UMass Boston Master Plan Project Update

Annual Public Meeting in Accordance with MEPA Certificate
November 8, 2018
Purpose of This Meeting

In accordance with MEPA’s Certificate establishing a Special Review Procedure (SRP, issued June 2010, updated October 2014) for the 25-Year Campus Master Plan, UMass Boston is required to:

“Hold an annual public meeting to provide an update on progress of the Master Plan and to engage in a dialogue with constituents and stakeholders (i.e. local community and neighborhood groups, elected officials, environmental organizations, etc.) on changes to the physical campus.”
UMass Boston Campus in 1974
25-Year Campus Master Plan
Integrated Sciences Complex (2015)
HarborWalk (2015)
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HarborWalk Repairs (2018)

Deteriorated portion of HarborWalk at east edge of campus repaired October 2018
University Hall (2016)
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Monan Park (2016)
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Fox Point Dock Replacement (2016)
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Residence Hall

- Broke ground in 2016, opened in 2018
- Campus Gateway from Mt. Vernon Street
- West Building: 9 stories (similar height to Peninsula)
- East Building: 7 and 12 stories (7 stories similar height to Harbor Point)
- Ribbon Cutting Ceremony took place August 2018
Residence Hall

- 250,000 gross square feet, 1,077 student beds – mostly freshman
- Living-Learning and Dining Commons on ground floor
- Public-Private Partnership with Capstone Development and Provident
- Operated by Capstone on Campus Management along with UMass Boston Student Affairs Residential Life
Residence Hall Dining Commons

- 400-seat dining hall
- Open for 3 meals per day
- All-you-care-to-eat dining
- 7 different venues within dining hall
- Operated by Sodexo (UMass Boston Dining vendor)
Dunkin Donuts in Campus Center Atrium (2018)

- Campus Center Upper Level Atrium
- Opened early September 2018
- Open weekdays 7am-5pm
- Funded and operated through the Sodexo contract
Projects Under Construction
West Garage

- Opened September 2018
- 1,400 parking spaces on 8 levels

Work to complete includes:
- Elevators 3 and 4
- Configuring and activation of payment technology
- Electronic guidance signage (level open / full)
- Wayfinding signage
- Traffic signage
- Bicycle storage
- Crosswalks
- Solar Canopy
Garage Site Plan

- Garage
- Main Entry
- Main Exit
- Secondary Entry / Exit
- Ramp
- Elevator / Stair
Utility Corridor and Roadway Relocation (UCRR)

- UCRR construction largely complete, expected to finish in 2018
- Addressed campus perimeter landscape and transportation
- The final two-way roadway has bike lanes, sidewalks, and tree lawns
- Open spaces will be preserved for future campus uses such as new buildings
- Storm water management will include bio-retention areas that become part of the campus landscape and include native plantings
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Utility Corridor and Roadway Relocation Project
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Campus Center Lawn opened September 2018
Utility Corridor and Roadway Relocation Project
UCRR Trees

Approximately 600 new trees, remainder being planted this fall
Utility Corridor and Roadway Relocation (UCRR)

Final roadway configuration now in place
Utility Corridor and Roadway Relocation (UCRR)

Coming Soon: Beacons Walk
Utility Corridor and Roadway Relocation Project

Coming Soon: Beacons Walk Pedestrian Spine
Wheatley Exterior Ramp and Staircase Replacement

New ramp to Upper Level, stair to Plaza, bus shelter, lighting
Fence installed around 3 buildings that comprise the historic Calf Pasture Pump Station
Additional Ongoing and Upcoming Projects

• Clark Building Envelope (brick, windows, roof)

• Elevator Replacements (14 elevators in 5 original buildings)

• Wheatley Emergency Generator Replacement

• Repair of Service and Supply Building Loading Dock

• Interim Substructure Stabilization

• Critical repair and deferred maintenance projects (doors, HVAC, plumbing, electrical, etc.) over next five years
Departments and functions began moving out of the Science Center with the opening of the Integrated Sciences Complex and University Hall.
Vacating the Science Center

- A number of departments, programs, faculty and staff currently remain in the Science Center

- The university is designing renovations in original campus buildings, to relocate the occupants and functions to enable the Science Center’s demolition

- Construction anticipated to begin in December, with work occurring within buildings

- The university’s goal is to vacate the Science by summer 2019
Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project

- Scope includes vacating the Science Center, then demolition of Science Center, Plaza, Pool

- Circulation to remain at plaza and catwalk levels between buildings
Substructure, Science Center, Pool Demolition and Quadrangle Development (SDQD) Project

1. Science Center Programs to be relocated into existing buildings
2. Science Center, Pool, Garage & portions of the Plaza must be demolished
3. McCormack & Wheatley Substructure deterioration requires repair, with possible re-use of parking
4. Need to provide on-campus parking, eliminate satellite parking shuttle & enable Bayside development
5. A better Campus focal point and gathering space is desirable
6. Replacement of catwalks is critical
Bayside Development

• Bayside property outside of the scope of the Campus Master Plan
• Bayside building demolished in 2016
• Bayside site remains campus parking for near team
• UMBA working with real estate advisor Newmark Knight and Frank
• Call for offers issued to potential developers in April 2018
• Announcement of development partner anticipated in 2018
• Development concepts will include community input through a separate process