



EXECUTIVE SUMMARY

SALISBURY UNIVERSITY, A STUDENT-CENTERED, COMPREHENSIVE PUBLIC UNIVERSITY, IS ONE OF 12 DEGREE-GRANTING INSTITUTIONS THAT MAKE UP THE UNIVERSITY SYSTEM OF MARYLAND (USM).

Encompassing 183 acres, the campus is an integral part of the City of Salisbury and a cultural hub for Maryland's Eastern Shore. Its 75 buildings provide academic, athletic and recreation, dining, social, and support space for over 8,600 students and housing for the 37% of students who live in University-owned or public-private partnership facilities.

The 2014-2023 Facilities Master Plan identifies building, landscape, and infrastructure projects needed to support the institution in accomplishing its mission and vision over the next 10 years. The plan will play an integral role in educating students, embracing innovation, fostering a sense of community, and providing appropriate resources – goals articulated in the 2014-2019 Strategic Plan.

The Facilities Master Plan provides an overarching framework that ensures individual development projects complement one another to create a welcoming, functional, and beautiful campus setting where the Salisbury University community can live, learn, and lead.

The Facilities Master Plan was developed with extensive campus community involvement over the 2013-2014 academic year. Numerous town halls and workshops were held to seek input, share information and ideas, build consensus, and develop the final plan approach. The following summarizes the vision for the University.



PROJECTED NEEDS AND KEY ISSUES

Over the ten year duration of the Facilities Master Plan, Salisbury University anticipates moderate enrollment growth of 8.6 percent, with growth concentrated in the graduate and first professional student population. This projected growth, combined with current unmet space needs, aging facilities, continued expansion of key programs, and modernization of instructional methodology, provides the impetus to plan for new and renovated facilities. Based upon planned STEM enrollment and current curriculum structure, projections show significant needs for laboratory space. There is also a need for additional office space, with secondary needs for athletics and recreation, study, and support space. The faculty have been asked to evaluate the University's general education requirements and, dependent upon the outcome of that review, the need for additional lab space may be reduced.

To determine how best to accommodate these needs, the Facilities Master Plan process began with an in-depth analysis of the physical campus and past planning efforts. The Existing Campus Plan shows current physical conditions on campus. Open forum and focus group sessions with students, faculty, staff, and city and county officials provided insight into institutional culture and explored opportunities to coordinate efforts. The analysis revealed three key issues:

- Salisbury University offers the resources of a mid-size, public, comprehensive institution but feels like a small liberal arts college because of its strong sense of community and role as a regional cultural hub. The campus must continue to support this sense of community while accommodating needed expansion.

- The compact footprint and rich, arboretum landscape of the academic core make it feel alive and vibrant. However, challenging pedestrian connections and inconsistent landscape quality at the edges of campus make these areas feel disconnected. The Facilities Master Plan identifies opportunities to maintain a compact residential college setting by adding new buildings on the Main Campus while providing safe and comfortable paths, particularly across US Route 13, to connect to the edges of the growing campus.
- Quality of the built and natural environment matters: the campus' many high quality facilities are assets, but some older facilities are insufficient to support academic excellence and student life. The Facilities Master Plan lays out a phasing plan that provides swing space to facilitate renovations to address condition issues in aging buildings.

Salisbury University has been a leader in sustainability around the themes of energy conservation, green building and renovations, native and water conserving landscaping, transportation demand management and alternative transportation, and compact land use. The proposed plan integrates and expands upon these themes with integrated stormwater management strategies, improved transit, expanded bike paths, connected open space to encourage walking, increased and improved on-campus housing, as well as through the creative reuse of existing facilities with strategic renovations.



ES.1 EXISTING CAMPUS

- SU Building
- Open Space
- Athletic Field
- Path

CREATE A UNIVERSITY DISTRICT

DEFINE OUR EDGES

CONNECT OUR CAMPUS

Guiding Principles communicate the institution's intended outcomes of the Facilities Master Plan.

CREATE A UNIVERSITY DISTRICT

Salisbury University's presence extends from Camden Avenue east to S. Division Street and from W. College Avenue south to the University Park apartments. The Facilities Master Plan acknowledges that this entire university district area contributes to the campus experience and envisions a unified architectural and landscape character throughout.

DEFINE OUR EDGES

First impressions are important, and they are made quickly. When guests arrive at the university district from any direction, the built environment should welcome them in a manner commensurate with the quality and stature of Salisbury University.

CONNECT OUR CAMPUS

The Main Campus has a rich network of pedestrian connections that does not currently extend to the edges of the university district. As new facilities are added in the future, the campus footprint will expand, and circulation patterns will shift in response to the new uses. Establishing strong and safe campus connections is a top priority.



ES.2 PROPOSED CAMPUS

- Existing Building
- New Building

FACILITIES MASTER PLAN

The Facilities Master Plan establishes 800,000 gross square feet of capacity for institutional growth in three phases of development. It concentrates new academic facilities in the Main Campus, strengthening the diagonal connection between the Commons and the TETC. New athletic and recreation facilities are on the East Campus. New residence halls are sited both on the East Campus and the Main Campus, replacing aging facilities and enhancing the residential college environment on the Main Campus as well as further activating the East Campus.

The University has already begun work on the Patricia R. Guerrieri Academic Commons (1) and new facilities for the stadium (2). Completion of these projects represents first steps towards implementation of the Facilities Master Plan.

Phase One projects address pressing campus needs and begin enabling actions for long-term efforts. New residence halls on the East Campus (3) allow Chesapeake and St. Martin halls and Dogwood Village to be removed. Reconfiguration of athletic and recreation fields on the East Campus and completion of the tennis center (4) expands capacity for outdoor sports and clears a site for construction of a new Field House (5). Upon completion of the Patricia R. Guerrieri Academic Commons, Blackwell Library is renovated, providing swing space to facilitate other campus improvements. The University plans to make improvements to Devilbiss Hall, renovate Maggs Gymnasium (6) and renovate Guerrieri University Center (GUC) (7) during this phase. Having addressed pressing needs and completed enabling projects, the University has capacity for significant campus expansion in subsequent phases.

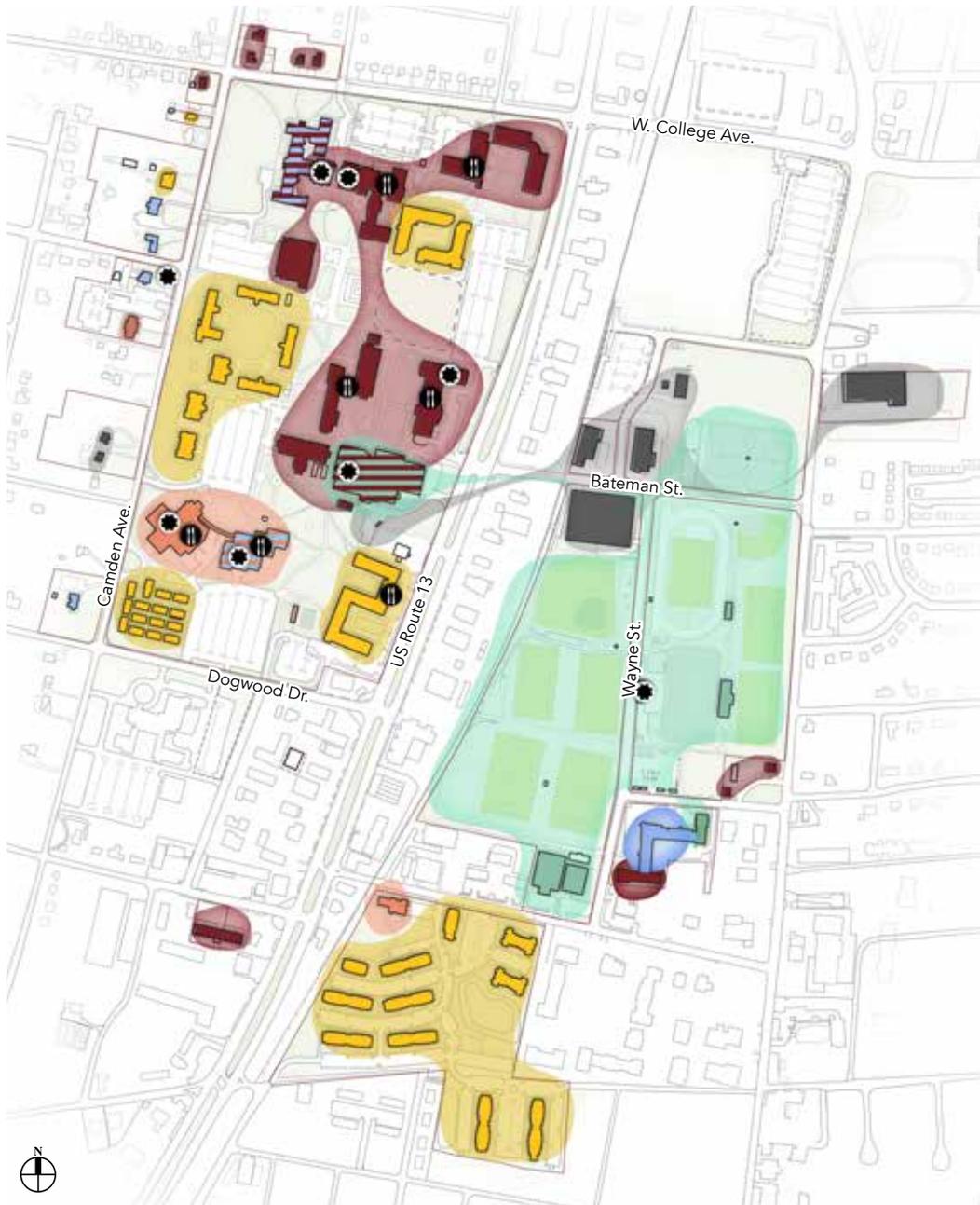
Phase Two projects expand the campus' built environment. New construction of a Performing Arts venue and renovation and expansion of Fulton Hall establish a Fine and Performing Arts Complex (8) organized around a new Arts Quad on the Chesapeake and St. Martin Hall site. Henson Hall, the Commons, and GUC are expanded, with additional renovations to GUC. Blackwell Library is replaced with a new academic building (9), and new residence halls are constructed on the former site of Dogwood Village (10). A new parking structure (11) accessed off West College Avenue provides additional Main Campus parking capacity.

Phase Three projects complete the build-out of the Facilities Master Plan in the long term. Devilbiss Hall is removed and replaced by a larger new academic building on the west side of the Mall (12). This building also faces a new open space, Commons Lawn (13), established adjacent to GUC and nearby residence halls. A new parking structure (14) accessed from Dogwood Drive establishes the parking capacity needed to remove Camden Lot E and establish this new recreational open space to supplement the Quad. An additional residence hall completes the redevelopment of the Dogwood Village site in this phase (15). If the Dresser property becomes available after remediation, the University will pursue acquisition (16).



**ES.3 FACILITIES
MASTER PLAN**

- Existing Building
- New Building



**ES.4 EXISTING
LAND USE**

-  Mixed Use
-  Academic
-  Residential
-  Student Life
-  Administration
-  Athletics and Recreation
-  Support
-  Dining
-  Public Venues

**ES.5 PROPOSED
LAND USE**

-  Mixed Use
-  Academic
-  Residential
-  Student Life
-  Administration
-  Athletics and Recreation
-  Support
-  Dining
-  Public Venues





ES.6 PHASE ONE (yr 1-5)

Near-term projects address pressing campus needs and begin enabling projects that are needed to complete the full vision. These projects are a high priority for the campus.

- Existing building - unrenovated
- New building
- Renovated building

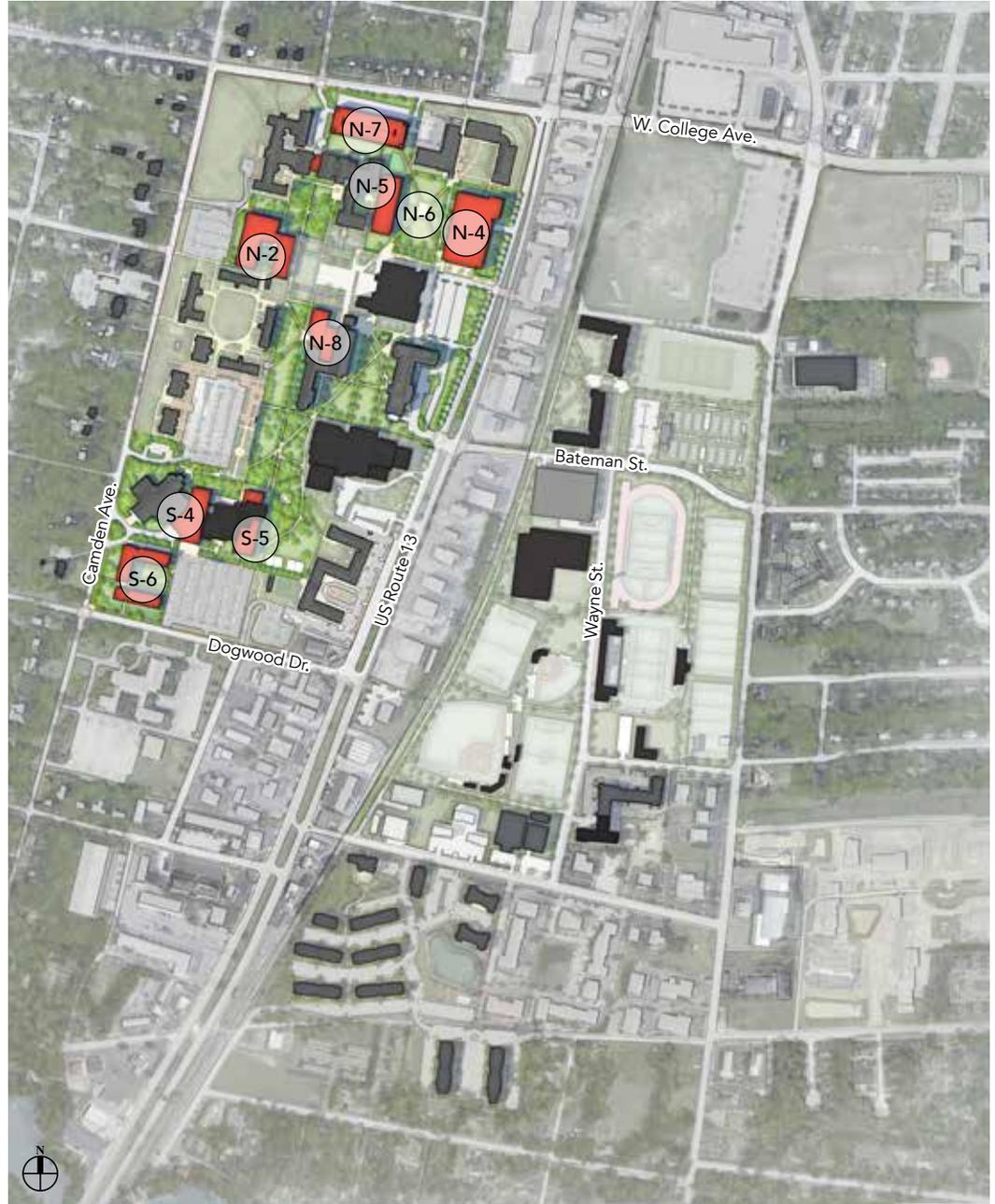
- N-1 Patricia R. Guerrieri Academic Commons
- N-2 Renovate Blackwell for surge space
- N-3 Renovate Red Square
- N-6 Demolish St. Martin and Chesapeake Halls
- S-2 Devilbiss Hall improvements
- S-3 Maggs Gym renovation
- S-5 GUC renovation
- S-6 Demolish Dogwood Village, Replace with Recreation Field
- E-1 Rail trail for pedestrians and cyclists
- E-2 Two new residence halls
- E-3 Field house
- E-4 Realignment of Bateman Street
- E-6 Maintenance Facility
- E-7 Champions Park
- E-8 New IM Field
- E-9 Hammer Throw & IM Field
- E-10 Practice Fields
- E-11 Competition Soccer Fields
- E-12 Softball Field
- E-13 Baseball Field
- E-14 Tennis Center Building
- E-15 Renovate East Campus Complex
- E-16 New Stadium

ES.7 PHASE TWO (yr 6-10)

With pressing and enabling Phase One projects completed, the vision of the Fine and Performing Arts Complex can be realized in the Main Campus as well as additional academic and residence life facilities.

-  Existing building - unrenovated
-  New building
-  Renovated building
-  Built or renovated in a previous phase

- N-2 New Academic Building
- N-4 Performing Arts Center
- N-5 Fine Arts Building
- N-6 Arts Quad
- N-7 North Parking Garage
- N-8 Henson Hall Expansion
- S-4 Commons Expansion
- S-5 GUC Expansion
- S-6 New residence hall





**ES.8 PHASE THREE
(FUTURE PROJECTS)**

In the long term, the Facilities Master Plan includes additional capacity for student housing and parking.

- Existing building - unrenovated
- New building
- Renovated Building
- Built or renovated in a previous phase

- S-1 New outdoor recreation quad
- S-2 New Academic Building
- S-6 New Residence Hall
- S-7 South Parking Garage
- E-17 Potential acquisition of Dresser property