

2012

UMass Amherst Campus Master Plan Executive Summary 2012

Ludmilla Pavlova-Gillham

University of Massachusetts - Amherst, lpavlova@cp.umass.edu

Dennis Swinford

Massachusetts Institute of Technology, swinford@MIT.EDU

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UMASS
AMHERST

Campus Master Plan 2012



Framework for Excellence

UNDERSTAND THE LONG-TERM GROWTH POTENTIAL

BUILD A SERIES OF SYSTEMS AS THE FRAMEWORK FOR GROWTH

CREATE GROWTH OPPORTUNITIES AND FLEXIBILITY FOR THE FUTURE

RESPECT THE PLANNING AND BUILDING HERITAGE

SUSTAINABILITY — LIVE IT, LEARN IT, LEAD IT

EMBRACE COMMUNITY CONNECTIVITY

EXECUTIVE SUMMARY

The vision for UMass Amherst is to become the best public research university in the country. The Master Plan enables this by synchronizing the physical development of the campus with its academic vision. It ensures that short-term facility decisions support the long-term vision. It does so through the following Guiding Principles:

UNDERSTAND THE LONG-TERM GROWTH POTENTIAL

THE MASTER PLAN IS a blueprint of the campus's vision for future growth and development. As academic plans are created the Master Plan will guide the construction and renewal of buildings, the uses of the spaces outside buildings, transportation on the campus, utility needs, and all that is required to run and create a physical campus. The existing campus of 10.8 million gross square feet of facilities has the capacity to grow to 18.2 million gross square feet supporting 37,700 students, 11,790 faculty and staff, and have 19,000 residential beds. This capacity includes a mix of uses accomplished by increasing density within the campus core, while improving the campus open space, cultural and infrastructure assets. The Master Plan supports a world-class student experience.

BUILD A SERIES OF SYSTEMS AS THE FRAMEWORK FOR GROWTH

To ensure a world class campus we must build a framework of systems into which buildings are placed. We need to build campus not just buildings.

BUILD AN OPEN SPACE FRAMEWORK

THE MASTER PLAN OPEN SPACE framework is the mechanism for enabling a rich university life — it will serve as a nexus of meetings, recre-



Ellis Drive, early 20th century

ation, relaxation and pleasure for all who live, work and visit the campus. To achieve this, the Master Plan connects existing open spaces with new courtyards, pedestrian spines and complete streets. This landscape for living and learning will support the overall beauty and health of the campus environment and will serve as a framework in which buildings are developed.

Through the development of Campus Guidelines as an extension of the Master Plan, each project will look at the surrounding area, consider circulation and connections, and the impacts on the viewsheds — all in an effort to build campus, not just buildings.

CREATE A CLEAR VEHICULAR AND PEDESTRIAN CIRCULATION SYSTEM

THE MASTER PLAN ILLUSTRATES improvements to all modes of circulation (pedestrian, bicycle, vehicular and mass transit) and parking, with an emphasis on balancing the use of automobiles with other, more sustainable modes of transportation. The Master Plan outlines important street redesigns for Commonwealth Avenue, Massachusetts Avenue, North Pleasant Street and Governor's Drive in order to surround the campus core with "complete streets." These projects will enhance multi-modal transport by maintaining vehicular access to the campus while strengthening two alternative modes to automobiles: bicycles and transit.

- The new Commonwealth Avenue improves traffic control and crossing locations and relieves pedestrian/vehicular traffic conflicts by narrowing the vehicular flow to two lanes and providing bicycle lanes, pedestrian sidewalks and street trees.

- At North Pleasant Street the plan provides improved accommodations for pedestrians, bicyclist and transit users, with improved pedestrian crossings, bike lanes and enhanced transit stops, while maintaining vehicular access for now. In future phases it could become a pedestrian, transit and service vehicles-only corridor.

- The proposed elimination of north barrel of traffic (westbound lanes) from **Massachusetts Avenue** will result in the development of a pedestrian-scale street and a true



Proposed - Massachusetts Avenue

campus gateway at a new roundabout with North Pleasant Street. The scale of the corridor would be more appropriate in relation to the surrounding neighborhoods and it would allow the development of new academic, residential, campus life and parking facilities along the south edge of the campus core where it interfaces with the town of Amherst.

The Master Plan capitalizes on the existing parking supply, removing surface parking from the core and planning for structured parking facilities to achieve a compact, walkable campus with clearly defined pedestrian routes. Together with the Mullins Way Extension and the completion of the bicycle network that connects the existing Norwottuck Rail Trail Connector, as well as the completion of the Stockbridge and Hicks Way pedestrian corridors, these projects will untangle vehicular and pedestrian circulation conflicts around the campus core and build living streets that support the campus community.



Proposed - Hicks Way

DEVELOP AN ACTIVE MIXED-USE CAMPUS CORE

THE CAMPUS LAND USE supports a sustainable and vibrant campus community that is active all day every day of the year. The land-use component of the Master Plan reinforces a mixed-use environment and creates growth opportunities in the core of the campus through three main strategies: first, continuing to site community buildings around the edge of the pond and lawns to support 24-hour-a-day activity in the heart of the campus; second, illustrating how living facilities can be developed within the main campus core in a manner that will help generate activity throughout the day; and third, creating appropriate and visible sites for iconic public facilities like museums and the expansion of the library.

CREATE GROWTH OPPORTUNITIES AND FLEXIBILITY FOR THE FUTURE

TO GROW THE STUDENT POPULATION and meet our vision the Master Plan provides attractive, logical and sustainable development opportunities within the campus core providing flexible future expansion.

As an example, the demolition of the old power plant provides an opportunity to revitalize pedestrian connections and programs between the north and south portions of the campus that have historically been divided by the ravine and old power plant.

This enables the transformation of Hicks Way, which currently functions as a mixed-use corridor but is designed as a vehicular service road, into a pedestrian connector knitting the academic communities to the north and south with the campus life functions at the east and west core of the campus. The new **Hicks Way** is envisioned as a mixed-use corridor that is

designed for pedestrians, bicyclists and low-speed motor vehicles, creating a street for living and connecting growth opportunities.

The Master Plan supports density by utilizing surface parking lots and carefully identifying other campus infill sites in the campus core for new construction opportunities. Also, by planning to remove non-essential administrative uses from within the campus core to peripheral locations, such as Tillson farm, the Master Plan provides for future endowment sites as a flexible means of accommodating future academic and residential growth.

RESPECT THE PLANNING AND BUILDING HERITAGE

ONE OF THE LEGACIES of our nearly 150 year history is a long list of buildings, landscapes and cultural resources that are over 50 years old and give our campus character, a sense of place and beauty. The Master Plan identifies 50 heritage buildings to remain on the campus into the future. The Campus Master Plan also pays respect to the planning and landscape heritage by recommending the campus pond and lawn are enhanced and restored as the campus's landmark landscape and become the jewel of the campus open space system.

An historic form-giving element in the campus landscape is the defining arc of **Ellis Drive**, renamed "Ellis Way" in the Master Plan, as it will be pedestrian only, which includes a bridge across the pond, an element that was contained in five of seven previous plans for the campus. The north-west viewshed corridor, or feather, has also been an element in past plans and provides a permanent connection between the regional landscape and the center of campus. Together with other open space and building renovation projects, the Master Plan will help ensure that as the campus evolves to meet the ever-changing demands of the higher education environment, it will maintain its connection to the heritage and legacy of the institution



SUSTAINABILITY — LIVE IT, LEARN IT, LEAD IT

THE MASTER PLAN EMBODIES sustainable development. The plan focuses on land use and location of sites within the campus core to achieve a compact, walkable campus with a wider variety of activities and facility types that are tightly knit and fully utilized. The Master Plan emphasizes building density, efficient utilities and district-level infrastructure solutions that reduce energy use, water use and storm water runoff, and produce other benefits, such as improving indoor air quality and supporting locally sourced materials. Site planning and development locations within the core support buildings that emphasize human scale and preserve landscape and cultural assets.

The Master Plan illustrates how strong, vibrant streetscapes can be designed to support many modes of transportation and reduce related carbon emissions. The campus street system is envisioned as a multi-modal network that extends its connections to the adjacent communities and the region.

EMBRACE COMMUNITY CONNECTIVITY

MAKING THE CAMPUS WELCOMING and accessible to the public is supported in the Master Plan through land use, infrastructure improvement projects and program development, such as the future site of a signature cultural/community building at Haigis Mall. The residential development along Massachusetts Avenue and the south edge of the campus is scaled to serve as an appropriate connection to our neighbors to the south.

The Master Plan also supports community interface and connectivity by working with the town of Amherst on the development of the Gateway Corridor Project at the southeast campus. The plan includes a large-mixed use facility/and parking structure at the east end of Massachusetts Avenue that would help foster a synergistic relationship with downtown Amherst and could help support adjacent businesses and services.



CAMPUS PLANNING

A Division of Facilities & Campus Services

Contact us: tel. (413)-545-1383 or email: info@cp.umass.edu



<http://www.umass.edu/cp>

<http://maps.umass.edu/apps/MasterPlanExplorer/>



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UMassAmherst Campus Master Plan 2012

POTENTIAL PROJECTS

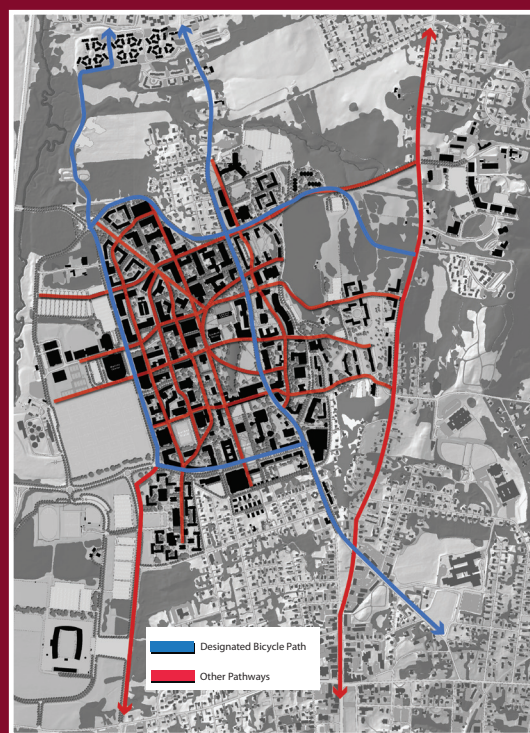
Plan ID	BUILDING NAME	GSF
1	Agricultural Learning Center/ Horse Barn Renovation	
2	Whitmore Addition/ Admissions	69,000
3	New Physical Sciences Building	33,600
13	Mass Avenue Parking Structure	278,000
14	Mass Avenue Building 1	171,000
15	Community/ Campus Life Building	101,000
16	Mass Avenue Building 4	62,000
17	South College Renov./Expansion (Bartlett Replacement)	84,000
18	Fine Arts Center Addition	91,000
21	Recreation Center Addition	166,000
23	Academic/ Campus Life Building 2	86,000
24	Central Parking Structure	274,000
25	Natural Resources Road Building 1	151,000
26	Governor's Drive Bldg 1	114,000
27	North Building 1	137,000
28	North Parking Structure 1	213,000
31	North Building 2	132,000
32	North Residence 3	64,000
33	North Residence 2	70,000
34	North Residence 1	63,000
35	West Core Building 1	175,000
36	West Core Building 2	172,000
37	Natural Resources Road Building 2	101,000
38	West Core Building 3	58,000
40	Northwest Residence 6	65,000
42	Northwest Residence 4	87,000
43	Northwest Residence 3	82,000
44	Northwest Residence 2	78,000
45	Northwest Residence 1	58,000
46	Northwest Residence 5	85,000
47	Academic/Student Life Building	106,000
48	Academic/ Campus Life Building 2	148,000
49	Holdsworth Addition	26,000
52	New Life Sciences Building Phase 3	148,000
53	Academic Building/Parking Structure	86,400
54	Arts and Humanities/ Community Building	102,000
55	No. Pleasant St. East Area Building	128,000
56	Academic Building/ Hills House Replacement	50,000
57	Thatcher Road Building 1	161,000
58	Southeast Parking Structure	216,000
59	Campus Community Building	274,000
60	Lot 27 Building	106,000
61	School of Management Addition	99,000
62	Mass Avenue Residence 5	61,000
63	Mass Avenue Residence 4	70,000
64	Mass Avenue Residence 3	79,000
65	Mass Avenue Residence 2	41,000
67	Mass Avenue Building 5	61,000
68	Community Cultural Building	61,000
71	Mass Avenue Building 2	168,000
77	Mass Avenue Building 3	94,000
78	East Pleasant St. Residence 1	65,000
79	East Pleasant St. Residence 2	50,000
80	East Pleasant St. Residence 4	67,000
81	Orchard Hill Residence 1	68,000
82	Orchard Hill Residence 2	68,000
85	Hasbrouck Replacement Building	94,000
86	Academic Building/ Draper Addition	163,000
87	Natural Resources Road Building 3	152,000
94	No. Hadley Rd. Ext. Residence 1	8,000
95	Lincoln Ave. Residence	9,000
96	Phillips St. Ext. Residence 1	7,000
97	Phillips St. Ext. Residence 2	6,000
98	Phillips St. Ext. Residence 3	11,000
99	Phillips St. Ext. Residence 4	8,000
100	Phillips St. Ext. Residence 5	6,000
101	Phillips St. Ext. Residence 6	11,000
102	No. Hadley Rd. Ext. Residence 2	6,000
103	No. Hadley Rd. Ext. Residence 3	8,000
104	No. Hadley Rd. Ext. Residence 4	8,000
105	Phillips St. Ext. Residence 7	6,000
106	Phillips St. Ext. Residence 9	11,000
107	Phillips St. Ext. Residence 8	8,000
108	Phillips St. Ext. Residence 10	6,000
115	Paige Replacement Building	170,000
116	Football Practice/Press Box Facility	9,000
117	East Pleasant St. Residence 3	56,000
118	Mass Avenue Residence 1	164,000
119	New Academic Building 2 (Machmer Replacement)	71,000
120	New Academic Building 3 (Machmer Replacement)	57,000
121	Champions Center	49,000
122	Totman Addition	16,000
123	Lot 43 Building	55,000
124	Lot 63 Building/ Ellis Way	80,000
125	Dickinson Addition	53,000
153	Tillson Farm Building 2	88,000
154	Tillson Farm Building 3	102,000
155	Tillson Farm Building 4	90,000
156	Building Construction Technology Test Center	14,000
157	Tillson Farm Building 5	64,000
158	Tillson Farm Building 6	64,000
159	Tillson Farm Building 7	104,000
169	CHP Alternative Energy Boiler Addition	38,000
175	CHP Addition	31,500
176	Hazardous Waste Materials Facility	36,000



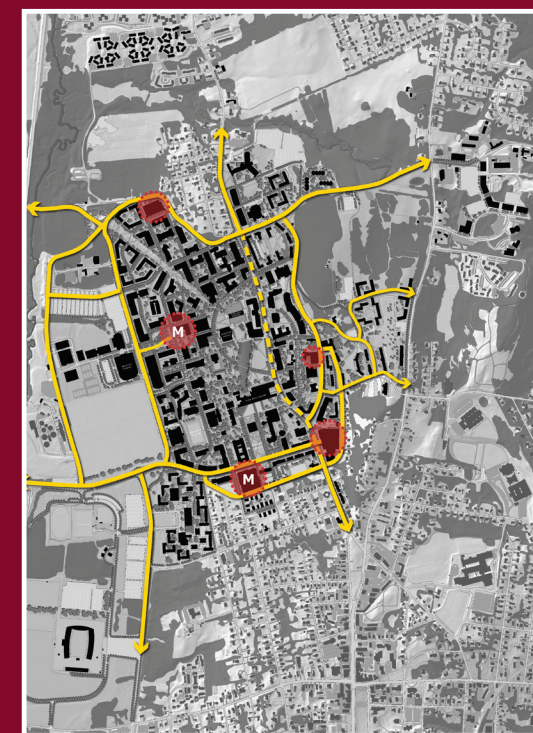
PROPOSED OPEN SPACE



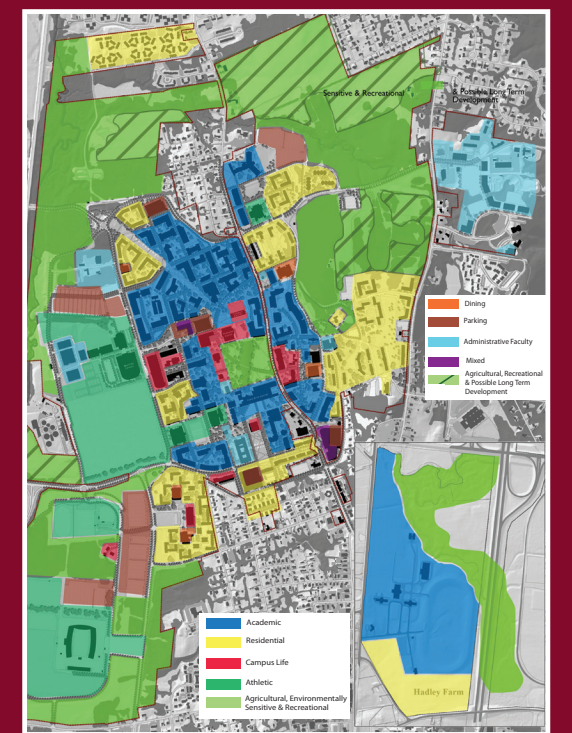
PROPOSED PEDESTRIAN SPINES



PROPOSED BICYCLE NETWORK



PROPOSED ROADS



PROPOSED LAND USE