Campus Planning, Design, and Construction

On the Boards and Emerging

Maria Cimilluca, Vice President, Infrastructure and Sustainability
Tony Zivalich, Associate Vice President, Real Estate Development
Jarrett Muncy, Senior Facilities Planner, Campus Planning
Dan Nemec, Associate Director, Campus Planning
Campus Master Plan

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
Schedule

Campus Milestone Meetings

PDC Engagement

KEY

- Discovery & Data Gathering: 5 Months
- Plan Concepts & Principles: 5 Months
- Final Plan & Recommendation: 4 Months

OUTREACH AND MILESTONES

- Apr 2022: PDC: Kick-Off
- Aug 2022: PDC: Need & Findings
- Sep 2022: PDC: Concepts
- Feb 2023: PDC: Draft Plan
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

Long term framework strategy
SxSW Sector Area

SXSW AREA 62 acres

TECH SQUARE 19 acres

RANDALL BROTHERS SITE

CENTENNIAL OLYMPIC PARK COMMUNITY
665 Marietta Street
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
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
Randall Brothers, Inc.
Atlanta, Georgia
October 16, 1985

Regional Historic
Mechanical Engineering
Landmark

The American Society of
Mechanical Engineers

Sometimes during 1977 the old 350 horsepower Harris-Corliss engine at the Randall Brothers Co. was retired from its use as a prime mover for the woodworking plant. Retirements did not occur because of the age of the engine, over 50 years, but because of the U.S. Environmental Protection Agency's measures over the smoke from the boiler stacks. The engine was still, and is to this day, in perfect working order.

Because of the EPA controls, the boilers, which had previously been first by scrap woodshavings from the woodworking plant, were converted to oil, but even then the old pot was not silent. Fuel oil is too expensive and winter stoppages are undesirable. In 1977 the Randall Brothers plant converted to gas-fired machinery.

One of the main 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 machinery.

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 produced. According to a 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 1945, 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 come from the ashes of the Civil War. Recovered from the William A. Harris Steam Engine Co. before the Exposition Cotton Mills, Atlanta, Ga., ordered a 350 horsepower engine on April 11, 1898 for delivery on May 16, 1898. This order was filled with the engine that was on exhibit at the 1895 Exposition.
Westside Community Bridge
Elevated Pedestrian Promenade
Westside Community Connectivity Bridge
Bridge to NARA and TEP
Bankhead Bridge

Gateway to the Beltline
Existing Conditions
Overall Site Plan

- Arrival Plaza
- Woodland Promenade
- The Overlook
- Urban Porch
- Art Installation Opportunity
- Flexible Use Gathering Plaza
- Lighting Installation on Existing Structure
- Shared Vehicular Access
- Temporary Food Vendors
- Seating Nooks & Flexible Furnishing
- Seating Nooks
- Flexible Furnishing
- Social Stairs, Amphitheater & Overlook
- Community Porch, Swings
- Bench Clusters for Small Groups

[Diagram with labeled sections]
Woodland Promenade
Science Square

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

Industrial Building in North Avenue Research Area

Aircraft design and assembly hangar
DM Smith Renovation
School of Public Policy
Centrally Scheduled Classrooms
Ramblin Reck Garage

In construction
### Plant Schedule

<table>
<thead>
<tr>
<th>#</th>
<th>CLASS</th>
<th>COMMON NAME</th>
<th>CODE</th>
<th>CA</th>
<th>ST</th>
<th>NOTE</th>
<th>REMARKS</th>
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<tr>
<td>1</td>
<td>Eucalyptus globulus</td>
<td>American Eucalyptus</td>
<td>Euc</td>
<td>16</td>
<td>30</td>
<td>60</td>
<td>20</td>
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<tr>
<td>2</td>
<td>Cupressus macrocarpa</td>
<td>Incense Cedar</td>
<td>Cup</td>
<td>16</td>
<td>30</td>
<td>60</td>
<td>20</td>
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<tr>
<td>3</td>
<td>Quercus alba</td>
<td>White Oak</td>
<td>Que</td>
<td>16</td>
<td>30</td>
<td>60</td>
<td>20</td>
</tr>
<tr>
<td>4</td>
<td>Acer platanoides</td>
<td>Red Maple</td>
<td>Ace</td>
<td>16</td>
<td>30</td>
<td>60</td>
<td>20</td>
</tr>
<tr>
<td>5</td>
<td>Fraxinus americana</td>
<td>White Ash</td>
<td>Fra</td>
<td>16</td>
<td>30</td>
<td>60</td>
<td>20</td>
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**Note:**
- The following planting material is proposed to be borrowed from the campus center project.
- **CODE:** 16 = 16" rootball, 30 = 30" rootball, 60 = 60" rootball
- **ST:** Suggested trees, **CA:** Common areas, **QUE:** Queen's area, **ACE:** Campus center area

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**Tree / Planting Plan**

square feet studio

09 November 2021
Housing Planning

Grow and Maintain
Housing Master Plan
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

632 Beds
Student Athlete Performance Center

Edge/Rice Replacement
Access and Convenience

Optimize student-athletes’ access to performance-related functions.
NxNE

Terminus of the EcoCommons
Ecological Potential
Final deliverable of Concept Design
Informs the Campus Master Plan
Tech Square Phase III

Approaching schematic design
Tech Square Phase 3 (TS3) – 2018 Component Submittal

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

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.

<table>
<thead>
<tr>
<th>Students are our top priority.</th>
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<tbody>
<tr>
<td>We strive for excellence.</td>
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<tr>
<td>We thrive on diversity.</td>
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<tr>
<td>We celebrate collaboration.</td>
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<tr>
<td>We champion innovation.</td>
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<tr>
<td>We safeguard freedom of inquiry and expression.</td>
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<tr>
<td>We nurture the well-being of our community.</td>
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<tr>
<td>We act ethically.</td>
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<tr>
<td>We are responsible stewards.</td>
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</table>
What works?

Space Programming

Progressive

Traditional
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

- GlenEagle Meeting Pod
- Verve Cave
- SpaceWorx
- Herman Miller Public
- Vitra Alcove
- Haworth Perimeter
- Herman Miller Prospect

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

Group

Closed Meeting Room

- 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
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
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
- 3rd Party Use Agreements

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**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