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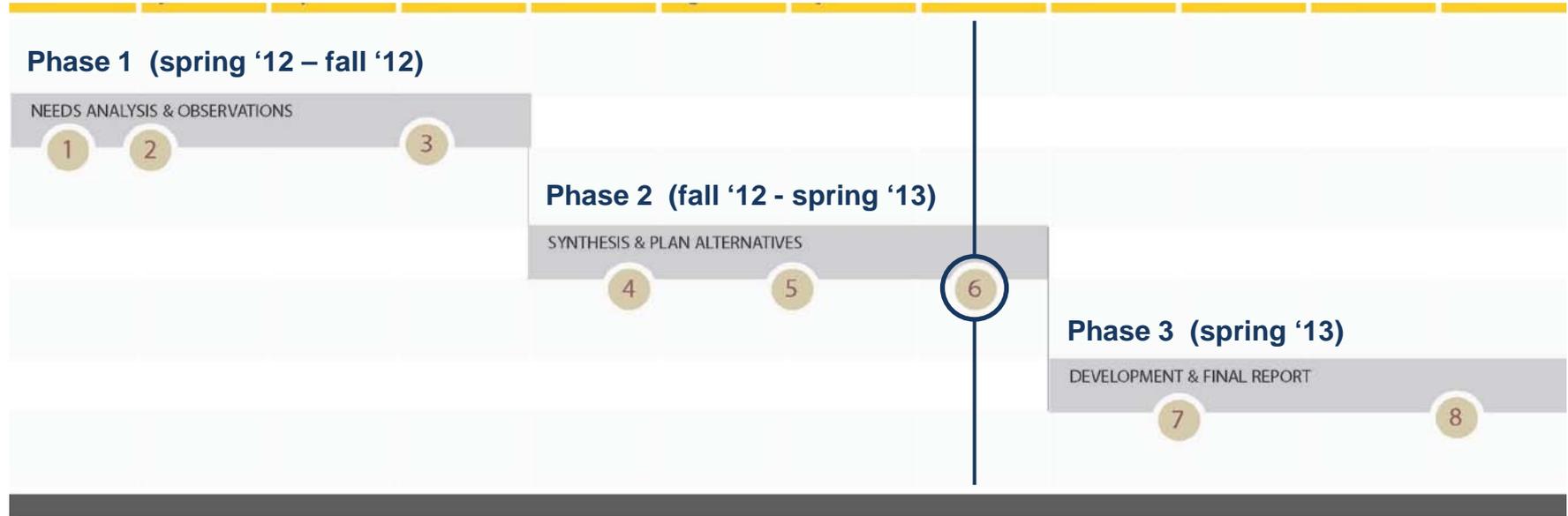


St. Mary's College of Maryland  
at Historic St. Mary's City



Phase 2 Concept Alternatives – B&G Meeting February 8, 2013

# Schedule



- Workshop/Presentation
- Master Plan Phase

## WORKSHOPS/PRESENTATIONS:

- 1 Kick Off and Campus Tour
- 2 On-Site Data Gathering and Verification
- 3 Planning Committee Workshop (Baltimore)
- 4 Planning Committee Workshop
- 5 Planning Committee Workshop
- 6 College Community Presentation (2-Day)
- 7 Planning Committee Workshop
- 8 College Community Presentation

# Objectives and Assumptions

## Objectives

- Evaluate alternative facility improvement plans
- Evaluate alternative campus development plans
- Use as a tool to seek input on preferences

## Planning Assumptions

- Student enrollment is to remain steady
- The College does not anticipate significant enrollment shifts from one department to another
- The College will continue to embrace emerging technologies and flexible classroom designs to enhance pedagogy
- The campus Master Plan should consider preserving key sites for future development should the need for new facilities arise in the future
- State capital funding will be sought to support facility improvements except for auxiliary projects such as residences and dining facilities



# Campus Development: 1901-1920



May Russell Lodge

Building Name	Year Built	Addition / Renov.
St. Mary's Hall (Auerbach Auditorium)	1906	1994
May Russell Lodge (Alumni Lodge)	1909	2006

# Campus Development: 1921-1940



Calvert Hall

Building Name	Year Built	Addition / Renov.
Calvert Hall	1924	1981/2005
White House	1928	1981
Admissions	1936	1986
Kent Hall	1940	1998

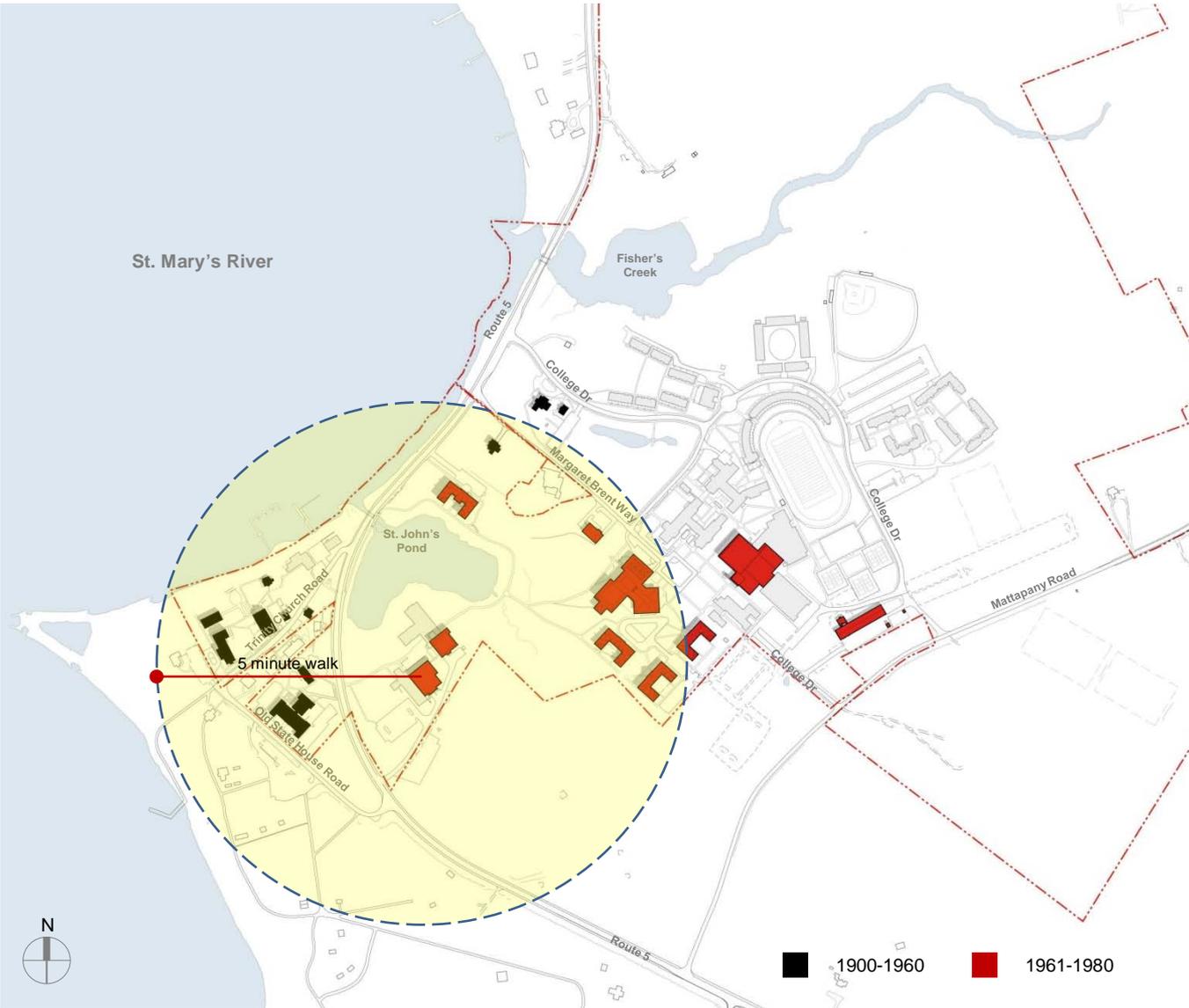
# Campus Development: 1941-1960



Margaret Brent Hall

Building Name	Year Built	Addition / Renov.
Cobb House	1948	1992
Margaret Brent Hall	1950	1996/2011
Anne Arundel Hall	1954	2012

# Campus Development: 1961-1980



Queen Anne Residence Hall

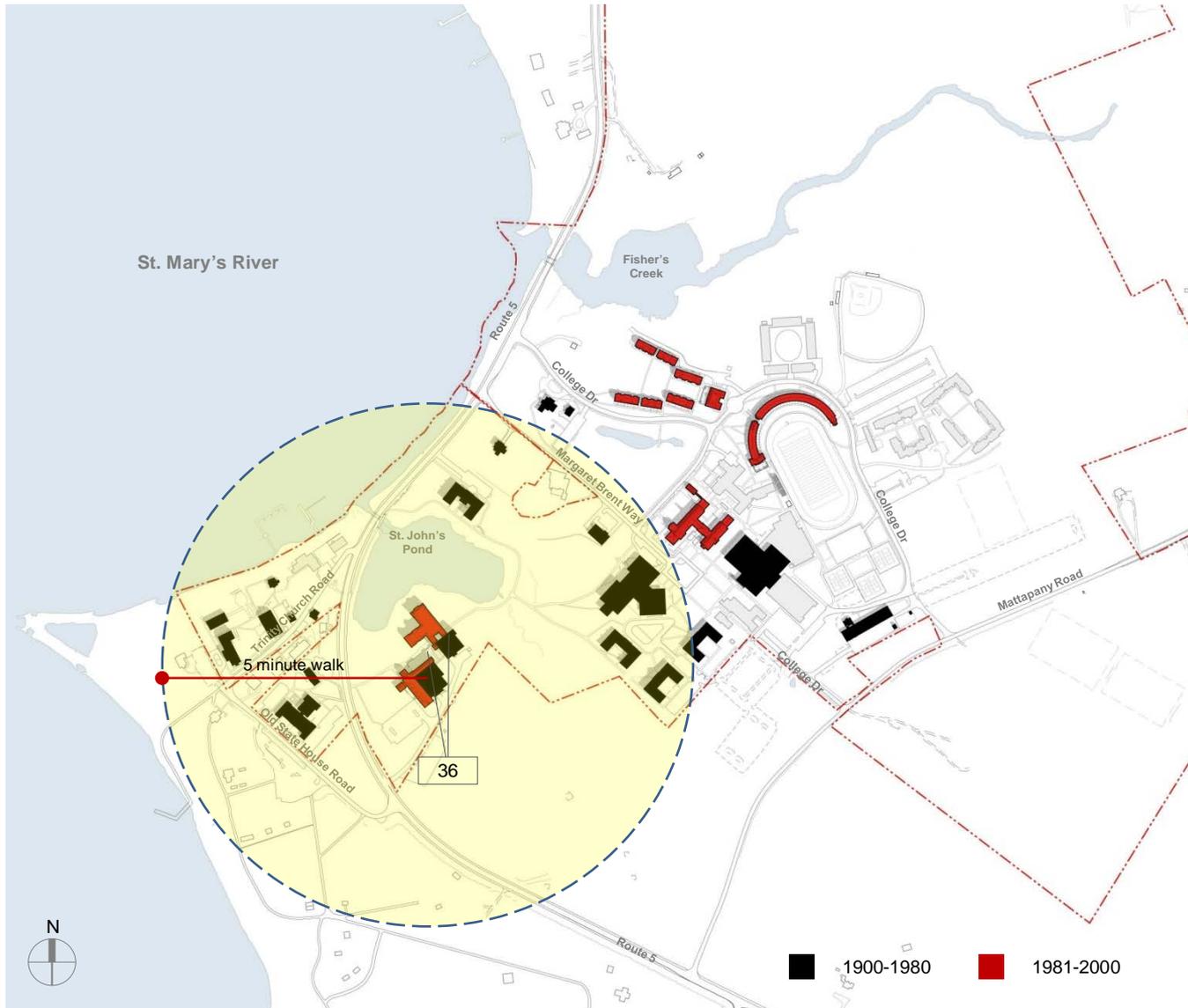
Building Name	Year Built	Addition / Renov.
Queen Anne	1965	1988
Safety/ Visitors	1965	1983
Campus Center	1966	2000
Library	1968	1990
Dorchester Hall	1968	1988
Maintenance	1968	1981
Somerset Hall (Michael P. O'Brien Athletics and Rec. Center)	1968	2005
Ethel Chance	1968	-
Caroline Hall	1970	1987
Prince George	1970	1987
Montgomery	1979	-

# Planning Principles (1988 Master Plan)

- Enhance and preserve the natural and historic environment.
- Be a “walking campus.”
- Encourage collegiality and interdisciplinary interaction
- Reflect the character and scale of a “tidewater village.”
- Accommodate 24-hour life and a range of uses.
- Enhance the natural environment through building renovation and new construction that have an intimate scale and character Smaller buildings.
- Site new buildings to strengthen the overall circulation system.



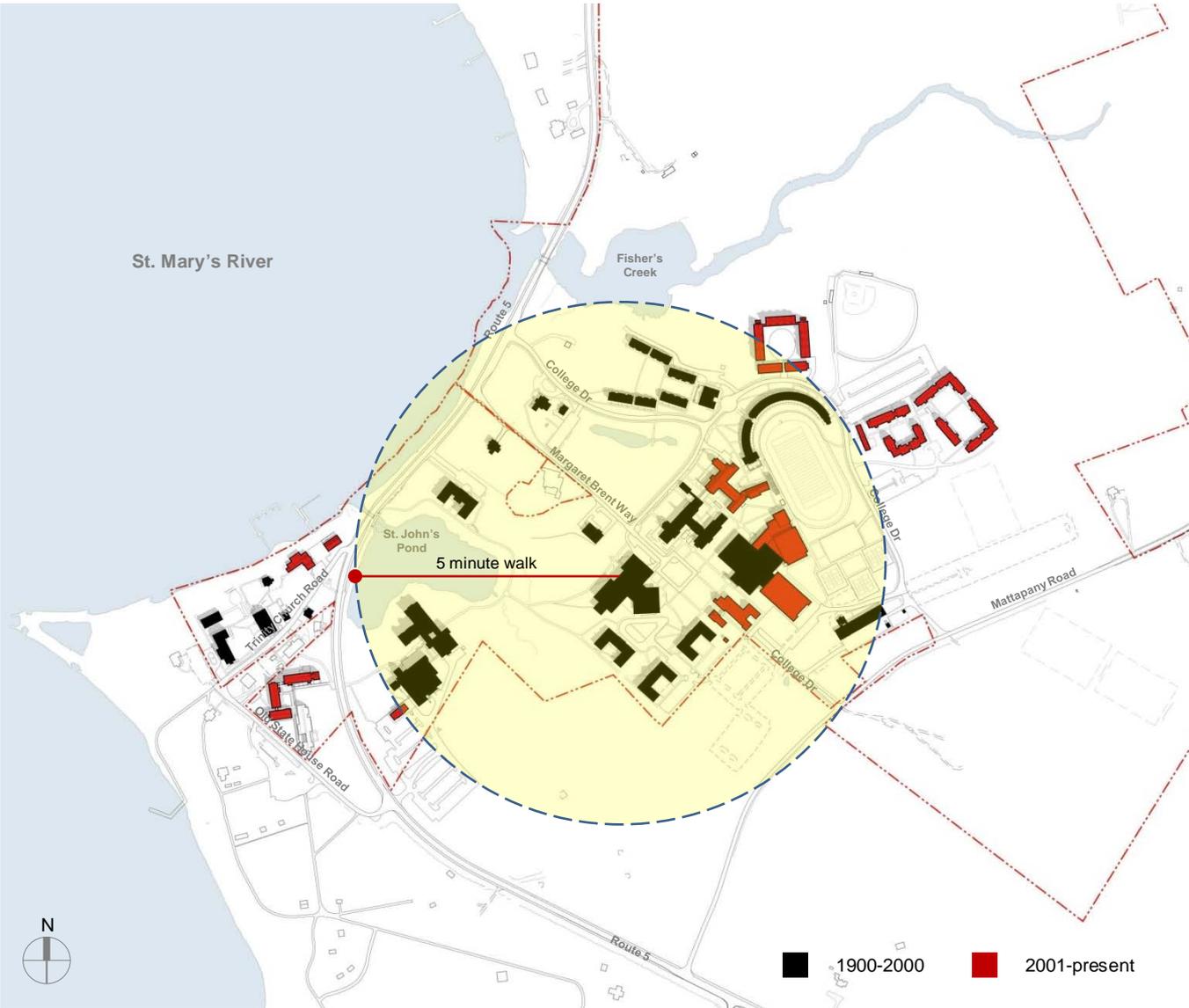
# Campus Development: 1981-2000



Schaefer Hall

Building Name	Year Built	Addition / Renov.
Townhouse Green Residences:	1987	-
• E.D. Harrington		
• G. Boone		
• H.L. Dodge		
• M.W. Dodge		
• A.B. Morsell		
• B. Trueschler		
Financial Aid	1992	-
Daughtery-Palmer Commons	1988	-
Schaefer Hall	1993	-
Townhouse Crescent	1994	-
Pavilion	1998	-
Campus Center Addition	2000	-
Library Addition	1990	-

# Campus Development: 2001-Present



Goodpaster Hall

Building Name	Year Built	Addition / Renov.
Lewis Quad Residences	2001	-
Waring Commons	2003	-
Goodpaster Hall	2008	-
Muldoon River Center	2008	-
Glendening Hall	2009	-
Michael P. O'Brien Athletics & Recreation Center Addition	2005	-
New Anne Arundel Hall	2012	-
Margaret Brent Hall Relocation	2011	-

# Building Renewal and Transformation



Original Campus Center (Charles Hall)



Original Library



# Summary of Key Academic Facility Needs

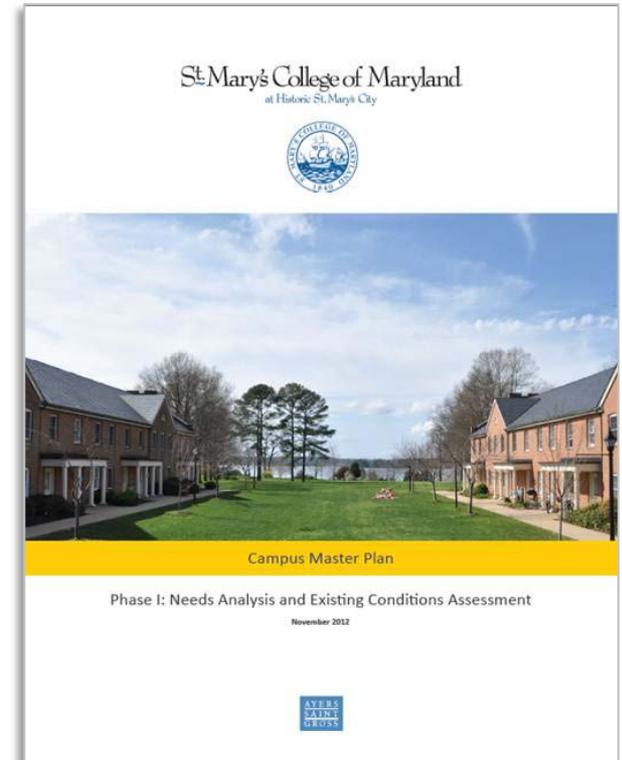
The Anne Arundel Hall project will address key needs of departments in Kent Hall and ILC.

## Visual and Performing Arts:

- Space needs for art and art history, music, and theater, film and media studies is college's highest priority.
- An auditorium to support lectures, music, and other campus events is highly needed. State funding will limit the size of the auditorium to about 700 seats.
- The Bruce Davis Theater will remain as the primary performance venue for theatrical productions.

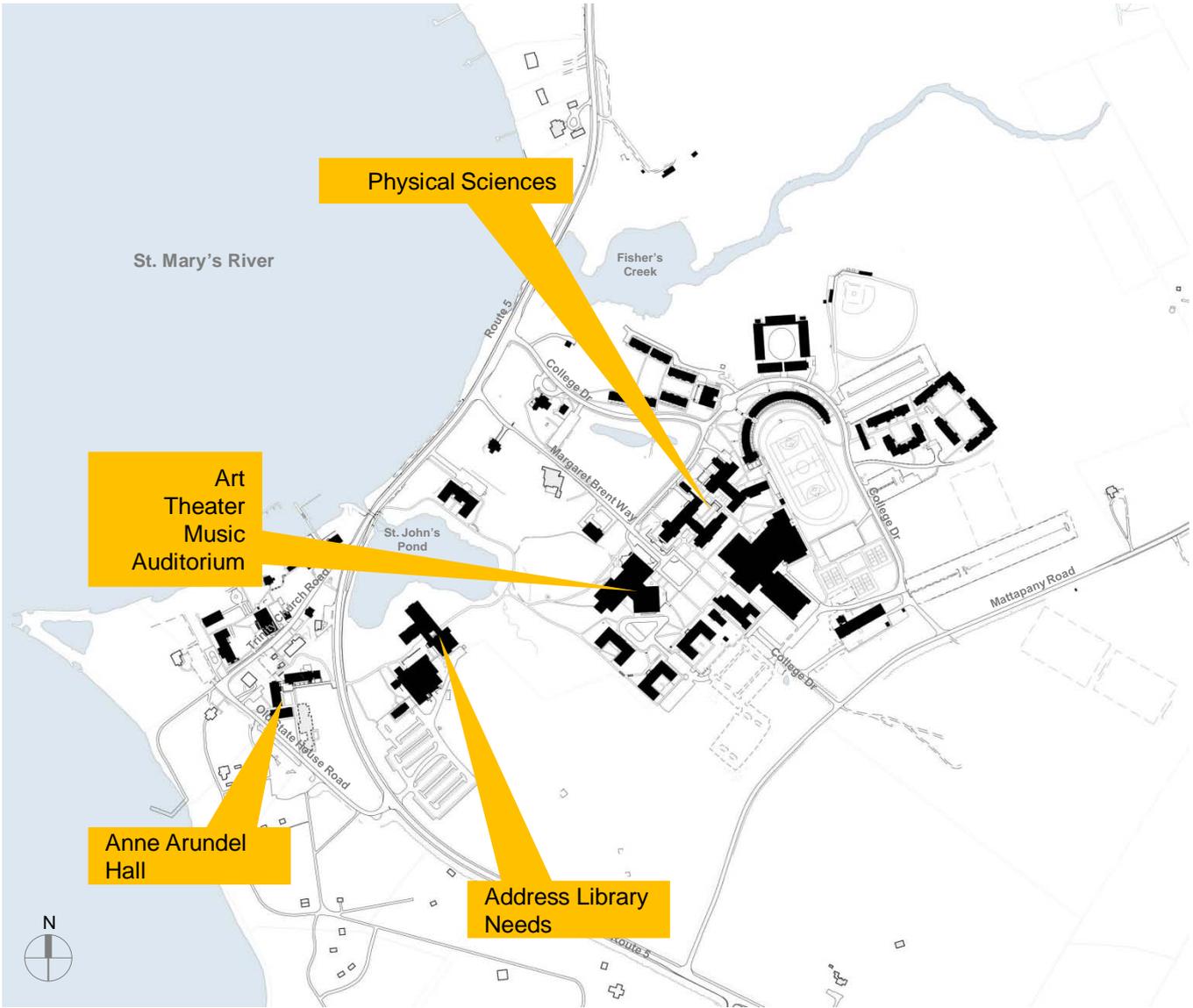
Physical Sciences: Additional space is needed to support current enrollments in the sciences.

The library is appropriately sized – but needs space reorganized. Additional study space is desired in the north campus.

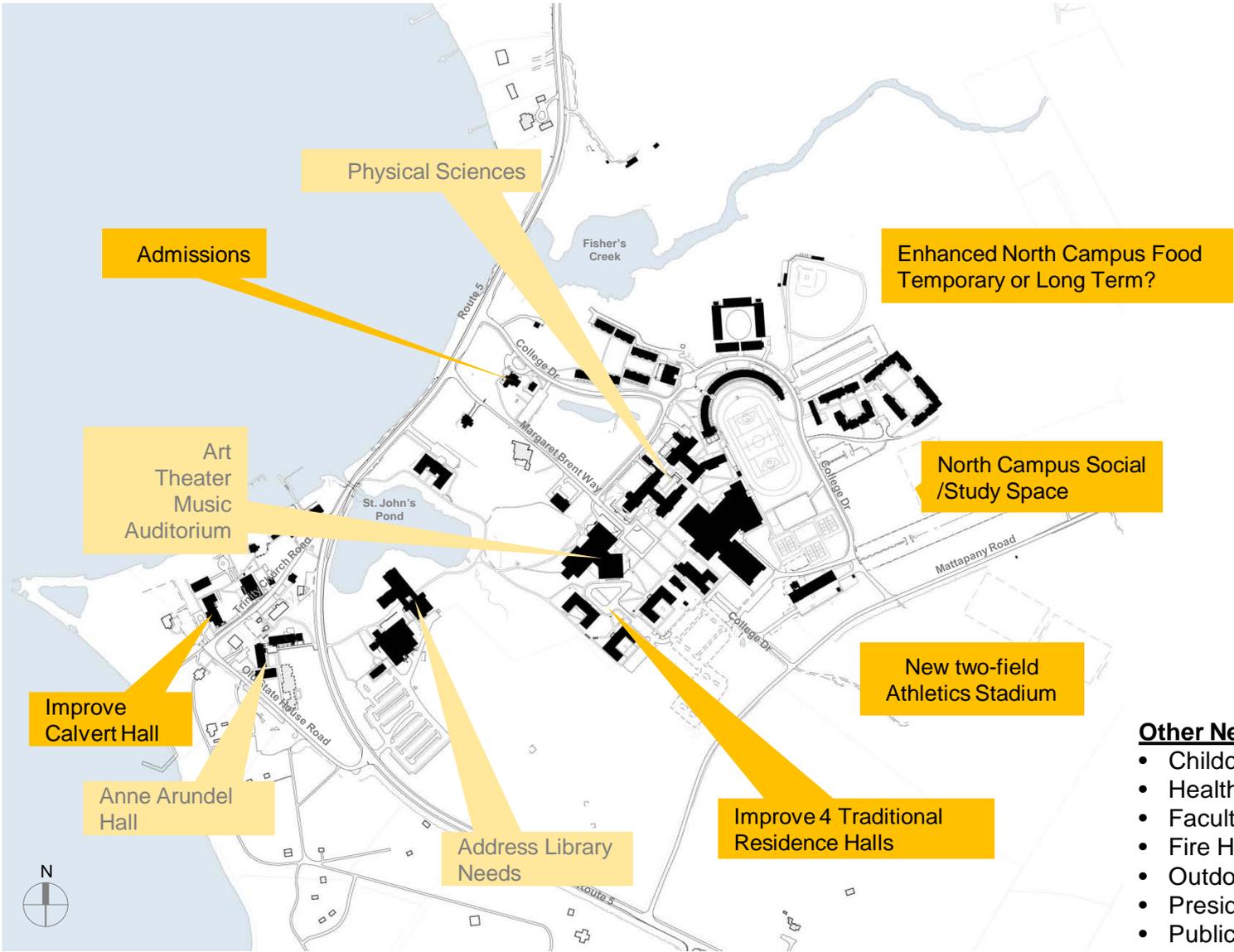


Phase I Needs Analysis and Existing Conditions Assessment:  
[www.smcm.edu/facilities/PhaseIMasterPlanningReports.html](http://www.smcm.edu/facilities/PhaseIMasterPlanningReports.html)

# Summary of Key Academic Facility Needs



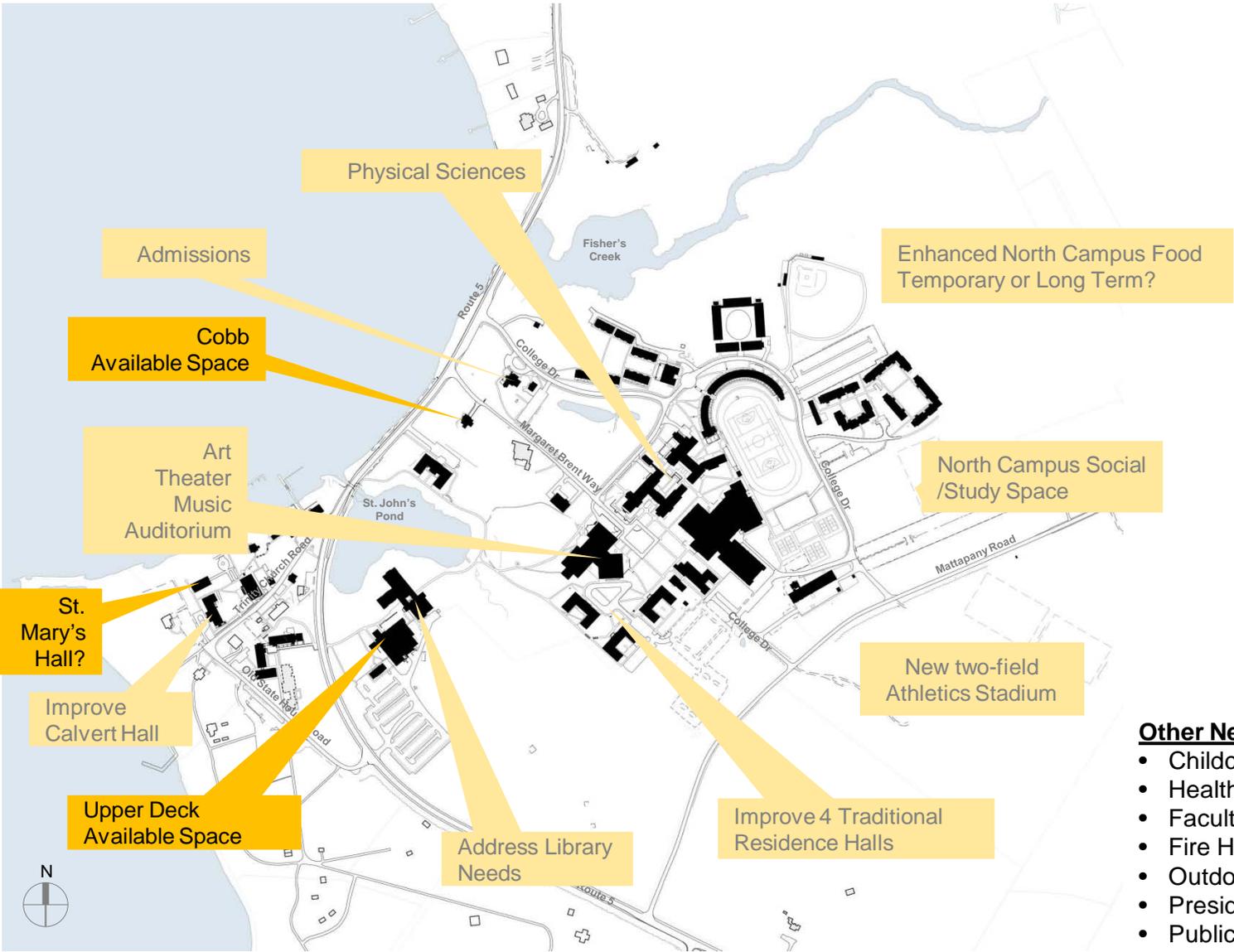
# Summary of Key Non Academic Facility Needs



**Other Needs**

- Childcare
- Health and Counseling Services
- Faculty Staff Housing
- Fire House/Rescue Squad
- Outdoor Commons
- President's Residence
- Public Safety
- Physical Plant / Grounds

# Summary of Available Space



**Other Needs**

- Childcare
- Health and Counseling Services
- Faculty Staff Housing
- Fire House/Rescue Squad
- Outdoor Commons
- President's Residence
- Public Safety
- Physical Plant / Grounds

# Program Alternatives

## Alternative 1

- Step 1: **New Academic Building** (Music and Auditorium)
- Step 2: **Renovate and expand Montgomery Hall** to accommodate additional space for Art & Art History and Theater, Film and Media Studies. Include space for Ed Studies and general study./social space
- Step 3: reallocate **Goodpaster space** (vacated Ed Studies) for the physical sciences

## Alternative 2

- Step 1: **New Academic Building** (Music, Art & Art History, and Auditorium)
- Step 2: **Renovate Montgomery Hall** to accommodate additional space for Theater, Film and Media Studies. Include space for Ed Studies and general study./social space
- Step 3: reallocate **Goodpaster space** (vacated Ed Studies) for the physical sciences

## Alternative 3

- Step 1: **New Academic Building** (Music, Ed Studies, and Auditorium)
- Step 2: **Renovate Montgomery Hall** to accommodate the needs of Art & Art History and Theater, Film, and Media studies. Include space general study./social space
- Concurrent with Step 2: reallocate **Goodpaster space** (vacated Ed Studies) for the physical sciences

### Notes:

1. Adding an auditorium to Montgomery Hall was tested but does not fit physically on the site.
2. The auditorium is considered an academic building.
3. In all options music is paired with a new auditorium in order to:
  - a) take advantage of programmatic affinities and
  - b) provide surge space in Montgomery to be reallocated to other departments.

# Traditional Residence Hall Renewal Alternatives

<u>Current Renewal Program</u> : Incremental Improvements	\$650k/year Plant Budget
<u>Option 1</u> : Accelerate Current Renewal Program (includes air conditioning to Dorchester and QA)	\$6m bond funding <i>\$380k annual debt service</i>
<u>Option 2a</u> : Modest Upgrade <ul style="list-style-type: none"><li>Decompress to provide study and academic space</li><li>Construct new housing for displaced beds (80 beds)</li><li>Renovations limited to summer</li></ul>	\$13m bond funding <i>\$820k annual debt service</i>
<u>Option 2b</u> : Significant Upgrade <ul style="list-style-type: none"><li>More extensive decompression</li><li>New housing (180 beds)</li><li>Significant renovations</li></ul>	\$25m bond funding <i>\$1,570k annual debt service</i>
<u>Option 3</u> : Demolish one building <ul style="list-style-type: none"><li>Option 2a renewal plan</li><li>Construct new housing for displaced beds (245 beds)</li></ul>	\$25m bond funding <i>\$1,570k annual debt service</i>

## Notes:

1. Renovation to Calvert Hall requires construction of 65 beds to maintain capacity during the renovation.
2. Annual debt service shown above are in addition to current Plant Budget renewal spending

## Athletic Fields: Existing



### Issues

- 5 teams using one grass field strains resources and impedes athletic programming
- Grass fields are substandard for field hockey affecting recruiting and ability to schedule home matches
- An artificial “turf” field for field hockey and lacrosse is needed in addition to a grass competition field for soccer
- A new turf field will require supporting infrastructure to include seating, bathrooms, team rooms, and concessions.
- The existing stadium is among the site options for a new academic building, to include an auditorium

# Comparing Options



### Compact Approach:

Renew and infill the area around the north campus Quad



### Linear Development:

Strengthen linear axis; develop stadium field



### Cross Axis:

Address Mattapanay Road; reinforce connection to the water.



### Greenfield Approach:

Construct new facilities without displacing lower intensity uses

# Compact Approach: Renew and infill the area around the north campus Quad



Montgomery Hall

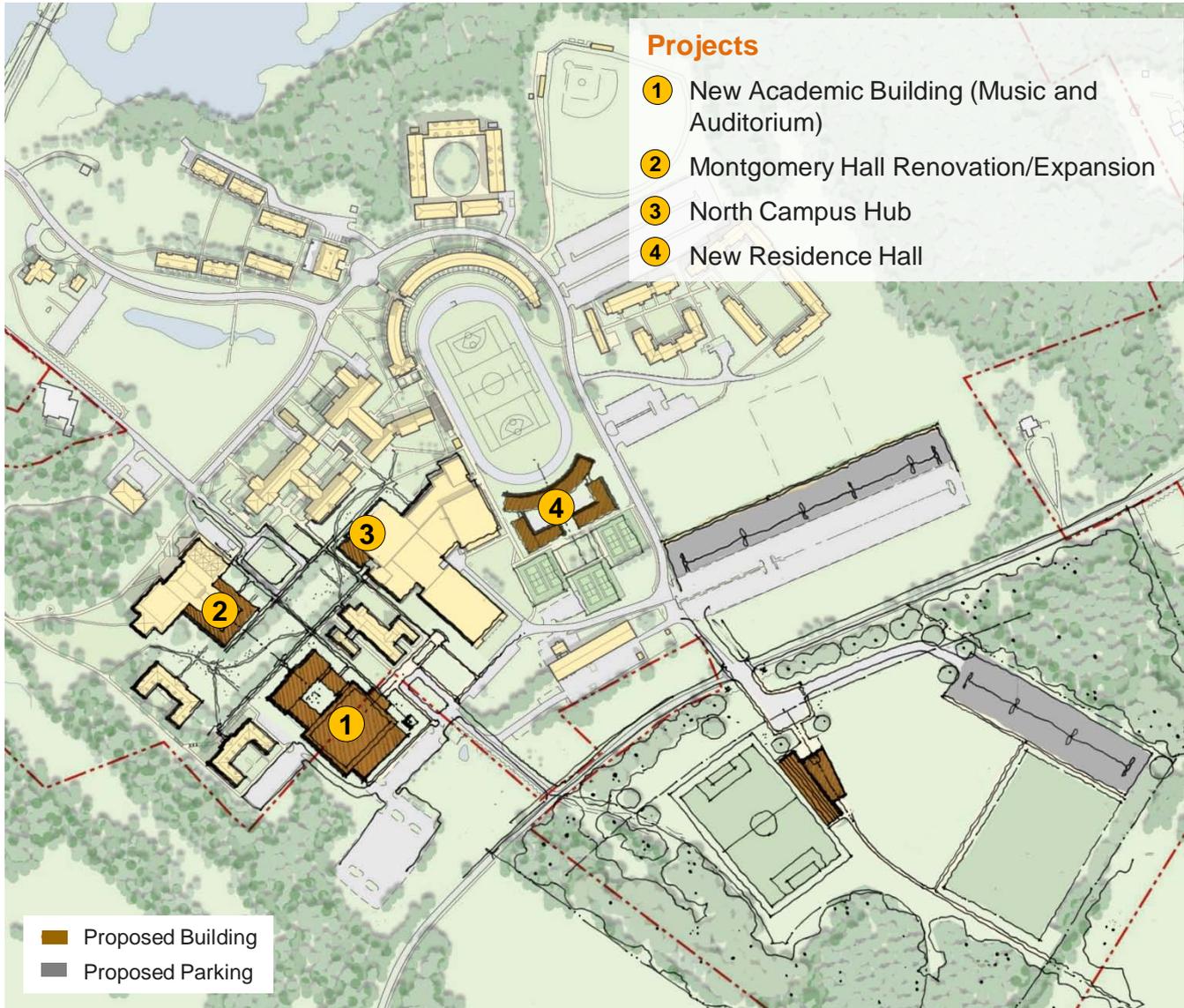


Dorchester Residence Hall



O'Brien ARC

## Compact Approach: Renew and infill the area around the north campus Quad



### Pros

- Compact Campus
- Renewal of the Core – coherent campus character
- Arts buildings are adjacent
- Auditorium has direct access to parking
- Only one new athletic field needed
- Opportunity to improve student housing

### Cons

- Cost to replace Caroline residence hall and parking
- Auditorium is on Historic St. Mary's City property
- Poor Scale at the east entrance
- Bifurcated athletic fields
- Lost opportunity to provide crescent residents community space
- Existing stadium remains a negative space for non-athletic use and is disruptive to pedestrian systems

# Linear Development: **Strengthen linear axis; develop stadium field**



Montgomery Hall

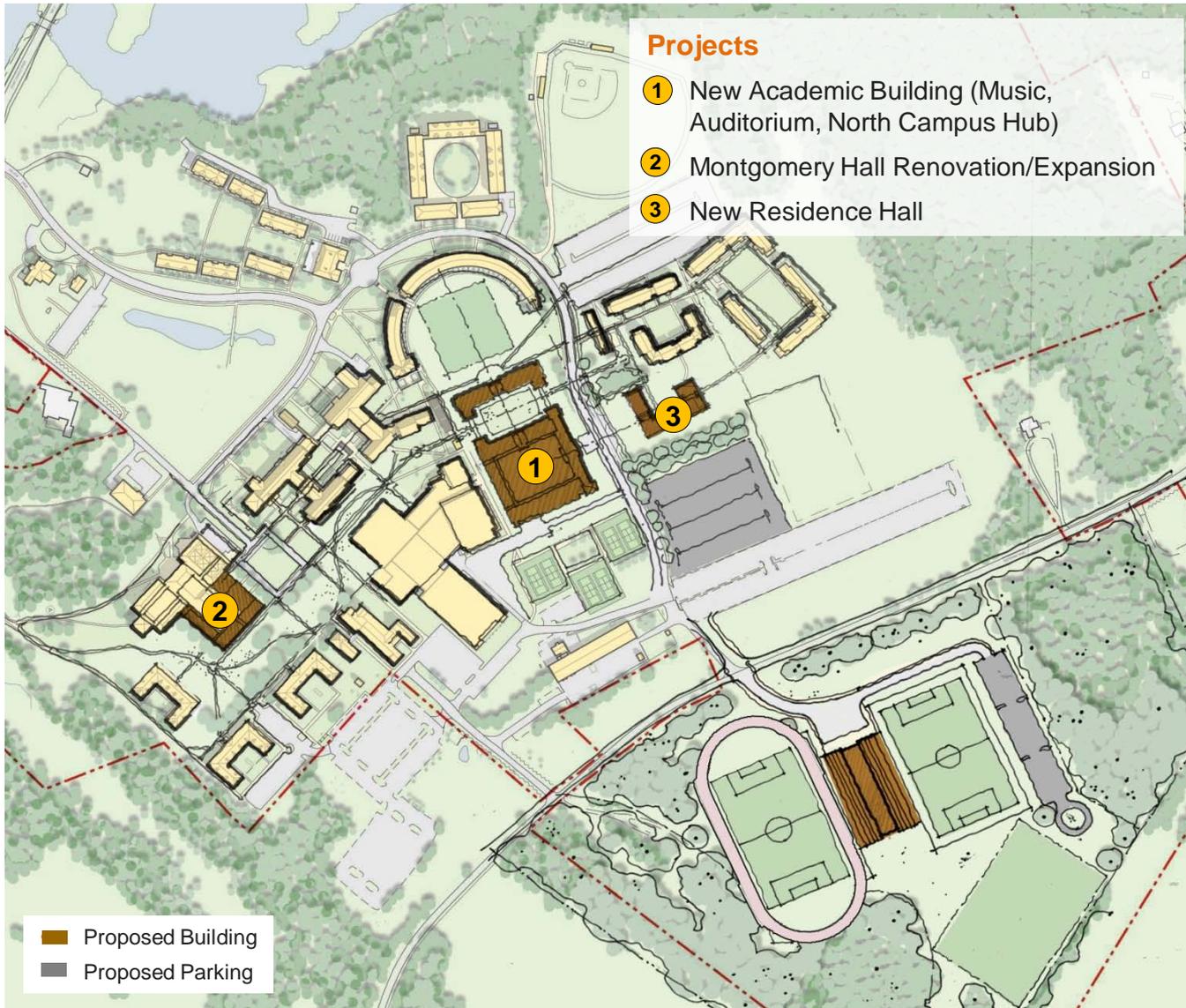


Waring Commons



Athletic Field

## Linear Development: Strengthen linear axis; develop stadium field



### Pros

- Waring Commons better integrated into campus
- Auditorium has direct access to parking
- Scale of the Auditorium is minimized by locating it next to O'Brien ARC
- Creates outdoor commons space for Townhouse Crescent
- Strengthens academic core
- Site could accommodate art and art history
- Cost – least expensive option

### Cons

- Art buildings are not adjacent
- Need to replace the athletic stadium (atmosphere)

**Cross Axis:** Address Mattapany Road; reinforce connection to the water

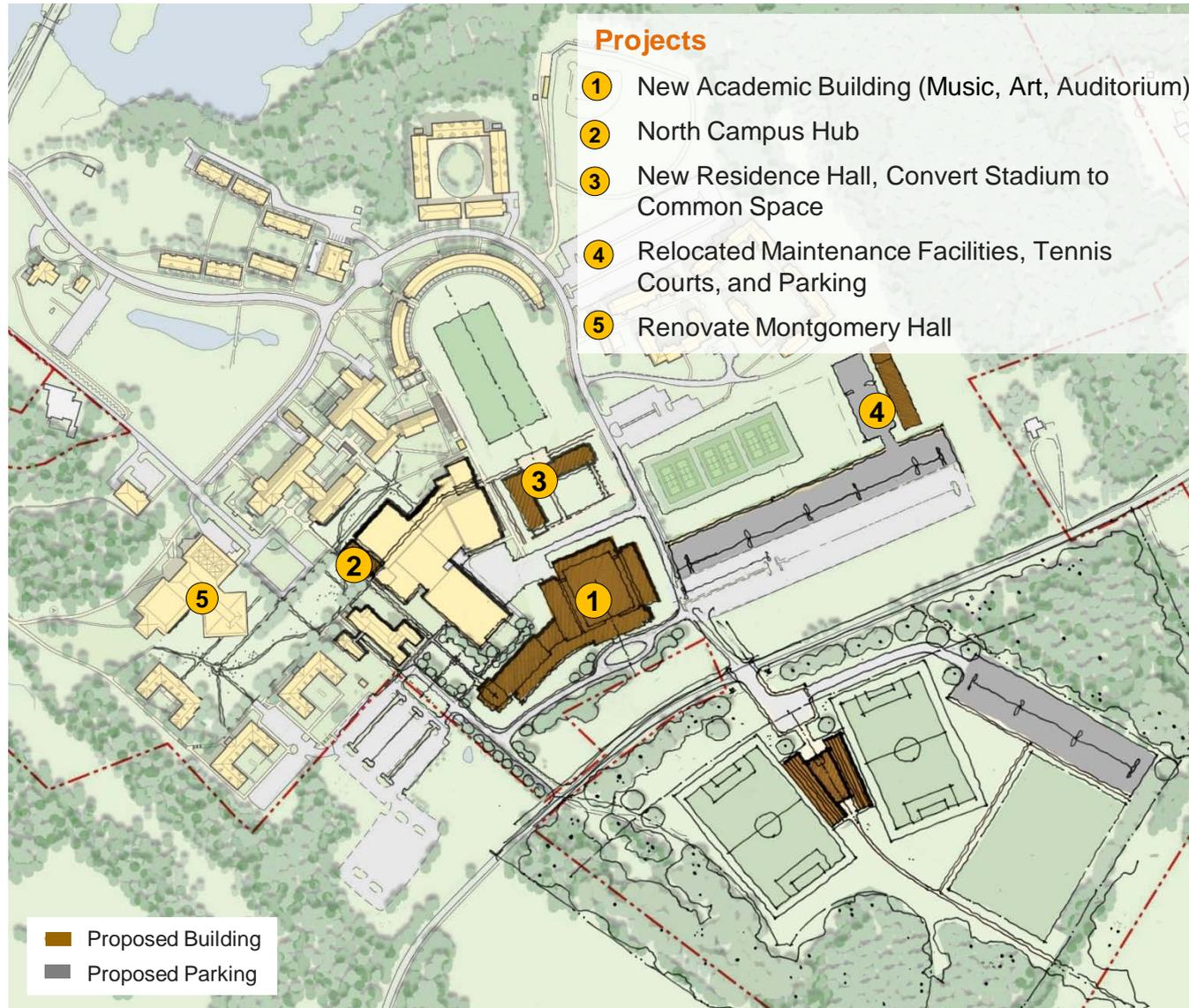


Mattapany Road



Axis to the water

## Cross Axis: Address Mattapan Road; reinforce connection to the water



### Pros

- New Academic Building will transform the Mattapan edge of campus
- Auditorium has direct access to parking
- New green space and improved drop off south of Glendening Hall

### Cons

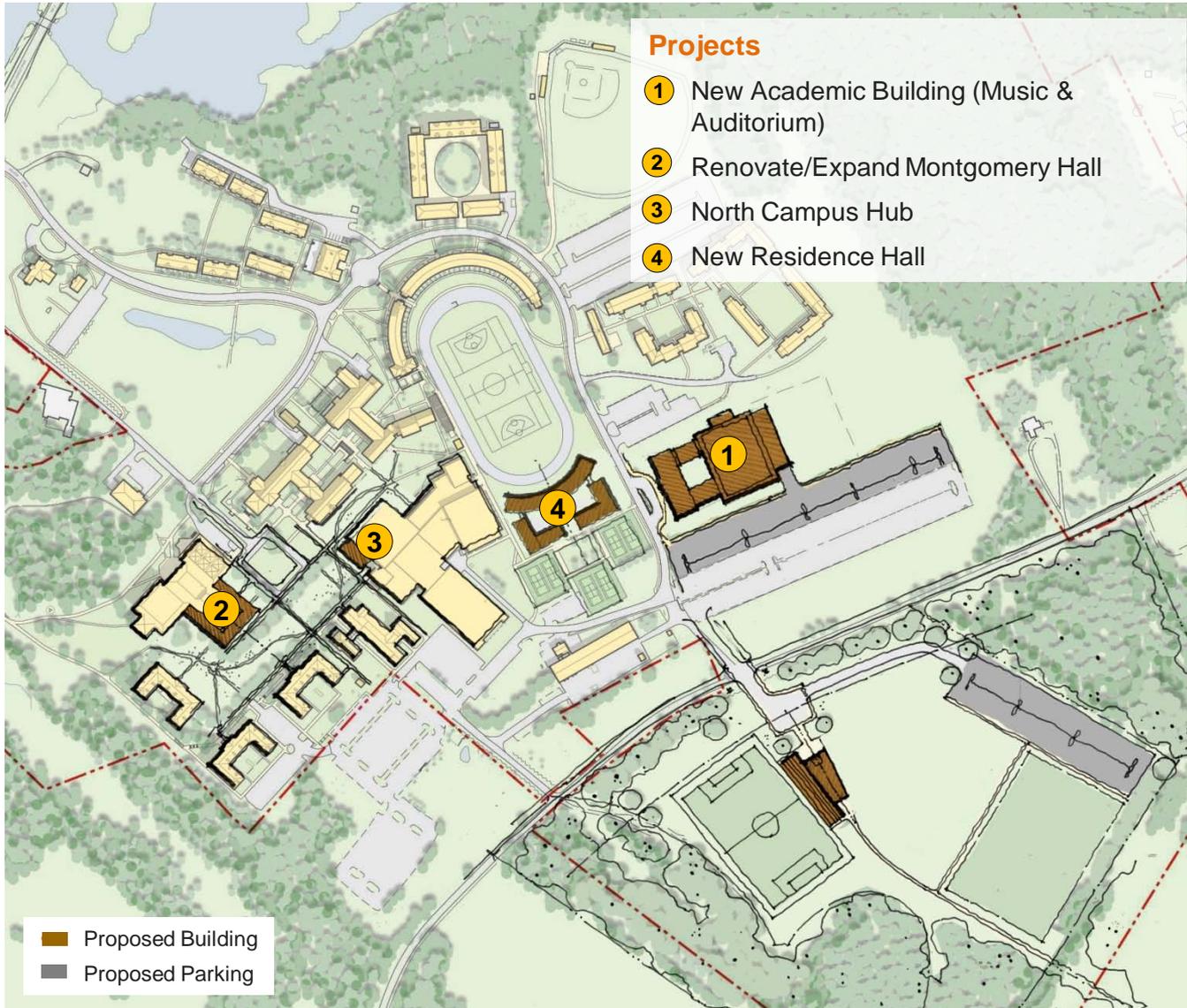
- Art buildings are not contiguous
- New academic space is disconnected from other academic space
- Replacement cost of Tennis Court, Physical Plant and Parking.
- Limited State support for athletic fields

**Greenfield Approach: Construct new facilities without displacing lower intensity uses**



Mattapan Road

# Greenfield Approach: Construct new facilities without displacing lower intensity uses



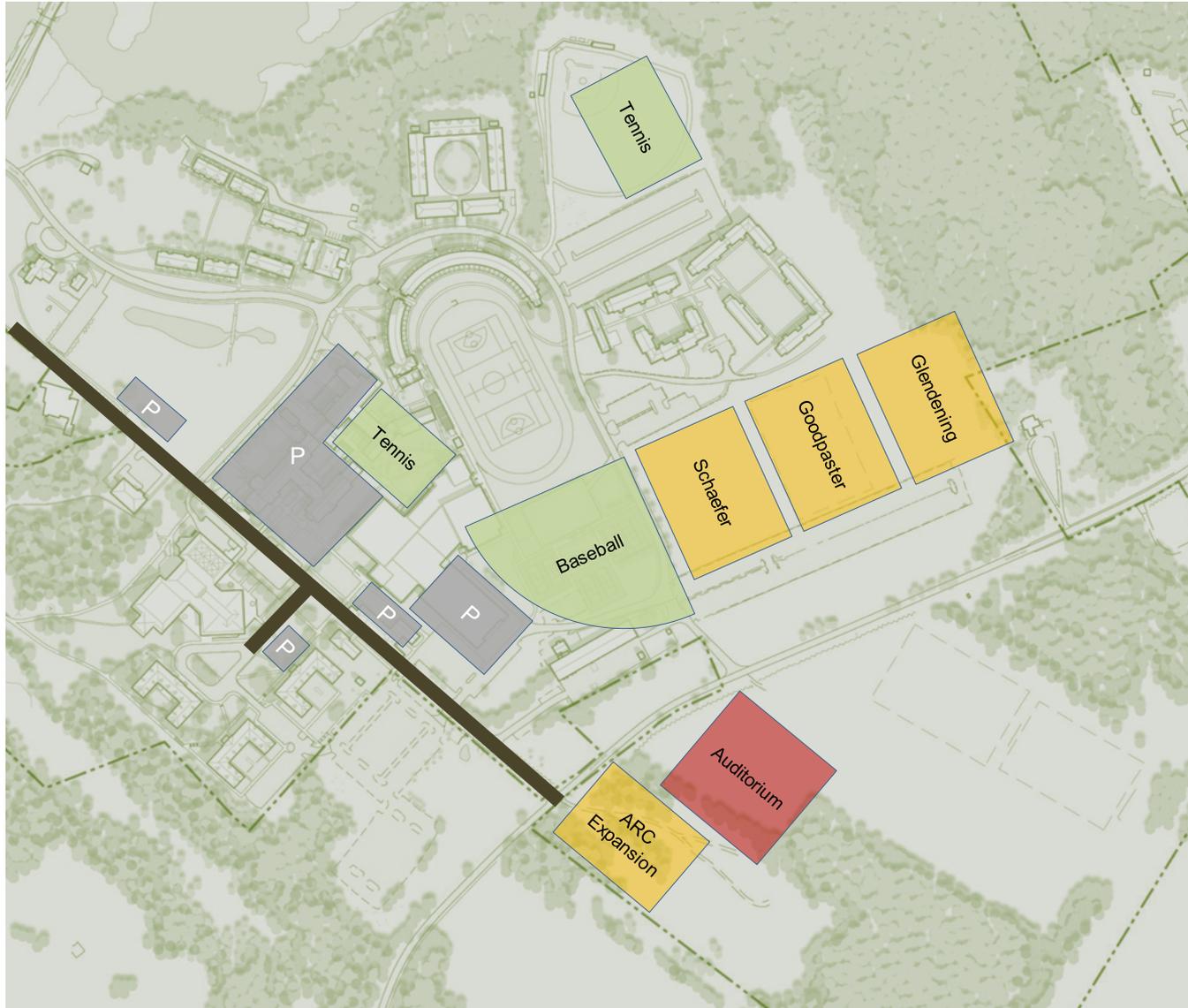
## Pros

- Construction of new buildings do not impact existing facilities
- Proximity to parking

## Cons

- Academic programs disconnected
- Walk time between classes too great
- Poor campus organization and circulation
- Lost opportunity to provide crescent residents community space

## What if: No Land-use Principles



### Displaced Facilities

- **Schaefer:**
  - Parking
  - County road
- **O'Brien ARC:**
  - Baseball field
  - Tennis courts
  - Parking
- **St. John's:**
  - College Drive
  - Parking
- **Goodpaster:**
  - Parking
- **Glendening:**
  - Parking
  - Water Tower

# Comparing Options



## Compact Approach:

Renew and infill the area around the north campus Quad



## Linear Development:

Strengthen linear axis; develop stadium field



## Cross Axis:

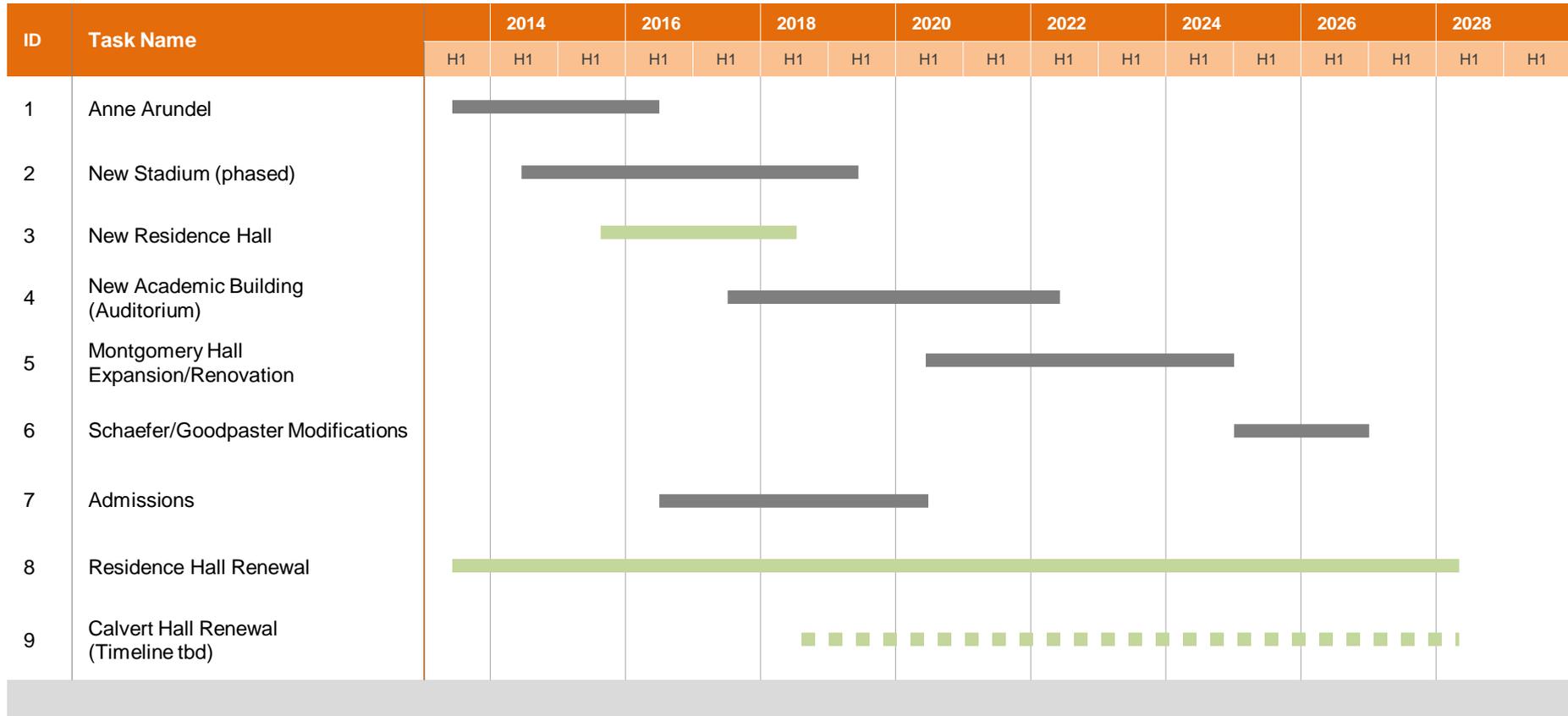
Address Mattapanay Road; reinforce connection to the water.



## Greenfield Approach:

Construct new facilities without displacing lower intensity uses

# Conceptual Implementation Timeline

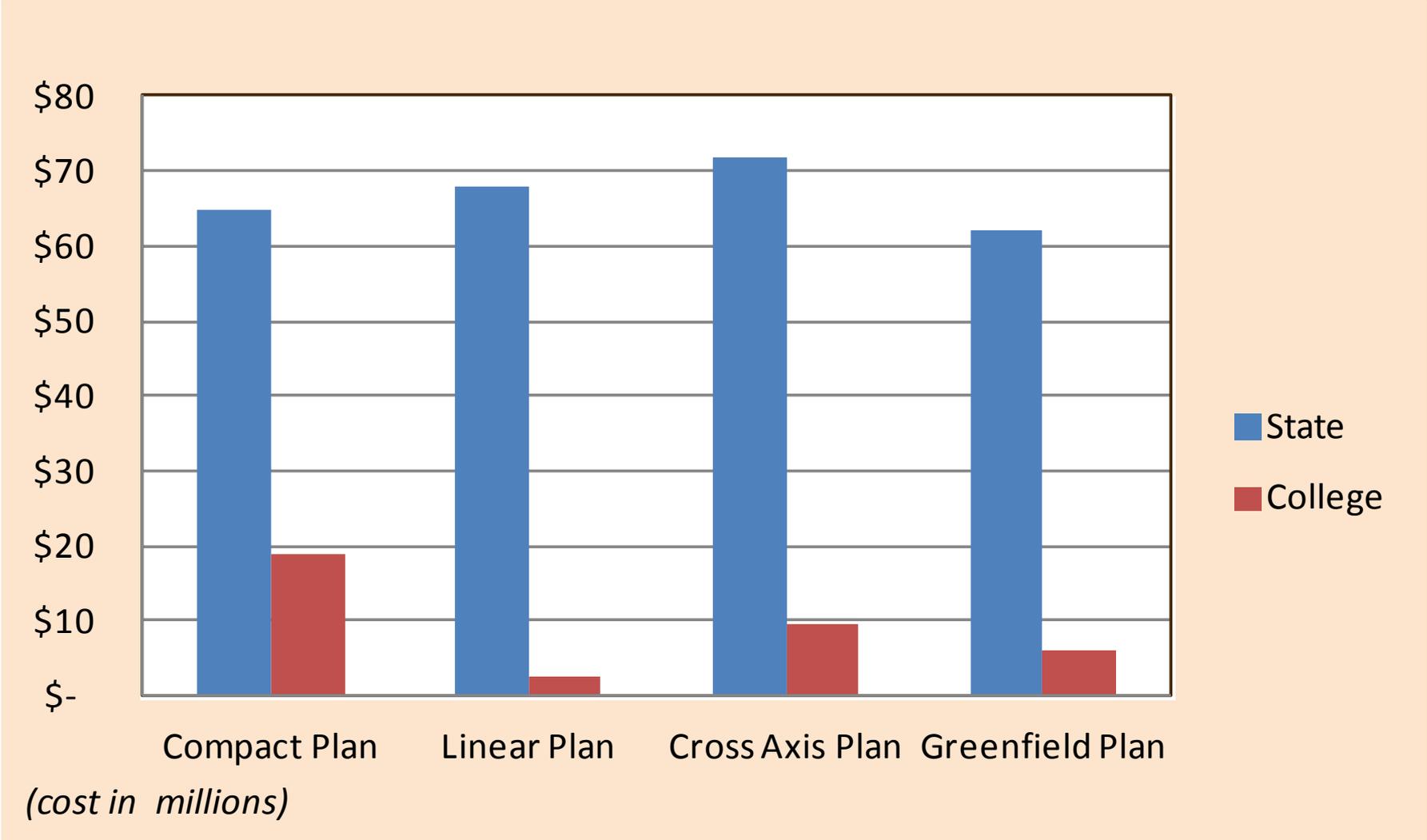


## Cost Comparison – New Academic Building Site Options

<i>(Costs in millions)</i>	State Funds	College Funds	Total Cost
<b>New Academic Building (Auditorium, Music, Ed. Studies)</b>	\$60.4		\$60.4
<b><u>Compact Plan - Caroline Hall Site</u></b>			
Caroline Hall Replacement		\$13.0	\$13.0
Parking Replacement & Archaeology	\$3.0		\$3.0
Turf Field Stadium and Infrastructure (existing Stadium remains)	\$1.5	\$6.0	\$7.5
<b>Total Compact Plan</b>	<b>\$64.9</b>	<b>\$19.0</b>	<b>\$83.9</b>
<b><u>Linear Plan - Existing Stadium Site</u></b>			
Turf Field	\$3.0		\$3.0
Relocate Existing Grass Field Stadium and Infrastructure	\$4.5	\$2.5	\$7.0
<b>Total Linear Plan</b>	<b>\$67.9</b>	<b>\$2.5</b>	<b>\$70.4</b>
<b><u>Cross Axis Plan - Tennis and Maintenance Site</u></b>			
Tennis and Maintenance Replacement	\$10.0	\$1.0	\$11.0
Turf Field Stadium and Infrastructure	\$1.5	\$6.0	\$7.5
Relocate Existing Grass Field Stadium		\$2.5	\$2.5
<b>Total Cross Axis Plan</b>	<b>\$71.9</b>	<b>\$9.5</b>	<b>\$81.4</b>
<b><u>Greenfield Plan - Field between Waring Commons and Guam Parking</u></b>			
Turf Field Stadium and Infrastructure (existing Stadium remains)	\$1.5	\$6.0	\$7.5
<b>Total Linear Plan</b>	<b>\$61.9</b>	<b>\$6.0</b>	<b>\$67.9</b>

# Cost Comparison – New Academic Building Site Options

*Includes New Academic Building (Auditorium, Music & Ed. Studies) and Displaced Infrastructure*



# Admission Locations



## Issues:

Current location lacks adjacency to financial aid, and is removed from the rest of the campus

## Options

- 1 Collocate admissions and financial aid with future Interpretative Center
- 2 Relocate admission and financial aid to Margaret Brent or to a new building on the parking lot adjacent to Margaret Brent.
- 3 Expand Admission house and add financial aid.

# Health and Counseling Services Options



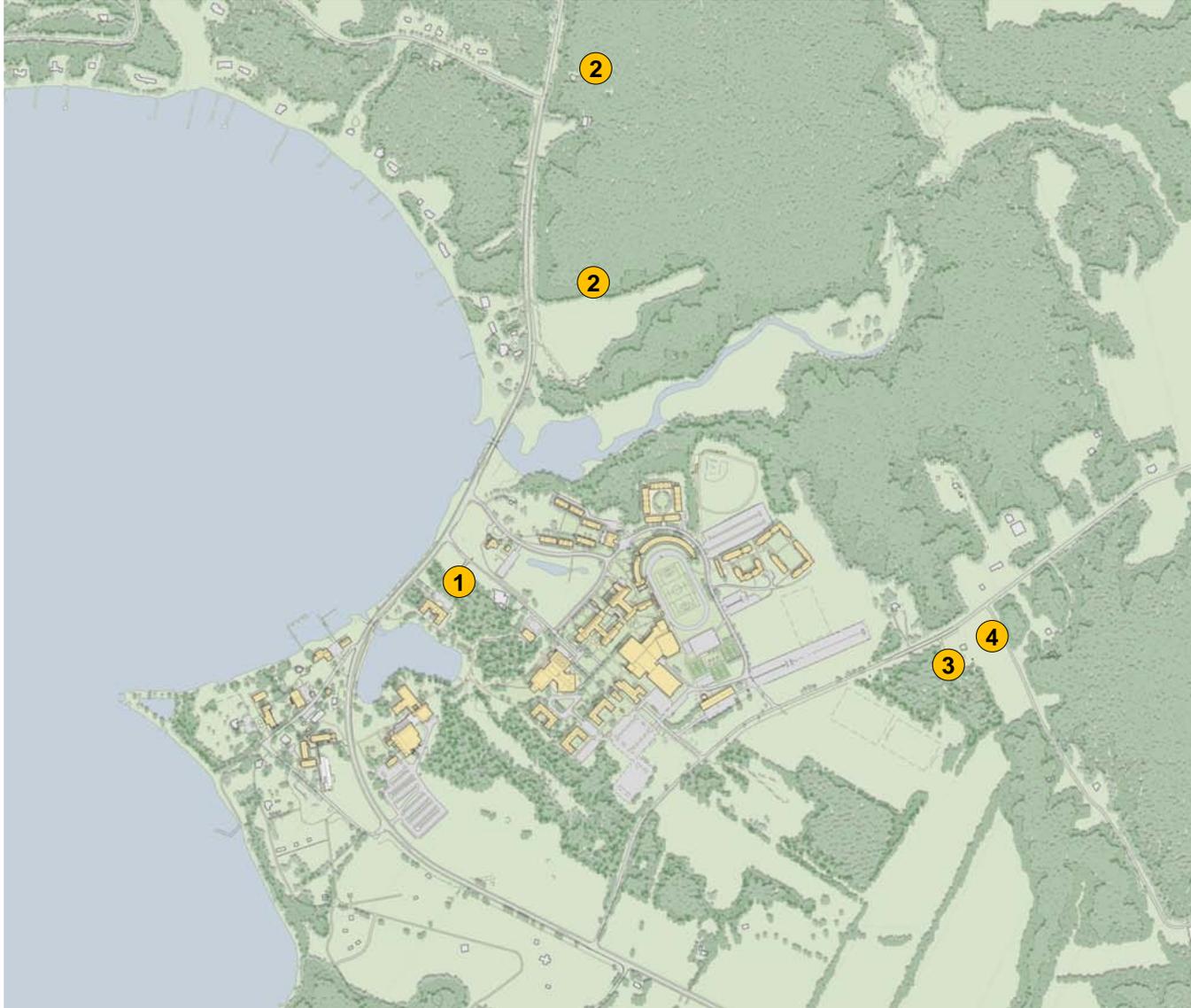
## Issues:

Current location lacks sufficient space and does not accommodate confidentiality needs

## Options

- 1 Expand existing building
- 2 Locate in the ground floor of a renovated traditional residence hall
- 3 Include as part of a new residence hall

# Faculty Staff Housing Options



## Issues:

Faculty and staff desire two types of housing:

- Traditional faculty and staff housing available for up to three years.
- Housing for visiting faculty and staff

## Options

- 1 A small single or multi family structures adjacent to Cobb House. Cobb House can be part of the accommodation
- 2 *Adjacent to north field or Cawood*
- 3 *Adjacent to the Artist House*
- 4 *HSMC*

# Public Safety Options



**Issues:**

Public safety currently has inadequate, temporary space and requires a new permanent facility.

**Options**

- 1 West of Guam Lot
- 2 Collocate with new academic building
- 3 Collocate with Stadium
- 4 Glendening Hall
- 5 Physical Plant

**Note:**

Public Safety could be collocated with a Fire House

# Fire House / Rescue Squad Options



## Issues:

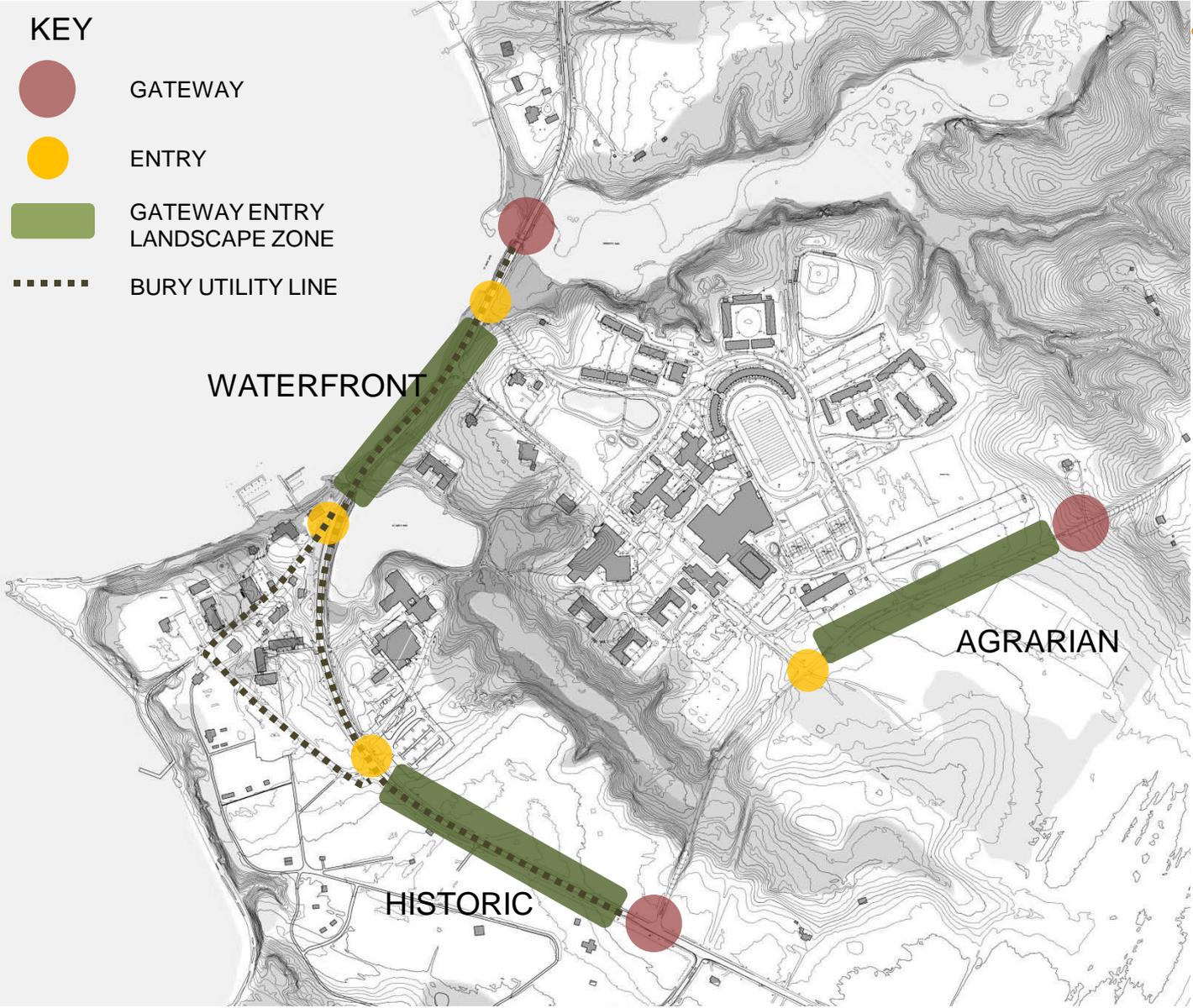
The opportunity to partner with the Ridge Volunteer Fire Department and Rescue Squad to relocate satellite fire house closer to the main campus should be considered.

## Options

- ① East of Guam Lot – Could incorporate other uses (Public Safety)
- ② West of Guam Lot – Could incorporate other uses (Public Safety)
- ③ South of Mattapany Road collocated with athletic facilities
- ④ At HSMC maintenance site (adjacent to water tower)

# Site Improvements – Landscape Framework Projects

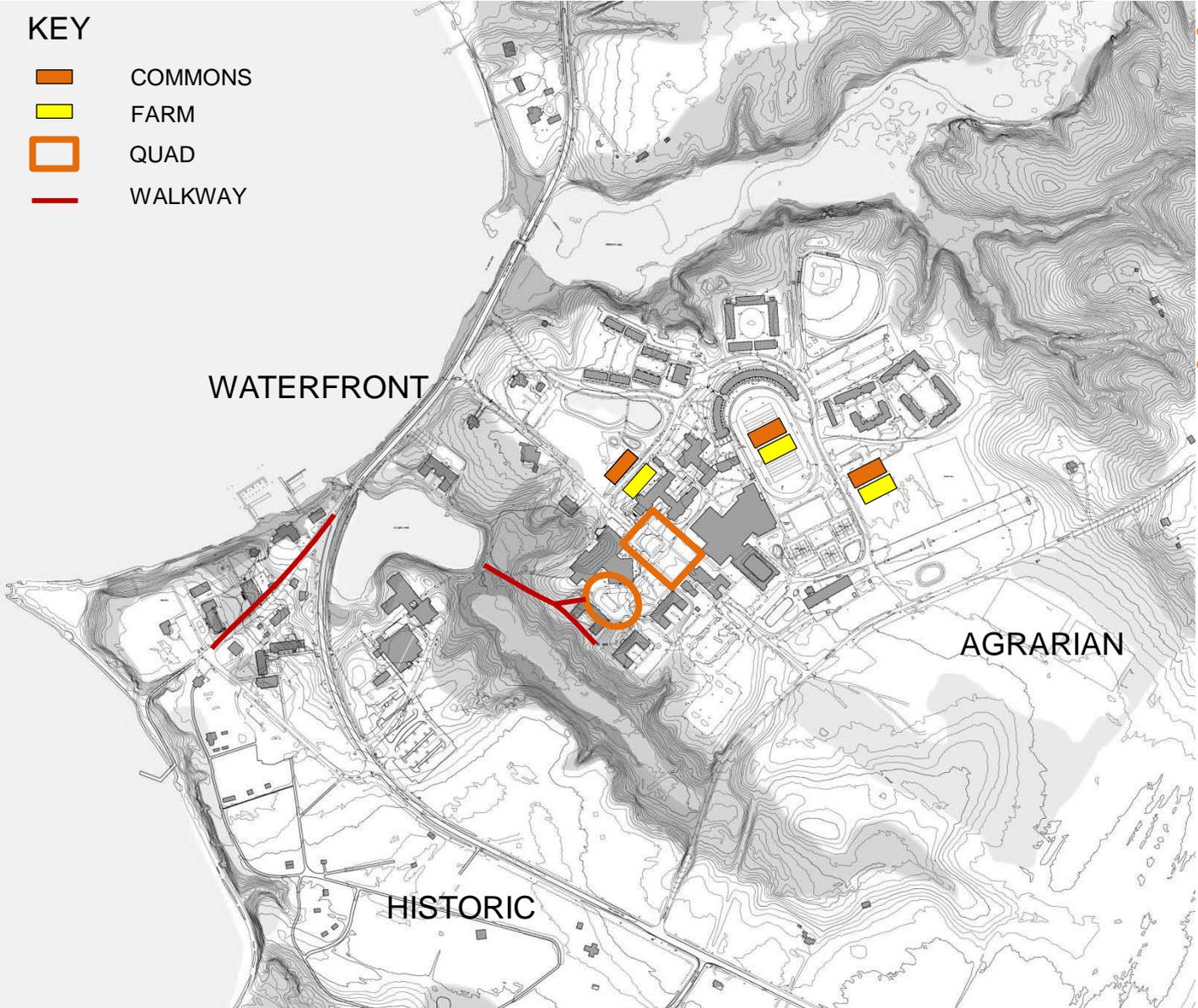
- KEY**
- GATEWAY
  - ENTRY
  - GATEWAY ENTRY LANDSCAPE ZONE
  - BURY UTILITY LINE



- Arrival and Navigation
  - Route 5 – Waterfront and Historic Gateway
  - Mattapan – Agrarian Gateway
  - Mattapan entrance
  - Wayfinding signage
  - Undergrounding utility lines

# Site Improvements – Landscape Framework Projects

- KEY**
- COMMONS
  - FARM
  - QUAD
  - WALKWAY



- Common Spaces
  - North Campus Quad
  - Dorchester Circle
  - Social Common Space
  - Academic Farm

- Walkways
  - Trinity Church Road
  - Walk from St. John's Pond to Dorchester Circle

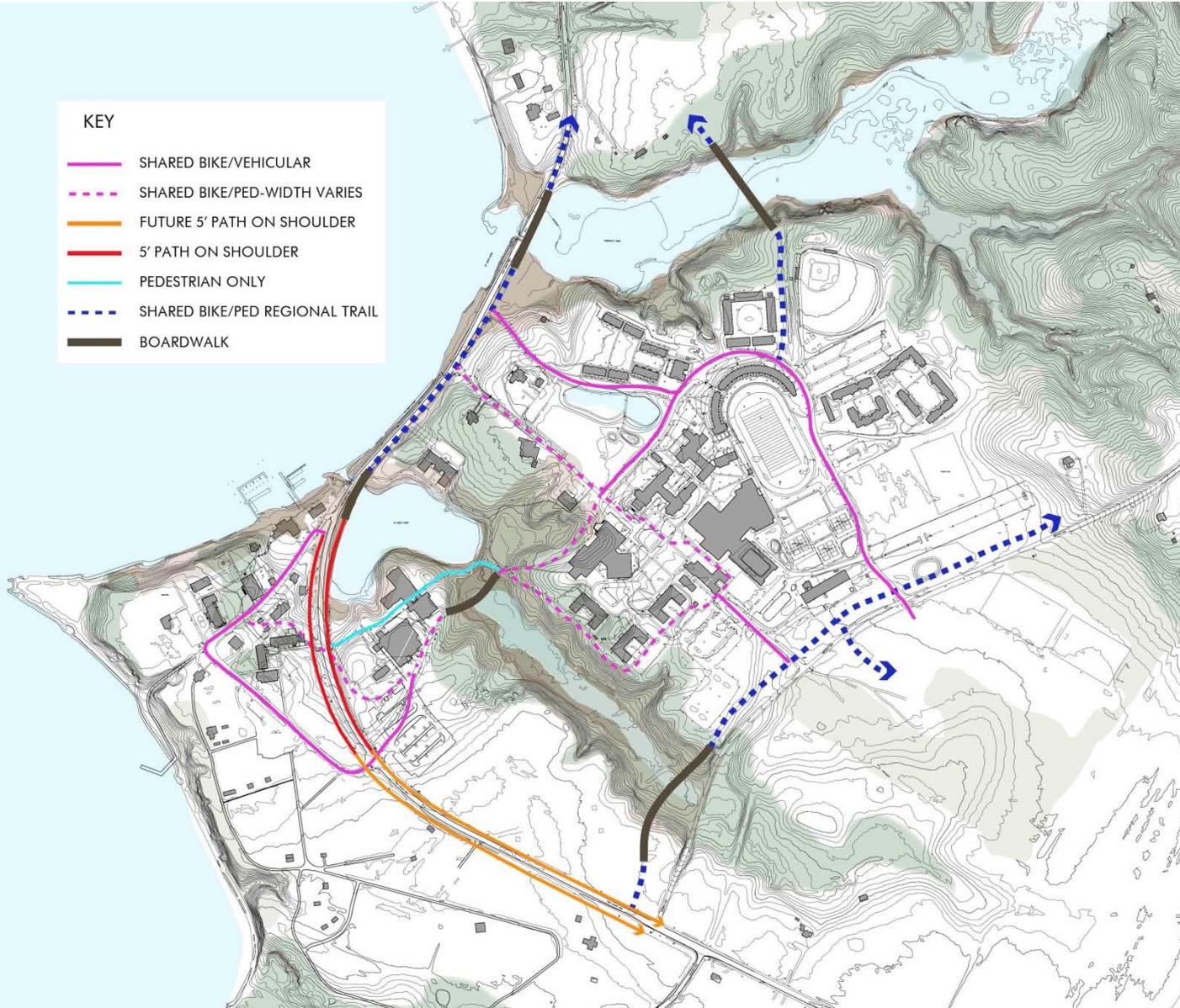
# Social Common Space



## Potential Scenarios

# Bicycle Network

KEY	
	SHARED BIKE/VEHICULAR
	SHARED BIKE/PED-WIDTH VARIES
	FUTURE 5' PATH ON SHOULDER
	5' PATH ON SHOULDER
	PEDESTRIAN ONLY
	SHARED BIKE/PED REGIONAL TRAIL
	BOARDWALK



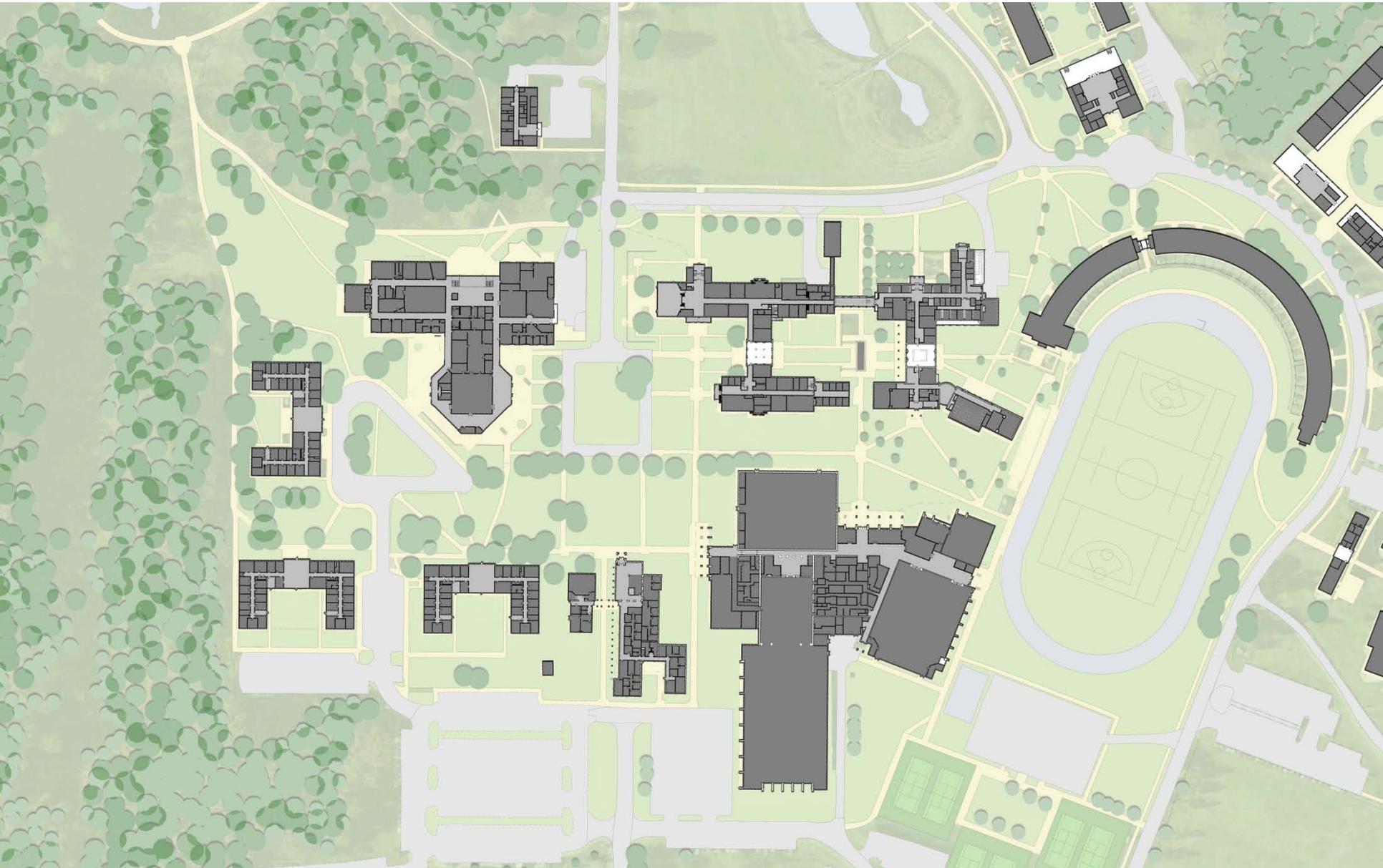
## Issues:

Current conflicts between pedestrians, bicycles and vehicles pose hazards for students and staff.

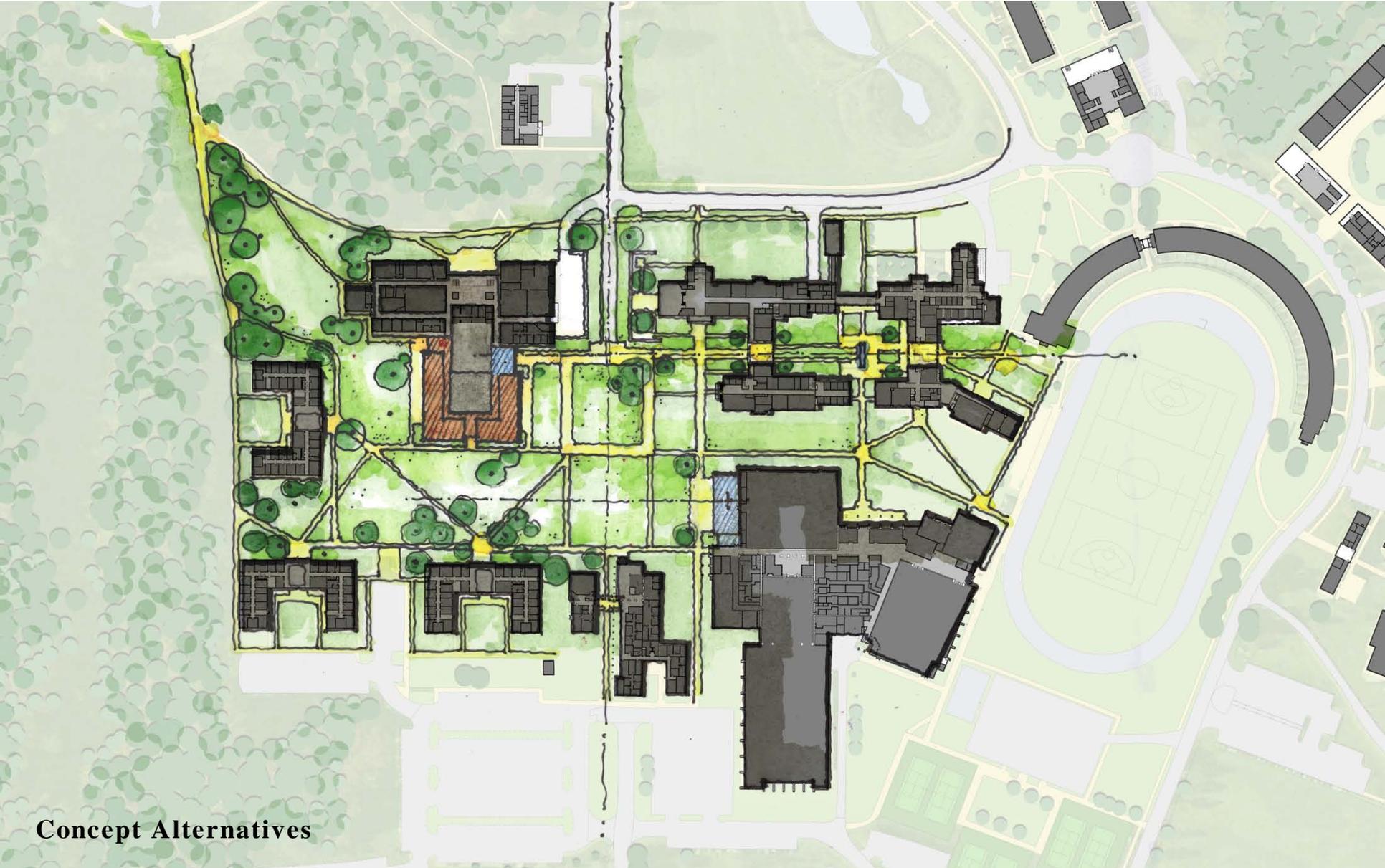
## Goals

1. Promote bicycle use on campus
2. Improve safety and reduce conflicts between pedestrians, bicyclists and drivers
3. Provide choices and alternate routes for bicyclists

# Montgomery Hall: Existing Condition

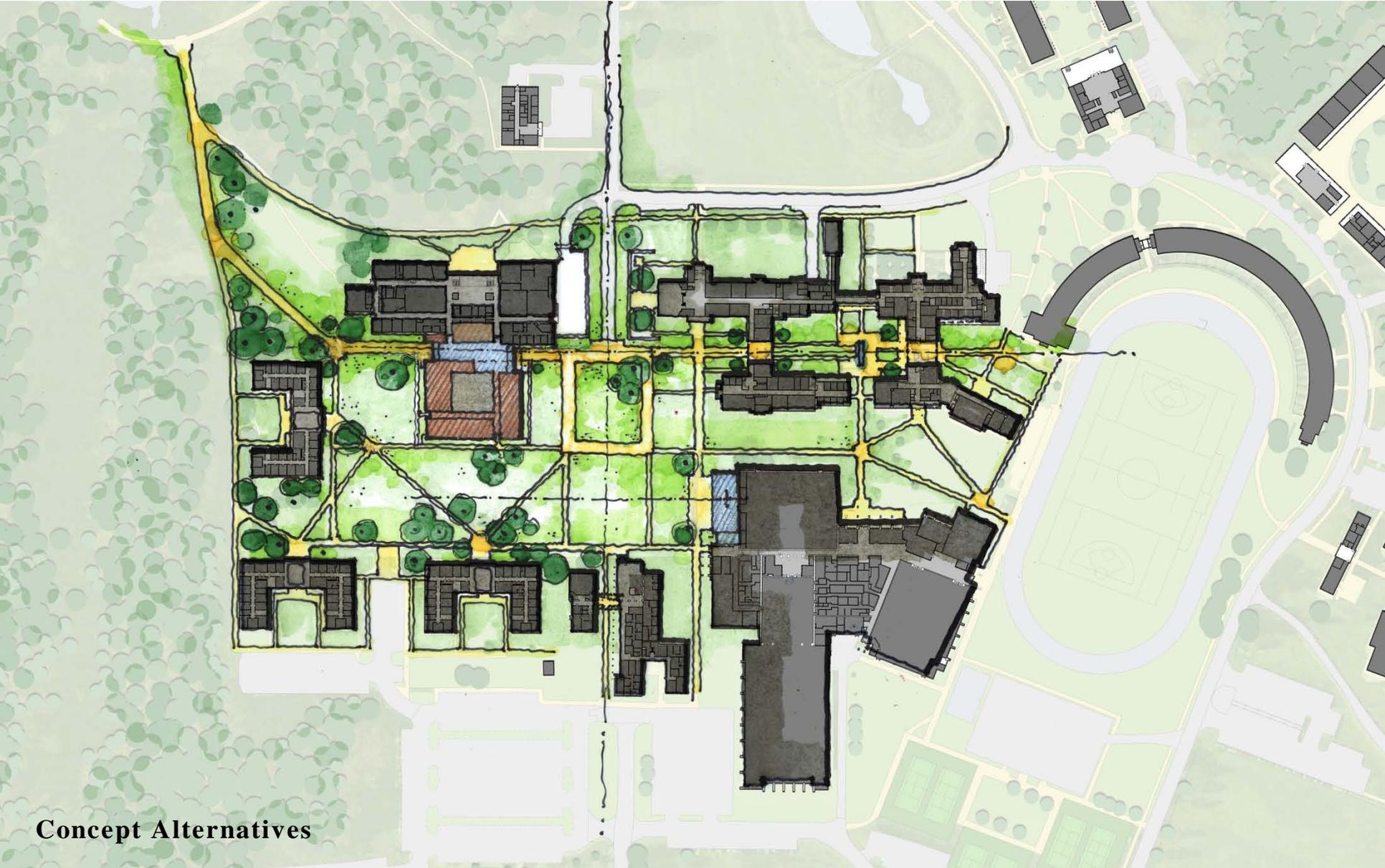


# Montgomery Hall: Renovation and Addition Concept



Concept Alternatives

# Montgomery Hall: Renovation and Addition Concept



Concept Alternatives

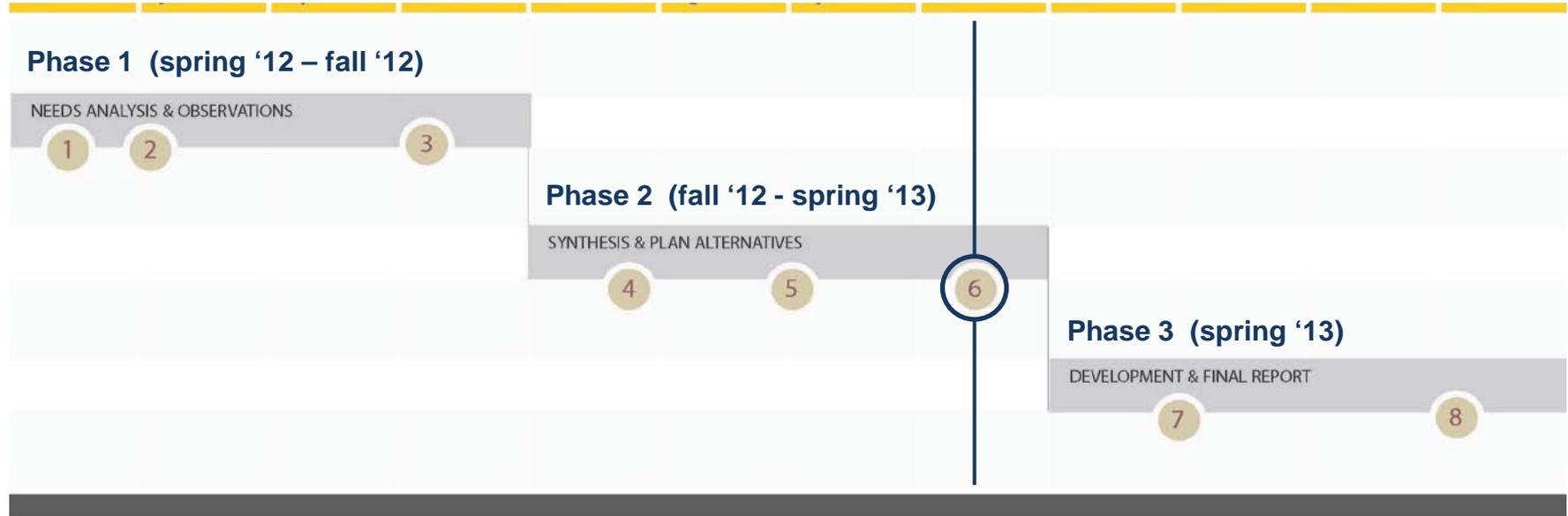
# Montgomery Hall: Existing Condition



# Montgomery Hall: Renovation and Addition Sketch Concept



# Schedule



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