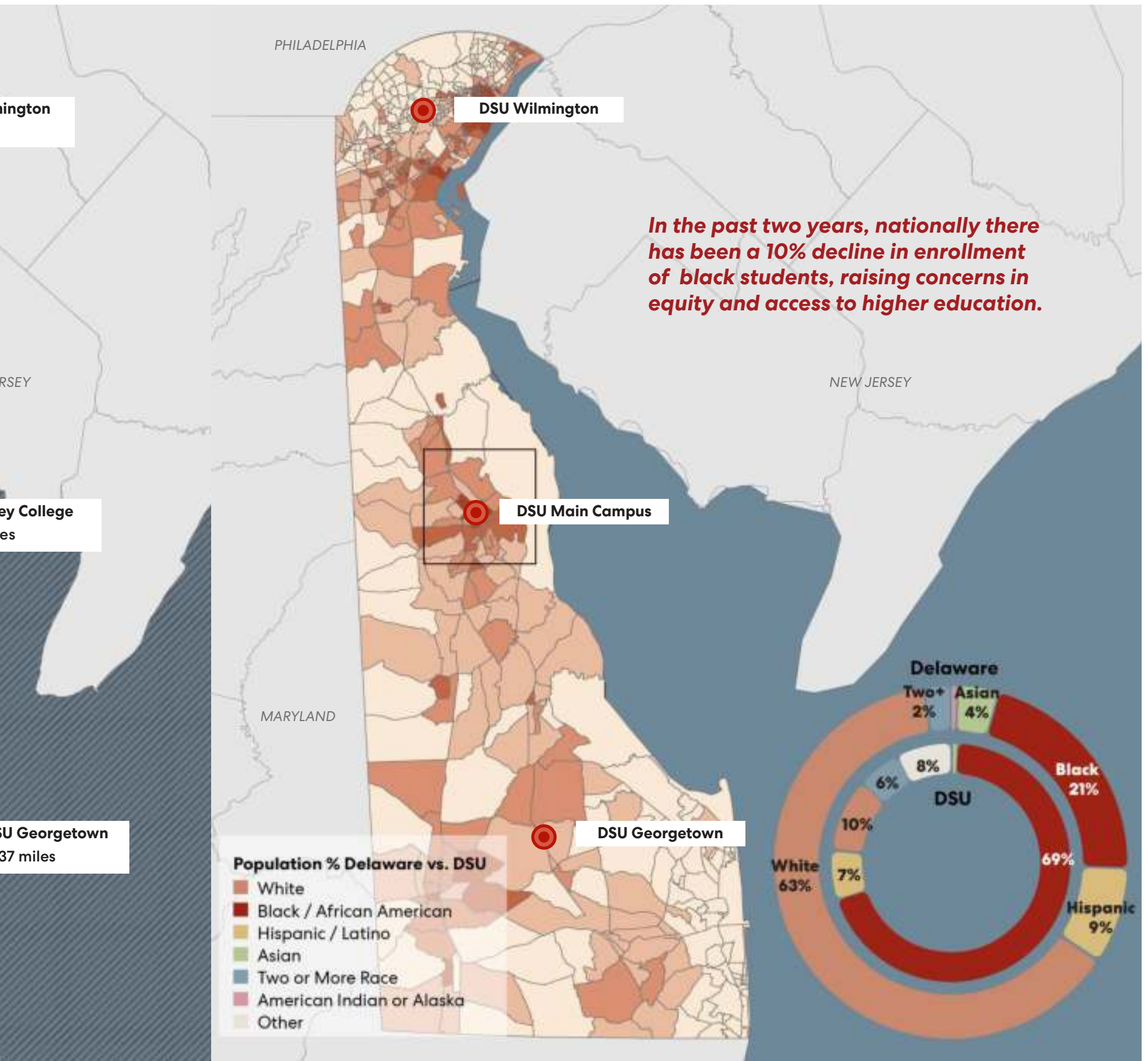


A photograph of a student in a red hoodie and backpack walking past a red banner that says 'DIVERSITY' on a university campus. The banner also features a circular logo with an open book. The scene is set outdoors with greenery and a building in the background. The image is partially obscured by a large blue diagonal overlay on the right side.

EXECUTIVE SUMMARY



HISTORY AND LEGACY OF DELAWARE STATE UNIVERSITY

BEGINNING

The Delaware College for Colored Students, now known as Delaware State University, was established May 15, 1891, by the Delaware General Assembly under the provisions of the Morrill Act of 1890 by which land-grant colleges for Blacks came into existence in states maintaining separate educational facilities.

PIVOTAL YEARS

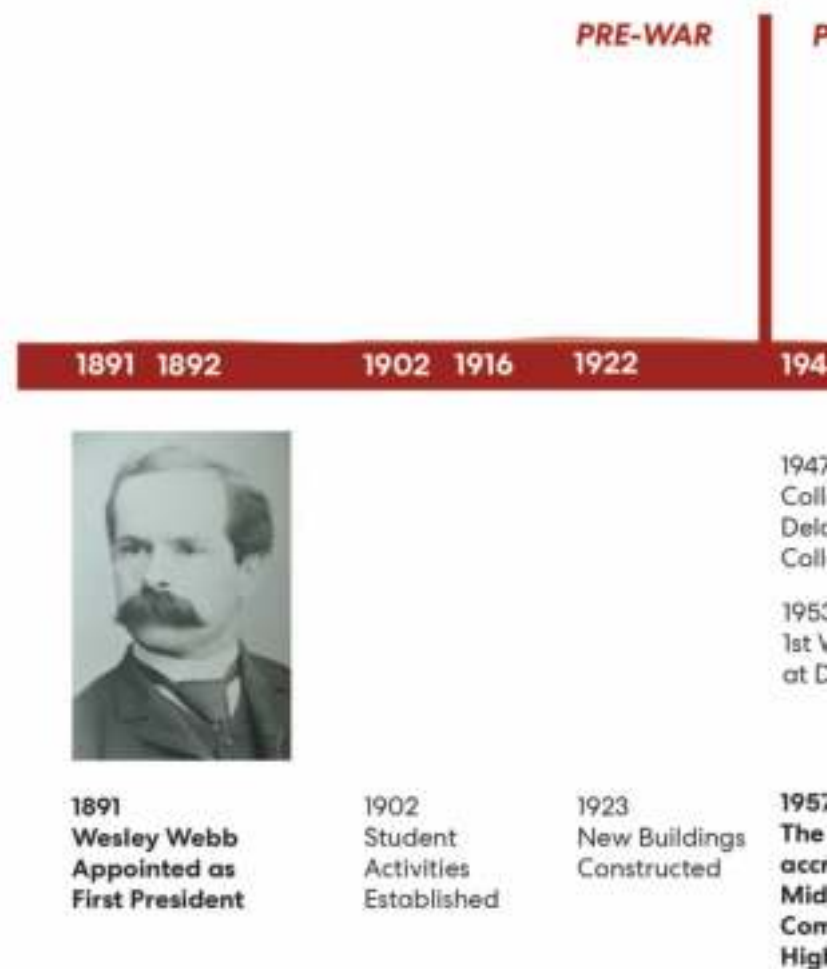
Since 1957, the University has grown in stature as a center for teaching, research and public service. The purpose of the University has broadened in keeping with changing times. Under the leadership of President Jerome H. Holland, in April 1957, the College was fully accredited by the Middle States Commission on Higher Education. This led to the remarkable growth that would take place during the second half of its 130-year history. In 1993 Gov. Tom Carper recognized Delaware State's unique heritage and signed the 1993 legislation into law which elevated Delaware State to University status. The University is now among the top premier Historically Black Colleges and Universities (HBCU) in the country, while serving a diverse student population.

TODAY

As of fall 2021, the University's student enrollment is 5,649 students. The University's physical infrastructure has grown from its 1891 beginning as a 100-acre property with three buildings to a beautiful 356-acre pedestrian campus with over 50 buildings and four outdoor athletic fields. Undergraduate studies are organized into four colleges that contain a total of 17 academic departments, which offer 46 bachelor's degrees, 21 master's degrees and six doctoral degrees. The University also has numerous properties in Wilmington and Georgetown, and its Airway Science Program maintains a fleet of planes and base of operation at the Delaware Air Park in Cheswold.



Sodier Field and Hi



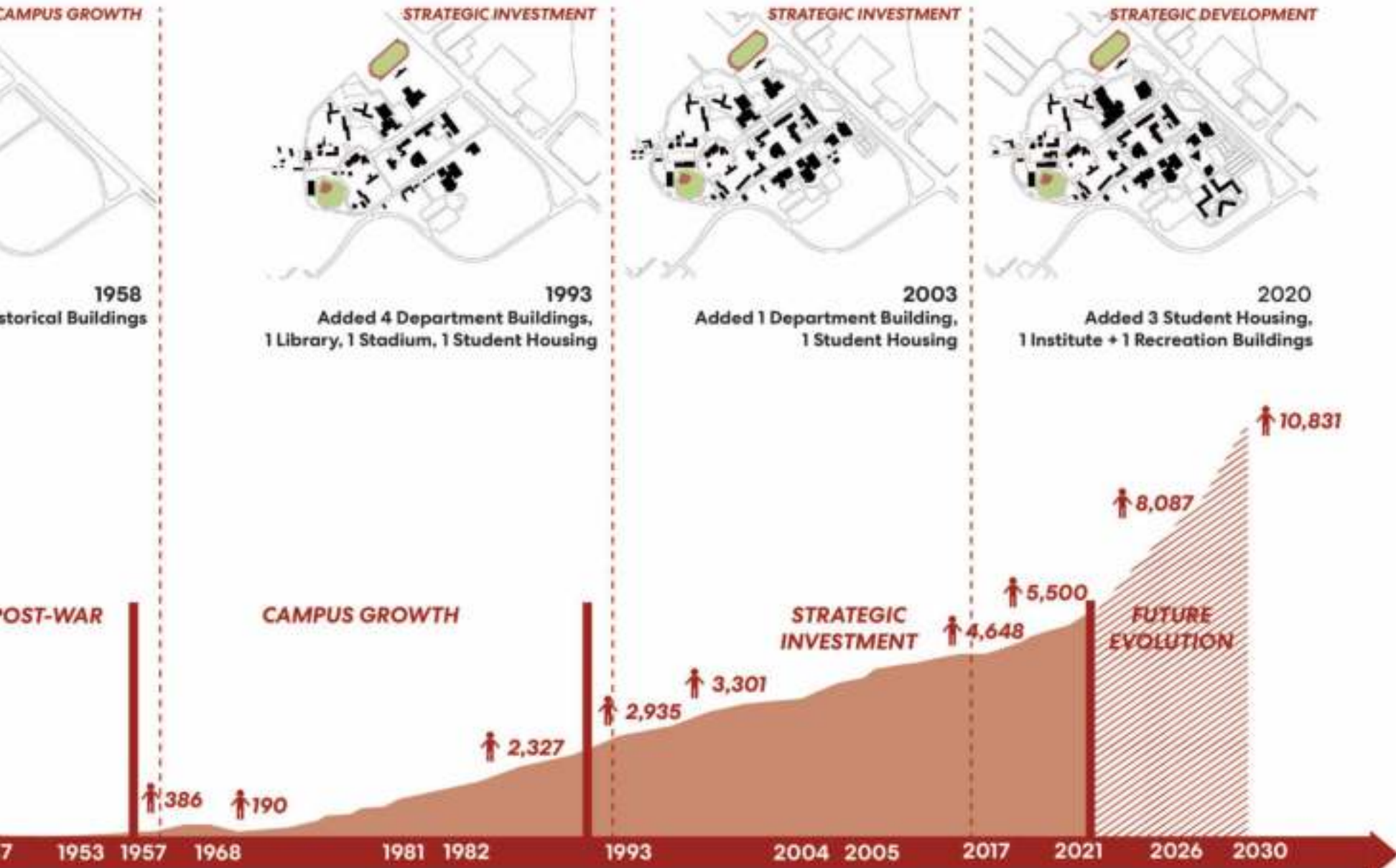
1891 Wesley Webb Appointed as First President

1902 Student Activities Established

1923 New Buildings Constructed

1957 The acc Mid Com High

DSU historical timeline



College Renamed Delaware State College

White Enroll Delaware State

College was fully accredited by the Middle States Commission on Higher Education.



1958
Dr. Jerome H. Holland Appointed President



1981
First Master's Degree Programs Established

1993
DSC is Renamed Delaware State University

2004
The First Doctoral Program Established

2005
Men's Basketball Achieves 1st-ever Division I Championship

2017
Dr. Wilma Mishoe Becomes First Female Board Chair



2018
Dr. Wilma Mishoe Named Acting President



2020
Dr. Tony Allen Appointed President

STRATEGIC DRIVERS FOR THE MASTER PLAN

This 2030 master plan will serve as a road map for the implementation of comprehensive goals for Delaware State University and inform its physical development, strategic priorities and commitment the community. It captures a unifying vision that aligns the Strategic Plan REACH 2026, Facilities and Mission.

STRATEGIC PRIORITIES

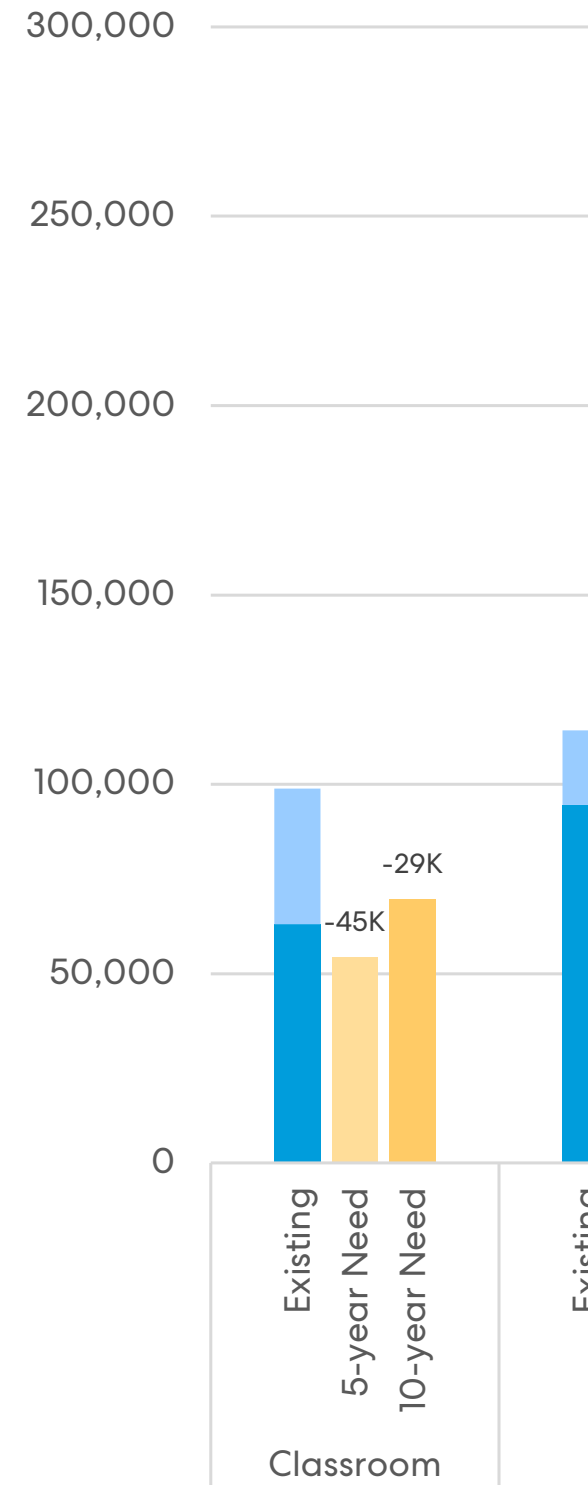
- Align Campus Master Plan with Reach 2026 Strategic Plan
- Create 21st Century learning environment that fosters collaboration and emerging programs
- Reinforce identity and long-term vision for each campus location

GROWTH NEEDS

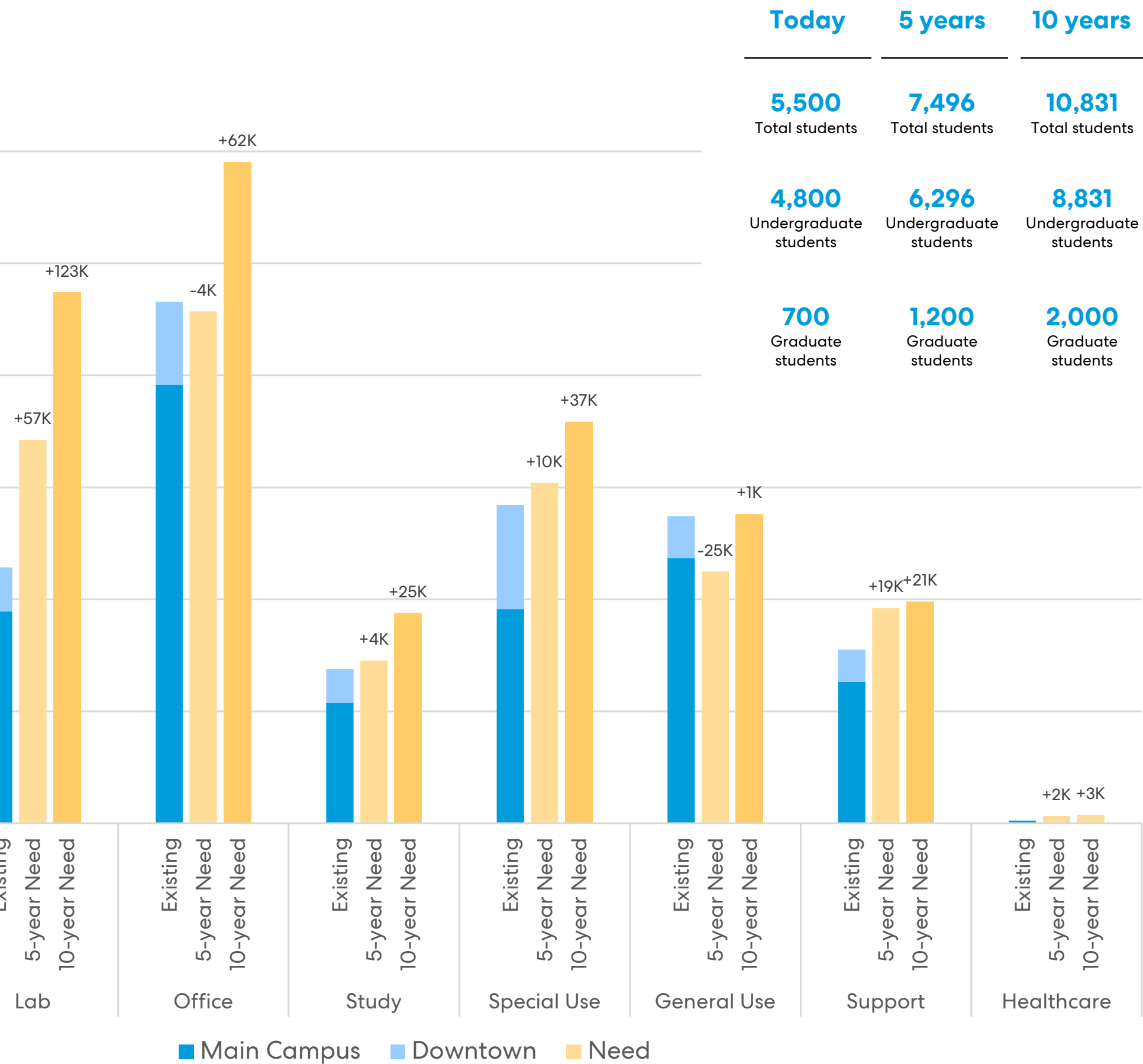
- Projected enrollment growth requires a comprehensive view of evolving student needs
- Identify facility requirements for all Colleges, as well as Auxiliaries and Athletics
- Analyze space utilization to identify facility space requirements
- Create a Land Use Plan that will drive strategic acquisitions and appropriate long term uses

COMMITMENT TO COMMUNITY

- Play a key **economic and cultural role** in the community and be an anchor institution for the community of Dover
- Leverage the **Downtown campus** to enhance the University's presence with community building programs
- Create new **Partnerships** to foster public-private developments that attract jobs and talent



Student enrollment projection



PROCESS

The 2030 Campus Master Plan was completed over a 12 month period.

KEY TAKEAWAYS FROM ENGAGEMENT CONVERSATIONS

- Many units reported a need for more space in general and have had to “make do” with what they have
- Everyone is looking at Wesley as an opportunity to solve their space issues
- Need more research space
- Desire to bring units together that are currently scattered in multiple locations
- Provide appropriate spaces for intended use: e.g. soundproof music rooms, technology
- Quality of the existing space limits functionality: e.g. water and pests make some spaces unusable
- Rapid growth of online programming
- Need more options for group events and student activity spaces
- Need flexibility to make space for new units, centers, and Institutes when they are formed



Virtual Photo Tagging



Site Observations Recorded



Conditions Assessments Score
Site Visit and Building Assessment
76 Buildings in 6 Days

Building	Exterior										Interior										Suitability		
	Foundations	Veneer / Material Finish	Glazing Systems / Windows	Doors & Hardware	ADA / Accessibility	Wayfinding / Circulation	Roof	Coping	Drains & Gutters	Flooring	Wall Finishes	Ceiling Finishes	Lighting	Toilets / Bathrooms / Locker Rooms	Stair Towers	Elevators	Access to Daylight / Views	Ability to be Renovated or Modified	Change of Use	Ability to be expanded	Overall Building Score		
09 - Conwell Hall	1	2	1	2	1	1	2	2	1	1	2	1	1	1	1	n/a	2	1	2	2	2		
10 + 11 - Baker Bldg	2	1	1	2	3	2	2	2	2	1	2	2	2	n/a	n/a	n/a	3	2	2	1	2		
20 - Thomasson Building	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	n/a	2	3	3	1	1		
28 - Delaware Hall	2	2	2	2	2	2	1	n/a	1	2	3	2	2	2	3	1	3	3	3	2	2		
29 - R.S. Grossely Hall	2	2	1	2	1	1	2	2	2	2	2	2	2	2	2	n/a	2	2	2	2	2		
31 - Bank of America Building	3	2	3	3	3	1	2	3	2	3	3	3	2	2	2	3	2	3	3	2	3		
32 - Education and Humanities Building	2	2	2	2	2	2	1	1	1	2	2	2	2	2	2	2	1	2	2	1	2		
33 + 34 - Luna Mishoe Science Center	2	2	3	2	2	2	2	2	2	2	2	1	2	2	1	2	2	3	2	1	2		
35 - Optical Science Center for Applied Research (OSCAR)	3	3	3	3	3	n/a	n/a	n/a	3	3	3	3	3	3	3	3	1	1	1	1	3		
37 - John R. Price Building	2	2	2	2	3	1	3	3	2	2	2	2	2	2	2	2	3	3	3	2	2		
38 - ETV Building	3	1	2	1	2	1	2	2	2	1	2	1	2	2	2	1	1	1	1	1	1		
45 - Aquatic Research Center	2	2	n/a	2	2	1	2	n/a	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1	1	1	3	2		
47 - Baker Building Extension (Ag Annex)	2	3	3	3	2	3	2	2	3	2	2	3	3	2	2	2	3	2	2	2	3		
DSU Wilmington	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	n/a	1	3	3	3	2		

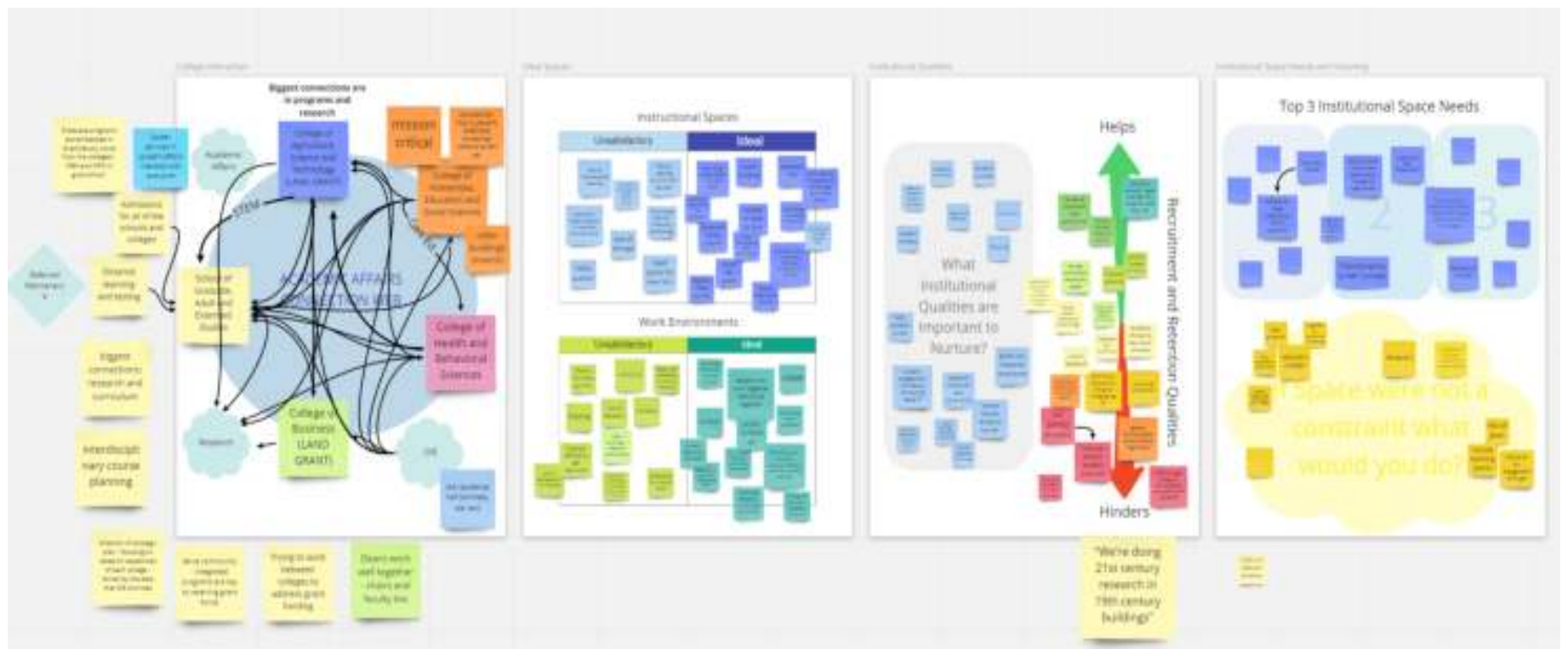
(47) ENGAGEMENT SESSIONS

- Leadership & Administration
- Academic Departments
- Student Life
- Residential Life
- Wellness & Recreation
- Athletics
- Library
- Campus Support Services
- Social Equity
- Sustainability
- Facilities
- Additional Community Engagement



Building Conditions Matrix - Academic Buildings

Overall, the categories for the academic buildings at DSU were rated as follows:
23% - Poor, 51% - Average, 20% - Excellent

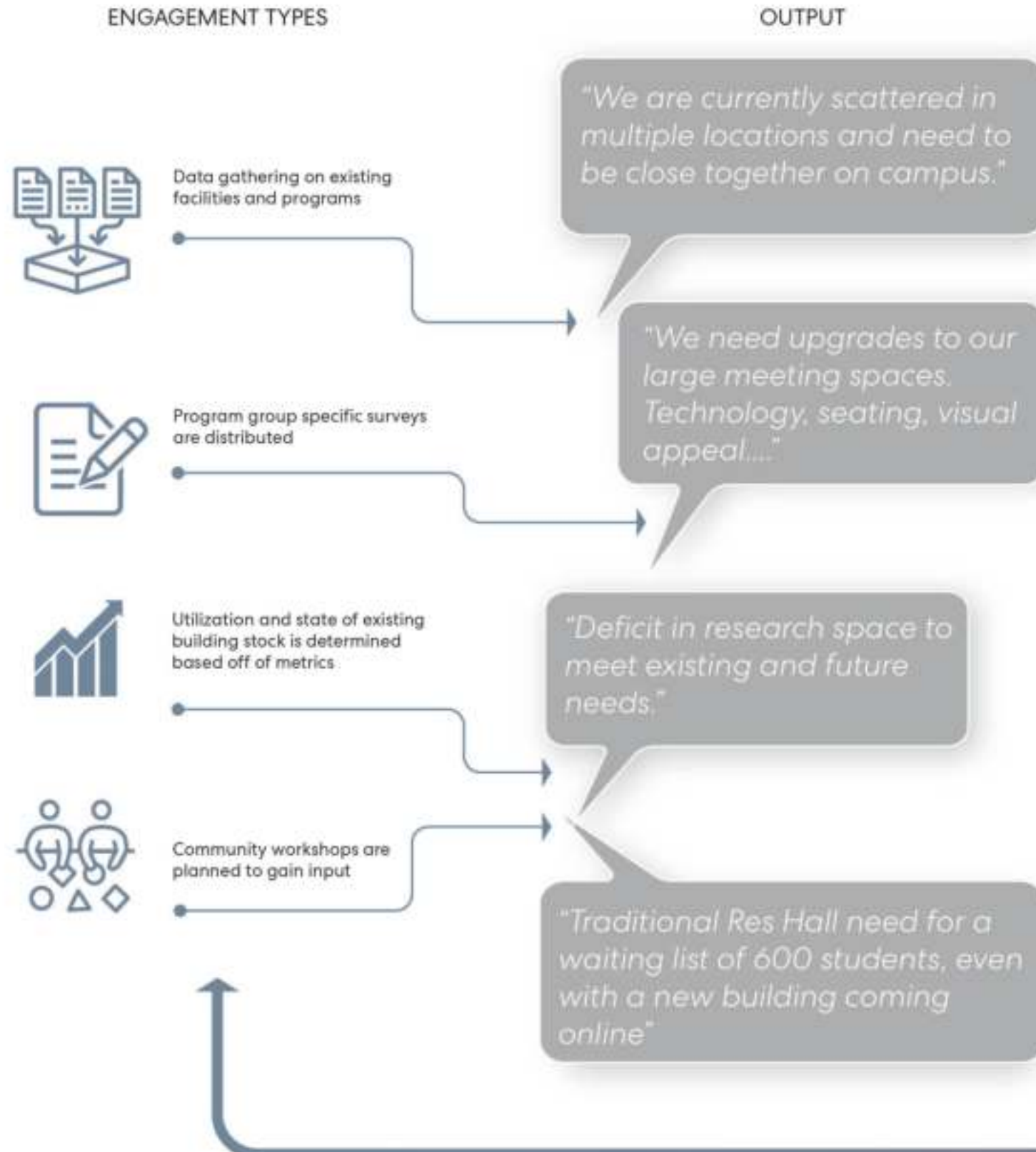


Deans Focus Group

EQUITY THROUGH PLANNING

Diversity, equity and inclusion is behind every stage of design, from master planning to implementation.

Community engagement is essential to ensure the success of the project and to capture the needs of users.



MASTER PLAN ACHIEVEMENTS

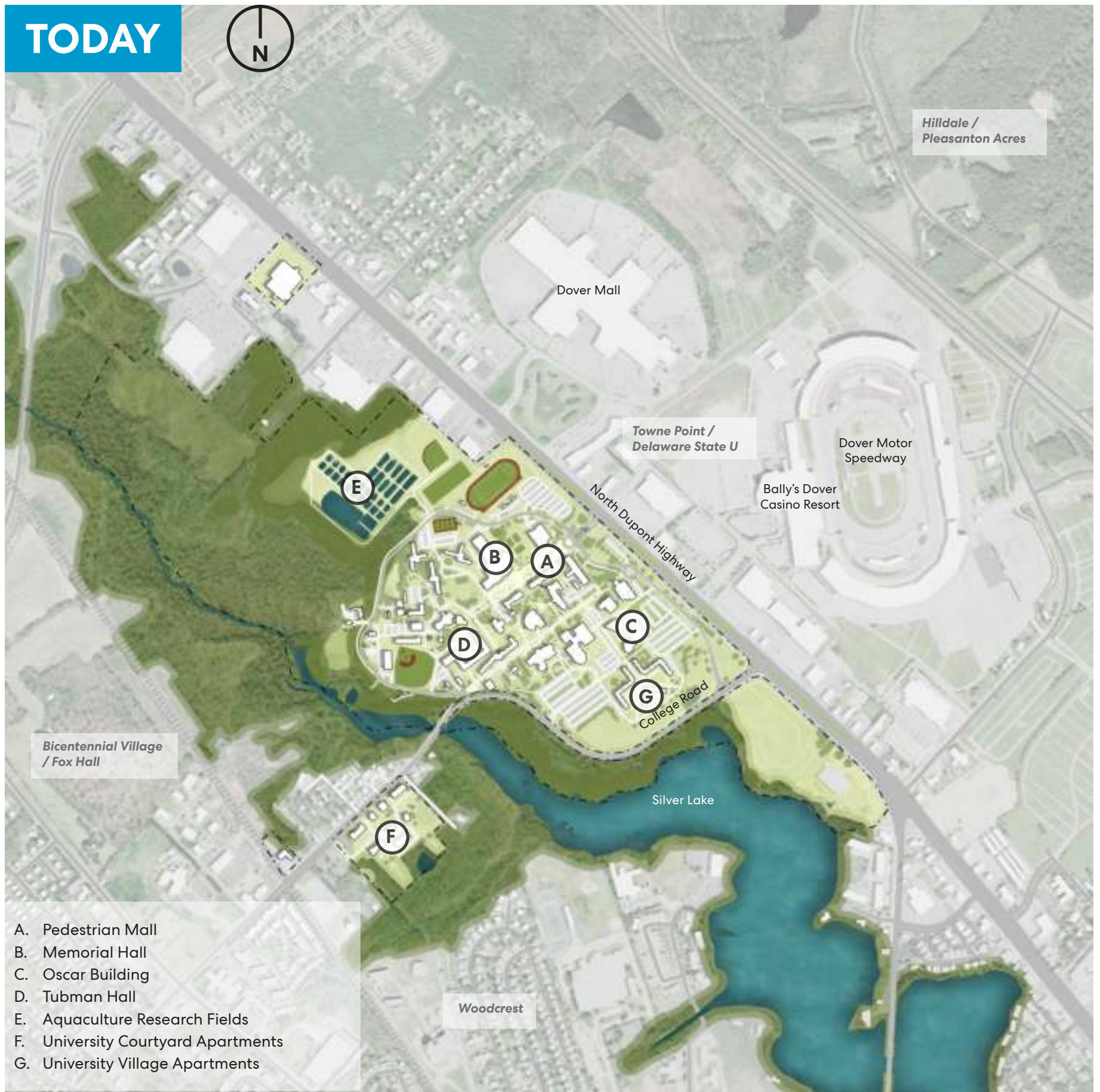


PRIORITY PROJECTS



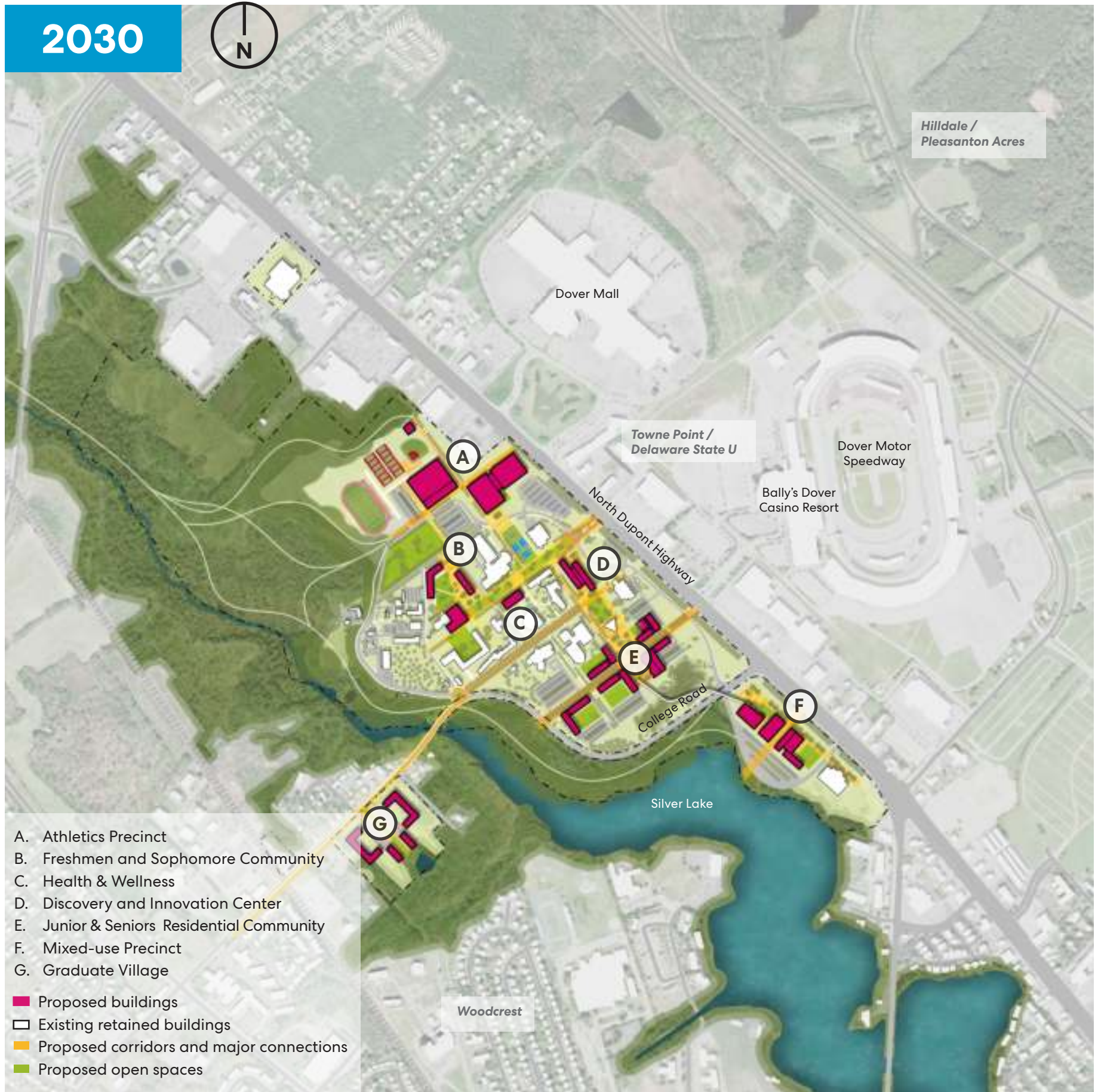
FEEDBACK LOOP

TODAY



- A. Pedestrian Mall
- B. Memorial Hall
- C. Oscar Building
- D. Tubman Hall
- E. Aquaculture Research Fields
- F. University Courtyard Apartments
- G. University Village Apartments

2030



Hilldale / Pleasanton Acres

Dover Mall

Towne Point / Delaware State U

Dover Motor Speedway

Bally's Dover Casino Resort

North Dupont Highway

College Road

Silver Lake

Woodcrest

- A. Athletics Precinct
 - B. Freshmen and Sophomore Community
 - C. Health & Wellness
 - D. Discovery and Innovation Center
 - E. Junior & Seniors Residential Community
 - F. Mixed-use Precinct
 - G. Graduate Village
- Proposed buildings
 - Existing retained buildings
 - Proposed corridors and major connections
 - Proposed open spaces

Proposed Site Plan Main Campus

CIVIC IDENTITY

The civic spine is the iconic gateway to the campus and is marked with signature open spaces in the heart of the campus. A new outdoor pavilion is a social hub for students to collaborate, hold events and socialize with views towards the athletic precinct.



Civic Spine Ground Level Perspective

ACADEMIC EXCELLENCE

A new Discovery and Research Center will include state-of-the-art technology for learning, innovation and collaboration and will serve the University-wide need to create a hub for all Colleges. It is strategically located at the entrance to the campus with the mission to elevate research at Delaware State University.



Tech Square Ground Level Perspective

STUDENT LIFE

The Greek plots have a rich history and legacy of areas assigned to specific DSU-authorized Greek groups that represent colors of their respective traditions. A new residential community will now frame the Greek Plots as a place to continue the legacy of traditions and celebrations.



Greek Plot Ground Level Perspective

WELLNESS

New Athletics arena and Natatorium anchor the athletic precinct with a wide sports promenade for game day celebrations. These facilities will also serve to host and attract events and elevate Delaware State University Athletics at a regional level.



Athletics Ground Level Perspective

