

2022 Facilities Master Plan Update

# *Executive Summary*





## EXECUTIVE SUMMARY

In 2017, the University of Maryland, Baltimore (UMB) published a comprehensive 10-year Facilities Master Plan.

Among the key themes promoted in the plan were further enhancing UMB's research profile through reinvestment in existing assets, support of collaborative and innovative initiatives across campus, and leveraging UMB's role as an anchor institution to promote local investment, social connectedness, and meaningful engagement with neighboring communities.

Participants in the plan update outreach phase expressed a desire to study, teach, research, and work on a safe and vibrant campus. The update consequently coalesced around concepts that, implemented in concert, will develop campus places that promote park-like opportunities for respite, invite daily collegiality among the UMB community, and provide high quality venues for school and campuswide events.

This plan update, in addition to anticipating future facilities growth, seeks to build on existing strengths and amenities within and around UMB. Significant aspects of the plan focus on forming new connections with neighboring communities and partner institutions, and on improving those between south and north campus.

UMB's strategic commitment to have an impactful role as an anchor institution underlies this plan's conviction that a vital and flourishing UMB campus is inseparable from a revitalized West Baltimore.

## Purpose of the Report and Description of the Planning Process

The planning effort for this 5-year update began during the COVID-19 pandemic. Thus, the report reflects a set of challenges that informed and influenced many of the traditional aims of a physical planning endeavor.

The 5-year Facilities Master Plan Update (hereafter the “plan update”) seeks to build-on the framework set out in the 2017 plan document by assessing the progress made in the years since its publication, and by modifying certain elements to recognize changes in institutional strategy. This document lists the foreseeable needs for the next the 10 years but also recognizes the unpredictable nature of future growth will require open development sites. Where needed, the update seeks to adjust course in the 2027 outlook established in the 2017 Plan, and looks beyond to envision future opportunities.

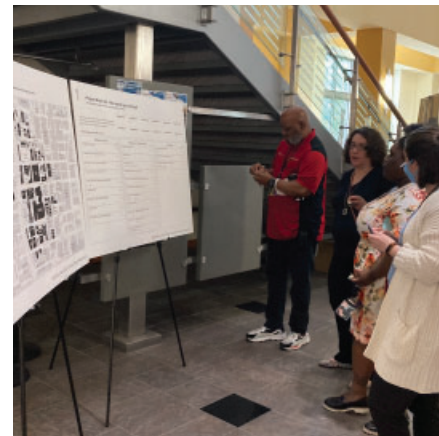
Many of the 2017 recommendations with respect to deferred maintenance, opportunity development sites, program locations, landscape and

open space networks, circulation, and campus infrastructure remain applicable, and will continue to influence prioritization of planning efforts and resource allocation.

### KEY THEMES

Eight themes were identified in the 2017 plan, providing a broad framework for physical planning objectives. These continue to be a strong starting point for this plan update:

- Address Program Needs
- Support Innovation and Collaboration
- Renew and Reinvest
- Create a Vibrant 24/7 Environment
- Enhance Circulation and Connectivity
- Improve Transportation Elements
- Uphold UMB as an Anchor Institution for the Community

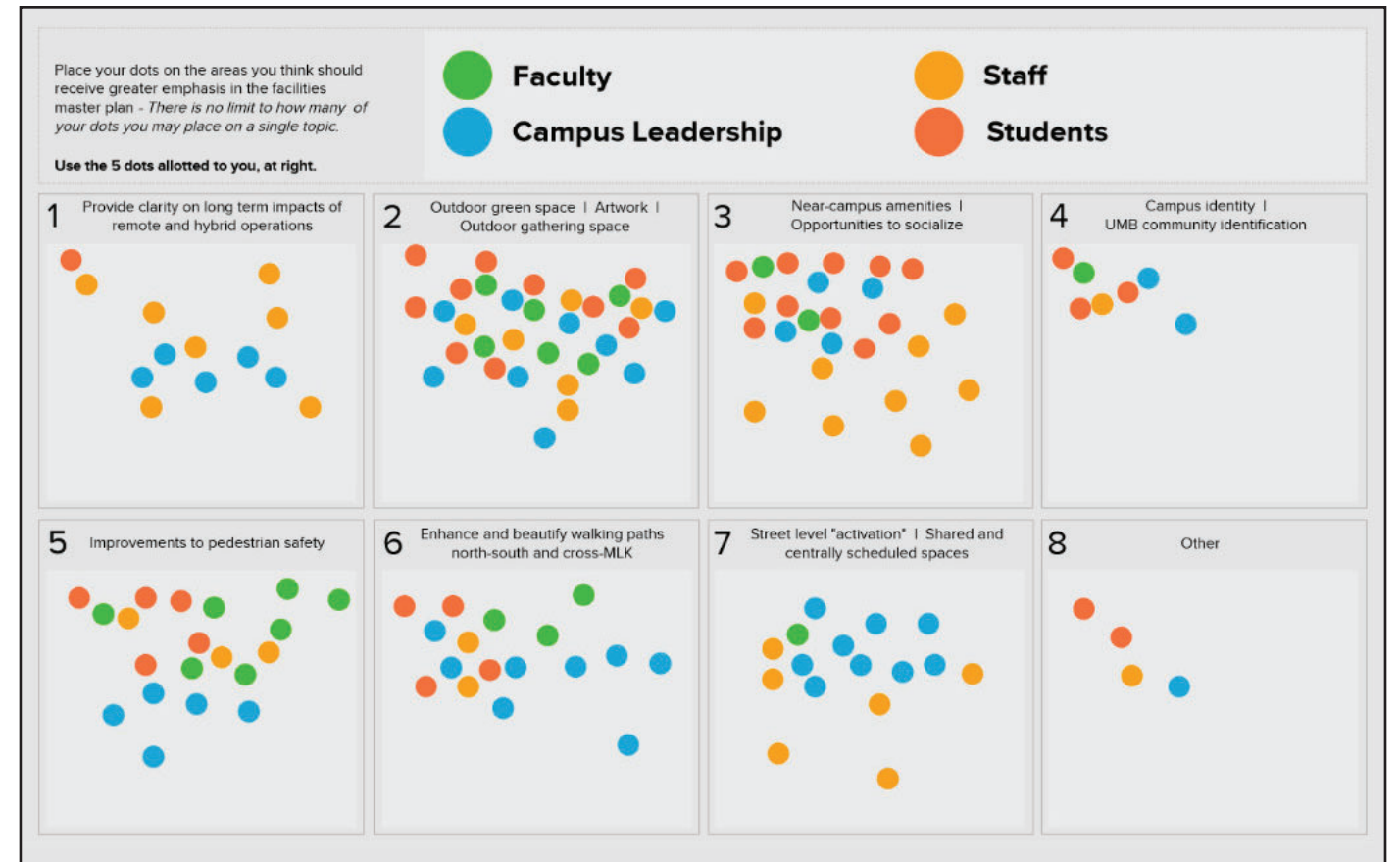


Spring 2022 Facilities Master Plan Open House

### OUTREACH AND PROCESS

The update consisted of three work phases starting in Fall 2021. The outreach process was consistent with UMB’s Strategic Plan goals of inclusivity and engagement.

Phase 1 was the primary outreach phase and included data gathering and needs assessment for schools and administrative units. The



Phase 1 Engagement - Topics Dot Exercise

format of these engagements was questionnaire distribution followed by interviews with key representatives from each group. During this phase an Executive Committee was formed for the purpose of guiding the plan’s direction at three key milestones in the process. This phase also included three focus group workshops designed to engage students, faculty, and staff independently.

All Phase 1 outreach, including workshops requiring interactive, graphic, and written feedback

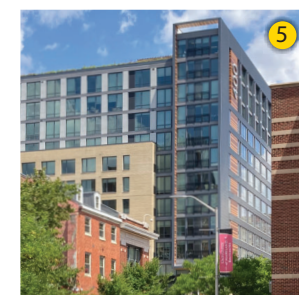
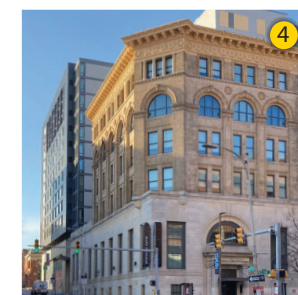
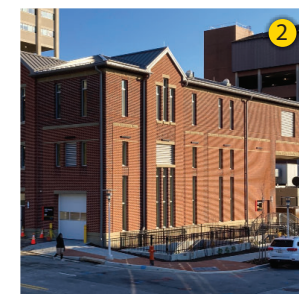
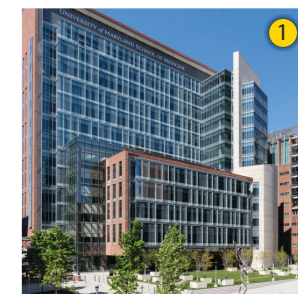
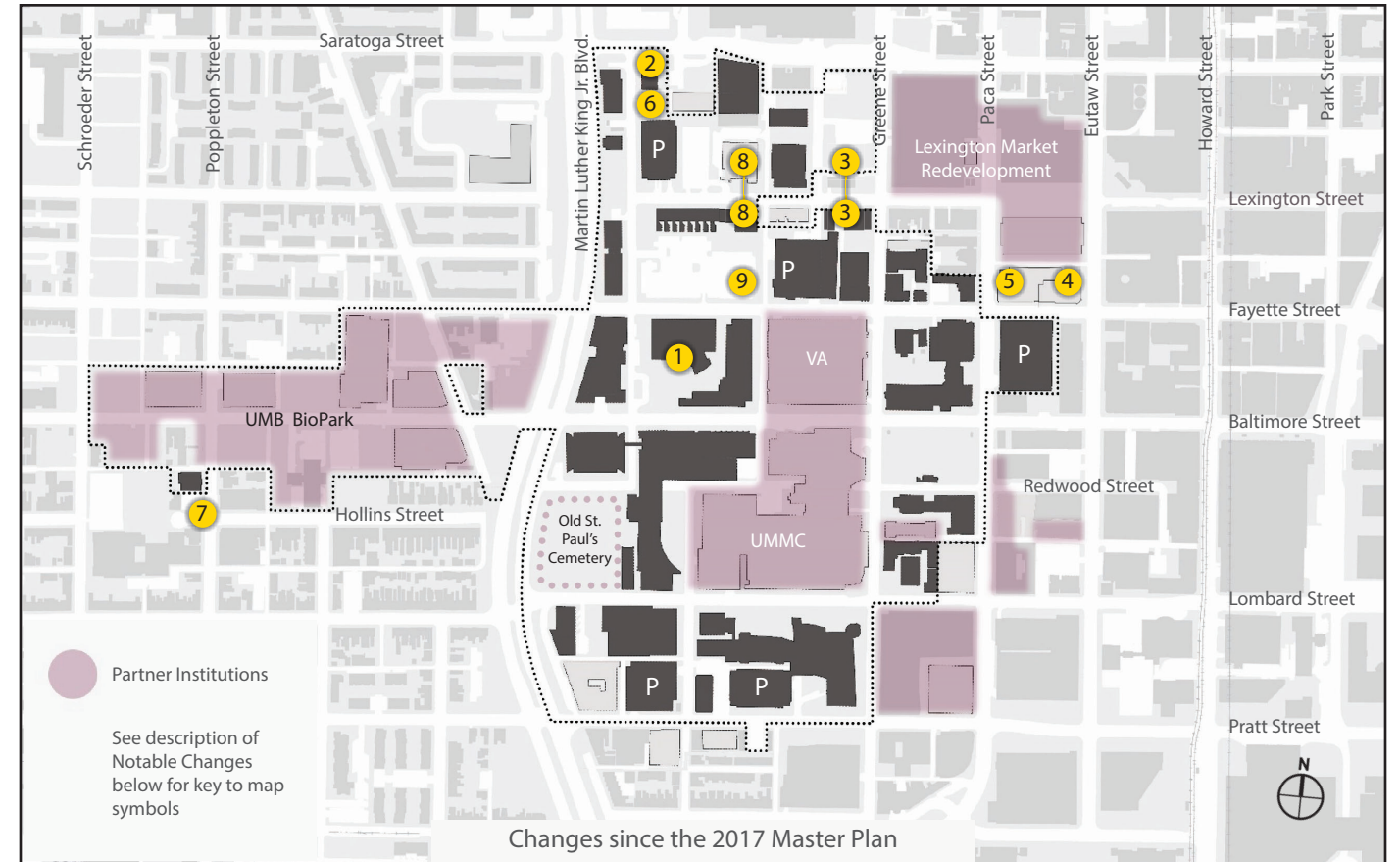
were conducted via remote and collaborative web-based media. This approach allowed for a higher degree of participation than might otherwise have been hoped for, given the operational constraints that existed throughout much of the process.

Phase 2 encompassed development of plan alternatives. This included a campus open house event held in the Campus Center, and several follow-up interviews and workshops.

Phase 1 and Phase 2 efforts included

roughly 30 separate meetings or group activities. The feedback that was provided coalesced around the concepts and recommendations articulated in this document, and also helped determine the prioritization and location options represented in the Plan Update.

Phase 3 consisted of final plan development and distribution of the draft document to the Executive Committee, partner institutions and community stakeholders.



**NOTABLE CHANGES SINCE 2017:**

- 1 Health Sciences Facility III
- 2 Phase I Campus Electrical Infrastructure and Recycling Center
- 3 600 Block W. Lexington: Acquisitions and site clearing
- 4 Drover's Bank restoration and hotel development
- 5 Prosper on Fayette apartment development
- 6 Electrical Peaking Plant
- 7 Community Engagement Center
- 8 Hope Lodge / Ronald McDonald House Swap
- 9 New surface lot and pedestrian way



## CAMPUS PLAN UPDATE

Since publication of the 2017 document, UMB has completed Health Sciences Research Facility III, the Community Engagement Center, the first phase of campuswide electrical infrastructure project, and several real estate acquisitions assembling all parcels needed to constitute future north campus development sites.

The first of these developments will be a new School of Social Work building. This project is currently included in the Capital Budget and will break ground in 2024. It will be the first major academic building north of Fayette Street, and will be the largest step to date in realizing the north campus revitalization goals identified in the 2017 plan.

Many of these accomplishments have taken place amid significant challenges to established operational norms in higher education, brought about through the pandemic response. Most notably, assessing how durable the evident trend toward hybrid operational settings may prove to be, and what impact that trend will have on campus planning long term.

# 1 *Outdoor Gathering Places*

Promote outdoor green spaces, outdoor gathering spaces, and artwork

## *Campus Amenities*

Promote near-campus amenities and opportunities to socialize, including new UMB community spaces as part of the development of north campus

# 2

## *Campus Continuity and Pedestrian Experience*

Continue to make improvements to help address pedestrian safety concerns.

# 3

Enhance and beautify north-south and cross-MLK pedestrian connections

## *Campus Identity and Welcoming Places*

Foster identification with UMB at large

# 4

Introduce street level uses to UMB buildings that are inviting and available to the entirety of the UMB community or the public

# 5

## *Remote and Hybrid Impacts*

Anticipate campus needs relating to remote and hybrid academic and workplace settings

## Concepts and Recommendations

*Participants in the planning process expressed a desire to study, teach, research, and work on a safe and vibrant campus that offers park-like opportunities for respite, invite daily collegiality among the UMB community, and provides high quality venues for school and campuswide events. This feedback coalesced around five distinct areas of interest.*



South Campus, Health Sciences and Human Services Library (L) and Southern Management Companies Campus Center (R)

photo credit: Alain Jaramillo



Pine Street - Facing South



Pine Street at Baltimore - Facing South



Redwood Street - Toward UMMC Ambulance Bays

## Campus Character and Place-Making

Locations of new UMB and Partner projects are selected for their potential to add new capabilities and functions befitting the highest and best use of each site.

They are also evaluated for their potential to make better urban and campus connections that build on existing (and future) strengths on and around campus.

### FEET ON THE STREET

UMB's pedestrian population, though influenced by daytime campus population, is also a function of whether there are conspicuous, inviting destinations connected by a coherent network of outdoor spaces via diverse modes of travel.

A campus adorned with well-designed outdoor places that are interconnected in this way will invite activities that extend well beyond the functional needs they were built to address.

Simply put, it will more-and-more become a place people want to be.

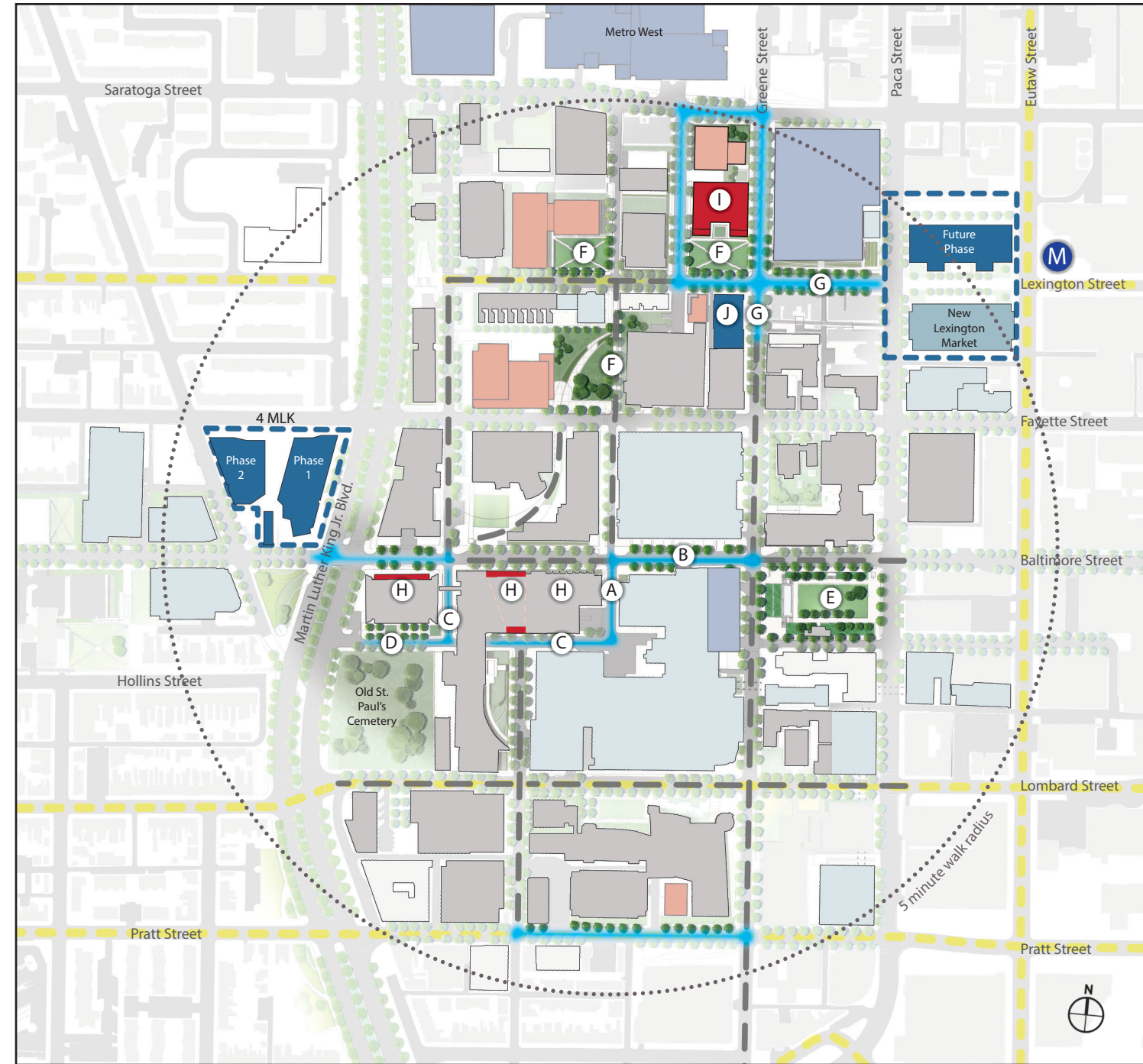
In the new Lexington Market and the planned BioPark gateway project, 4MLK, UMB is fortunate to have two outstanding partner projects that will benefit from well-developed routes branching from campus.

### KNITTING STREETS

By knitting together UMB's two principal developed street networks the pedestrian routes illustrated at right will also help to unify north and south campus and support future investment in developing University Square "Plaza" Park as an amenity.

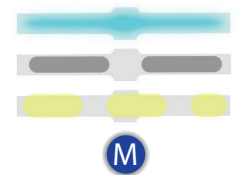
### KEY TO LOCATIONS:

- (A) Arch Street Alley
- (B) 600 Block W. Baltimore Street
- (C) Redwood Street
- (D) Redwood - Pocket Park
- (E) Plaza Park Reconstruction
- (F) North Campus Green Spaces
- (G) 500 Block W. Lexington Street and 100 Block N. Greene Street
- (H) UMB Street Level Spaces
- (I) School of Social Work
- (J) Partner Development Project



## Campus Open Space and Public Realm Opportunities

UMB / Partnership Streetscape Project  
 Existing UMB Pedestrian Route  
 Future City Bike Lane (Phase I)  
 Baltimore Metro Stop



## Master Plan Update

The projects listed below are sorted by areas of interest that were identified through the planning process:

### MISSION-SPECIFIC PROJECTS

- ① Davidge Hall Restoration
- ④ MSTF Renovation
- ⑨ Graduate School
- ⑩ Completion of Health Sciences Research Facility III Shell Floors
- ⑪ Disposition of Fayette Square Apt's and Current SSW Building
- ⑭ Renovation or disposition of 300 W. Russell Street (beyond limit of map)
- ⑳ Maryland Psychiatric Research Center (MPRC) - Relocation
- ㉓ Health Sciences Research Facility IV

### OUTDOOR GATHERING PLACES

- ② U.S. Post Office Relocation (enabling project)
- ⑤ Plaza Park Reconstruction
- ⑰ Redwood - Pocket Park
- ⑱ North Campus Green Spaces

### CAMPUS AMENITIES

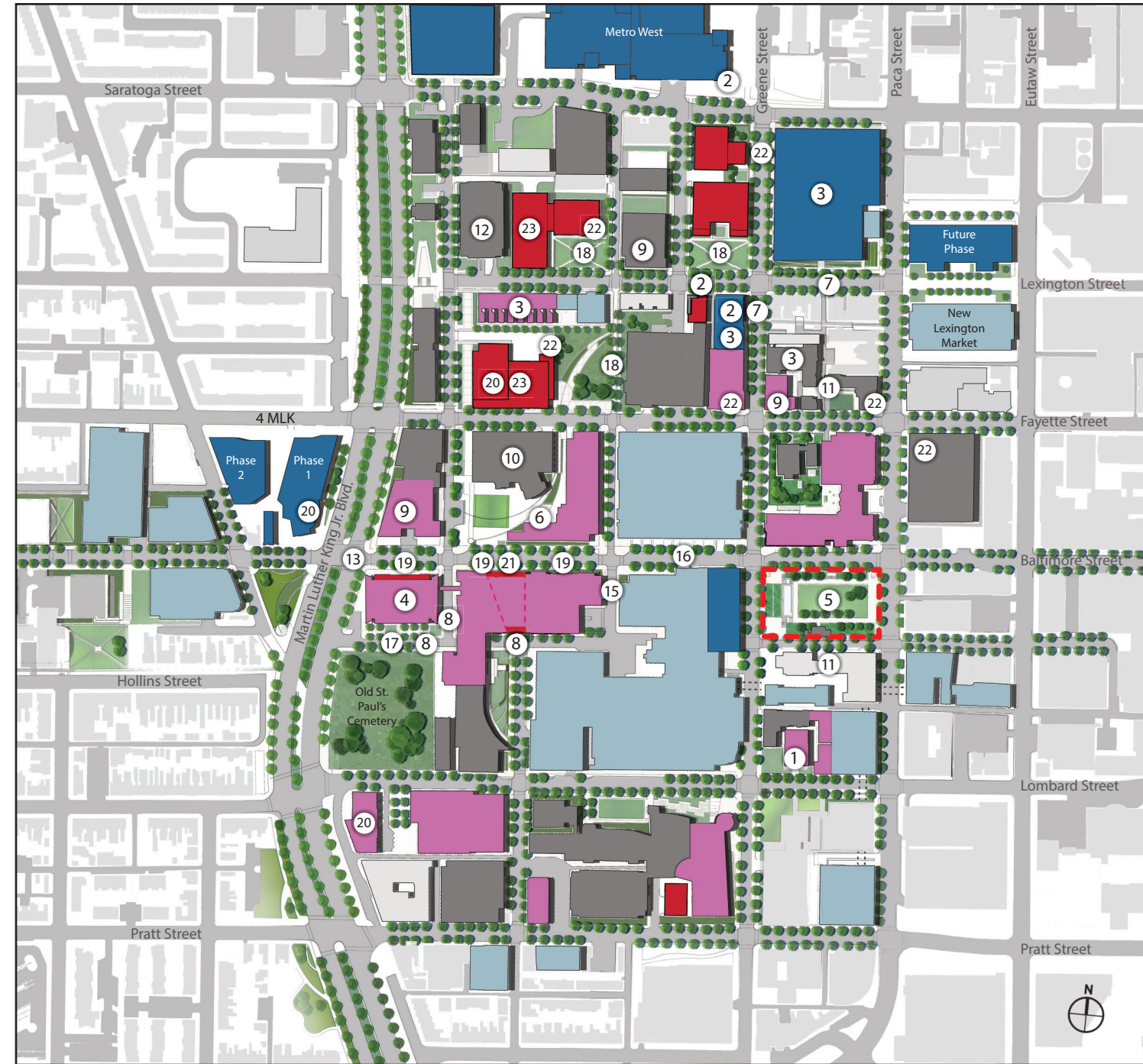
- ③ Private Housing
- ⑫ Lexington Garage Shell Space
- ㉒ Campus Ctr. North / Social Hub

### CAMPUS CONTINUITY AND PEDESTRIAN EXPERIENCE

- ⑦ 500 Block W. Lexington Streetscape and 100 Block N. Greene Street
- ⑧ Redwood Streetscape
- ⑬ MLK and Baltimore Street Intersection Improvements
- ⑮ Arch Street Alley
- ⑯ 600 Block W. Baltimore Street

### CAMPUS IDENTITY AND WELCOMING PLACES

- ⑥ Cafe' at Health Sciences Research Facility (HSRF) III Plaza
- ⑰ UMB Street Level Spaces
- ㉑ Howard Hall Renovation



## Potential Project Sites

- UMB Existing
- UMB Proposed Project Sites
- Facilities Renewal Needs
- Existing Partnerships
- Proposed Partnership Projects





Office of Real Estate,  
Planning, and  
Space Management