



THE PHYSICAL MASTER PLAN
UPDATED: DECEMBER 2, 2002

Overview of Existing Campus

The existing Dalton State College campus is located just west of Interstate 75 within the Dalton city limits. The campus is defined by College Drive which parallels I-75 and forms the east boundary, and George Rice Drive which forms a semi-circular boundary on the other three sides of the campus. To the west, the college owns undeveloped property which runs up a steep ridge. The total acreage of the campus is 136 acres of which approximately 80 acres are usable. In addition, the Dalton State College Foundation has acquired 5.2 acres just north of the existing campus facing College Drive.

EXISTING



	Technical Building
	Liberal Arts Building
	Pope Student Center
	Gignilliat Memorial
	Westcott Hall
	Sequoia Hall
	Bandy Gymnasium
	Roberts Library
	Maintenance Building

The existing campus plan is very pedestrian oriented. The pedestrian circulation relates to a central mall running on a north-south campus axis along which most buildings are located. Buildings not located along the pedestrian mall are connected to the mall by a series of sidewalks and small pedestrian plazas.

There is also a strong structure in the location of various programs. The central area of the campus is the location of the general classroom and administrative functions. Athletic facilities are on the south end of the campus with most of the technical programs located on the north end of the campus. The Pope Student Center is centrally located.

The buildings on the campus have evolved in such a manner that the original design context in terms of materials, fenestration, scale, landscaping and general design characteristics are consistent with the original campus construction. The context is characterized by the use of yellow brick, pre-cast concrete, cast stone and well developed landscaping. Also, some cultured and stacked stone has been introduced in a pleasing manner. While the original buildings were primarily one and two story, more recent construction includes a three-story classroom structure (Lorberbaum Liberal Arts Building).

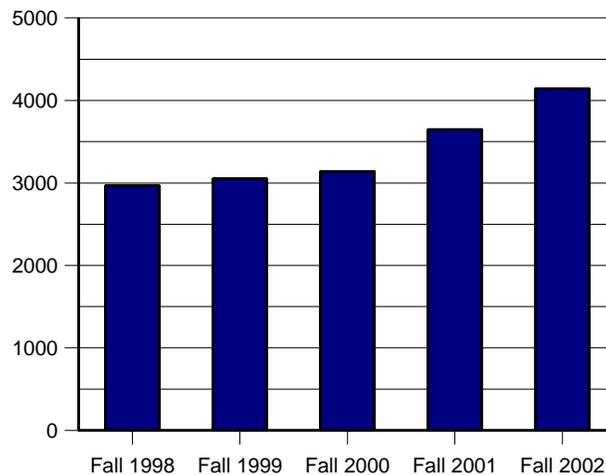
Traffic congestion is a major problem, with the critical period occurring between 7:30 a.m. and 12:30 p.m. Specific problems occur on the north end of the campus and at the intersection of College Drive and Walnut Avenue, one mile south of the campus.

Existing parking is distributed in a number of parking lots in and around the perimeter of the campus, including on-street parking. There are approximately 1370 parking spaces available for students and faculty, of which only 20 are handicap spaces. Parking became critical with the opening of the Lorberbaum Liberal Arts Building in 1999, especially on the north end of the campus. During fall semester 2002, headcount enrollment at DSC exceeded 4,100 students.

FALL HEADCOUNT ENROLLMENT

<i>Fall 1998</i>	<i>Fall 1999</i>	<i>Fall 2000</i>	<i>Fall 2001</i>	<i>Fall 2002</i>
2,967	3,051	3,139	3,647	4,135

**Enrollment Headcount
Fall 1998 - Fall 2002**



Dalton Utilities provides water, sewer, electricity, and gas utility services to the campus. An independent fiber optic data distribution network is maintained by the college and the State of Georgia.

Private development along College Drive to the north and south have rendered the campus “landlocked” except for an undeveloped site at the south corner of College Drive and George Rice Drive. It is strongly recommended that this property be obtained for future development.

The undeveloped property west of the main campus is problematic for the expansion of the existing campus facilities. Steep slopes and rocky soil conditions characterize this property. In the Physical Master Plan, this property has not been considered as an expansion possibility except for a section along the south end of George Rice Drive. The college intends to maintain this property as a “Green Space.”

The multi-family housing complex north of the existing campus remains one of the few other properties that can be acquired and is desired for expansion of the technical programs of the college as well as for additional parking. This multi-family complex is old and in marginal repair. It is not deemed suitable for student housing.

Additional pressure on the college’s facilities is being felt through the growth of the college’s new bachelor’s degrees. This growth is expected to escalate over the next five years.

Master Planning Concept

It is the desire of Dalton State College to maintain the friendly, pedestrian nature of the college as future expansion occurs, and to maintain the design context of the existing buildings in the future development of new structures. The proposed five and fifteen year campus plans recognize this commitment with one exception. Because of the “landlocked” nature of the campus, several of the proposed structures are recommended as four story structures to maximize the use of available land. If the design is handled carefully, this will not be a major contextual change.

Existing Facilities

With the 1999 completion of the Lorberbaum Liberal Arts Building, there are currently eight academic and administrative buildings on campus, in addition to a maintenance facility. Within these structures are 51 classrooms, 4 lecture halls, 26 laboratories and 160 offices.

The existing buildings include:

<u>Building</u>	<u>Date</u>	<u>Square Footage</u>	<u>Functions</u>
Westcott Hall	1967	21,133	Administration and Continuing Education
Pope Student Center	1967	43,722	Student Services, Leisure, Dining, Public Safety, Bookstore
Maintenance	1967	15,005	Physical Plant, Maintenance, Receiving

Sequoia Hall	1967	48,937	Classrooms, Science and Computer Labs, Offices Major addition in 1989 included
Bandy Gymnasium	1968	29,411	Physical Education facilities, Offices
Gignilliat Memorial Hall	1970	30,191	Classrooms, Offices, Auditorium, CIM Lab, Academic and Administrative Computing
Roberts Library	1972	31,323	Library Collection, Media Center, Offices
Technical Education	1979	62,664	Classrooms, Computer Labs, Technical Labs, Offices
Lorberbaum Liberal Arts Building	1999	50,671	Classrooms, Computer Labs, Offices
Maintenance Warehouse	2000	2,400	Storage
Roberts Library Addition	2002	28,000	Collection Space, Conference Room, Offices
TOTAL SQUARE FOOTAGE		363,457	

Master Plan Criteria

The physical facilities can best be characterized as minimally adequate for the current size of the student body, faculty and staff. In addition, the demographics of the Northwest Georgia area dictate strong growth in the educational needs of the area, including continuing education within the business community. In fall semester 2002, the enrollment for credit courses was 4,135 with an additional 3,000 students enrolled in non-credit courses. Dalton State College also provides space for several other institutions that offer satellite programs on campus including the Georgia Institute of Technology, the State University of West Georgia, and the University of Georgia. Dalton State College has also developed a satellite campus in Fort Oglethorpe that has an average enrollment of 125 students per semester.

POPULATION GROWTH DALTON STATE COLLEGE SERVICE AREA 1990 vs. 2000 CENSUS			
<i>County</i>	<i>1990</i>	<i>2000</i>	<i>Percent Change</i>
Bartow	55,911	76,019	36.0%
Catoosa	42,464	53,282	25.5%
Chattooga	22,242	25,470	14.5%
Dade	13,147	15,154	15.3%
Fannin	15,992	19,978	24.9%
Gilmer	13,386	23,456	75.5%
Gordon	35,072	44,104	25.8%
Murray	26,147	36,506	39.6%
Pickens	14,432	22,983	59.3%
Walker	58,340	61,053	4.7%
Whitfield	72,462	83,525	15.3%
TOTAL	369,595	461,530	24.9%

Source: U.S. Census Bureau

Current class usage shows that 95% of all instructional space is in use during the morning class sessions with 30% in the afternoons and 80% during evening hours. This is consistent with the demographic profiles of the student population that shows that approximately 80% of the students work full or part-time. This student body is comprised of 40% Whitfield County residents, 50% from the surrounding counties of Murray, Catoosa, Walker, and Gordon, and 10% from other areas.

The projected growth within the college's primary service area, the continuing expansion of the manufacturing and health care industries in the area, the increasing need for adequate continuing education in the business community, and the demand for post-secondary education indicate an increase in the student population to over 4,500 credit students by 2005. With the minimally adequate number of existing classrooms, there is an obvious need to expand facilities.

Based on the demographics of the area, the historic use patterns of the college's facilities, the landlocked nature of the campus and the existing parking problems, specific parameters to be addressed in the Master Plan have been developed to indicate the future direction and specific capital improvement projects needed for Dalton State College. These parameters include:

- The identification of future building sites and the proposed size of structures within the existing campus property boundaries.
- The immediate need for additional Continuing Education space.
- The need to acquire adjacent property that may be available to the college. This is viewed as critical based on the landlocked nature of the campus and the existing development of essentially all other property along the College Drive corridor.
- The need to address parking and traffic congestion, including ingress and egress.
- The need for privatized student housing.
- The desire to maintain the pedestrian nature of the campus. For all buildings planned outside the George Rice Drive loop, well designed and signal controlled crossings will be required.
- The desire to maintain the existing design context.
- The need to maintain the Physical Education facilities on the south end of the campus. This allows utilization without entering the primary campus.
- The recognition of the need for more vertical buildings.
- The need to expand campus utilities infrastructure to accommodate growth.
- The acknowledgment that no development of buildings on the west side of the existing campus is possible due to restrictions imposed by slope and soil conditions.

Five Year Plan: 2002-2007

The Five-Year Campus Plan is very aggressive and directed toward enhancing available building sites together with the acquisition of available property adjacent to the existing campus. The Five-Year Campus Plan includes:

1. The immediate construction of a building specifically programmed for Continuing Education. This building would be located on the property north of the existing campus owned by the Dalton State College Foundation. This proposed structure would provide 25,000 S.F. of finished space with another 25,000 S.F. planned for future expansion. Adequate parking on site will allow for this building to be freestanding from the existing campus until other development within the Five Year Plan links this property to the main campus. A wide sidewalk along College Drive would serve as the primary connector during this period (Project 5-11). The construction of the Continuing Education facility will allow the current areas used for Continuing Education in Westcott Hall to be renovated for expansion and reorganization of administrative offices.
2. Construction of a major classroom, lab and faculty office building. (Project 5-12)
3. Acquisition of the undeveloped, privately owned property south of the existing campus for use as privatized student housing. The site will provide initial space for approximately 200 students. Location of the housing on the south end of the campus provides access to the athletic field and provides a transition to the future private development of single family housing southwest of the campus. Sidewalks connect this housing to the pedestrian mall limiting by 200 the number of cars entering the central campus. A right of way along the south boundary of this property is required to maintain access for the owner of the property west of the campus. The College expects to define the exact nature of its student housing needs through the Regents' Housing Master Plan guidelines. It is anticipated that student housing needs thus identified will be developed through a long-term agreement with a private building/owner and that this housing will be designed as apartment spaces with four occupants per apartment. The overall design of the structures, together with the careful use of exterior building materials, will identify the housing complex as a part of the college. (Project 5-17)

4. Acquisition of the multifamily complex at the north end of the campus. This acquisition is key to the future development of the campus, especially the technical programs. It will also allow the relocation of a portion of George Rice Drive, providing an opportunity to develop critical parking expansion, extension of the pedestrian mall, additions to existing structures, and development of additional building sites.
5. Expansion of the Technical programs through the construction of a major expansion (Project 5-13) to the existing technology building (E-09) and two new structures. (Projects 5-14 and 5-15)
6. Addition to Pope Student Center. (Project 5-16)

At the conclusion of the Five Year Campus Master Plan, Dalton State College will have an additional 265,000 square feet of usable building area. The parking will have increased from 1370 spaces to 2429 spaces. The north end of the campus will have been redeveloped to extend the pedestrian mall, and the north entrance will have been relocated to ease the congestion in the center of the campus.

Fifteen Year Plan: 2002-2017

The fifteen year plan identifies additional building sites within the campus. These sites include:

1. The addition of privatized student housing for approximately 216 more students, bringing the total to over 400. (Project 15-18)
2. New construction site across from the Bandy Gymnasium for a classroom, lab, and faculty office building. (Project 15-19)
3. The construction of a general classroom, lab and faculty office building. (Project 15-20)
4. Expansion of the Roberts Library to meet increased library and media center services demands. (Project 15-21)
5. As the student population expands, the need for additional administrative space will grow. At the time this project will be considered, the existing Westcott Building will not be sufficient to meet these needs. The fifteen-year plan considers replacement of this building with a larger structure providing adequate administrative space, classroom, labs and faculty offices. (Project 15-22)
6. The construction of a classroom, lab and faculty office building. (Project 15-23)
7. Expansion of the Continuing Education Building and finishing of the shell space. (Project 15-24)

The fifteen-year plan provides the potential for 384,200 S.F. of space and an increase in parking from 2429 spaces to 2871 spaces. While not shown in the master plan, the school will have to strongly consider the replacement of parking lots with parking structures as this additional educational space is placed in service.

Physical Master Plan Summary

The final Physical Master Plan for Dalton State College meets the criteria set forth by the college administration and the planner.

- All potential building sites within the existing campus have been utilized without disturbing the design context of the college's current buildings and grounds.
- The need for immediate space for Continuing Education offerings has been addressed.
- All usable and obtainable property around the campus will have been acquired.
- Parking has been adequately addressed in the Five-Year Campus Plan. The parking for the Fifteen-Year Campus Plan is marginal. When buildings 15-22 and 15-23 are placed in service, the college may need to consider the use of parking structures instead of surface parking.
- The student housing need has been addressed.
- The traffic congestion problem has been addressed. By decentralizing the parking, the traffic is more evenly distributed around the campus. The use of parking lots specific to the Continuing Education Building (5-11), student housing (5-17 and 15-18), and the technical complex has decreased the number of cars entering the central part of the campus by 400 per day. The college will need to work with the City of Dalton and the Georgia DOT to relieve the traffic congestion South of the campus at the Walnut Avenue interchange.
- The pedestrian nature of the campus remains intact. All general classrooms, labs, faculty offices, student services functions and administrative offices remain within the George Rice Drive perimeter.
- The existing planning context of the campus has been extended to the Physical Master Plan. It will be the charge of the administration to direct and approve only those building designs that are compatible with the design context of the existing buildings.
- The Physical Education facilities remain at the south end of the campus, allowing use by the student housing residents and general public without entering the central part of the campus.
- The buildings are planned to be more vertical in the central part of the campus to maximize the use of existing and acquired property.
- The existing property west of the campus remains green space and is not scheduled for development by the college.
- The fifteen year plan accommodates 6,000 students and the proportional increase in faculty and support staff. It also provides for growth in the bachelor's degree mission of the college which is expected to develop more rapidly during this period than other program types.