

ST MARY'S
COLLEGE of MARYLAND

The National Public Honors College



Preliminary Master Planning Report

SPRING 2025

COMMITTEE CO-CHAIRS:

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Interim Vice President for Business and Chief Financial Officer

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Campus Architect and Master Planner



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PROLOGUE

St Mary's College of Maryland intends to hire a master plan consulting firm in spring of this year to assist the College in creating the 2025 – 2035 Campus Master Plan.

As a prelude to that task, the College executive administration decided to engage the campus community in a Preliminary Master Planning effort to identify a variety of ideas that illustrate the needs, constraints, and opportunities as viewed from a broad-spectrum of individuals.

Amir Mohammadi, Interim Chief Financial Officer and Charlie Wilson, Campus Architect, were appointed by President Jordan as the co-chairs to lead the planning process. The Executive Council provided the names of proposed committee members to be invited to participate in this important endeavor.

The planning sessions with the committee members were organized and scheduled into sequential meetings that addressed three main topics: 1- "Think Big", 2- "Constraints & Opportunities" and 3- "Prioritization of Conceptual Projects."



Preliminary Master Planning Committee

COMMITTEE CO-CHAIRS

Amir Mohammadi, *Interim Vice President for Business & Chief Financial Officer*
Charles A Wilson III RA, *Campus Architect & Master Planner*

Danielle Brush, *Director of Residence Life*
Christopher Coons, *Captain, Assistant Director of Public Safety*
Patrice Darby, *Assistant Director of Student Support*
Jonathan Dobry, *Director – Office of Capital Planning Design & Construction*
Mark Fleming, *Director, Network Operations & System Administration Services*
Crystal Gibson, *Director of Athletics and Recreation*
Summer LaRocco, *Student Representative*
Randy Larsen, *Associate Dean of Faculty*
Kelly Neiles, *Associate Dean of Faculty*
Brad Newkirk, *Director of the Physical Plant*
Jacqui Rogers-Frere, *Director of Transfer Recruitment, Admission & Services*
Shahar Shafqat, *Associate Dean of Faculty*
David Sushinsky, *Assistant Vice President of Alumni Relations*
Nick Tulley, *Registrar*
Derek Young, *Executive Director of Student Life, Dean of Students*



Preliminary Master Planning

Session One | September 25 and 26, 2024

Introduction

Members of the PMP Committee were invited to a kick-off by the co-chairs to introduce the objectives of the preliminary campus master planning effort. To garner as much input from the committee members as possible, the first session was divided into two meetings to accommodate their schedules. Amir and Charlie welcomed the committee members and conveyed their appreciation for participating in this important and strategic exercise to gain insight from a diverse group of faculty, staff, and students on their opinions regarding key elements of the forthcoming Campus Master Plan.

Purpose of Session No.1

Charlie explained that this was an unusual, but not unprecedented, opportunity for the committee members to “Dream Big”, unfettered by the reality of day-to-day issues on campus. In other words, what are some

of the broad and possibly unconventional ideas that might contribute to a long-term vision of what the college might evolve into during the next ten years? Furthermore, the committee members were invited to step outside of their personal or department responsibilities and offer thoughts about the overall campus and the community. The responses were loosely organized under three headings: 1) Planning Ideas, 2) New Concepts, and 3) Affirmed/Revised “Guiding Principles” from previous campus master plans.

Planning Ideas:

- Provide more adaptable and flexible spaces for meetings/conferencing, classrooms, laboratories, and research
- Increase the variety of campus housing
- Improve ADA accessibility at parking lots, pathways, building entries, interior spaces, and elevators
- Enhance the College’s sustainability

ty commitment by reducing energy consumption by increasing geothermal use, adding solar arrays, adding electric charging stations, and designing Net Zero carbon emission buildings.

- Expand the capabilities of information technology and connectivity

New Concepts:

- Academic building on the water – repurpose Queen Anne Hall to accommodate Marine Science, Environmental Studies, and Biology
- Child Care facility
- New admission building
- New residence hall
- Add a data science building for growing and emerging programs
- Build an addition to Kent Hall
- Aquarium
- New housing complex for faculty, staff, visiting scholars
- Softball field
- Gym facility expansion/addition
- Campus Center renovation – Bookstore, Daily Grind, more amenities
- Business Administration and Finance lab
- Parking garage
- Add solar arrays to building roofs & parking lots
- Repurpose North Field
- Maker space/studio space
- Public Private Partnerships (P3 – explore opportunities on campus)
- Improve connections to Kate Chandler Farm

- Upgrade Fisher Road – shared use: driving, walking, biking
- Upgrade Kate Chandler Farm w/: pavilion, parking, class space
- Bury the power lines along Point Look-out Road in front of the College
- Amphitheater
- Consolidate Boyden Gallery, Archives, and Collections into new space
- Consolidate Health Services, Counseling Services, & Physical Therapy trainers
- Construct a new Facilities Maintenance facility
- New Public Safety facility
- Multi-sport recreation center
- Late-night dining option in North Campus
- Conference facility or space
- Upgrade campus parking lots
- Improve existing housing – TH Green, Crescents, LQ, WC
- Research pier for Mar Sci, ENST, Bio
- Relocate HR and Business offices
- Expand OIT technology infrastructure

Planning Principles

As the College prepared for further expansion in the mid 1980’s, a new master plan was developed to address both the character of the campus, and the new facilities needed to accommodate enrollment growth. Planning principles were created to provide a clear vision for the future development of the campus. These principles have remained at the core of all development decisions since the implementation of the 1988 Master Plan.



Preliminary Master Planning

Session Two | October 31, 2024

Introduction

The co-chairs welcomed the committee back for the second planning session and provided a brief overview of what transpired during Session No. 1 “Dream Big”. The objective of this meeting was to focus on department and campus problems that occur frequently, balanced by potential means to improve those conditions.

Purpose of Session No.2

The importance of the planning in today’s session was to identify “Challenges, Constraints, and Opportunities”: and each department was asked to share their views on these issues.

Academic Affairs

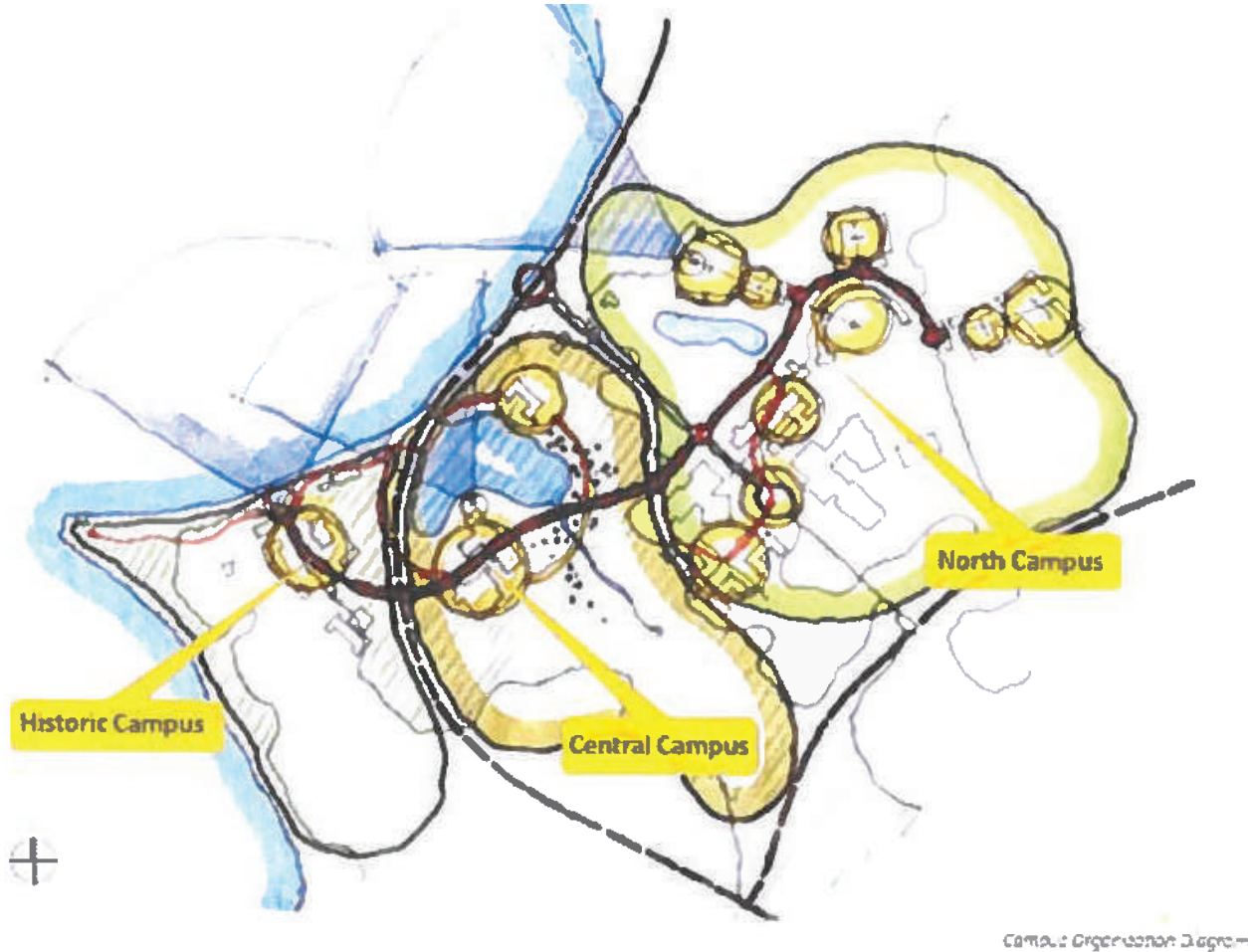
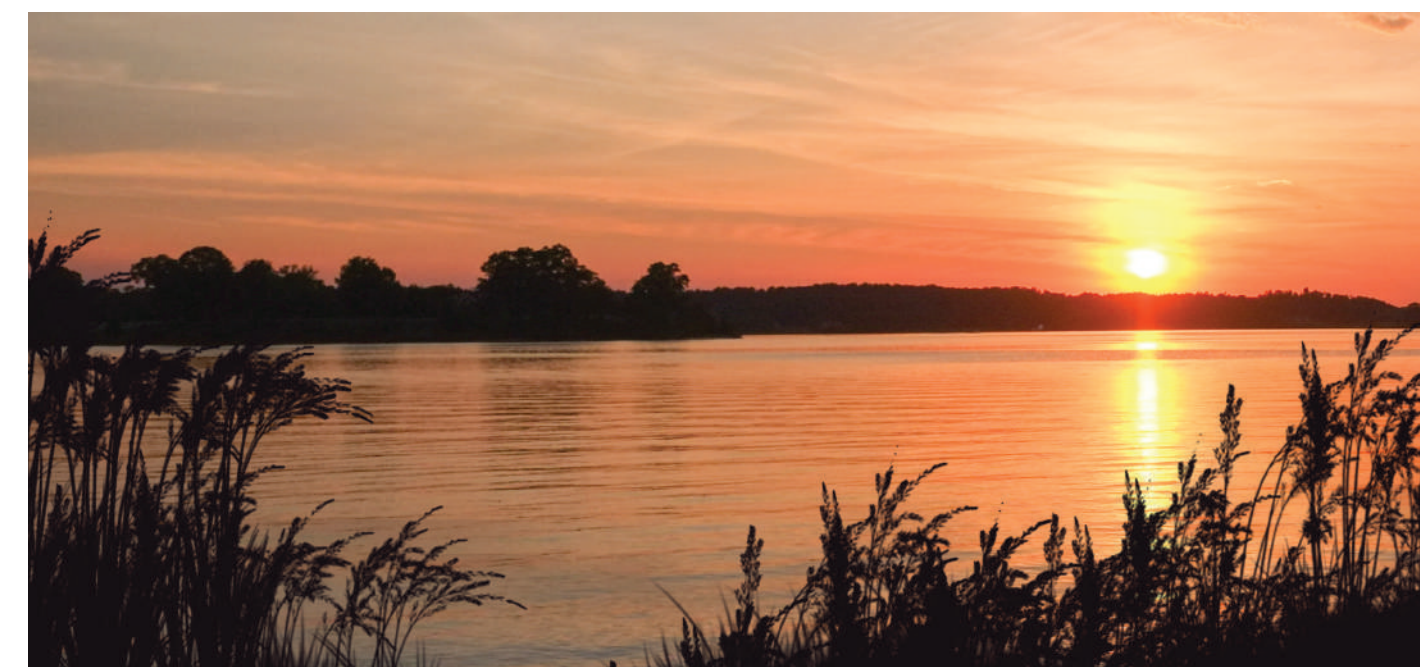
- The current design of the classrooms and labs affects the College’s ability to offer certain academic programs
- New programs like Business Adminis-

tration and Marine Science are increasing so rapidly that the College is having difficulty keeping pace

- Future programs are being considered to expand the offerings of the College, such as: Quantitative Analytics, Public Health, a Masters in Psychology, and Sustainable Agriculture.
- Increasing the number of faculty offices is needed to support the growth in programs

Athletics & Recreation

- More multi-purpose spaces for a variety of interdisciplinary uses
- Increase the number of weight training spaces
- The current training room, offices, and waiting area are insufficient for the number of student athletes seeking treatment and consultation



- Reflect the character and scale of an “Academic Tidewater Village”
- Enhance and preserve the natural and historic environment
- Be a “walking campus”. Site new buildings to strengthen the overall circulation system and create outdoor rooms
- Encourage collegiality and interdisciplinary interaction
- Enhance and strengthen the campus landscape

End of Session One



Public Safety

- The current location in the Rectory does not adequately meet the space needs of the department
- The department has grown in the number of personnel and daily functions it now performs
- The existing parking lot was not designed to accommodate the number of vehicles currently used by the department

Physical Plant

- The building was constructed in 1968, and campus expansion through the years has changed dramatically in the surrounding vicinity. A previously “back-of-house” operation is now highly visible and on prime real estate
- The quantity, type, and size of the spaces needed to support the maintenance services needs to be increased and improved
- The location of the equipment yard, motor pool, and storage of bulk materials requires re-planning.

Campus Planning, Design and Construction

- Public Private Partnerships (P3’s) should be studied as possible solutions for improving campus facilities
- A systemic approach to assessing the long-term parking needs should be undertaken to improve the quantity, locations, and types of parking provided
- Elements of the 2014 Landscape Improvement Plan should be reassessed to prioritize those projects to complement current and future campus plans
- CPDC and Academic Affairs should meet annually to reaffirm that academic and facility conditions, changes, and long-term plans are synchronized

Residence Life

- New housing options should be studied for faculty, staff, graduate students, and visiting scholars
- A new residence hall should be studied in context with or to support the renovation of all existing student housing
- Lewis Quad’s original design is outmoded and needs to be restudied to meet current students’ expectations
- In general, the study rooms in the student housing complexes are either too small for group study or too large for individual study
- Rec rooms and storage rooms in the traditional halls are too large, undefined, and underutilized
- Study the need for a second “commuter lounge” that provides an alternate location and options for commuter students

Office of the Registrar

- The current classroom portfolio needs to be rebalanced to provide the capacities required by emerging pedagogies
- Restudy the use and departmental functions in Glendenning Hall that was originally designed as a student one-stop center for administrative services
- Install signage that has specified room capacities to synchronize annual planning by the Registrar, Academic Affairs, and CPDC
- Consider bar-coding the desks, tables, and chairs to maintain a consistent classroom capacity

Office of Information Technology

- The previous decades of incremental improvements to the IT systems can no longer meet the current and future needs of the College
- A holistic approach, similar to the Campus Master Plan, needs to be implemented to improve the cabling infrastructure, system redundancy, server rooms, and wireless connectivity campus wide
- Maximize the College’s investment in the current 100 GB data capacity by seeking income-generating agreements with exterior community partners

End of Session Two



Preliminary Master Planning

Session Three | December 11, 2024

Introduction

The purpose of Session Three was to reintroduce the projects the committee had identified from the previous two sessions and prioritize them into three tiers. This exercise followed the same format used in the 2012 Campus Master Plan which was effective in sorting the projects based on their overall importance to the needs of the campus and in concert with the mission of the Strategic Plan. It is important to note that a Space Needs Assessment will be an integral part of the final Campus Master Plan process, and its findings may adjust the prioritization of the projects listed in the following Tiers. A high priority project is a “1”, followed by a medium “2”, and low “3” priority rankings.

Tier One

Residence Hall Modernization – provides contemporary housing solutions to the four Traditional Halls to improve the bathrooms, bedrooms, lobbies and rec

rooms. This is the first phase of a comprehensive Residence Life Renovation Plan that addresses the short-term and long-range needs of all the residence halls.

St Mary’s Hall – renovate to provide a multipurpose flat-floor student centric space that will accommodate different sized functions to alleviate the demands on the spaces within DPAC and DPC.

Campus Center Renovation – will increase the efficiency and functions of the Bookstore/Daily Grind/Convenience Store, the SGA offices and rooms, Cole Cinema, Aldon & Commuter lounge, and adjoining spaces that are currently underutilized. New concepts such as a faculty club or other uses may be included in the renovation.

Flexible Outdoor Teaching Spaces – will provide flexible types of outdoor teaching spaces to accommodate classwork, research, and field investigation procedures. Capitalizing on our natural environment,



these “outdoor classrooms” could provide shelter from the weather, electric power, plumbing, accessible restrooms, and equipment for a variety of instructional pedagogies.

Athletic & Recreation Center Expansion – provides additional space to accommodate more locker rooms, weight rooms, and coach’s offices.

Enhance the energy reduction strategies by adding solar arrays to the campus and buildings, installing larger geothermal well-fields to supply energy to multiple facilities, construct new buildings that are Net Zero/carbon neutral, and continue the conversion from fossil fuels to renewable energy solutions.

Parking system enhancements – increase the number and locations of EV charging stations, improve existing lots for ADA accessibility, and repave lots to eliminate those that require extensive maintenance.

New Academic Building, Addition, or Renovation – provides space for

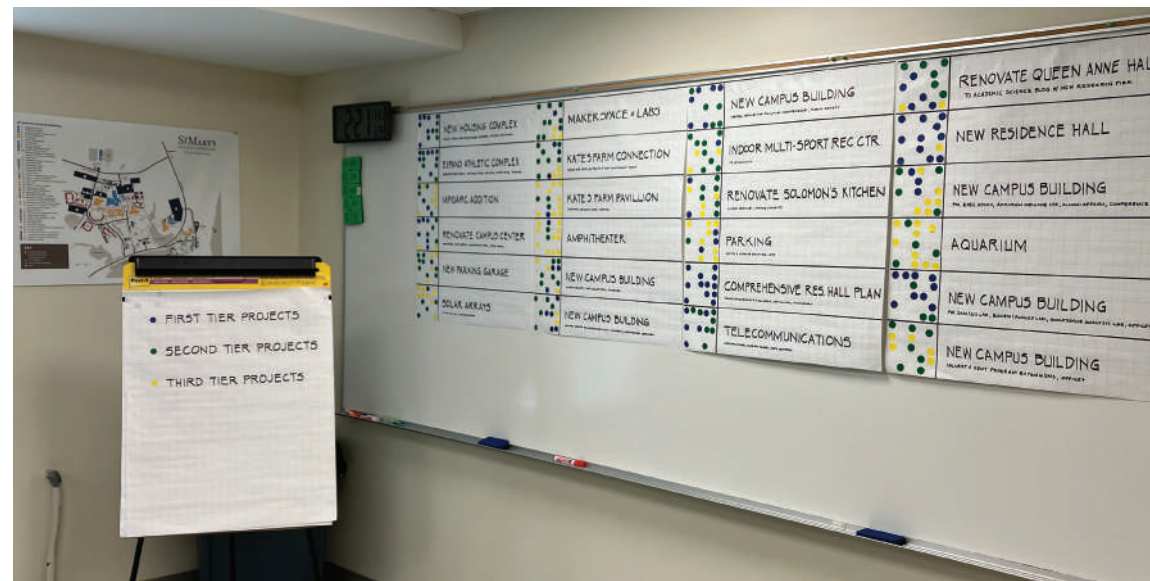
adaptable classrooms, and labs to support existing and emerging academic programs: Business & Finance, Quantitative Analysis, and GIS & Data programs.

Tier Two

Renovate Queen Anne Hall – as an academic building to support existing and emerging programs like Marine Science, Environmental Studies, and Biology. Construct new research pier in the St Mary’s River to accommodate our fleet of research vessels and ease of access to the new labs and equipment in Queen Anne Hall.

Telecommunications – improve campus infrastructure to capitalize on new bandwidth capacity (100 GB), add redundancy, eliminate single points of failure, and supplement indoor and outdoor wireless access.

New Housing Complex – provides on campus housing for faculty, staff, graduate students, visiting scholars and non-traditional students.





Reimagine how the three like functions of Archives, Collections, and Boyden Gallery could be co-located to improve access and operational efficiency, while also reducing staffing requirements.

Renovated Wellness Center – will provides expanded space for co-locating Counseling Services and Health Services in a single location. Shared resources and staff in a location closer to the student housing would improve the health and well-being of the campus community.

Tier Three

New Building, Addition, or Renovation – envisions a new facility to house Executive Administration, Admission, and Alumni Relations in a dignified and collegiate environment that creates a memorable first impression for students, parents, alumni, and visitors.

Academic Addition or Renovation – envisioned to be located adjacent to Kent

or Calvert Halls to accommodate growth in current and future academic programs.

Indoor Multi-Sport Recreation Center – construct new indoor multi-sport facility to provide year-round use for varsity athletics, student recreation, and community club & league sports.

Solomon's Kitchen – renovate kitchen equipment to expand service & menu options along with increased seating capacity and hours of operation.

Academic Addition or Renovation – provides a variety of “maker space” labs that support multiple academic programs and emerging technologies.

New Auxiliary Building – provides new and expanded space for the Physical Plant and Public Safety in a joint use 24/7 facility.

Athletics and Recreation Complex – co-locates sports fields within a centralized location surrounding the existing stadium.

This envisions a new soft ball field, relocated Hawk's Nest baseball field, locker rooms & support facilities, and parking for team buses and visitors.

Kate's Farm Pavilion – construct a facility at the Farm for lectures, classes, displays and research with supplemental parking for bikes and vehicles.

Amphitheater – envisioned as a hardscape improvement on the campus to provide an outdoor venue for lectures, classes, impromptu events and social gatherings. On a symbolic level, it would become a memory creating place on campus such as the Garden of Remembrance, the Good-paster fountain & pool, and the Campus Center patio.

Green Alumni Center (Cobb House) – renovate to provide a safer working environment, enhanced functional capabilities, and ADA accessibility at the parking lot.

End of Session Three



Preliminary Master Planning

Session Four | March 6, 2025

Introduction

The purpose of Session Four was to meet with the executive leadership of Historic St Mary’s City and conduct a high-level overview of our respective master plans. SMCM began by explaining that new planning initiatives and academic programs have created the opportunity for updating the previous master plan. Correspondingly, HSMC shared the rationale for their current 2021 Master Plan which was primarily driven by projects that will support the forthcoming 400-year anniversary in 2034 to celebrate the founding of St Mary’s City.

St Mary’s College of Maryland

The College shared how the process of the preliminary master planning was to gain campus-wide input and opinions on existing conditions, challenges & constraints, and future opportunities. Through a series of progressive planning sessions, new “projects” were conceived, vetted, and documented to inform the forthcoming 2025 - 2035 Campus Master Plan. Historic St Mary’s City

Historic St Mary’s City

The HSMC Master Plan is to preserve and enhance a nationally recognized historic site that attracts a wide audience of visitors by offering “a density of experience” that portrays the history, cultures, and landscape that embodies St Mary’s City’s legacy. This vision was enabled by creating eight distinct visitor experience districts that are characterized by specific themes, activities, and interpretive centers. The mission is to encourage a walkable environment that promotes exploration to understand a va-

riety of storylines, characters, and settings that are reflective of that period in history in this part of our country.

Conclusion

Upon sharing and discussing the respective master plans, it was agreed that SMCM and HSMC should meet annually for periodic implementation updates, and more frequently to coordinate detailed planning required for specific projects. More importantly, it was agreed that by sharing information we can maximize the potential of our respective master plans in a fiscally responsible manner that supports our individual strategic missions.

End of Session Four



Preliminary Master Planning

Sessions Five and Six | 2025

Session Five

The purpose of Session Five was to review the findings from the previous four sessions with the vice presidents of the Executive Council: Dr Mohammadi, Dr Gantz, Dr Curry, Dr Howland, and David Hautanen. The review focused primarily on the planning process that was conducted with the Steering Committee: Session One, “Think Big” on September 25 & 26, 2024; Session Two, “Challenges, Constraints & Opportunities on October 31, 2024; and Session Three, “Prioritization of Conceptual Projects”.

In addition, the VPs were briefed on key elements of Historic St Mary’s City’s master plan that they shared with the College in Session Four on March 6, 2025. This meeting between SMCM and HSMC set a precedent for further planning and coordination that could be mutually beneficial long into the future.

This session provided the opportunity for members of the Executive Council to confirm or question the findings proposed by the Steering Committee. More specifically, their endorsements addressed:

- Combine a Comprehensive Residence Hall Renovation Plan and a New Residence Hall into one project. This should be one of the College’s highest priorities.
- Increasing or renovating the amount of space on campus with adaptable classrooms and laboratories for existing, emerging, and future academic programs such as Business & Finance, Quantitative Analysis, and GIS/Data programs.
- Providing flexible types of outdoor teaching spaces to accommodate classwork, research, and field investiga-





tion procedures. Capitalizing on our natural environment, these “outdoor classrooms” could provide shelter from the weather, electric power, plumbing, accessible restrooms, and equipment for a variety of instructional pedagogies.

- New housing types for faculty, staff, graduate students, visiting scholars, and non-traditional students.
- Support for increasing the importance of a new Admissions Welcome Center for making the best “first impression” on prospective students and parents visiting the College. Conceptually, this facility could support a wide variety of functions and events by both SMCM and HSMC.
- Increase the number of outdoor spaces where students can simply hang out for the pleasures of good company and lively conversation, meet new people, debate diverse viewpoints, and appreciate and experience different cultures in a welcoming, even playful environment.

In addition, members of the EC provided directions on re-prioritizing several of the projects in the three tiers proposed by the Steering Committee to better align the functions needed to achieve student success in a timelier manner.

End of Session Five

Session Six

The purpose of Session Six was to provide an open forum where the President and Vice Presidents could discuss and evaluate information documented to date in the draft Preliminary Master Plan.

- Discuss new master plan concepts
- Provide final directions on the prioritization of the projects
- Provide editorial comments on deletions and corrections to the final report

End of Session Six

Preliminary Master Planning

Appendix

2012 – 2027 Campus Master Plan

Project Summary

Tier One

PROJECT	STATUS
New Academic Building (Auditorium, Music, Ed. Studies)	Completed
Relocate Athletic Stadium	Completed
Montgomery Hall Expansion/Renovation	In Design Phase
Goodpaster Hall & Schaefer Science Lab Conversions	Completed
New Residence Hall – Expand 100 Beds	In the new Master Plan
Dorchester & QA Hall Air Conditioning	Completed
Admission Option 1 (w/MHIC)	In the new Master Plan
Admission Option 2 (next to Margaret Brent)	In the new Master Plan
New Maintenance & Grounds Building on Campus	Included in the Montgomery Hall Renovation
Maintenance Conversion (include Public Safety)	Included in the Montgomery Hall Renovation
Annual Academic Building Renewal – Additional Funding	Included in the Montgomery Hall Renovation
Annual Residence Hall Renewal – Additional Funding	Included in the Montgomery Hall Renovation
Route 5 – Phase 2 Fishers Creek Trail	Completed
Walk from St. John's Pond to Dorchester	Completed
North Campus Quad	Included in the Montgomery Hall Renovation

Tier Two

PROJECT	STATUS
Calvert Hall Renovation	Phase 1 Complete
Convert St. Mary's Hall to Meeting Hall	Included in the New Master Plan
Day Care	Included in the New Master Plan
Faculty/Staff Housing	Included in the New Master Plan
Health and Counseling Expansion	Phase 1 Complete
Library Renovations	In Design Phase
Dorchester Circle Site Development	Included in the Montgomery Hall Renovation
East Fisher Road Improvements	Included in the Montgomery Hall Renovation
Gateways & Signage	In Design Phase
Mattapaney Path (Bike & Pedestrian Trail)	In Design Phase
Outdoor Commons	Included in the Montgomery Hall Renovation

Tier Three

PROJECT	STATUS
Baseball Stadium (bathrooms, concessions, lights)	Included in the New Master Plan
Convert Cobb House	Partial Renovation Complete
Energy Performance Contract Phase II	In Study
New Residence Halls – Displace 80 Beds	Included in the New Master Plan
Major Renovation of Traditional Residence Halls	In Construction
North Campus Dining/Study	In Construction
President's Residence	In Construction
Route 5 – Bury Utilities	In Construction
St. John's Pond Buffer	Phase 1 Complete





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