



# Salisbury

UNIVERSITY

2019 Facilities Master Plan Update





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## Salisbury University Community:

As the president of Salisbury University, it is my fundamental responsibility to provide sufficient facilities to pursue or deliver education in safe, comfortable and supportive spaces. To that end, the Salisbury University facilities master plan is updated periodically to reflect the changing needs of our students, faculty, staff and the region.

As I conducted my introductory listening tour with campus constituents during my first year in the presidency, I was able to confirm that many of the improvements described in this document were absolutely the right priorities and should move forward as planned. However, SU's campus housing is filled to capacity and the University must first provide additional space to move students to before taking residence halls out of circulation for renovation or replacement. Therefore, the design and construction of what we know as the Court Plaza is an imperative first step to replacing outdated residence halls on the main campus. I also clearly heard the demand for more recreational space on campus. And so among the familiar projects throughout this publication is a new proposal for a recreation center in place of the Dogwood residences. Planning for that facility will be underway soon and there will be opportunities for students and others to provide input.

In addition to our responsibilities on campus, I strongly believe that the University has a responsibility to be a good neighbor and a catalyst for building economic development and growing jobs in the region. Partnership is critical to success in this area, and SU is strengthening partnerships with the City of Salisbury, Wicomico County and other area institutions key to addressing workforce needs. Developing our economy is important to all of those who live, work and study in Salisbury. Adding jobs will benefit our graduating students and perhaps, keep many of them here. SU's efforts to move some operations to Downtown Salisbury and to establish a Center for Entrepreneurship Downtown help to populate the City's core with more workers, visitors and – ultimately customers – to benefit all of the businesses in the area and to attract more. At the same time, the Center for Entrepreneurship has the potential to launch more businesses in the region and to grow economic development throughout the Eastern Shore.

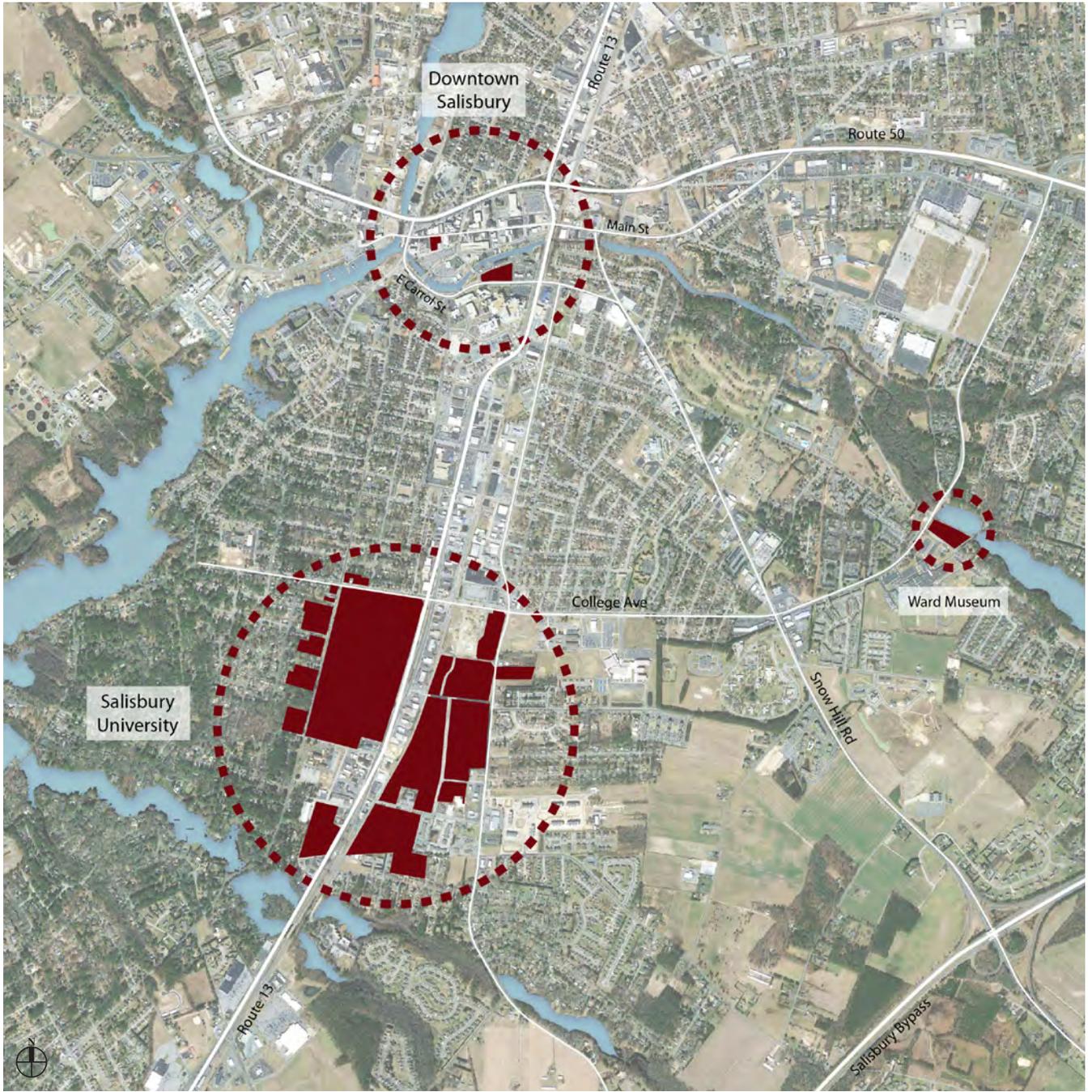
Another key area of opportunity is in the healthcare industry. Working with our partners, SU has a unique opportunity to be part of a model project to pool the educational resources of USM institutions, the clinical and employment resources of the Peninsula Regional Health System and resources from the City of Salisbury to educate health professionals in close proximity to the hospital. This will serve to fill vacant and high-demand positions in the region, address unmet rural healthcare needs and provide an opportunity for healthcare professionals to be uniquely trained within the team approach that most will face when they are working professionally. While conversations continue about programming and space designations, PRHS has identified a site and efforts are moving forward to identify resources for design and construction of a truly unique facility.

We will continue to work to address facilities needs efficiently and economically, ensuring that we are appropriately stewarding the funding we receive from the State of Maryland and our supportive alumni and donors.

Sincerely,

Charles A. Wight  
President





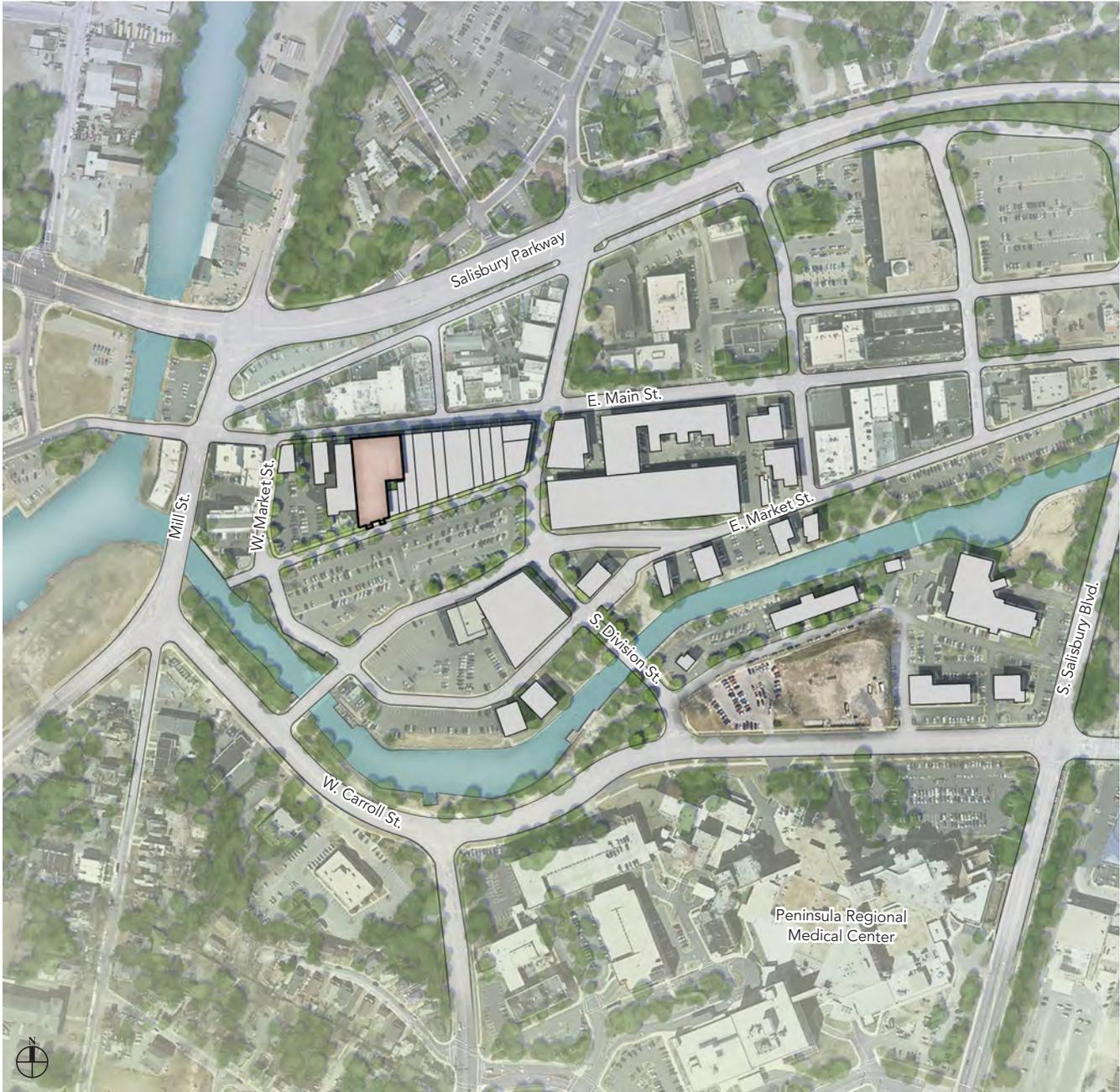
SU PROPERTIES AND FUTURE PROGRAM LOCATIONS

■ SU Properties



EXISTING CAMPUS

- SU Building
- Open Space
- Athletic Field
- Path



EXISTING DOWNTOWN SALISBURY CAMPUS

- SU Building
- Other Non-SU Downtown Buildings

## Facilities Master Plan

The Facilities Master Plan establishes 528,000 gross square feet of net new build capacity for institutional growth in three phases of development. It also includes 334,000 gross square feet of renovated space within existing campus buildings. It concentrates on immediate needs for new housing and a new student recreation center, while also expanding Salisbury University's presence downtown. New residence halls are proposed south of campus at Court Plaza, replacing aging facilities and allowing Dogwood Village to be demolished and make room for the new student recreation center. There are also several strategic renovations and expansions to student life and recreation spaces, including Maggs Physical Activity Center, Guerrieri Student Union, and Commons Building.

The University is currently studying the feasibility of creating a new Eastern Shore Center for Inter-Professional Education (II - See Downtown Master Plan) in partnership with Peninsula Regional Health System (PRHS), the University System of Maryland, the University of Maryland Eastern Shore, and the University of Maryland Baltimore on a site owned by PRHS.

**Phase One Main Campus** projects address pressing campus needs and begin enabling actions for long-term efforts. This includes acquisition of the Dresser Property (1) to support future expansion needs and create more surface parking capacity on the East Campus. Construction of the new Court Plaza residence halls (2) south of campus will allow the demolition of Dogwood Village and Chesapeake and St. Martin Halls. A temporary campus green space will take the place of Dogwood Village to make room for the future phase construction of the new Student Recreation Center (3). A semi-permanent greenspace will take the place of Chesapeake and St. Martin Halls (4) which will add to the campus

landscape network and allow future campus construction as needs arise. In the southeast corner of campus, the 3D Arts building will be renovated (5). Having addressed pressing needs and completed enabling projects, the University has capacity for greater renovation and expansion in subsequent phases.

**Phase Two** dramatically increases student recreation opportunities and quality with the construction of the new Student Recreation Center at the old Dogwood Village site (3). A parallel project which can occur independently of the Student Recreation Center is the renovation and expansion of Blackwell Hall, the former library, into a student services center (6). This project would centralize student supporting departments such as Admissions, Registrar, Bursar, Financial Aid, Academic Advising, Career Services, Health Services, and Counseling Center into one convenient location.

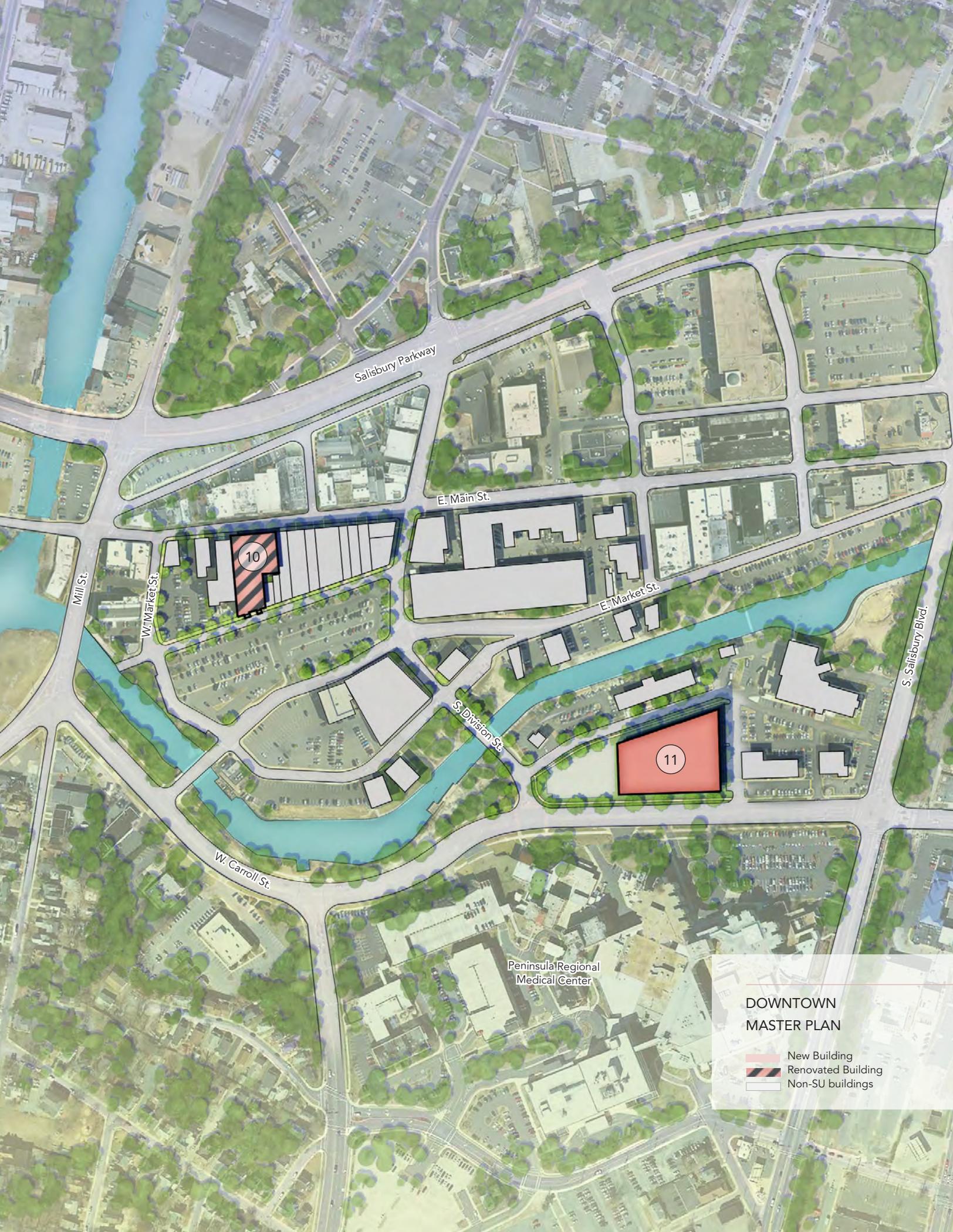
**Phase Three** maximizes campus resources by improving and expanding upon the quality of existing campus spaces. This includes renovating and expanding Maggs Physical Activity Center (7), renovating and expanding Guerrieri Student Union and Commons Building (8), and renovating Devilbiss Hall (9). These projects support the recently created College of Health and Human Services and its programs, as well as provide additional spaces for student organizations and a new bookstore.



FACILITIES  
MASTER PLAN

- Existing Building
- New Building
- Renovated Building

**Phase One Downtown Campus** advances Salisbury University's commitment and connection to downtown Salisbury. The next project there will be the creation of a Center for Entrepreneurship in the existing Salisbury University Downtown building on Main Street (10). Following that, planning and construction will begin for the Eastern Shore Center for Inter-Professional Education (11) in partnership with PRHS, the University System of Maryland, the University of Maryland Eastern Shore, and the University of Maryland Baltimore. This building will house portions of the College of Health and Human Services, including nursing, social work, applied physiology, and athletic training.



Salisbury Parkway

E. Main St.

E. Market St.

S. Division St.

W. Carroll St.

Peninsula Regional  
Medical Center

**DOWNTOWN  
MASTER PLAN**

-  New Building
-  Renovated Building
-  Non-SU buildings

10

11

# Phasing Maps



## PHASE ONE

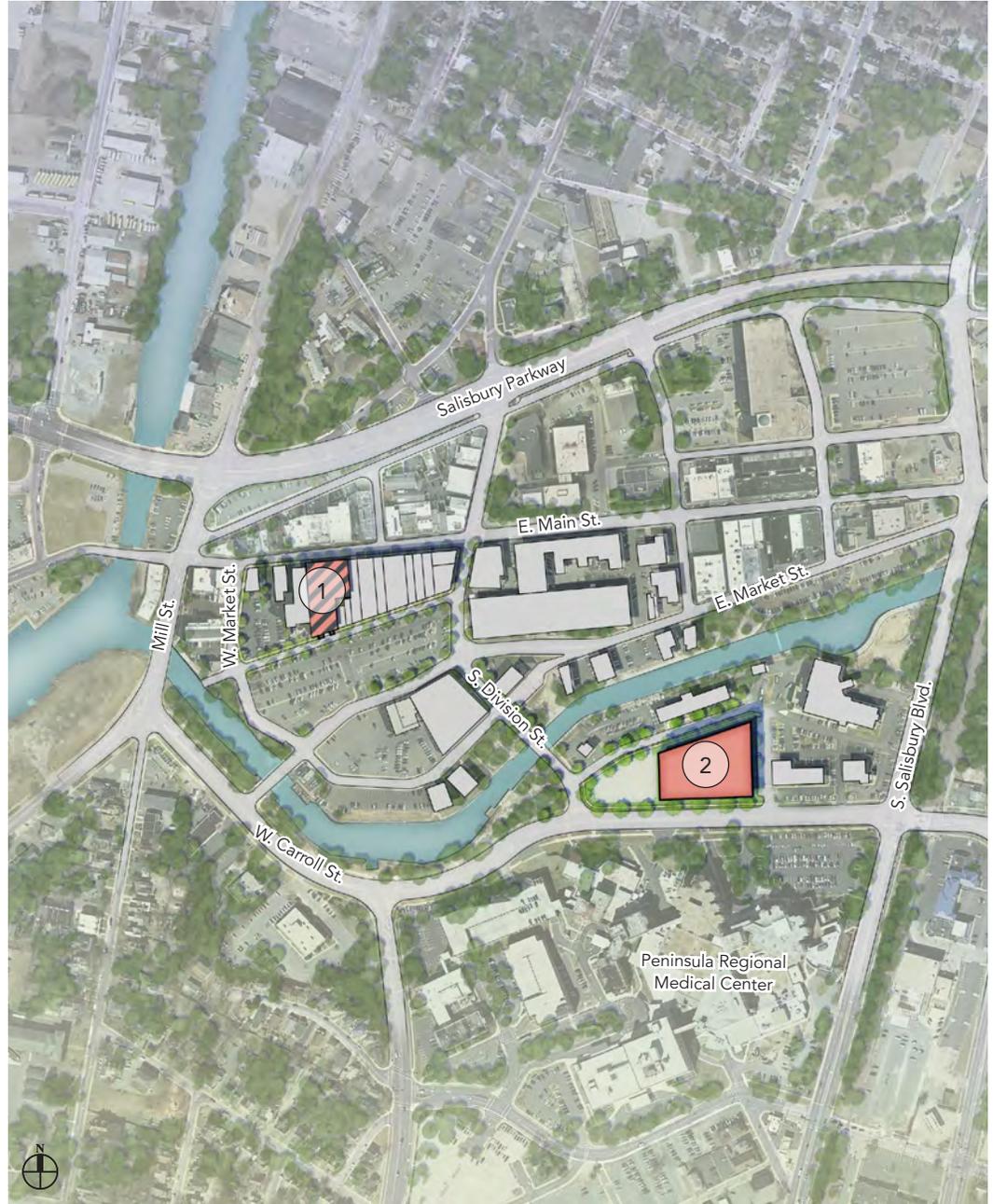
-  Existing building - unrenovated
-  New building
-  Renovated building  
Built or renovated in a previous phase

1. Acquire Dresser Property and construct parking lot
2. Construct Court Plaza Residence Halls
3. Demolish Dogwood Village
4. Demolish Chesapeake and St. Martin Halls
5. Renovate 3D Arts Building

PHASE ONE  
DOWNTOWN

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

1. Create Center for Entrepreneurship in the existing Salisbury University University Downtown building
2. Plan and build Eastern Shore Center for Inter-Professional Education





**PHASE TWO**

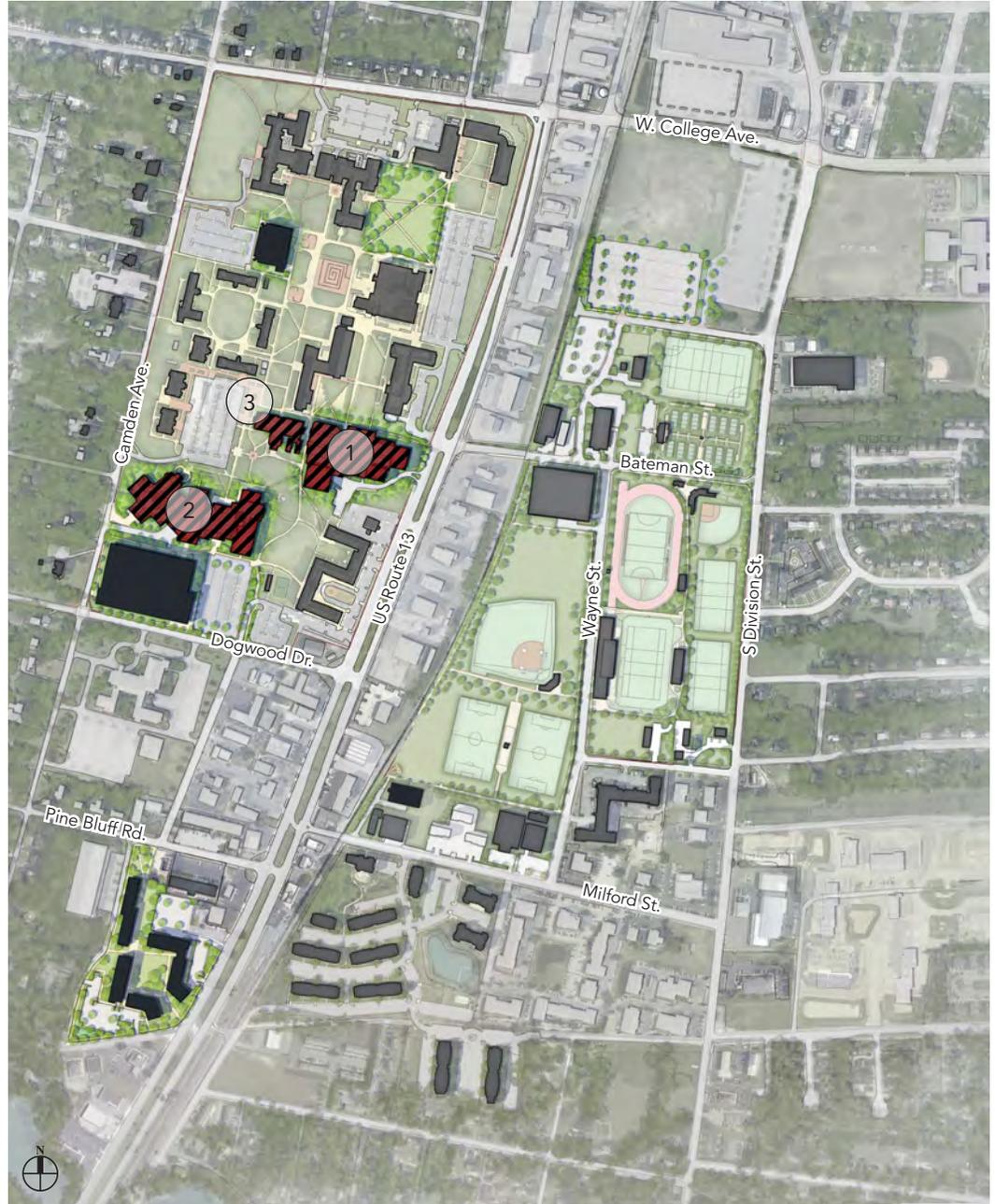
-  Existing building - unrenovated
-  New building
-  Renovated building
-  Built or renovated in a previous phase

1. Build Student Recreation Center on former Dogwood Village site
2. Renovate and expand Blackwell Hall

### PHASE THREE

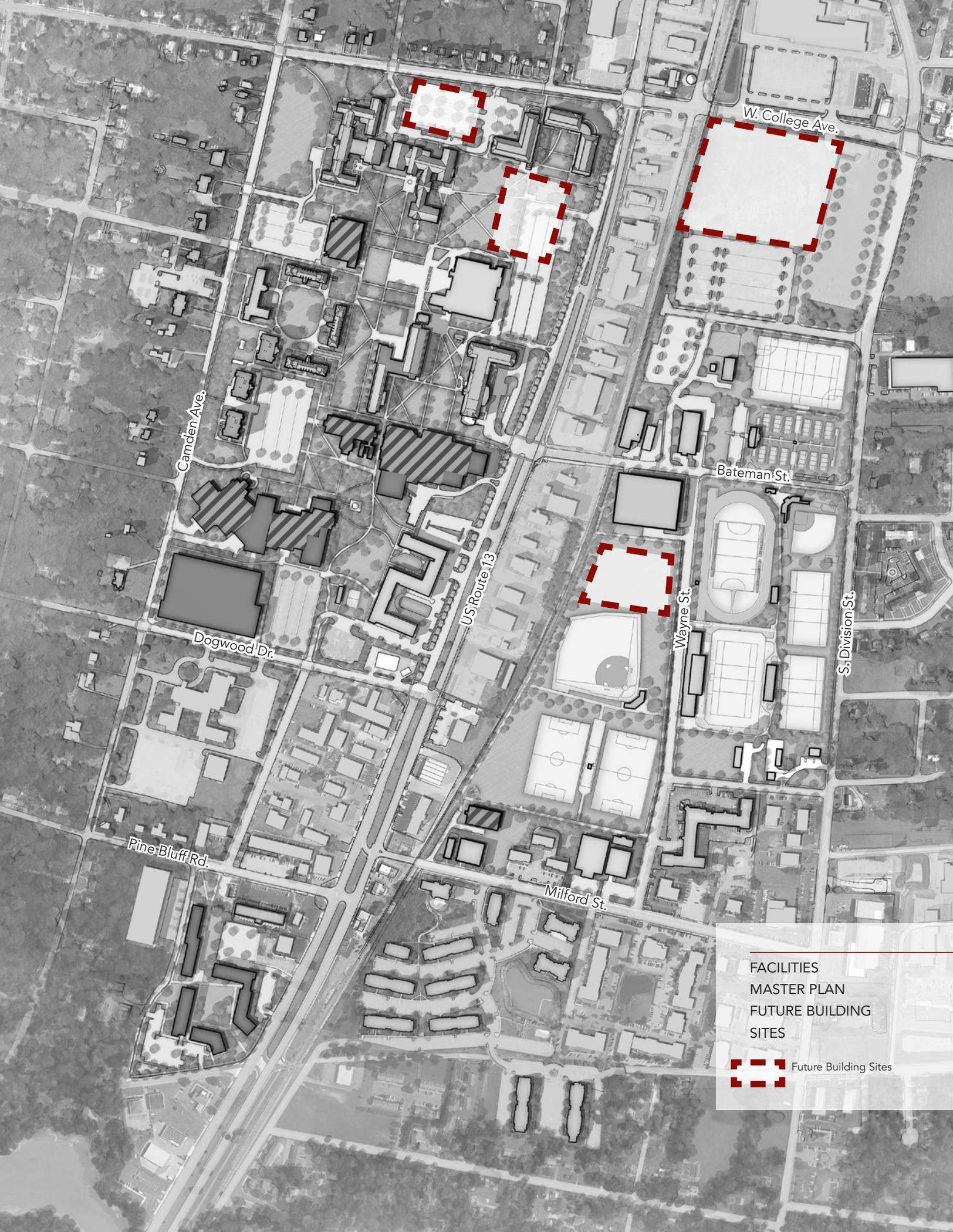
-  Existing building - unrenovated
-  Renovated building
-  Built or renovated in a previous phase

1. Renovate and expand Maggs Physical Activity Center
2. Renovate and expand Guerrieri Student Union and Commons Building
3. Renovate Devilbiss Hall



## **Future Building Sites**

After the scope of this Master Plan is accomplished, there remain several prime building sites available to support future growth within the structure of the Master Plan. As further space needs arise these sites will be the first choice for new projects. Future buildings in these locations will further the vision of a thriving, student-centered campus environment.



Camden Ave.

Dogwood Dr.

Pine Bluff Rd.

US Route 13

Milford St.

Wayne St.

S. Division St.

W. College Ave.

Bateman St.

FACILITIES  
MASTER PLAN  
FUTURE BUILDING  
SITES

 Future Building Sites







Salisbury  
UNIVERSITY

AYERS  
SAINT  
GROSS

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