



COPPIN
STATE UNIVERSITY
EST. 1900

2022-2033

FACILITIES MASTER PLAN

Executive Summary





CONTENTS

- I. Introduction, Process,
and Engagement **02**
- II. Institutional Profile **08**
- III. A Vision for the Future **22**

I.

Introduction, Process,
and Engagement

Coppin State University is a preeminent anchor in West Baltimore. Serving multi-generational students as one of Baltimore's two Historically Black Institutions, Coppin promotes lifelong learning and continues to transform the lives of students. The University fosters leadership, social responsibility, civic and community engagement, cultural diversity and inclusion, and economic development. As a leader in urban higher education, Coppin transforms the lives of students from all socio-economic backgrounds through excellence in teaching and the promotion of life-long learning. A key part of supporting these goals and celebrating the identity and traditions of the University is the physical campus.



The 2022-2033 Coppin State University Facilities Master Plan ties the physical campus facilities and grounds with the mission of the institution. Building upon a rich history of planning, the plan addresses the key issues and opportunities facing the campus today with a forward-looking vision to respond to the

competitive higher education climate. It uses future program and enrollment growth to identify development opportunities for the physical campus that support the institution's strategic goals. The Facilities Master Plan is intended to be a framework for physical planning over the next decade and beyond with the purpose to:

1

Develop a long-term road map for the development of the physical campus

2

Ensure short-term investments in the campus are aligned with the long-term vision

3

Prioritize projects and campus improvements

4

Organize a collaborative process to gather broad input and feedback from diverse voices across the entire Coppin community

The 2022-2033 Facilities Master Plan is meant to be a living and flexible document that guides decision-making for the future of the physical campus.

The year-long master planning process began during summer of 2021 which was at the height of the COVID-19 pandemic. The team carefully crafted an engagement strategy that sought broad stakeholder feedback and input without compromising the health of participants. Virtual listening sessions, focus group meetings, open houses, walking tours, and leadership briefings punctuated a robust process.

Engagement with the campus community and key leadership was critical to guiding the development of the plan. At the onset of the planning process, a series of governance committees were established that included an

Executive Committee comprised of the President and Cabinet, an Advisory Committee that included a cross-section of key institutional leaders across the University, and a Working Group of key leadership from the facilities department with deep knowledge of the campus buildings, grounds, and systems. In addition to these committees, the larger campus community was invited to participate in a campus-wide survey and various listening sessions, focus groups, and open houses at key points during the process. Smaller meetings and interviews held with representatives from each college and administrative unit helped guide the development of the space needs assessment as well.

2021

2022



The Design Team was led by Ayers Saint Gross, a national design firm with expertise in planning and design for higher education, and included Moody Nolan, an architecture firm specializing in HBCUs and athletic and recreational facilities; Kittelson & Associates, a transportation engineering firm with deep experience in Baltimore; WFT Engineering, a systems engineering firm specializing in mechanical, electrical, and plumbing; Site Resources, a civil engineering firm that provided stormwater, sewer, and water systems analysis; and Forella Group, a cost estimating firm with recent experience on campus.



Campus tour in summer 2021

RECOMMENDATIONS

FEB-MAR Workshop 5



- Refined Design Scenarios
- Future Space Needs Projections

Engagement:

- Working Group
- Space Needs Committee
- Community

APR Workshop 6



- Draft Plan
- Prioritization and Phasing

Engagement:

- Executive Committee
- Advisory Committee
- Working Group

MAY Final Plan



- Final Plan
- Cost Estimation

Engagement:

- Master Plan Roll-Out
- Community Presentations/Open House

JUN-JUL Final Deliverables



- Prep for the Board of Regents
- Final Report Documentation

Engagement:

- Board of Regents September 2022

II.

Institutional Profile

During the first phase of the facilities master planning process, the Design Team conducted a campus assessment that helped generate a portrait of strengths, challenges, and opportunities on campus. The goal of the master plan is to build on existing strengths and identify challenges and opportunities on which to improve the physical campus. These elements were determined through feedback from the campus community, observational analysis by the Design Team, and current and historical assessments of the physical campus.

DISTINGUISHING STRENGTHS

Campus is an Oasis in West Baltimore

Coppin's campus is nestled in the heart of West Baltimore and is truly an oasis within the urban fabric. Surrounded by contiguous blocks of rowhomes and limited park and amenity space, the campus provides a safe, clean, green place for people to walk and enjoy. Coppin builds

on this experience by providing programming that is open to all, such as the summer concert series in the Campus Square and performances at Johnson Auditorium. Nearby community members view campus as a tremendous asset and anchor for the neighborhood.

*Campus Square / Main Quad
Image Credit: Core Studio Design*





Health and Human Services Building (HHSB)

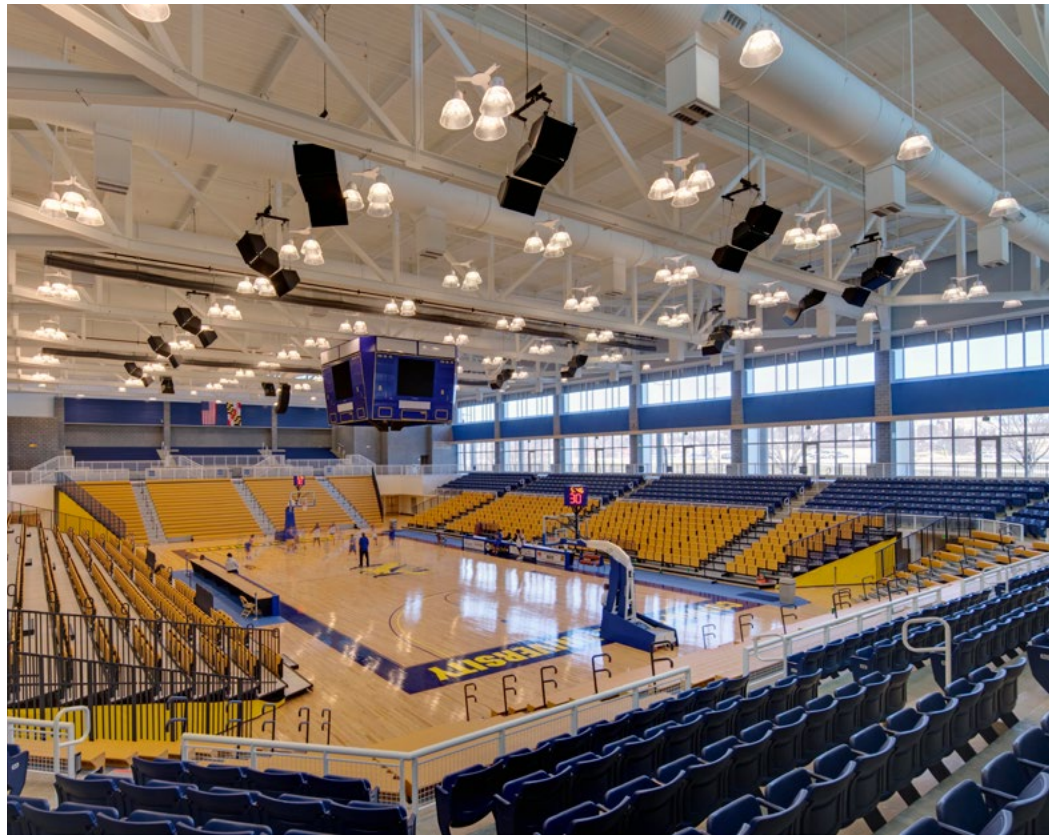
World-class New Facilities

The three newest facilities on campus are tremendous assets to Coppin: the Physical Education Complex (PEC), the Health and Human Services Building (HHSB), and the Science and Technology Center (STC). The new College of Business (COB) is currently under construction and will add another high-quality teaching and learning facility to campus. These four new facilities have bolstered Coppin's

competitiveness and ability to continue their programmatic goals in teaching, research, and serving students. In addition to meeting programmatic needs, these facilities are well designed, maintained, and help elevate the Coppin University brand, presenting a forward-thinking image of campus and reflecting the direction the institution is headed.

Athletic and Recreation Programs and Facilities

The strength of Coppin's athletic and recreation programs is a distinguishing factor for the institution and many of the facilities, including the Physical Education Complex (PEC), are well designed to support these great programs. Both athletics and recreation use the PEC facility in addition to Coppin Academy and the surrounding community for aquatics programs. The multi-functional nature of PEC, however, puts a tremendous amount of pressure on the space, which often comes at the expense of the recreation needs for existing Coppin students, faculty, and staff. Additionally, baseball is in need of a stadium as they currently do not have one on or near campus.



Above: Physical Education Complex (PEC), Below: Tennis Courts



Commitment to Coppin Academy and Serving Baltimore

Coppin is not only invested in the success of its students, staff, and faculty, the University is also strongly invested in the surrounding Baltimore communities. Providing outdoor spaces, facilities, and avenues for partnerships that are accessible to and support community needs is foundational to Coppin's mission and therefore an important consideration for this master plan. Future campus development should maintain these benefits and ensure the community feels welcome on campus and at PEC events and programs, is served by the community health center, and has access to Coppin Academy.



Coppin Academy

Proximity to Transit

Several types of transit currently serve the Coppin State University community of students, faculty, and staff. The Maryland Transit Administration (MTA) offers regional bus services along campus streets, with a major transfer center at the Mondawmin Metro SubwayLink station. MTA offers three frequent CityLink bus routes: Gold on North Avenue, the Green and the Yellow lines from Mondawmin and seven local routes, making Coppin State University one of the most regionally connected transit areas in MTA's system. A regional MARC Commuter Train between Perryville, Maryland and Washington, D.C., is about 1.5 miles from campus at the West Baltimore MARC station.



Mondawmin Station

CHALLENGES & OPPORTUNITIES

Imageability of Campus Approach and Arrival

Woven into the fabric of West Baltimore, campus gently nestles into the urban context. However, there is an inconsistency in the visibility and accessibility of the existing campus edges and gateways. There is also inconsistency in the signage in and around campus, which dilutes the branding and challenges navigation into campus.

Peripheral surface parking, while well-suited to areas backing the train tracks on Loop Road, does a disservice to edges along Warwick and North Avenue. Despite relatively good transit access, 75 percent of the participants in the campus survey drive to campus.

Approach to campus from North Avenue



Campus Organization, Connections, and Access

There is a tremendous amount of clarity to the structure of Coppin's campus, which is anchored by green spaces and pedestrian circulation through the heart of campus. However, this structure is interrupted at three key points where the pedestrian connections are the most challenging. These are the east/west section of Loop Road that runs between the Physical Education Complex and Coppin Academy, the area east of the Miles Connor Administration building, and where North Avenue bisects campus. These three areas experience physical separation from roadway alignments, large parking areas, and challenging topography and access, as well as less programmed facilities immediately adjacent to walkways.

BARRIERS BETWEEN ZONES

- Academic
- Library
- Administrative
- Student Life / Services
- Residence Life
- Athletics / Recreation
- Coppin Academy / Daycare
- Administrative & Student Life / Services
- Challenged Connectivity Zones



Range of Facility Condition

With the exception of the three newest facilities (HHSB, PEC, STC) and the under-construction College of Business, many of Coppin's facilities are in need of updates and renovation. During the first phase of the Facilities Master Plan, the Design Team received the recently completed facility conditions assessments of the existing buildings on campus. The condition reports were generally aligned with the age of the buildings, showing older facilities identified as "high risk." This is largely due to the fact that large-scale renovations have not been undertaken for many of these facilities, so systems and finishes are outdated.

BUILDING AGE

- 1960-1969
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2022
- Partial Renovation
- Renovation since 2000



Student Center, Student Services, and Residence Life

One of the most prominent themes from the listening sessions was the need to invest in the student experience. The need for a student center or a series of centers was a common theme shared by many participants throughout the process, especially students. Recent renovations seek to improve some of the spaces, but the original design of Tawes Center does not foster a collaborative, bright, open, and fun environment.



Tawes Center

Recreation and Wellness

While the PEC is a state-of-the-art facility for Coppin's athletic and recreation needs, the demands on that building to serve nearly all athletic, recreation, and community needs puts many pressures on some of the University's programs. Recreation programs are especially vulnerable as athletics and events often take priority and displace recreation users. As a result, there is a strong desire for more dedicated student recreation space despite space benchmarking metrics indicating there is sufficient space on campus.



Physical Education Complex

Landholdings, Partnerships, and the Lutheran Site

Coppin has a strong, positive relationship with its surrounding communities. This is largely due to both the community-facing programming that invites the community onto campus and the desire for positive change and development in West Baltimore. The Lutheran Site is a 5.8-acre lot located approximately 1.2 miles south of campus by car in the largely residential Mosher neighborhood of Baltimore. It was purchased by the University in 2003 and is the only outparcel Coppin owns that is not directly connected to its main campus. Determining opportunities for the University to leverage this site to support its mission was an important part of the planning process.



CAMPUS LANDHOLDINGS AND ADJACENCIES

- Coppin Landholdings
- Opportunity Areas
- Connection to Lutheran Site

Sustainability

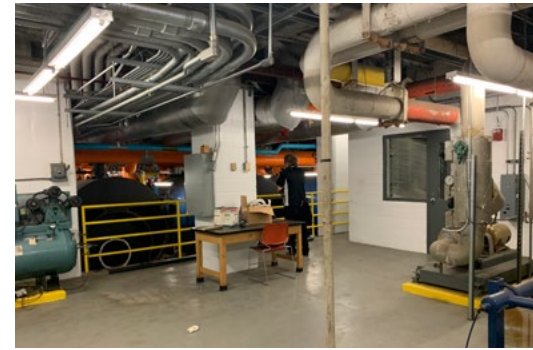
Ever-evolving technologies and changing requirements are continuing to advance sustainable design in an effort to reduce carbon footprints. The Facilities Master Plan reaffirms Coppin's commitment to achieve a minimum of LEED Silver certification on all new buildings with focus on lowering energy consumption and carbon impacts. Careful consideration and integration of photovoltaics, stormwater management, water storage, and green roofs are all significant opportunities for future campus development.

Utility Capacity

Coppin's utility capacity is limited and will require expansion in order to accommodate future development on campus. Utilities such as water, sanitary, and storm drain tie into the city's infrastructure. BGE has indicated that the electrical distribution system in the areas of the campus is approaching maximum capacity, so future growth that exceeds this capacity will require the construction of additional substation and/or feeder capacity at Coppin's expense. MEP to the rest of campus comes from three main SCUPs, all of which are currently operating close to capacity.



Solar Panels on top of PEC. Photo by Bithenergy



Utility SCUP in Grace Hill Jacobs

Impacts of COVID-19 Moving Forward

The pandemic, paired with increased awareness to systemic inequities, highlighted disparities in our communities. These combined events brought to light campus-wide reconfigurations and operational shifts needed to meet the unaddressed needs of today's students. The physical campus is more important than ever in how it fosters serendipitous encounters between students and scholars to spur creativity, ideas, and learning.

As institutions like Coppin reinvest in their facilities to strategically align their existing building stock with emerging values, there needs to be a new emphasis placed on high-touch experiences that cannot be recreated virtually.

While higher education institutions were being asked to do more with less before the pandemic's disruption, the realities presented by COVID-19 have accelerated

this trend. Coppin State University is no different. To leverage the distinguishing strengths and address the current opportunities and challenges, the Facilities Master Plan needs to provide a clear vision but reinforce flexibility and affordability to ensure success and support of the strategic goals.

SPACE NEEDS ASSESSMENT AND ENROLLMENT GROWTH

The space needs assessment determined how much space is needed to support current activities and future goals and is used to guide proposed development and programmatic needs. The assessment used Fall 2021 institutional data and space metrics based on Maryland Higher Education Commission (MHEC) space guidelines. With Coppin forecasting an 88 percent increase in full-time day equivalency (FTDE) enrollment over the 10-year horizon, infill and growth are important to plan for.

The analysis suggests that the existing space inventory contains more than enough space to

support existing populations and programs. However, space in one space category cannot necessarily meet the needs for a different space type and the current mix of types of spaces is somewhat out of alignment with the campus's needs. In addition, many of the facilities need modernization and updates. The 10-year projection scenario predicts that the future planned inventory will be relatively in balance with the total quantity of space needed to support the anticipated future enrollments. The misalignment of space types is further exacerbated in the future scenario, with a 25 percent surplus of workplace space and a need for 34 percent more student space.

TABLE 1. AREAS OF NEED SUMMARY

	Academic & Research		Workplace	Student Space		
	Research	Other Academic Space	Workplace	Lounge	Study & Collaboration	Campus Life
Fall 2021	10,200 ASF Needed	2,600 ASF Surplus	1,500 ASF Needed for CBSS	In Balance	6,000 ASF Surplus	8,700 ASF Surplus
10 Year Projection	25,600 ASF Needed	5,700 ASF Needed	8,100 ASF Needed for CBSS	12,200 ASF Needed	5,500 ASF Needed	7,200 ASF Needed
	Which academic programs require dedicated research space? Which are expected to grow their research endeavors?	Demonstration, clinical, greenhouse, animal quarters space to support growing science & health programs	College of Behavioral & Social Science is the only major division with office space need	Informal gathering space will be needed across campus as the student body grows and becomes more residential	Decentralized spaces will be needed as the student body grows and becomes more residential	Additional dining & recreation opportunities will be needed as the student body grows and becomes more residential

STUDENT ENROLLMENT IN FTDE

Enrollment provided January 2022 by CSU IR and displayed in full-time day equivalency (FTDE)

The space needs assessment was completed using a draft projection provided by CSU IR for annual growth. The final projection for total headcount in 2031 is 2,214 (30.4% annual growth).

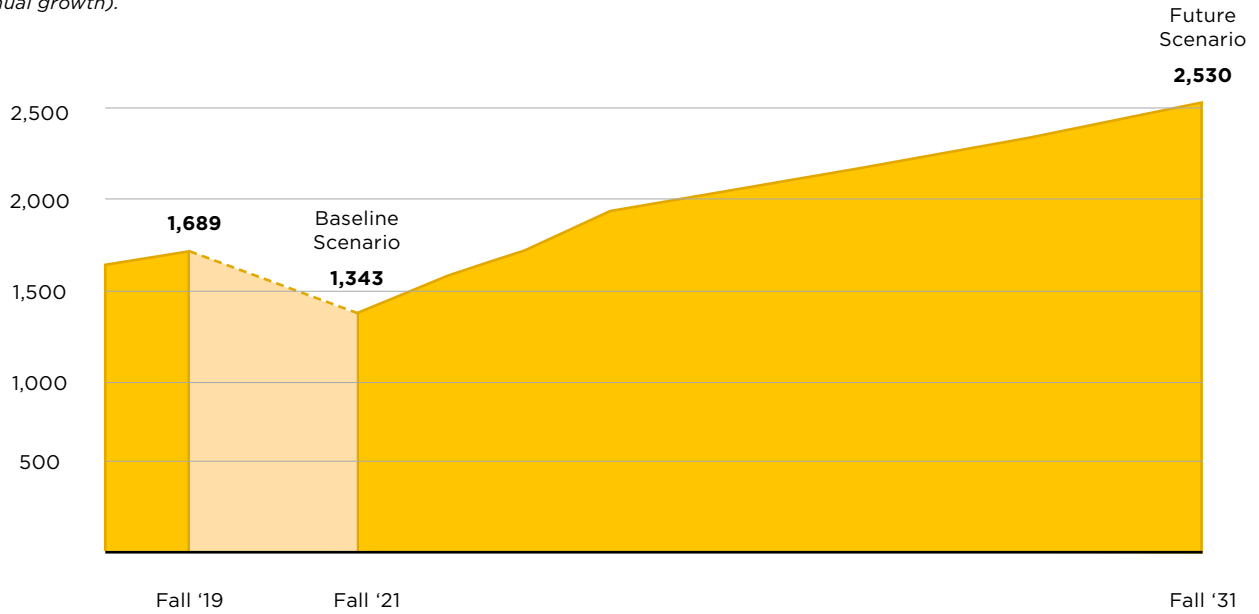


TABLE 1. AREAS OF NEED SUMMARY (CONT.)

	Campus Support				
	Assembly	Exhibit	Healthcare	Media Production	Haz Mat
Fall 2021	7,400 ASF Needed	1,600 ASF Surplus	2,000 ASF Needed	2,700 ASF Needed	500 ASF Needed
10 Year Projection	7,300 ASF Needed	1,800 ASF Needed	3,700 ASF Needed	5,000 ASF Needed	500 ASF Needed
	The amount of assembly space in Grace Jacobs increases with the renovation, offsetting the need	Which types of materials should be on display at CSU? Where? The COB project adds 600 ASF	1,000 ASF was added to the SGAP metric in recognition of the clinic's community mission	Which programs or services might benefit from media production space?	To support facilities maintenance & research

III.

A Vision for the Future

The Facilities Master Plan provides a vision for the future of campus and identifies projects and interventions over the next couple decades to achieve that vision. This plan provides recommendations that work towards an overarching long-range vision while also meeting the 10-year projected space needs for campus. This plan is both visionary and realistic, building on the success of recent investments on campus to continue the momentum of good design on campus. Recommendations for this Facilities Master Plan range in scale from large-scale new construction to specific paving patterns for different scales of campus pathways. The entire Facilities Master Plan is structured around the planning principles of connect, invigorate, amplify, and grow and the recommendations strategically align to reinforce these principles moving forward.

INSTITUTIONAL VISION

“Coppin State University seeks to become a leader in urban higher education, recognized nationally for transforming the lives of students from all socio-economic backgrounds.”

The 2022-2033 Facilities Master Plan supports and aligns with the 2018-2020 Strategic Plan goals for Coppin State University. These goals directly influenced the creation of the Master Plan principles which reflect Coppin’s shared values and provide both visionary and practical ideas to guide future decision-making related to the physical campus.



STRATEGIC PLAN GOALS

The 2018-2020 strategic plan goals for Coppin State University identify nine core focuses for the institution and align with the University of Maryland System's 2020 strategic plan goals.

Increase Enrollment

Academic Innovation

Student Experience

External Relationships

**Resource Development &
Stewardship**

Information Technology

Assessment

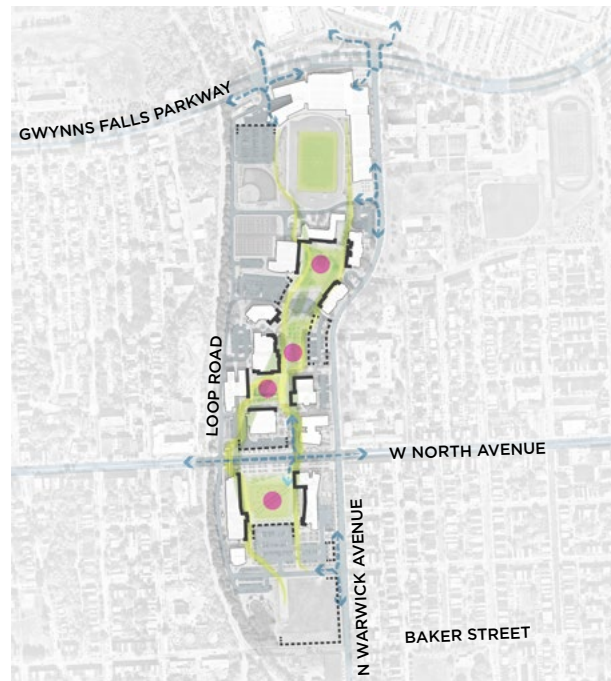
Data-Supported Decision Making

Marketing & Communications



CAMPUS FACILITIES PLAN PRINCIPLES

Four planning principles shape and guide the vision for Coppin's campus and how it will continue to support its students, faculty, staff, and the surrounding Baltimore community.



CONNECT

Provide greater connectivity within campus and to the larger city of Baltimore.

Despite a clearly defined core of campus, there are parts of this core where connectivity deteriorates and certain edges become frayed. Bolstering these gaps in connectivity both within the campus and to the surrounding community is a critical component to this Facilities Master Plan.

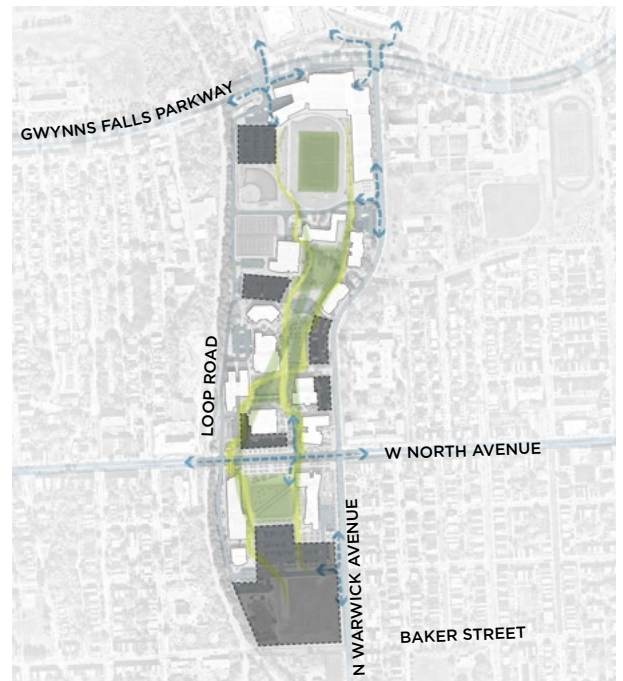
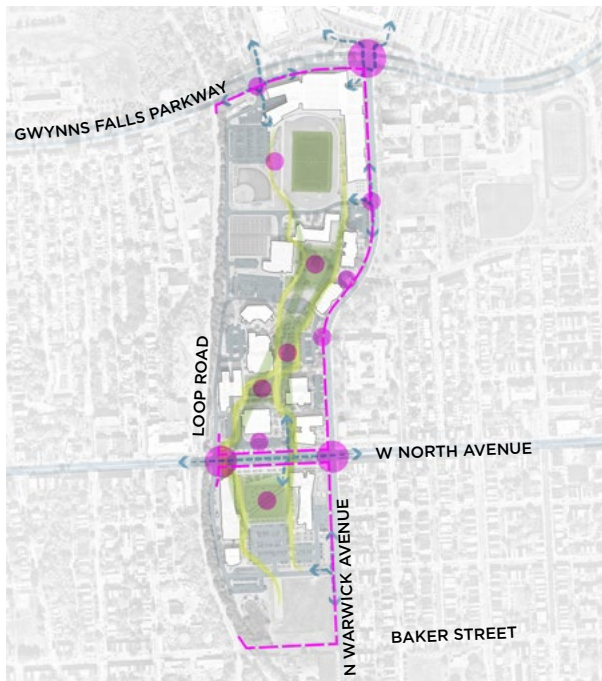


INVIGORATE

Enhance the experience for all students.

Investing in the student experience is fundamental to Coppin's success. Creation of more student-centered hubs, renovations to academic facilities and outdoor spaces, enhanced collaboration spaces and additional housing, recreation, wellness, and student support spaces are key to recruiting talented students and ensuring student success.

They reflect the priorities, strengths, and opportunities on campus and seek to inform the intent, direction, and recommendations for future development.



AMPLIFY

Elevate the campus identity and sense of pride.

Coppin has made investments on key signage, branding, and cultural markers in recent years that have helped communicate to the campus community, visitors, and surrounding neighborhoods when you are on campus. This should continue to be an important part of the campus experience into the future.



GROW

Sustainably support campus-wide growth and academic innovation.

Growth is critical to the continued success of Coppin. The Facilities Master Plan strategically plans for enrollment, programmatic, and physical growth to ensure the present and future institutional needs are met.



Before

Aerial rendering of proposed master plan vision



Existing Campus Aerial



CONNECT

Provide greater connectivity within campus and to the larger City of Baltimore



Johnson Auditorium replacement will transform the image of campus and pedestrian experience along North Avenue

Physical Campus Connections

Coppin's campus has a strong pedestrian core and a clear spine connecting three major open spaces on campus. A hierarchy of pathways can help clarify campus connections and the extents of campus. A clear primary, secondary, and tertiary pathway system intuitively helps visitors and the campus community navigate campus. Using the existing pathways as an influence, a standard for future pathways is a key recommendation for the master plan.

Visual Continuity of Campus

Unifying campus through consistent site furnishings and plantings will aid in connecting the campus. Establishing a consistent family of site furnishings helps create a visual connection across campus grounds. In an effort to continue to build upon landscape as part of the campus identity, a planting palette that is resilient and maintainable is recommended.



PROPOSED SUSTAINABILITY INITIATIVES ON CAMPUS

Universal Design and Sustainability

The Facilities Master Plan proposes significant investments in reducing the carbon footprint of campus by integrating multiple sustainable strategies that address energy, stormwater management, and social sustainability. Elements such as solar panels, site-specific stormwater management plans, and improved accessibility and wayfinding to foster inclusion and promote equal access are critical to the success of Coppin.

Connecting Off Campus

Intersection safety improvements can be made by installing mitigation treatments that prioritize pedestrians and increase their comfort and visibility to motorists. All intersections should have enhanced crossing treatments to ensure motorists anticipate and give right-of-way to all people crossing on foot, by bicycle, or by using electric personal vehicles.

Transit and Access

The Facilities Master Plan recommends continued improvements to transit, vehicular, bike, and pedestrian access. Ultimately, the master plan recommends consolidating a number of parking lots into either one or two structures to free-up land for better uses, activate campus, and clarify parking organization and wayfinding. Continuing to participate in MTA's All Access College Transit Pass and clarifying locations on campus for bike and scooter parking will help promote alternate modes of transportation to campus.



INVIGORATE

Enhance the experience for all students.

Social Interaction and Fun

Investment in the student experience is a fundamental objective of this Facilities Master Plan. Infusing a variety of interactive outdoor elements encourage not just students, but also faculty, staff, and visitors to stop and enjoy exterior spaces. They add vibrancy to the campus experience. Activators in the form of movable furnishings provide spaces for outdoor learning. With the addition of light, color, and shade, activators create memorable places that promote activity throughout the day and into the evening.



Outdoor chalkboard, Grinnell College

Well-being and Expression

Spaces on campus should not just embody fun and activity, they should also incorporate areas for more meditative and academic-centered uses. Open space provides opportunities to escape and recharge as an individual. It invites opportunities to connect with nature. Complimentary to that, open space, particularly on a collegiate campus, also provides places for gathering and establishing community, spanning the scale of small groups to large protests.



Outdoor spaces and natural settings can provide spaces for meditation for the Coppin and Baltimore community. Image Credit: janiecros on GettyImages.



Rendering of Student Life Quad Improvements

[View the full 360-degree, virtual reality enabled rendering by clicking here.](#)

Dining Opportunities

Food draws activity. Due to limited dining options on campus, Coppin has already begun to organize food truck locations on campus. Reinforcing these additional food options and investing in temporary pop-up tables, chairs, lighting, and shading will make a big impact on underutilized parts of campus. Organizing a seasonal solution for food truck dining at Parking Lot C on South Campus will bring a vibrancy and new meeting place on the South Quad.

Student Life Quad Improvements

The Student Life Quad currently houses the Greek Life plots and feels unwelcoming to some students who do not participate in Greek Life. Re-orienting the plots along a singular Greek Life Walk will both elevate and reinforce the organizations while providing more opportunities for the adjacent open lawns to meet the needs of both students who belong to Greek organizations and those who do not.



AMPLIFY

Elevate the campus identity and sense of pride.



Rendering of new campus entry off Warwick Ave. framed by a new residence hall and library addition

Campus Entries and Thresholds

Investments in campus entries and thresholds create a welcoming environment and positive first impression. They promote a sense of place and identity through the consistent use of materials. Gateways also help distinguish the campus from local surroundings and establish a clear sense of arrival. Varying scales of gateways into campus require different design and scale approaches, but they should maintain a shared language of materials and expression.

Campus Identity

Coppin's over 100-year long history is full of legacy, academic excellence, colorful traditions, and deep community roots. There is a tremendous amount of pride amongst students, faculty, and staff that should continue to translate and manifest in the physical campus. The Facilities Master Plan proposes using a variety of strategically and comprehensively placed signage and art across campus to reinforce this brand both to the existing campus community as well as the external community and campus visitors.



Fanny Jackson Coppin Monument Campaign

Stewardship and Inclusion

Coppin's mission is to transform the lives of students from all socio-economic backgrounds and in doing so, foster responsible citizens. The design of physical spaces on campus should reinforce these efforts and Coppin's diversity and inclusion initiatives. While there are core components to

designing diverse and inclusive spaces, each institution has its own culture, identity, and history made up of many voices. Elements of space design such as transparency, flexibility, and scale can determine if a space feels welcoming or inclusive.



GROW

Sustainably support campus-wide growth and academic innovation.

Opportunity Sites on Campus

Through the campus analysis and careful evaluation of campus open spaces and circulation networks, the Design Team identified potential sites for new development that reinforce and build upon the strong framework of campus. When possible, renovations are prioritized over demolition and new construction. Renovation allows for the reuse of existing materials and structures, ultimately reducing carbon emissions and promoting sustainable development. However, renovation potential should be carefully weighed against the quality of the building and the highest and best use of the site.

Use Distribution

In addition to reinforcing the open space network and overall form of campus, the Facilities Master Plan also reinforces the existing use structure. The Facilities Master Plan reinforces the student life core of campus, proposing new student housing and student-facing functions to promote more vibrancy and synergies around the student experience.



Aerial rendering of campus looking south

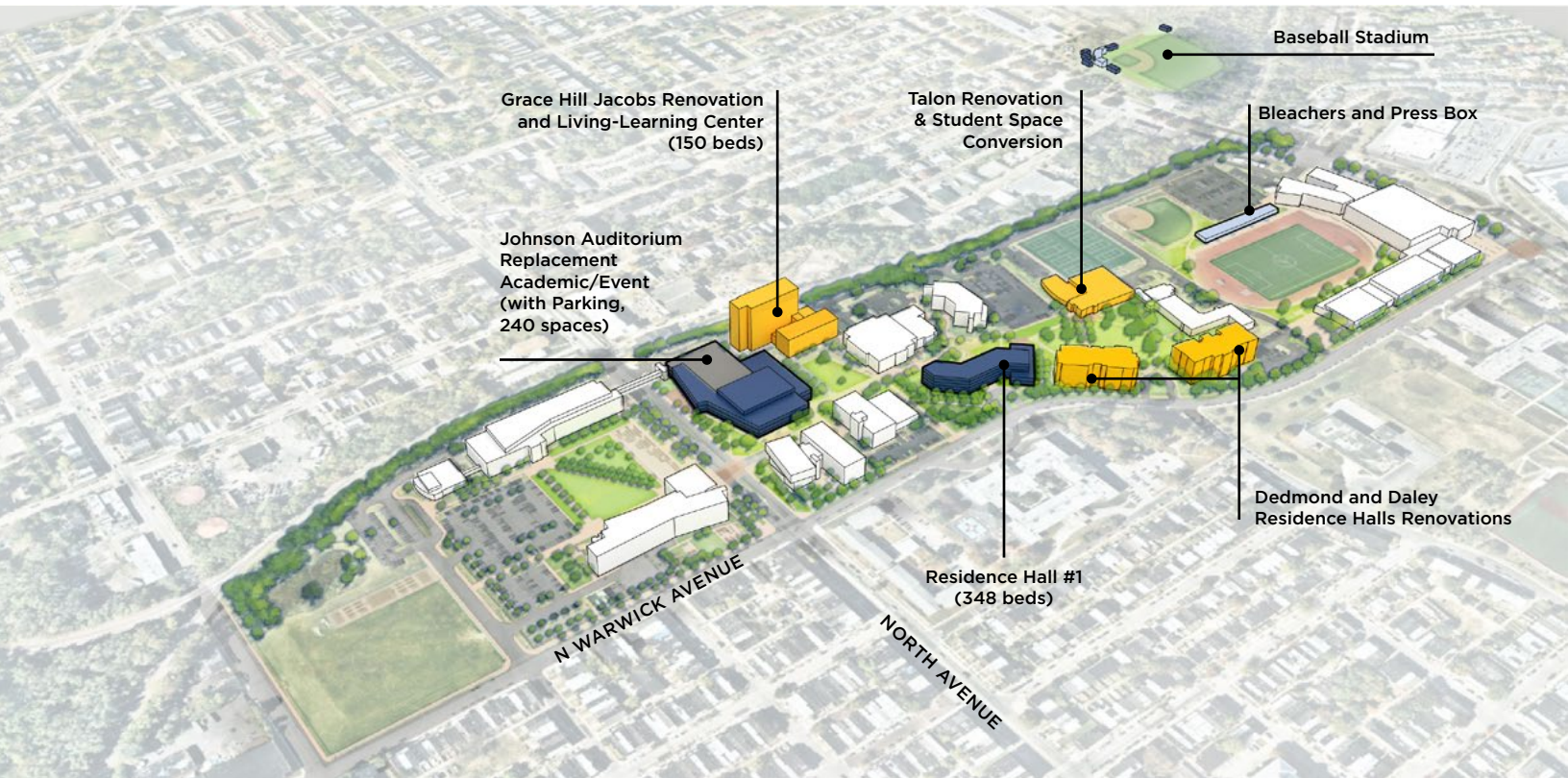
Existing Campus Aerial



Priority Projects to Meet 10-year Growth Projection

Every facilities master plan should depict a long-range vision and align near-term projects that meet immediate institutional needs to this vision. The space needs assessment component of the Facilities Master Plan identified critical needs for Coppin over the next 10 years. The following proposed priority projects meet the projected 10-year space needs while also optimizing investment

on campus. The projects identified address key campus edges with two new facilities, one proposed along North Avenue and the other along Warwick Avenue. These are two of the most prominent sites on campus and both have the ability to transform the image of Coppin and the relationship between the campus and the surrounding community.



NEAR-TERM PLAN

- Existing Building
- Renovation
- New Construction
- Structured Parking

RESIDENCE HALL #1

A new, five-story residence hall along Warwick Avenue will transform the Warwick edge of campus and provide approximately 350 much needed beds.

GRACE HILL JACOBS RENOVATION AND LIVING-LEARNING CENTER

Upon completion of the College of Business, space will become available in Grace Hill Jacobs creating a prime opportunity for the renovation and transformation of this facility into a living-learning center.

JOHNSON AUDITORIUM REPLACEMENT

The Johnson Auditorium Replacement is a tremendous opportunity to completely transform Coppin’s image and identity along North Avenue.

TALON CENTER RENOVATION & STUDENT SPACE CONVERSION

The Talon Center will be renovated and the second floor will be converted into a student hub to centralize student-focused amenities, leveraging the proximity of the main campus dining hall and residential facilities.

DEDMOND AND DALEY RESIDENCE HALLS RENOVATIONS

As they reach 30 years in age, both Dedmond and Daley Residence Halls require the renovation and replacement of aging finishes throughout the rooms and shared spaces.

BLEACHERS AND PRESS BOX

Approximately 3,000 seats and a press box will be added to the stadium in order to increase the use and function of this asset on campus.

BASEBALL STADIUM

In 2021 there was a baseball field study for Coppin that tested the south campus site and Lutheran site for a new baseball stadium. This plan maintains both of those as a potential option; however, it was desired to keep the baseball stadium near the existing athletic and recreation core at the north end of campus.

ATHLETIC AND RECREATION IMPROVEMENTS

Since PEC is relatively new and in good condition, whole-scale renovation is not on the horizon of this plan. However, specific investments and upgrades to existing courts and locker room space to better utilize the PEC and updates to the softball facilities, tennis courts, and track will allow for continued use into the future.

OPEN SPACE IMPROVEMENTS

There are two main open space investment opportunities as part of this phase that would transform outdoor spaces on campus. These are the Student Life Quad and the new entry open space created by Residence Hall #1. Additional open spaces associated with new construction such as streetscaping along North Avenue in conjunction with the Johnson Auditorium Replacement and improvements to the core of campus with the addition of Residence Hall #1 should be affiliated with those construction projects to unite new buildings with the landscape.

Medium-Term Growth Opportunities

As Coppin continues to grow and thrive beyond the 10-year horizon, the Facilities Master Plan identifies medium-term growth opportunities that continue to support the campus framework and institutional mission. These medium-term projects provide some flexibility as goals and programs change and expand.

RESIDENCE HALL #2

Approximately 330 new beds to meet student housing demand.

MOORE LIBRARY ADDITION & RENOVATION

A modest addition and comprehensive renovation of Moore Library will help transform this anchor of campus into a resource and study hub with an entrance on Warwick Avenue.

SOUTH QUAD ACADEMIC/ ADMINISTRATIVE BUILDING



Replacement of Miles W. Connor Administration Building and consolidation of resources across campus.

PEC PARKING GARAGE

400 parking spaces in a 4-story garage. This second parking garage is identified in the medium-term to accommodate displaced parking from proposed development in the medium- and long-term.



MEDIUM-TERM PLAN

-  Existing Building
-  Renovation
-  New Construction
-  Structured Parking

Long-Term Opportunities

The long-term vision for campus includes long-term growth opportunities that further the campus framework and institutional mission. The long-term projects provide the programmatic alignments desired for campus and enhancements to the student experience to support growth.

RECREATION AND WELLNESS CENTER

A dedicated student recreation and wellness hub facility adjacent to Talon Center to meet the needs of students on campus.

COPPIN ACADEMY

Modernized Coppin Academy building relocated to South Campus to help resolve some of the high-school and university student conflicts and congestion at the Student Life Quad.

RESIDENCE HALL #3

New Hall with 245 new beds designed as a unifier, connecting the athletic and recreational heart of campus with the student life core following the demolition of Frances Murphy (Coppin Academy).

TAWES CENTER PARTIAL DEMOLITION AND RENOVATION

Continued renovations to Tawes Center will be needed in the long-term along with the demolition of the poorly designed northern addition.



LONG-TERM PLAN

- Existing Building
- Renovation
- New Construction
- Structured Parking

Cost Estimates

Project	Project Type	Space Type	Priority (Near, Mid, Long)	Footprint SF	# of Floors	
Residence Hall #1	New Construction	Housing	Near	25,975	2 to 5	
Grace Hill Jacobs Living-Learning Center *	Renovation	Residential, Student Space	Near		10	
Johnson Auditorium	Demolition	Academic/Event	Near		2	
Johnson Auditorium Replacement with Parking	New Construction	Academic/Event, Parking	Near	76,150	3	
Talon Center *	Renovation	Student Space	Near		2	
Dedmond Residence Hall	Renovation	Housing	Near		6	
Daley Residence Hall	Renovation	Housing	Near		7	
Bleachers and Press Box *	New Construction	Athletics and Recreation	Near	N/A	N/A	
Baseball Stadium *	New Construction	Athletics and Recreation	Near		Ground	
Residence Hall #1 Landscaping	New Construction	Open Space	Near		Ground	
Student Life Quad	New Construction	Open Space	Near		Ground	
W North Ave Landscaping	New Construction	Open Space	Near		Ground	
Residence Hall #2 Landscaping	New Construction	Open Space	Near		Ground	
Electrical Feeder Upgrade Project *	New Construction	Utilities	Near			
Mechanical Loop Project *	New Construction	Utilities	Near			
Residence Hall #2	New Construction	Housing	Mid	27,074	2 to 5	
Moore Library	Renovation	Library/Admin	Mid		5	
Moore Library Addition	New Construction	Library/Admin	Mid	3,900	2	
South Quad Academic/Administrative Building	New Construction	Academic, Administration	Mid	24,870	4	
PEC Parking Garage	New Construction	Parking	Mid	36,000	5	
Recreation and Wellness Center	New Construction	Recreation, Student Space	Long	22,720	2 to 3	
Coppin Academy	New Construction	Academic	Long	21,400	2 to 3	
Residence Hall #3	New Construction	Housing	Long	18,800	6	
Tawes Center Partial Demolition	Demolition	Student Space	Long		2	
Miles Connor	Demolition	Administration	Long		4	
Frances Murphy	Demolition	Academic	Long		2	
TOTAL						

ASSUMPTIONS

1. Five years of escalation is assumed to be 30%; 10% for 1st year, 5% thereafter
2. Sustainability enhancement cost is assumed to cover potential PV scope
3. Large renovation and new construction costs are assumed to be CMR procurement
4. Costs above represent hard construction costs only

*Project details and cost estimates developed through prior studies

	Parking	# of Beds	Total GSF	Est. Cost Current Dollars	Est. Cost Including 5 years of Escalation	Sustainability Enhancement PV	Total Cost Incl Escalation + PV	Cost/Bed
		348	110,670	\$56,441,000	\$73,373,300	\$2,201,199	\$75,574,499	\$162,389
		150	140,855	\$45,637,020	\$59,328,126		\$59,328,126	
			36,265	\$671,990	\$873,588		\$873,588	
			221,600	\$103,785,600	\$134,921,280	\$4,047,638	\$138,968,918	
			42,965	\$11,815,375	\$15,359,988		\$15,359,988	
		300	89,371	\$17,874,200	\$23,236,460	\$536,226	\$23,772,686	\$59,581
		350	108,360	\$21,672,000	\$28,173,600	\$650,160	\$28,823,760	\$61,920
			N/A	\$2,074,800	\$2,697,240		\$2,697,240	
			166,420	\$5,170,825	\$6,722,073		\$6,722,073	
			47,630	\$2,381,500	\$3,095,950		\$3,095,950	
			24,000	\$1,920,000	\$2,496,000		\$2,496,000	
			13,640	\$682,000	\$886,600		\$886,600	
			30,570	\$1,528,500	\$1,987,050		\$1,987,050	
				\$6,300,000			\$6,300,000	
				\$8,400,000			\$8,400,000	
		336	94,100	\$47,990,405		\$1,439,712	\$49,430,117	\$142,623
			85,521	\$27,708,804			\$27,708,804	
			7,800	\$6,240,000			\$6,240,000	
	93,800		99,480	\$69,855,851		\$2,095,676	\$71,951,526	
	160,000		160,000	\$24,000,000		\$480,000	\$24,480,000	
			55,110	\$31,302,480		\$939,074	\$32,241,554	
			55,290	\$38,825,191		\$1,164,756	\$39,989,947	
		245	100,560	\$51,284,964		\$1,538,549	\$52,823,513	\$209,042
			22,506	\$427,614			\$427,614	
			44,394	\$822,621			\$822,621	
			36,270	\$672,083			\$672,083	
1,633,377								

CONCLUSION

The 2022-2033 Facilities Master Plan is intended to be a living and flexible document that guides decision-making for the future of the physical campus. It builds upon Coppin's mission and strategic goals and emphasizes the core principles of connect, invigorate, amplify, and grow.

This vision for the future includes strategies and recommendations that reinforce the strengths of campus and address challenges and opportunities to create a better physical environment for the entire campus community.

As an anchor, the campus seeks opportunities to continue to welcome the surrounding community and promote its institutional brand and image. Continued investment in sound planning, sustainable buildings, and flexible campus infrastructure will help Coppin adapt and thrive through unexpected change. While unanticipated development opportunities and needs may inevitably arise, the 2022-2033 Facilities Master Plan's four planning principles and associated strategies provide the flexibility to ensure new projects align with Coppin's strategic mission and vision.



Aerial rendering looking north





2500 West North Avenue
Baltimore, MD 21216
410.951.3000

www.coppin.edu