall concept or goal for the Master Plan is to improve the quality of life on campus, both from a functional or efficiency standpoint as well as an aesthetic one. The Physical Master Plan responds to these concepts in a number of ways.

Planning Goals

- Careful siting of the proposed new structures
- Expanded capabilities for certain existing structures through renovation and/or expansion
- Verification of academic space needs based on projected enrollment and on the effect of the new classroom building
- Verification of non-academic space needs
- Development of a plan or strategy for long term growth through acquisition of additional property
- Determination of whether a portion of the mountain ridge can be effectively used for construction
- Expansion of athletic/recreational playing fields
- Development of the means to make the campus more collegiate in function and appearance and more visible to motorists and pedestrians

Land and Building Use Concepts

The new Continuing Education/Economic Development Center will be sited to take advantage of existing parking and ease of access away from the academic hub of the campus. The new Physical Plant storage facility will be located on a relatively flat area contiguous to the existing Physical Plant to maximize efficiency of operation. The new laboratory/office building will be sited to potentially connect (overhead) to the existing Science Building.

Existing buildings will continue their current use, but will expand and/or renovate to accommodate growth and operate more efficiently. Certain Continuing Education functions currently housed in the Student Center and the Administration Building will relocate into the new Continuing Education/Economic Development Center, thereby providing additional, needed office space.

Improved pedestrian circulation and gathering spots, especially in the center of campus, will be incorporated along with improved lighting and signage, designed to reinforce a collegiate atmosphere. New campus gateways and architectural elements are planned to provide appropriate identification to visitors and students and also contribute to a more “traditional college environment.”

Circulation and Parking Concepts

To meet the needs for 2002, the existing campus perimeter road will be maintained with selected existing parking lots to be reconfigured to increase capacity.

Additional parking needed by 2012 and beyond is proposed to be accomplished by constructing a new parking deck located on the site of the existing large west lot. **This deck is recommended only if additional land cannot be acquired in time to allow future campus expansion, including traditional on-grade parking.** Also, to accommodate 2012 growth, a linear, on-grade parking lot will be located in the toe of the ridge opposite the existing gymnasium lot.

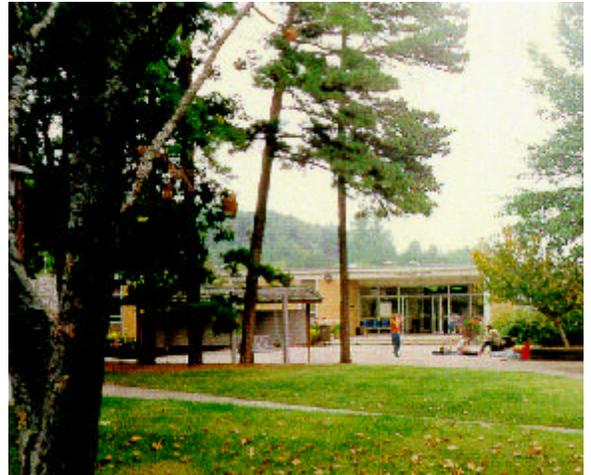


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Implementation Plans

A comprehensive, phased implementation program is designed to carry out the goals and concepts of the Physical Master Plan.

Improvements that are to be completed no later than the year 2002 total approximately \$14 million, plus indirect costs and contingencies.

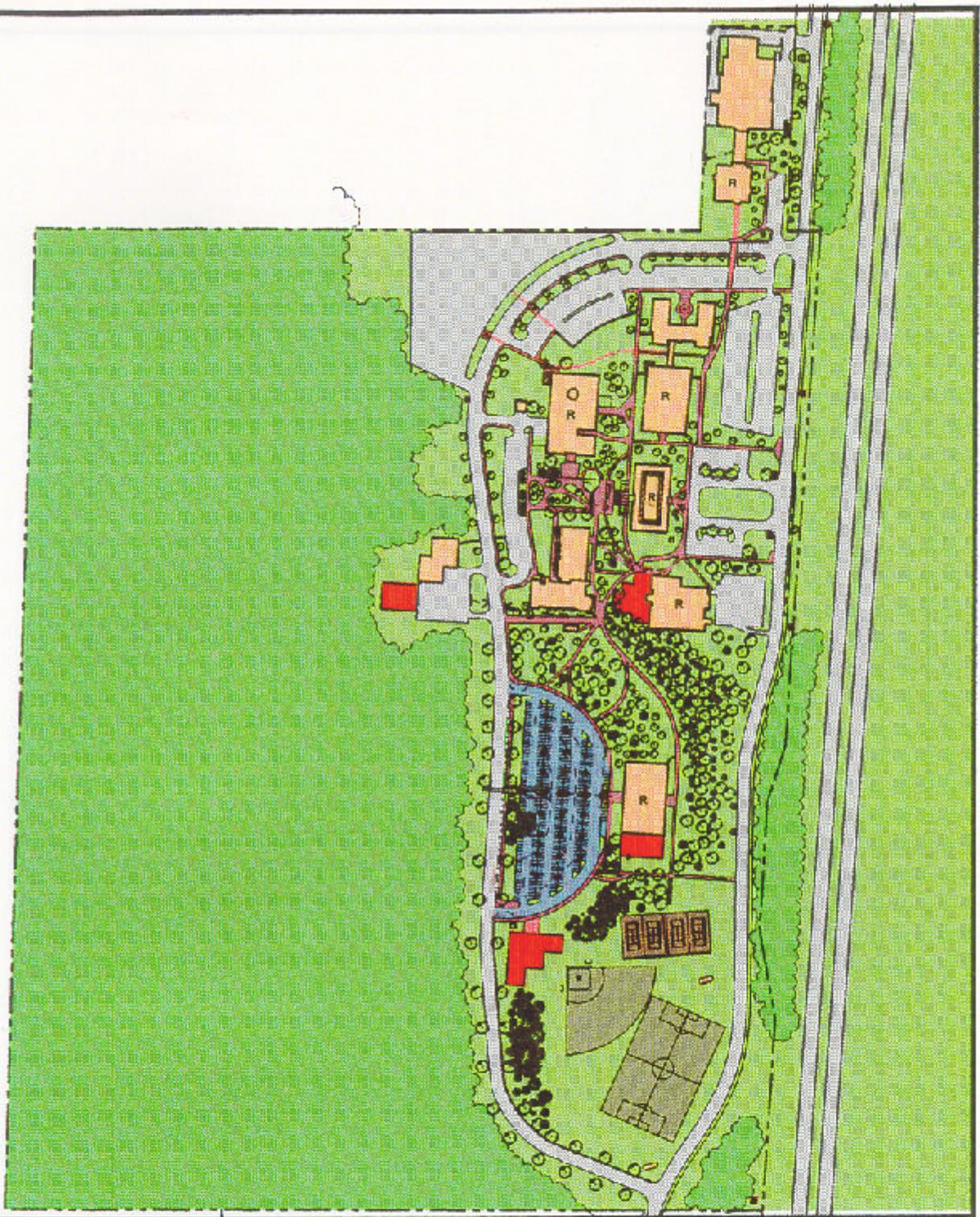
Additional improvements that are anticipated prior to the year 2012 total approximately \$23 million, plus indirect costs and contingencies.

Improvements through 2002 include:

- Library expansion and renovation, Phase I
- New Continuing Education/Economic Development Center
- Gymnasium expansion, Phase I
- Student Center, memorial Hall and Administration Building renovation
- Redevelopment of Gymnasium parking
- Improvements to pedestrian circulation areas, signage, lighting and landscape
- New gateways and architectural elements
- Modifications to the sanitary sewer, water main and fiber optic network

Improvements through 2012 include:

- Library expansion, Phase II
- Gymnasium expansion, Phase II
- Student Center addition
- Physical Plant Storage expansion, Phase II
- New Laboratory/Office building
- New Parking Deck
- New on-grade parking opposite gymnasium lot
- Additional improvements to pedestrian circulation areas, signage, lighting and landscape
- Storm drainage expansion
- Modifications to the fiber optic network

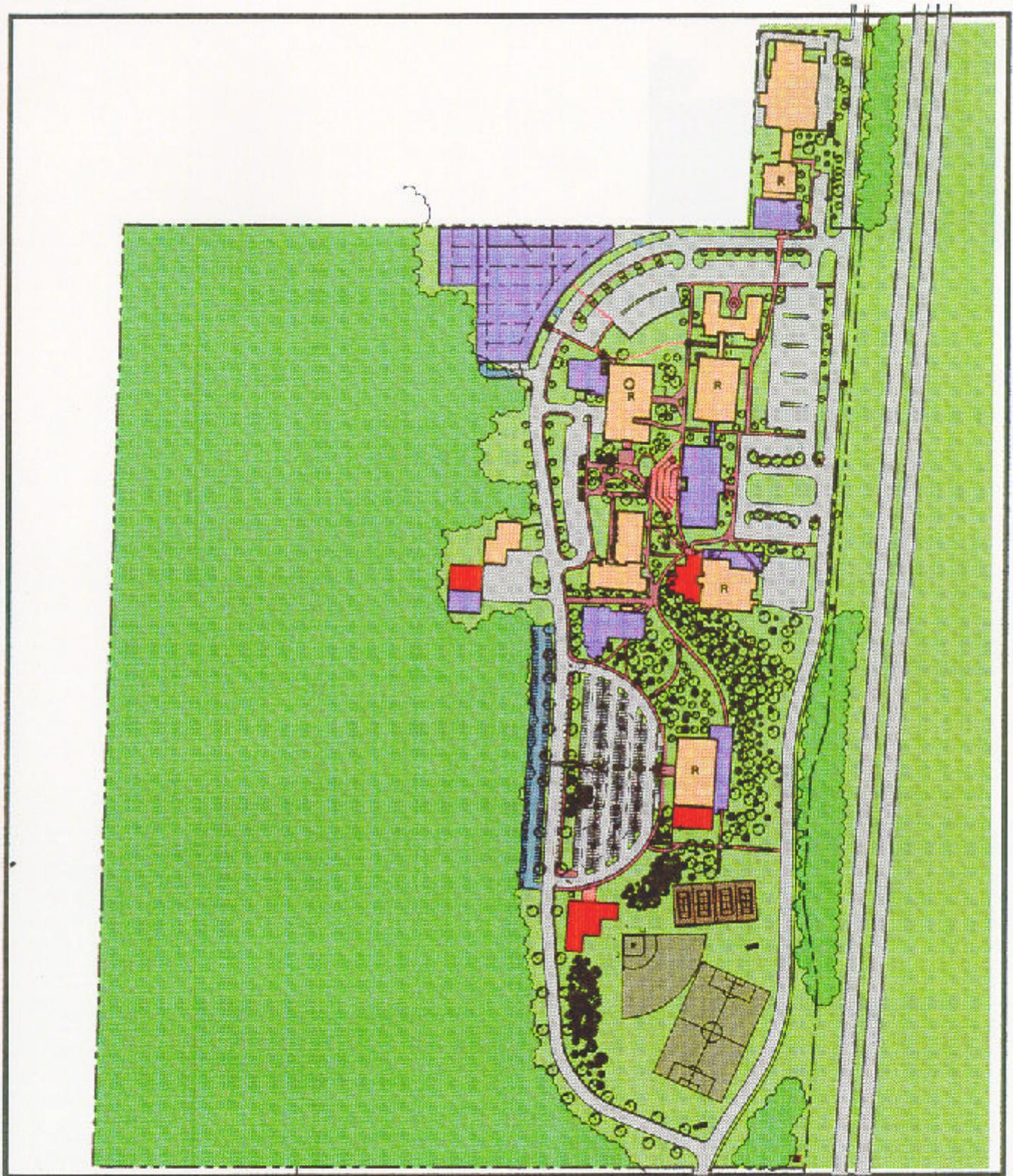


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|--|--|
|  Existing Buildings |  Proposed Parking Redevelopment |
|  Proposed Renovations |  Existing Athletic Fields |
|  Proposed Construction Within 5 Years |  Proposed Athletic Fields |
|  Existing Walkways |  Upper Green Area |
|  Proposed Walkways |  Lower Green Area |
|  Existing Roadways and Parking | |

Comprehensive Plan

Dalton College
Campus Master Plan

2002 Master Plan



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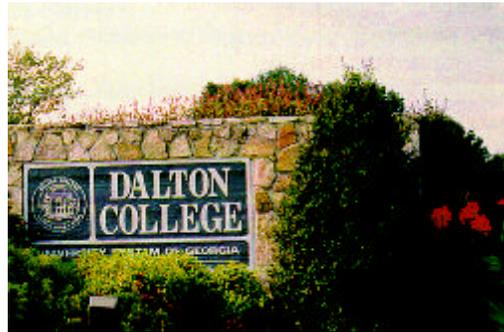


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|  Existing Buildings |  Existing Roadways and Parking |
|  Proposed Construction Within 3 Years |  Proposed Parking |
|  Proposed Construction 5 to 15 Years |  Existing Athletic Fields |
|  Existing Walkways |  Proposed Athletic Fields |
|  Proposed Walkways |  Unopened Green Area |
| |  Existing Trees |

Comprehensive Plan

Dalton College
Campus Master Plan

2012 Master Plan



Acknowledgments

Dr. James Burran
President

Dalton College Administrative Council

Dr. Charley Bowen
Dean of Student Affairs

Mr. Tommy Godbee
Comptroller

Dr. David Hay
Registrar and Director of Admissions

Dr. Greg Labyak
Dean of Academic Affairs

Dalton College Master Planning Task Force

Dr. James Adams
Asst. Professor of Biology

Ms. Judy Broyles
Student Representative

Mr. Garrett Burgner
Asst. Director of Student Activities

Mr. Norman Burkett
Foundation Representative

Dr. Henry Codjoe
Director of Institutional Research

Dr. Sue Currey
*Director of Center for Business and Community
Development*

Mr. Lee Daniels
Foundation Representative

Dr. Don Davis
Asst. Professor of Sociology

Ms. Sylvia Graves
Director of Financial Aid

Dr. Cindy Golledge
*Asst. Prof. of Psychology and Coord. of Dalton college
Studies*

Dr. Jim Head
*Coord. of Developmental Studies and Assoc. Prof. of
Mathematics*

Dr. Karl Hunt
Assoc. Professor of Microcomputer Applications

Dr. John Hutcheson
Chair of Division of Business Adm. and Social Science

Dr. George Jones
Professor of History

Dr. Bill Jump
Chair of Division of Natural Science and Mathematics

Mr. Larry Little
Chair of Division of Technical Education

Mr. Greg Malone
Director of Office of Computing and Information Services

Mr. Neil Mathis
Student Representative

Ms. Harriet Mayo
Librarian

Mr. Eddie Miller
Foundation Representative

Mr. Rob Narke
Instructor in Speech

Mr. Melvyn Ottinger
Chair of Department of Physical Education

Dr. Joel Siegel
Asst. Professor of English

Ms. Trudy Swilling
Chair of Nursing Division

Dr. Bob Weathersby
Chair of Division of Humanities

**Board of Regents of the University
System of Georgia**

Ms. Linda Daniels
Director of Facilities Planning

Ms. Gita Hendessi
Program Manager

Consultants

Thompson, Ventulett, Stainback & Associates

Paulien & Associates

Nottingham, Brook & Pennington