



UNIVERSITY *of* MARYLAND
THE FOUNDING CAMPUS

FACILITIES
MASTER PLAN
UPDATE / EXECUTIVE
SUMMARY

2010 - 2020

PRESIDENT'S MESSAGE



DR. JAY A. PERMAN, M.D., PRESIDENT

“Our university is a catalyst for social betterment and an economic engine for the State of Maryland. As the founding campus of the University System of Maryland, we must again be founders — we must again be the ones with the flashlight. We must take a leadership position in identifying and enabling new opportunities to work jointly. To all who would partner in the advancement of our city, our state, and beyond: I urge you to come confidently, come from a position of strength, bringing ideas that add value; come committed to advocate but also to listen; and be prepared to share the credit and the satisfaction that come from mutual accomplishment. I have unbridled optimism for what – together – we can achieve.”

Source: This Inaugural Address is Copyright 2010 University of Maryland, Baltimore

EXECUTIVE SUMMARY

THIS 2010 FACILITIES MASTER PLAN UPDATE (“2010 PLAN UPDATE” OR “PLAN UPDATE”) IDENTIFIES CURRENT NEEDS OF THE UNIVERSITY OF MARYLAND’S PHYSICAL PLANT AND PROVIDES RECOMMENDATIONS FOR THE UNIVERSITY’S PROJECTED NEEDS DURING THE NEXT DECADE. THE RECOMMENDATIONS SUGGEST FUNCTIONAL RELATIONSHIPS, BUILDING LOCATIONS, LANDSCAPING, CIRCULATION, PARKING AND SERVICES, UTILITIES, AND DEVELOPMENT PHASING TO ENHANCE THE CAMPUS. AS WELL, THE PLAN CONTINUES TO IDENTIFY OPPORTUNITIES THAT WILL IMPROVE THE UNIVERSITY’S IDENTITY AND SENSE OF PLACE THROUGH UPDATED AND EXPANDED URBAN DESIGN GUIDELINES. THE GUIDELINES, IN COORDINATION WITH THE 2010 PLAN UPDATE, MAKE RECOMMENDATIONS FOR CONSISTENT STREETSCAPES, CAMPUS GATEWAYS, AND OPEN SPACE CONNECTIONS, AND AFFIRM THE UNIVERSITY’S COMMITMENT TO SUSTAINABLE PRACTICES. THE TWO DOCUMENTS WORK TOGETHER TO BUILD A STRONG, IDENTIFIABLE PRESENCE FOR THE CAMPUS.



An Executive Committee, chaired by then President David J. Ramsay and comprised of the deans and vice presidents, was responsible for setting the direction and approving the 2010 Plan Update. A Working Committee, with representatives from each school and major unit on campus, met regularly to provide information, develop options, and guide the Plan Update's development. The process also involved participation and input from others in the campus community, adjacent institutions, and nearby neighborhoods. During the planning process, there was a change in University leadership when Dr. Ramsay retired in the spring of 2010. The University's new president, Dr. Jay Perman, has since reviewed and accepted this Facilities Master Plan Update.

The 2010 Plan Update is based on the conviction that the University's mission must be supported by a physical environment equal to the excellence of its academic and research programs. Technically advanced space in which to teach, see patients, conduct research, and provide services to the community is essential, as is a setting that supports and promotes higher education endeavors and safety. The following points will have an impact on the need for new and upgraded facilities:

- A projected 2018 campus population of 7,130 students, 2,939 faculty members, and 4,275 staff members;
- Increased cross-professional and interdisciplinary program activities;
- New and expanding clinical programs within each school; and
- Continuous growth in research funding and activity.

◀ Artistic rendering of a proposed concept for University Plaza, looking east from the intersection of Baltimore and Greene Streets. A strong water element, such as a fountain, ties into the healing missions of the University of Maryland and the University of Maryland Medical Center.

PROJECTS COMPLETED SINCE 2002

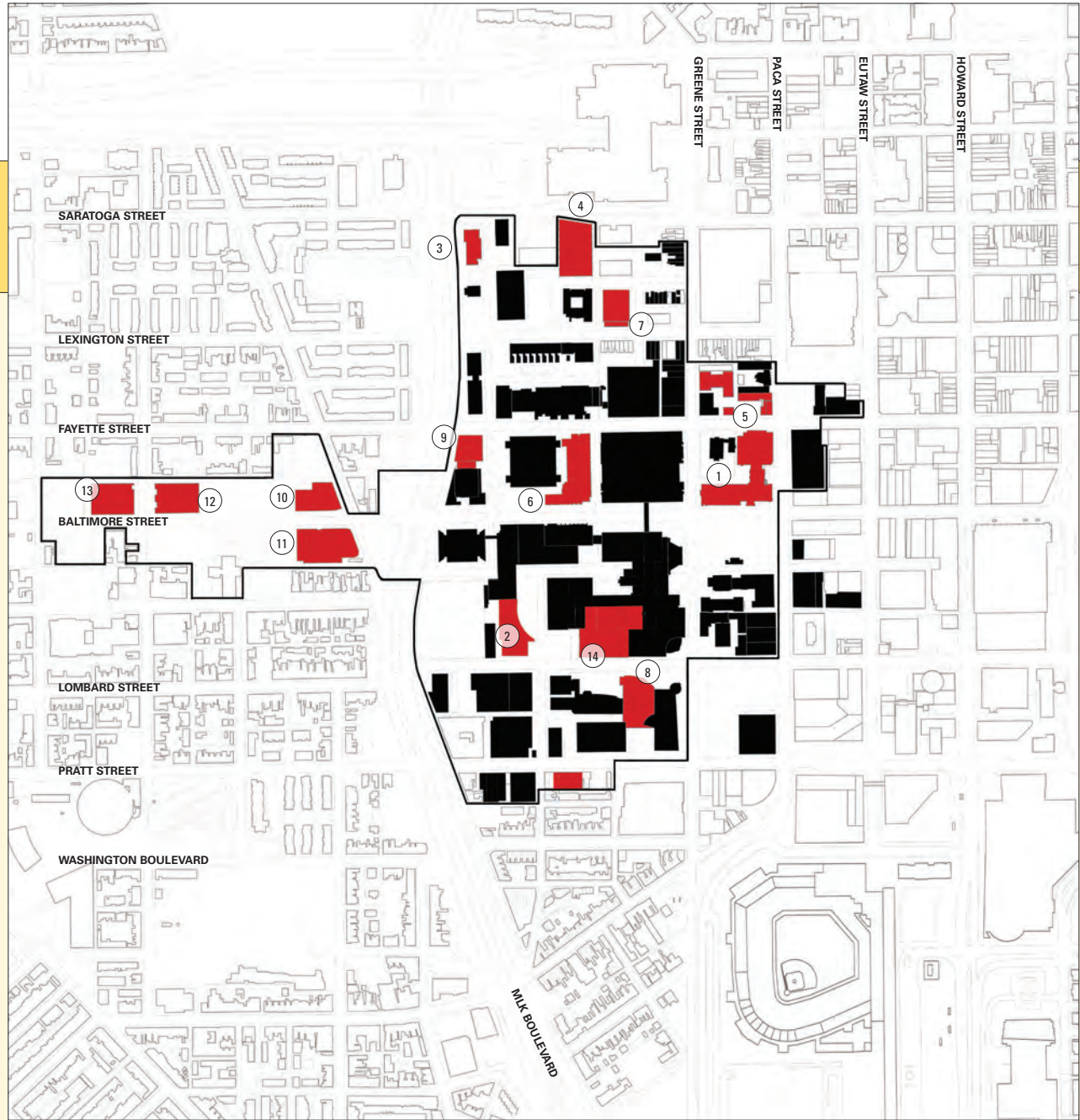
As the founding campus of Maryland's public higher education system, the University of Maryland has historic structures dating from the 1800s and newer structures built during the 1960s, 1970s, and 1980s that will require substantial renovation and renewal. Facilities renewal will continue as a major strategy for the campus to maximize the potential of the built environment.

In addition, more than a dozen new buildings have been constructed since the adoption of the Master Plan in 2002. These new facilities provided significant increases to the quantity and quality of the classroom, laboratory, and office space for the Schools of Law, Dentistry, and Pharmacy. New student housing and a campus center provided much needed student life facilities and enhanced the campus culture.

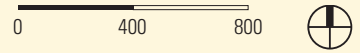
To the west, the University of Maryland BioPark was created to provide biotechnology laboratory, clinical, and research space for innovative and emerging businesses, and to lead the revitalization of the neighboring communities.

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|---------------------------------------|---|
| ① Nathan Patz Law Center | ⑧ Southern Management Corporation Campus Center |
| ② Health Sciences Facility II | ⑨ Addition to Pharmacy Hall |
| ③ Pine Street Annex Conversion | ⑩ BioPark Building 1 |
| ④ Saratoga Building and Garage | ⑪ BioPark Building 2 |
| ⑤ University Suites at Fayette Square | ⑫ BioPark Garage |
| ⑥ Dental School | ⑬ Maryland Forensic Medical Center |
| ⑦ Lexington Building | ⑭ Harry and Jeanette Weinberg Building |

PHYSICAL ACCOMPLISHMENTS SINCE 2002 PLAN



Completed from 2002 – 2010



- UM / UMMC, EXISTING
- UM / UMMC, NEW (SINCE 2002)

PLANNING PRINCIPLES

The 2010 Plan Update continues the University's commitment to planning principles identified by previous plans. It does not propose drastic changes to University strategies for growth and development. Rather, it represents further refinement of the phased implementation of the 2002 Facilities Master Plan. Principles embraced in the 2010 Plan Update include:

Campus Identity and Campus Edges

Create prominent borders at the campus edges that strengthen the identity of the campus within downtown Baltimore. Reinforce the campus community and the high quality of the academic environment that the University has established. Improve the portals surrounding the University to recognize the city-campus transitions and reinforce the branding of the University. Implement a consistent exterior signage and wayfinding system on campus.

Identity for Each School as a Place On Campus

Strengthen the identity of each School and its adjacent green space while providing for projected expansion of future programs.

Connectivity of Open Spaces

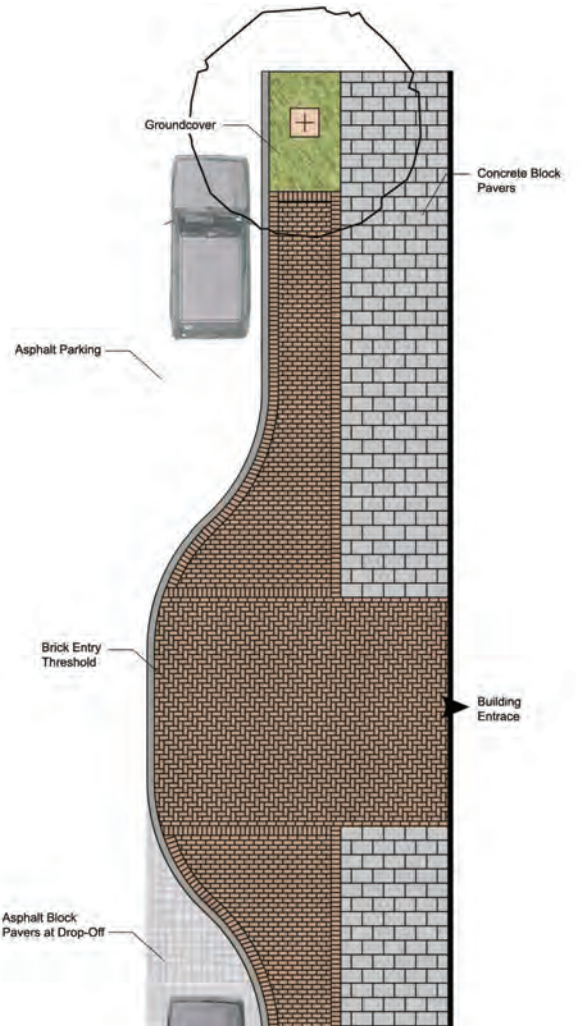
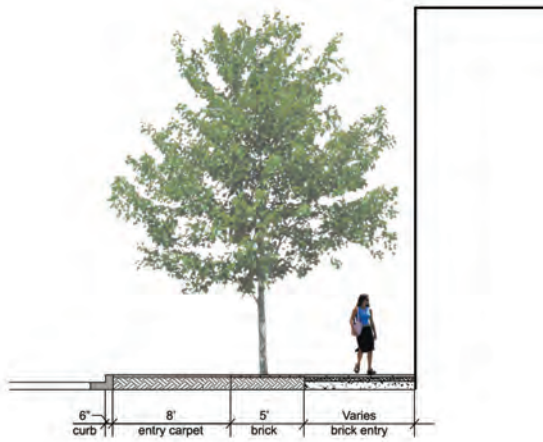
Create a network of open spaces that identifies and links the campus facilities together. These spaces should celebrate the university environment while acknowledging the urban setting. Distinguish the specific environment in a manner that supports the School while contributing to the University setting within the city. Reinforce and enhance the pedestrian paths that connect the activity centers and open spaces on campus to create a safe, healthy environment.

University Plaza as Campus Green

Create a recognizable campus green. This landmark should be a visible and memorable icon within the University's landscape and satisfy both university and civic aspirations.

Traffic, Parking, and Transit Service

Lead an effort that promotes life-safety issues by creating street systems that are pedestrian-friendly. Implement measures that will calm traffic and put roads that run through and around campus on a "diet." Embrace Transportation Demand Management (TDM) strategies in concert with parking management plans to maximize the potential of on-campus and neighboring parking facilities, bus circulation routes, and other transit options.



Intersection at Lombard and Penn

Paving Plan



UNIVERSITY OF MARYLAND
DEPARTMENT OF
PHARMACY
NURSING
SOCIAL WORK
PUBLIC HEALTH
1807



1807

respect

Neighborhood Connections

Improve connections to the surrounding residential and business communities to stimulate revitalization, promote economic development, and encourage commercial enterprises that will enhance the campus community.

Sustainable Initiatives

Support programs that promote environmental sustainability. Institute campus policies requiring Leadership in Energy and Environmental Design (LEED) Silver building ratings for new construction and major renovation projects, recycling of materials, and carbon footprint reduction initiatives. Recycle and preserve historic resources wherever possible.

Enrollment

Headcount enrollment is projected to increase by 15.9 percent by year 2018 to 7,130 students. Full-time day equivalent enrollment will increase by 24.9 percent to 7,032 with full-time students increasing and part-time students decreasing. The Schools of Social Work and Law will experience the smallest enrollment growth while the School of Pharmacy will have the largest growth in enrollment.

Faculty and Staff

By year 2018, the faculty is projected to increase by 24.2 percent to 2,939. Staff projections are projected to follow a similar trend with a projected 5,400 staff on campus in 2018. These increases will result from enrollment and research growth as well as new programs and initiatives.

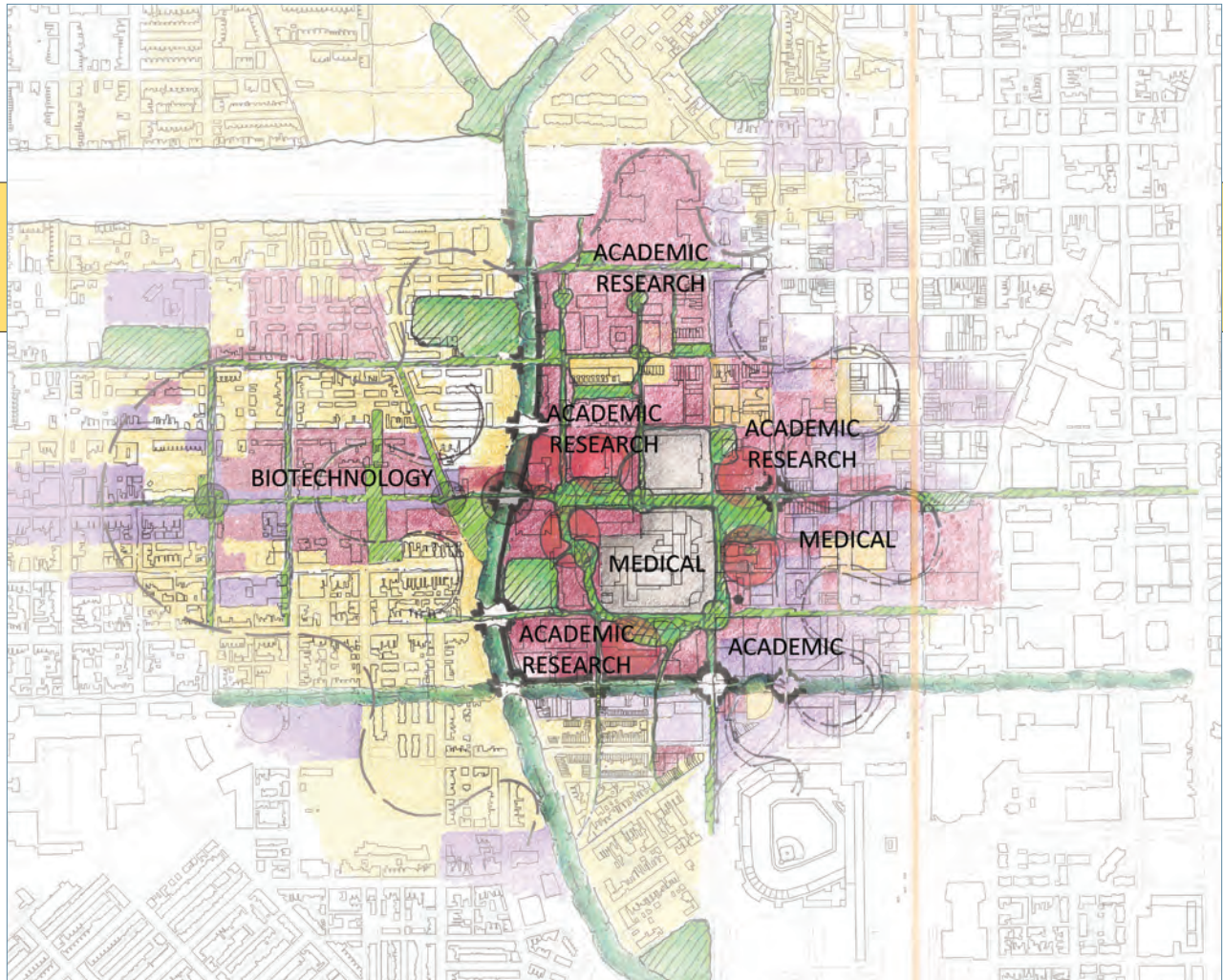
In recognition of the complexities of the urban context, the Plan Update identifies multiple site options for each future project. This approach provides the flexibility to respond to opportunities as they arise. Projects have been grouped into short-term (first five years), long-term (second five years), and beyond (post-10 years). However, the University's ability to fund projects through various funding strategies will affect project implementation. There are 75 projects identified by the plan. Not all are construction or new building projects; some are landscape improvements, infrastructure upgrades, and building renovations. As well, this list includes projects to be completed by the University of Maryland Medical Center (UMMC) and the University of Maryland BioPark. As with all master plans, the Plan Update presents the optimally desired development outcomes. The projects and their time frames must be tempered with the realities of today's economy.

The campus looks in all directions for continued development, and the 2010 Facilities Master Plan Update highlights partnerships with the private sector as a means for implementation.

THE CONCEPT

After examining the existing campus conditions and programs together with the needs, a Concept Diagram was created. The diagram reflects the vision of the University and the direction of future campus development. Planning issues of particular significance that surfaced during this phase include:

- A need to provide excellent facilities for the schools and programs to carry out their missions.
- Creation of interdisciplinary/interprofessional facilities where faculty within the schools and programs can come together to conduct research, provide clinical services, and address societal issues facing Marylanders.
- Establishment of campus gateways and boundaries to create an easily recognized campus precinct within downtown Baltimore.
- Enhancement of the campus environment through the implementation of sustainable architecture, landscaping, and streetscaping.
- Promotion of sustainable practices.
- Identification of potential locations and growth sectors for additional buildings to accommodate future growth for research and related support facilities, offices, and interdisciplinary facilities.
- Need for renewal of existing facilities.
- Accommodation of additional housing for students, faculty, and staff on campus and in the surrounding neighborhoods.
- Development of “24/7” neighborhoods surrounding the campus.
- Perimeter development that complements the campus community.
- “Greening” of the campus wherever possible.
- Historic preservation of the older campus buildings and recycling of older buildings where appropriate.
- Improved clarity, civility, functionality, and safety for pedestrians and vehicular traffic (reduce the amount and speed of traffic on campus).
- Creation of positive open spaces on campus.
- Development of University Plaza to result in a premier urban park.
- Provision of sufficient parking for faculty, staff, students, and visitors along the campus perimeter and encouragement of mass transit alternatives.
- Marking of the campus through an exterior signage and wayfinding system.



Concept Plan



Artistic rendering of proposed Health Sciences III Building

THE MASTER PLAN



◀ Artistic rendering of the University of Maryland, with Martin Luther King, Jr. Boulevard in the foreground. Buildings and landscape projects proposed by the Master Plan Update are incorporated.

In the broadest sense, the 2010 Facilities Master Plan Update sets a general strategy whereby the University can direct the physical development of the campus. It does not differ drastically from the 2002 Plan, although it more strongly embraces sustainability and the creation of a positive, identifiable campus precinct in downtown Baltimore. Both the 2002 Plan and the 2010 Plan Update employ the same tactic: identifying a variety of sites for specific projects to be developed over the next 10 years, while providing a more general framework of potential sites in the period beyond. This approach allows campus leadership to be flexible and respond to conditions that exist at the time of project development.

This 2010 Plan Update looks outward, beyond the campus boundaries, to the surrounding communities. As is illustrated by the Master Plan Update, much of the University's future development will occur in three areas:

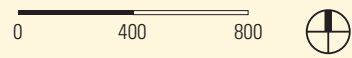
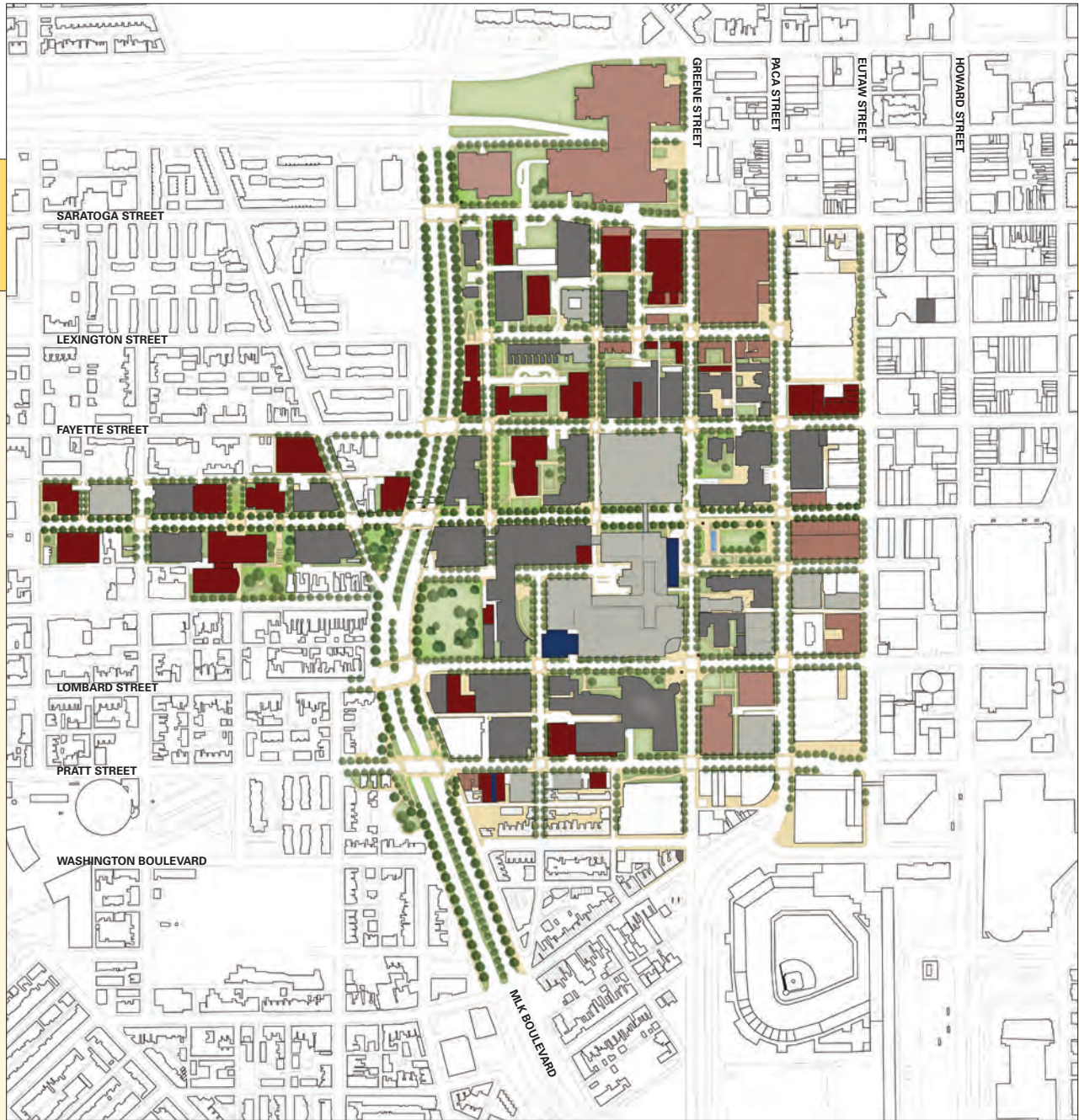
1. West of Martin Luther King, Jr. Boulevard, within the BioPark;
2. North of Fayette Street, between Martin Luther King, Jr. Boulevard and Greene Street; and
3. East of campus, in the WestSide Renaissance's mixed-use, neighborhood development.






Following is the Master Plan Update with the existing facilities in gray and potential development sites in reddish-brown; the darker color indicates sites owned by the University while the lighter color indicates properties owned by others but of interest to the University.

KEY FEATURES OF THE PLAN

- » Improvement of public streets on campus to help identify the university precinct, enhance pedestrian safety, minimize the impact of vehicular traffic on campus, and upgrade the campus environment.
- » Creation of gateways at entry points to the campus that clearly mark and identify the campus precinct boundaries within downtown Baltimore.
- » Identification of projects necessary for the schools to fulfill their missions.
- » Incorporation of sustainable practices into the Design Guidelines.
- » Expansion of the landscape and open space improvements to incorporate sustainable practices.
- » Reworking of University Plaza to be a premier urban park and gathering spot for the campus community.
- » Extension of the “ring of green” on campus through landscaping streets to connect pocket parks.
- » Transformation of Martin Luther King, Jr. Boulevard into a lush, green corridor.
- » Consideration of the University of Maryland Medical Center facility’s needs and plans.
- » Expansion of the UM campus community west of Martin Luther King, Jr. Boulevard, particularly along West Baltimore Street.
- » Improvements to the eastern edge of the campus toward Lexington Market and the University Center light rail station on Howard Street.
- » New Urban Design Guidelines: a companion document that contains updated and expanded architectural and landscape design guidelines for the University’s physical plant, with emphasis on sustainable practices.
- » Investment in supplemental electric utilities to address future campus demands.
- » Continued investment/purchase of available and desirable properties for specific purposes as well as for future development.
- » Continual expansion of the research enterprise, including Health Sciences Facilities III and IV, as well as a Neuropsychiatric Research Facility.
- » Expanded emphasis on inter-professional, multidisciplinary research and service.
- » Commitment to renew existing facilities to ensure their continuing usefulness.

2010 FACILITIES MASTER PLAN UPDATE



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|---|--|--|
|  UNIVERSITY OWNED, EXISTING |  UNIVERSITY OWNED, PROPOSED |  MEDICAL CENTER EXPANSION |
|  MEDICAL CENTER / HEALTHCARE-RELATED, EXISTING |  PROPERTIES OF INTEREST | |

CRITICAL FUTURE PROJECTS

The following projects have been identified as priorities for the next ten years for the University of Maryland:

- Health Sciences Facility III
- Interim Research Space for the School of Medicine
- Conversion of Metro West Complex (former Social Security Administration complex)
- Renovation of Howard Hall
- Addition to the School of Nursing
- Addition to the School of Social Work
- Neuropsychiatric Research Institute
- Medical School Teaching Facility Renovation
- Bressler Research Building Renovation
- Pharmacy Hall Renovation
- School of Social Work Renovation
- 121 N. Greene Street Renovation
- University Plaza Upgrades
- Davidge Hall Renovation

Research space will continue to be the most urgent need for the University as it works to address the University System of Maryland's 2020 Strategic Plan goal of doubling research. The availability of wet laboratories and related technical support facilities is the most critical factor in the University's ability to grow the research enterprise. At the same time, it is mandatory that existing facilities be renewed to keep them robust and relevant to the education, research, and service mission of the University.



THE 2010 FACILITIES MASTER PLAN UPDATE EMBODIES THE GOALS OF THE UNIVERSITY AND THE DIRECTION OF ITS LEADERSHIP. THE PLAN UPDATE RECOMMENDATIONS ARE DERIVED FROM CAREFULLY CONDUCTED PROGRAM ANALYSIS AND PHYSICAL PLANNING, THEY SHOULD BE REGARDED AS A GENERAL REFERENCE FOR GUIDING UNIVERSITY GROWTH AND DEVELOPMENT. THE PRINCIPLES UNDERLYING THIS PLAN UPDATE AND THOSE EXPRESSED IN THE 2010 URBAN DESIGN GUIDELINES ARE MORE IMPORTANT THAN THE EXACT SIZE, LOCATION, OR TIMING OF SPECIFIC PROJECTS. AS CONDITIONS CHANGE AND THE UNIVERSITY EVOLVES, REGULAR UPDATING OF THESE DOCUMENTS WILL ENSURE ITS CONTINUING VALUE AS A TOOL TO MANAGE THE UNIVERSITY'S FUTURE.

www.umaryland.edu



Ayers Saint Gross
1040 Hull Street, Suite 100
Baltimore MD 21230
www.asg-architects.com