

# Campus Planning, Design, and Construction

## *On the Boards and Emerging*

Maria Cimilluca, Vice President, Infrastructure and Sustainability

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# Campus Master Plan

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## Executive Update

# Overview

- NBBJ leading Campus Master Plan effort
- Process is contracted for 14 months
- Plan will lay a foundation for Georgia Tech campus development for the next 10 years
- Last Master Plan was completed in 2002
- CPSM staff provided consultant team with pre-planning data/information prior to assist with a smoother transition
- Plan process will move in sync with Climate Action Plan

# Consultant Team

## Campus & Community Planning



## Utilities Planning



## Space Planning & Analytics



**Megha Sinha**  
Principal Point of Contact  
Project Manager  
NBBJ

## Ecology, Mobility, Open Space Systems





Guidelines, Strategic Goals, & Implementation

Operational Effectiveness

Safety and Security

Academics & Research

Classroom/Instructional Plan & Living Learning Lab

Health and Wellness

Campus Demographics

Community

Athletics

Campus Services (i.e., Housing, Dining, Transportation/Transit)

Future of Work at GT

Campus Physical Planning and Capital Projects

Historic Preservation Plan

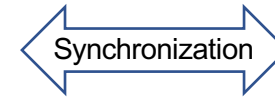
Building Support, Operations & Maintenance/Facility Conditions

Space Planning Landscape and Stormwater Management

Sustainability

District Scale Energy and Water Infrastructure & Resiliency/ Energy Use Strategies

# Master Plan Layers





CLIMATE ACTION PLAN

# Schedule

## Campus Master Plan



### KEY

-  Campus Milestone Meetings
-  PDC Engagement

# Fall Activities

- Presentation to President's Cabinet – August 23
- Sustainability visioning – August 23
- Present to the PDC – August 24
- Climate Action Plan coordination - ongoing
- Town Hall – Fall 2022
- In-person outreach (internal and external) – September and October
- Initial concepts to be presented late November/early December

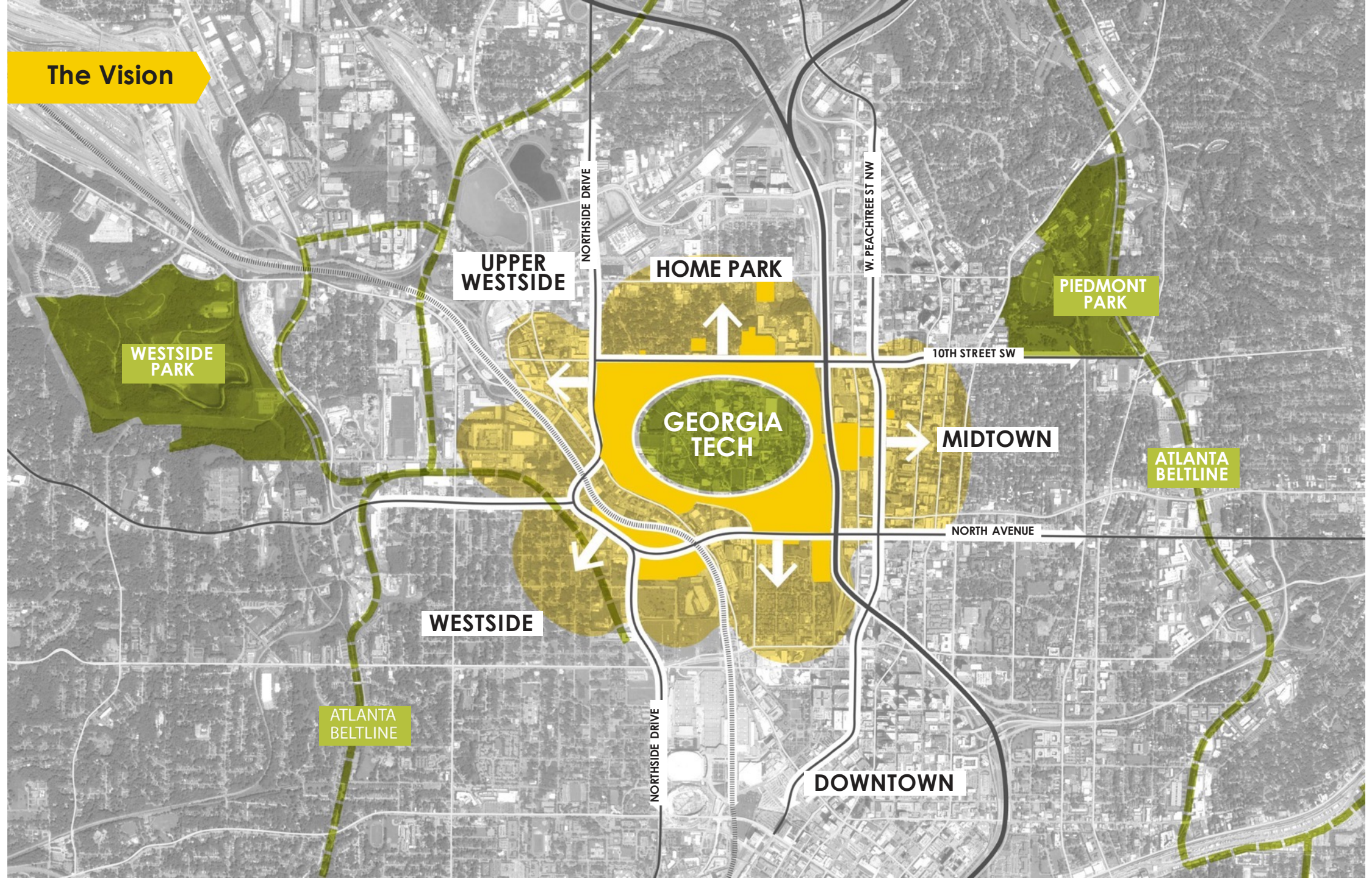
# **SxSW Sector Planning**

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**Long term framework strategy**

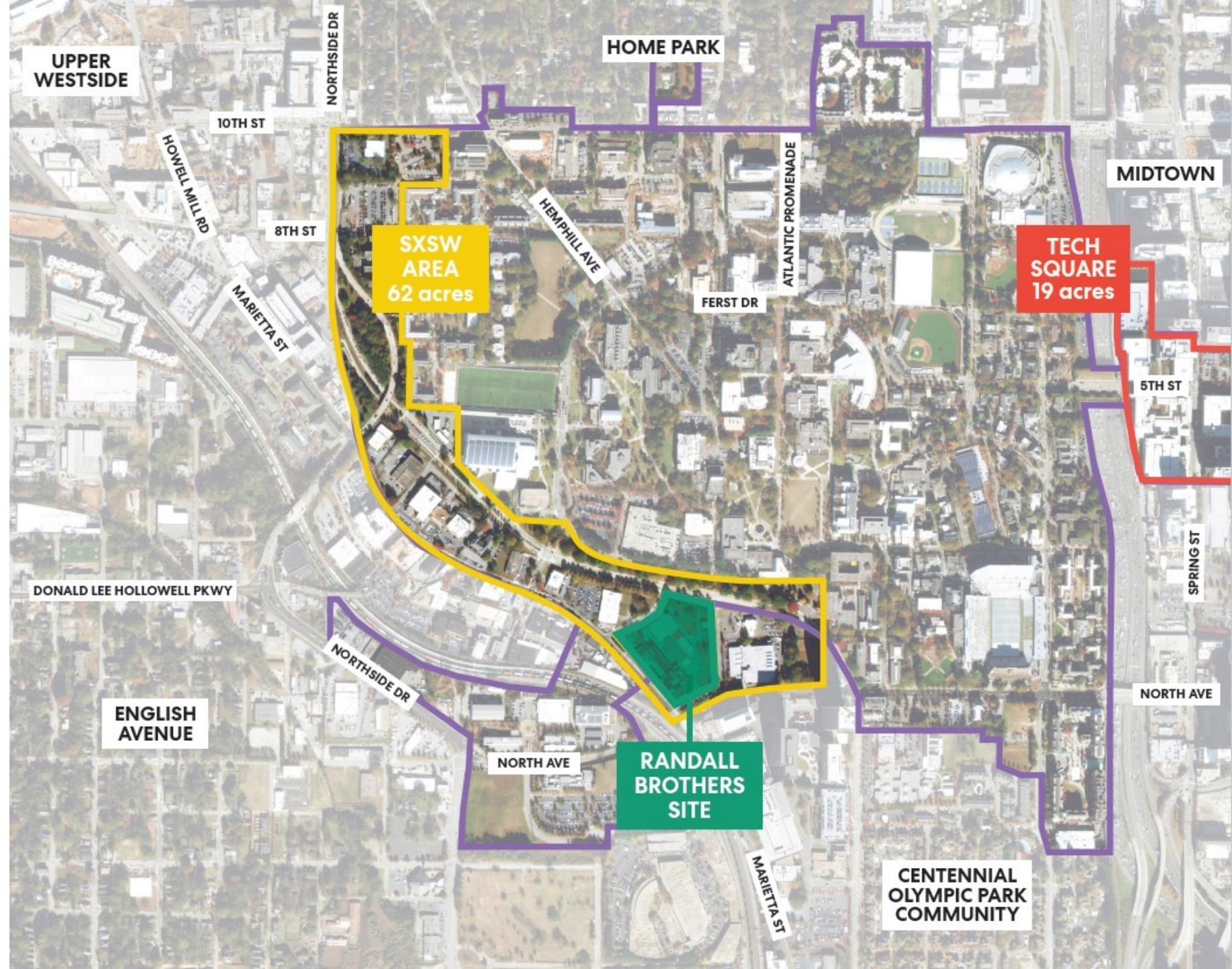


## The Vision

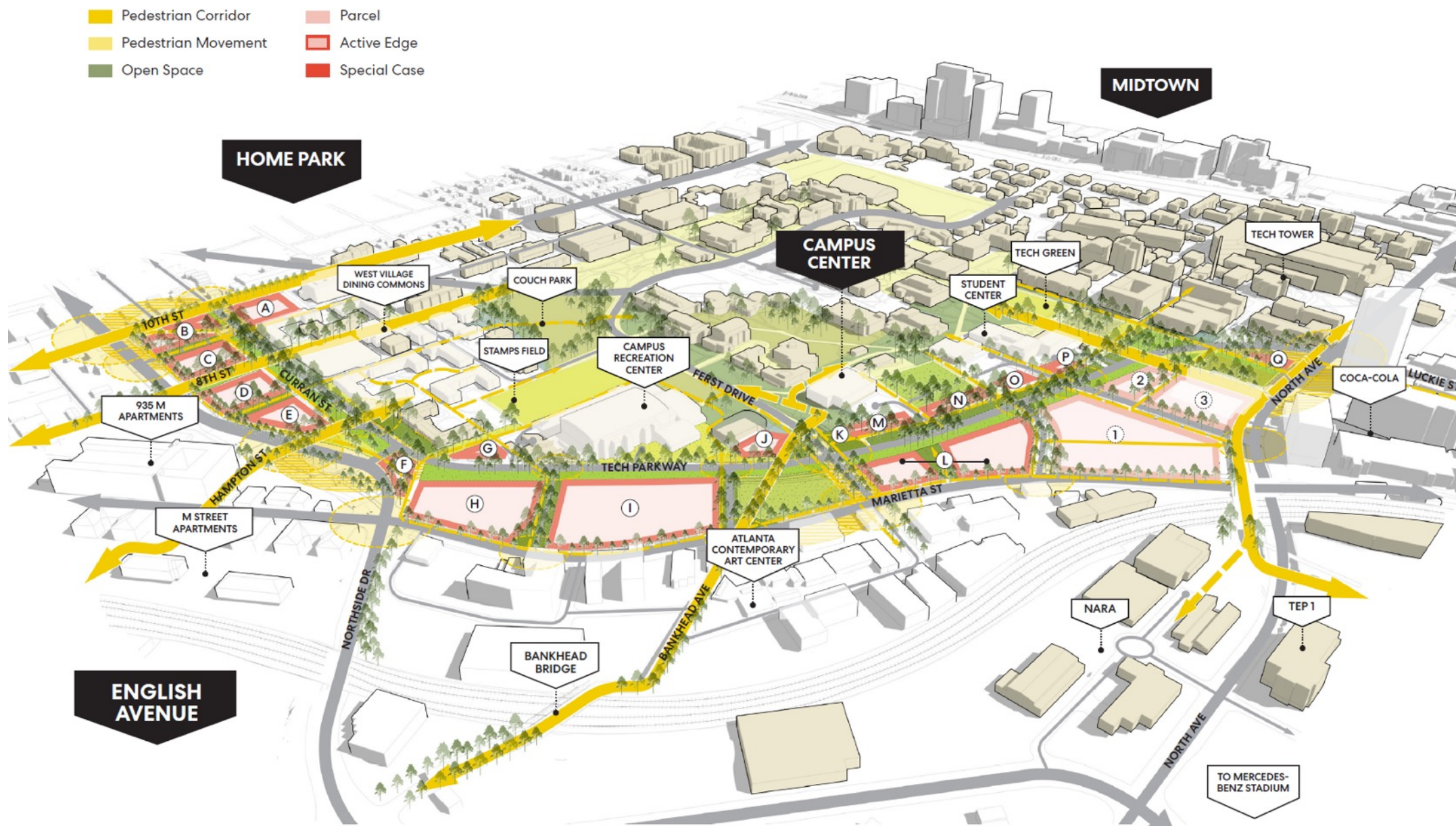











# SxSW Sector Area

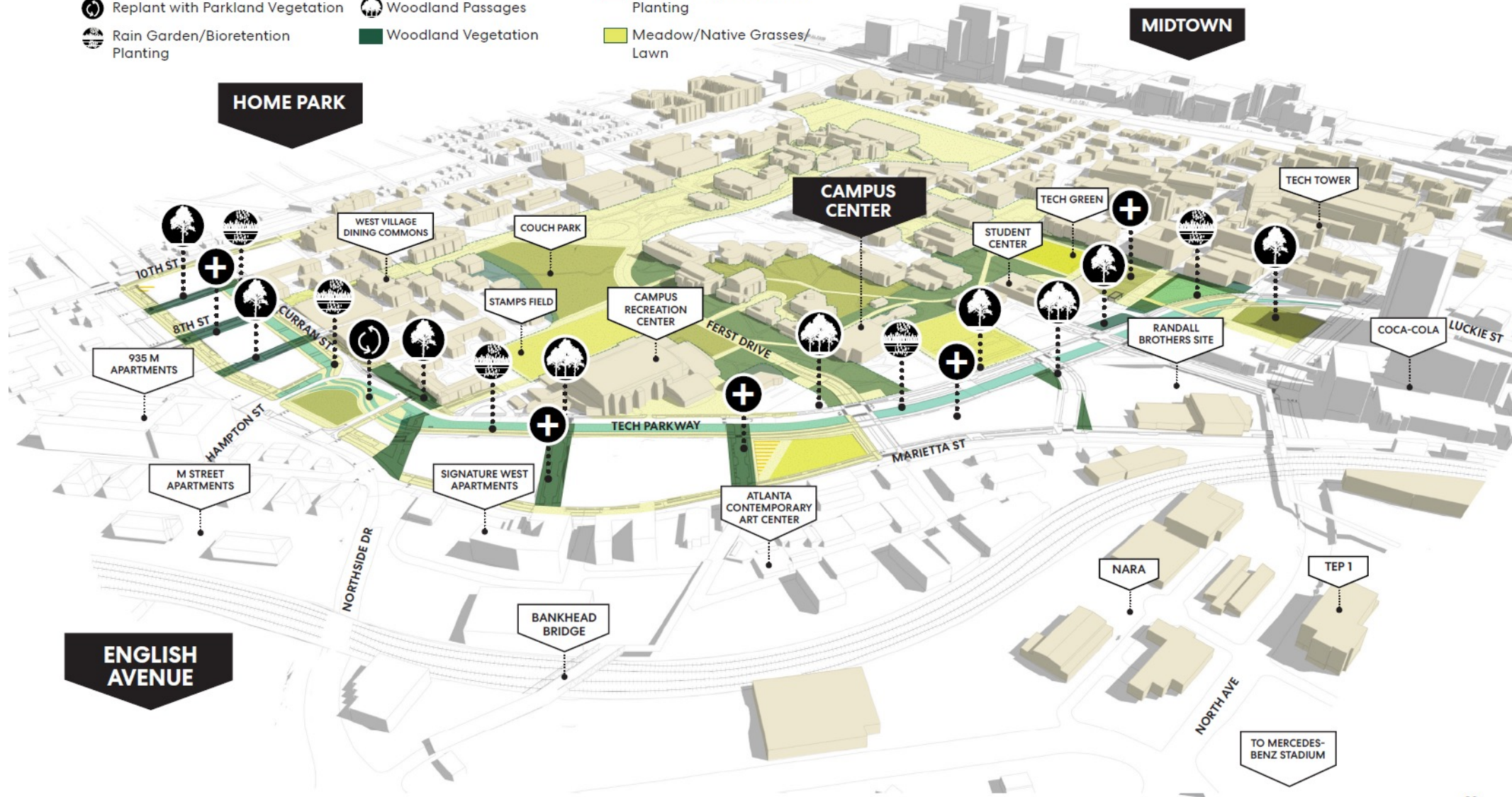








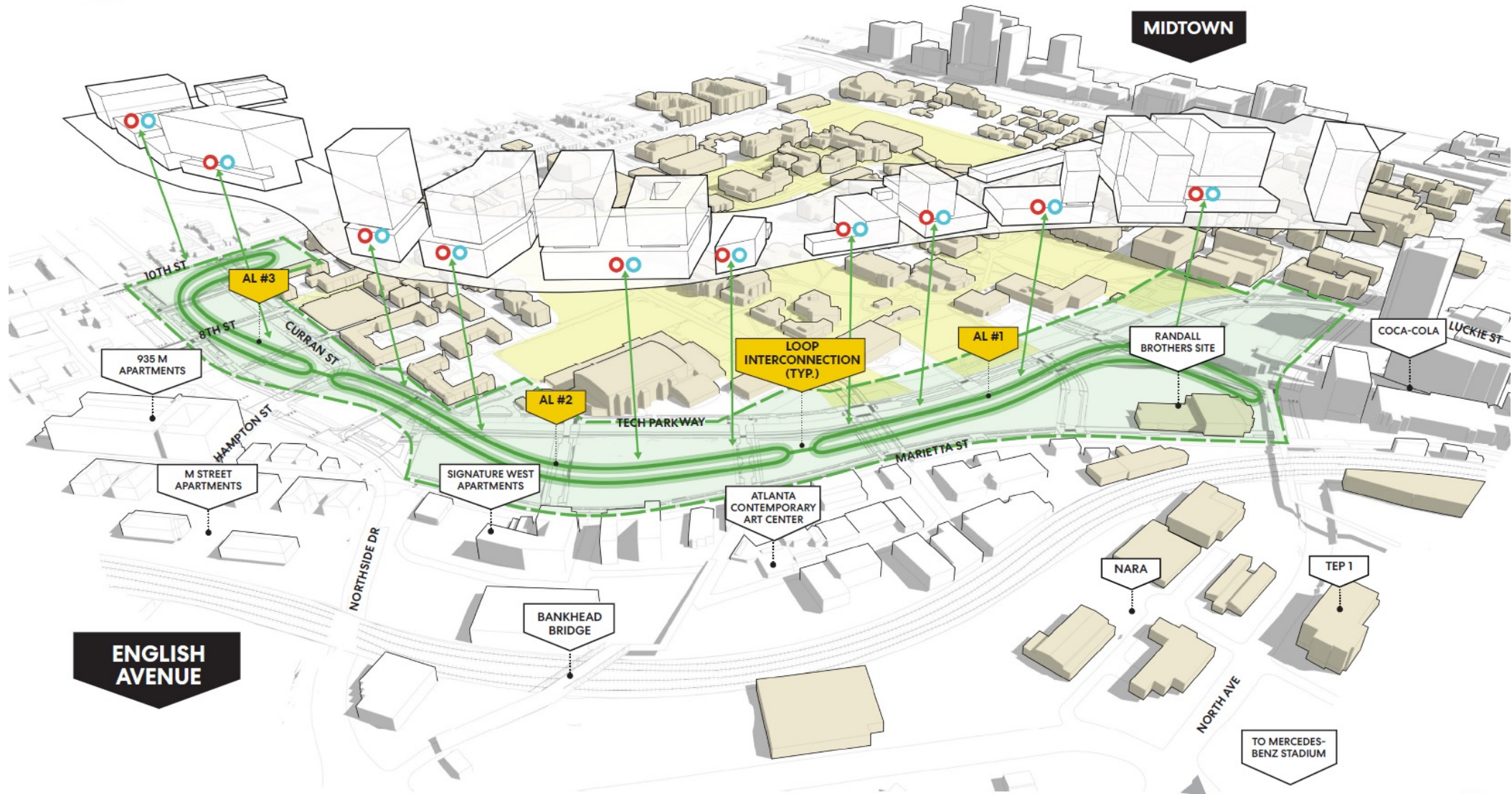
-  Preserve or Replace Existing Tree Canopy
-  New Tree Canopy Extension of Woodland
-  Parkland Vegetation
-  Replant with Parkland Vegetation
-  Woodland Passages
-  Rain Garden/Bioretention Planting
-  Rain Garden/Bioretention Planting
-  Woodland Vegetation Planting
-  Meadow/Native Grasses/Lawn





Ambient Loops

Heat Pumps



**665 Marietta Street**

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**Randall Brothers Planning**

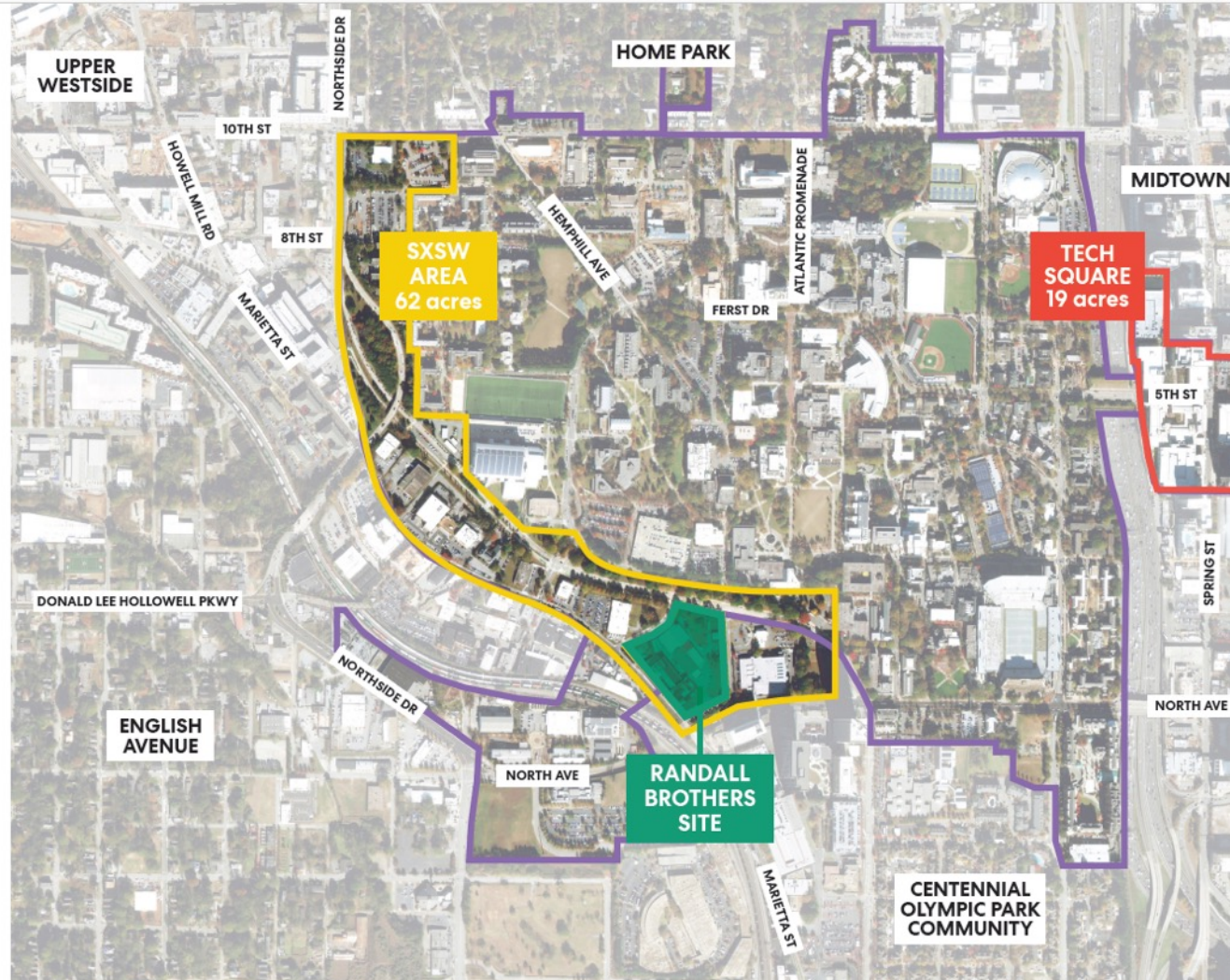


# 665 Marietta Street

## The Site

**655  
Marietta**  
7.4 acres

- GT Foundation acquired in 2020
- \$36M or \$4.8M per acre
- Tenant vacates in July 2022
- Main building built in 1924
- Warehouse added in 1940



# Existing Buildings



## Construction Timeline

A.1	1910s
A.2	1910s
A.3	1910s
B.1	1940s
B.2	1970s
B.3	1970s
C	1950s
D	1970s
E	1970s
F	1980s



# Aspirations For This Redevelopment

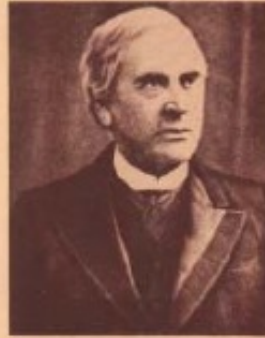
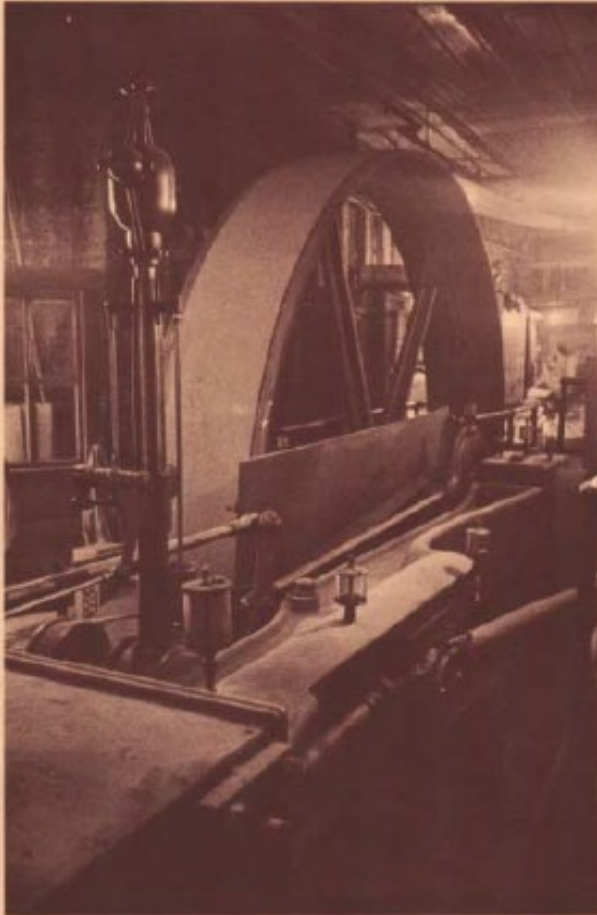
- Embodies and demonstrates key principles of the ISP-Anchor Institution, Lead by Example, DEI, Amplify Impact, Sustainability
- Respects and celebrates the historic elements of the site while adhering to responsible development goals in terms of scale, sustainability and commercial feasibility
- Creates a compelling, vibrant 24/7 mixed-use development with rich experiences for all stakeholders including leading edge academic, research and supporting commercial programmatic elements (eg. Tech Square, CODA, Interlock, and Science Square)
- Optimize capital stack with both private and public investment
- Improve connectivity with the Westside communities
- Lessons learned from the redevelopment of 771 Spring St /CODA

# Harris-Corliss Steam Engine

Regional Historic  
Mechanical Engineering  
Landmark

The American Society of  
Mechanical Engineers

Harris-Corliss Steam Engine  
Randall Brothers, Inc.  
Atlanta, Georgia  
October 16, 1985



*Wm A. Harris*

Sometime during 1977 the old 350 horsepower Harris-Corliss engine at the Randall Brothers Co. was retired from its job as a prime mover for the woodworking plant. Retirement did not come because of the age of the engine, over 80 years, but because of the U.S. Environmental Protection Agency's concern over the smoke from the boiler smokestacks. The engine was still, and is to this day, in perfect working order.

Because of the EPA concern, the boilers, which had previously been fired by scrap woodchips from the woodworking plant, were converted to oil, but even this did not prove successful. Fuel oil was too expensive and winter supplies are unreliable. In 1977 the Randall Brothers plant switched to grid-supplied electricity.

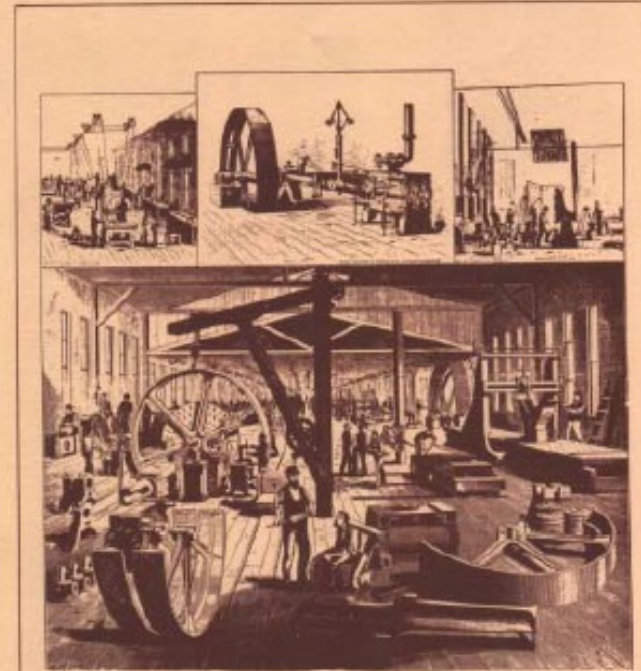
One of the final jobs for the engine was to run a vacuum system that sucked up sawdust around the old plant, but that job, too, yielded to outside electricity.

History of the  
Randall Brothers'  
Engine

The Randall Brothers' engine has been around so long that no one remembers when things happened to the engine or even when it was purchased. According to a brass plaque on the engine, it was built by the William A. Harris Steam Engine Co. of Providence, R.I. Historical records suggest that it was built sometime before 1895, because the engine was exhibited at the Cotton States and International Exposition of 1895 which took place on the site of what is now Piedmont Park in Atlanta. The engine is typical of the machinery that helped Georgia recover from the effects of the Civil War.

Records from the William A. Harris Steam Engine Co. indicate that Exposition Cotton Mills, Atlanta, Ga., ordered a 350 horsepower engine on April 12, 1898 for delivery on May 16, 1898. This order was filled with the engine that was on exhibit at the 1895 Exposition.

Harris Steam Engine Company  
works-1878



# **Westside Community Bridge**

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## **Elevated Pedestrian Promenade**

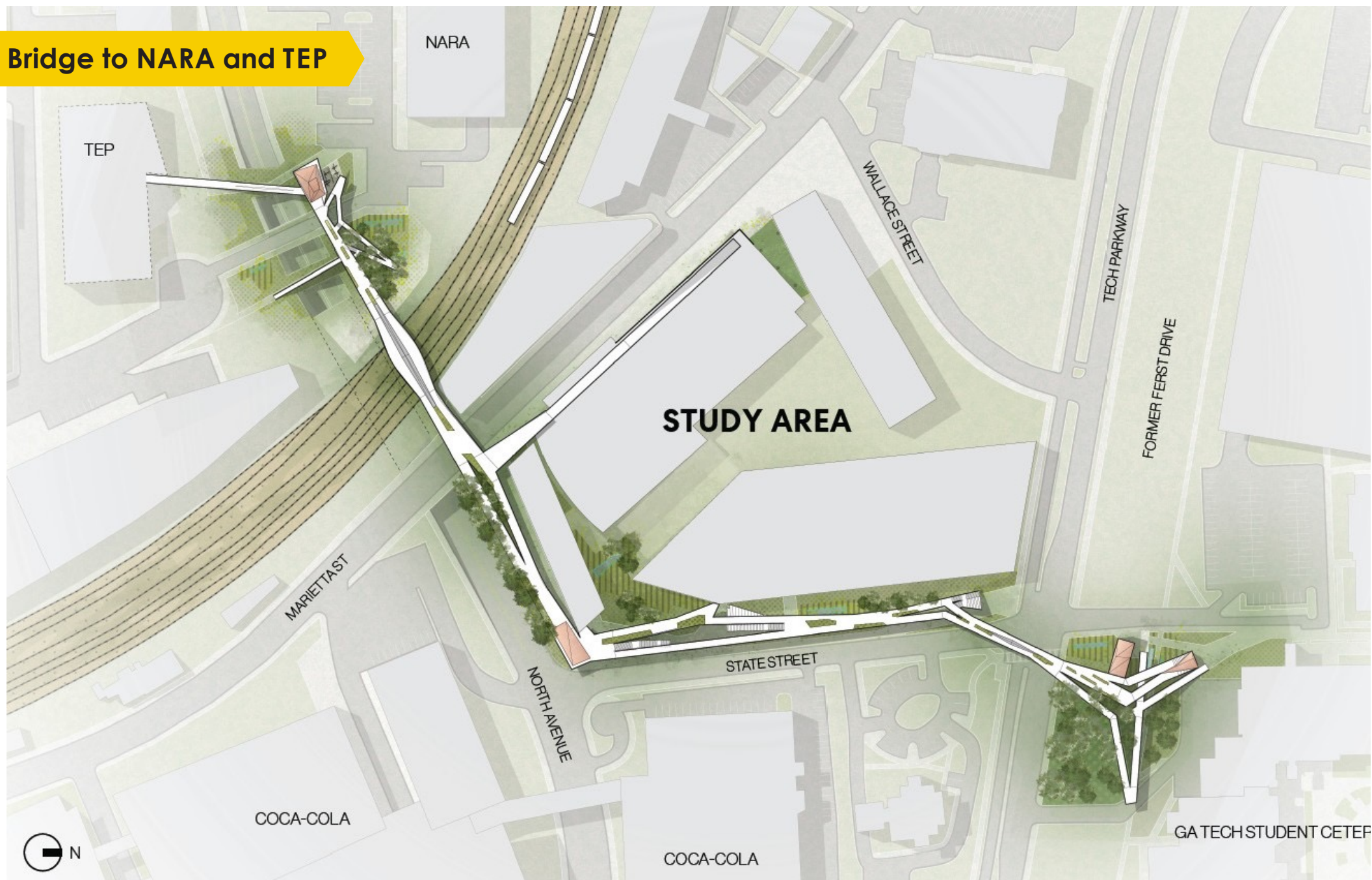


# Westside Community Connectivity Bridge





## Bridge to NARA and TEP





## Bridge to NARA and TEP









# **Bankhead Bridge**

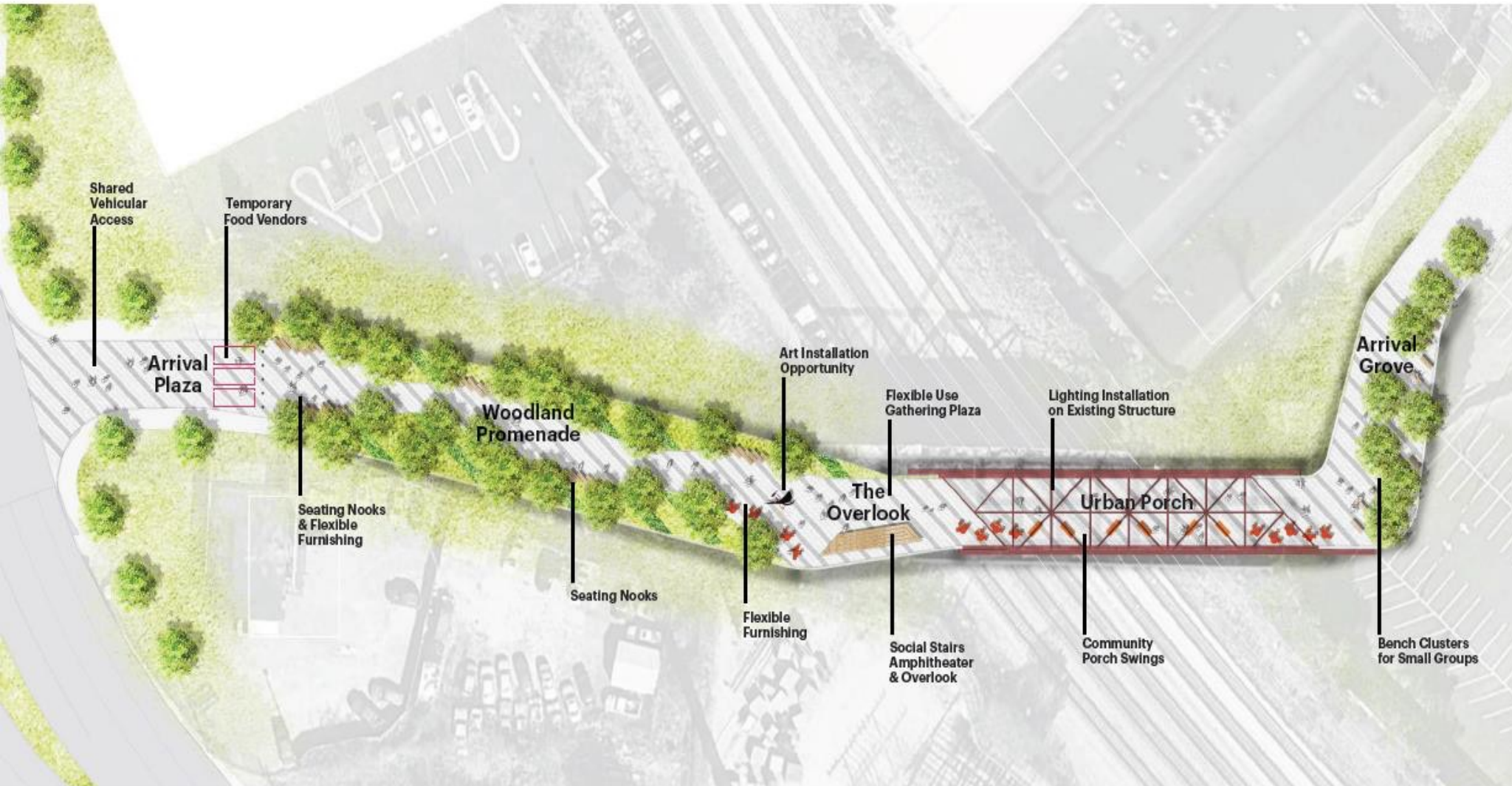
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## **Gateway to the Beltline**

# Existing Conditions



# Overall Site Plan





## The Overlook (Daytime)





## Woodland Promenade





**Science Square**

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**Trammel Crow Company**

# Goals for the Science Square District

- Create a catalytic “Inclusive Innovation” Life Sciences district close to the GT Campus
- Finally, establish a true **Life Sciences Cluster** in Atlanta
- Meet the unmet and displaced market demand for commercial lab and clean room space from GT, Emory, GSU, CHOA, CDC, and the HBCU
- Develop a vibrant, urban 24/7 mixed use community similar to Kendall Square and now, Tech Square
- Partner and engage with the Westside Communities in developing and training a qualified workforce to participate in the 5,000 + mid -wage jobs created
- Utilize private sector capital to minimize risks to GATV/GT, yet achieve the research and commercialization objectives of GT as a top tier R1 anchor institution
- Take advantage of the available speculative capital from Institutional investors bullish on life sciences and designation of this area as a FOZ

# Development Phasing

## Program Summary:

Office/Lab	1,650,000 SF
Retail	100,000 SF
Parking	1,500+ spaces
Residential	416 units









# Phase 1B-High-Tise Residential Tower



# Engaging Outdoor Spaces and Vistas



# Partnering With Westside Communities

- Develop targeted career development programs in life sciences with GaBio for underrepresented populations in the Vine City, English Ave and Grove Park neighborhoods
- Align with local workforce development organizations (Westside Works) and TCSG to promote advancement opportunities
- Conduct ongoing programming to ensure skill development is aligned with workforce needs for Science Square tenants

# **AE Hangar**

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**Industrial Building in North  
Avenue Research Area  
Aircraft design and assembly  
hangar**





**View from Hangar**

# **DM Smith Renovation**

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**School of Public Policy**

**Centrally Scheduled Classrooms**





1923



# Ramblin Reck Garage

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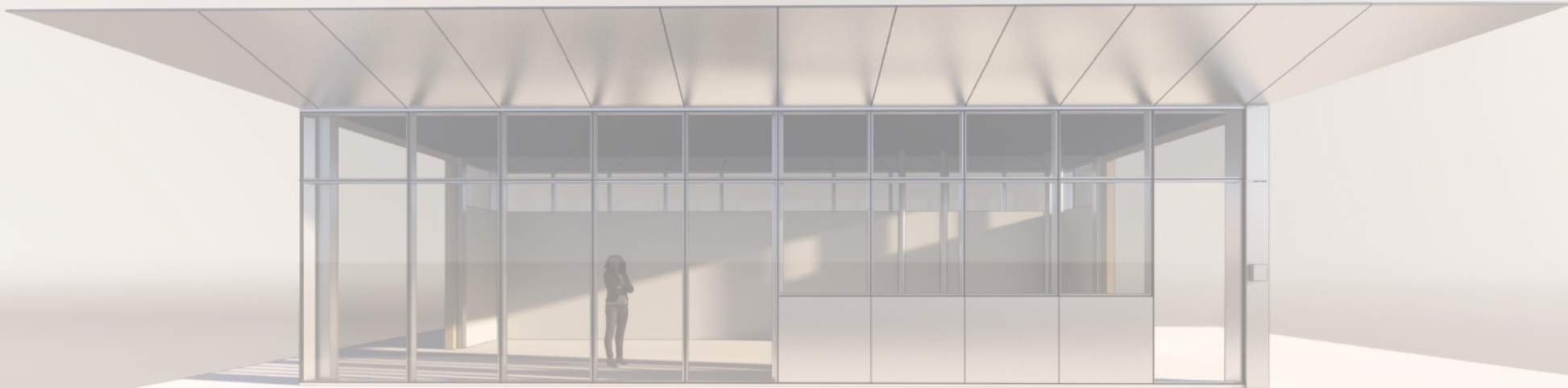
**In construction**



# RAMBLIN' RECK GARAGE

DESIGN DEVELOPMENT

09 NOVEMBER 2021



**square feet studio**

154 KROG STREET NE, N° 170, ATLANTA, GA 30307



PERSPECTIVE

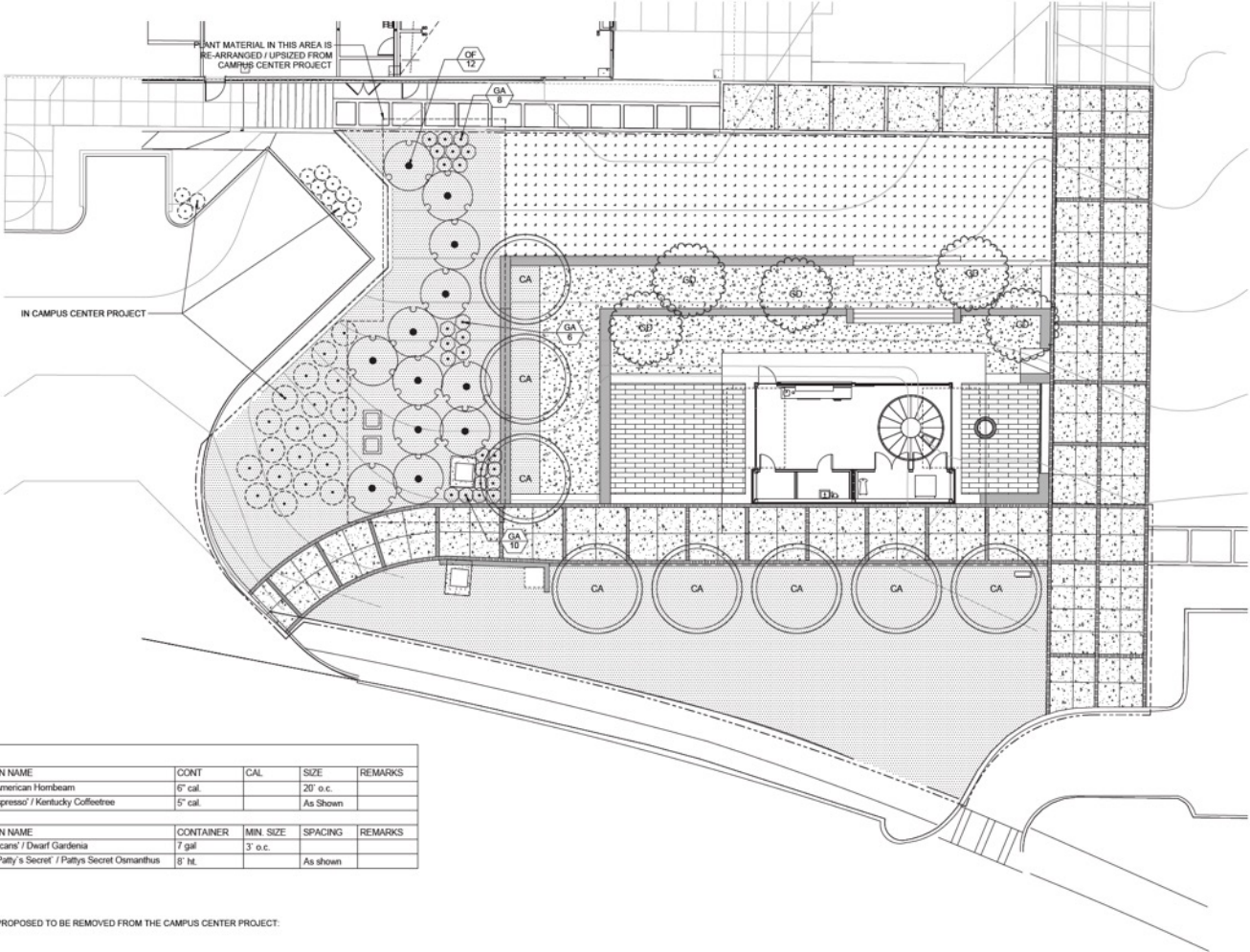
NTS

square feet studio



09 NOVEMBER 2021 4





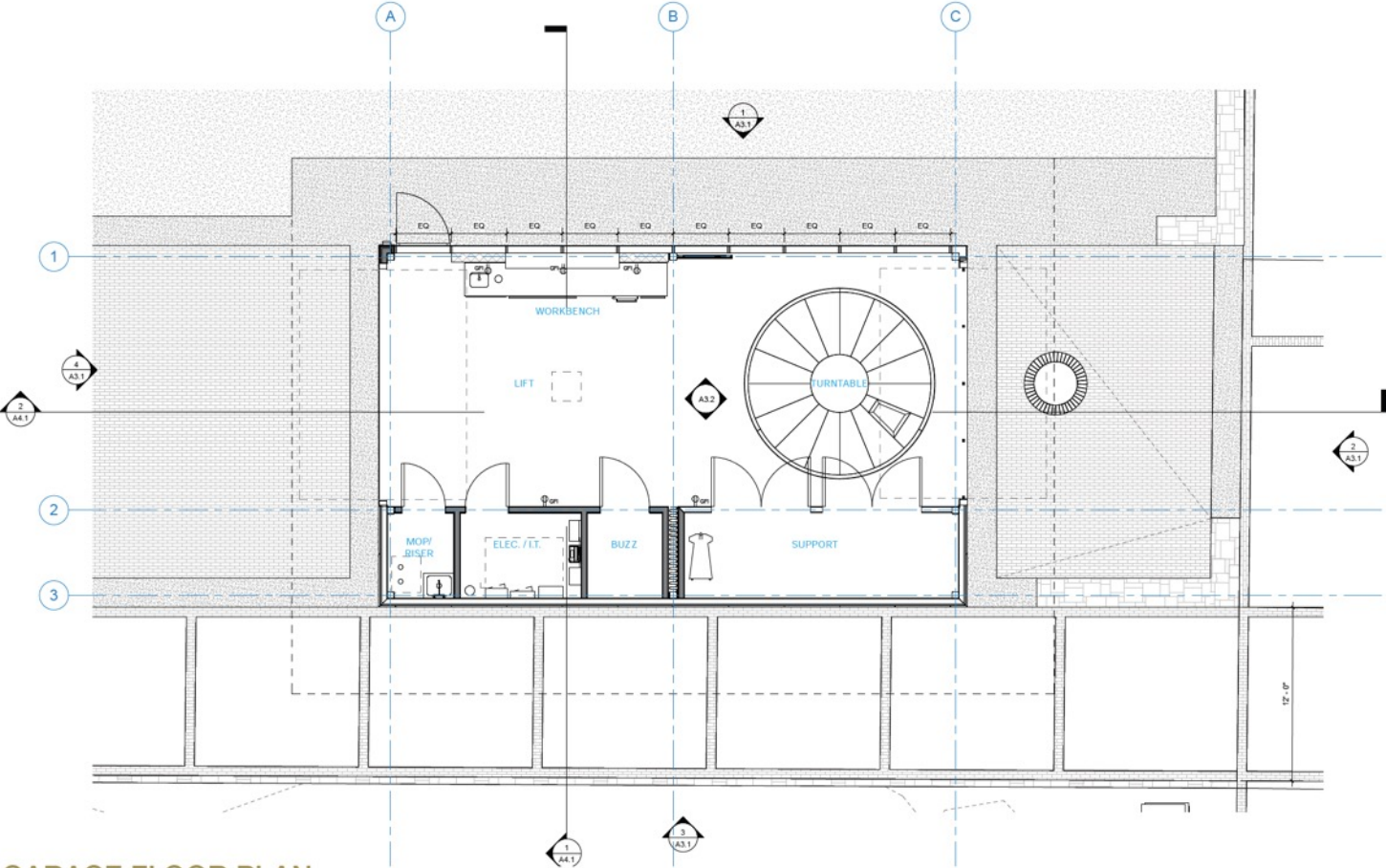
PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
CA	8	Carpinus caroliniana / American Hornbeam	6" cal.		20' o.c.	
GD	5	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	5" cal.		As Shown	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONTAINER	MIN. SIZE	SPACING	REMARKS
GA	24	Gardenia augusta 'Radicans' / Dwarf Gardenia	7 gal.	3' o.c.		
OF	12	Osmanthus x fortunei 'Patty's Secret' / Patty's Secret Osmanthus	8" ht.		As shown	

NOTE:  
1. THE FOLLOWING PLANT MATERIAL IS PROPOSED TO BE REMOVED FROM THE CAMPUS CENTER PROJECT:  
(2) NOS - QUERCUS STELLATA - 4" CAL  
(2) NOS - QUERCUS NUTTALLI - 4" CAL  
(2) NOS - Ostrya virginiana - 2" CAL  
(2) NOS - CARPINUS CAROLINIANA - 2" CAL  
(1) NOS - OXYDENDRON ARBOREUM - 2" CAL

TREE / PLANTING PLAN

NTS

square feet studio



RAMBLIN RECK GARAGE FLOOR PLAN

SCALE = 1/8"

square feet studio





PERSPECTIVE

NTS

square feet studio



09 NOVEMBER 2021 5

# Housing Planning

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**Grow and Maintain**



# Housing Master Plan

## West Campus

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

LOW RISE

135,000 sf Residential + 50,000 sf Common

DENSIFIED

240,000 sf Residential + 80,000 sf Common

450

640

420

790

320

590

280

530

300

740

NORTH SIDE CORRIDOR

SITE B

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

LOW RISE

135,000 sf Residential + 50,000 sf Common

DENSIFIED

240,000 sf Residential + 80,000 sf Common

450

800

410

750

310

570

280

510

290

720

NORTH SIDE CORRIDOR

SITE A

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

LOW RISE

135,000 sf Residential + 50,000 sf Common

DENSIFIED

240,000 sf Residential + 80,000 sf Common

460

810

430

760

320

570

290

510

310

540

NORTH SIDE CORRIDOR

SITE C

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

LOW RISE

135,000 sf Residential + 50,000 sf Common

DENSIFIED

240,000 sf Residential + 80,000 sf Common

470

850

440

800

330

600

300

540

430

570

NORTH SIDE CORRIDOR

SITE D

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

7 FLOORS

164,224 sf Residential

500

480

360

320

340

WEST CAMPUS

INFILL SITE E

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

7 FLOORS

107,952 sf Residential

360

335

250

225

240

WEST CAMPUS

INFILL SITE F

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

5 FLOORS

54,000 sf Residential

180

160

120

110

120

WEST CAMPUS

INFILL SITE G

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

12 FLOORS

225,720 sf Residential

750

705

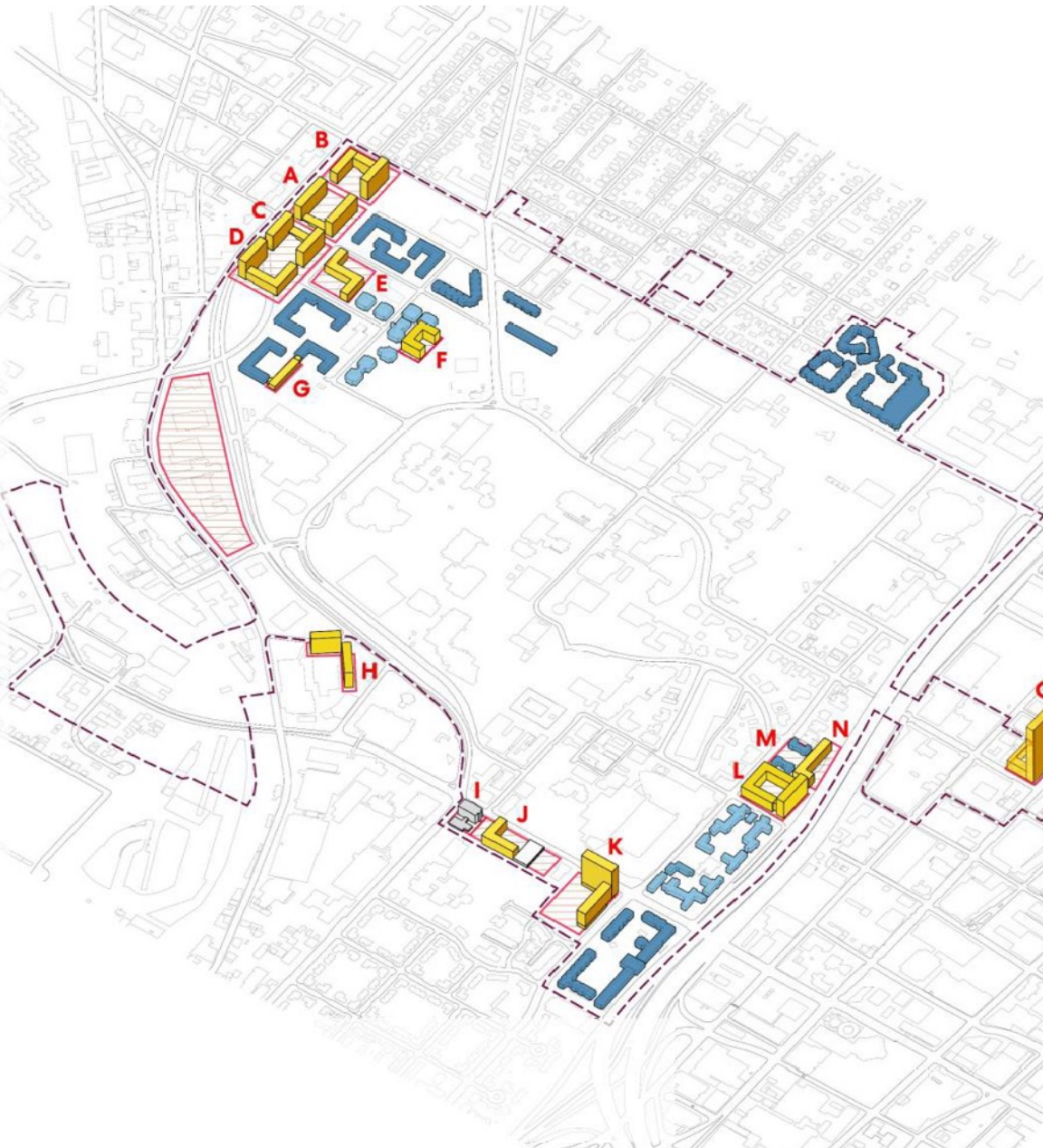
530

475

500

H. RANDALL BROTHERS

SITE



## East Campus

✓

HOTEL STYLE

6 FLOORS

Hotel Renovation

106 - 212

I. HAMPTON INN

SITE

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

7 FLOORS

114,186 sf Residential

380

350

260

240

250

J. SITE

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

LOW RISE

135,000 sf Residential + 40,000 sf Common

DENSIFIED

240,000 sf Residential + 70,000 sf Common

490

820

460

770

340

580

310

520

410

700

K. STADIUM SITE

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

LOW RISE

270,000 sf Residential + 60,000 sf Common

DENSIFIED

360,000 sf Residential + 65,000 sf Common

910

1,220

860

1,140

640

860

580

770

610

960

L. EAST AREA 2

Opt. 1 REDEVELOPMENT

✓

TRADITIONAL

610

L. EAST AREA 2

Opt. 2 TRADITIONAL RENOVATION

✓

TRADITIONAL

✓

SEMI-SUITE

7 FLOORS

90,720 Residential

400

380

M. REDEVELOPMENT

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

7 FLOORS

103,680 sf Residential

400

390

390

360

270

N. EAST CAMPUS

INFILL SITE

✓

TRADITIONAL

✓

SEMI-SUITE

✓

SUITE

✓

APARTMENT

✓

MICRO-UNIT

LOW RISE

210,000 sf Residential + 50,000 sf Common

DENSIFIED

450,000 sf Residential + 85,000 sf Common

760

1,500

710

1,400

540

1,050

480

940

510

1,000

O. TECTH SQUARE SITE



# SITES

## POTENTIAL

### Site A

Existing parking lot north of Woodruff residence hall, east of Curran St. between Eighth St. and Ninth St.

### Site F

Service drive and greenspace to east of existing Fulmer Hall and Commander Commons  
Potential removal of Fulmer Hall  
Incorporate Dining

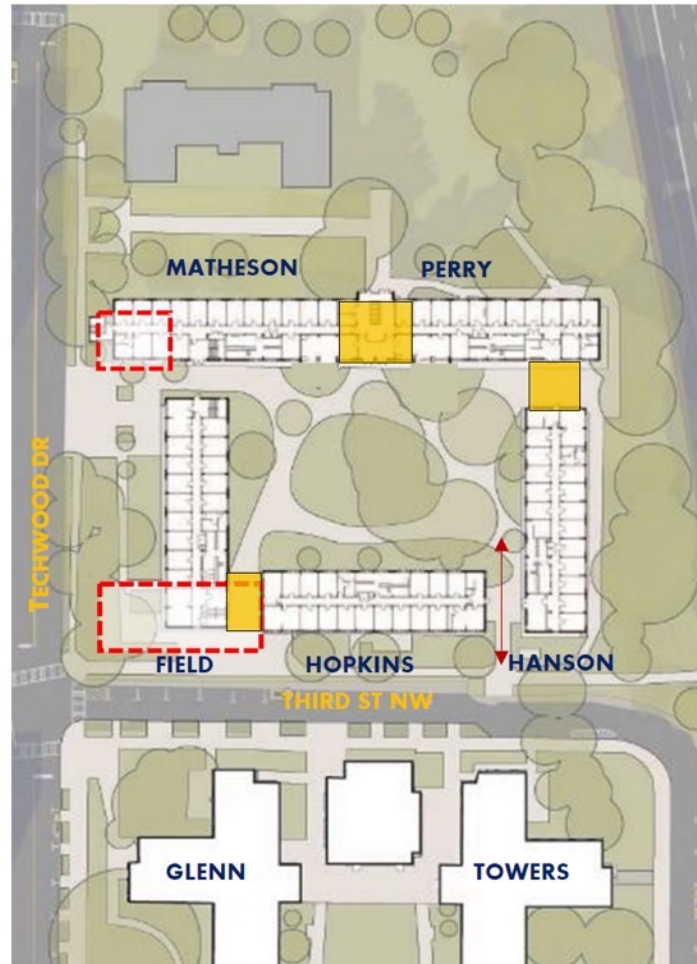




# East Campus Housing Programming

## RENOVATION/ADDITION

### ALTERNATE



RENOVATION CONNECTORS - 2



632 Beds

# **Student Athlete Performance Center**

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## **Edge/Rice Replacement**





1982

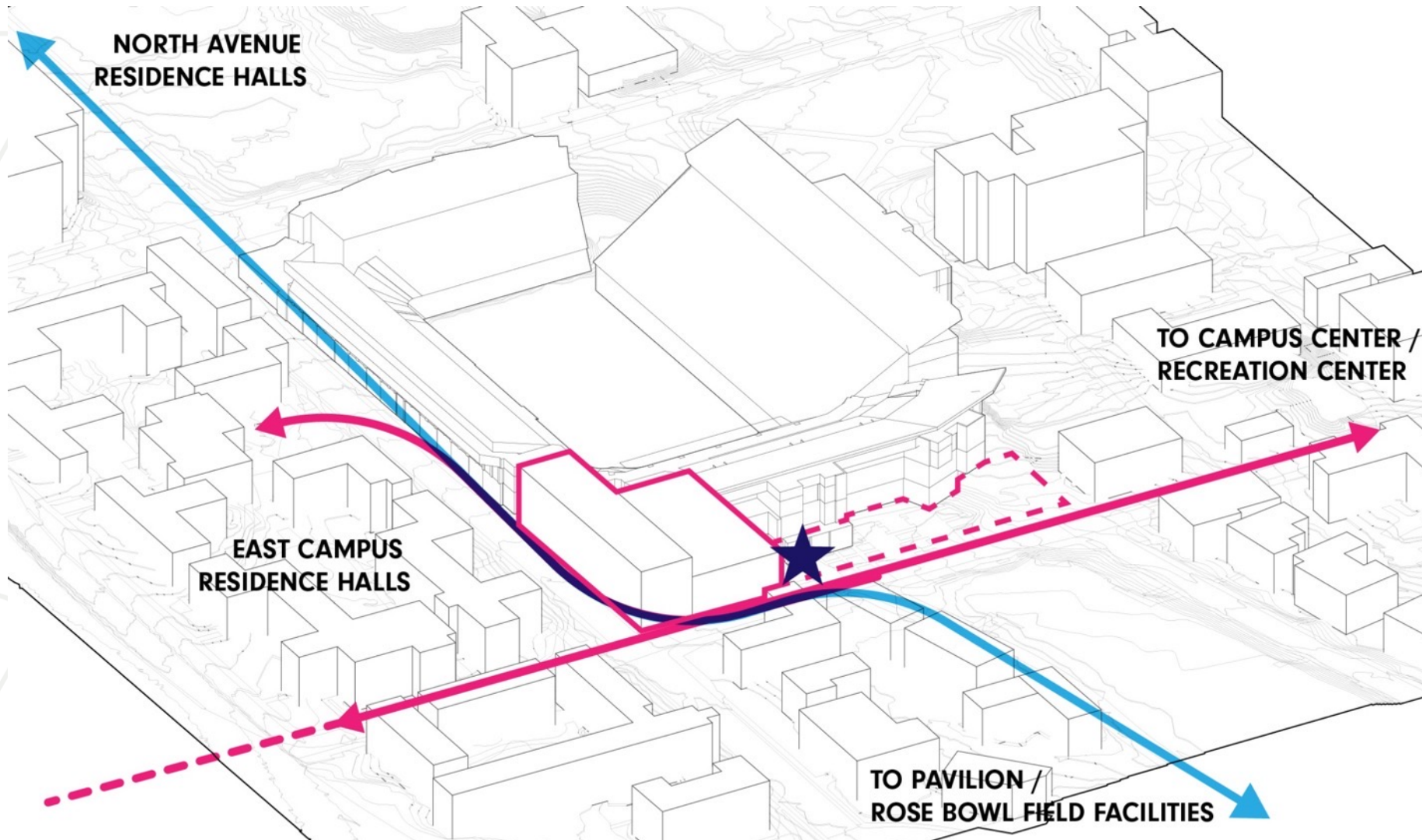


# EDGE/RICE COMPLEX





# ACCESS AND CONVENIENCE



Optimize student-athletes' access to performance-related functions.







**NxNE**

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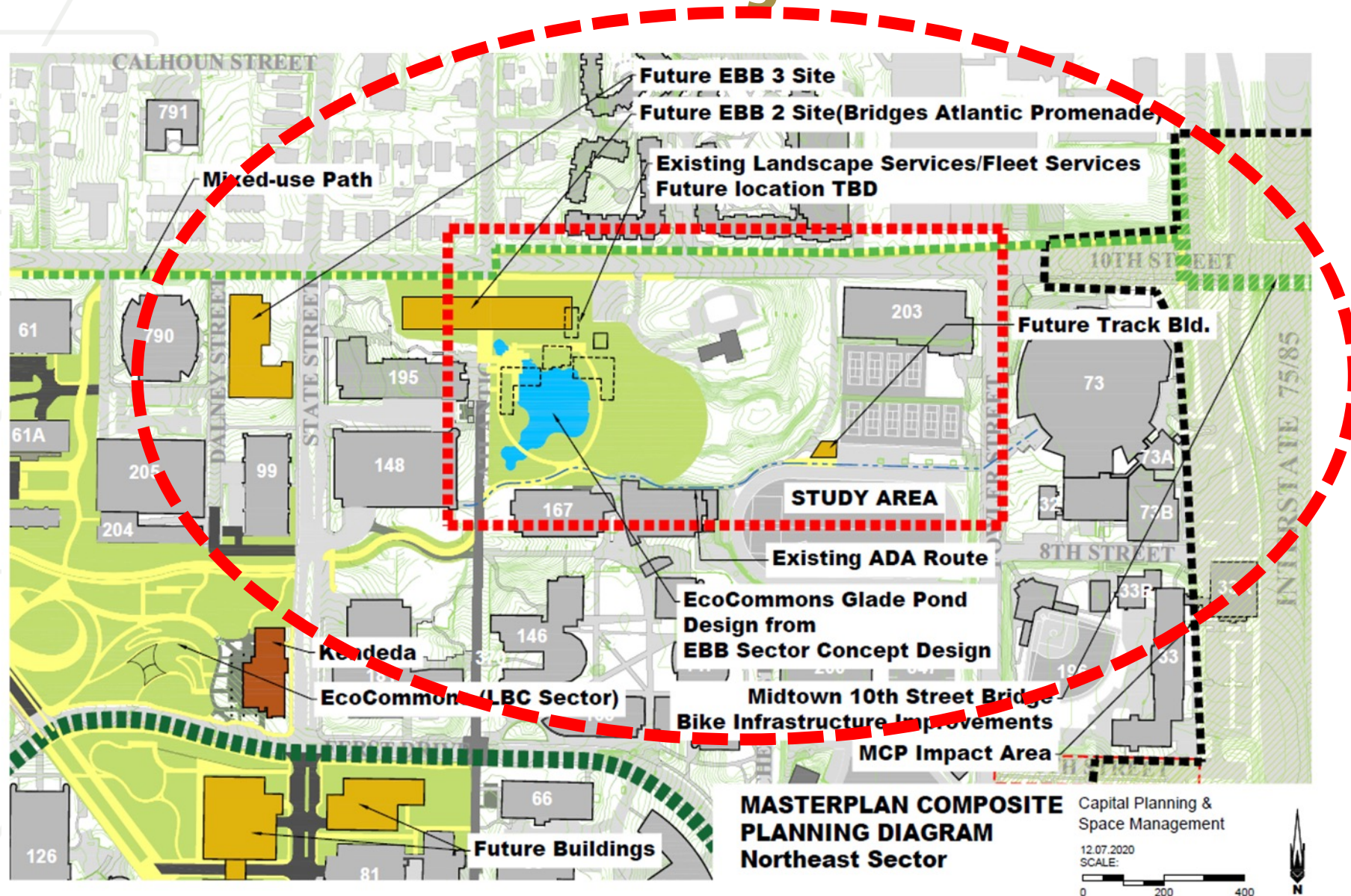
## **Terminus of the EcoCommons**

Ecological Potential

Final deliverable of Concept Design

Informs the Campus Master Plan

# NXNE Sector Planning







President's House and Glade



Reviewed with PDC 09/02/2021



Reviewed with GT Staff 10/22/2021. CEEP Review 11/2021





# **Tech Square Phase III**

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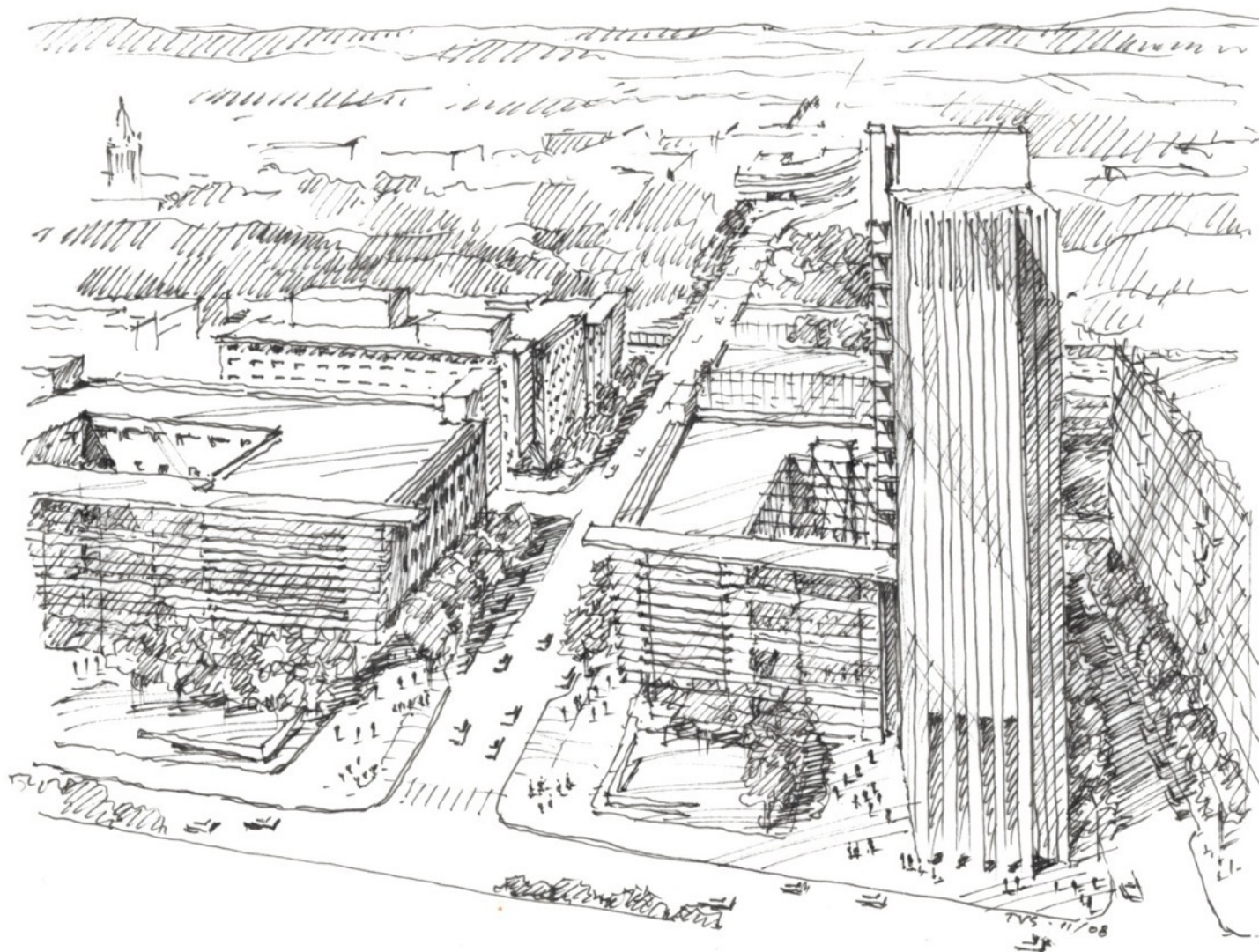
**Approaching schematic design**





**Late -1990's**



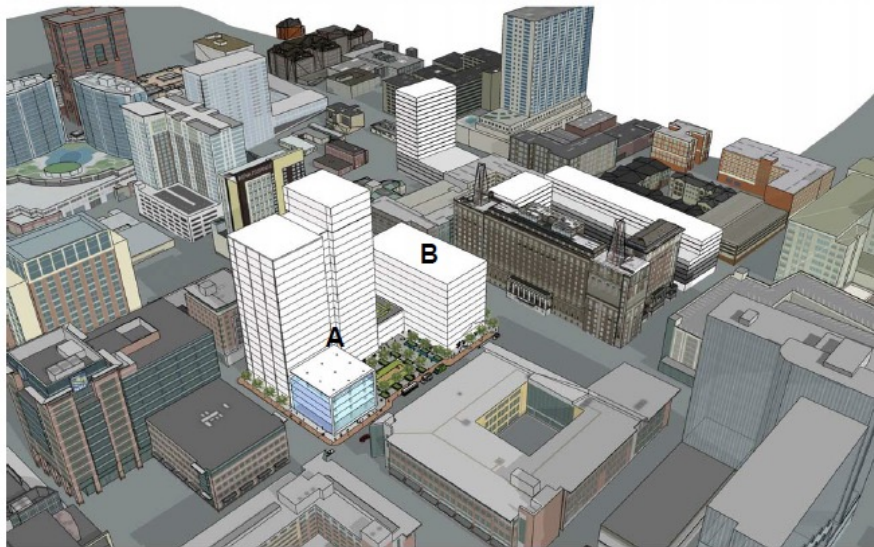


tvsvdesign

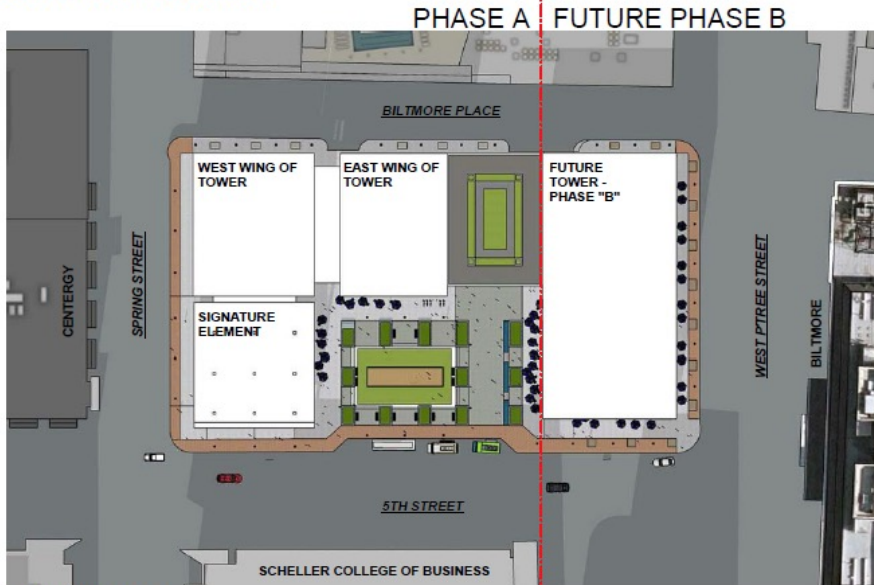
2009



# Tech Square Phase 3 (TS3) – 2018 Component Submittal



CONTEXT MASSING



SITE PLAN



CHARACTER RENDERING

PHASE A | FUTURE PHASE B

## PROJECT DATA:

### PHASE "A" - 420,000 GSF - \$200M

- PUBLIC ELEMENT
- EAST & WEST WING OF PHASE "A" TOWER
- UNDERGROUND PARKING - 400 SPACES

### PHASE "B" - 200,000 GSF - FUTURE

- PHASE "B" TOWER

# **Future of Workspace**

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**A series of Georgia Tech Pilot Projects**



# Current Efforts

- Institute Initiative: Progressive Workspace Pilots
- Unit Level: Office of Information Technology

# What is a Progressive Workplace?

- Progressive Workspace solutions align space with the working styles of the associated unit resulting in a carefully curated combination of shared work, meeting, and collaboration spaces which foster **engagement**, **innovation** and improve space **satisfaction** and **utilization**.



PROGRESS AND SERVICE FOR ALL

**Students are our top priority.**



We strive for excellence.



We thrive on diversity.



We celebrate collaboration.



We champion innovation.



We safeguard freedom of inquiry and expression.



We nurture the well-being of our community.



We act ethically.



**We are responsible stewards.**



## Progressive Workspaces



Engagement (people)



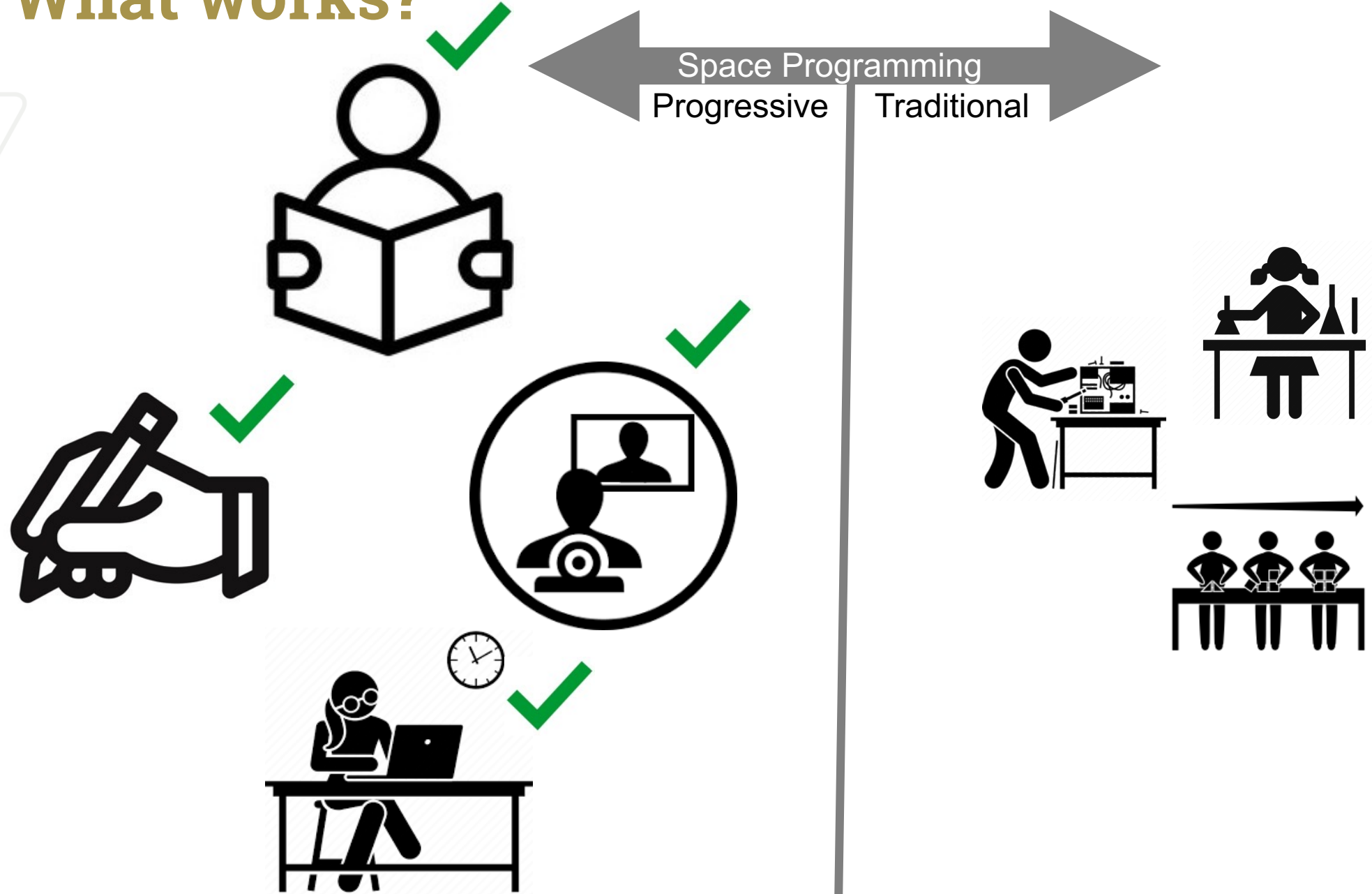
Innovation (process)



Utilization (place)



# What works?

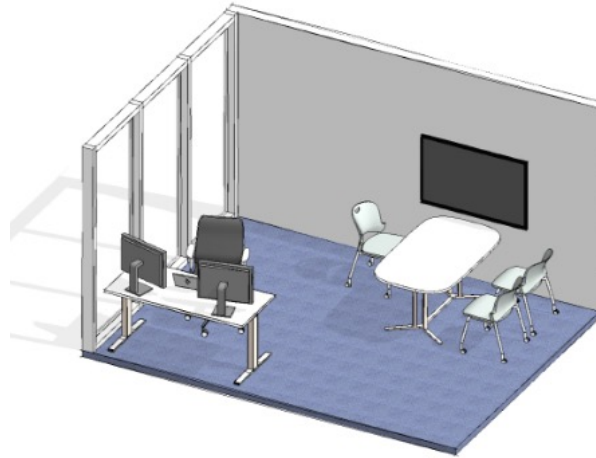


# Composition

## Individual



Flex Office



features

reservable

solo height adjustable desk with double monitors

meeting desk or lounge seating

large wireless monitor

white board





# Composition

## Individual

### Solo Office

purpose  
support  
support  
provide

features  
reservable  
away from main circulation  
large work surface for pair working  
height adjustability  
eased edge  
external monitor  
ergonomic seating  
guest chair or stool  
variety of seating postures preferred  
personal lighting



# Composition

## Individual

### Flex Desk – Benching

features  
reservable  
away from main circulation  
spaced to reduce crowding  
large worksurface for pair working  
height adjustability  
eased edge  
ergonomic seating  
external monitor  
desktop power / usb / network  
personal lighting





# Composition

## Community Open



### Privacy Pods

features

usually not reservable

usually not in individual seat count

located anywhere but most either near work areas or near community space

tells colleagues “do not disturb”

work surface preferred

power / usb / network



Steelcase Brody



Coalesse Lagunitas Lounge



Teknion Zones



Herman Miller OE1 Nook



Allsteel Reflect



Borgo Prive



Haworth BuzziSpark



Spacestor

# Composition

## Group

### Open Meeting Areas – Acoustical Furniture

features  
not reservable  
near main circulation or work areas  
free-standing furniture  
modular  
acoustical high back  
sometimes power



GlenEagle Meeting Pod



Verve Cave



SpaceWorx



Herman Miller Public



Vitra Alcove



Haworth Perimeter



Herman Miller Prospect



# Composition

## Group

### Closed Meeting Room

#### features

near entry or on main path

simple for staff, often dressed up for clients

chair casters preferred

caution for arm / table contact

often dressed up for clients

good video display technology and tabletop connection

credenzas for beverages useful



Herman Miller Eames



Knoll Pollock



# Composition

## Community Open

 Heart & Hub

### features

central location, part of main circulation path, not a dead end

food service millwork

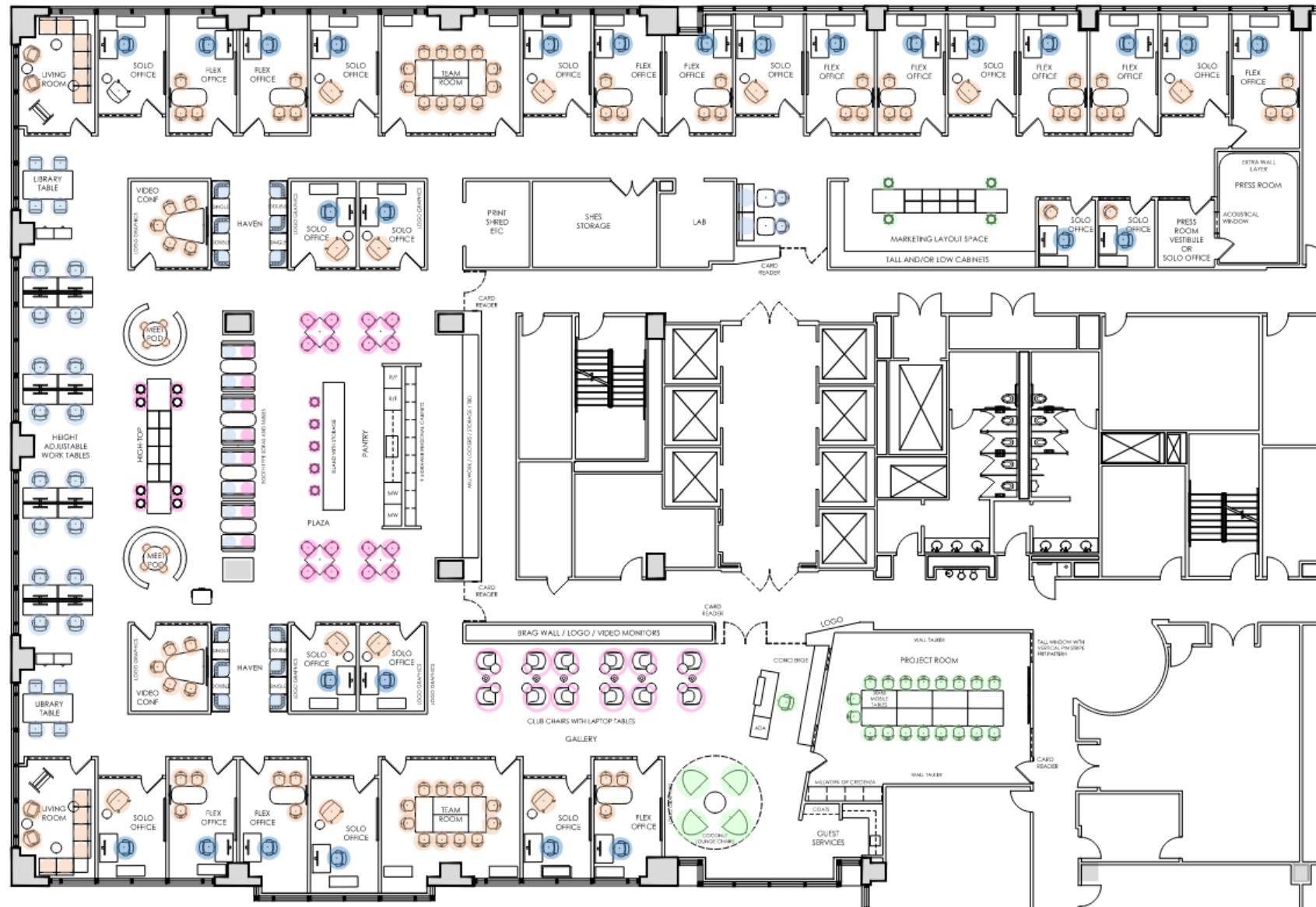
free-standing furniture

banquettes along one side





# Workspace Plan



- 27 48 INDIVIDUAL SEATS
- 99 GROUP SEATS (51 IN OFFICES)
- 29 20 COMMUNITY
- 27 SPECIAL PURPOSE SEATS

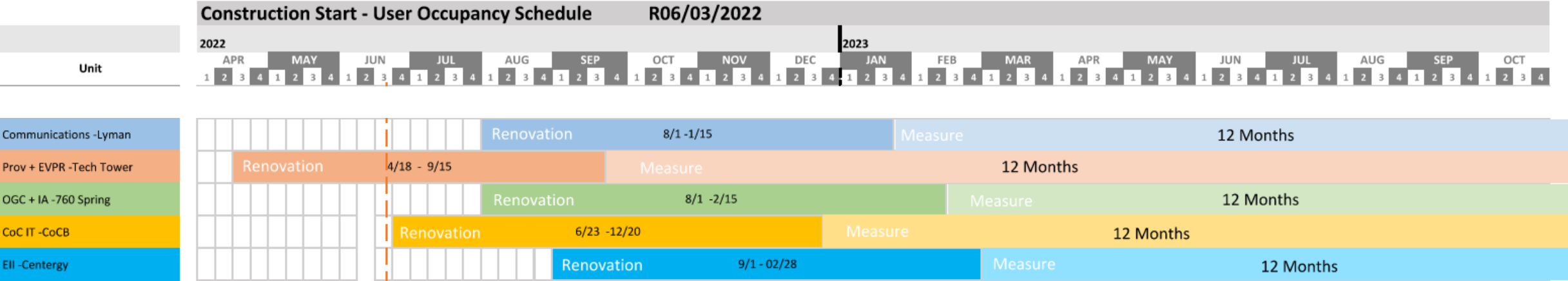
# Pilot - Goals

- Act to inform TS3 project- programming, design and operations for non-Faculty specific workspaces
- Empower all levels of planning to consider the potential of Progressive Workspace strategies- Campus Master Plan, TS3, growth strategies for existing/new units, etc.
- Partner with pilot participants from Academic, Research, and Administration across the campus
- Consider other campus initiatives for inclusion in the pilots, amplifying pilot impact

# Scope

- Renovations
- Services and Administration
- Measure

# Schedule





# Pilot Partners

## Academic

- College of Computing IT Support  
CoC Building

## Research

- EVP Res & Prov Admin  
Tech Tower
- Enterprise Innovation Inst.  
Centergy

## Administrative

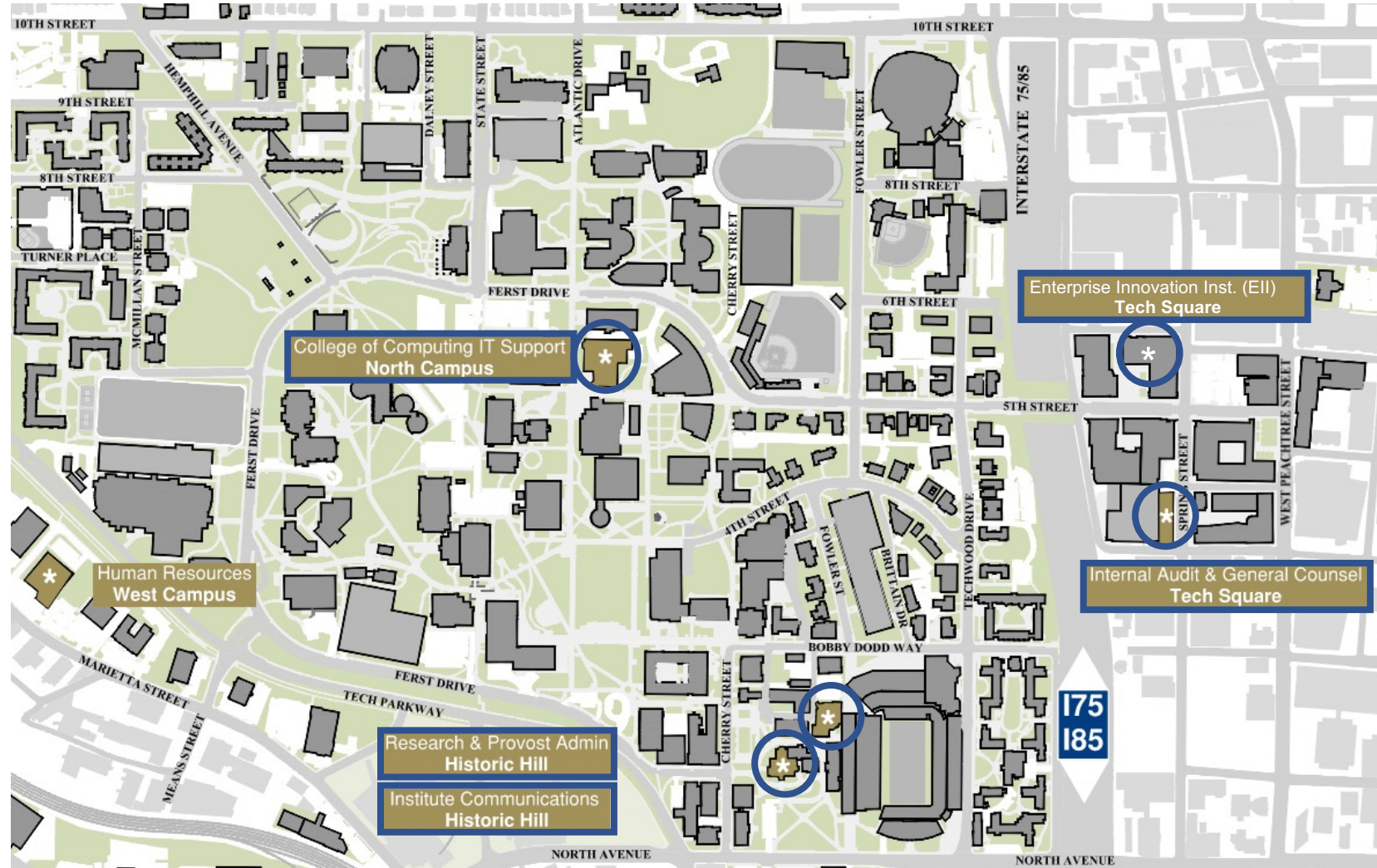
- General Counsel + Internal Audit  
760 Spring St
- Institute Communications  
Lyman Hall

## Inspired By

- OIT at Biltmore –  
Square Feet PE - ~180 / ~50
- SVP Ed Prov Admin at A French  
Square Feet PE - ~185 / ~115

## Future

- Undergraduate Education at  
Clough
- 600 Means St
- 3<sup>rd</sup> Party Use Agreements



## 5 Pilots Highlights to Date

30K SF Impacts 315 Employees

SF Per Employee- Traditional: 190

Progressive: 95

# Thank you!

To explore options for your organization  
submit a Project Request Form (PRF) at:

<https://facilities.gatech.edu/dc/prf>



Give us your feedback, please!

Next BPN: Tuesday, October 4, 1-2:30 p.m.

Focus group participants needed: A&F user experience