

The logo of the University of Massachusetts Boston, featuring a series of overlapping squares in various shades of blue and purple, arranged in a stepped pattern.

University of Massachusetts  
Boston

# Campus Master Plan

Columbia Point Master Plan

Task Force


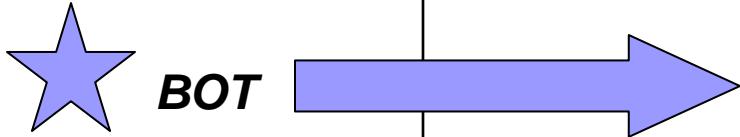
March 27, 2008



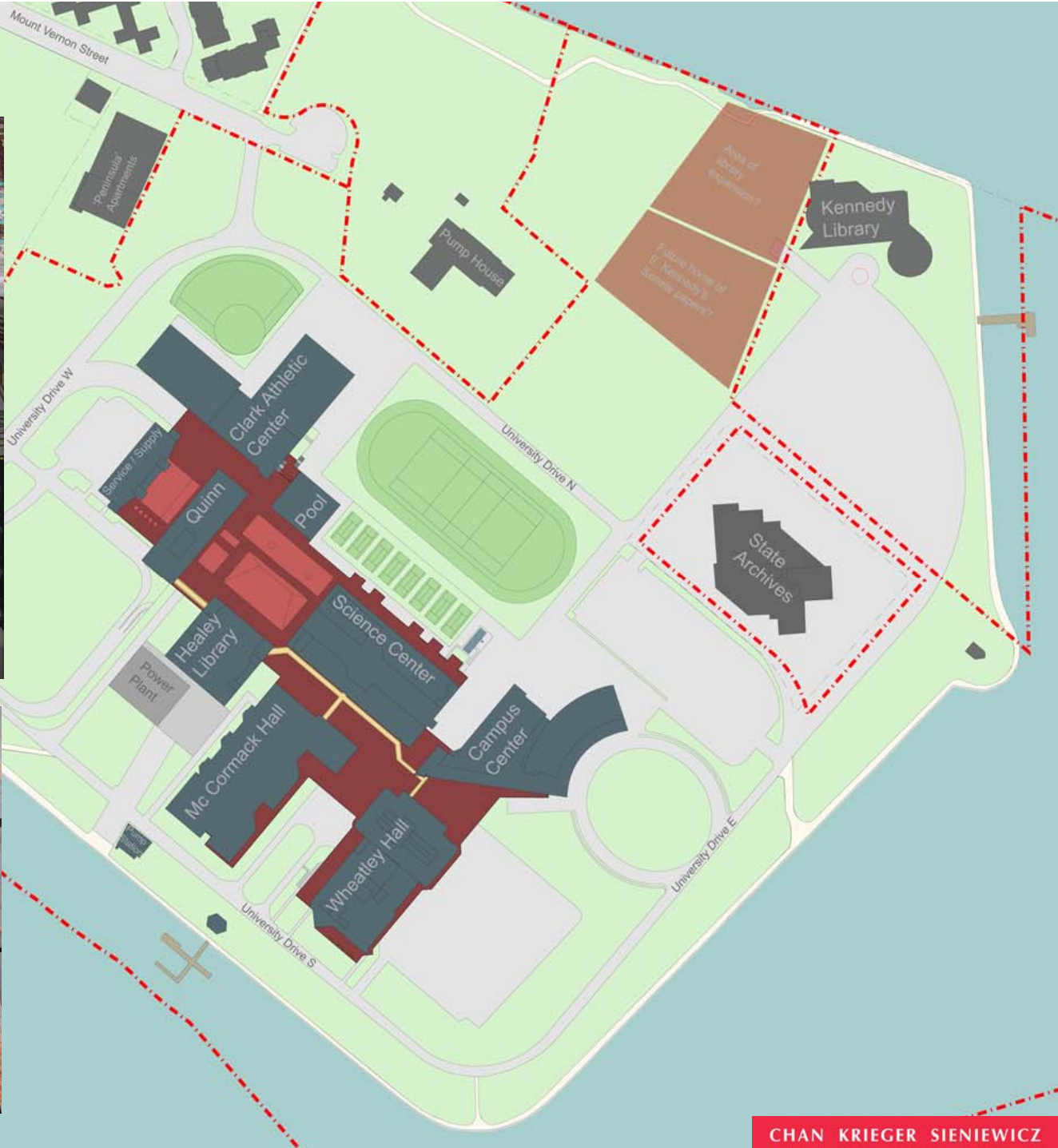
# Master Plan Vision

- Develop a physical blueprint for UMass Boston that supports strategic priorities;
- Renew physical environment to better meet needs of students, faculty, and staff;
- Reorganizing of campus space will result in a more vibrant and engaging University life;
- State of the art facilities will inspire and connect campus community with the University's communities and bolster ties with surrounding neighbors.

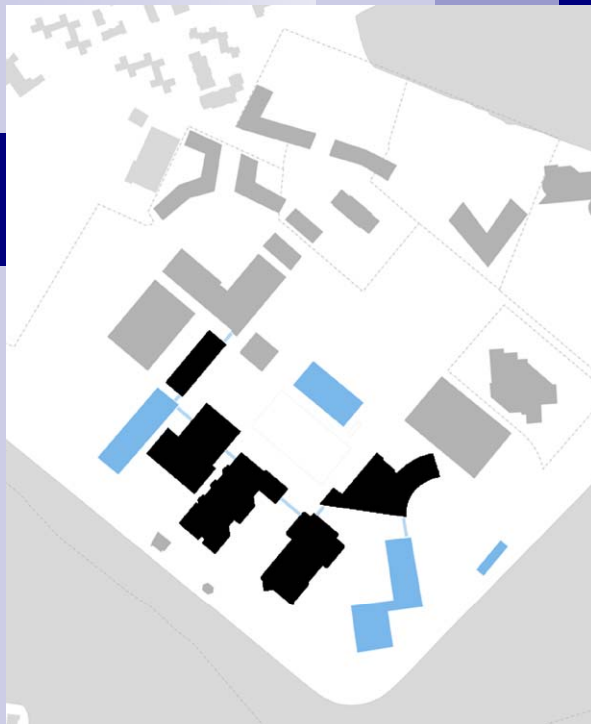
# Master Plan Timeline

<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>	<u>Phase IV</u>
Fall '06-Summer '07	Summer-Fall 2007	Fall 2007	Winter 2008 & beyond
<ul style="list-style-type: none"> <li>■ data gathering</li> <li>■ existing conditions analysis</li> <li>■ interviews</li> <li>■ campus tours</li> <li>■ <b>Community participation</b></li> </ul>	<ul style="list-style-type: none"> <li>■ alternative campus plan concepts</li> </ul>	<ul style="list-style-type: none"> <li>■ preferred concept site plan</li> </ul>	<ul style="list-style-type: none"> <li>■ detailed master planning</li> <li>■ design guidelines</li> <li>■ program &amp; design buildings</li> <li>■ schedules, costs</li> </ul>
			
			

# Existing Campus



### 3 Thematic Site Planning Strategies



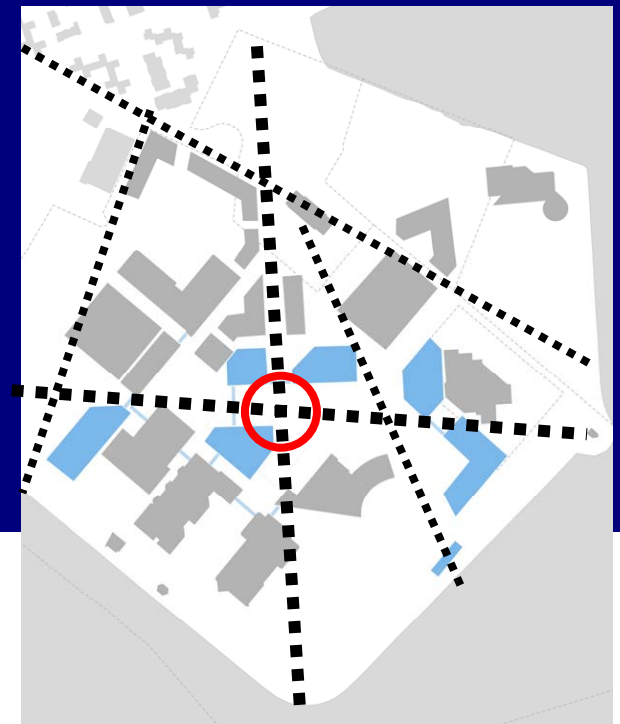
Reinforce the Core

1



Expand the Hub

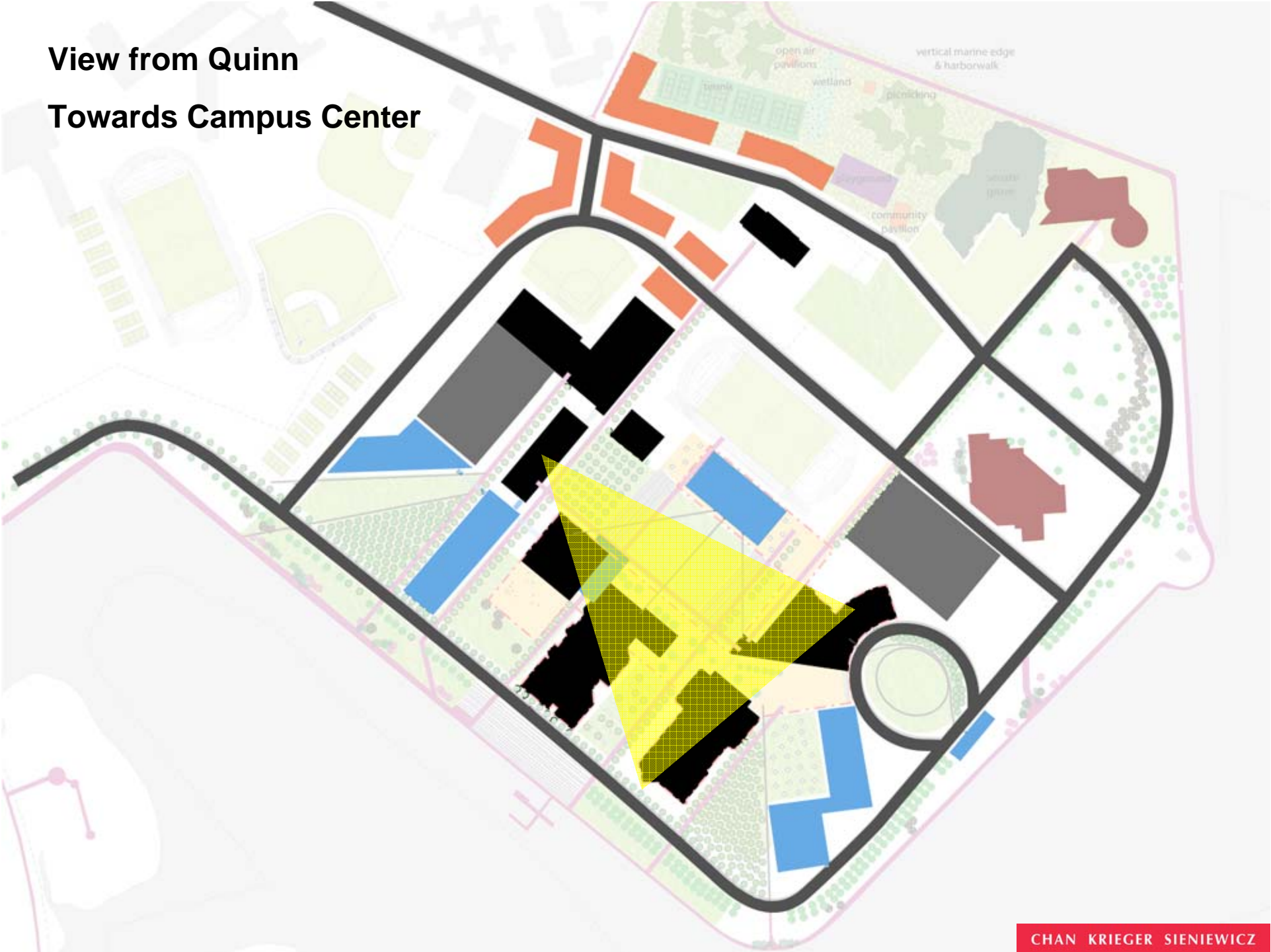
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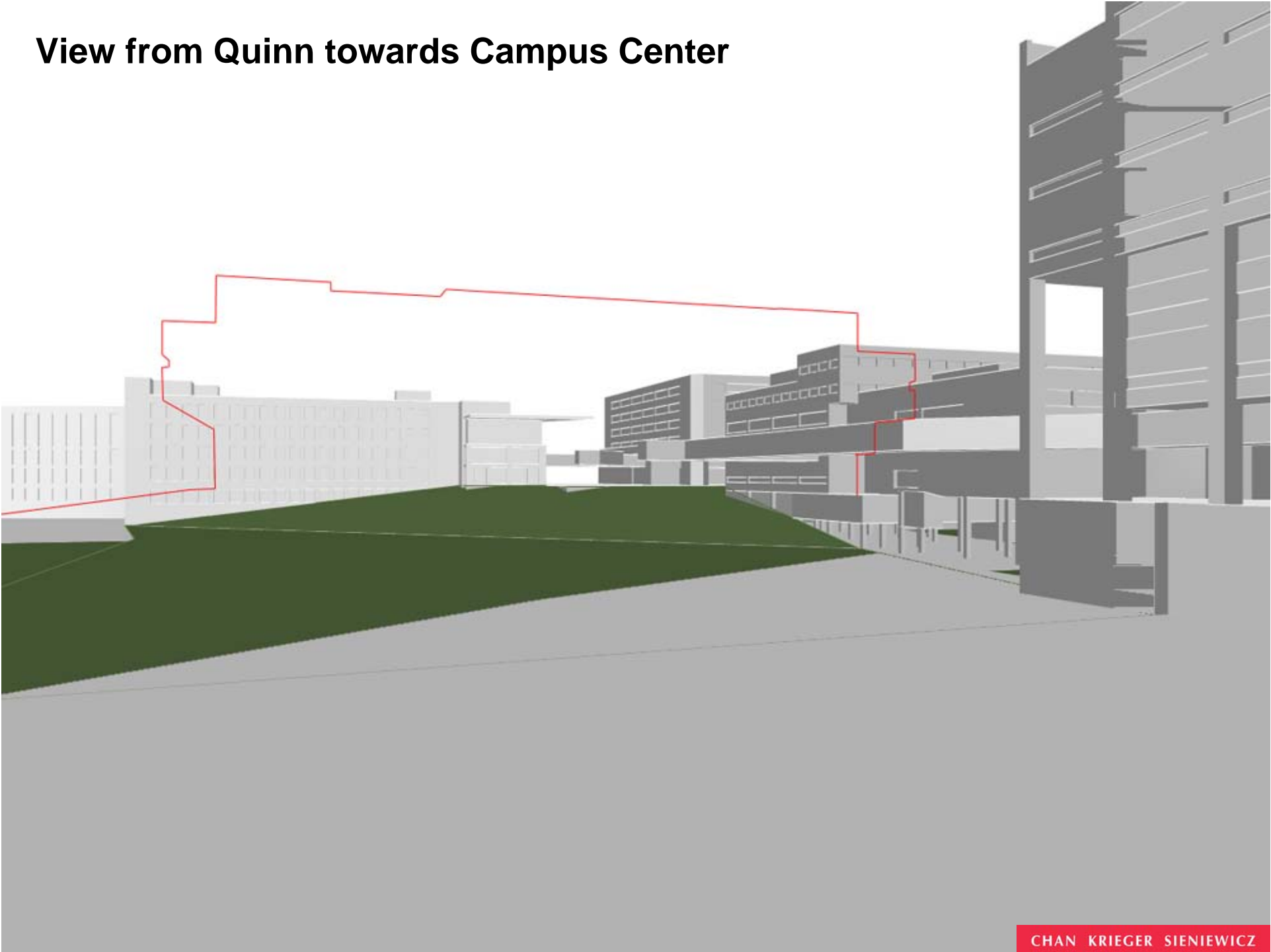
Improve Connections

3

**View from Quinn  
Towards Campus Center**



# View from Quinn towards Campus Center





# Community Outreach Process

- Conducted 31 workshops with campus community, elected officials and civic associations (4 more scheduled in March & April)
  
- Support for the following components was expressed:
  - Need for new academic buildings
  - More green, open space; preserve Harborwalk
  - Better integration with surrounding urban community and waterfront
  - Taking down plaza and Science Building
  - Reconfiguring road network
  - Placing garages on edges of campus
  - Locating housing near Mt. Vernon St.
  - Greater physical connection with institutional neighbors



# 25-Year Campus Master Plan



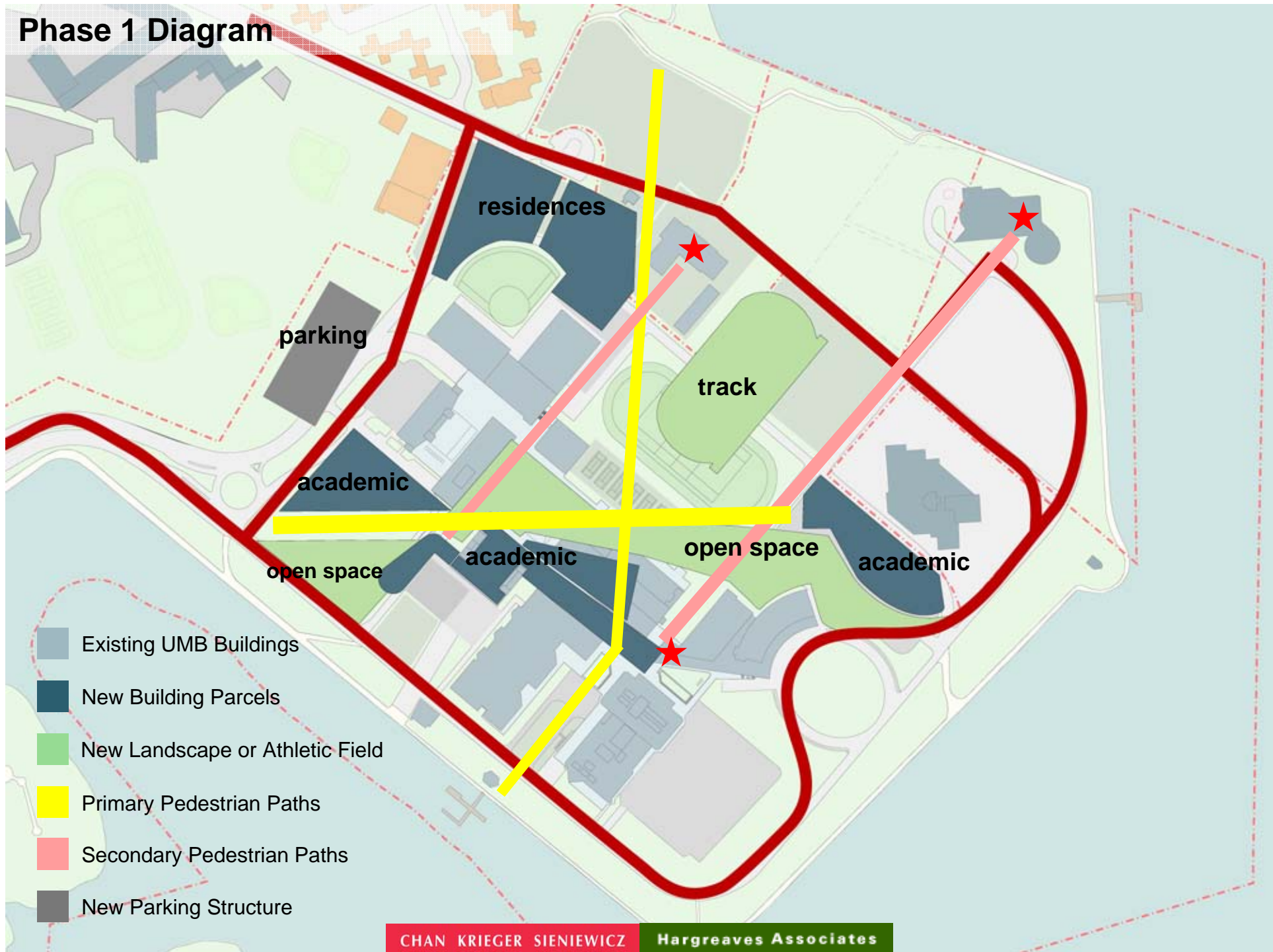


# Phases of Master Plan

(Preliminary)

<b>Phase I*</b> <b>(5-10 years)</b>	<b>Phase II</b> <b>(8 years)</b>	<b>Phase III</b> <b>(7 years)</b>
<ul style="list-style-type: none"> <li>■ New academic bldgs (600K GSF net increase)</li> <li>■ Housing (1,000 beds)</li> <li>■ Utilities relocation</li> <li>■ Structured parking</li> <li>■ Dismantle substructure</li> <li>■ Track Relocation</li> <li>■ Begin modifications to circulation &amp; open space</li> </ul> <p>* <b>Project sequencing determined by interdependencies</b></p>	<ul style="list-style-type: none"> <li>■ Rehab/construction of academic &amp; athletic facilities</li> <li>■ Housing (1,000 beds)</li> <li>■ Structured parking</li> <li>■ Continue modifications to circulation &amp; open space</li> </ul>	<ul style="list-style-type: none"> <li>■ Rehab/construction of academic &amp; athletic facilities</li> <li>■ Modifications to open space</li> </ul>

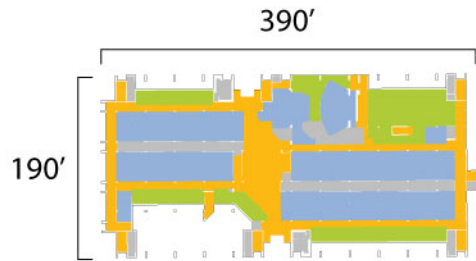
# Phase 1 Diagram



# Phase 1 Implementation

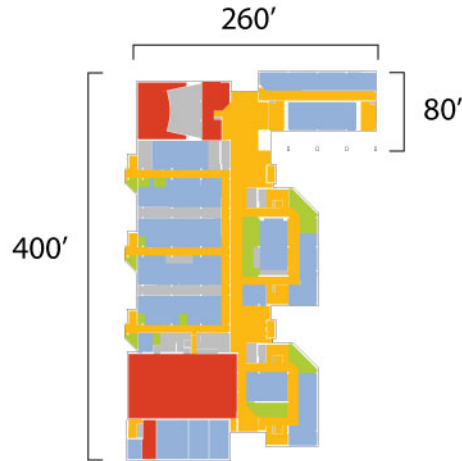


# Academic Building Plan Comparison



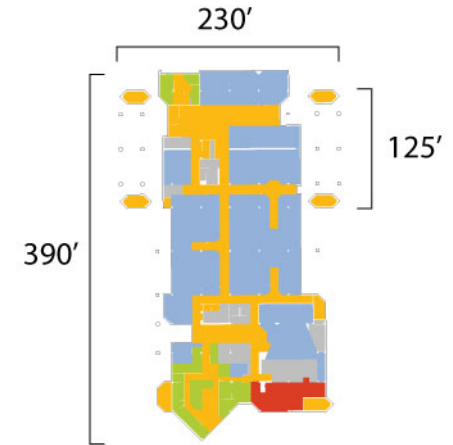
## Science Building

- 71,000 GSF/FL avg
- 4 Floors
- 297,000 GSF



## McCormack Building

- 73,000 GSF/FL avg
- 4 Floors
- 288,000 GSF

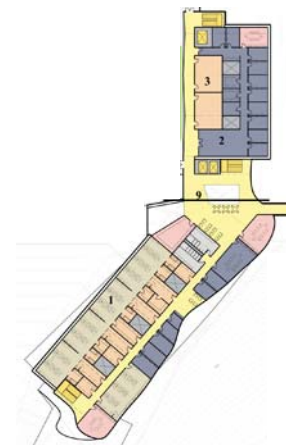
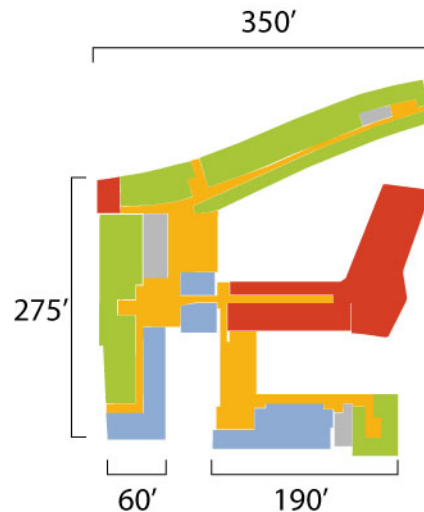


## Wheatley Building

- 64,000 GSF/FL avg
- 4-6 Floors
- 286,000 GSF

## York Univ Business Schl

- 65,000 GSF/FL avg
- 4 Floors
- 260,000 GSF



## Brandeis Science

- 65,000 GSF/FL avg
- 3 Floors
- 186,000 GSF

# 25-Year Aerial View





# Guiding Principles

- Pursuit of urban mission
- Re-conceptualize student space
- Integration with natural surroundings and neighboring community
- Sustainability and environmental priority
- Integration of space functions
- Strengthening of multi-modal transportation
- Account for future growth and development