



# PLANNING CONTEXT

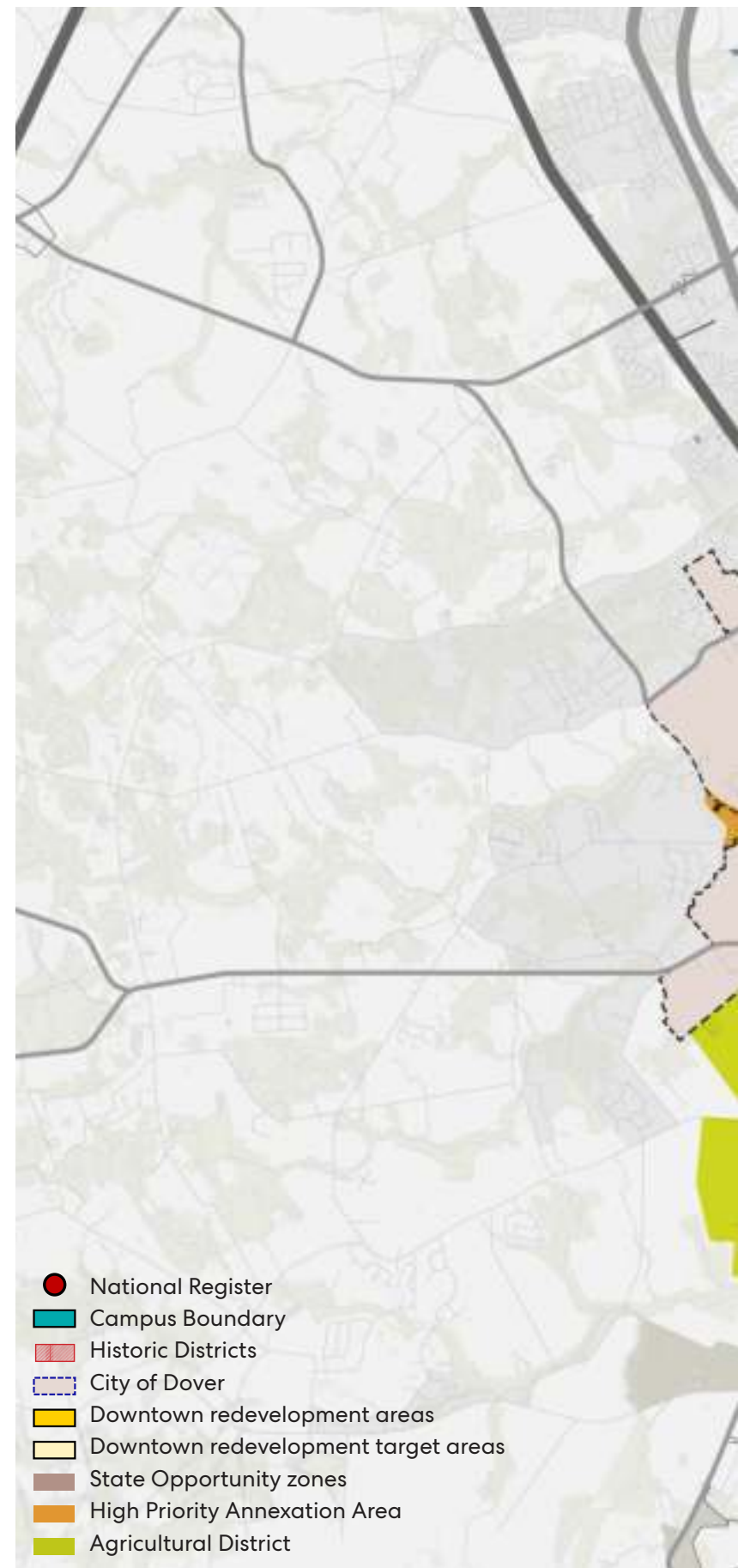
# REGIONAL CONTEXT

## ***How can Delaware State University help build the Dover community and strengthen local partnerships?***

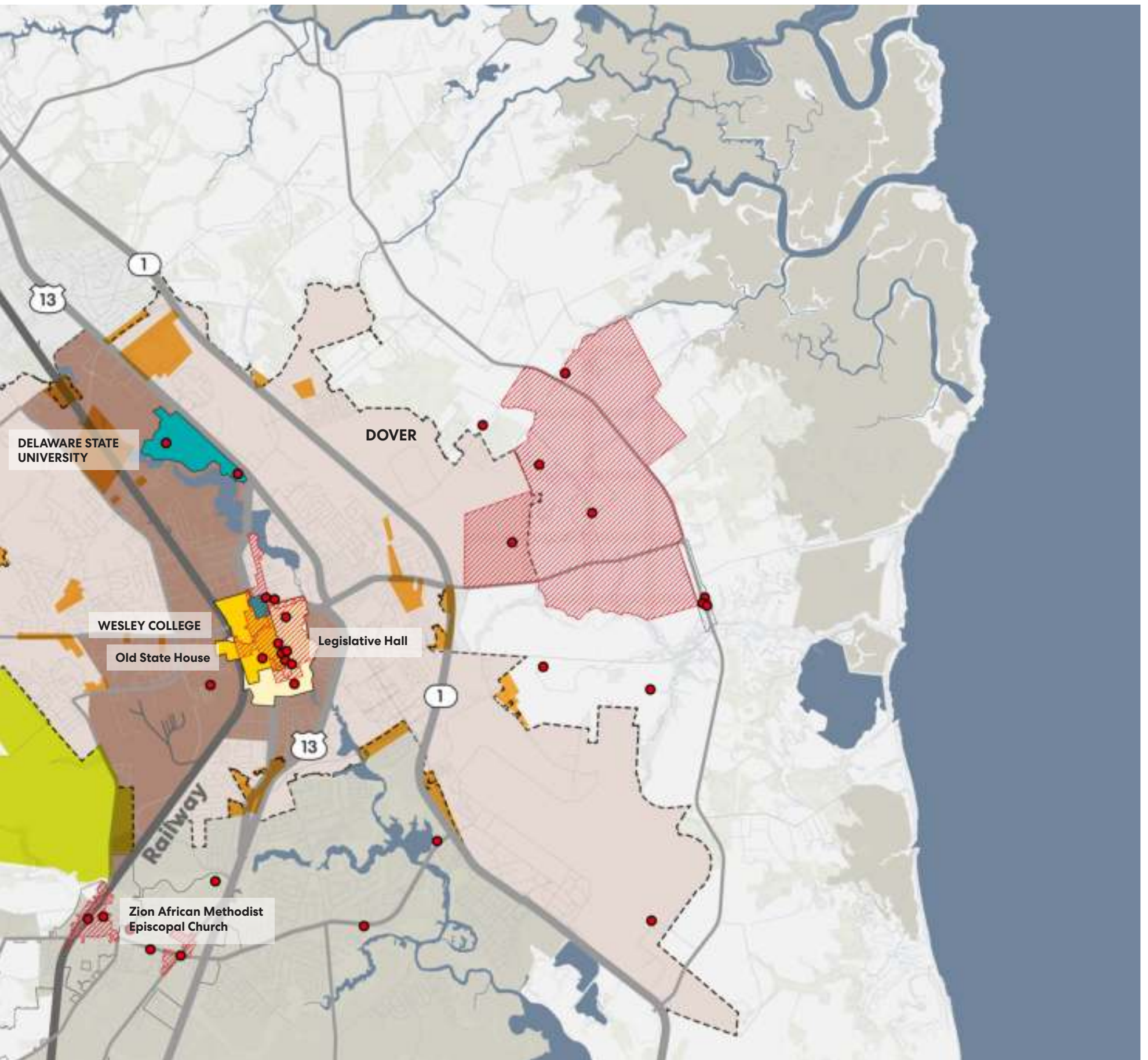
Dover is a city that is currently planning for redevelopment, and the University can be key partner in supporting growth, economic development and social issues. The University is committed to build community partnerships and strengthen the surrounding neighborhood and downtown. The goals of the master plan are to reinforce and foster new opportunities to provide public outreach and education pursued where possible.

### **OPPORTUNITIES**

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



*City of Dover cultural zones and opportunity areas*



# DSU MAIN AND DOWNTOWN CAMPUS

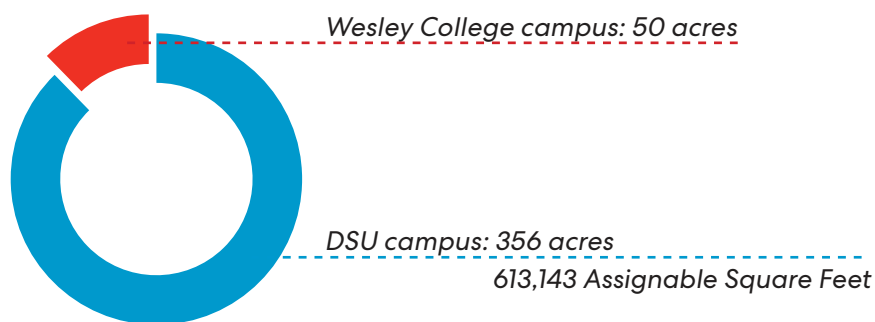
## *What is the interconnected relationship between Delaware State University's main campus and downtown campus?*

With the acquisition of Wesley College, the University has the unique opportunity to establish a stronger presence in the main campus and Dover downtown. The Downtown campus extends the University's mission of providing access to education for all and bring the opportunities to the Dover community. Exploring suitable academic programs, investing to upgrade supporting infrastructure, and establishing University identity will provide great benefits to revitalize the Dover downtown. Currently, there is limited connectivity between the main campus and downtown and both are only served by public transit and University operated shuttle services.

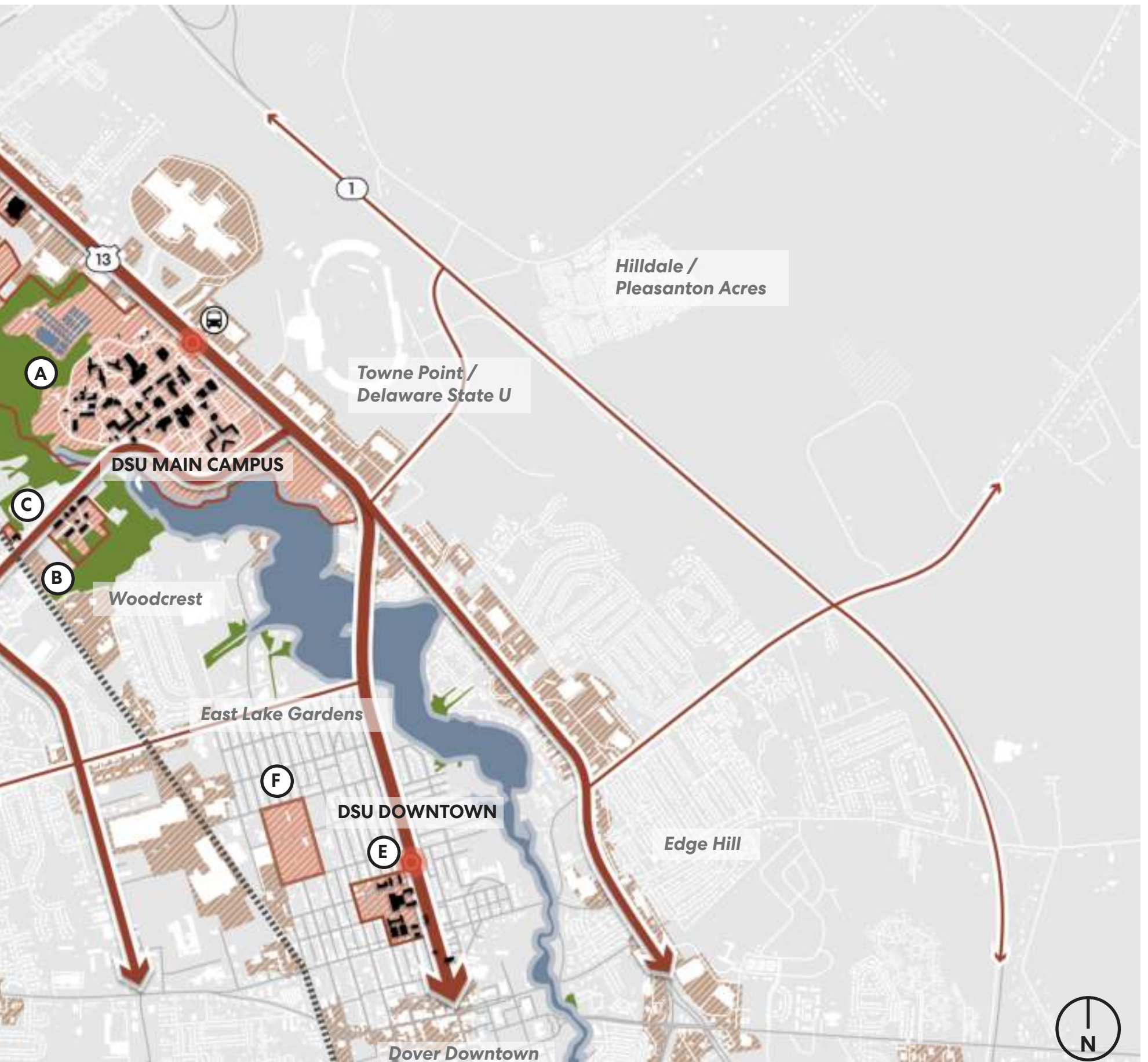
### OPPORTUNITIES

- Opportunity for multi-modal mobility systems to be less reliant on North Dupont Highway
- Relocate academic programs and community engagement programs in partnership with the ongoing Dover downtown revitalization planning effort
- Create pedestrian friendly walkable streets that reflect University identity and create an Institutional presence.

#### Campus Areas



DSU main and downtown campus connectivity



# EXISTING CONDITIONS

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, open spaces and four outdoor athletic fields. The campus is nestled between the Highway and Silver Lake and inwardly focused and lacking connectivity to the surroundings. The signature open spaces on campus include the Campus Pedestrian Mall and Greek Plots. The campus reflects distinct eras of development oriented along North Dupont Highway, which is very suburban in character. The assessment of existing conditions present the following opportunities to build on the past and enhance the campus experience:

## OPPORTUNITIES

- Prioritize academic, student residential and athletics needs to support University mission and goals
- Replace aging facilities and infrastructure that will support growth and improve efficiency
- Organizing framework of pedestrian connectivity, streets and open spaces
- Enhance the institutional presence along North Dupont Highway that is currently vast fields of parking lots along the entire frontage
- Improve connectivity to the surrounding areas and natural woodlands along Silver lake



Existing campus circulation



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

Existing campus plan

356 Acre campus area  
613,143 Assignable Square Feet

**4,419** undergraduate students



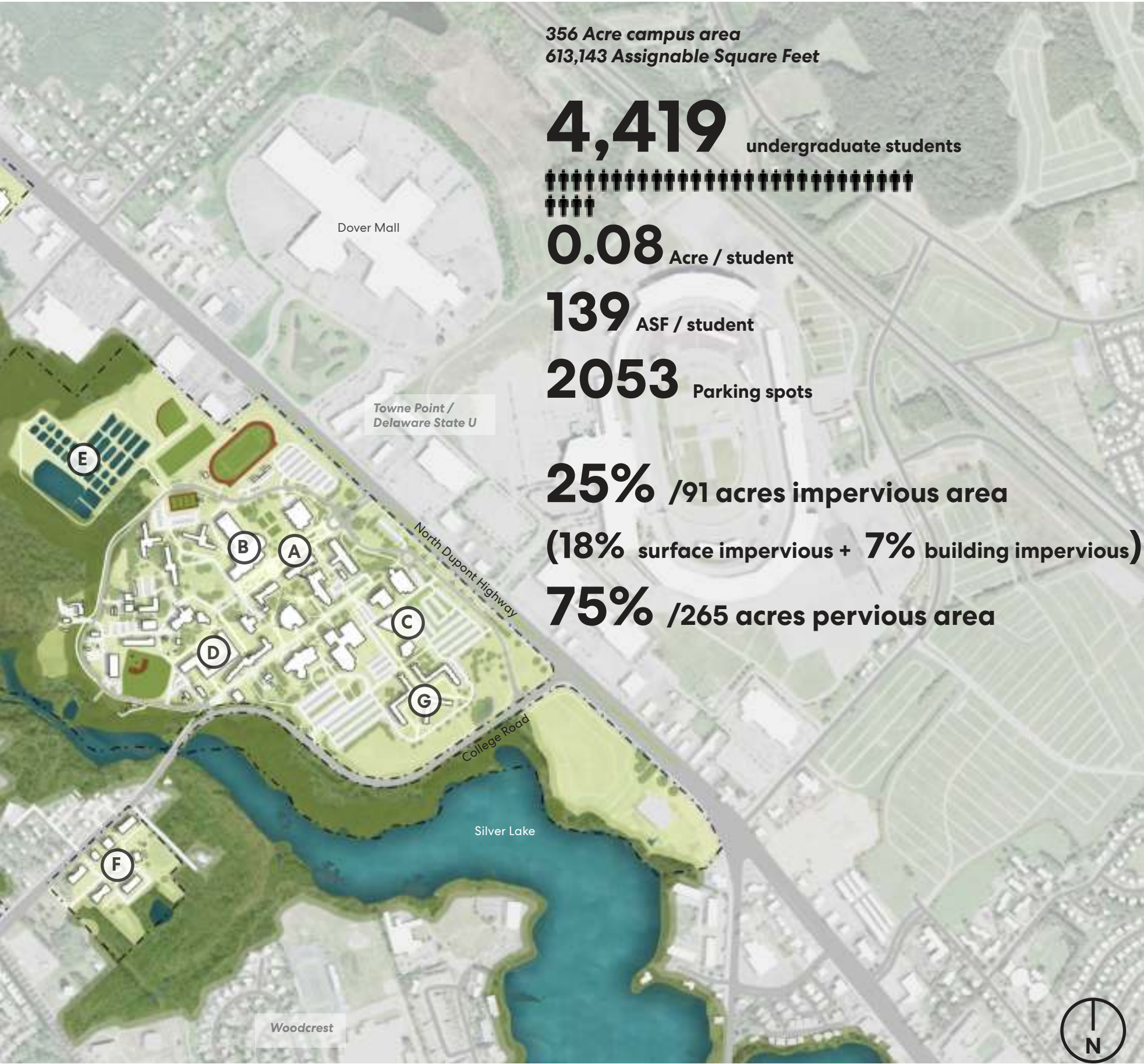
**0.08** Acre / student

**139** ASF / student

**2053** Parking spots

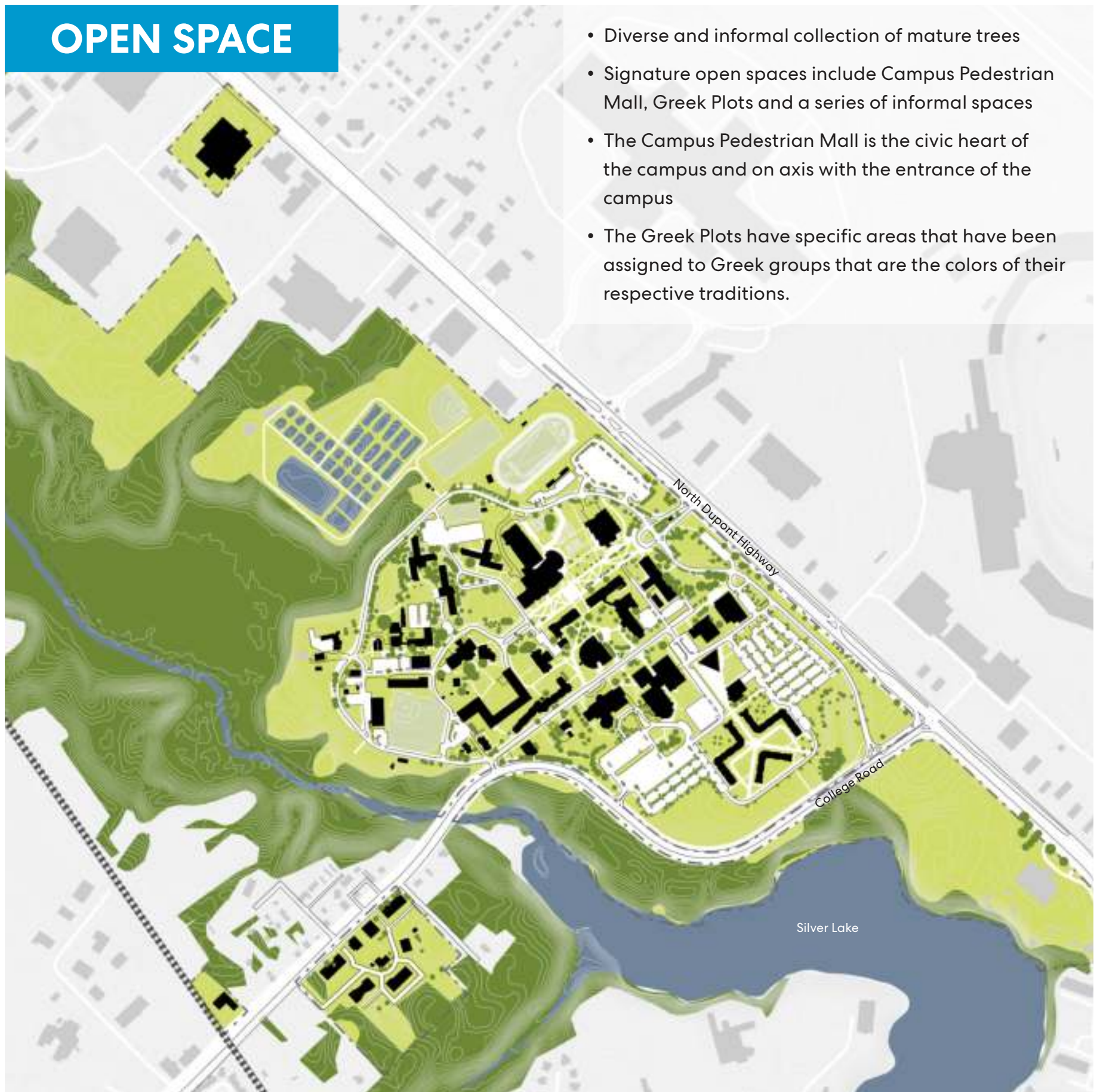
**25%** /91 acres impervious area  
(18% surface impervious + 7% building impervious)

**75%** /265 acres pervious area



# OPEN SPACE

- Diverse and informal collection of mature trees
- Signature open spaces include Campus Pedestrian Mall, Greek Plots and a series of informal spaces
- The Campus Pedestrian Mall is the civic heart of the campus and on axis with the entrance of the campus
- The Greek Plots have specific areas that have been assigned to Greek groups that are the colors of their respective traditions.

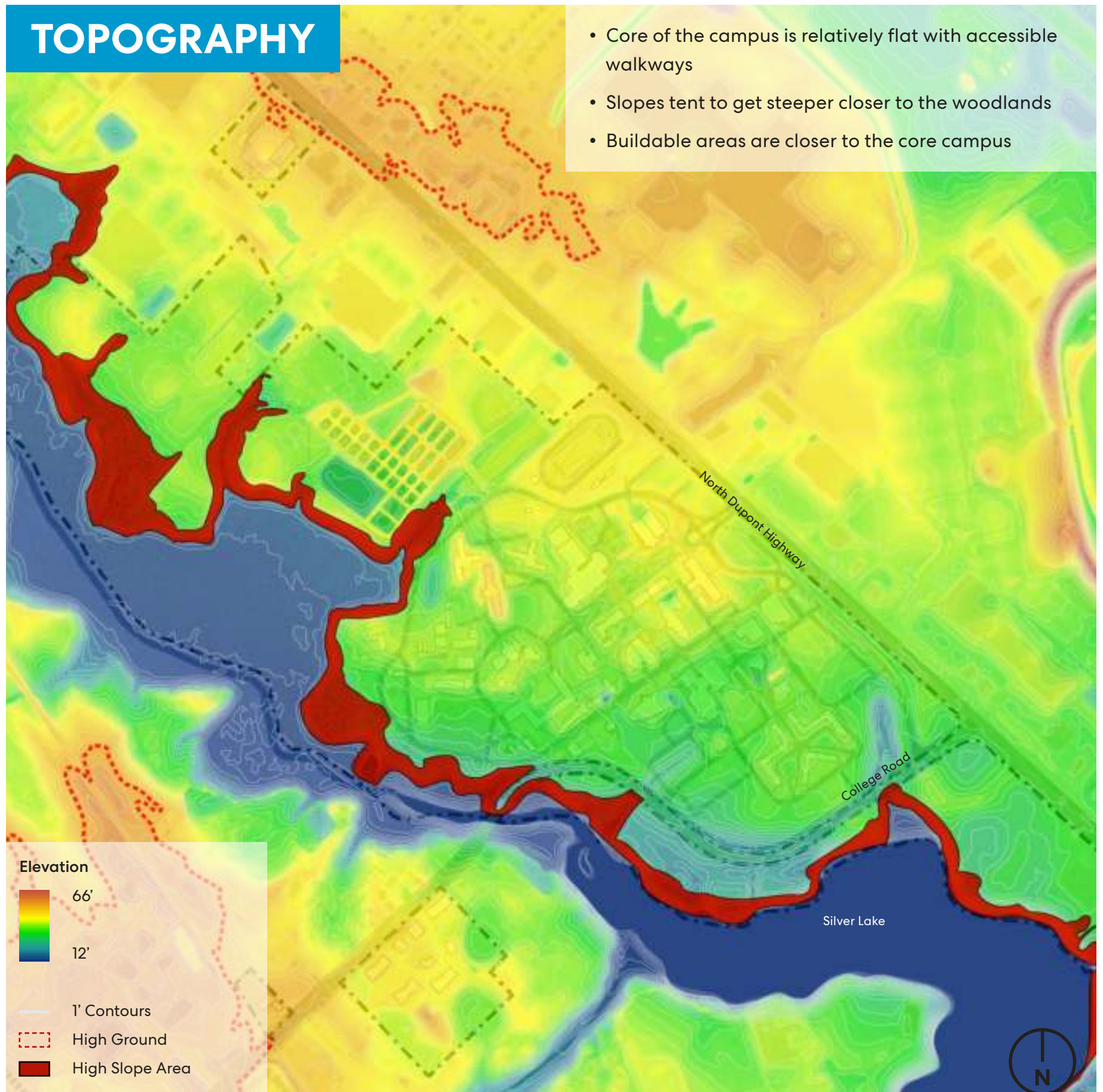


Existing campus open spaces



# TOPOGRAPHY

- Core of the campus is relatively flat with accessible walkways
- Slopes tend to get steeper closer to the woodlands
- Buildable areas are closer to the core campus



Topography

# CIRCULATION - PEDESTRIAN

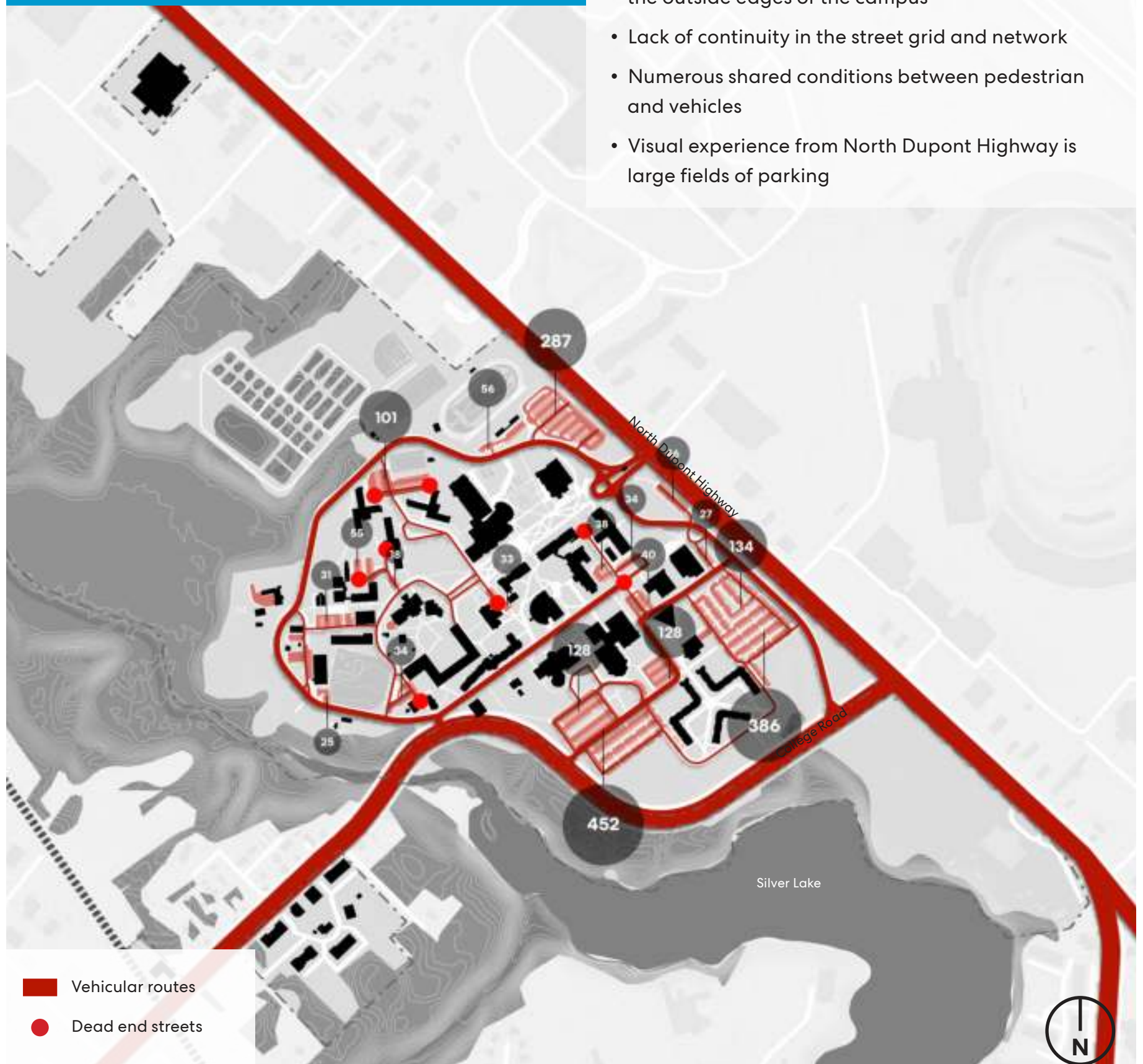
- Replacing the street in the core campus with a Campus mall makes the core campus pedestrian friendly
- Number of shared conditions between pedestrians and vehicles making it unsafe for pedestrians
- Lack of connectivity between the campus and the surrounding woodlands and trail network
- Lack of delineation between pedestrian and bike circulation



Existing campus pedestrian circulation and active facade

# CIRCULATION - VEHICULAR

- Buildings and parking areas are organized along the outside edges of the campus
- Lack of continuity in the street grid and network
- Numerous shared conditions between pedestrian and vehicles
- Visual experience from North Dupont Highway is large fields of parking



- Vehicular routes
- Dead end streets

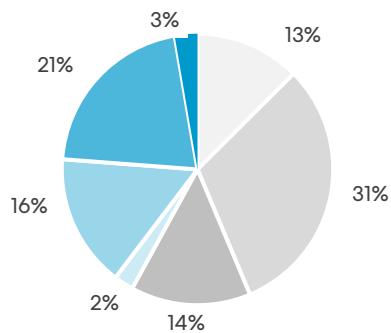
Existing campus vehicular circulation and parking numbers

# QUALITATIVE ASSESSMENT

The team conducted interviews with campus facilities dedicated to maintenance to understand existing building conditions, deferred maintenance, building systems, and overall utilization and the qualitative experience.

Each existing facility was toured with a Facilities Planning representative to evaluate and document the ability of the physical space to accommodate current and future programs and activities, including confirming the continued use, modification, or replacement of existing buildings. The observations and each of the spaces were photographed and organized by building. A qualitative assessment matrix was developed that scored each of the buildings through the lenses of exterior, interior and suitability conditions. The building assessment scoring informed which buildings were deemed in good condition, suitable for renovation and recommended for replacement.

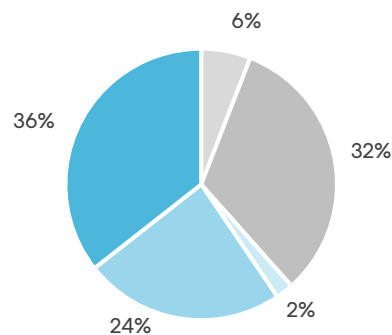
Total GSF by Building Age



24% of the buildings on the main campus are over 50 years old.

■ < 10  
 ■ 11-20  
 ■ 21-30  
 ■ 31-40  
 ■ 41-50  
 ■ 51-100  
 ■ >100

Total GSF for Academic/Classrooms by Building Age



60% of the academic buildings on the main campus are over 40 years old.



- A. Sports Annex
- B. Price Building
- C. Grossely Building
- D. Thomasson Building
- E. Conwell Hall
- F. Jenkins Hall
- G. Evers Hall
- H. ETV Building
- I. University Village
- J. University Courtyard

- Poor
- Excellent
- Renovation
- No Data

Existing campus building conditions



North Dupont Highway

