



**FACILITIES MASTER PLAN UPDATE**  
**STEERING COMMITTEE MEETING**  
**MAY 3, 2017**



# Our Team

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- WTW Architects

- Richard DeYoung, FAIA  
President, Principal-in-Charge



- Derek Eversmann, AICP, LEED AP  
Associate, Director of Planning



- Linhart Consulting
- Site Resources, Inc.
- Forella Group

# Planning Process

- Phase 1: Orientation / Inventory / Assessment
- Phase 2: Concept Development
- Phase 3: Master Plan Development
  - Interim studies:
    - Bicycle Master Plan by Alta Planning + Design & WTW Architects
    - Athletics/Recreation space analysis by WTW Architects & Linhart Consulting
    - Science facilities space analysis by Linhart Consulting
- Phase 4: Final Report
  - Additional studies to follow by others:
    - Housing Master Plan
    - Safety/Security Assessment

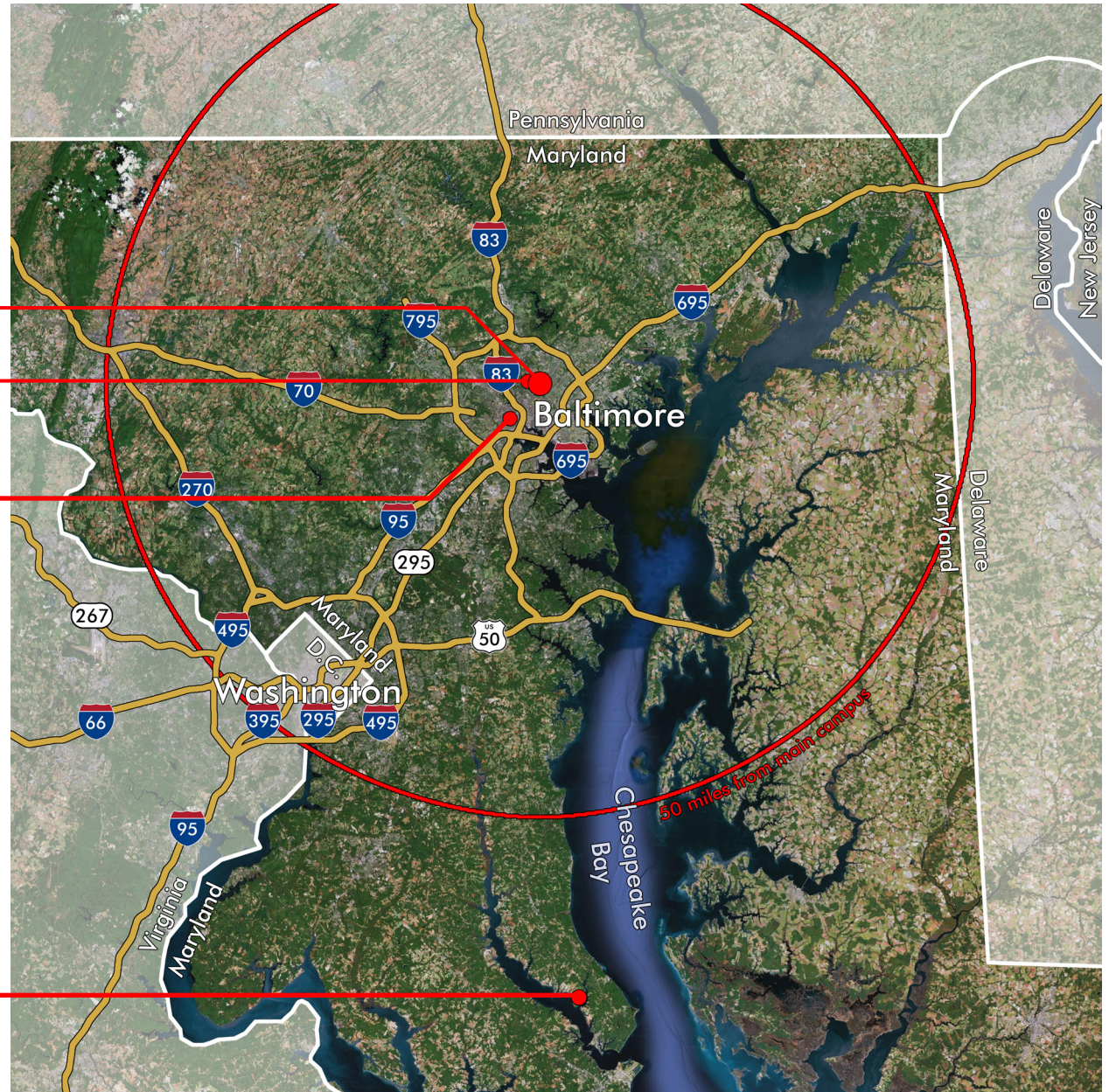




# Regional Context

Main Campus  
Portage Avenue  
Lillie Carrol Jackson Civil  
Rights Museum

Patuxent Environmental &  
Aquatic Research Center





# Local Context

- Residential neighborhood
  - Not bound by local zoning
- Flat topography with valleys
- Minimal local retail
  - Northwood Shopping Center
- Greenways and trails
- Campus density





# Natural Features

- Chinquapin Run
- Herring Run
  - Flood zones have minimal impact
- Forest Conservation Area
  - 16.14 acres of forest retention
- Limited open green space





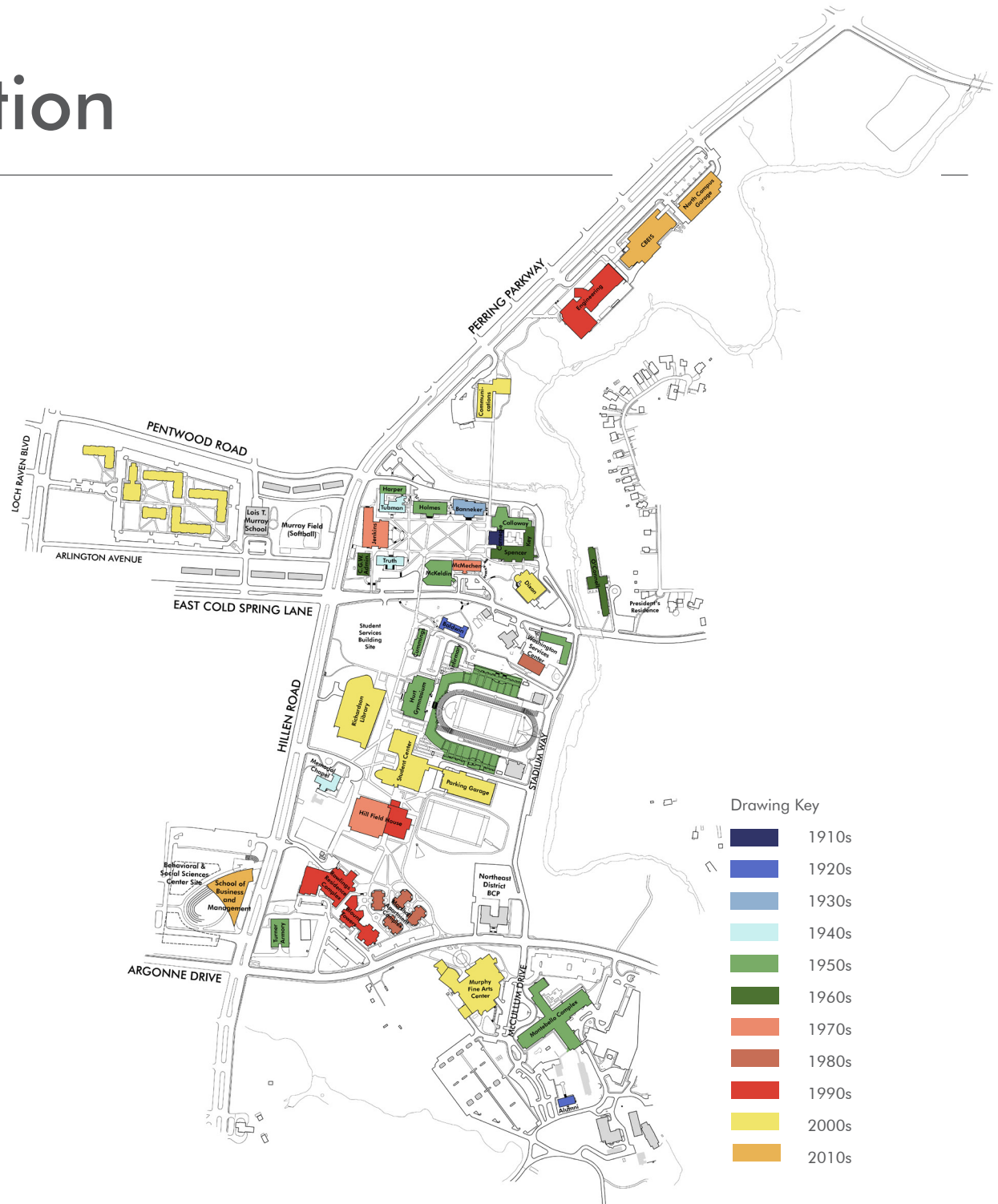
# Existing Campus

- Campus Overview
  - North Campus
  - Academic Quad
  - Morgan Commons
  - South Campus
  - West Campus
  - Morgan View



# Historic Preservation

- Campus named a National Treasure in 2016
- Carnegie Hall (1919)
  - Oldest academic building, built with a grant from Andrew Carnegie
- National Registry of Historic Places:
  - Alumni House (1922)
  - University Memorial Chapel (1941)







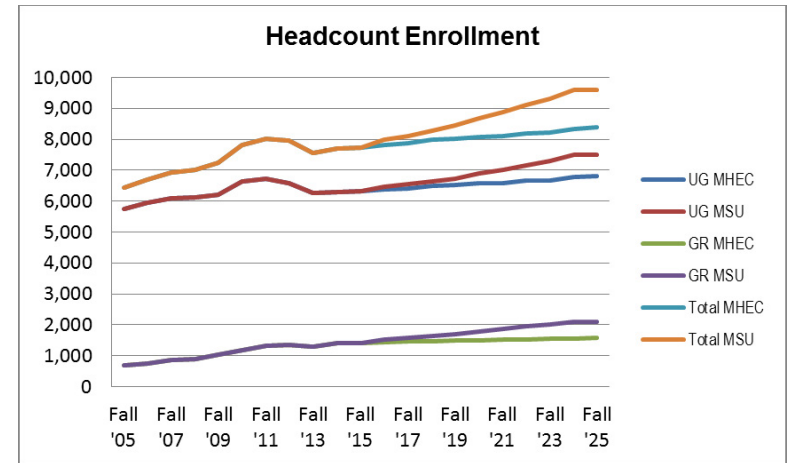
# The Plan - Goals

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- Respond to the initiatives in the **University's Strategic Plan** and the growth in student population;
- **Increase access** to a diverse group of students relative to their academic preparation, socioeconomic background, and ethnicity;
- Further develop, define, and **improve campus connectivity and organization**, including the preservation, improvement, and access to outdoor green spaces;
- **Correct the long-term deficiencies in facilities** with the goal of gaining international prominence in its areas of strength;
- **Develop efficient allocation of space for all programs** and create guidelines for future space assignments;
- **Address evolving academic trends**, the impact of technology on academic programs, changing instructional delivery methods, the impact of online education, and the growing significance of research;
- **Develop a sustainable plan** regarding ecological impacts, economic benefits, and equal access to all available resources.

# Institutional Demographics

- Headcount Enrollment
  - 20% increase from 2005 to 2015
  - 24% projected increase over next 10 years
  - 9,582 headcount by 2025
- Research
  - Currently classified R3: Doctoral University - Moderate research activity
  - Striving to attain R2: Doctoral University - Higher research activity





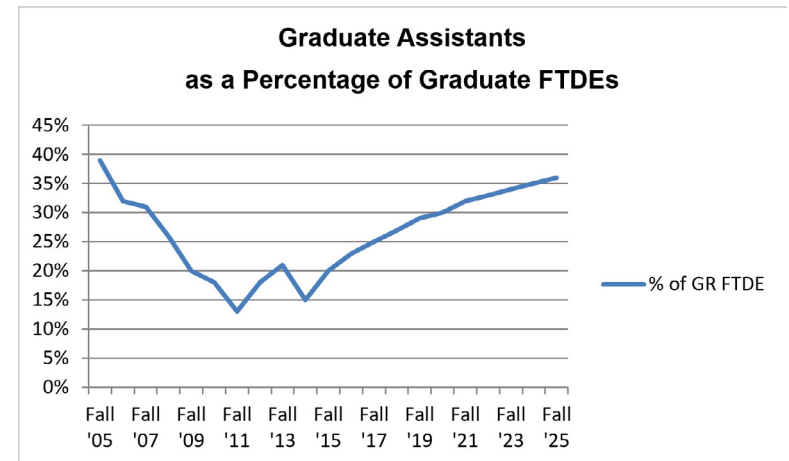
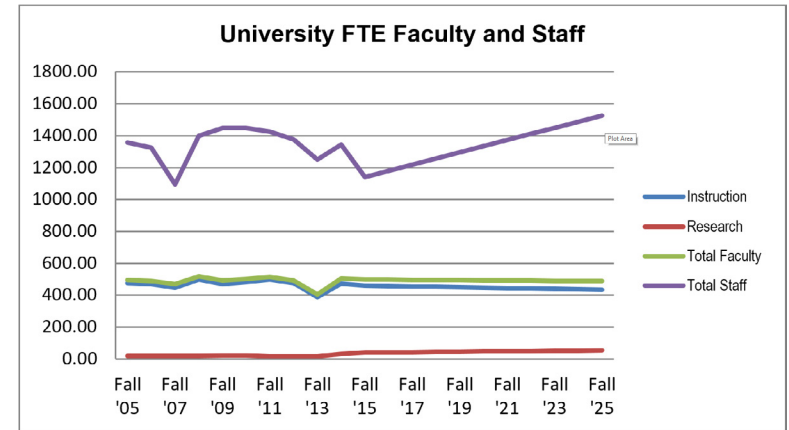
# Institutional Demographics

## Faculty

- Currently ~ 500 FTE faculty
- Current student to faculty ratio is 15:1
- Proposed ratio is 17:1
- Increase research faculty
- Total projected growth of 7% to 536 FTE

## Graduate Assistants

- 35% increase from 2005 to 2015
- But, decrease as a percentage of graduate FTDEs
- Increasing additional 30% to 211 graduate assistants



# Campus Space Inventory

## ■ Sufficiency of Space

- 48 Buildings /2,669,547 GSF - Does not include garages, utility buildings, or lease

- Currently approved projects:

Behavioral and Social Sciences Complex

Student Services Center

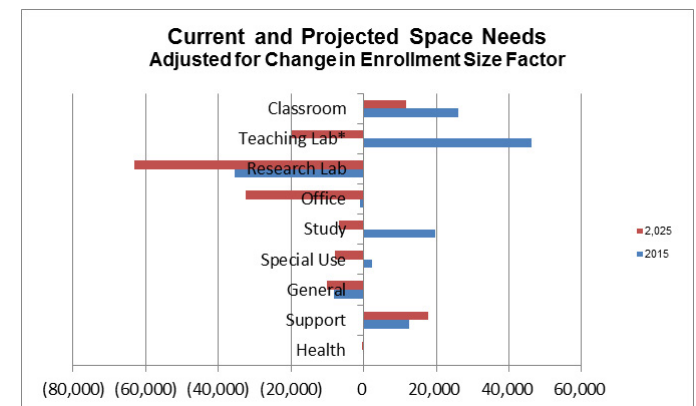
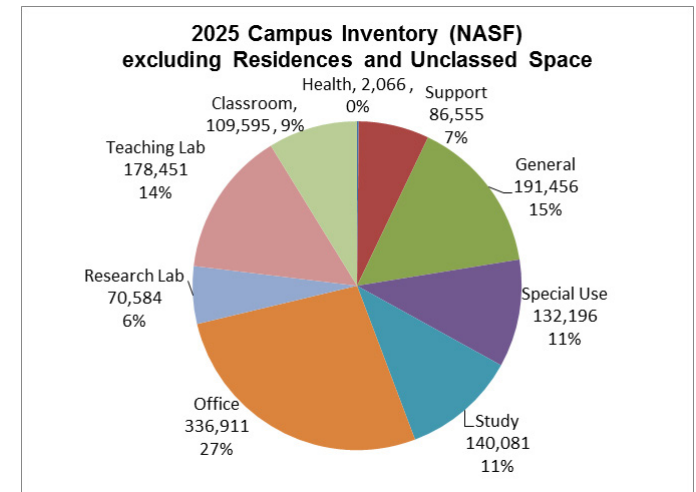
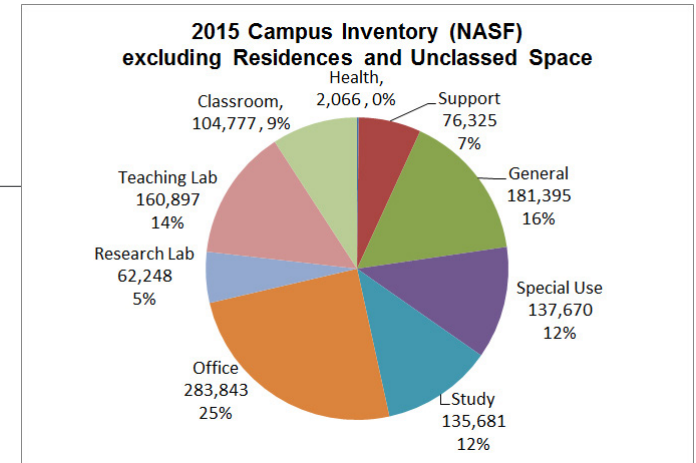
McMechen Hall renovation as Jenkins surge

Jenkins Hall demolition

Turner Armory demolition

Montebello Complex demolition

Health and Human Services Center (recent - not included in projections)



# Campus Space Inventory

- Quality of Space

- Significant improvements over 15 years
- Continue implementation of quality facilities:
  - Behavioral and Social Sciences Complex
  - Student Services Center
- Continue demolition of problematic facilities (equivalent to 19% of current inventory)

## Recent New Construction

	GSF	NASF
Hughes Stadium (2001)	27,612	12,735
Murphy Fine Arts (2001)	140,500	74,386
Dixon Research Center (2004)	49,464	28,826
Communications Center (2006)	70,949	45,572
Student Center (2006)	134,764	71,484
Richardson Library (2007)	236,679	179,660
Banneker Education (2008)	59,083	24,924
Center for the Built Environment and Infrastructure Studies (2012)	126,515	71,203
Soper Library Demolition (2014)	(106,032)	(71,524)
School of Business and Management (2015)	<u>139,997</u>	<u>75,877</u>
	1,091,595	656,191

## Proposed Demolition

	GSF	NASF
Jenkins (1974)	89,050	53,450
McKeldin (1974)	72,150	45,987
Montebello (1957)	186,756	111,969
O'Connell (1963)	50,727	27,096
Recycling Garage (1922)	2,492	0
Turner Armory (1957)	42,626	16,613
Washington Service Center (1980)	37,893	30,289
Washington Annex (1980)	12,005	11,042
2412 College Avenue (1971)	<u>4,270</u>	<u>3,710</u>
	497,969	300,156



# The Plan

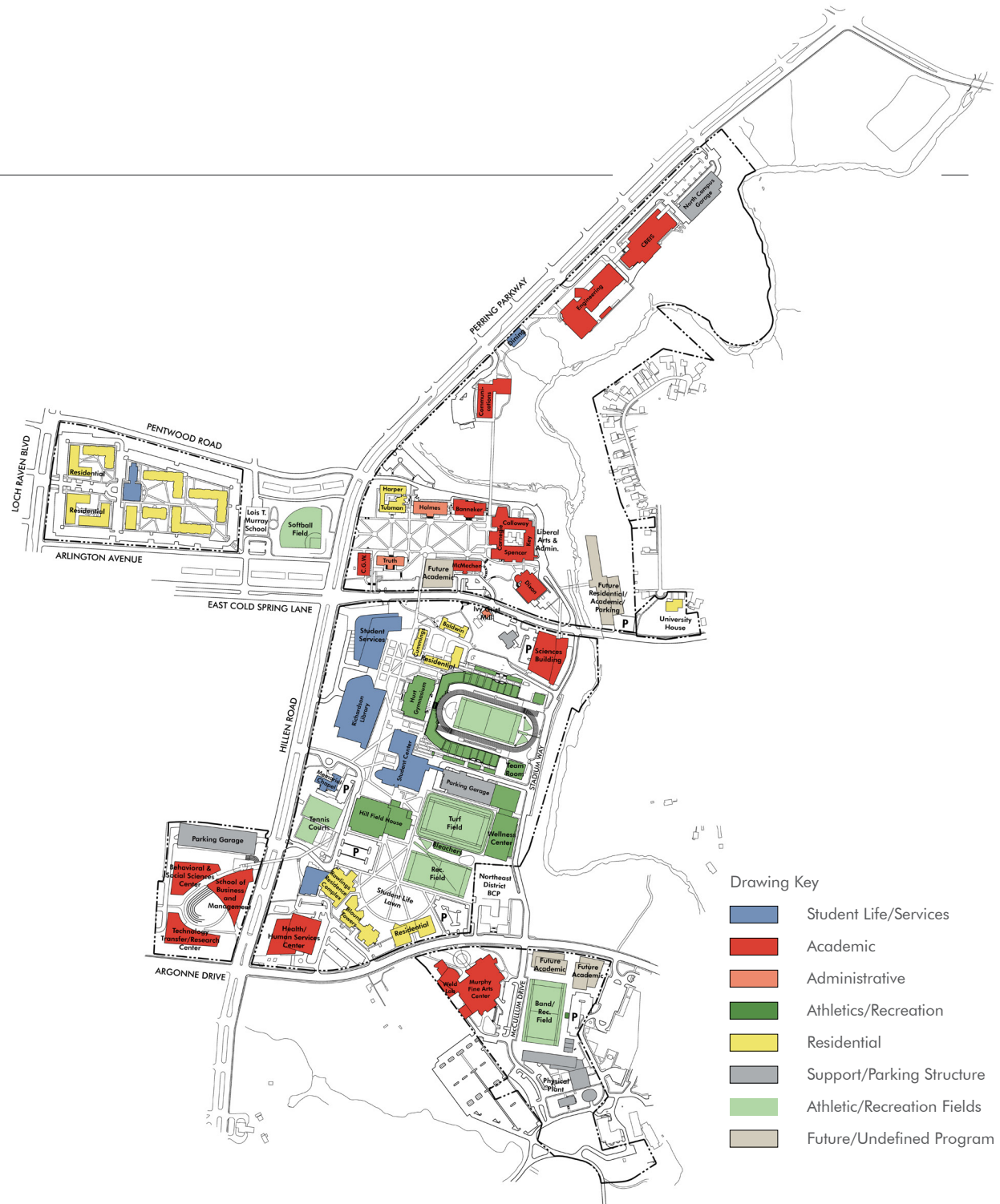
## ■ Planning Themes:

- Campus-wide technology enhancements
- Relocate/consolidate Student Services
- Adjust classroom, assembly space, lab & studios based upon utilization
- State of the art, interdisciplinary facilities
- New health and wellness facilities
- Improve campus character, quality, and safety
- Upgrade housing facilities
- Improve indoor and outdoor athletic facilities
- Explore property acquisition
- Improve the Physical Plant/operations
- Stronger image & identity
- Implement sustainable design principles
- Enhance the natural setting
- Preserve and enhance historically and architecturally significant structures



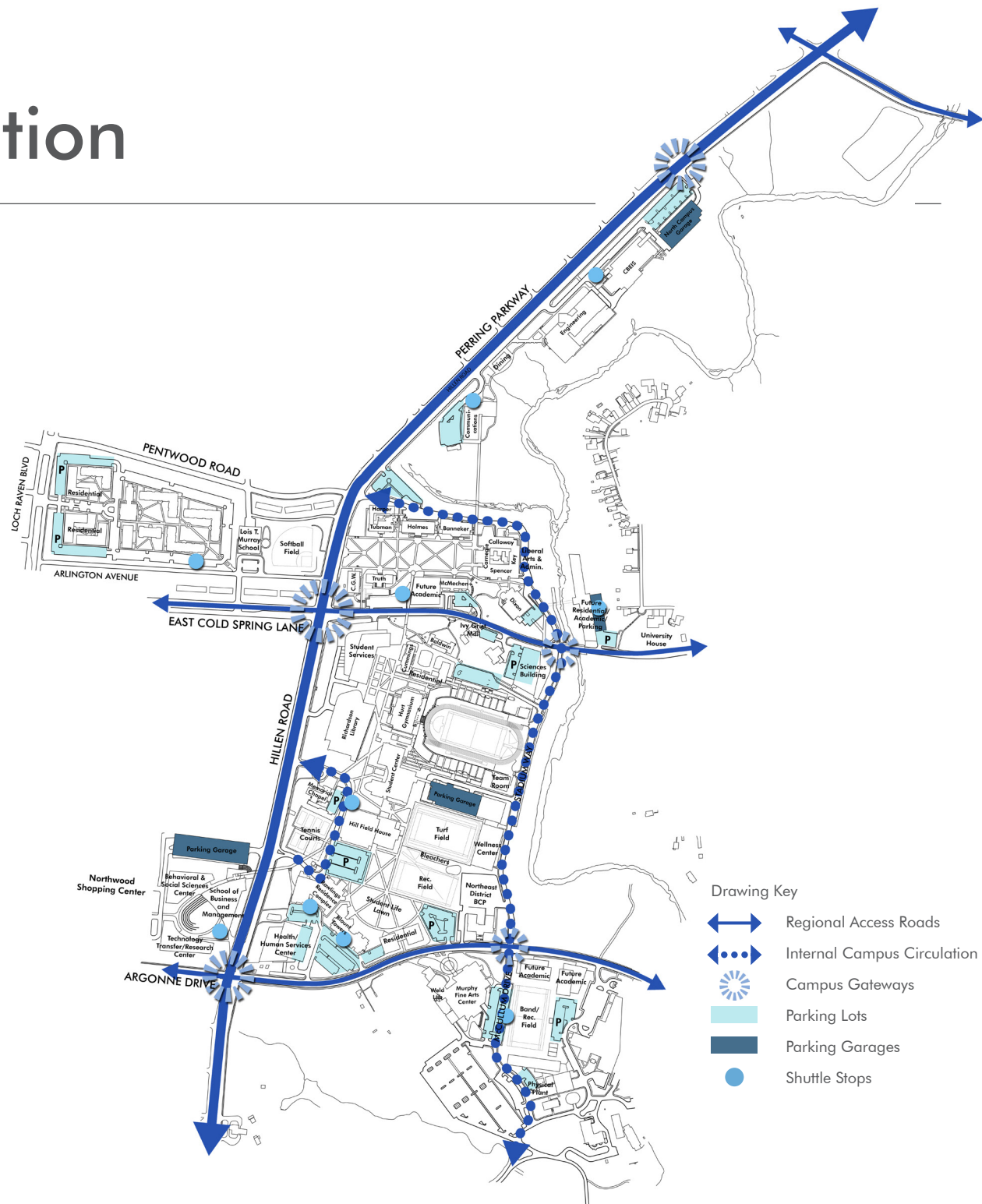
# Land Use

- Student Life
  - Heart of campus
- Academic & Administration
  - North Campus
  - Academic Quad
  - West Campus
- Athletics & Recreation
  - Reorganized and defined
- Residential
  - Expand Morgan View
  - New residential towers
  - Create a residential quad at the Woolford Health Center site



# Vehicular Circulation

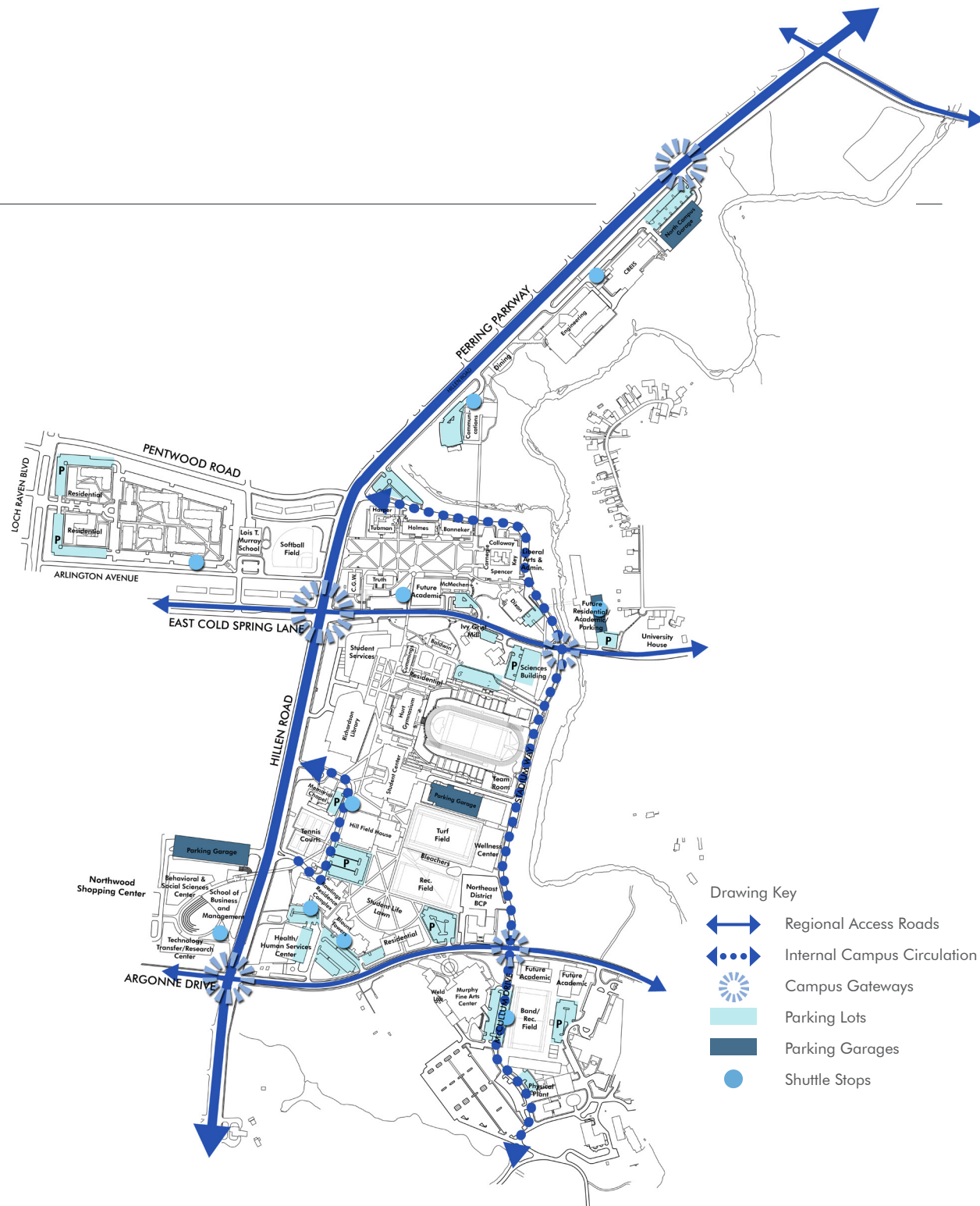
- Perimeter Roads
  - Improve pedestrian and bike safety
  - Enhance gateways
- Stadium Way
  - Improve signage
  - Define clearly as campus entrance
  - No longer “back of campus”
- New Access Roadway
  - Access to Morgan Commons
  - Shuttle drop-off





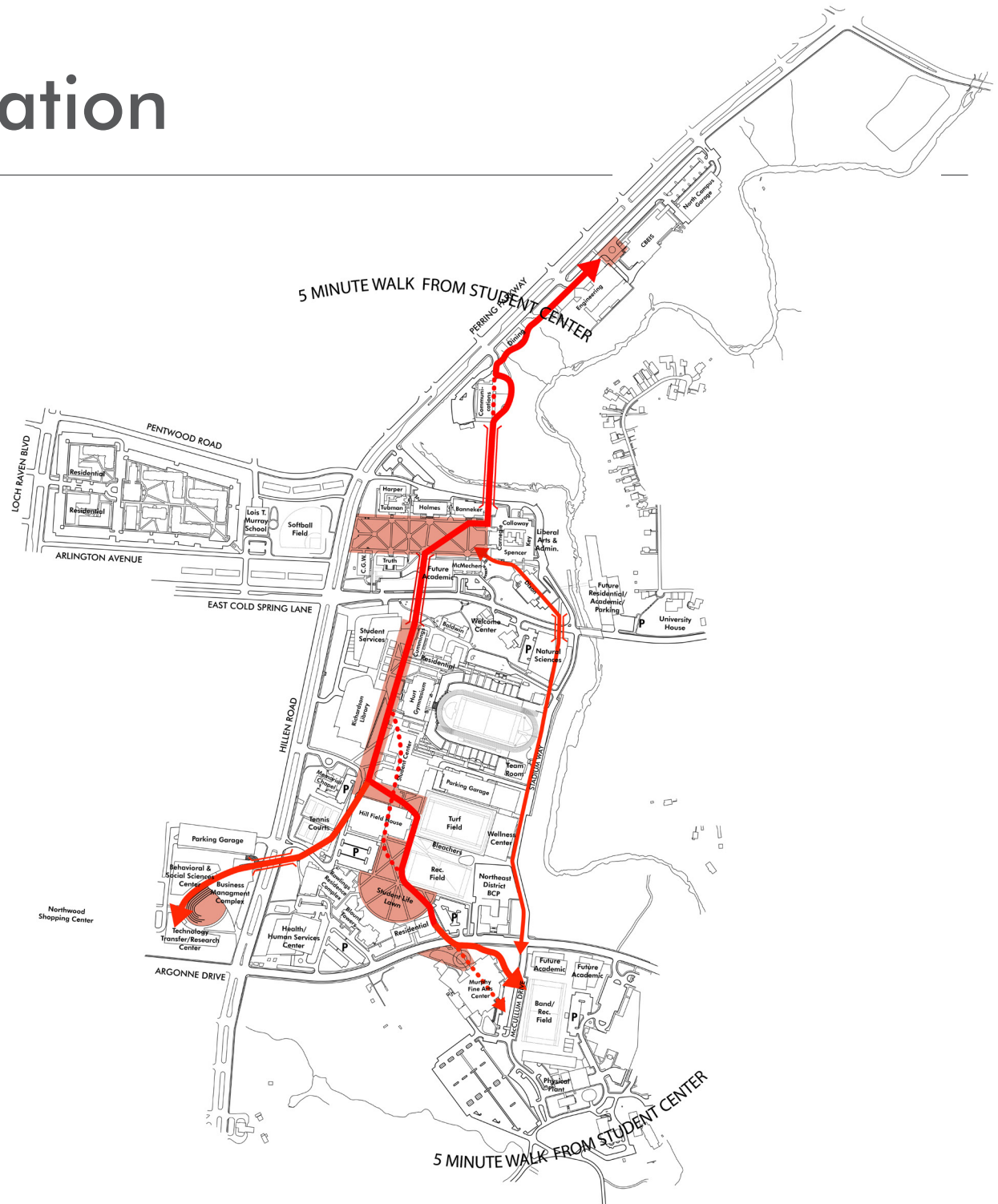
# Parking

- North Campus - no change
- Academic Quad - no change
- Morgan Commons
  - Loss: 145
  - Gain: 200-275
- South Campus
  - Loss: 40 (+150 in long-term)
  - Gain: 85
- West Campus
  - New Parking Garage
  - ~450 spaces (@ 3 levels)
- Morgan View
  - Gain: 180



# Pedestrian Circulation

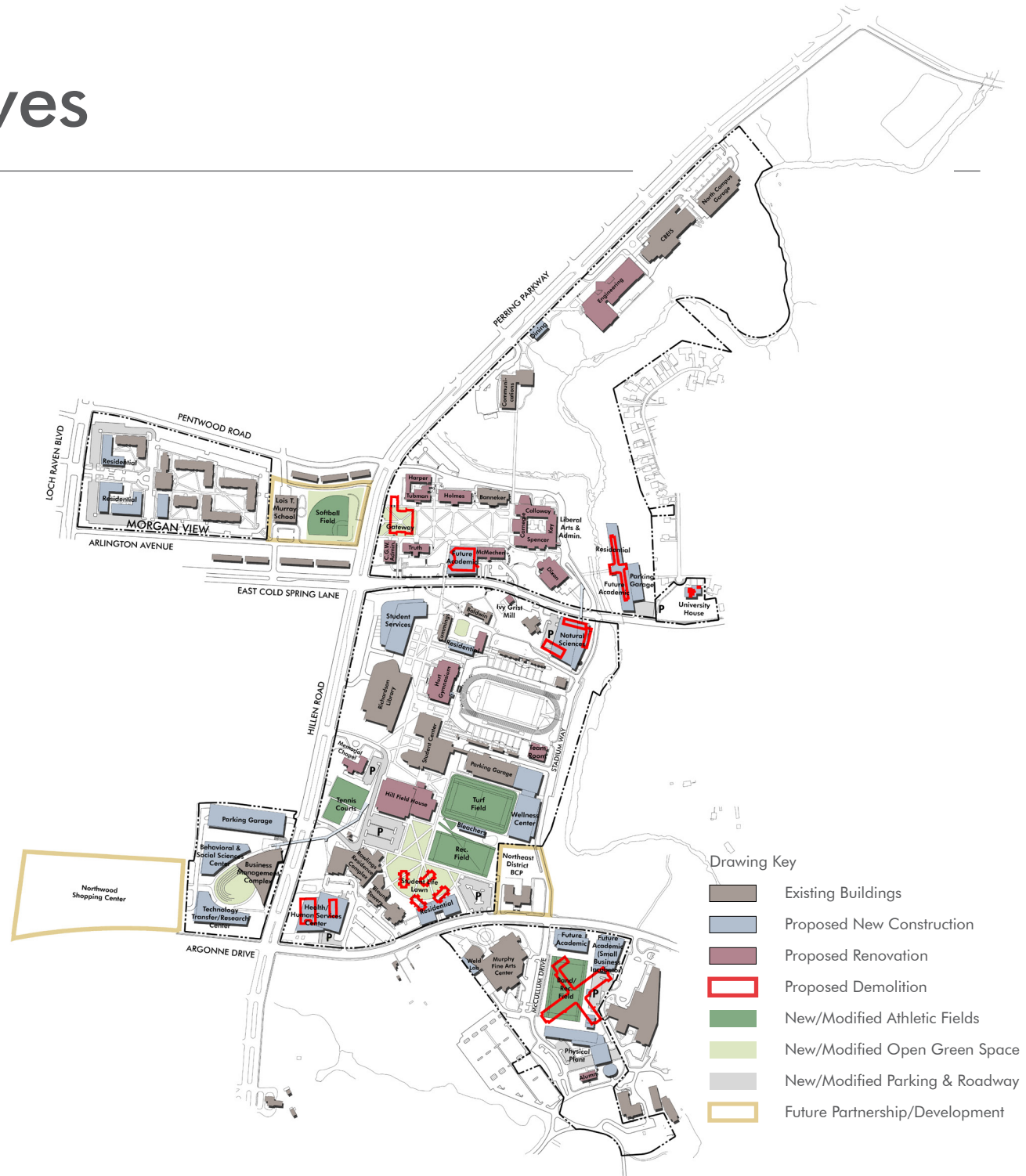
- West Campus Connector
  - Central green space
- New Formal Gateway
  - Academic Quad
- New Unassigned Outdoor Spaces
- Stadium Way Connection
  - Two new buildings
  - New pedestrian bridge across E. Cold Spring Lane



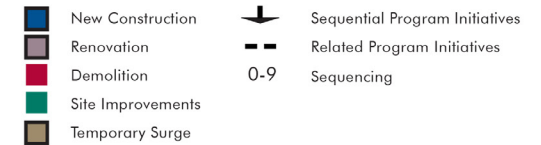


# Program Initiatives

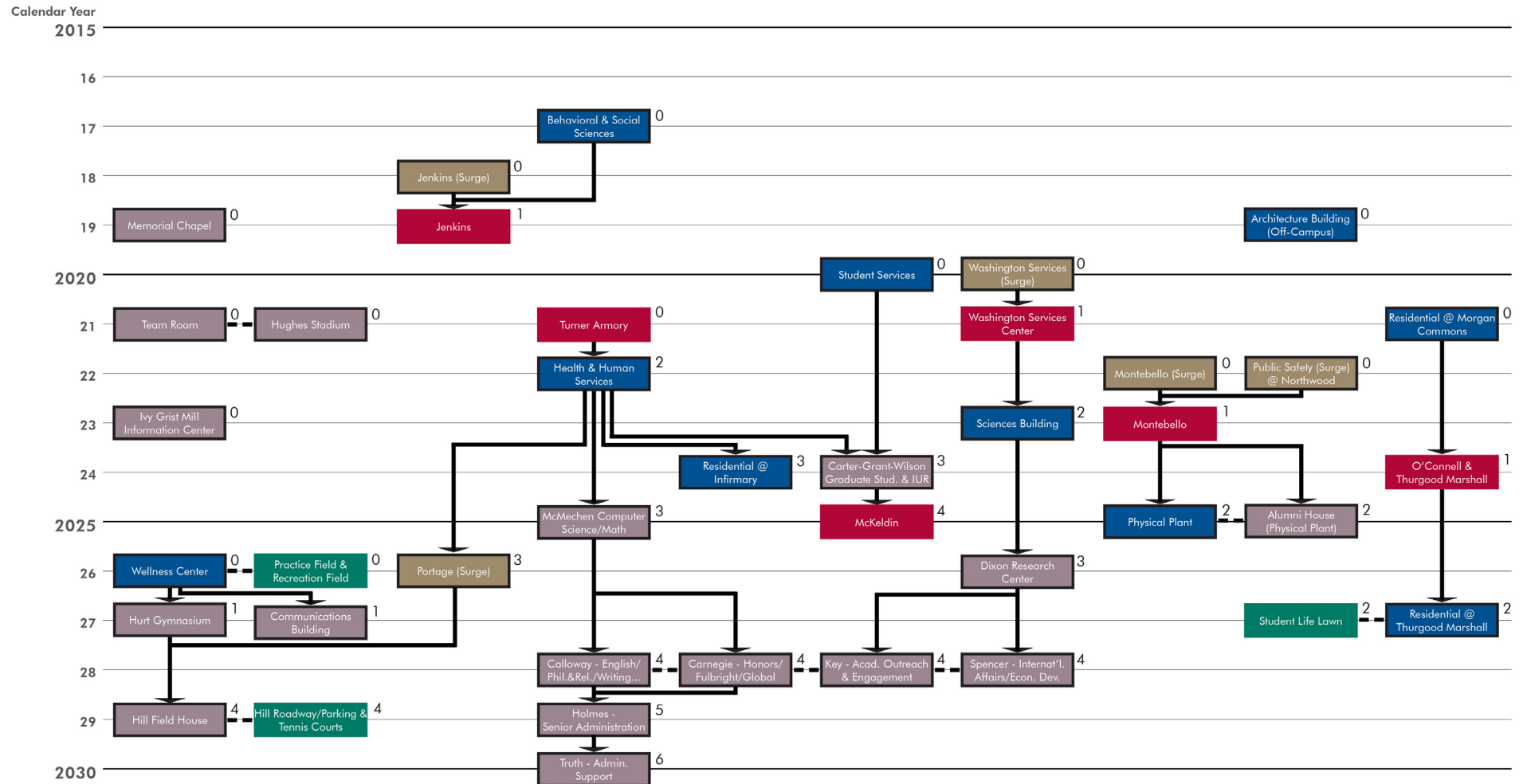
- New Construction
- Renovation
- Demolition
- Athletic Fields
- Open Green Space
- Parking & Roadway
- Future Partnerships / Development



# Program Initiatives - Sequencing



Morgan State - Major Construction Sequence and Phasing Diagram



# North Campus

- Eatery North
  - Dining - Sequence 0
  - New Construction: 6,000 GSF
- Mitchell and Schaefer Engineering Renovation
  - Academic - Sequence 0
  - Renovation: 120,025 GSF
- Communications Building Renovation
  - Academic - Sequence 1
  - Renovation: 2,400 ASF





# Academic Quad

- University House
  - Residential/Support - Sequence 0
  - Demolition: 4,270 GSF
  - New Construction: 10,800 GSF
- Graduate Studies and Institute for Urban Research - CGW
  - Academic/Administrative - Sequence 3
  - Carter Grant Wilson: 26,079 GSF
- Computer Science & Mathematics
  - Academic - Sequence 3
  - McMechen: 57,767 ASF





# Academic Quad

- Honors College, Fulbright Program, and Global Studies
  - Academic / Administrative - Sequence 4
  - Carnegie Hall: 15,491 GSF
- Liberal Arts (Portions)
  - Academic / Administrative - Sequence 4
  - Calloway Hall: 54,528 GSF
- Liberal Arts (Portions)
  - Academic / Administrative - Sequence 4
  - Spencer Hall: 68,339 GSF
- VP Academic Outreach and Engagement
  - Academic / Administrative - Sequence 4
  - Key Hall: 31,593 GSF





# Academic Quad

- Senior Administration
  - Administrative - Sequence 5
  - Holmes Hall: 49,001 GSF
- Administrative Support
  - Administrative - Sequence 6
  - Truth Hall: 30,083 GSF
- Jenkins Hall
  - Demolition: 89,050 GSF
- O'Connell Hall
  - Demolition: 50,571 GSF
- McKeldin Hall
  - Demolition: 72,150 GSF





# Morgan Commons

- Student Services Building
  - Administrative - In Design
  - New Construction: 139,866 GSF
- Wellness and Safety Center
  - Academic / Administrative / Support - Sequence 0
  - New Construction: 178,400 GSF
- Hughes Stadium
  - Athletics - Sequence 0
  - Renovation/Addition: 20,800 GSF
- Team Room Building
  - Athletics - Sequence 0
  - Renovation: 8,645 GSF
- University Memorial Chapel
  - Administration - Sequence 0
  - Renovation: 10,948 GSF





# Morgan Commons

- Information Center
  - Administrative - 0
  - Renovation: 4,032 GSF
- Hurt Gymnasium
  - Academic / Athletics - Sequence 1
  - Renovation: 81,186 GSF
  - New Construction: 2,100 GSF
- Health & Human Service Center
  - Academic - Sequence 2
  - New Construction: 210,000 GSF
- Sciences Building
  - Academic - Sequence 2
  - New Construction: 265,000 GSF
- Hill Field House
  - Athletics - Sequence 3
  - Renovation: 127,254 GSF





# Morgan Commons

- New Residence Hall
  - Residential - 2
  - Renovation: 4,790 GSF
  - New Construction: 22,000 GSF
- New Residence Towers
  - Residential - Sequence 2
  - New Construction: 200,000 GSF
- Turner Armory
  - Demolition: 42,626 GSF
- Washington Services Center
  - Demolition: 51,234 GSF
- Thurgood Marshall Apartments
  - Demolition: 65,821 GSF





# Morgan Commons

- New Competition/Practice Field
  - Athletics - 0
- Recreation/Intramural Field
  - Athletics - 0
- Student Life Lawn
  - Unassigned Outdoor - 2
- New Roadway and Surface Parking
  - Vehicular - 0





# South Campus

- Welding Lab
  - Academic - 0
  - New Construction: 3,900 GSF
- Physical Plant Facilities
  - Administrative/Support - 2
  - New Construction: 91,800 GSF
  - Alumni: 16,734 GSF
- Montebello Complex
  - Demolition: 186,756 GSF
- Recreation/Intramural Field
  - Unassigned Outdoor - 2





# West Campus

- Behavioral & Social Sciences Center
  - Academic - In progress
  - New Construction: 148,229 GSF
- Technology Transfer Center
  - Academic/Research - 0
  - New Construction: TBD
- West Campus Parking Garage
  - Vehicular - 0
  - New Construction - TBD





# Morgan View / Off-Campus

- Morgan View Apartments
  - Residential - 0
  - New Construction: 190,800 GSF
- Softball Field Improvements
  - Athletics - 0
- Architecture and Planning
  - Property Acquisition - 0
  - Renovation or New Construction: 18,000 GSF
- Portage Hall
  - Property Transfer - TBD





# Sustainable Design

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- Advance the Climate Neutrality Committee
- Create and enforce sustainability goals
  - Co-curricular sustainability education
  - Building/facilities implementation
    - LEED Silver+ for all new construction (LEED Gold on CBEIS and School of Business and Management)
    - Building operations and maintenance to meet LEED for Existing Buildings
    - Reduce water consumption and continue green cleaning service
  - Dining Service: local food sourcing, increase organic food, Fair Trade
  - Energy and climate: reduce energy use, utilize renewable energy, and reduce greenhouse emissions
  - Grounds: green roofs, climate sensitive planting, and lower maintenance
  - Materials, recycling, and waste minimization
  - Purchasing: source energy star products, EPEAT silver registered products, selective paper products
    - Coordinate with vendors
  - Transportation: bicycle friendly campus, shared vehicle resources, and limit greenhouse emissions



# Morgan State Strategic Plan Review

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- Goal 1: Enhancing Student Success
- Goal 2: Enhancing Morgan's Status as a Doctoral Research University
- Goal 3: Improving and Sustaining Morgan's Infrastructure and Operational Processes
- Goal 4: Growing Morgan's Resources
- Goal 5: Engaging with the Community





# Morgan State Strategic Plan Review

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- Goal 1: Enhancing Student Success
  - Continue advances from previous Facilities Master Plans
  - Incorporate 21st Century instructional technologies and pedagogies
    - Moving toward in increase in smart classrooms and labs
    - Provide space for collaborative learning flexibility in remaining traditional classrooms
    - Seminar rooms, case classrooms, and problem-based classrooms
    - Discipline-based, experiential learning environments
    - Provide various types of collaboration space for students and faculty
  - Planning to meet space needs for health professions, sciences, and humanities
  - Enhance space for student support, including Internal Affairs Division and Honors Program
  - Plan for student development outside of academics
    - New Wellness and Safety Center
    - Expand and improve living/learning environments
    - Improve outdoor spaces for athletics, recreation, and general unassigned use



# Morgan State Strategic Plan Review

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- Goal 2: Enhancing Morgan's Status as a Doctoral Research University
  - Significant advances in STEM research environment - Sciences Building
    - Research space for biology and chemistry
    - Shared bio-safety labs, animal facilities, and research greenhouse
  - New facilities enable improvements through renovation
    - Carter-Grant-Wilson envisioned as new Institute for Urban Research and School of Graduate Studies
  - New Technology Transfer Center
    - Co-locate Research and Economic Development Division
    - Provide increased research infrastructure





# Morgan State Strategic Plan Review

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- Goal 3: Improving and Sustaining Morgan's Infrastructure and Operational Processes
  - New Student Services Center
    - Provide timely and efficient student services
    - Improve recruitment, retention, and graduation rates
  - Graduate Studies in Carter-Grant-Wilson will support same purpose for graduate students
  - Improve facilities for administrative support
    - Senior Administration, Human Resources, Finance and Accounting, Public Safety, etc.
  - Improve facilities for facilities support
    - Physical Plant, Procurement and Property Control, Design and Construction, Facilities Planning, etc.



# Morgan State Strategic Plan Review

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- Goal 4: Growing Morgan's Resources
  - Create a unified vision for campus development
  - Plan for improved academic, administrative, and student life facilities
  - Remove facilities that do not meet current needs, technology, or accessibility standards
  - Build enthusiasm for resource commitment among all constituencies





# Morgan State Strategic Plan Review

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- Goal 5: Engaging with the Community
  - Create an open and inviting campus
    - Improve campus gateways, signage, and wayfinding
    - Open Academic Quad to public (demolition of Jenkins Hall) with new formal Gateway
    - Create welcoming facilities for the public, e.g. Student Success Center, Wellness and Safety Center, and the Information Center
  - Create opportunities for increased community outreach
    - Occupant health professions, including counseling
    - Community greenhouse and gardens
    - Meeting facilities that support community events
  - Support the Morgan Mile
  - New facilities to support Academic Outreach and Engagement in Key Hall