



## 4. ASSESSMENT AND ANALYSIS

EXTENSIVE RESEARCH AND ANALYSIS OF SALISBURY UNIVERSITY'S CAMPUS PROVIDED INSIGHT INTO UNIVERSITY HISTORY THAT HAS SHAPED TODAY'S CAMPUS AND THE OUTLOOK FOR THE FUTURE.

This understanding formed the foundation for the Facilities Master Plan that will guide the next 10 years of building, landscape, and infrastructure projects on campus. The research and analysis process included meetings with the University community and assessment of the physical characteristics of the campus. Three high-level themes summarize the findings:

- Salisbury University is a mid-size, public, comprehensive institution that feels like a small liberal arts college because of its strong sense of community and role as regional cultural hub.
- The compact footprint of the academic core and the rich arboretum landscape makes it feel alive and vibrant. Challenging pedestrian connections and inconsistent landscape quality at the edges of campus make these areas feel disconnected from the core. The Existing Conditions Base Map illustrates the compact layout of the Main Campus and the separation created by US Route 13.
- Quality of the built and natural environment matters: the campus' many high quality facilities are assets, but some older facilities are insufficient to support academic excellence and student life.



4.1 EXISTING CAMPUS

- SU Building
- Open Space
- Athletic Field
- Path

## NATURAL ENVIRONMENT

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Salisbury is located in the Atlantic Coastal Plain in a region with a humid, subtropical climate. The campus topography changes gently, with elevations ranging from 23 to 35 feet above sea level across the campus. As a designated national arboretum, the campus showcases a broad diversity of woody and herbaceous plants for display and scientific study. The species are spread across the campus, but the majority of the resources are concentrated in a vegetated area between the Guerrieri University Center and Devilbiss Hall.

### LANDSCAPE CHARACTER

The Salisbury University campus enjoys special status as an arboretum including over 2,000 species of plants and over 26 sculptures. The resulting landscape has a diverse range of tree and plant species where no single species dominates any part of the campus or individual open spaces. To date, the collection of plants and sculpture has been limited to the main campus.

A significant portion of the Main Campus has a traditional campus character comprised predominantly of trees and lawn, supplemented with a layering of shrubs, groundcovers, and seasonal plantings. The entire campus experience, however, includes different landscape typologies:

- Residential Neighborhood: The landscapes associated with campus and non-campus residential properties along Camden and West College Avenues.
- Woodland: The positive landscape associated with the remnant woodlands near Guerrieri University Center and Camden Avenue and throughout the residential neighborhood to the west. The woodlands provide a pleasant landscape experience on campus as well as a prominent backdrop for the campus.
- Utilitarian/Parking: The surface parking and service areas throughout the campus. While serving an important function, these landscapes generally detract from the campus experience, particularly on the East Campus where there is little tree cover.
- Strip Commercial: The US Route 13 corridor (east side of the campus and both sides north and south of campus) is characterized by one story, commercial development, surface parking, and signage. This landscape presents a negative character for the approach to the Main and East Campus.
- Recreation: The athletic fields are defined by broad open lawns with limited tree cover between. While not presenting a negative landscape image, the general lack of trees results in an expansive, less intimate landscape.

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The Main Campus landscape is generally lush and well maintained. Rich display of plant material in a legible open space system plays an important role in establishing the appeal of the traditional campus image. There is the opportunity to continue enhancing this landscape image and expanding the arboretum as the campus develops, particularly on the East Campus.

Two primary observations should inform future landscape efforts:

1. While limbing of trees has improved over the past several years, many trees could be limbed higher than 8' to open up views beneath their canopies. This will not only enhance perceptions of safety but also improve way finding and campus legibility.
2. The campus landscape is diverse, which is appropriate considering its status as an arboretum; however, many campus spaces lack the strength and clarity that a predominant tree species can bring.





A woman with long dark hair, wearing a black blazer and skirt, is sitting on a wooden bench. She is gesturing with her right hand while talking to the group. She has a notebook on her lap.

A woman with dark hair pulled back, wearing a black tank top with yellow floral patterns and black pants, is sitting on the bench. She is looking towards the woman in the blazer.

A woman with reddish-brown hair, wearing a bright green long-sleeved shirt with 'UCCO' printed on it, is sitting on the bench. She is looking towards the group.

A woman with long brown hair, wearing a black t-shirt with a colorful graphic and green shorts, is sitting on the grass. A skateboard is on the ground in front of her.

A man wearing a black t-shirt with a 'CLIXSIVE' logo and a blue baseball cap is sitting on the grass, facing away from the camera. A blue folder or bag is on the ground next to him.

A woman with reddish-brown hair, wearing a purple and white patterned top, is sitting on the grass, looking towards the group.

## OPEN SPACE TYPOLOGIES

Campus open spaces define the overall structure of the campus and provide a framework for the built environment. Each open space type performs a different function.

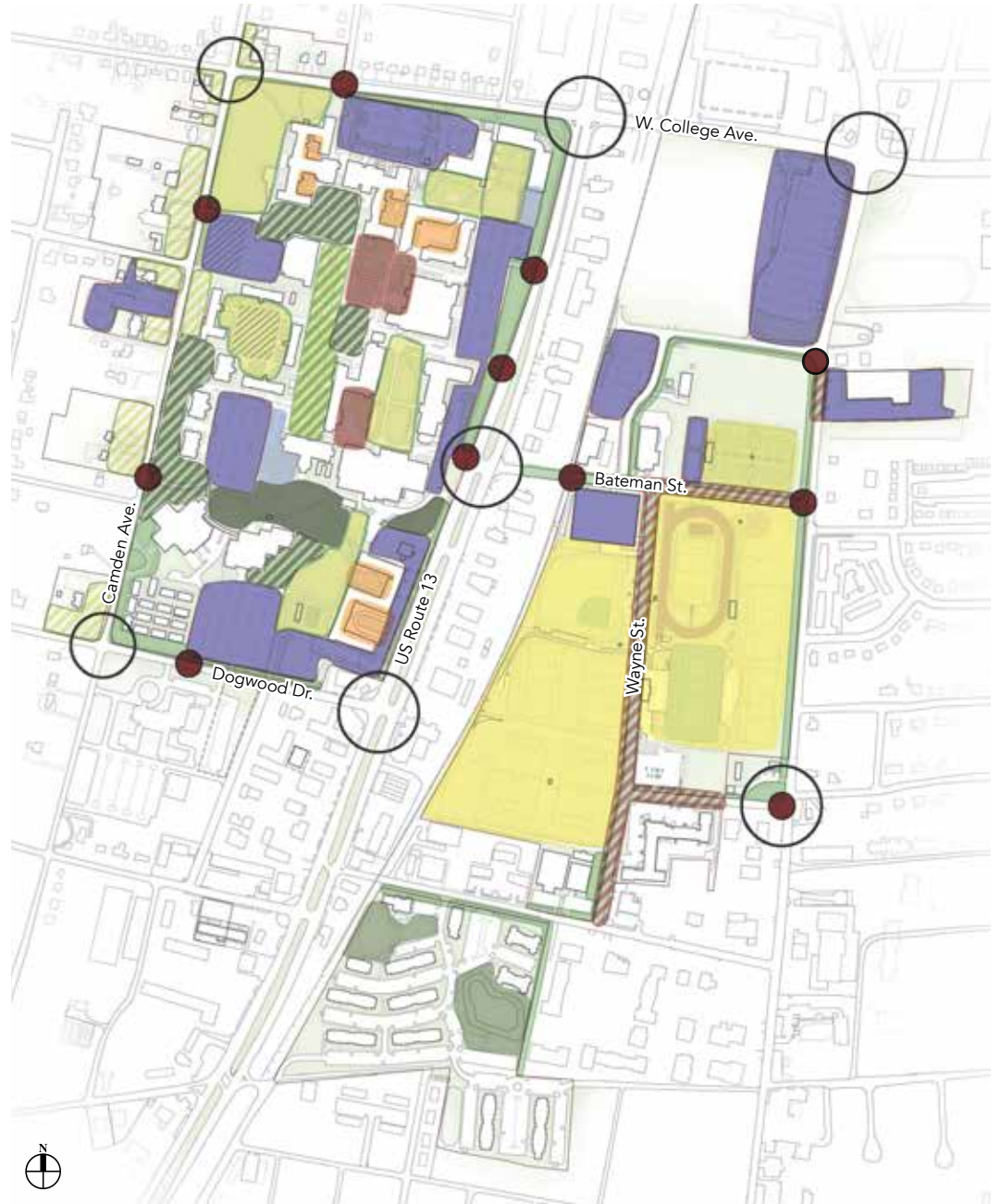
- **Natural/Undisturbed:** This open space type is primarily restricted to the small portion of woodlands around Guerrieri University Center and the Commons where, in addition to the tree canopy, there is a natural shrub/groundcover understory rather than lawn. The function of this open space is primarily visual.
- **Naturalistic:** Naturalistic open spaces primarily include tree groves. The trees are informally arranged and establish a consistent canopy over the entire space. These spaces include the east side of Guerrieri University Center, the Camden Avenue frontage between the Commons and Nanticoke Hall, the copse of trees northwest of Henson Hall, and, most notably, the Fulton Grove. These spaces serve as passive open spaces where people pass through or gather informally.
- **Malls/Walks:** The Mall, extending from Fulton Hall to Devilbiss Hall, is the backbone for the campus and the primary open space uniting the southern and northern ends of the Main Campus. It is defined by two pedestrian walkways and adjacent building facades; numerous pathways cross the space to accommodate pedestrian flow in many directions. The Mall is comprised mostly of lawn and canopy trees and is fairly heavily treed; however, there is a significant amount of paving and many fixed walls in front of

Blackwell Library. The Mall primarily serves as a circulation space. The row of trees planted down the middle does not help unify different sides of the campus, particularly as many of the trees are low branching, preventing long views.

- **Quads/Open Lawn:** Quads and open lawns accommodate gathering and unorganized sports and are defining components of the campus image. These include the “The Quad,” Henson Lawn, Holloway Lawn, the TETC (Teacher Education and Technology Center) Quad, and Sea Gull Lawn. The Quad is well defined by buildings and shade trees and is heavily used for informal recreation. Holloway Lawn plays a dual role in providing the iconic campus image as well as providing an important recreation space. It is heavily used; however, keeping the lawn in good repair has been a challenge for the University. Henson Lawn is fairly new and provides an additional much-needed large open area for gathering. While well-defined by buildings, additional tree cover is needed to provide better definition and more shade.
- **Plazas and Courtyards:** Courtyards and plazas accommodate outdoor gathering. The two plazas on campus are large and predominantly paved. The largest is Red Square, which serves as a significant plaza and crossroads for pedestrians. The picnic tables in the shaded portion of the plaza are well-used. While the amount of paving is important to its functionality, the space can feel expansive and bleak, particularly when not programmed. Henson Plaza, defined by the different wings of Henson

4.2 EXISTING  
LANDSCAPE  
TYPOLOGIES

- Natural/Undisturbed
- Naturalistic – Grove
- Naturalistic – Lake
- Mall
- Quads/Open Lawn
- Courtyard
- Plaza
- Gardens/Special Places
- Perimeter – Front Lawn
- Perimeter – Streetscape
- Entrance/Gates
- Internal Streets
- Recreation/Fields
- Parking
- Gateway Intersection



Hall, is comprised of a significant amount of hardscape in the form of paving and low walls and tilted triangular lawn panel, outlined by a variety of shrubs and small ornamental trees. There are a significant number of picnic tables located within this plaza. The space is open and sunny, but it can be quite hot and uninviting. Additionally, the plaza forms seem to be forced, making it difficult to move through the space. The low plantings provide a weak edge to the Henson Lawn.

Courtyard spaces tend to be more intimate and include less hardscape. Courtyards on campus include the Secret Garden, which is a small space defined by the wings of Holloway Hall. It is somewhat secluded, but offers quiet, contemplative space not available elsewhere on campus. Other courtyards include the paved courtyard defined by St. Martin and Chesapeake Halls. It provides outdoor gathering space for the residents of the buildings and accommodates significant pedestrian flow between Red Square and the TETC. The newest courtyard spaces include those associated with Sea Gull Square. One is more private, primarily lawn, and oriented toward the campus. The other is very public, oriented to Route 13, and provides a forecourt to a variety of retail and restaurant uses serving both the campus and the larger community.

- Gardens/Special Places: This open space type includes unique spaces developed for a specific purpose or commemoration and includes the Alumni Garden. This garden space is attractive, defined by the forest

corridor, a long arbor, and Devilbiss Hall. It is well landscaped and includes a variety of sculpture.

- Perimeter: Perimeter open spaces serve a visual function or comprise circulation systems. These spaces include “front lawns,” streetscapes, campus entrances or gates, and gateway intersections. Most of the west side of Route 13, West College Avenue, and Camden Avenue plays this role well, while the perimeter along Dogwood Avenue and the East Campus streets lack definition.

The campus includes multiple gateways and entrances that access parking areas along the perimeter of the campus. Visitors are directed to the historic main entrance along Camden Avenue, at Holloway Hall. The most visible gateways are along Route 13 at Bateman Street and between Bateman and West College Avenue. The Bateman Street intersection also serves as the main entrance to the East Campus, with secondary entrances at Bateman and South Division, Wayne and Milford Streets, and at Wayne and Power Streets. Over the years, the University has enhanced its edges with brick gateway walls and ornamental fencing composed of brick piers and steel pickets. This treatment reinforces a unified and positive campus image on the Main Campus that is lacking on the East Campus. Branded signage within and leading to the University District with clear direction to visitor parking and a potential Welcome Center is needed to aid those unfamiliar with the campus.



- **Internal Streets:** Internal streets function like unifying open spaces. These are streets where the University occupies the frontage on both sides of the street (or along a significant portion of the streets) and are owned and maintained by the City of Salisbury. They exist primarily on the East Campus, including Bateman Street and Wayne Street. Streetscape enhancements have been implemented along some segments of Bateman in front of the new parking garage. Otherwise, these internal streets lack definition and do not unify the campus environment or provide for a positive pedestrian experience. The University has been planning to enhance these streetscapes in association with the implementation of the Athletics Master Plan.

- **Recreation/Fields:** This open space type is primarily associated with athletic and organized recreation fields and defines most of the East Campus. While the image of the athletic fields is quite positive, particularly when actively in use, the transition area between the street and the athletic fields is not. In many areas, there is no tree cover, and in other areas, particularly along the south side of Bateman and west side of South Division, dense evergreens create a visual barrier rather than allowing glimpses of the fields.

- **Parking:** Parking areas are utilitarian open spaces that serve an important function for the campus. These are the campus spaces that people first experience when coming to campus. Most of the lots on campus are quite large with little internal or perimeter

landscaping and do not provide a positive first impression.

With the exception of the East Campus, most of the spaces described above are, in part, defined by buildings. Particularly in quads, open lawns, plazas, and courtyards, areas along the perimeter of the main open space and adjacent to buildings are often underutilized spaces. As stormwater management regulations require managing water close to the source, building perimeter areas provide opportunities to integrate rain gardens and bio-retention areas into the design while maintaining large open areas for play.

Lastly, few campus open spaces are formally named or identified by name on maps and directories. The campus map provided on the University's web site names only the Mall, The Quad, and Red Square. Without names, open spaces can often be perceived as "leftover" space as opposed to important places within the campus.

#### STORMWATER MANAGEMENT

Existing site drainage at Salisbury University reflects traditional runoff conveyance techniques involving curb inlets, basins, and piping throughout the campus.

The relatively flat relief of coastal plain topography generally means that underground storm drain lines do not slope dramatically. As a result, runoff rates may be somewhat slower when compared to piedmont settings. Also, the gently sloping nature of the campus means that stormwater has more chances to pool in various niches or alcove spaces created between buildings, walls, curbs, and hardscape plazas.



#### 4.3 EXISTING STORMWATER FACILITY

This is especially true during intense storm events. Conversely, the University occupies a coastal setting, which, from a regional perspective, is typically characterized by better-draining land well-suited to farming activities.

The hydrologic soil group classification helps inform what soil types are suitable for sustainable practices involving infiltration. USDA soil mapping reveals that some existing campus soils, such as the Fort Mott loamy sand, are categorized in hydrologic soil group A, which is favorable for infiltration. However, there are also areas categorized simply as “Urban Land” and are further described in the USDA system as “not prime farmland.” Typically the “Urban Land” category represents less desirable (type D) soils. Infiltration facilities in these sorts of soil require additional engineering efforts, such as underdrains, to counteract the soil’s poor drainage properties.

Existing campus vegetation plays a technical role in stormwater management by drawing excess water from saturated soils, but the site flora also serve a powerful purpose from the viewpoint of human experience. The shade trees and ornamental plants define the experience as students and faculty stroll across the Salisbury University grounds. These plants define pedestrian corridors and also frame the architecture, providing picturesque vistas and contributing to the emotional attachment associated with collegiate life. In congruence with the “campus as arboretum” concept, sustainable stormwater management practices provide chances to introduce unique herbaceous and shrub species that would augment the robust Salisbury University plant palette. Future development efforts on campus would benefit from a strategy that involves not only retaining mature species but introducing beautiful new species as a component of a comprehensive stormwater management plan.

## BUILT ENVIRONMENT

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The University's built environment is the result of simultaneous growth of the institution and the City of Salisbury over many years. The Main Campus, a compact mix of academic and residential uses, is located west of US Route 13. This major thoroughfare and the commercial uses alongside it divide the academic core from the East Campus, which accommodates athletic and recreation, support, and additional student housing facilities. Residential neighborhoods surround the campus.

### BUILDING HISTORY

In 1925, the State of Maryland began operating a two-year teachers college, called the State Normal School, in Salisbury. Holloway Hall, the oldest remaining building in the campus core, occupies a prominent position that connects the University to its early history.

As enrollment grew and programmatic offerings expanded, the institution was renamed Salisbury State College (1963), Salisbury State University (1988), and, ultimately, Salisbury University (2001). This continued growth has driven campus expansion as the University shapes the built environment to create a physical setting that supports its mission.

On the whole, the University's building stock is recently constructed. Significant enrollment growth from a student body of 6,421 to 8,657<sup>1</sup> between 2000 and 2013 resulted in needs for new facilities. Upon completion of the Patricia R. Guerrieri Academic Commons, 48% of the gross square feet of space on Salisbury's campus will have been constructed during that time. These

projects have transformed the eastern edge of the academic core along US Route 13. In addition, the University completed several major renovations to older facilities during this time.

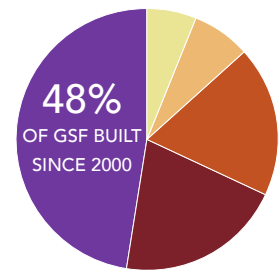
Assessment of building condition clearly shows the positive impact of the combination of new construction and renovation undertaken since 2000: many of the University's facilities are classified as Condition 1, with no renovations needed.

However, the consistently high quality space across campus emphasizes the need for renovations in several older buildings. Blackwell Library, which will be replaced by the Patricia R. Guerrieri Academic Commons, and the stadium, which is scheduled for an addition and renovation, are both listed as Condition 4 (major renovations needed). The Condition Assessment also designates Devilbiss Hall and Maggs Gymnasium as Condition 4. The campus community feels this discrepancy in space quality: focus group participants consistently cited renovating these two facilities to have similar features to newer buildings as top priorities over the next decade.

Condition 3 spaces need partial renovations to fully support University activities. Major facilities receiving this designation include Fulton Hall, Guerrieri University Center, the Commons Dining Hall, the Dogwood Village Apartments, and the Bateman Building.

Identifying strategies to address these deficiencies over the 10 year planning horizon was a key

<sup>1</sup>Figures refer to headcount enrollment. Source: 2003 Facilities Master Plan and USM Enrollment Projections (Feb. 6, 2014).



**4.4 BUILDING AGE**

- 1920-1939
- 1940-1959
- 1960-1979
- 1980-1999
- 2000-present



Devilbiss



Maggs

#### 4.5 BUILDING CONDITION

- 4 - Major Condition Issues
- 3 - Moderate Condition Issues
- 2 - Minor Condition Issues
- 1 - No Condition Issues



component of the comprehensive approach to campus development.

#### BUILDING AND LAND USE










The Main Campus is a compact mix of uses that gives it the intimate feel of a small college. Larger academic facilities are clustered in the northern and eastern portions of the core, while smaller academic and academic support uses located in repurposed houses along Camden Avenue integrate the University into the smaller scale development pattern of the adjacent neighborhoods.

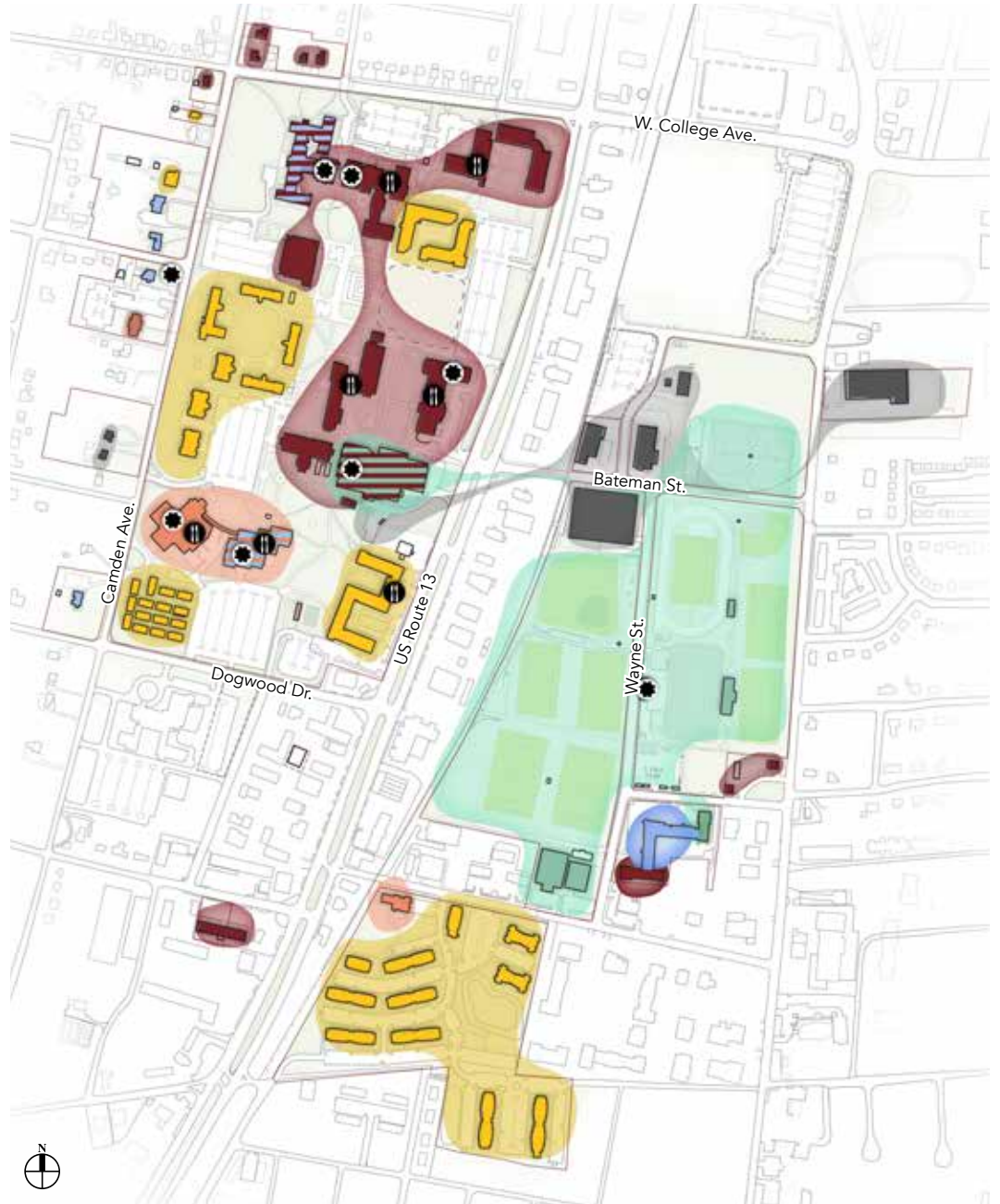
The majority of University-sponsored student housing is located in the southern and western areas of the Main Campus, with the exception of Chesapeake and St. Martin Halls and University Park on East Campus. Dining and student services functions are located near Main Campus residence halls, which is convenient for residents, but feels somewhat remote from academic buildings. The new Patricia R. Guerrieri Academic Commons will bring some of this functionality closer to academic facilities.

Athletics and recreation facilities span the Main Campus and the East Campus. The Department of Health and Sport Sciences, intercollegiate athletic programs, and recreation share these facilities. The East Campus houses a cluster of fields and smaller indoor facilities, while Maggs Gymnasium serves the majority of indoor needs. Campus support functions also have a presence in both the East Campus and Main Campus. Several East Campus buildings accommodate larger support facilities, while a recently improved service area behind Maggs Gymnasium provides access to the campus core.

The planning process explored the capacity of the Main Campus to accommodate additional future uses and how new buildings might reinforce or change the building and land use framework over time.

4.6 EXISTING  
LAND USE

-  Mixed Use
-  Academic
-  Residential
-  Student Life
-  Administration
-  Athletics and Recreation
-  Support
-  Dining
-  Public Venues



## CIRCULATION AND ACCESS

### PEDESTRIAN CIRCULATION

The distribution of land uses shapes pedestrian circulation. The dominant pedestrian traffic flows diagonally across the campus between residential areas including dining and academic buildings. Several of the large, connected campus buildings are not penetrable, which impedes circulation.

There is a secondary pedestrian flow from the core campus area to the parking garage on Bateman Street and all of the athletic fields. This flow is interrupted by the need to cross US Route 13, the Norfolk Southern railroad tracks, and the commercial land which all act as significant barriers to pedestrian circulation. The width of the US Route 13 and the general lack of adequate pedestrian facilities make it difficult to cross.

While the pedestrian underpass at Bateman Street and US Route 13 helps to facilitate connections between the Main Campus and the East Campus, the underpass is not conveniently located for pedestrians traveling from University-owned, public/private, and private residential complexes east of US Route 13. As a result, pedestrians are forced to make unintended and unsafe crossings at the railroad tracks, through private property, and at unmarked crossings on US Route 13.

As the campus expands, linking the edges to the core through robust pedestrian connections will be critical.

### VEHICULAR CIRCULATION AND ACCESS

#### *Automobile*

Primary vehicular circulation to and from campus happens on US Route 13. Based on the traffic counts, more vehicles arrive from the north at US Route 13 and College Avenue than from the

south at Dogwood Drive and US Route 13. The fewest number of vehicles arrive from the east on Bateman Street and from the west along Camden Avenue. Other streets like Division Street, Wayne Street, Milford Street, Pine Bluff Road also play an important role in the overall vehicular circulation around the campus.

#### *Bicycle*

While driving and walking are the primary modes of transportation, cycling is growing in popularity. Cycling is primarily used to quickly reach the core campus from residence halls and private housing to the southeast. Bike racks and maintenance stations near campus buildings and at the covered bike storage locations are well-utilized.

While none of the streets immediately adjacent to the campus (US Route 13, College Avenue, Camden Avenue, and Dogwood Drive) have bike facilities, some nearby streets have on-street bike routes, including:

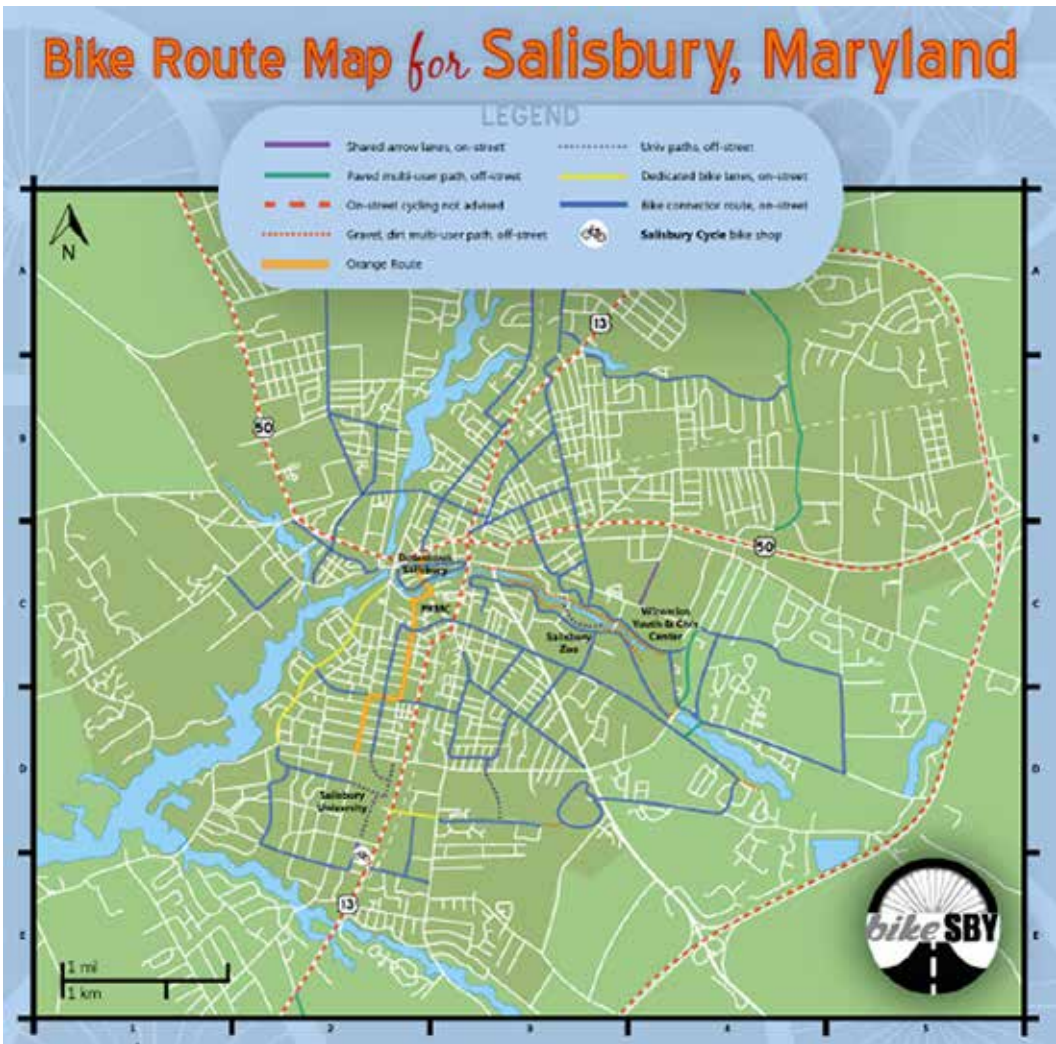
- Camden Avenue, north of College Avenue
- Loblolly Lane, west of Camden Avenue
- Wesley Drive, south of Dogwood Drive
- Bateman Street, east of US Route 13  
(dedicated bike lanes)

The bike route on Camden Avenue, north of College Avenue, is part of the City of Salisbury's Orange Route which connects the campus to Downtown Salisbury as per bikeSBY, which is a citizen-based group in Salisbury focused on creating a high-quality network of bike lines within the City and surrounding areas. Within the campus, there are numerous bike racks and bike shelters (approximately 128 racks according to the campus survey from February 2012). The racks are concentrated adjacent to residential areas, parking areas, and a few of the academic





Choptank



4.7 SALISBURY BIKE ROUTES

buildings.

As the campus grows and cycling becomes more common, it will be important to coordinate access points to campus, existing and proposed bike routes, and bike parking facilities to create a safe environment for all users.

**Shuttle**

The Salisbury University Shuttle Bus connects the Main Campus to off-campus residential and parking areas.

The shuttle makes five stops in a continuous circulation loop:

- US Route 13 Parking Lot (Future Patricia R.

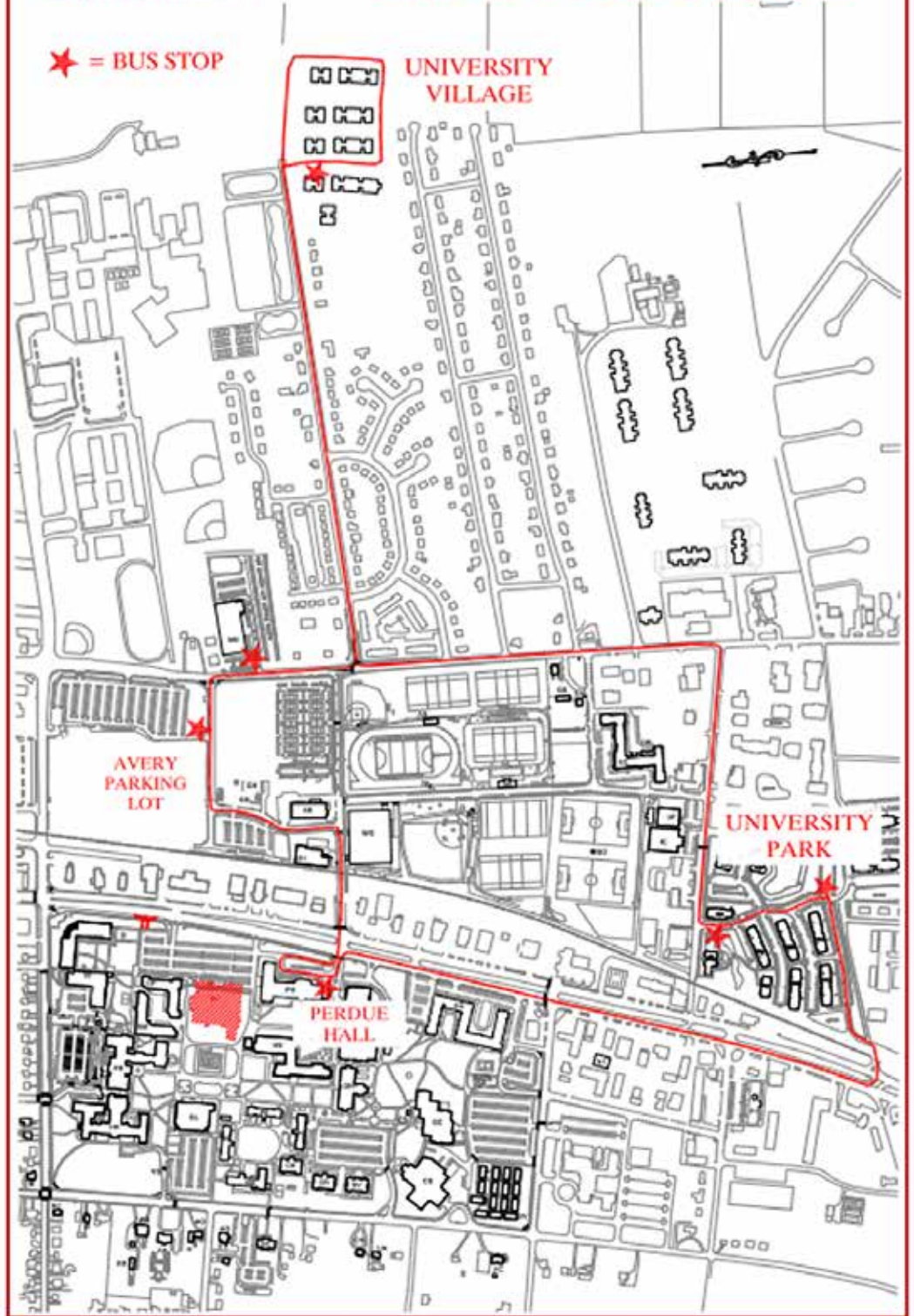
Guerrieri Academic Commons) on the Main Campus

- University Park South
- University Park North
- University Village
- SU Maintenance Building
- The Avery Parking Lot

Between Monday and Thursday, the shuttle runs from 7:00 a.m. to 2:30 a.m. with estimated wait times between 10 and 20 minutes (on the shorter end of the range until 2:30 p.m.) On Fridays, the shuttle operates from 7:00 a.m. to 12:30 a.m. with estimated wait times between 10 and 20 minutes (on the shorter end of the range until 2:30 p.m.). The shuttle does not run on weekends.

# CAMPUS BUS ROUTE

★ = BUS STOP



4.8 SALISBURY BUS ROUTES

Shore Transit, the public transit agency for Somerset, Wicomico, and Worcester Counties, operates four bus routes along US Route 13 with two stops adjacent to the campus:

- S174: Salisbury University Magg’s Activity Center
  - Route 111 South: (Salisbury, Princess Anne, University of Maryland Eastern Shore (UMES))
  - Route 251: (Salisbury, Princess Anne, Pocomoke)
  - Route 451: (Salisbury, Pocomoke, Ocean City)
  - Route 703: (Salisbury, Crisfield, Princess Anne)(on Sunday only)
- S107: Pat’s Pizzeria
  - Route 111 South: (Salisbury, Princess Anne, UMES)
  - Route 151 South: (Salisbury, Fruitland)
  - Route 251: (Salisbury, Princess Anne, Pocomoke)
  - Route 703: (Salisbury, Crisfield, Princess Anne)(on Sunday only)

Additionally, Shore Transit operates a shuttle service between Salisbury University and the UMES (University of Maryland Eastern Shore) campus. This shuttle departs the campus once each hour beginning at 7:34 a.m. and ending at 10:34 p.m. The bus ride between the two campuses takes approximately 15 minutes.

#### PARKING

The Main Campus has nine surface parking lots. An additional ninety-four spaces are leased from the Asbury United Methodist Church south of Dogwood Drive. The East Campus has owned and leased surface parking lots, and 822 spaces

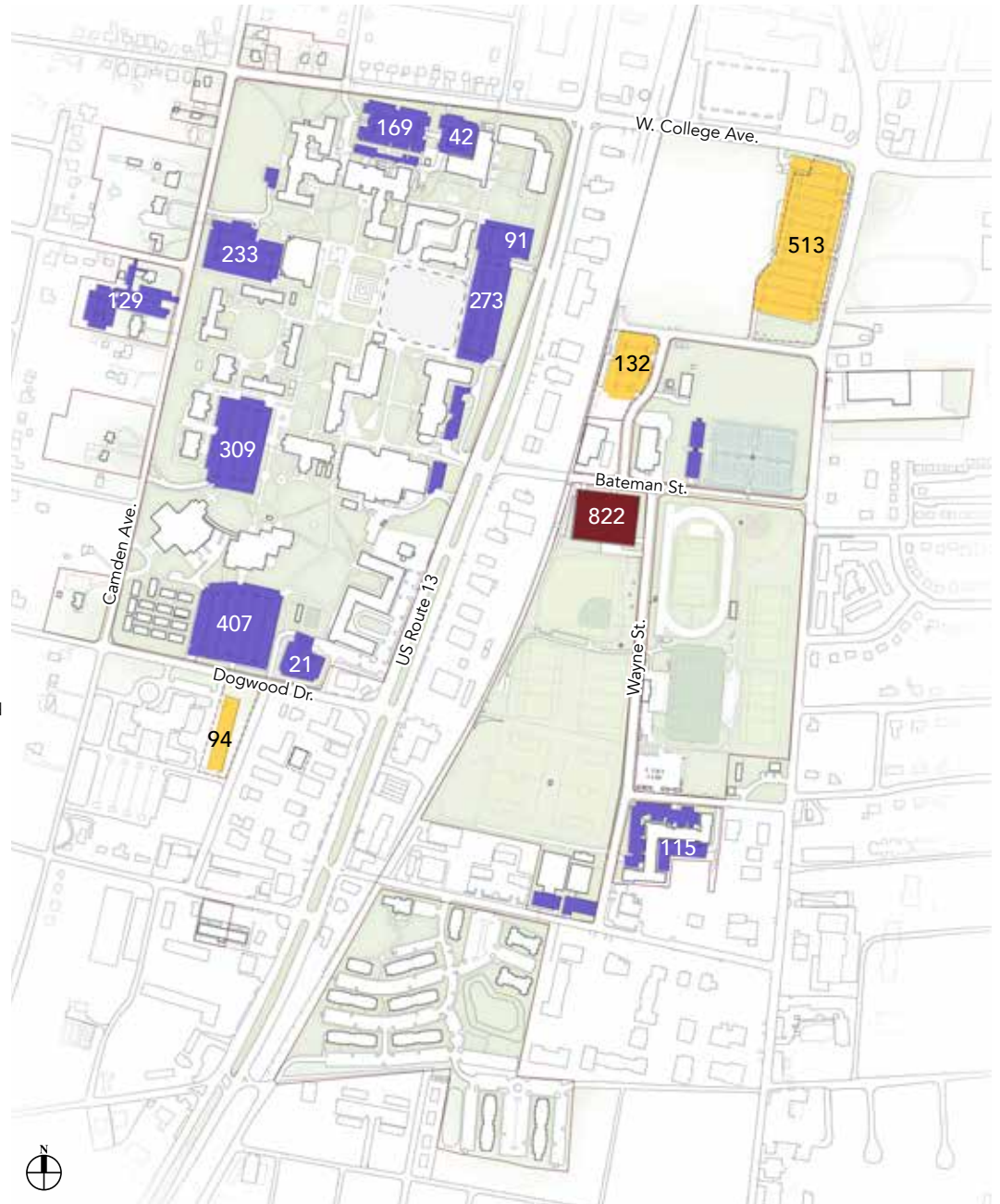
in the four-level parking garage on Bateman St. The Existing Parking Capacity map shows the distribution of parking spaces on the campus as of Summer 2014; however, the campus parking system continually evolves as spaces are taken offline to facilitate construction and new facilities are brought online. The Aggregated Parking graphic shows the significant amount of land dedicated to surface parking: combined together, existing lots would cover an area nearly the size of the academic core.

Existing parking facilities provide 3,628 spaces that meet the current demands of the campus. While parking serves a critical functionality, it also consumes a significant amount of land: the Aggregated Parking illustration shows that if all the surface parking lots were combined together, they would cover an area nearly the size of the academic core. The potential 8.7% enrollment increase over the next ten years would result in an additional need for approximately 280 parking spaces if parking ratios were to remain the same.

The overall existing parking is fairly evenly distributed between the Main Campus and the East Campus and split between the east and west sides of US Route 13. The limited number of parking permit types causes all campus users (students, faculty, and staff) to search for parking, even in areas far away from their specific destination. This approach causes frustration and a perception of insufficient parking because it is rarely available directly adjacent to a given user’s destination. This policy also adds extra trips to the surrounding streets as people seeking parking move around the campus between parking lots. These additional trips add volume to the

4.9 EXISTING  
PARKING CAPACITY

- Surface Parking - SU Owned
- Surface Parking - Leased
- Structured Parking



four intersections around campus. Organizing the parking areas by users (resident students, commuters, faculty, administration) and creating a more diverse parking permit system presents an opportunity to balance the demand for parking and relieve some of the additional volume at the street intersections around campus.

#### *SERVICE ACCESS*

Service and emergency vehicle access to the campus is provided primarily by a network of smaller designated service drives. Service access is provided on the following locations:

- East side of campus just south of the Bateman Street and US Route 13 intersection (behind Magg's Complex)
- South side of campus from Dogwood Drive to the east of the Seagull Square Parking Lot (access to the south side of Sea Gull Square Housing)
- North side of campus from College Avenue (almost a continuation of Smith Street to the north) which will become the College Avenue Parking Lot

Additionally, many of the pedestrian paths internal to the campus are wide enough to accommodate service vehicles if needed.



## UTILITIES INFRASTRUCTURE

### UTILITY CORRIDORS

Mechanical utilities are generally located in the streets that form the boundaries of the campus.

The Main Campus is served by utilities routed in West College Avenue and Dogwood Drive on the north and south perimeter. Similarly, utilities are routed in US Route 13 and Camden Avenue on the east and west perimeter. A number of utilities are routed north of Perdue Hall and Henson Hall to serve the central portion of campus. The present utility configuration forms a grid that allows branch piping to be efficiently routed from the nearest piping main to serve campus buildings.

On the East Campus, a similar grid is formed by mechanical utilities located at perimeter streets. Utilities located in East College Avenue and Milford Street serve the north and south perimeter. The east and west perimeter are served by utilities in South Division Street and the Norfolk Southern railroad tracks. East Campus is also served by utilities in Bateman Street and Wayne Street.

### ELECTRICAL POWER

Salisbury University's electrical power comes from Delmarva Power, with the majority of the West Campus receiving primary voltage of 25 kV. The University has two 25kV underground loops on the West Campus feeding building transformers.

Delmarva Power reported that the capacity of circuit 2266 is 13.4 MVA. The peak demand load recorded by Delmarva was 6.1 MVA as of April 21, 2014. The balance of the electrical loads are

small individual loads served by Delmarva at secondary voltages and are separately metered.

The East Campus is also served by Delmarva Power. These loads are smaller and are served by secondary voltages and separately metered.

### NATURAL GAS

Chesapeake Utilities provides natural gas service to Salisbury University. High pressure, natural gas piping mains are routed under streets at the perimeter of the Main Campus. In general, natural gas service is provided to Main Campus buildings by individual branch piping connected to the high pressure main in the nearest street. Similarly, the East Campus is served by high pressure natural gas mains routed around the perimeter.

Based on metered data provided by Salisbury University, the total natural gas consumption and peak demand for 2013 was tabulated for existing buildings. The peak load for existing buildings was estimated to be approximately 57,000 cubic feet per hour (CFH).



4.11 UTILITY  
CORRIDORS

Major Utility Corridor



#### *FUEL OIL*

A number of underground fuel oil storage tanks are located throughout the Main Campus. The tanks typically store #2 fuel oil as a back-up source to natural gas. The boiler in Blackwell Library fires #2 fuel oil only; there is no natural gas connection to the boiler. According to record utility drawings, the tanks are typically constructed of fiberglass, with exception of the steel tanks serving Chesapeake Hall, Choptank Hall, and Chester Hall.

Based on record fuel use data provided by Salisbury University, the boiler in Blackwell Library consumed 8,141 gallons of #2 fuel oil in 2012 and 12,829 gallons in 2013, as fuel oil is the only fuel source for the boiler. Record data indicates that less than 500 gallons of fuel oil is generally consumed at other buildings.