II. Introduction

A. A First Class Campus for a World Class University: An Academic Park in the City

The 2001–2020 Facilities Master Plan called for a “First Class Campus for a World Class University.” The 2011–2030 Facilities Master Plan builds on the vision put forth in the 2001 Facilities Plan and the advances that flowed from it in the last decade. The current plan continues and refines that vision and lifts the campus and facilities to a new level of beauty and function.

This Plan reaffirms the commitment to a campus that is first class, with state-of-the-art modern facilities to meet the needs of a dynamic world-class University. It envisions a campus with great aesthetic appeal, full of learning possibilities, reflecting our desire to protect the land, honor our traditions and historical roots, and contribute positively to the ecology and well-being of our community, the City of College Park, the State, and region. It sets forth a guide for building a green campus that is an appropriate and inspiring home to a great university, green in our pledge to excel in environmental stewardship and sustainability practices and green in the abundance of plants, trees, and open spaces that are a defining signature of the University of Maryland.

The 2001–2020 Facilities Master Plan marked a turning point in campus planning for the University of Maryland. It emphasized the University’s role in environmental stewardship and proposed major new buildings for academics, arts, and athletics that changed the face of campus. It provided a guide for a campus built around a hierarchy of open spaces.
The 2011 Facilities Master Plan follows this vision by placing buildings within open space frameworks and expanding open spaces and physical connections to the campus core. In addition, this plan brings a special focus on landscape and transportation. They are the context for implementing the development of the districts and successfully creating a cohesive whole.

The 2011 Plan presents a blueprint for a campus that is livable and special, park-like in its setting with a distinct sense of place. The campus will be an oasis of green in an urban corridor in the City of College Park, easy to reach and traverse, eminently walkable, a pleasant and attractive destination for students, faculty and staff, alumni and friends, residents of the State and national and international visitors.
The Landscape

The Facilities Master Plan recognizes the landscape as a key component in building a unified campus. The landscape defines the flow of space across campus, reflects the changing character and typology between districts, and emphasizes campus boundaries for those on campus and those passing by the campus. The landscape is a major vehicle for realizing the University’s commitment to environmental stewardship and sustainability. Landscape design elements contribute to student life with spaces for learning, relaxation, and connections to nature. Plans include adding to the Arboretum and Botanical Garden (ABG) collections and gardens and creating a hierarchy of open spaces with connecting green corridors.

Vehicular and Pedestrian Circulation

Transportation, problems of congestion, and conflicting needs between vehicles and pedestrians and bicyclists are also major issues that this Plan addresses. The University is in the City of College Park located in an increasingly urbanized corridor. Some students live on campus but many more students, and all faculty and staff, commute from the neighborhood, the entire metropolitan region, and a wider five-state area. The plan recognizes that multi-modal transportation options and clear and accessible connections to and through the campus are essential to the campus’ smooth functioning. Those living on campus or coming to the campus will have a variety of public transit options, find a culture that promotes walking and bicycling, and enjoy pleasant walkways and shuttle services for easy movement across campus. In this metropolitan corridor, transportation pressures seem sure to increase.

District Development

Projects for each district are designed to fill in around already constructed buildings within the open space frameworks established in the 2001-2020 Facilities Master Plan. Building locations, size, and height are planned to blend in with the character already established within each district. Development projects include renovating or constructing buildings and infrastructure to house expanded academic and research programs, completing a highly anticipated learning center, building new structures to add to the quantity of student housing on campus, renovating older residential buildings, and adding recreational and athletic facilities. A major initiative is the redevelopment of the East Campus.
B. Seizing Opportunities and Responding to Challenges

Opportunities and challenges have shaped the expanded vision of the campus and its facilities.

The primary challenge is the fact that the campus sits on a finite piece of land. Competition for land use is keen and will increase. Programs are flourishing, enrollments are growing, needs have expanded. Land use plans must be judicious, responsible, and flexible.

Our land also represents our greatest opportunity. The protected and enhanced green spaces, tree canopies, small gardens, and open spaces give the campus a special, even unique, setting within the City of College Park. The campus is located in a region in which development is persistent and non-ending. We foresee a future in which the campus will be a green park in a densely-built metropolitan environment. The campus grounds and inviting setting are often listed as the second attraction (after academic reputation and offerings) that recruits students. It is an asset this plan proposes to protect and enhance. We have the best of all possible worlds: a space that connects students to nature and a location that offers them the enormous benefits of life in a great metropolis that is home to the nation’s capital.

Our campus is a valuable resource and also home to the Flagship institution of the State University System. The College Park Campus has been a major asset for the State of Maryland for 155 years. We recognize in the Master Plan three mandates conferred by our special status: 1) we have the obligation to sustain and care for our land; 2) we have the obligation to preserve and treasure the cultural and architectural heritage left by those who preceded us; and 3) we have the obligation to build for the future with creativity and dedication. According to the Strategic Plan of 2008, “The State of Maryland mandated that the flagship be a university equal to the best in the nation because the State’s future depends on this resource.” In partnership with the State, Prince George’s County, the City of College Park, and the surrounding communities we are building a first class campus and nationally top-ranked flagship university for the citizens of the State of Maryland.

Opportunities

In the past decade three special opportunities offer new promise and have influenced the shape of the 2011 Master Plan: the designation and management of the campus as an Arboretum and Botanical Garden (ABG); the advent of the Purple Line light rail system; and the mixed-use East Campus Development Initiative.

The Arboretum and Botanical Garden. In one of the most exciting and significant developments of the past decade, in 2008 the campus received the designation of an ABG. Its motto is “A new look for the campus and a new way of looking at the campus.” As an ABG, the campus can fulfill the educational mission that goes back to its land grant roots. Once, predominantly farmlands and barns were used to educate students. Through the ABG we will again use the land as an educational tool, promote a community that values a connection to the land, encourage environmental stewardship and sustainability measures, create a pleasant park environment, and promote social interaction and community activities.

The Purple Line. The advent of the proposed Purple Line light rail system brings a welcome shift from
a campus that is centered primarily on personal vehicular transportation to a campus in which alternative modes of transportation can be effectively promoted. The Purple Line will be complemented by new and improved campus corridors and linkages for pedestrians, networks for cyclists, and amenities and designs that foster a growing bicycle culture.

*The East Campus Development.* The East Campus Development initiative is a singular opportunity to transform the University environs and, in particular, the image of a major campus gateway and corridor. Its unique location is key to creating an urban center with connectivity to the surrounding community, an important theme to the design of a vibrant college town. With its retail and hotel offerings along the changing face of the Route 1 main street, East Campus will be a bridge for revitalizing College Park business and residential communities, providing largely walkable living, dining, shopping and entertainment opportunities. It is also an important example of the new relationship between the University and the City, with projects that recognize and support the porosity of boundaries between the campus and the surrounding neighborhoods.

**CHALLENGES**

Challenges also help shape this plan. Three of the most important are new federal regulations regarding storm and wastewater run-off; the compelling need to meet deficits in recreation spaces for students; and the pressures of proposed increases in enrollment. Finally, we recognize the constraints imposed by current budgetary limitations.

*Stormwater and Wastewater Regulations.* The Maryland Department of Natural Resources has issued new regulations for stormwater pollution prevention that require a site to be treated as woods in good condition and all 1” storms to be treatable on site using Environmental Site Design methods. Federal regulations regarding wastewater and stormwater run-off, and the mineral content of gray water, must also be addressed. Projects that promote more efficient use of water and creative approaches to managing stormwater run-off are part of our landscape and building designs. As part of our commitment to leadership in sustainability, the University will meet or exceed applicable regulations on the environment.

*A Deficit in Spaces for Recreation.* A second challenge is the deficit of recreation spaces for students. Students increasingly call for more space for recreational activities. Studies have shown that the University space per student for recreation is significantly less than the recreation space provided by our institutional peers. To address this need and enhance the quality of life for students, the plan looks at creative ways to use our limited space for recreation. These include multiple use projects; for example, enhancing the front lawn of Fraternity Row, which is used for sports clubs. Small spaces will be targeted for appropriate recreational activities, garages and other buildings may have roofs that can be used for sports, and Campus Recreation Services and Intercollegiate Athletics may share some venues.

*Increase in Number of Students, Faculty, and Staff.* During the past decade, student enrollment remained fairly constant. Enrollment is likely to increase in the future to meet State of Maryland goals and the national economic imperative to increase the number of college graduates. A more efficient use of buildings during all times of the day and creative admission policies that expand opportunities
for students to attend classes will also increase the flow of people onto the campus. Growth in student activity will necessitate a corresponding increase in faculty and staff with greater pressure on campus facilities and infrastructure.

**Funding Issues.** The current fiscal constraints on the University constitute an overarching challenge. Many of the projects will be implemented slowly over time as funding allows. Partnerships will be sought with private entities and city, state, or federal agencies for funding of some goals. Transportation projects such as parking may require some selected increases in parking fees or the acquisition of grants. In addition, opportunities will be expanded for alumni and friends to leave their personal mark on the University by their support and contributions for trees, shrubs, flowers, outdoor furnishings, irrigation systems, gateway enhancements, and any other projects that add to the beauty and function of their alma mater.

**C. Process**

In the fall of 2009, the University of Maryland began a comprehensive effort to update the 2001-2020 Facilities Master Plan. The Facilities Master Plan Steering Committee was appointed to then President Mote (see Appendix G). The committee met regularly during the fall semester, reviewed the current status and proposals for each of the campus districts, and discussed facilities needs in the context of growing and planned academic programs and research activities. At the conclusion of the semester, committee members confirmed the major issues to be addressed in a new plan as the context for the siting of projected physical facilities.

The three areas of focus are environmental stewardship and sustainability, landscape design and land use, and vehicular and pedestrian circulation.

As part of the process, consultants with expertise in areas addressed in the plan were charged to provide advice and proposals for dealing with these overlapping complex issues. The firm of Oehme, van Sweden, and Associates (OvS), a nationally-recognized planning and design firm specializing in landscape architecture, was selected as lead consultant on the project. The team they assembled included representatives from Arup, a national transportation consulting firm located in New York City; Design Collective, a major planning and architectural firm from Baltimore; and a host of local subconsultants specializing in specific topics relevant to this planning process (see Appendix H). The consultants conducted surveys, met with stakeholders from across campus and the community, analyzed the current state of the campus, and presented a vision of the campus and a series of recommendations to implement that vision.

Following many discussions of the consultants’ recommendations, presentations to the College
Park City Council, the Student Government Association and the Graduate Student Government, and meetings with campus groups including the Campus Senate, the Facilities Master Planning subcommittees were instrumental in assisting to craft a vision of the campus for the next twenty years. The draft plan was disseminated widely among the campus community and to the citizens of College Park. A final plan was submitted to the Campus Senate, the President and the President’s Cabinet, and the Board of Regents for consideration.

This Facilities Master Plan presents a clear vision that is comprehensive in its scope. However, it is not a detailed implementation, operations, logistical or budgetary blueprint for projects. Planning is an ongoing process. The University will continue to improve and refine the Master Plan as a community-wide effort. As projects are carried out, university administrators and planners will be guided by the spirit and vision of this plan with its emphasis on creating a place of natural and architectural beauty, collegiality and community, and utility. The coordinating university agency for the Facilities Master Plan is the Department of Facilities Planning.

D. Timing

The base year established for this plan is fall 2010. Time periods for the Facilities Master Plan are as follows:

- Planning Period 1: Projects that are planned to be completed or start construction from January 2011 to December 2020.
- Planning Period 2: Projects that are planned to start construction from January 2021 through December 2030 (the end of the timeframe of the Facilities Master Plan). All defined projects not in Planning Period 1 will fall into this period.
- Framework Plan Beyond 2030: Development planned to start construction from January 2031 and beyond. Parcels are identified where buildings could be located. If and when specific building programs are proposed for these parcels, the buildings will respect the open space framework developed for the area and be compatible with the setbacks, heights and massing of the surrounding existing buildings.

Time required for full realization of the Facilities Master Plan will be determined separately as a result of annual reviews of the capital budget process.