



TOPIC: University of Baltimore: Facilities Master Plan Update

COMMITTEE: Finance

DATE OF COMMITTEE MEETING: March 17, 2011

SUMMARY: The University of Baltimore (UB) requests Board of Regents approval of this 2010 update to its 2004–2014 Facilities Master Plan (FMP).

The University of Baltimore is strategically positioned in the geographic center of Baltimore City. With over 6,500 students, the University provides accessible, quality undergraduate, graduate and law education as well as resources for local, regional and statewide communities and businesses through outreach and partnerships. Receiving the Carnegie Foundation’s “community engaged” classification, UB has helped lead the recent social and economic revitalization of midtown.

The campus is comprised of 11.5 acres spanning 6 blocks, consisting of 12 buildings with an average age of 62 years old, containing 872,052 gross square feet (GSF) of academic, auxiliary and parking facilities. Per the fall 2010 SGAP report, the University has a space deficit of 101,206 net assignable square feet or about 127,000 GSF.

Since the 2004 FMP was approved, UB opened the signature Student Center, completed the renovation of the historic Liberal Arts and Policy Building, oversaw the construction and opening of the \$77 million public/private partnership with Bozzuto Development Group known as *The Fitzgerald at UB Midtown*, completed design and initiated construction of the new John and Francis Angelos Law Center, and began the campus streetscape project. Most significantly, in 2007, UB welcomed its first freshman class in 32 years, marking the University’s return to four year undergraduate education. Undergraduate enrollment increased by 33.7% in the past 4 years. Overall growth of 1,553 students since 2006 has, however, limited the University’s efforts to significantly cut the existing campus space deficit.

The 2010 FMP supports the University’s mission and 2008-2012 Strategic Plan. The plan builds upon the framework established in the 2004 FMP and addresses physical planning aspects associated with the University’s planned enrollment growth. Through new construction, renovation, acquisition and disposal, the 2010 FMP addresses the existing space deficit and provides the additional academic and auxiliary space to support future enrollment growth.

The 2010 FMP advances the University’s commitment to develop a more sustainable urban campus. The Campus Climate Action Plan aspires to achieve carbon neutrality by 2040. Ongoing initiatives will include promoting the campus as a public transit hub, pursuing energy conservation initiatives and renewable energy alternatives, and advancing the new law school design to meet the highest standards of sustainable design.

ALTERNATIVE(S): The 2010 FMP documents institutional long term planning objectives and is consistent with the 2004 FMP, the University’s mission, strategic plan and the current enrollment growth projections. Unanticipated enrollment growth, the development of detailed facility programs, and a desire to meet unexpected State of Maryland workforce and societal needs may require additional master plan studies in the future.

FISCAL IMPACT: The Facilities Master Plan 2010 will present a challenge to the capital and operating budgets to secure funding to support the Plan. Approval of the Plan does not imply approval of capital projects or funding. These items will be reviewed through the normal procedures of the capital and operating budget processes.

CHANCELLOR'S RECOMMENDATION: That the Finance Committee consider the University of Baltimore's Facilities Master Plan Update and materials as presented today for formal action at the Committee's June meeting; subsequently recommending approval to the full Board of Regents later that month, in accordance with the Board's two-step approval process.

COMMITTEE RECOMMENDATION: The item was accepted for information purposes.

DATE: 3/17/11

BOARD ACTION:

DATE:

SUBMITTED BY: Joseph F. Vivona

(301) 445-1923

UNIVERSITY OF BALTIMORE

FACILITIES MASTER PLAN UPDATE
2008-2018
(Prepared February 26, 2010)

EXECUTIVE SUMMARY



ACKNOWLEDGEMENTS

University System of Maryland Board of Regents

Clifford M. Kendall, *Chairman*
Patricia S. Florestano, *Treasurer*
The Honorable C. Thomas McMillen, *Secretary*
Gary L. Attman
Sarah Elfreth, *Student Regent*
Earl F. Hance, *ex officio*
David H. Nevins
Dr. Frank M. Reid, III
John L. Young, M.D.

Orlan M. Johnson, *Vice Chairman*
Barry P. Gossett, *Assistant Treasurer*
James L. Shea, *Assistant Secretary*
Norman R. Augustine
Linda R. Gooden
The Honorable Francis X. Kelly Jr.
A. Dwight Pettit, Esq.
Thomas G. Slater, Esq.

University of Baltimore

Robert L. Bogomolny, *President*
Joseph Wood, *Provost*
Harry Schuckel, *Senior Vice President of Administration & Finance*
Susan Schubert, *Executive Director of Presidential Operations & Special Projects*
Miriam King, *Senior Vice President, Enrollment Management and Student Affairs*
Judith Wood, *Chief Information Officer*
Peter Toran, *Vice President of Planning & External Affairs*
Anita Thomas, *Vice President of Government & Community Relations*
Steve Cassard, *Vice President of Facilities Management & Capital Planning*
Nebeye Sertsu, *Assistant Vice President for Facilities Management & Capital Planning*
Paul Moniodis, *Assistant Provost for Institutional Research & Analysis*

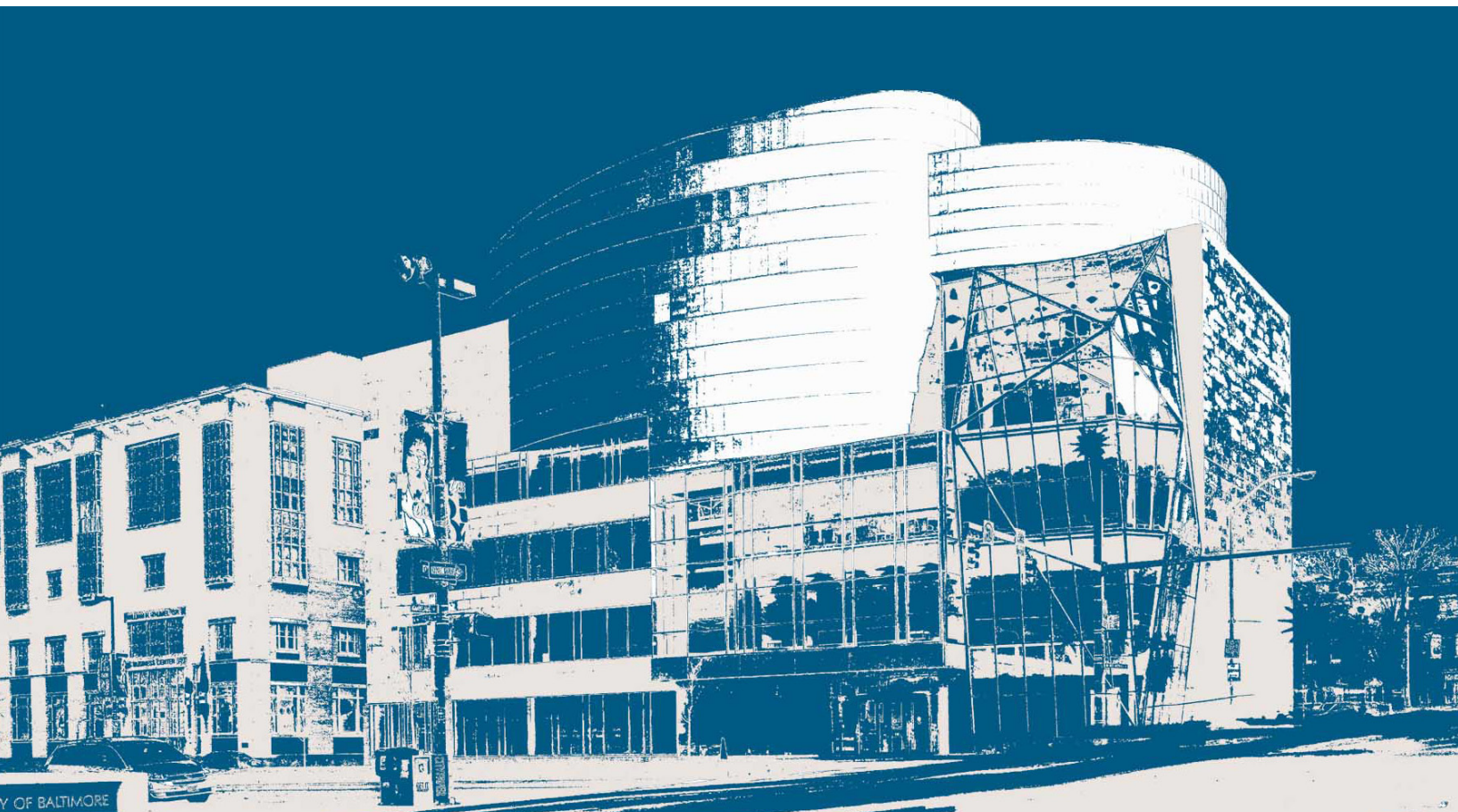


TABLE OF CONTENTS

Introduction	2
University Mission and Vision	4
Campus History	5
Strategic Goals	5
Existing Campus Analysis	6
Transportation on an Urban Campus	8
Sustainability and UB's Strategic Plan	9
Environmental Responsibility and UB	10
Enrollment Growth	11
University Space Inventory	14
University Space Needs Assessment	15
Community Initiatives and Partnerships	16
Physical Growth Opportunities	17
Planning Challenges	18
Capital Project Recommendations	19
Potential Development Options & Conceptual Framework Plans (10 Facilities & 20 Year Land Use Master Plans)	20



COPYRIGHT 2010
DBI Architects, Inc.

All rights reserved. No part of this document may be reproduced in any form without written permission from DBI Architects, Inc.

Introduction

The campus master planning process provides the opportunity for an academic institution to reflect upon its history and heritage, to assess its current condition and needs, to create a vision for the future of the institution, and to prepare for and implement that vision of the future.

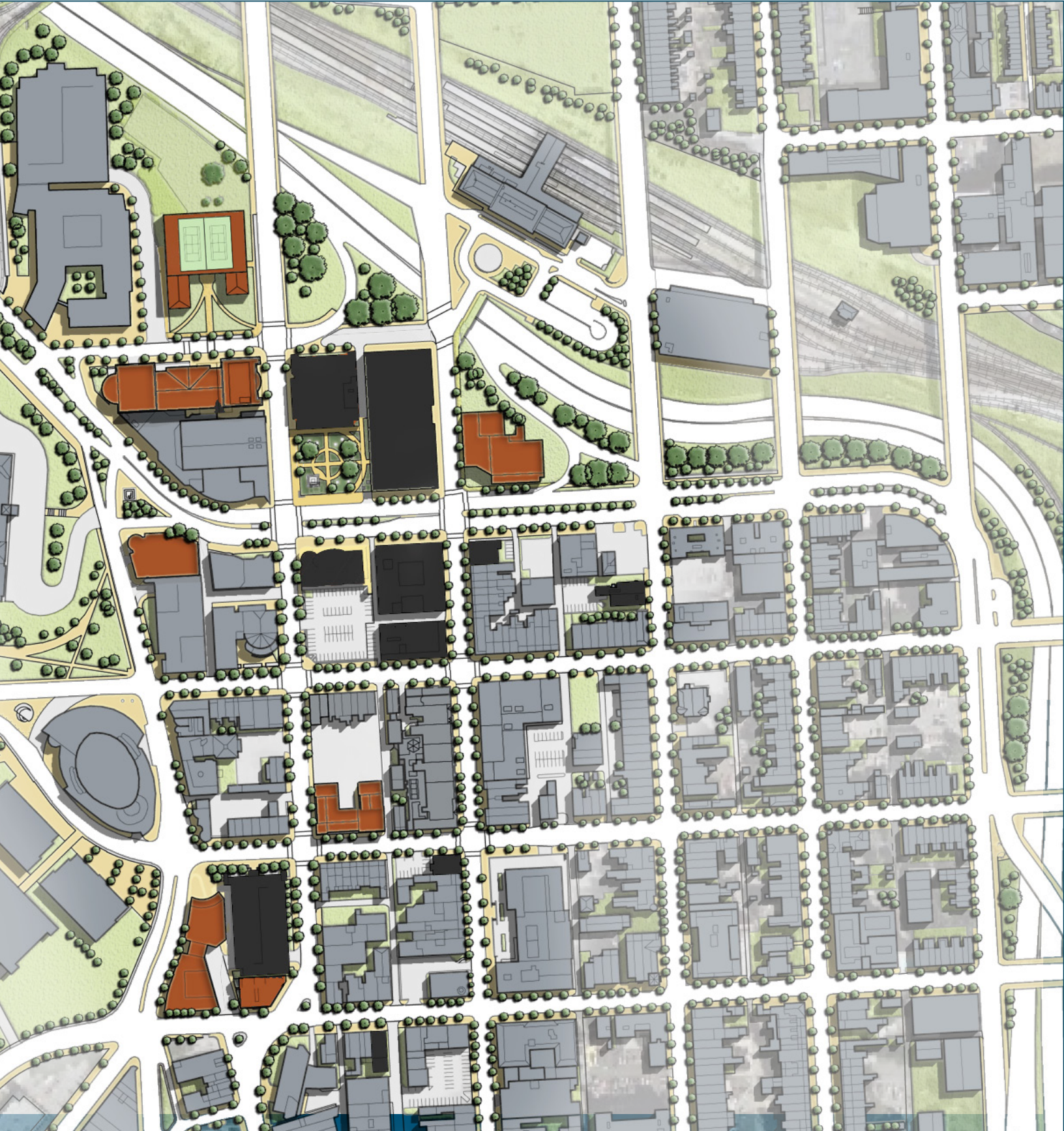
The proposed Facilities Master Plan Update (FMPU) for the University of Baltimore (UB) is an ever-changing document. It is comprised of recommendations for growth as well as program migration and consolidation which translates into future land development for the campus.

These recommendations are rooted in and projected from a detailed Master Plan which, however, is more than the sum of these components. At its most comprehensive level, the Master Plan provides a Vision for the future campus environment and defines the linkage between the Strategic Plan, which reflects the overall direction for the University, and the Capital Program.

The implementation and successful completion of the proposed future campus development for UB will require a solid partnership with the City of Baltimore. As the campus continues to grow, within its urban environment, a stronger presence will be required, one which creates a strong sense of place for UB. This sense of place must allow for a safer and more defined environment for the students and faculty of UB. It continues to be the University of Baltimore's mission to partner with the City to implement a safe environment for pedestrian movement within the campus realm. Upgraded vehicle traffic control, providing better street lighting, upgraded streetscaping, and improved campus signage are goals that are continuing to move forward.

It is the University of Baltimore's goal to provide a physical environment within the City of Baltimore that is strongly defined and immediately appealing to not only the prospective student, faculty, and staff, but community members as well. This environment will be a catalyst for recruitment and will help to enhance the retention of existing students.





Mission

The University of Baltimore (UB) provides innovative education in law, business, and the applied liberal arts to serve the needs of a diverse population. As a public institution, the University of Baltimore offers excellent teaching and a supportive community for undergraduate, graduate and professional students in an environment distinguished by academic research and public service. The University:

- Makes excellence accessible to traditional and nontraditional students motivated by professional advancement and civic awareness;
- Establishes a foundation for lifelong learning, personal development and social responsibility;
- Combines theory and practice to create meaningful, real-world solutions to 21st-century urban challenges; and
- Is an integral partner in the culture, commerce and future of Baltimore and the region.



Vision

Key elements:

- Enhance the learning experience at UB as measured by retention and graduation rates, student satisfaction indicators and job placement data
- Grow student headcount to 8,000 to serve State educational and workforce needs
- Achieve national ranking and recognition in select academic areas
- Secure the necessary resources to fully implement and support the University of Baltimore's overarching vision

These elements require growth in the institution's existing resource base from multiple sources, including State funds, private giving, corporate and foundation support, the University of Baltimore Foundation, and continued entrepreneurial activities. With the necessary base funding, the University of Baltimore can continue its transformational growth into the next decade.

Proposed New Law School Building (ASC/Behnisch)



UB Founders. Cr. 1925

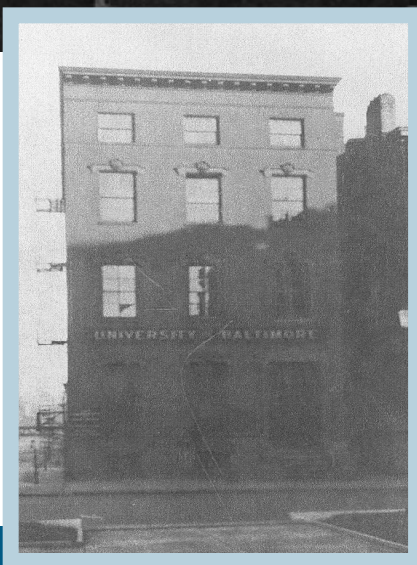
Campus History

The University of Baltimore is a urban campus located just north of Baltimore's Inner Harbor city center. UB was started by a group of Baltimore businessmen whose wish was to provide educational opportunities for the employed men and women of Baltimore. The school opened its doors on October 1, 1925 with 62 students in the School of Law and 114 students in the School of Business Administration as a non-profit, private, evening school.

The University of Baltimore's first

classes were held in a four-story row house at 625 St. Paul Street in 1925. Since then the need for additional space has been ongoing. Previous Master Plans proposed many built, renovated or purchased facilities that subsequently have come to fruition. Conversely there have also been many uninitiated and unfinished projects.

The University of Baltimore is composed of three colleges: The Yale Gordon College of Liberal Arts, the Robert G. Merrick School of Business and the John and Frances Angelos Law Center.



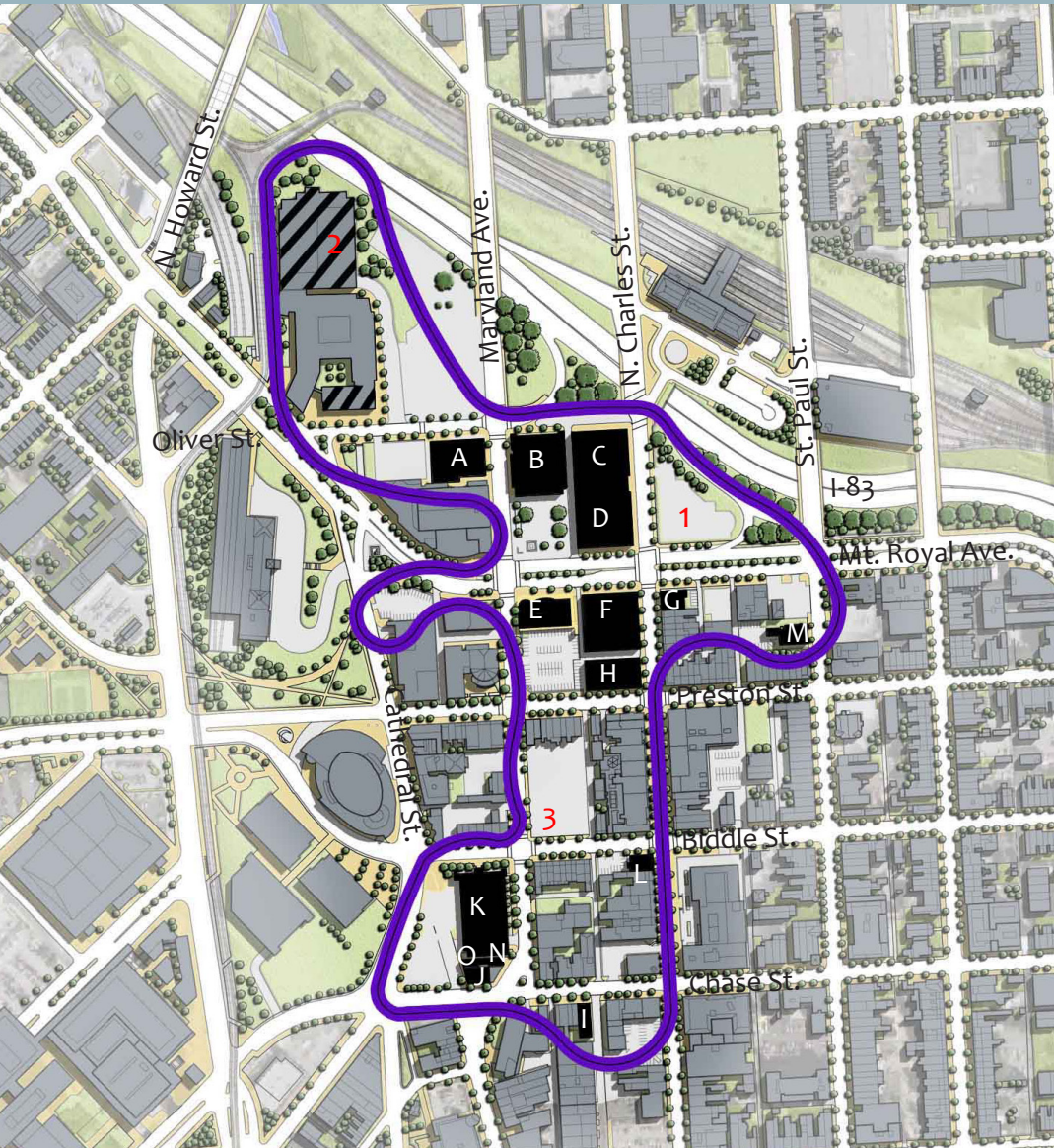
First Classroom Building
- 625 St. Paul St.

Strategic Planning Goals

- The University of Baltimore will enhance the quality of learning, teaching and research.
- The University of Baltimore will increase student enrollment in response to state and regional demand.
- The University of Baltimore will further develop its role in community engagement and regional stewardship.
- The University of Baltimore will support its educational mission through efficient structures, best practices in customer service, sound fiscal management, and the retention and recruitment of a professional workforce.
- The University of Baltimore will create a welcoming, environmentally sustainable 21st-century urban campus.
- The University of Baltimore will foster a diverse, informed and participatory community of students, faculty, staff and alumni as a core institutional strength and value.

baltimore university of





- A** Langsdale Library
- B** John & Frances Angelos Law Center
- C** Charles Hall
- D** Academic Center
- E** UB Student Center
- F** William H. Thumel Sr. Business Center
- G** Charles Royal Building
- H** Liberal Arts & Policy Building
- I** Family Justice Building
- J** Law Clinics
- K** Maryland Avenue Parking Garage
- L** UB Foundation Building
- M** 1304 St. Paul Street
- N** 1104 Maryland Avenue
- O** 1107 Cathedral Street
- 1** Future Site of the Law Building
- 2** Fitzgerald P3 Partnership and Barnes & Noble at UB
- 3** 32 Biddle St. Potential P3 Housing

Existing Campus Plan

Existing Campus Analysis

The observation phase of the analysis was holistically focused on both qualitative and quantitative aspects of the campus and provided a clear overall picture of UB. This insight was used to develop recommendations and design options that reflect the University’s goals, culture, philosophy, and tradition.

To better understand the physical characteristics of the University of Baltimore, the design team analyzed the history, aesthetic character, physical connections, space needs, and neighborhood relationships.

The character of UB’s campus borrows from several sources of inspiration. The surrounding neighborhood character, as well as the University’s historic and contemporary buildings, each lend a portion of their personality to the campus.

These structures and spaces are interwoven in a dense urban fabric that creates a unique campus all of which is contained within a 5-minute walk from the now recognized center of campus, Yale Gordon Plaza.

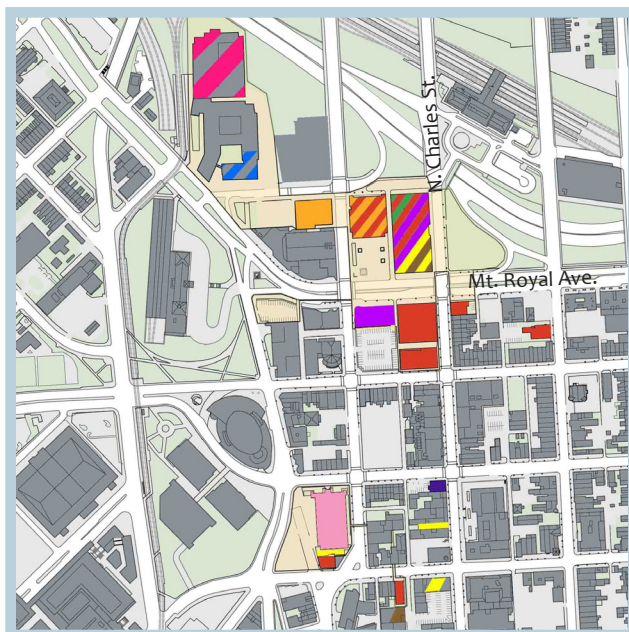


The majority of campus buildings are either academic or administrative in nature. The campus core, formed around Yale Gordon Plaza, holds the majority of daily activity. This core includes Langsdale Library, The Angelos Law Center, Charles Hall, the Academic Center, and the Merrick School of Business.

UB is situated in the crux of three historic Baltimore neighborhoods; Mount Vernon, Bolton Hill, and Station North. The University of Baltimore's long-standing reputation as an anchor in this surging area of the city will continue to be a force in shaping not only the University's future, but the vital area surrounding it. Involvement with the Central Baltimore Partnership, Baltimore Collegetown Network, and Charles Street Development Corporation, showcase UB's neighborhood redevelopment.

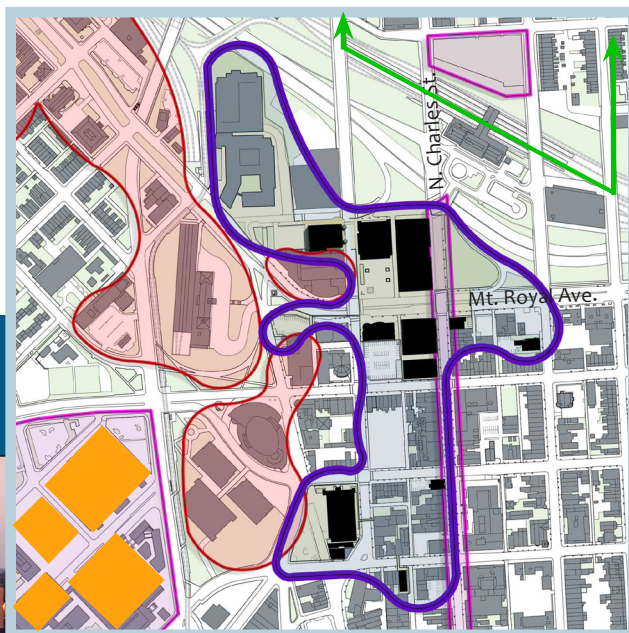
With the addition of four major city development projects, State Center, North Charles Street corridor, Charles North Vision Plan and the AmTrack Lanvale site, UB is strategically positioned to assist within a hotbed of Baltimore activity.

- Library
- Academic
- Student Life
- Administration
- Facilities
- Parking Structure
- Recreation/Athletics
- UB Foundation Building
- P3 Partnership-Parking Deck
- P3 Partnership-Barnes & Noble at UB



Existing Building Uses

- University Buildings
- University Zone
- City Redevelopment Zones
- Cultural Institutional Zones
- Baltimore State Center TOD
- Charles North Vision










Prominent Neighbors

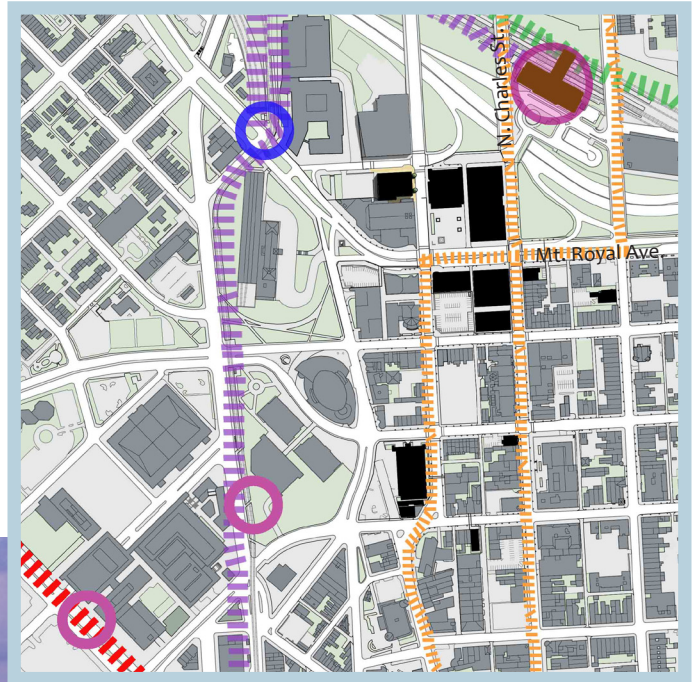


Campus looking South

Transportation on an Urban Campus

The City of Baltimore has numerous methods of transportation that serve the University of Baltimore Campus making it an easy destination to reach. The MTA light rail, MTA bus system, MARC, and AmTrak trains service Penn Station located just one block North of the campus.

-  MTA Light Rail Line
-  MARC Line
-  Penn Station
-  Subway
-  Campus Connection
-  Neighborhood Connections
-  Proposed Trolley Route



Penn Station with Charles Hall in the foreground

The MTA light rail has two stops within the campus zone a short walk from the center of campus, Yale Gordon Plaza. The State Center subway station is four blocks from the South Eastern edge of campus. The MTA bus system has numerous stops within the campus zone. UB also operates several shuttles serving the campus and surrounding areas.

MTA Light Rail - UB Campus Stop



Sustainability and UB's Strategic Plan

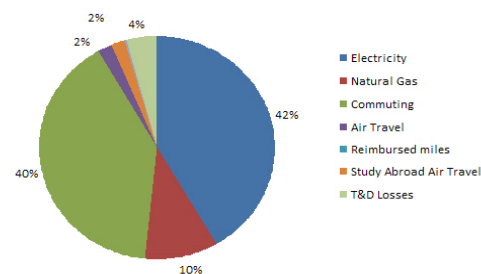
The University's Strategic Plan for 2008-2012 highlights the University's commitment to the concept of sustainability. The fifth Strategic Goal is to "create a welcoming, environmentally sustainable 21st-century urban campus." Five specific objectives of this goal include:

1. Construct new and renovated classrooms, labs, study areas, offices, academic support facilities, and common spaces necessary to maintain and enhance the learning and teaching, and research environment.
2. Enhance the information technology infrastructure to support learning, teaching, student services, and core business functions.
3. Increase environmentally-conscious practices in energy consumption, recycling, procurement, transportation and building construction and renovation.
4. Enhance campus green space, signage, lighting and other streetscaping elements to create a safe, welcoming and defined urban campus.
5. Provide parking facilities and campus residential options that meet the needs of current and future students, faculty and staff.



Angelos Law Center Green Roof

University of Baltimore Carbon Footprint 2007-2008



Academic Center Solar Collectors



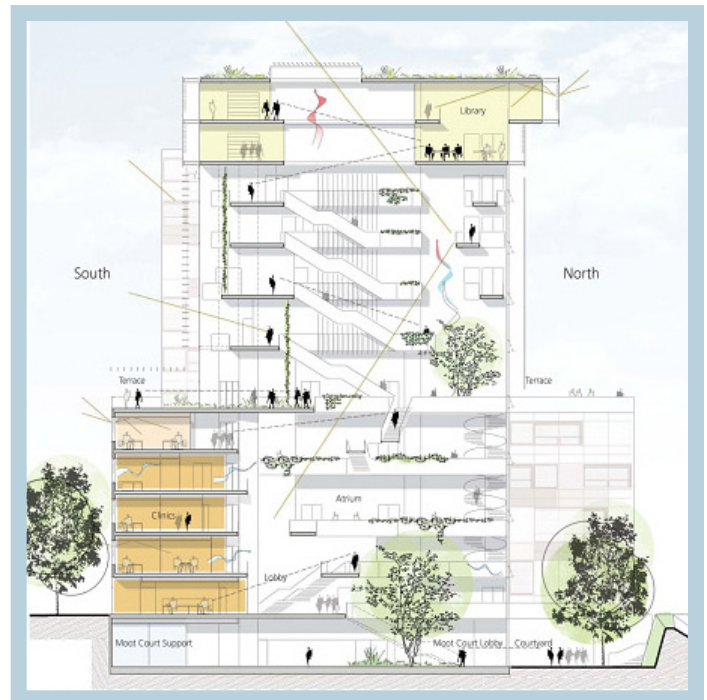
Environmental Responsibility and UB

In December 2007, President Robert Bogomolny signed the American College and University Presidents Climate Commitment (ACUPCC) on behalf of the University of Baltimore.

As a signatory, UB agreed to calculate the campus's carbon footprint, immediately implement tangible actions to reduce Green House Gas (GHG) emissions, and to develop a comprehensive plan to achieve climate neutrality as soon as possible.

The UB Sustainability Task Force (STF) was formed in response to the President's commitment and have undertaken a number of sustainability initiatives. A campus-wide energy performance contract was executed to achieve energy reductions. UB is striving for a better than LEED silver certification in the design and construction of its new John and Frances Angelos Law Center to be completed in 2012. UB has also implemented a single stream recycling system which allows the collection of paper, cardboard, aluminum cans, glass and plastic bottles in one container.

APUPCC's requirement for a Climate Action Plan (CAP) was implemented by UB and provides the framework that will guide the University to climate neutrality by the year 2040. The CAP is a list of strategies, goals and actions that will reduce GHG emissions. The success of the CAP depends not only on the efforts of the institution but also on the individual commitment by UB's faculty, staff, administration and students.



Solar penetration and Green features for new Law School

Yale-Gordon Plaza Concept (ASG)



The University has an opportunity to continually enhance several corridors that will connect existing vegetated green space within the neighborhood context.

UB also has an opportunity to create "Vegetated Green Quads" within the campus boundaries that will strengthen the relationship with the surrounding context by offering gathering areas for the community and students to interact.



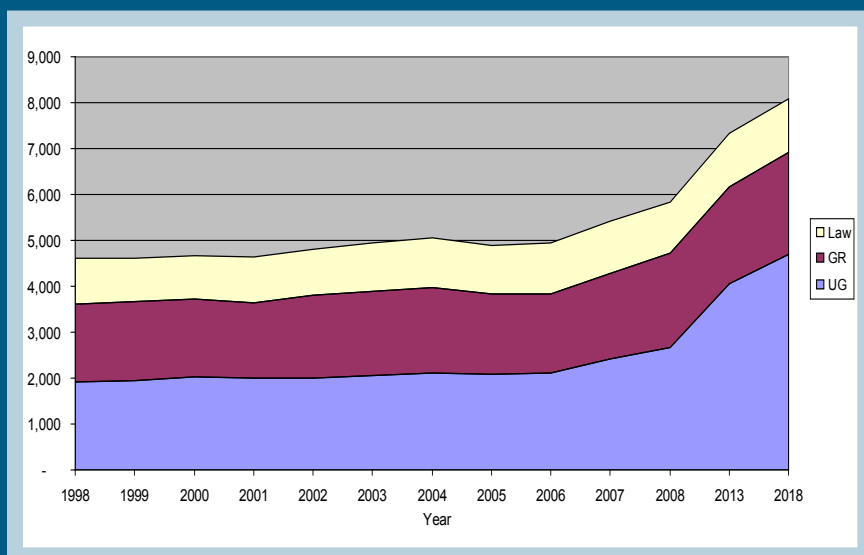
Enrollment Growth

University of Baltimore’s future direction has been translated into information and data that has been used to estimate the anticipated impact on its facilities. They show that UB expects:

- Dramatic enrollment growth to the target of 8,077 head-count students over the ten-year planning period, and even greater growth in credit hours
- Completed transition to prominence in day enrollments

UB’s affordable, professionally oriented programs meet the needs—and the budgets—of working students with flexible day, night, and web-based classes. While UB has historically been considered a “night” institution, since fall, 2007 more of its credit hours were generated during the day than either at night or through web-based courses.

- To transition into a “medium” institution status
- Modernization of instructional delivery, incorporating the changes in technology for teaching and learning, providing specialized learning environments, and setting higher requirements for “lab” work_
- Prudent growth in faculty and staff positions to maintain comparable and competitive levels of staffing
- Focused development of the library collections to address the academic support needs of the University



Actual and Projected Fall Student
Headcount Enrollments 2008 to 2018

At the University of Baltimore, programs are founded on the belief that knowledge works: applied education in business, the liberal arts, public policy, and law is geared to helping students launch or move up in their careers. With the expansion of the undergraduate program to the first and second years of collegiate education, UB experienced a student headcount enrollment of 5,843 and a full-time equivalent count of 4,083, the highest in UB's history. It saw a 19% increase in full-time undergraduate enrollment from fall 2007 to fall 2008 and a 43% increase between fall 2003 and fall 2008. (shown in Table 1) Overall UB had the largest percentage growth in the State.

The faculty size at UB is expected to increase by 39%, with 43% of faculty headcount being full-time. Table 2 summarizes the actual and projected faculty associated with research laboratory space. Finally, Table 3 shows the current and projected full-time, part-time, and FTE staff for the University. With a projected increase of 27% in its headcount staff, the University expects to continue to have about 80% of its staff as full-time employees.



1 Actual and Projected Fall Headcount Enrollments

	Actual Fall '03	Current Fall '08	Projected Fall '18	10-yr % Change
Headcount				
UG	2,060	2,680	4,694	75%
GR & Law	2,878	3,163	3,383	7%
Total	4,938	5,843	8,077	38%
Full-Time Equivalent				
FTE	3,463	4,083	5,858	43%
FTNE	1,647	1,630	1,699	4%
% FTNE	48%	40%	29%	

2 Actual and Projected Full-Time, Part-Time, and Full-Time Equivalent* Faculty

	Actual Fall '03	Current Fall '08	Projected Fall '18	10-yr % Change
Full-Time	162	170	231	36%
Part-Time	156	207	307	48%
Total	318	377	538	43%
FTE Faculty	201.00	221.75	307.75	39%
FTE Student/Faculty Ratio	17.2	18.4	19.0	3%

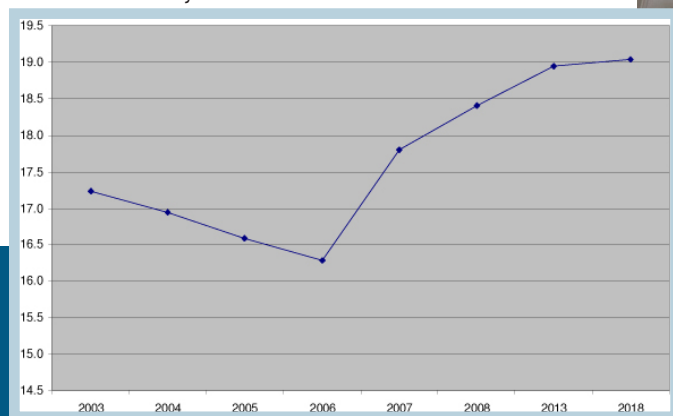
3 Actual and Projected Full-Time, Part-Time, and Full-Time Equivalent* Staff

	Actual Fall '03	Current Fall '08	Projected Fall '18	10-yr % Change
Full-Time	402	476	602	26%
Part-Time	119	114	151	32%
Total Headcount	521	590	753	28%
Total FTE Staff	431.75	504.50	639.75	27%
FTE Staff/Faculty Ratio	2.15	2.28	2.08	



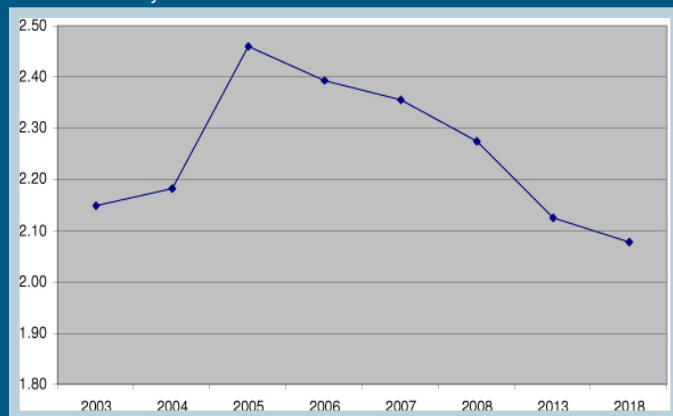
Interior Image of the proposed new Law School Building (ASG/Behnisch)

Prudent Growth of Faculty and Staff Student to Faculty Ratio



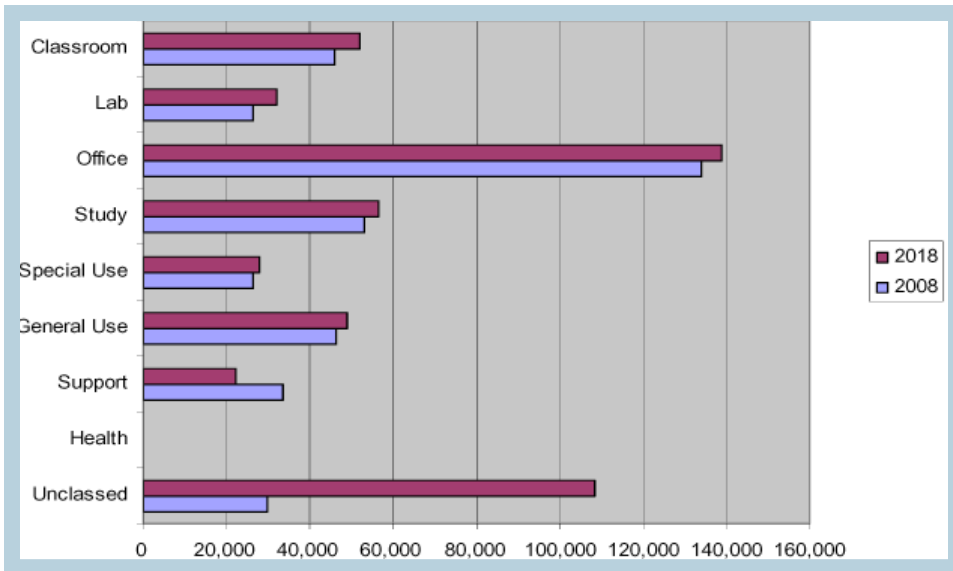
Liberal Arts and Policy Building

Prudent Growth of Faculty and Staff Staff to Faculty Ratio



Part of the University's strategy to maintain its academic programs while implementing good stewardship of its resources is to increase its overall student/faculty ratio slightly from 18.4 in fall, 2008 to 19.0 to 1 in fall, 2018 and to reduce its staff to faculty ratio from 2.28 to 2.08 .

With a projected increase of 27% in its headcount staff, the University expects to continue to have about 80% of its staff as full-time employees.

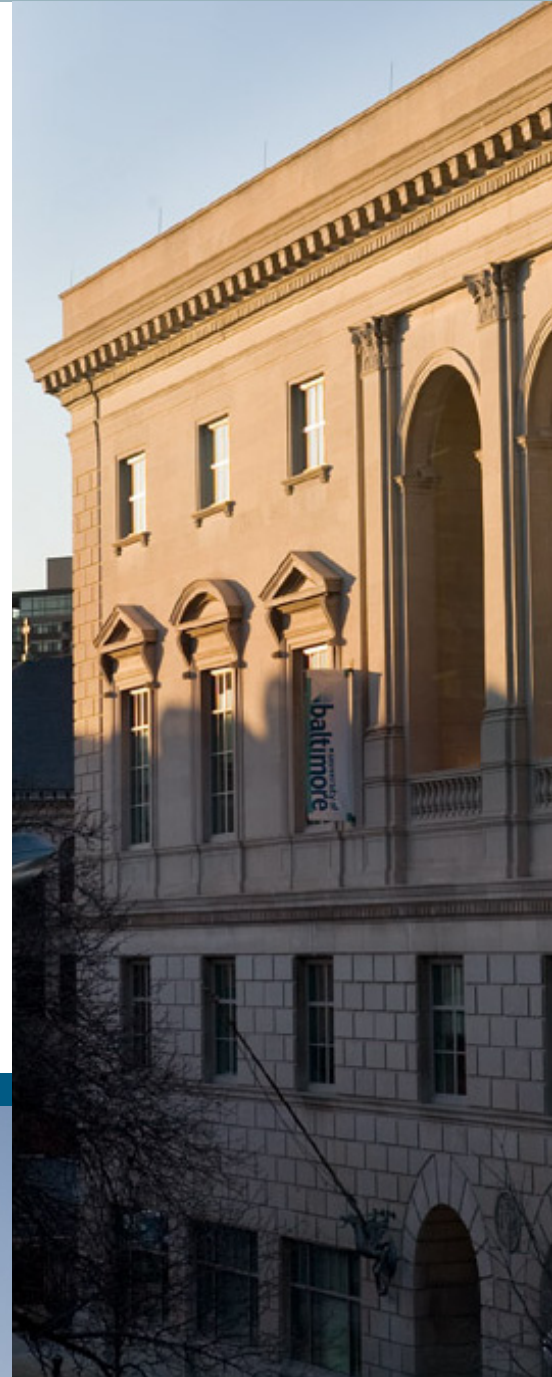


Current Campus Inventory by Building Function and Use 2008 to 2018

University Space Inventory

The current University of Baltimore owned inventory on the Main Campus (downtown Baltimore, Mt. Royal) consists of 12 buildings totaling 872,057 GSF (360,057 NASF). In addition, the University leases an additional five buildings totaling 53,737 GSF (35,460 NASF).

Total renovation costs for the Main Campus owned buildings are estimated at approximately \$60 million, or 30% of its corresponding total replacement value.



Student Center

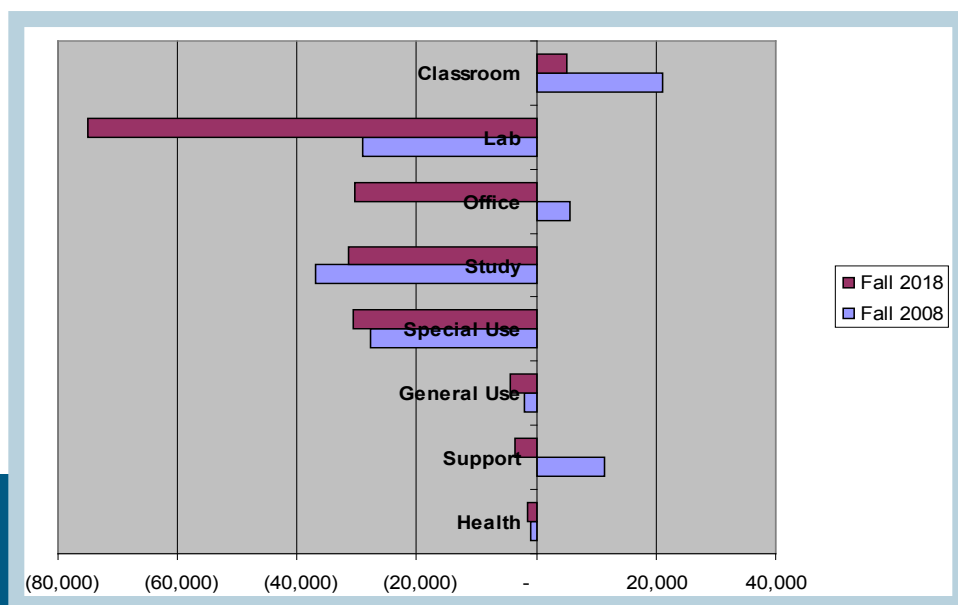


Liberal Arts and Policy Building

University Space Needs Assessment

Assessment of the University’s current and projected facility needs are based on (1) an understanding of the current use and condition of the University of Baltimore facilities, (2) the University’s articulation of its mission, strategic direction, and program projections, and (3) the Maryland Department of Budget and Management’s Space Planning Guidelines.

By 2018 with the projected changes in enrollment, instructional delivery, and other planning factors, the campus deficiency in numerous space categories will reach a total of -153,117 NASF under the existing guidelines. The largest projected deficiencies are in instructional and research laboratory space, with an overall deficiency of -72,098 NASF. Study, office, and athletic/physical education (special use) spaces represent the next largest categories, with space deficiencies of 30,483 NASF, 31,463, and 27,007 NASF respectively.



Current and Projected Facility Needs by Use 2008 to 2018

Community Initiatives and Partnerships

In addition to construction and renovation, The University of Baltimore will continue to pursue public-private partnerships (P3) to maximize land value and use for both the Baltimore Mid-town Community and the University. The Fitzgerald building is the first of these ventures and provides housing, retail, and parking within a singular mixed-use development. The newly constructed Fitzgerald houses both a garage, which provides the University the use of 950 spaces, and a Barnes and Noble bookstore which will provide UB texts, materials, and paraphernalia.

In 2007, the University of Baltimore was among the Nation's first institutions to receive The Carnegie Foundation's new "community engaged" classification, a just-announced category for colleges and universities with a proven track record of extensive involvement in their communities in terms of service, partnerships and scholarly activity.

Baltimore Collegetown Network partner institutions, such as UB, open their libraries and classrooms to students in the network. These agreements allow students, faculty and staff to borrow books at participating institutions as well as allowing students to cross-register for courses at other member colleges and universities.



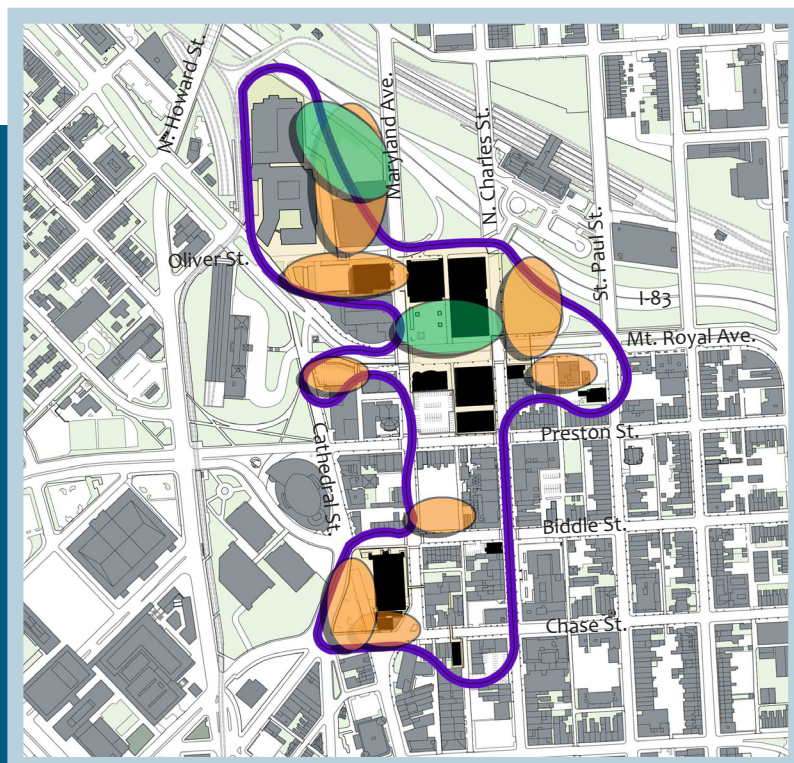
Fitzgerald Partnership - Barnes and Noble at UB on the first floor



Charles Street redevelopment concept

UB is an active member of the Charles Street Development Corporation, which in it's mission, strives through public and private sector efforts, to promote this historic corridor from the Inner Harbor to Johns Hopkins University as the place to shop, work, dine, live and visit in a safe, hospitable, pleasing and culturally rich environment. Most recently, UB was engaged in a project to improve the sidewalks and pedestrian amenities along Charles Street between Madison Street and North Avenue.

Physical Growth Opportunities



Potential Development Sites within Campus Edges

The University of Baltimore has a range of options for development that will not only enhance the campus but will assist in creating effective spaces for the interaction of students, faculty, and staff with their fellow community members. These great urban spaces, formed only when buildings and open areas work in harmony with one another, will aid in creating memorable places at UB that are inviting to all. These spaces will help further define the UB campus realm while simultaneously connecting it with the surrounding community. Opportunities to recreate obscured urban edges also exist on several adjacent sites.

- Potential Development Site
- Potential Vegetated Green Development Site
- Campus Edge

Planning Challenges

Despite the recent campus addition of the new Student Center and the approved construction of the new Law School Building, most of UB's remaining facilities and infrastructure do not meet the educational, administrative, and physical education requirements typically associated with learning in the 21st century and found at other peer institutions. Challenges include:

- A substantial number of the campus buildings, especially those supporting the academic mission and student life and development, are inadequate and severely aged.
- The University has an overabundance of classrooms, compared to other instructional environments, and those in the older buildings are inadequate to meet the University's instructional delivery goals.
- Class laboratories are insufficient and inadequate to support discipline needs.
- Office space in older buildings is overcrowded, variously oversized or undersized, and inadequate.
- Study and library facilities are worn and are insufficient to meet long term campus needs.
- The space available to support the University's physical education, fitness, and health needs is insufficient and inadequate.
- Insufficient support space is available to ensure proper maintenance of the campus.

Substantial investment is required to bring UB's facilities in line with current need, instructional and workplace technology, the planned enrollment changes, and the academic goals for instruction and research. UB has and will continue to seek, creative public-private partnerships and strong institutional alliances to optimize State and other resources. Private development solutions must be found to meet the demand for student housing.



Proposed UB Law School (ASG/Behnisch)



Student Center

Capital Project Recommendations

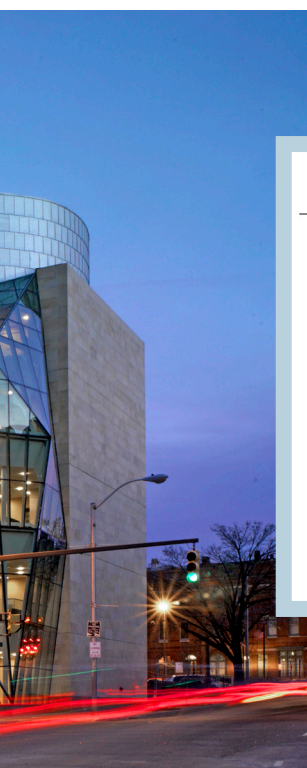
All of the University's buildings, both owned and leased are identified in capital projects as part of this long-range Facilities Master Plan for University of Baltimore, designed to achieve the aforementioned goals. The identified capital projects involve:

- demolition of 48,152 NASF, 79,003 GSF
- divestiture of 35,460 NASF, 42,337 GSF of leased space
- renovation of 182,800 NASF, 355,792 GSF
- construction of 234,399 NASF, 407,825 GSF in new buildings

Including the new Law School which is currently under design, the three construction projects as presented in this Facilities Master Plan, will result in significant vacated space. In total, the proposed construction projects will vacate 132,235 NASF of space in various buildings. Additionally, completion of renovation to the Charles Royal Building should make available the existing 9,973 NASF to meet proposed occupant needs.

The following is a list of projects proposed for the ten-year period, 2008 through 2018 for both State and University funded projects. The sequencing of the building projects is critical to meet the planned enrollment and program goals.

- **Construction of Law School Building**
- **Renovation of Law Center for Langsdale Library** (Potential demolition of Langsdale Library)
- **Renovation of Charles Royal** (use as surge space)
- **Construction of Student Commons Center**
- **Renovation of the UB Student Center** (Convert to Student Services)
- **Construction of Plant Operations Building**
- **Renovation of the Academic Center** (Potential demolition for greenspace construction)
- **Renovation of the Family Justice Building** (Potential Alumni house)
- **Renovation of the Business Center** (Additional class labs added)
- **Divestiture of Leased Properties**



Project	5 Year Program	Post 5 Year Program
• Construct New Law School (C,E)	\$91,250,000	
• Renovate Law Center for Langsdale Library (P,C,E)	\$42,120,000	
• Demolish Langsdale Library (P,C,E)	\$200,000	
• Renovate Charles Royal Building (P,C,E)	\$3,410,000	
• Construct New Student Commons (P,C,E,L)		\$83,815,000*
• Renovate Academic Center (P,C,E)		\$52,175,000
• Renovate UB Student Center for student services (P,C,E)		\$8,660,000
• Construct Plants Operations Building (P,C,E)		\$19,710,000
• Renovate Family Justice Building (P,C,E)		\$2,070,000
• Renovate Business Center (P,C,E)		\$1,475,000
• Divest Leased Properties		\$0

L = Land Acquisition P = Planning Funds C = Construction Funds E = Equipment Funds

*Does not include land acquisition costs
† All calculations are based on 2008 dollars

Summary of Capital Projects by Timeframe and Cost





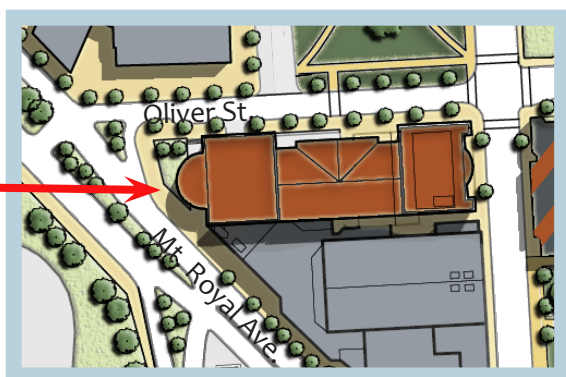
Vision - Oliver Street Looking East

Potential Development Options & Conceptual Framework Plans

We offer several potential development options based on space needs predicated on projected enrollment and program growth, coupled with land available and adjacent to UB. These options also take into consideration strategic placement of open space and structures that would not only enhance UB but would enliven the surrounding Midtown neighborhood district.

Several project goals chronicled in the 2004-2014 Master Plan have come to fruition. UB will begin construction on its new Law School building starting in 2010 and is in the planning stages of converting the old Law Center into a library.

Analysis has shown the current Langsdale Library, once vacated of its library functions, would not support any other programs or departments without major capital investment. Therefore, it is recommended that UB demolish the building giving the opportunity for a structure of substantial size to be built on that same site paired with the adjacent Oliver Street parking lot. Development on this site will help solidify the urban edge on Oliver and also create an opportunity for an iconic head piece, representing an entrance to the UB campus realm, along Mt. Royal Avenue from the West.



- Existing University Buildings
- Proposed University Buildings
- Existing Community Buildings

The Northwest corner of Oliver and Maryland Avenue offers a site currently occupied by the United States Postal Service, as an opportunity to expand UB's campus. UB is in negotiation with USPS for purchase of this property. The Needs Assessment identifies building and program deficiencies that have considerable square footage requirements well suited for this site of which student commons functions are the most appropriate.

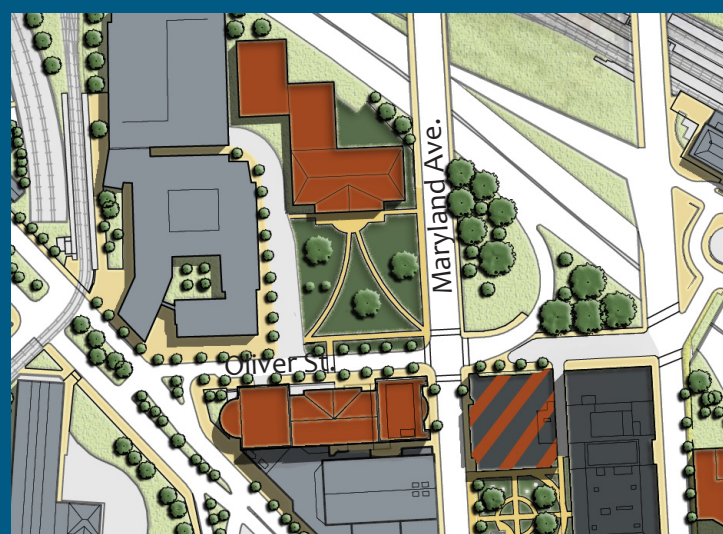
Attentive site analysis revealed an extraordinary view of Penn Station, a Baltimore icon, as seen looking East on Oliver Street that should be celebrated. Careful building placement will provide a needed visual connection to Penn Station and aid pedestrians with a discernible destination point. Building placement will also assist in creating additional much needed impromptu, vegetated spaces allowing for spontaneous use by students for informal recreation.



Post Office Site Option 2 - 30,000 sq.ft. footprint



Post Office Option Site 1 - 32,000 sq.ft. footprint



Post Office Site Option 3 - 42,000 sq.ft. footprint

As indicated in this Facilities Master Plan as well as the 2004-2014 version, a need for Physical Plant services to be relocated from the Academic Center and consolidated in a new Physical Plant/Central Receiving Building is of critical importance.

An ideal site for this new structure is on the current Cathedral Street Parking Lot next to the Maryland Street Garage and the offices of Procurement and Materials Management. The site offers easy access for central receiving functions from Chase Street. This location would also serve in re-establishing the urban edge along Cathedral Street. Re-constructing this edge is vital in helping to repair the current pedestrian environment at this intersection.

The structures occupying 40 W. Chase, 1107 Cathedral, and 1104 Maryland Avenue have recently passed their 60th anniversary. The site on which they sit, coupled with the Dukem Ethiopian restaurant, is roughly 6300 sq. ft. (GSF). It is suggested that UB acquire the restaurant, demolish all structures, and utilize the combined site for future development.



Plant Operations Option
- 22,000 sq.ft. footprint

MASTER PLANNING TEAM

University of Baltimore

Robert L. Bogomolny, *President*

Steve Cassard, *Vice President of Facilities Management & Capital Planning*

DBI Architects, Inc.

Alan L. Hansen, AIA, LEED AP, *Project Manager*

Eric Zaddock, Assoc. AIA, *Campus, Urban, & Architectural Designer*

In Association with:

Robert J. Esposito, AIA, *Facilities Programming Consultant*

Cynthia A. Linhart, Ph.D., *Academic Planning Consultant*

Potential Campus Development
- Central Quad Option
20 Year Vision



South Mt. Royal Site Option
- 30,000 sq.ft. footprint

Mt. Royal Avenue presents options for potential property acquisition. As a major vehicular and pedestrian boulevard, Mt. Royal holds an important hierarchy. Investigation into re-establishing this urban edge should be of highest importance. This thoroughfare deserves attention as it intersects the heart of the University of Baltimore's campus. The new Law School will give the North side of Mt. Royal at N. Charles a solid defining edge. Complementary definition is needed on the South edge where the block structure dissolves.

