

# CHAPTER 9

## PROPOSED CAPITAL PROJECTS

### CAPITAL PROJECTS – BUILDINGS

#### First Priority

#### Introduction

The design team, meeting with the steering committee developed a list of proposed capital projects, chosen to address the needs described earlier in this report. We have avoided ranking these except to group them by higher and lower priorities. All are needed. We recognize that the order of construction will depend on a range of factors and have tried to allow, both in the list and on the plan, for various orders of construction. Most of these projects are needed under the current conditions at the University; as the population at the University increases they only become more necessary.

#### Teacher Education & Technology

This project is currently programmed. The size is listed as 95,235 NASF and 165,000 GSF. The presumptive site has been at the location of Caruthers. We are proposing relocating this to a site closer to the intersection of Route 13 and College Avenue. The program is contained in a report *Teacher Education and Technology Center at Salisbury University, Part 1*, February 6, 2002, and *Part 2*, revised May 31, 2002, by Robert Esposito, AIA, Architect and Planner and Linhart Consulting.

#### Library & Nabb Center

The current library is deficient in size based on the size of the University and in its facilities. As the University increases in size the deficiencies will increase. By 2011 this deficit is predicted to exceed 78,000 net square feet.

Specific qualitative deficiencies in the existing facility are described earlier in this report, specifically in Chapters 3, 4, and 5. These will be difficult to alleviate because of the design of the existing building. Given the difficulty of renovating the current facility to meet the standards expected in an institution such as Salisbury University, we believe that a new library building will better meet the needs of the University than a renovated facility with an addition could.

The Nabb Center, currently located at Power Professional Building in grossly inadequate space, should be a significant part of any new library.

#### Garage

The recent and anticipated growth of the University means that surface parking will be inadequate to serve the population without building parking lots an unacceptable distance from classrooms and offices. By 2011 the predicted parking shortfall will reach 2,299 spaces without additional parking and not counting the loss of spaces due to building construction. The construction of additional buildings will eliminate significant amounts of existing surface parking. We believe that the appropriate way to replace and expand parking is one or more parking structures. These would be four levels with the lowest partially buried. This would reduce the height of the structure to about twenty five feet, about the same as a two story building.

### **Student Housing – New & Renovation**

Currently, the University is only able to offer housing to a fraction of the student body. This is a source of friction between the University and the surrounding communities. In addition, the housing at Dogwood Village, constructed in 1985 as temporary housing, should be replaced.

Housing has been studied in a report titled *Student Housing Market Study*, December 12, 2002, by Anderson Strickler, LLC. They addressed the off-campus housing market based on current conditions and calculated a potential demand of 888 beds. This does not take into account potential legislation before the City Council limiting the number of students per unit nor does it allow for growth in the University population. Without additional on campus residence facilities the off campus demand for undergraduates would grow by 1,600 students by 2011 to over 2,400. Because of this we are recommending a new residence hall.

There is currently a residence hall renovation program in place due to be completed over the next few years. It is described in the University's Comprehensive Housing Renovation Plan, May 8, 2002. It describes a program of new construction and renovations for the summers of 2003 to 2007 by which time all existing residence halls with the exception of Dogwood Village will have been renovated.

### **Visitor Center/Public Safety**

The current Public Safety office is located in a small building at a key location. We believe a new Public Safety building combined with a visitor center will help in anchoring that location and help first time visitors to the campus find their way.

### **Field House**

The existing Maggs Gym is significantly undersized for the current population. This problem will not improve as the University increases in size. A new field house, located at the Dresser site, will relieve the pressure on Maggs. In addition Maggs is in need of substantial renovation, something that will be difficult to accomplish without alternate facilities.

### **Open Space Enhancements**

With each building project there should be enhancements in the open space in the vicinity of the building.

## **Second Priority**

### **Perdue School**

The Perdue School of Business is currently located in the north wing of Holloway Hall. The school is somewhat hidden from the rest of the campus and hard to get to. The space available does not allow for the anticipated growth in the program. We are proposing a new building, to be built on the site of Blackwell Library, to house the Perdue School and perhaps additional classrooms. An alternate location is west of the proposed Education Technology building. This would allow the Perdue School to be built before the library.

### **Performing Arts Center**

Currently the largest venue on campus is the Holloway Auditorium which seats 750. The auditorium will not hold the entire freshman class, has a stage that was a gymnasium at one time, and does not have modern facilities. We believe a university such as Salisbury should have a facility that will hold at least 1,500. This is a facility that will have considerable use not only to the University but also to the surrounding community and region. Its location should reflect that and be

convenient to the community as well as the campus. We considered the Fulton Hall location of the departments most likely to be using the Center when suggesting a location, however, there is no site at that end of the campus that is likely to be suitable.

### **Athletic Field Improvements**

Current athletic fields are adequate, although with anticipated growth additional fields will be needed. Several fields need some improvements.

### **Faculty center**

The current faculty center is located far from the academic core of the campus and is underused. We believe that it should be relocated closer to the academic core as a piece of a larger project.

### **Maggs renovation**

Maggs has not been renovated, with the exception of the pool, since construction. The issues of ventilation, security, and lighting are such that renovation is long overdue. This is one of the campuses most heavily used buildings and the use is showing. Taking the building off-line for a year would be extremely difficult before building an additional facility.

## **Later Priority**

### **Fulton School**

While the Fulton School building is currently adequate, with the anticipated growth in the University there will be a deficit in classroom and office space. An addition or additional building will be needed.

### **Holloway renovation**

When the Perdue School moves out, the north wing of Holloway can be renovated either as additional classroom space or to accommodate administrative space and outreach centers displaced by various other projects or currently housed in small and temporary buildings around campus.

### **Stadium renovation**

Parts of the Seagull Stadium complex are grossly inadequate and, in the case of the press box, in rapidly deteriorating condition. The current facility is somewhat ad hoc; the various pieces were constructed at different times and with limited budgets and should be replaced.

### **Devilbiss – study long term use**

Devilbiss is currently undergoing a minor renovation to accommodate several departments currently housed in Power Professional and Allenwood. This will make Devilbiss a usable building for the near future; however its prominent location suggests replacement at a later date. We suggest that the question of the future of Devilbiss be revisited in the next master plan, ten years from now.

### **Conference Center**

The Commons and Guerrieri Center are parts of what could be a Conference Center. The University has considered building additional facilities, including housing in order to capitalize on the existing facilities. This project would do that.

**Relocate maintenance facility –**

Relocation of the existing maintenance facility, including motor pool, general stores, housekeeping, horticulture, offices, and maintenance departments would free up desirable space near the center of campus. It would be necessary in order to locate the Performing Arts Center as we are showing it in the plan. We believe that moving non-core elements such as maintenance from the center of the campus allows the University to put its core space to better use.

**Long Term**

**Science facility – long term addition**

The new Henson Science building is adequate for current needs, although we did notice that all classrooms were in use during a walk through of the facility. As the University grows the program will need more space and an addition may be necessary.

**CAPITAL PROJECTS – SUPPORT**

**First Priority**

**Streetscape Improvements**

As various projects are built there should be corresponding improvements to Route 13, Camden Avenue, and College Avenue streetscapes, pedestrian crossings, and entrance identities. An overall design should be developed to guide this effort so that the design of the elements does not appear piecemeal.

**WSCL**

WSCL is not owned by the University but has a long relationship with it. With the future of Caruthers in doubt, moving the station and its equipment is important. Apparently discussions on this subject have begun. A possible location is the Power Professional Building. This is another non-core element that does not need to be near the center of the campus.

**Caruthers future**

We are recommending that Caruthers be demolished to make way for a new library. This could occur at the time the new Education Technology building is finished or as part of the library project. The advantage of the earlier demolition is that it removes the temptation to use the building for some other purpose or have it remain as an abandoned eyesore.

**Parking**

During our discussions with the University community the one topic that was mentioned without fail was parking. Parking near ones destination is a tradition at Salisbury, one that was difficult for some of us from the outside to comprehend. As the University has grown, the strain on the current system of inexpensive, surface lots has increased. The University is at a point where one or more parking decks are needed to provide parking reasonably close to the driver's destination. Linking construction of decks to other projects is likely to be necessary to obtain necessary funding.

**Later Priority**

**Future use of tennis courts**

The current location of the tennis courts is remote from both the indoor and outdoor athletic facilities. In addition, they are on a site that we believe is a prime building location. On the other

hand they have been recently resurfaced. As other uses for the tennis court site arise, they can be moved to the Dresser site.

### **Administrative, Student Support Reorganization**

This should occur as space in Holloway becomes available with the relocation of the Perdue School.

### **Signage**

The University has a signage program in place. This should be expanded to help the first time or casual visitor find the main entrance to the University and then to their destination. Directories at primary entrances will help in this.

## **ADDITIONAL PROJECTS**

### **Allenwood shopping**

The University Foundation currently owns most of the Allenwood shopping center site with the exception of the package store on the corner and the bank. While the center works as swing or temporary space, we do not believe that the center is suitable for long term use. The construction of a performing arts center at the site propose would suggest the demolition of the center.

### **Dogwood village**

Dogwood village was built to solve a temporary housing shortage. It has outlived its expected life and should be demolished when a new residence hall is built on campus.

### **Dresser property**

We believe the front office portion of the building can serve for temporary office and classroom space with some renovation. In addition the parking lots are immediately useful. Other than these, we believe the existing structures should be demolished.

### **Additional properties**

The University should seek additional properties that help infill existing University owned parcels along Camden and College and help access across Route 13.

### **Power professional building**

Power Professional's role in providing swing space can continue. However, its location far from the academic core and the fact that it was not originally intended to serve as a university building suggest that at some point in the future it could be demolished in favor of an athletic or residential use.