

Date 9/20/98  
Project University of Georgia Physical Master Plan  
Subject Appendix  
From Ayers / Saint / Gross  
To University of Georgia

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The appendix includes documents or articles of interest corresponding to elements addressed in the Template.

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The University of Georgia

T e c h n i c a l M e m o r a n d u m

Date 10/23/98  
Project University of Georgia Physical Master Plan  
Subject Appendix Information  
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## Tifton and Griffin Campuses

- A. Technical Memorandums addressing the Tifton and Griffin Campuses
- B. Proposed Physical Master Plans

Date April 20, 1998  
Project University of Georgia Physical Master Plan  
Subject The University of Georgia College of Agricultural and Environmental Sciences (CAES)  
From Tifton Campus in Tifton, Georgia  
To Ayers Saint Gross

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University of Georgia

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The CAES Tifton Campus is an integral part of the University of Georgia's College of Agricultural and Environmental Sciences and is therefore included in the scope of the Physical Master Plan. Because of its unique nature and remote location in Tifton, it has been treated as a separate campus and is addressed in this technical memorandum.

## 1. HISTORY

The Coastal Plain Experiment Station (CPES) was established by Act Number 457 of the General Assembly of Georgia on August 19, 1918. It grew from 206 acres and one employee in 1919 to about 6,000 acres and 367 employees in 1993. Max H. Bass has written an excellent, comprehensive history of the Coastal Plain Experiment Station. The title of his work is The UGA Coastal Plain Experiment Station...The first 75 Years (copyright 1993, and printed by Lang Printing Company in Tifton, Georgia). The book covers the history of the CPES from 1918 to 1993.

The Rural Development Center (RDC) was opened in 1971 to provide facilities for the CAES service programs at this location.

The name Tifton Campus for this location was introduced in 1997 as the CAES implemented its strategic plan.

## 2. GOAL FORMULATION

The mission of the CAES Tifton Campus is consistent with the general mission of the College of Agricultural and Environmental Sciences. The following is a summary of that mission as well as specific goals of the Tifton Campus.

### 2.1 Institutional Mission Statement and Strategic Plan

The mission of the University of Georgia College of Agricultural and Environmental Sciences is to seek, develop, verify and publish knowledge to enhance the productivity, profitability, and sustainability of agriculture, and to improve environmental quality for the benefit of the people of Georgia and society as a whole; to educate students in the agricultural and environmental sciences and technologies; to disseminate practical information on subjects relating to agriculture, family and consumer sciences and

environmental quality to the people of the state, region, and nation; and to encourage the adoption of such information and methods to improve the quality of life.

### **2.1.1 Twelve Principles**

In addition to the CAES mission as stated above, twelve guiding principles for CAES Facility and Land Use Planning were developed and approved. These principles are stated in the College of Agricultural and Environmental Sciences (CAES) Facilities and Land Use Task Force (FLUTF) report #1. The purpose of the principles is to ensure that all facilities are located to maximize the value of the function(s) to be served, conform to sound principles of environmental design, pedagogy, ecology, social interest of the community, and resource availability. They are as follows:

1. Consistent with the UGA planning policy.
2. Supports the CAES mission.
3. Facilitates multiple use among teaching, research, and service functions.
4. Encourages collaboration and sharing among CAES units, and with other UGA and System units.
5. Ensures protection of the environment and sustainability of Georgia's air, land, and water resources.
6. Focuses primarily upon future needs.
7. Considers need in addition to those of proposing unit.
8. Ensures compatibility with current and projected community interests over the design-life of the facility or land.
9. Meets accessibility needs and standards for clientele.
10. Supports CAES role in "educating" larger UGA population.
11. Considers reassignment of current space, use, etc. as first alternative to meet need.
12. Incorporates whole-farm systems approach in management of properties.

## **2.2 GOALS AND ISSUES FOR FUTURE ACADEMIC PROGRAM**

The Tifton Campus' charge is to continue to develop and deliver information that will enhance food, feed and fiber production, improve the quality of life, and preserve natural resources. The research service, and education programs that will be the focus of future work at the Tifton Campus include six broad areas of inquiry:

- Crop Production and Management
- Environment and Natural Resources
- Animal Production and Management
- Pest Management
- Applied Plant Genetics Precision Agricultural Systems

The growth in the student population at the main campus could affect Tifton Campus growth in an indirect way. The population increase could result in a slight increase in graduate students at the campus. The need and desire for life-long learning opportunities by non-traditional students will certainly need to continue to be facilitated at locations such as the Tifton campus. This may create a higher demand for distance education, which may increase the need for campus instruction facilities or additions to the Rural Development Center.

### **3. EXISTING CAMPUS CONDITIONS**

#### **3.1 Campus Grounds**

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##### **3.1.1 Campus Framework**

The Tifton Campus is located on 6,000 acres of the “coastal plain” in South Georgia near Tifton, Georgia. The campus is adjacent to the Abraham Baldwin Agricultural College. There are experimental plots placed throughout the campus, as well as plots that form the eastern and western edges of campus. Agricultural lands (both farms that are a part of the campus and private farms), surround the campus.

##### **3.1.2 Building Use and Condition**

One hundred forty seven buildings make up the Tifton Campus, and The Rural Development Center (RDC) is housed in one building. The campus currently has several buildings that are in poor mechanical condition, unsafe, technically out-dated, and non-compliant with ADA standards.

The current location of the greenhouses on the eastern edge of campus near Interstate 75 is unsatisfactory. Two large construction projects are underway on the campus (National Environmentally Sound Production Agricultural Laboratory and the Natural Products Lab Building). The current feed mill will be insufficient for the new dairy project (CREMY) and will have to be expanded soon.

#### **3.2 Existing Campus Infrastructure**

The majority of utilities are currently above ground, and the demand for new utility lines will soon increase with the completion of new projects (such as NESPAL, Vidalia Onion Laboratory, and the Natural Products Lab).

#### **3.3 Existing Community Setting**

The campus is situated in a rural area of South Georgia, just south of the city of Tifton. Interstate 75 runs through the campus as does an active major rail line. The railroad divides the campus. The campus has little interaction with Abraham Baldwin Agricultural College other than the hiring of student workers. Occasionally a class from the College will use the Tifton Campus facilities (greenhouses, etc.) to observe some of the scientific processes conducted there.

### **4. FUTURE CAMPUS REQUIREMENTS**

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There are no foreseeable major changes in the current staffing requirements or student populations on campus other than that previously mentioned in 2.2 above.

### **5. PHYSICAL MASTER PLAN**

Many facilities need to be renovated to provide adequate office and laboratory space for faculty and staff. The two most historic and distinguishable CPES buildings, the Tift Building and the Animal Science Building, are desperately in need of rehabilitation.

The ill-sited greenhouses need to be relocated to a more satisfactory location. The existing feedmill needs to be updated and expanded. There also needs to be a general indication of future building sites for indeterminate growth.

## **5.2 Campus Design Issues**

The unique setting of the campus in a rural setting should be considered an asset and enhanced whenever possible. Future building, parking, and plots should be sited to support the existing farm lane / road organization. Rainwater Road should be maintained as the primary campus road. The crescent should be protected as the identifiable open space for the CPES. This space could be enhanced by maintaining the open lawn and strengthening the tree line along the road. Trees could be used to line and strengthen the existing roads / lanes which along with the plots, create the dominant campus structure. The experimental plots echo the structural framework of the entire campus. Because the plots define the campus structure, future plot removal should be carefully considered. Reestablishing the garden plots and recording a comprehensive history of the plots would serve to strengthen the history and character of the campus. The existing arboretum and camellia gardens are quite an asset to the campus and should be maintained as such. The entry drive in front of the RDC and red roofed barns needs to be strengthened, including signs for the station at the entrance off the I-75 exit. A north side entrance to the RDC should be created to respond to the relocation of the highway entry ramp.

The Tifton Campus (e.g. CPES) fosters a rich history that is not readily apparent to the public. A concerted effort should be made to identify and edify that history in such a way that it is perceivable to faculty, staff, students and visitors on campus.

The architectural character of future buildings should take cues from either the farm buildings (white barns with red metal roofs), or the original campus buildings (buff / blonde brick with punched windows and pitched roofs). In the parking framework for the campus, front end or parallel parking should be considered rather than large lots.

### **The Rural Development Center**

The pavilion space at the RDC is limited in use due to the wind / heat environmental conditions. Estimates on the enclosure of this space and the HVAC have been too costly in the past, but a long-term solution should be planned for (maybe with regional input).

Discussions of a very large addition to the RDC (large auditorium / performance space of 3000 seats) should acknowledge the physical and environmental limitations of the RDC site. A formal study of options for the RDC site has been conducted by the Office of the University Architects for Facilities Planning in Athens. Should any such development occur, great care must be taken to ensure that the wetland area (creek) west of the RDC site is enhanced. The existing watershed area that includes campus has already been compromised in such a way that stormwater management has been, and will continue to be a costly challenge to the campus. Sound environmental ways of dealing with

stormwater run-off, should be implemented to reduce run-off, storm water management costs, and ensure a healthier environment for the future.

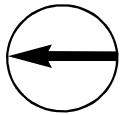
Such actions would be compliant with the clear environmental goals stated in the UGA College of Agricultural and Environmental Sciences Mission Statement. Failure to do so would result in the failure of the institution to carry out a core element of its mission.

The campus could strengthen the image of a strong environmental mission statement, by promoting more environmentally sound treatments of stormwater drainage. This action could also promote regional cooperation by providing a “check-point” to slow down the run-off from the watershed in this area which will in turn help prevent the flooding of the downtown areas in Tifton.

experimental plots

experimental plots

Not to Scale  
10/5/98



**Legend**



Proposed Building Sites



Existing Buildings

**Tifton Campus Master Plan**

**The University of Georgia  
Physical Master Plan**