

**UMass Boston Renewal: Fidelity to Urban Mission
Meeting Notes (DRAFT)**

Sub-committee: Master Plan (MP) Subcommittee (MPS)

Date/Time of Meeting: April 12, 2007; 3:00-5:00pm

Location: Campus Center, UL211

Co-chairs: Ellen O'Connor & Gordon Wallace

Notetaker: Sue Wolfson

Attendees: Ellen O'Connor, G. Wallace (P/T), Kristy Alster, John Benson, Larry Chan, Diane D'Arrigo, Patrick Day, Peter Langer, Daryl Ford, Jennifer Brown, Sue Wolfson, David Gamble, Michael Shiaris, Elsa Auerbach (P/T), Frank Kittredge, Jason Pramas, Mike Williams, Andrew Watkins, Andrea Janzen, Dorothy Renaghan, Paul Tucker, Doug Farber, Peter McClure

Excused: Drew O'Brien, Nancy Stieber, Elsa Auerbach, Steve Crosby, Caroline Coscia, John Pearson, Pat Burns, Darryl Mayers, G. Siperstein

AGENDA ITEM	DISCUSSION/FINDINGS	DECISIONS	ACTION ITEMS
Summary of Internal UMB Interviews (Chan Krieger)	<ul style="list-style-type: none"> • Chan Krieger interviewed a representative cross-section of faculty, students, and staff on existing and historical issues, concerns, and future needs. The following themes emerged from the interviews. • Instructional space should be flexible and user-friendly. • Student life at UMB is severely lacking and needs to be addressed if UMB wants to attract and retain students. • There needs to be a greater sense of community on campus and space should be dedicated to accommodate this. • All energy on campus has been channeled into the Campus Center. Can this be offset by enlivening the Healey Library to create an anchor 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A

	<p>on the other side of the campus?</p> <ul style="list-style-type: none"> • Regarding student housing, there was some resistance to change expressed. It may diminish diversity of the student population. • Others thought that student housing adds to the total college experience and that it can transform the culture of the campus. • There is a concern that residence halls will be too expensive for some students and that the money to build and operate them will come from commuter students. • Accessibility issues need to be addressed to make it easier for persons with disabilities to move around campus. The Library's accessibility is particularly problematic. • Faculty, staff, and graduate students need more accommodating space for faculty, staff, and graduate students. • We should build green/sustainable facilities. • More buildings should have places to eat. 		
<p>Update on Facilities Condition Assessment (Chan Krieger)</p>	<ul style="list-style-type: none"> • Larry Chan presented a comprehensive approach for determining the cost-effectiveness of re-building UMB facilities vs. building new. Generally, Chan Krieger's analysis will factor in estimated repair costs for each campus building and compare them to the facility replacement costs. Their analysis is in the preliminary stages. 	<ul style="list-style-type: none"> • The University will need to set priorities for repairing and rebuilding its facilities –what is realistic for UMB to do in the short term and what will have to be addressed over a longer period of time. 	<ul style="list-style-type: none"> • N/A

	<ul style="list-style-type: none"> • Because the life-line systems of the campus (electrical, water, telecommunications, hazardous wastes, gas) are embedded in the substructure, the University will have to provide for the future routing and housing of these systems given the limited life of the substructure. • The capital needs of the University are impeding its ability to enhance its academic stature and reputation. 		
<p>Future Options for Rebuilding and Constructing Campus Facilities (Chan Krieger)</p>	<ul style="list-style-type: none"> • By demolishing the substructure, we can re-use space underneath buildings for academic use or parking. • Wheatley can be made more reasonable in dimension by creating an interior courtyard which would also add ambience to the building. • In terms of architectural style, what should the campus look like? What kind of materials will be used? There is an opportunity to create a collage of buildings that look differently but complement one another. • We can consider building an addition to buildings (i.e. between Wheatley and McCormack) that would create new social space. • It is an inefficient use of space to disperse parking facilities. A multi-story garage makes better use of space. The roof of a garage can be used for recreation and the ground level for retail or other activities with the goal of creating an urban asset. 	<ul style="list-style-type: none"> • N/A 	<ul style="list-style-type: none"> • N/A
<p>Options for Future Campus Orientation (Chan Krieger)</p>	<ul style="list-style-type: none"> • An integrative approach should be used for determining the placement 	<ul style="list-style-type: none"> • The Master Plan will need to be accomplished in phases in 	<ul style="list-style-type: none"> • N/A

	<p>of buildings, open space, and circulation.</p> <ul style="list-style-type: none">• Quads of open space can be distributed around campus or a more linear approach to open space can be employed.• By creating green, open space in the approach to the campus, we can become more friendly and welcoming toward the surrounding neighborhood.• A reconfiguration of the campus provides an opportunity for UMB to be more physically unified with the JFK Library and State Archives (i.e. tie the front entrance of the campus with the Library through an open space connection with buildings on the edges of the green space.• Another approach was presented where the campus was more integrated with the neighborhood and organized into functional sections – academics, government, arts, wellness, student village. Under this option, UMB would also share space with the JFK Library, Archives, BC High (athletic facilities). Mt. Vernon St. would be transformed through the establishment of commercial space and the Calf Pasture Pumping Station would be turned into a performing arts center which would benefit students and the community.• Residential housing and academic facilities can be located off campus, preserving open space for future use and development.	<p>order to minimize disruption to the campus and its operations. Reconstruction of the campus in stages will also allow the University to employ its financial resources in a more uniform manner.</p>	
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	<ul style="list-style-type: none">• We should look at the nature of students when we're planning future facilities (i.e. some immigrant students have expressed their displeasure with the Campus Center because of its size and design).• In response, the point was made that we should look at the best campus models and not necessarily make assumptions about what some students may want.• The question was asked, should we put the new academic building on the north side of campus?• By isolating the arts from the academic sector, we're limiting the exposure of many students to the arts. By locating arts facilities within the greater academic sphere, we can help stimulate an interest in the arts in students who would not otherwise have this opportunity if such facilities were disconnected from the main part of campus.• We should be deliberate in where we place student housing. Instead of in the middle of the campus as presented in one option, we may want to locate them closer to the water.• Given that the JFK Library is the least visited presidential library, how can UMB help enliven it through reconstruction and future development of the campus?• The foot traffic may not be enough to support large commercial enterprises on the Point.		
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	<ul style="list-style-type: none">• We should work with the MBTA to provide water transportation to UMB.• Can the University act as a main entry point to the Harbor Islands?		
Next Meeting – May 10, 2007; 8:30-10:30am; Campus Center 3545			