The goal of this master plan effort, as prescribed by the Board of Regents and the University, is to evaluate the current condition of the University of West Georgia based on the goals established in the 2003 Master Plan and to modify those goals, as required, for the future. The resulting roadmap for the future should identify critical steps to be taken by UWG to maximize its built and natural environment in support of its strategic goals. The results of these efforts will address:

1. State of the art learning environments for all areas of academic endeavor

2. Housing for the targeted percentage of the student population that is competitive with that found in similar educational institutions

3. A safe campus environment for students, faculty, staff, and visitors

4. Improved traffic and parking management

5. A largely pedestrian campus with distinct precincts that relate to each other to create the campus whole

Many of the goals set forth in the 2003 plan have been accomplished, setting the stage for new goals that further support the vision of the future of UWG.
The University of West Georgia, now over 100 years old, is rooted in the community which it serves. Founded as an Agricultural and Mechanical School, UWG evolved into a four year university, providing bachelors’ degrees, masters’ degrees, and selected doctoral programs. UWG is also one of the leading institutions in Georgia for online learning, which has broadened its reach and created more pathways for learning to its constituents.

2. HISTORY

The University of West Georgia has changed significantly since the master plan effort of 2003. The additional 200+ acres of City-owned land acquired as a land grant, have provided the growth potential needed for the university. A master plan for the development of walking trails and other amenities along the Little Tallapoosa River was proposed several years ago for consideration.

The creation of the Athletic Complex, envisioned in 2003, provides the campus with a critical ingredient of student life by offering the university and its constituents the opportunity to participate in and support NCAA – Division II athletics.

3. EXISTING CAMPUS AND NEIGHBORHOOD CONTEXT
Unlike the changes on the campus, the surrounding community, largely residential, has remained much the same. There has been little development along Maple Street, hindered by a slow economy. UWG and the City of Carrollton have a shared desire for the continued growth of the university and continue a dialogue about strategies to benefit the community and university.

Proposed in the plan update is an evolution of the idea of districts, or precincts, that were presented in 2003. From the original two precincts, eastern and western, defined by the natural boundary of the deep ravine and Love Valley, the campus is evolving beyond the five precincts described in 2003.

Within this plan update, are seven proposed precincts that will help the physical campus evolve into a more perceptibly understandable environment for students and visitors alike. As each precinct matures, the benefits from adjacencies of inter-related curriculum, planned, formal and informal learning environments, and uniquely crafted outdoor environments will give students a sense of place as part of their learning experience.
4. FACILITIES PROGRAM FOR FUTURE CAMPUS DEVELOPMENT

The process of determining the adequacy of existing space was based upon information from several sources that included:

a. **Documentation of Non-residential existing spaces** - The data used in this planning process was created by Comprehensive Facilities Planning, Inc. and submitted in a report in the Spring of 2012.

b. **Projected student population growth patterns** – The existing enrollment numbers were extracted from the university Fact Book of a given year. The projections for 2015, 2020, and 2025 were derived from agreed upon future growth rates and historical growth data.

c. **Component Studies and Reports** – During the course of the plan update, UWG provided several documents produced internally and externally, that addressed conditions or needs for key topics such as Parking and Transportation, Student Housing and Dining, etc.

d. **Strategic Changes** – This category, derived from conversations of the committee, as well as feedback from the President and Vice Presidents of the university, would include cases of targeted building removal or repurposing that would alter assignable square footage within affected categories. The strategic needs for the university, in support of their overall goals, are similar to those of the 2003 plan.

a. **Campus Character** - UWG is committed to maintain the pedestrian nature of the campus core yet, through increased density, accommodate the anticipated increase in enrollment. Many of the older structures on campus are one and two-story buildings. As more buildings need to be built within the campus core, selective removal of smaller scale, outdated structures needs to be considered.

b. **Traffic concerns** - With the increasing flow of traffic as a result of a growing student population and adjacent community, the need to define solutions for traffic congestion, convenient parking for students, faculty, and visitors, and increased capacity for shuttle service will be necessary to maintain the desired quality of campus experience.
Classrooms, Laboratories, and Offices

Through the results of an independent study, performed by Comprehensive Facilities Planning, Inc, many of the previous questions about discrepancies in ASF data for classrooms, laboratories, and offices were resolved. The current shortage of office and classroom space is approximately 26,590 ASF, which increases each year with the growing student enrollment. What is not captured in the numbers is the quality of the learning environments. UWG has begun the process of providing state-of-art classroom technology in every classroom and will continue this program.

With regard to office space, the CFP report documented a shortage of offices, as well as noting that many offices were not matching square footage parameters established by the USG. As new buildings are considered, or existing buildings are adapted, careful attention should be paid to office configurations to steer back toward the guidelines.

Housing

UWG has a student housing and dining project underway that will help reduce a current shortage. In order to meet the demand of an increasing number of students, UWG will need to build another 584 beds over the next 9 years. UWG is constantly evaluating the quality of its housing portfolio in order to remain competitive with their external competitors, as well as nearby universities.
Open Space

In addition to many other campus attributes, UWG boasts one of the largest tracts of undisturbed land in the USG system as part of their campus. UWG has been and will remain a responsible steward of the natural environment. Strategies to increase density in the academic core in order to preserve green space, selectively locate parking structures to lessen the future burden of surface parking, and craft the open spaces within each precinct to become an integral part of the learning environment are all to be diligently followed.

Parking and Transportation

UWG has the luxury of an abundance of land not available to many of the universities in the USG system. The result has been an ability to create surface parking as the demand presented itself and the funds became available. As UWG looks forward to the next 20 years, the goal will be to maintain an adequate amount of parking but to also focus on a strategy of implementation that supports the strategic goals of the university.

The desire to reinforce the notion of being a largely pedestrian campus implies that cars are parked at the campus perimeter and traffic in the core area of the campus is limited to shuttle system, service, emergency, and staff vehicles (as much as possible).
5. PROPOSED MASTERPLAN

This update, with its proposed collection of precincts, still follows the land use plan of the 2003 plan, which focused on:

a. Retain a compact academic core

b. New student housing at the perimeter (east and west) within walking distances of the academic core

c. Consolidation of sports facilities to the west of the core campus, in what is now labeled as the Athletic Precinct

d. Selective removal of obsolete facilities

e. Preservation of the outdoor environment

Summarizing by precinct, this update proposes:

**Historic Precinct**
- Landscape and hardscape to create unique outdoor spaces, defining the unique character of the Historic Precinct;
- Modification of entrance roadway and parking to increase parking capacity, create a safer vehicular and pedestrian condition, and provide a more formal arrival experience to the campus from Maple Street;
- Adaptive Re-Use for Mandeville Hall, Cobb Hall, and Anthropology;
- UCC Exterior Improvements / Expansion;
- New Welcome Center Building;
- New Administration Building;

**Humanities and Social Sciences Precinct**
- Landscape and hardscape to create unique outdoor spaces, defining the unique character of the precinct;
- Renovation of Pafford Hall, Humanities, and Boyd Hall;
- New Academic / Office Building;

**North Entrance Precinct**
- Conversion of University Drive into a boulevard to address its’ growing importance as the north entrance to the campus;
- Landscape and hardscape to create unique outdoor spaces, defining the unique character of the precinct;
- Greek Housing expansion;

**Student Life Precinct**
- Landscape and hardscape to create unique outdoor spaces, defining the unique character of the precinct;
- Expansion of the Campus Center;
- Addition of surface parking at Campus Center;
- Library expansion;

**Science and Education Precinct**
- Renovation and expansion of Biology Building;
- New student housing;
- New general academic building (at old baseball stadium site);
- Adaptive re-use for Watson Hall
- New parking structure;

**Athletic Precinct**
- Relocate baseball stadium;
- Relocate tennis courts;
- Additional surface parking;

**West Precinct**
- New student housing;
- New surface parking;
proposed masterplan
6. MASTERPLAN IMPLEMENTATION

UWG proposes a multi-faceted approach to the implementation program to achieve the objectives of this master plan update. The projects are assigned to immediate (present to 2015), near-term (2015 – 2020), and long-term (2020-2025) timeframes. In addition to specific, identifiable projects will be learning environment upgrades, office space adjustments, and infrastructure changes that will be planned as ongoing activities across all timeframes, based upon availability of funds.

Immediate

This phase of improvements will address current and projected needs for classroom, office, and housing space needs over the next several years with an anticipated increase in student enrollment from 11,767 in 2011 to 13,767 in 2015.

- Murphy Building Adaptive Re-Use
- Biology Building Renovation / Expansion
- Relocation of Electric Substation
- Fiber ring construction / expansion
- Additional Greek Housing
- Renovation of Strozier Hall and Annex
- Rehabilitation of Anthropology Building for near-term use
- Expansion of Newnan Instructional Site
- Upgraded facilities for Mass Communication
- Z-6 Dining Center Rehabilitation
Near Term

This phase has several projects that are important phasing elements, clearing the way for future projects. Important adaptive re-use projects will help address the continued growth of the university, as enrollment is projected to increase to 15,970.

- Relocation of Baseball Facility
- Relocation of Tennis Courts
- Parking Structure
- Cobb Hall Adaptive Re-Use
- Mandeville Adaptive Re-Use
- Stadium Expansion
- UCC Exterior Improvements / Expansion
- Additional Space for Distance Learning
- Welcome Center
- Tyus Hall Renovation
- Academic Quad Renovation
- Administration Center
Long-Term

A focus on academic space, housing capacity, and support facilities are the key components of this phase. In addition, the changes to the entrance to the Historic Precinct will provide the pivotal change to the perception of the perceived “front door” to the campus.

- Front Campus Drive – Central Entrance
- Campus Center Expansion
- Library Expansion
- Classroom Building – Academic Quad
- West Georgia Drive – North Bypass
- West Precinct Student Housing
- Newnan Expansion

Implementation of the master plan will be dependent upon UWG’s ability to accomplish many of their infrastructure projects, as they are part of a domino effect for future projects. The remainder of the listed projects are required to maintain a careful balance between the projected enrollment increases with appropriate housing, classroom space, and academic support facilities to provide the quality of educational experience that is the goal of the university.