

# Recommendations/ Site Development

Opportunity sites throughout campus are identified in the FMP. Based on those, the following phased improvements are recommended. 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. (Map references following each project description refer to the Exhibit ES-3: Illustrative Site Development Plan on page 34.)

## Proposed Capital and System-Funded Projects

### PHASE I (In Progress)



Several administrative offices will relocate to renovated east campus facilities.

***The Paper People Building:*** Several administrative departments will relocate to this facility. Renovations began in summer 2009. **FO**

***Allenwood Shopping Center/Housing Phase I:*** New student housing is proposed for the Allenwood site. Completion of this 600-bed complex is scheduled for summer 2011. **2 4**

***Relocate Maintenance Operations:*** Relocation of the existing maintenance operations will free up desirable space near the center of campus and enable development of a second phase of housing on the Allenwood site. Planning is underway to relocate these operations to the Noland building site on South Division Street. **11**

***Holloway Hall Renovations:*** The north wing of Holloway Hall (vacated in summer 2008 by the Perdue School of Business) was renovated for use by the Psychology and Conflict Analysis and Dispute Resolution departments. Renovations occurred during summer 2009. **HH**

***Perdue School of Business Building:*** Construction began in summer 2009. This will require the relocation of the Police Dispatch Office and razing the University Police building. **1**

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**Parking Garage:** This new 800-space, four-level parking structure was completed in August 2009. **PD**

**Housing Renovations:** Through the Comprehensive Housing Renovation Plan (CHRP), significant renovation of most of the existing student residences is planned. This is a five-year, phased project, during which only one housing unit will be “off line” at any one time. Construction began in summer 2009. **R**

## PHASE II (1 to 5 Years)

**Streetscape Improvements:** Improvements along Bateman and Wayne streets would help to visually integrate east campus with the main campus. The University is working with the City of Salisbury on a conceptual design that could be implemented in the next two years. **25 26**

### **Library and Nabb Center (Academic Commons):**

We propose a new library totaling 200,000 square feet on three or more floors located at the Caruthers site. A new building will better meet the needs of the University than would a renovated facility with an addition. The Nabb Center should be a part of any new library. The Department of Budget and Management Part 1 Program (Project Justification and Scope) is complete. The Part 2 Program (Detailed Project Description and Requirements) will be completed by spring 2010. **5**

**Recreation Center:** A Recreation Center is planned to be built on the east campus and will include at least four indoor basketball/multi-purpose courts, an indoor running track, fitness center with exercise machines and free weights, portable seating for 1,400, and minimal locker facilities, along with outdoor tennis courts to replace the existing ones. At about 65,000 square feet, this building would be one story of primarily pre-engineered metal construction. **9 16**

**Maggs Center Renovation:** Maggs Center has not been renovated, with the exception of the pool, since original construction in 1977. A thorough renovation will take at least a year. Ideally, the proposed Recreation Center needs to be completed first, since taking the building off line would be extremely difficult before building an additional facility. **M**

**Housing Phase II:** This project could be located either on the Dogwood site or at Allenwood. **3**

Developer’s rendering of common space in an existing residence hall as part of the Comprehensive Housing Renovation Plan.



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### PHASE III (6 to 10 Years)



**Welcome Center:** A Welcome Center, complete with a school spirit store possibly combined with the Admissions Office, should be constructed at a prominent location that is easily located by people unfamiliar with the SU campus. A location along Route 13 is preferable. **W**

**Route 13 Pedestrian Underpass No. 2:** Offering the greatest concentration of classrooms anywhere on campus, the TETC draws a significant number of students to the northeast corner of the main campus near West College Avenue. Consideration should be given to an improved pedestrian crossing of U.S. Route 13 in this location. Another enhanced crossing of Route 13 also should be considered at the southern end of campus at the intersection of Dogwood Drive. A significant number of students already cross at this location. A long signal time favoring Route 13, however, results in students crossing against the light. The University and the City of Salisbury should partner to create a safer pedestrian crossing in this location. **36**

**Fine and Performing Arts Center:** A new facility is proposed on the east campus that will anchor that side of Route 13 and be open to the larger community. This facility will contain seating for a minimum of 1,600 people. **8**

**New Food Court (Satellite):** With the addition of the new library and academic commons on the site of Caruthers Hall, it will be necessary to establish a food court at this end of campus. This could be incorporated into the new library or located in an extension to the north/south wing of Fulton Hall. This would appropriately place the food court adjacent to Red Square and the mall, a major pedestrian travel artery. **7**

**New Glass Studio:** The Art Department's glass blowing studio in Fulton Hall is crowded and inadequate. A new, larger facility needs to be designed and constructed which is tailored specifically to the types of activities associated with a glass-blowing and kiln facility. A possible location would be to the east end of the tennis courts, adjacent to Fulton Hall. **15**

## PHASE IV (11 to 20 Years)

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**New Classroom Building:** A new 70,000-square-foot classroom building could be located on the site of the existing Blackwell Library once that facility is replaced. 6

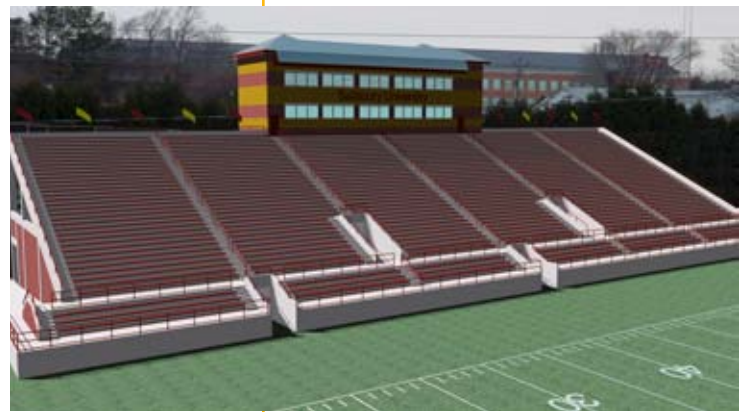
**New Field House:** A replacement facility for Maggs Center could be built adjacent to the Recreation Center on the east campus. The facility would be similar in size and program to Maggs Center. Once completed, Maggs Center would revert to more of a Recreation Center serving intramural sports and club teams and as a general exercise facility for students, faculty, and staff. 10

**Housing Phase III:** Additional student housing on or near the main campus will be needed in the future. This project could be located near Allenwood, at Camden Parking Lot E, or on the east campus.

**Parking Garage No. 2:** The University will eventually need to add a second garage that contains 800 or more parking spaces. If added at the Dresser site, this facility could serve the general population as well as the Fine and Performing Arts Center and recreation facilities described here. P3

**Devilbiss Hall Renovation:** Devilbiss Hall is now more than 40 years old and in need of significant renovations far beyond the minor work that was completed in 2003. DH

**Sea Gull Stadium Renovation:** This 25-year-old stadium is a modest representation of what is needed to support the athletic teams that use this artificial turf field. Significant renovations and an addition to this structure are proposed. After further study, total replacement may prove to be more economical. SG



## PHASE V (Beyond 20 Years)

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**New Classroom Building No. 2:** A second, 70,000-100,000 GSF classroom building could be built on the east campus at the Dresser Property. 13A

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## Other Significant Projects



A number of projects that were discussed in the last master plan (2003) will need to be addressed at the appropriate time. These include:

**Data Center:** The current data center is 18 years old and needs replacement and expansion. A new center could be combined with the new Maintenance Facility or housed in an existing building.

**Public Radio Delmarva:** The WSCL/WSDL radio station 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.

**East Campus Complex:** Power Professional Building, now known as the East Campus Complex, can continue to provide swing space for the University. However, its location is far from the academic core, and the fact that it was not originally intended to serve as a University building suggests that at some point in the future it could be demolished in favor of athletic or residential use.



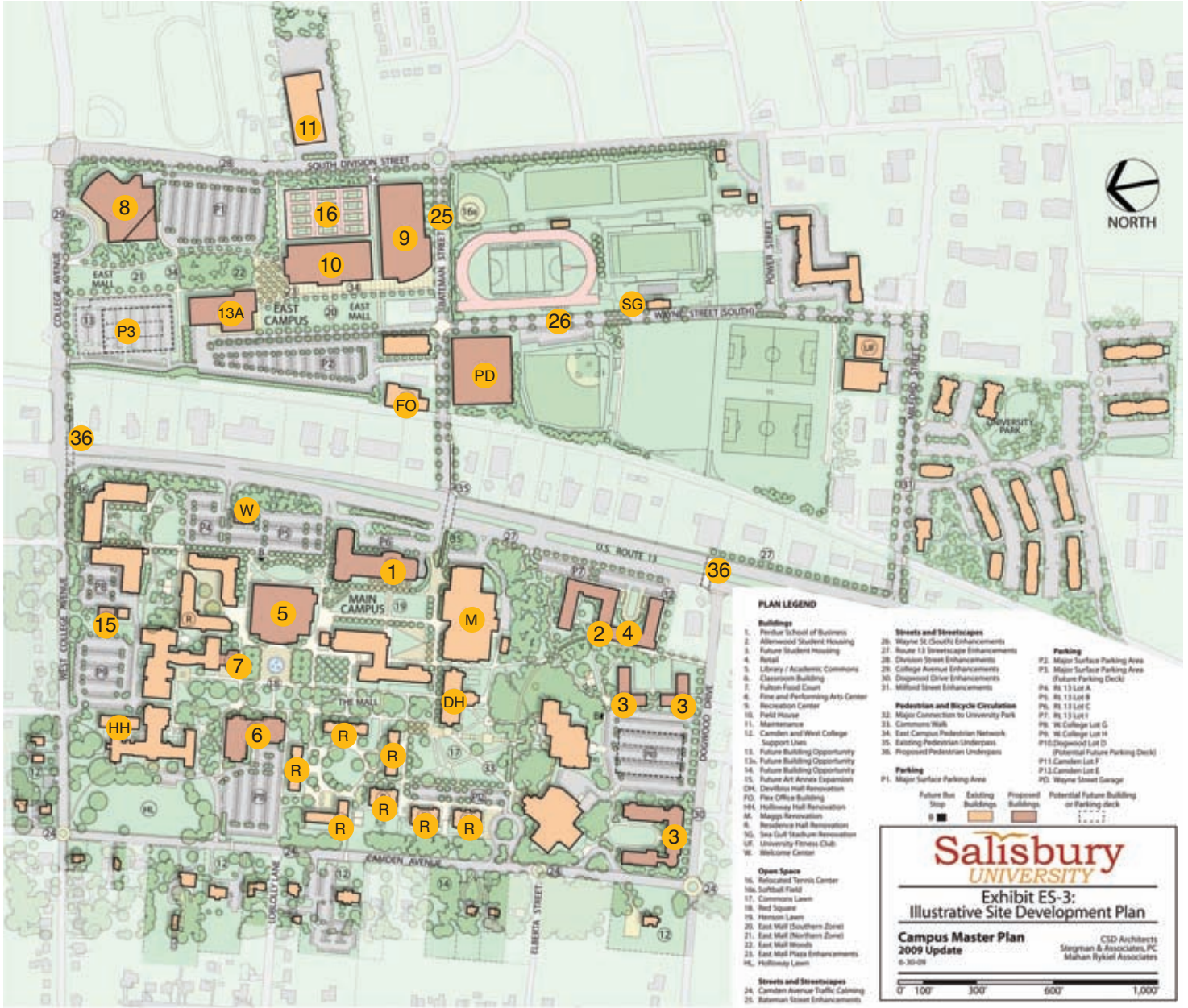
**Acquisition of Property:** The University should continue to pursue the acquisition of property adjacent to new or existing University facilities/land where the acquisition will allow for future growth or better use of existing space.

## Phasing

The master plan will not be implemented all at one time; rather it will be implemented over a period of many years. As programmatic needs and funding sources change, the site development plan will be modified to respond to these changes.



**EXHIBIT ES-3**  
**Illustrative Site Development Plan**



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