



DSU DOWNTOWN

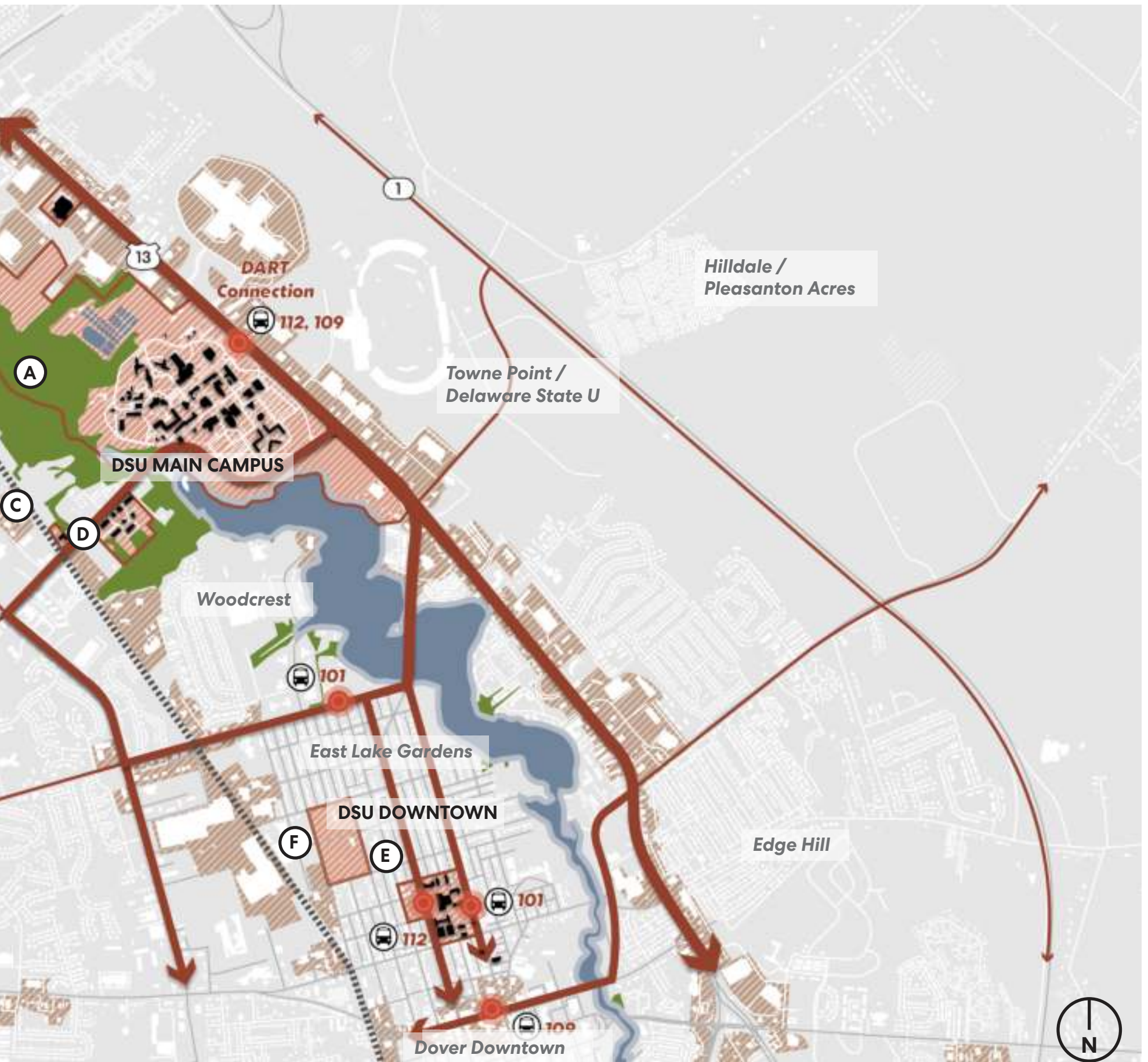
DSU MAIN AND DOWNTOWN

As of July 1, 2021, Wesley College has joined with Delaware State University through a historic acquisition that combines the longstanding heritages of Wesley as a premier liberal arts college and Delaware State University. The campus is in close proximity and a 5-10 minute walking distance from Downtown Dover and the many civic and retail amenities.

The downtown campus is organized in two parcels – one parcel is home to all the academic, student life, residential and supporting uses and the second parcel is home to the athletic and recreation fields.



DSU downtown connections and public transit



DOVER DOWNTOWN



Dover downtown open spaces

The proximity of Delaware State University's downtown campus to Downtown Dover presents exciting opportunities to extend the urban fabric to the campus. Re-imagining the public realm of tree lined streets that are pedestrian friendly with active ground floor uses will provide the required economic development opportunities.



own major circulation corridors

DOWNTOWN CAMPUS

OPPORTUNITIES

- The campus is oriented towards and has a stronger presence along North State Street with unused facilities along North New Street. The campus should propose developments along New Street and engage with the community
- Reduce deferred maintenance costs and replace unused facilities with new uses
- Integrate the urban street grid with pedestrian friendly streets and University identity and branding along N. State Street and N. New Street
- Community benefits with co-working, adult learning and public spaces to activate the public realm
- Integrate planning efforts with the Dover Downtown partnership

GROWTH NEEDS

- Academic synergies with the relocation of College of Health and Behavioral Sciences and the Nursing program at the Downtown campus
- Consolidate athletic uses to free up space on the main campus
- Replace aging student residential buildings to be better suited for graduate students.

EXISTING CONDITIONS

Total Site Area = 906,683 SF

Open Space = 494,992 SF

Ground Coverage = 172,323 SF

Parking = 543 spaces



- A. DuPONT COLLEGE CENTER
- B. CANNON HALL
- C. PARKER LIBRARY
- D. SLAYBAUGH HALL
- E. DULANY HALL
- F. CARPENTER HALL
- G. BUDO HALL
- H. MALMBERG HALL
- I. ZIMMERMAN HALL
- J. ROE HALL
- K. WILLIAMS HALL
- L. GOODING HALL
- M. LONGWOOD HALL
- N. WESLEY CHAPEL
- O. BELLMAYER HONORS HOUSE
- P. ALUMNI HOUSE
- Q. ADVANCEMENT HOUSE
- R. ENROLLMENT HOUSE

DSU downtown existing campus



BUILDING USES



Capacity Summary by Class Year

First Year: 585 Beds

First Year Honor Student: 12 Beds

Upper Class: 370 Beds

Wesley Total : 967 Beds

Traditional Housing: 585 Beds

Suites: 187 Beds

Apartment: 183 Beds

Academic Space = 135,675 SF

Dining Space = 21,869 SF

DSU downtown existing campus building uses

BUILDING ASSESSMENT



DSU downtown existing campus building conditions

DOWNTOWN DEVELOPMENT



DOWNTOWN CAMPUS



The Downtown campus embraces the urban grid of streets by integrating the campus with active public realm and open spaces. Aging facilities will be replaced with new academic building that support the Nursing Program's growth and provide a home for the new Early College High School. New student residential is proposed with community and collaboration spaces in the ground floor fronting new open spaces along First Street. The campus engages with the neighborhood through its open spaces and shared use for community spaces to serve adult learning and neighborhood gatherings.