



UNIVERSITY OF BALTIMORE

FACILITIES MASTER PLAN

2024

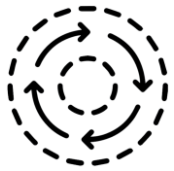
AYERS
SAINT
GROSS

KEY CAMPUS ENGAGEMENT THEMES

PRIORITIES THAT AROSE FROM INTERACTIONS WITH THE CAMPUS COMMUNITY

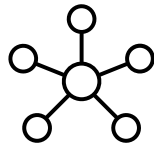
330+ Connections with the campus community, alumni, and neighborhood stakeholders across multiple modalities in Fall 2023

180+ Participants in Spring 2024 town halls



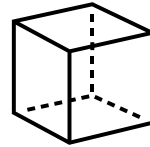
Quality & Consistency

- Upgrade physical space quality, particularly in the Academic Center
- Improve consistency of space quality among buildings/disciplines



Adjacencies

- Co-locate in-person instructional spaces to increase vibrancy
- Co-locate related student-facing services



Desired Space Types

- Modern, active learning environments with seamless hybrid capabilities
- Plug-and-play spaces for zoom interactions
- Flexible meeting/event spaces for large gatherings
- Fitness center



Campus as a Place

- Define campus as a distinct place within the city
- Improve wayfinding
- Pedestrian safety concerns: crosswalks and walk to Fitzgerald Garage



Partnerships

- Activate campus during the day with strategic partnerships

PRINCIPLES FOR THE FACILITIES MASTER PLAN

ALIGNMENT WITH STRATEGIC GOALS AND KEY CAMPUS ENGAGEMENT THEMES



Foster a sense of place that reinforces the identity of UBalt as an anchor institution of and for Baltimore



Create a vibrant and inclusive campus that matches the unique needs and priorities of our non-traditional professional and career-focused student body



Ensure learning environments are flexible and adaptable to meet the evolving needs and priorities of our students and our community



Realign and renew existing space to reduce deferred maintenance and prioritize student recruitment, retention, growth, and success



Strengthen the pedestrian experience through safe streets and active first-floor experiences

UBALT TODAY

R. L. Bogomolny Library

Turner Learning Commons

Academic Center

Angelos Law Center

Charles Royal Bldg

Thumel Business Center

UBalt Student Center

Liberal Arts & Policy Bldg

PROPOSED Welcome Center



CORE CAMPUS BUILDINGS



TURNER LEARNING COMMONS



ACADEMIC CENTER



ANGELOS LAW CENTER



RLB LIBRARY



UBALT STUDENT CENTER



THUMEL BUSINESS CENTER



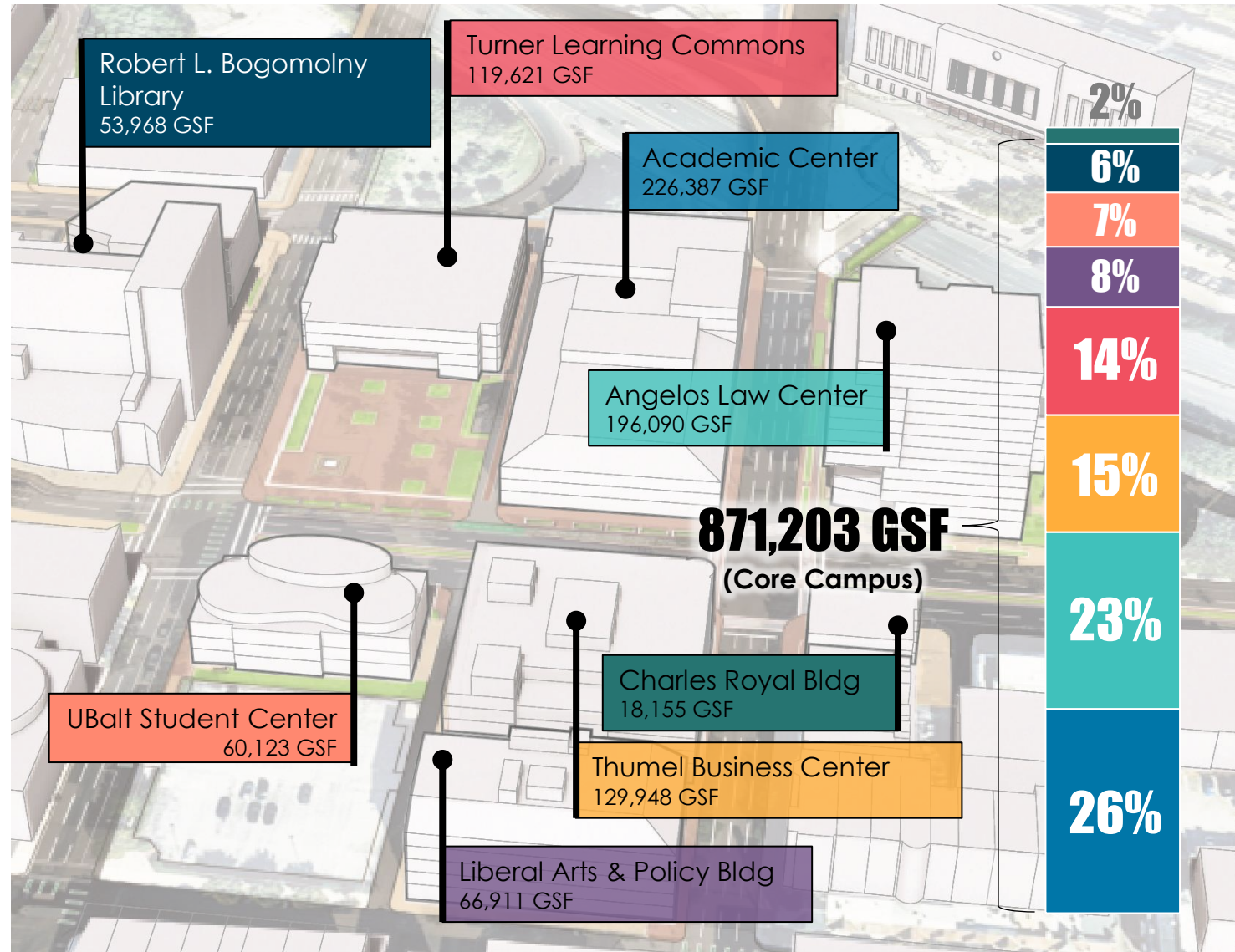
CHARLES ROYAL



LIBERAL ARTS & POLICY BUILDING

CORE CAMPUS BUILDINGS - SIZE

Located in Midtown Baltimore, eight buildings form the campus core, with Gordon Plaza as the outdoor heart of campus.



* Excludes W Chase Buildings, Cathedral Building, and the Maryland Ave Garage to the south of the campus core.

SPACE QUANTITY

Space quantity assessment currently shows calculated surpluses in instruction and office spaces.

Opportunities and planned actions:

- Right-size the Academic Center Replacement for current and future needs
- Realign building programs for increased vibrancy and functionality
- Noting that classrooms continue to be heavily used in the evening, often exceeding recommended usage, propose revisions to existing classroom and lab space allowance methodologies to better reflect UBalt's unique student population.

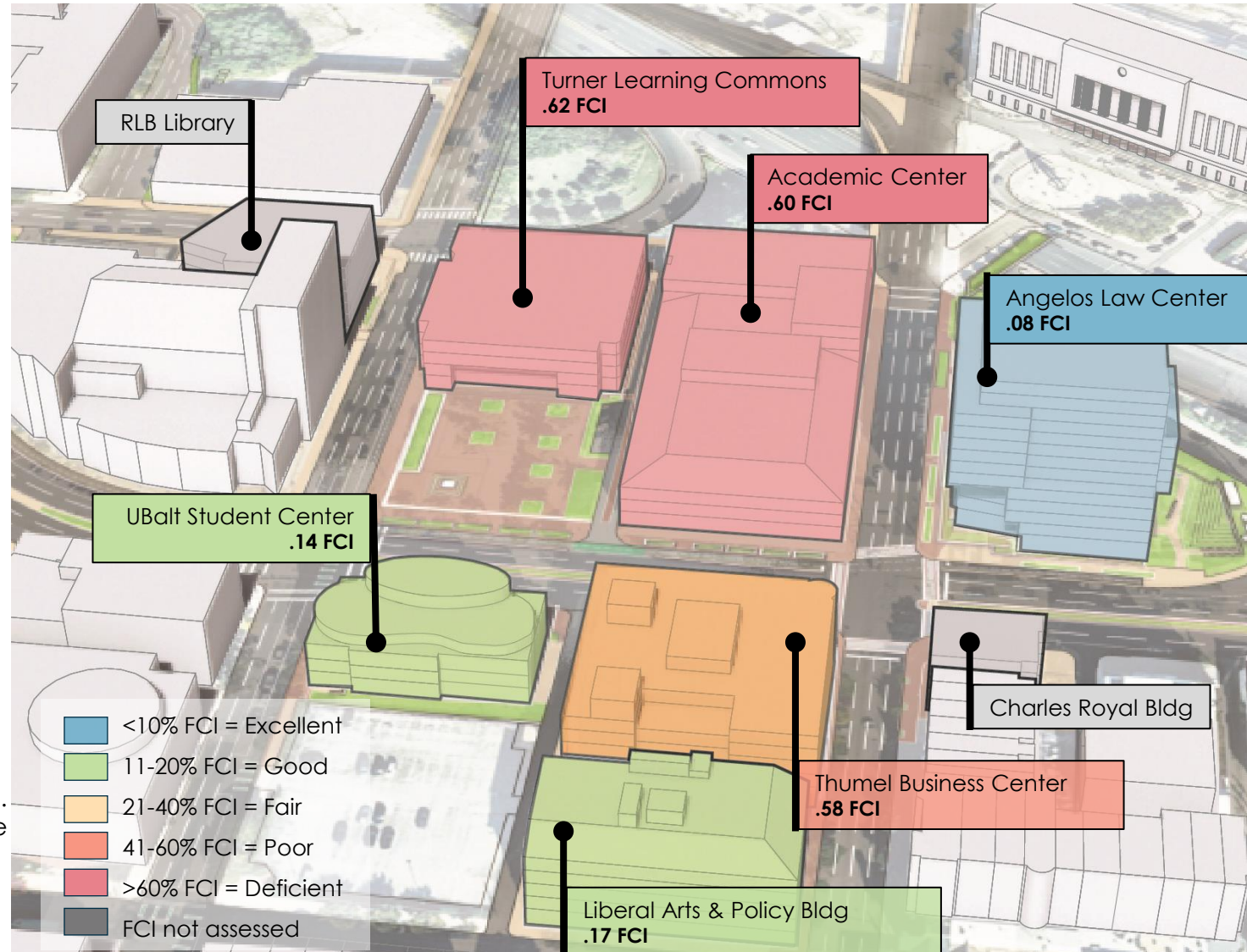
SPACE QUALITY

38% 2024 overall campus FCI
(\$161.2M)

43% Of total FCI cost is represented
by the **Academic Center**

Addressing deferred maintenance alone will not address the functional or programmatic limitations of the buildings.

Information is from 2024 Facilities Condition Assessment performed by Gordian.
Excludes W Chase Buildings, Cathedral Building, Maryland Ave Garage



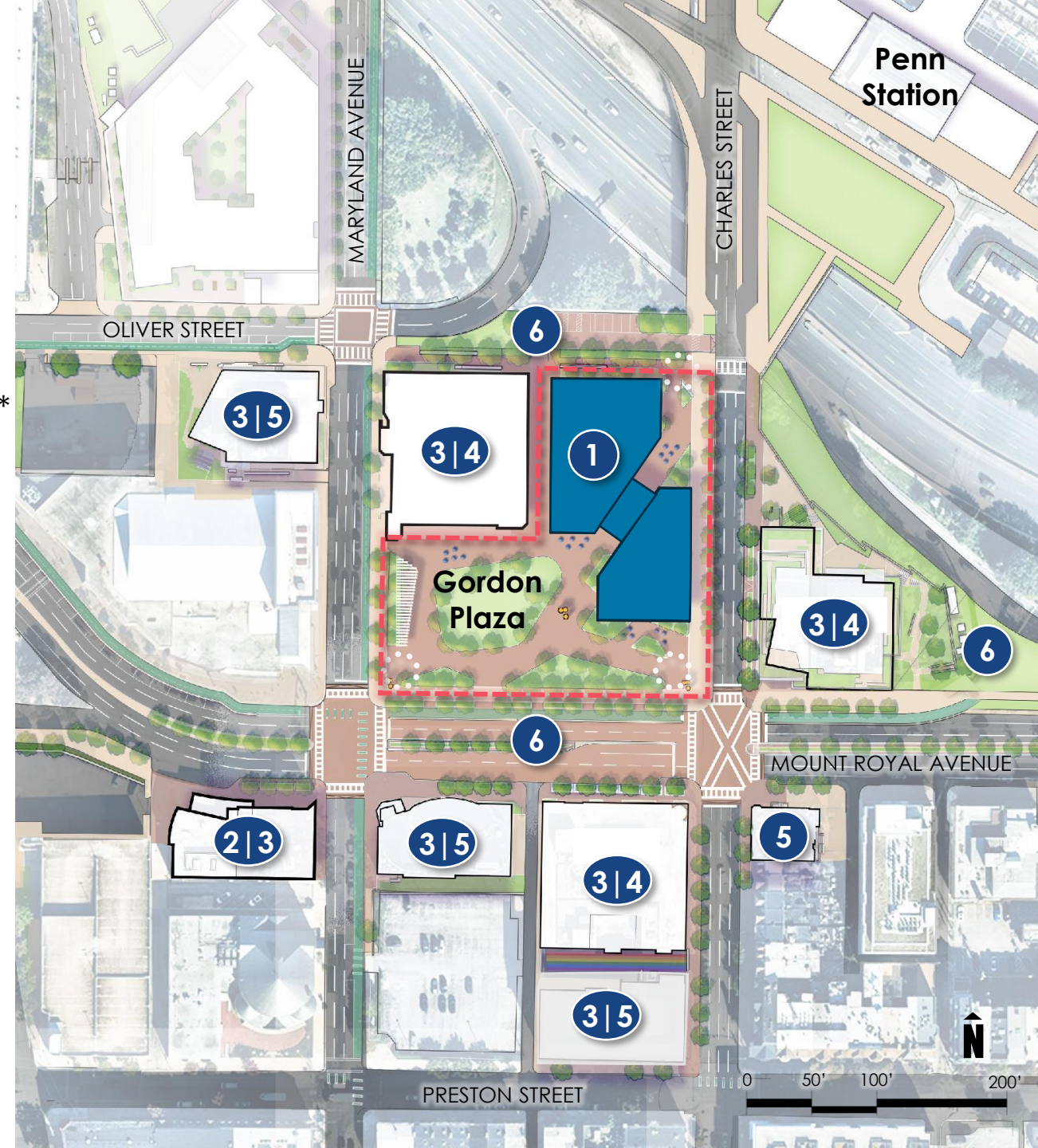
MASTER PLAN VISION



PROJECT LIST

1. Academic Center Replacement and Site
2. Welcome Center
3. Energy Performance and Sustainability Upgrades*
4. Facilities Renewal
 - A. Thumel Business Center
 - B. Turner Learning Commons
 - C. Angelos Law Center (limited)
5. Strategic Programmatic Renovations
 - A. Charles Royal Building
 - B. UBalt Student Center
 - C. RLB Library
 - D. Liberal Arts and Policy Building
6. Pedestrian Safety Improvements**
7. Campus Branding and Lighting

*Required by MD Building Energy Performance Standards
**All streetscape improvements require coordination with Baltimore City DOT and DPW for traffic and stormwater



ACADEMIC CENTER REPLACEMENT

RECONNECTING CAMPUS

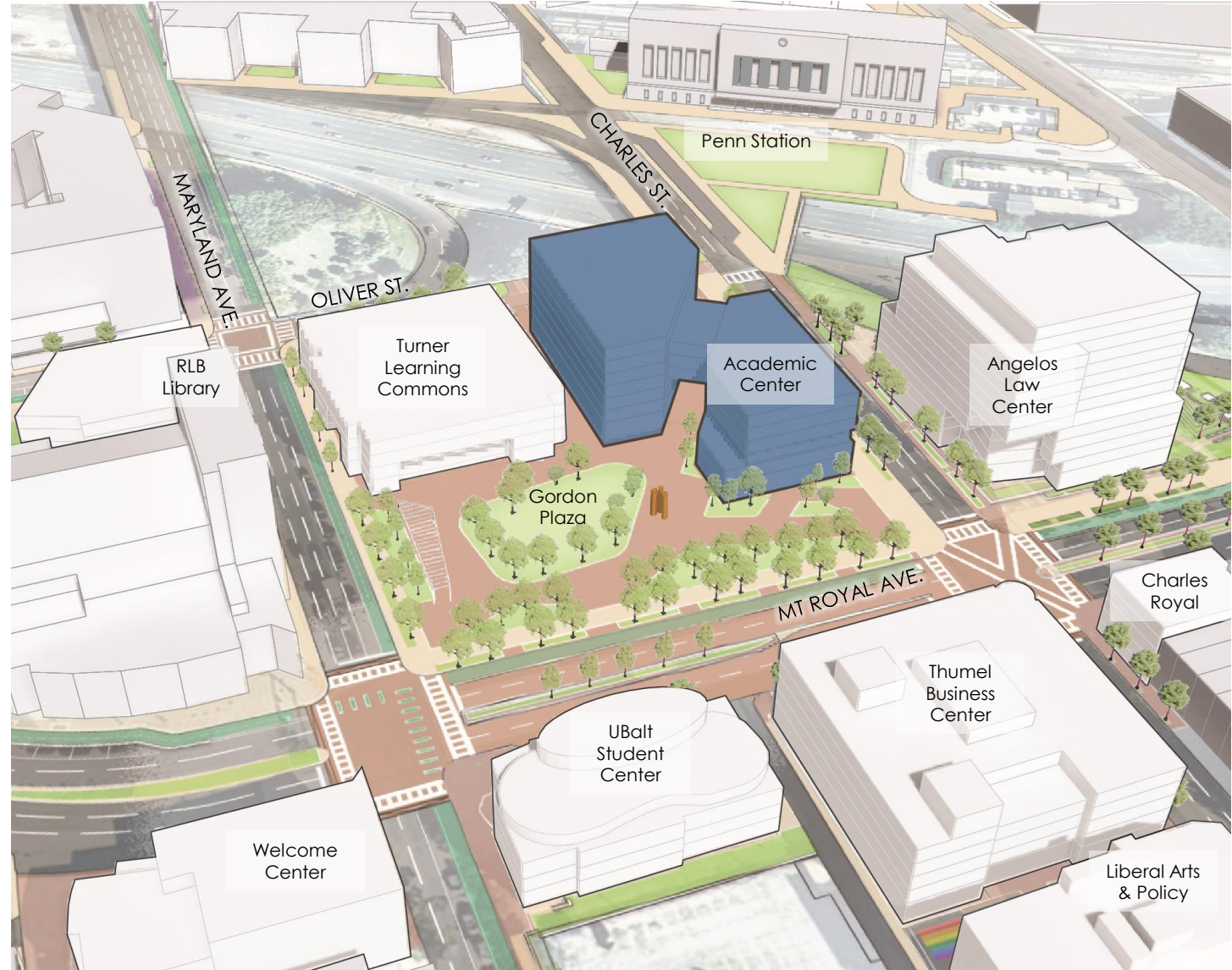
- A smaller, modern academic building to replace the Academic Center
- Invest in modern, hybrid learning spaces that prioritize the adult learning experience
- Encourage interdisciplinary learning, collaboration, and innovation by co-locating lab, classroom, and study spaces for multiple colleges
- Support student-faculty interaction through shared spaces for informal and formal collaboration
- Create stronger connections within and across campus



ACADEMIC CENTER REPLACEMENT

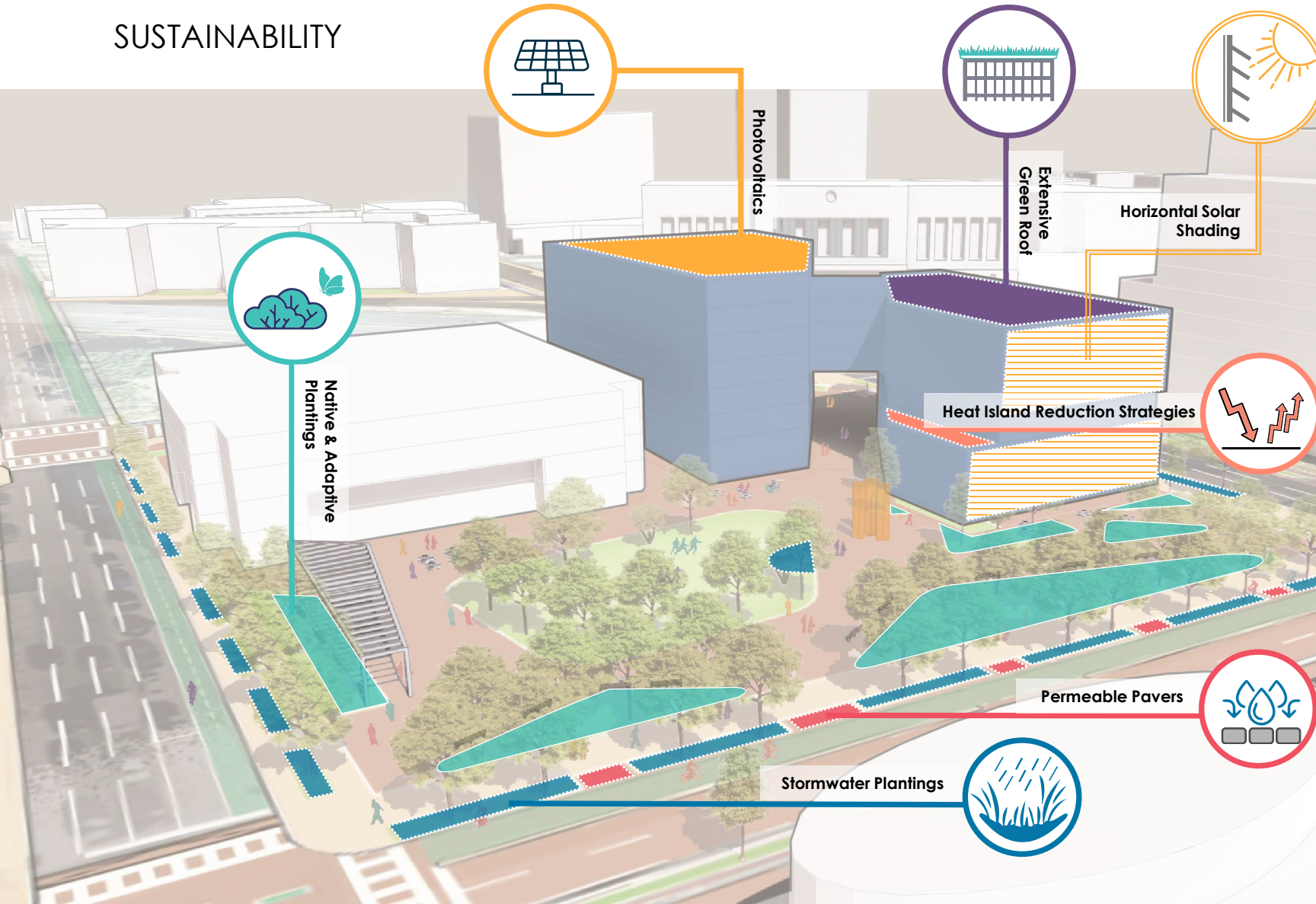
RECONNECTING CAMPUS

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ACADEMIC CENTER REPLACEMENT

SUSTAINABILITY



KEY SPACE CONSIDERATIONS

POTENTIAL EARLY IMPROVEMENTS

- **Invest in instructional spaces for active, hybrid instructional delivery** to adult learners and accommodate evening peak hours
- **Infuse informal learning and collaboration spaces** throughout academic facilities
- **Prioritize student comfort and connections** inside and outside the classroom through space, furniture, and technology choices targeted to adult learners



Digital Classroom
Emory University



Informal Collaboration Space
Goucher College



Informal Study Space
Arizona State University



Hybrid Conference Room
Google Headquarters

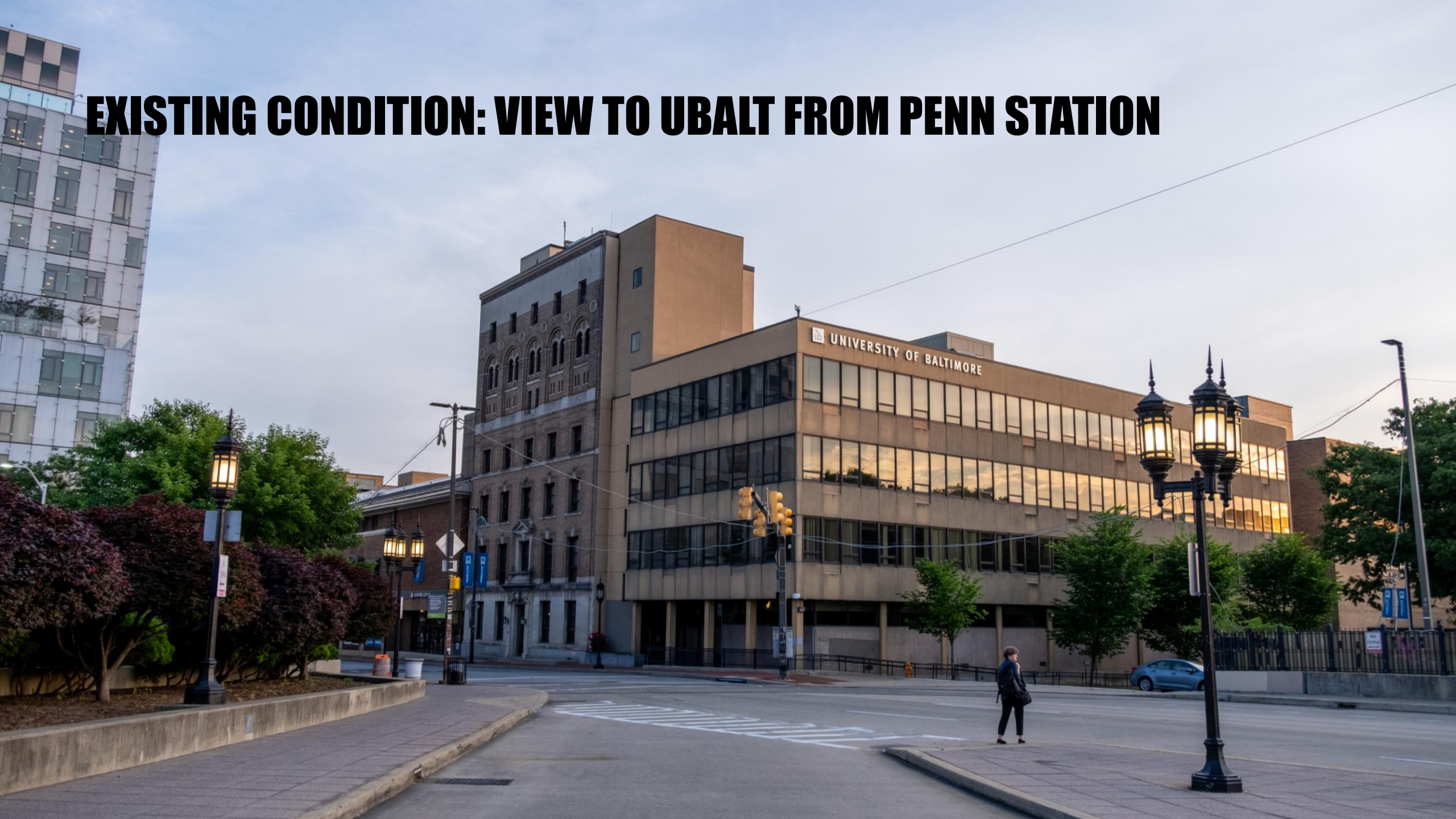


Active Learning Classroom
Texas A&M



Hybrid Virtual Classroom
KU Leuven (Belgium)

EXISTING CONDITION: VIEW TO UBALT FROM PENN STATION



PROPOSED VISION: VIEW TO UBALT FROM PENN STATION



UBALT TODAY

R. L. Bogomolny Library

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PROPOSED Welcome Center

UBALT'S FUTURE – WITH ACADEMIC CENTER REPLACEMENT



UBALT WELCOME CENTER

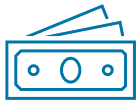
101 WEST MOUNT ROYAL

- UBalt will move into the building in fall 2024. A lease with an option to purchase is in place
- Located adjacent to Student Center and diagonally across from Gordon Plaza
- Secures strategic location in core campus and enables related, outward-facing administrative functions to co-locate
- Purchasing this facility directly reduces the size of the Academic Center Replacement project at a lower net cost to the State.



ENERGY PERFORMANCE & SUSTAINABILITY UPGRADES

CLIMATE SOLUTIONS NOW / DECARBONIZATION



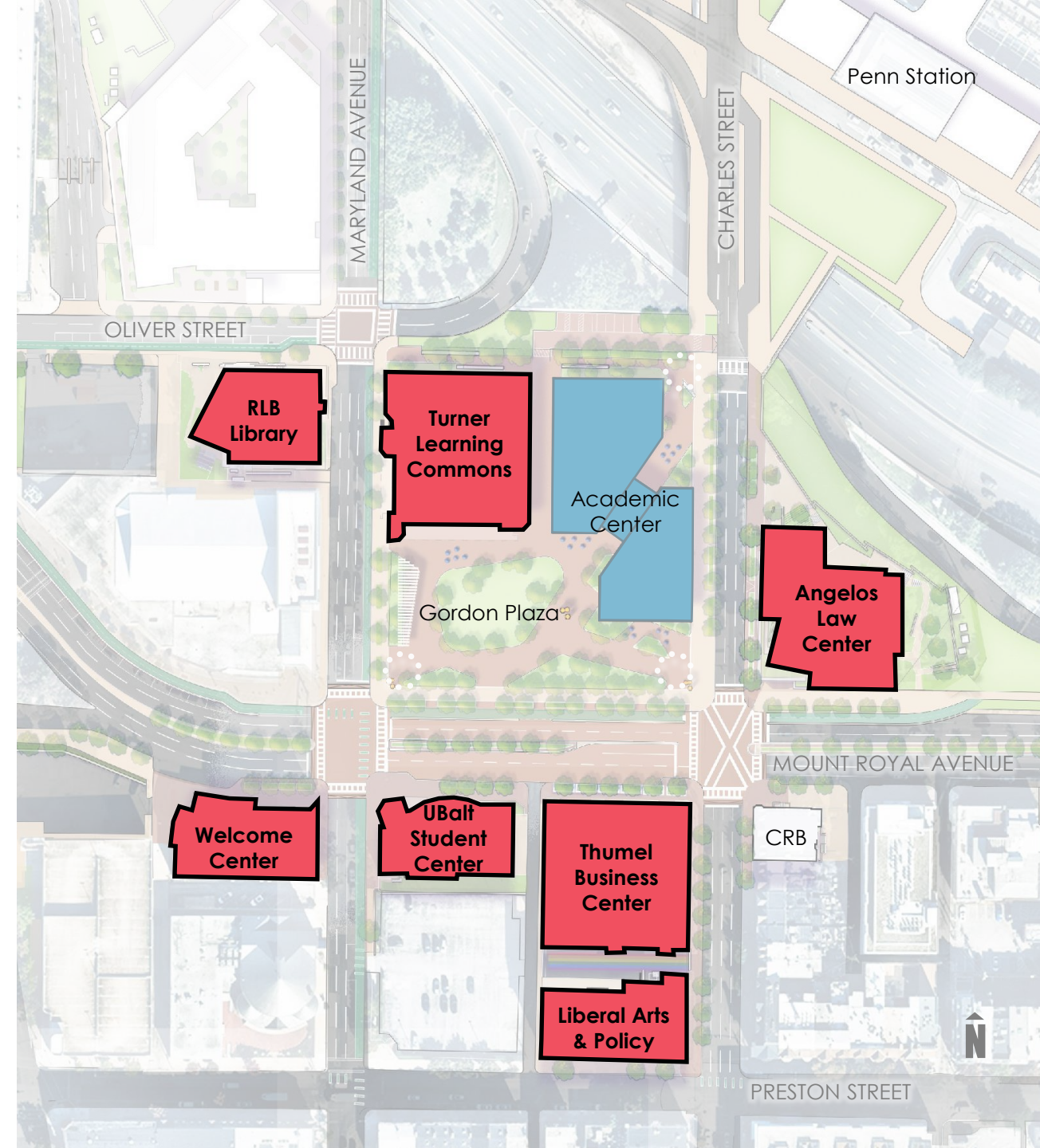
All buildings except Academic Center Replacement and Charles Royal Building will need **changes by 2040 to avoid fees**



Upgrades are opportunity to also address **required building systems renewals and replacements**



Energy use may be impacted by changes in **space use** and **occupancy**



FACILITIES RENEWAL

BUILDING SYSTEMS RENEWAL REQUIREMENTS
DUE OR PAST DUE

23% of UBalt total
Thumel Business Center

21% of UBalt total
Turner Learning Commons

**Combined with the Academic Center
Replacement, 87% of deferred
maintenance is addressed.**

Additional facilities renewal work includes
external motorized blind system and wind
screens at the Angelos Law Center



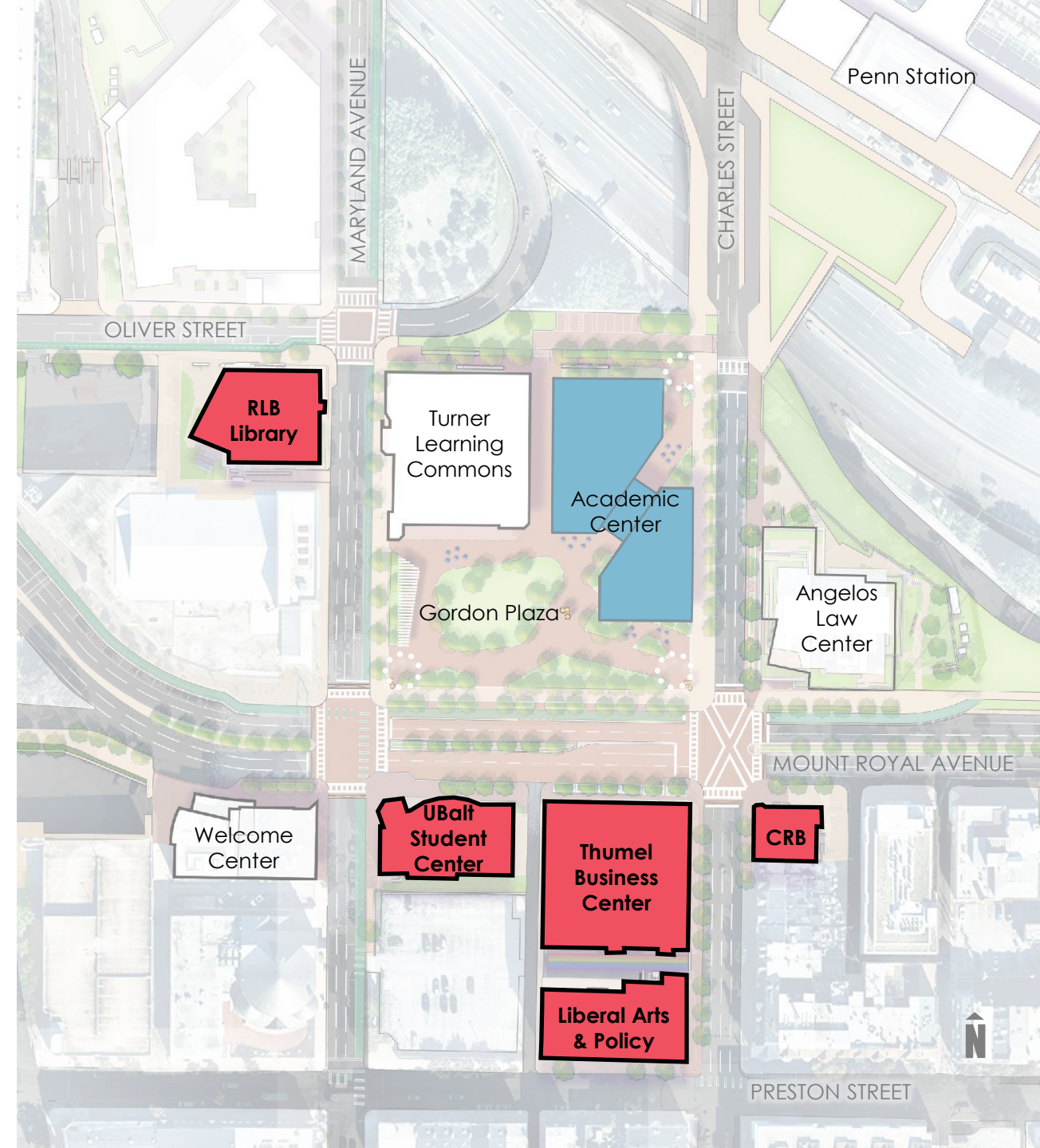
Thumel Business Center



Turner Learning Commons

STRATEGIC PROGRAMMATIC RENOVATIONS

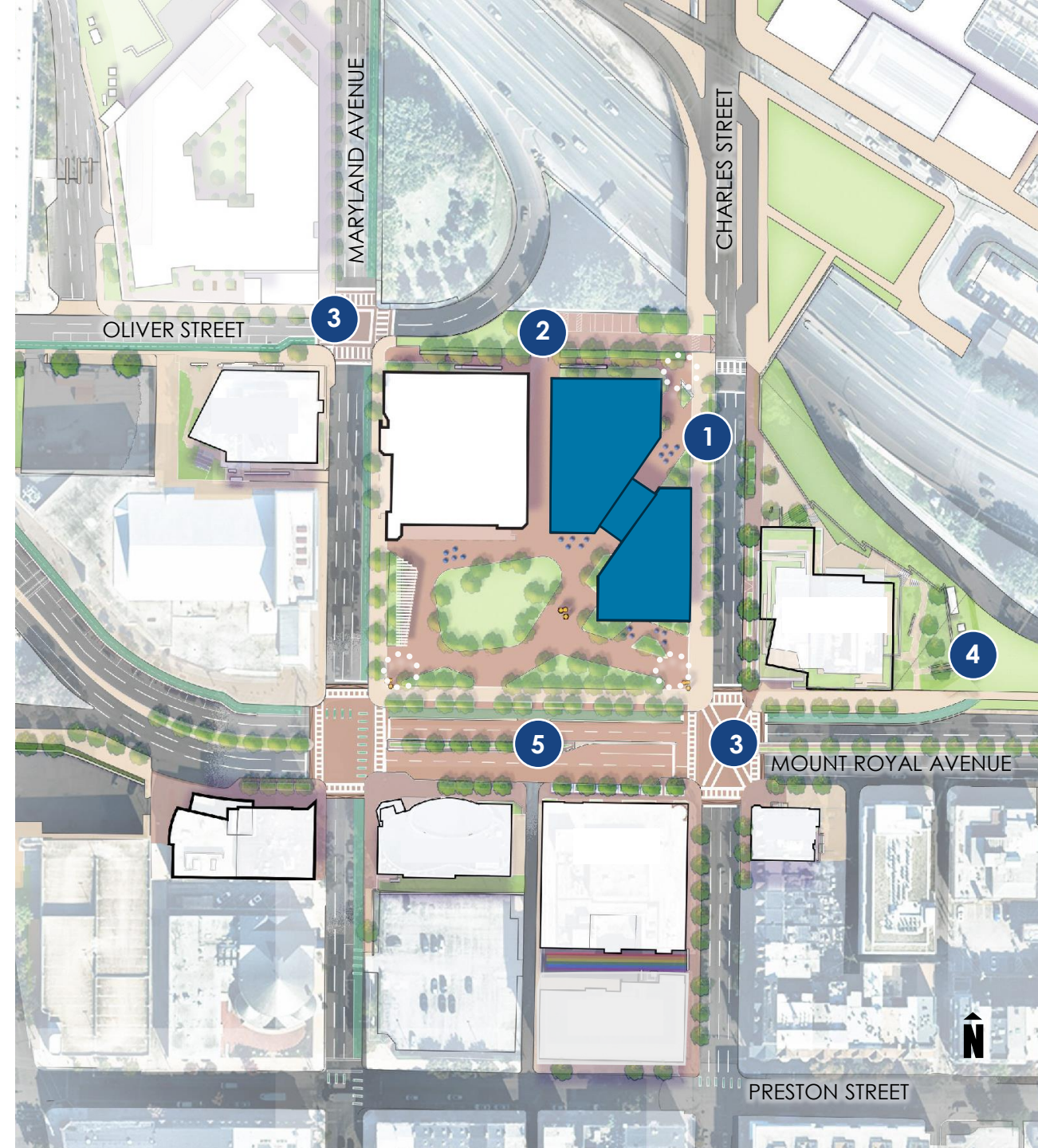
- Reprogram and renovate to align with long-term FMP space strategy
 - UBalt Student Center
 - RLB Library
 - Thumel Business Center
 - Liberal Arts and Policy Building
- Relocate UBalt Special Collections and Archives to the Charles Royal Building, if viable, and rebrand building to encourage community access



PEDESTRIAN SAFETY IMPROVEMENTS

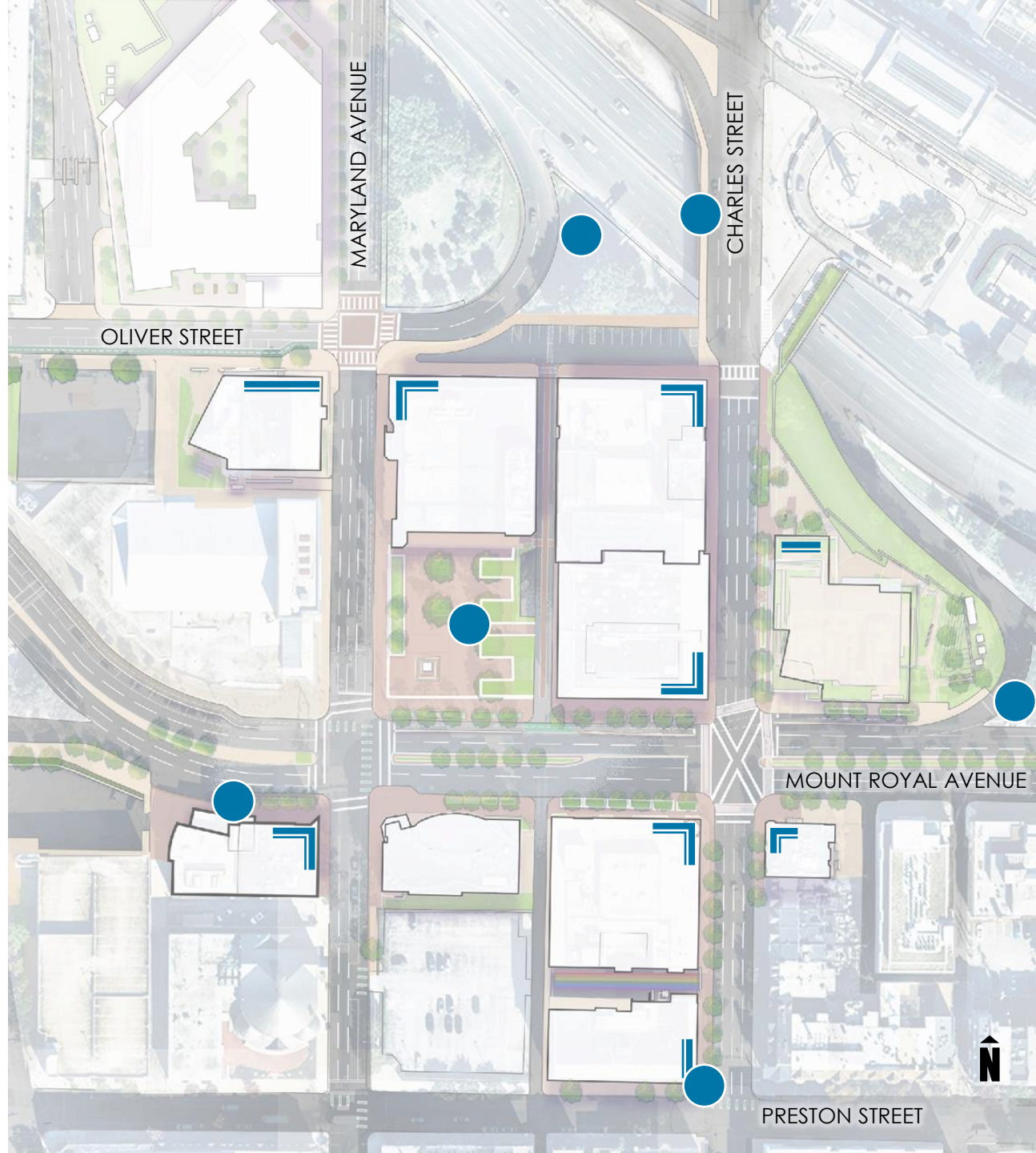
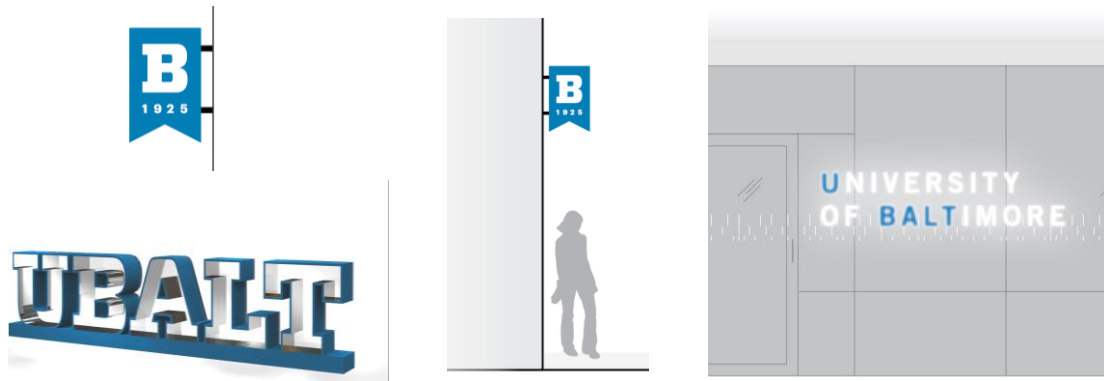
- 1 Academic Center Street Improvements
Reduce North Charles Street from 4 to 3 lanes between Mount Royal Avenue and Oliver Street
- 2 Oliver Street Promenade
- 3 Crossing Improvements
 - Raised crosswalks at Maryland Avenue and Oliver Street
 - Signal change for pedestrian scramble at North Charles Street and Mount Royal Avenue
- 4 Partial closure of I-83 exit 4 offramp
- 5 Tabletop Mount Royal Avenue between Maryland Avenue and Charles Street

**All require coordination with Baltimore DOT and DPW for traffic and stormwater*



CAMPUS BRANDING & LIGHTING

POTENTIAL EARLY IMPROVEMENTS*



*All interventions in the public right of way require City coordination

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THANK YOU

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