

2. Existing Site Development and Facilities

2.1 Existing Site

Total Area of CBL Property	8.5 Acres
Total GSF:	124,100 S.F.
Building NASF:	77,232 S.F.
Total Number of Structures:	22

The Chesapeake Biological Laboratory (CBL), is located on Solomons Island at the southern tip of Calvert County at the mouth of the Patuxent River near the midpoint of the Chesapeake Bay. This portion of Calvert County is a peninsula bordered by the Patuxent River on the west and the Chesapeake Bay on the east. Consisting of 8.5 acres, the campus is the largest individual property owner on Solomons Island occupying prime parcels on the Patuxent River and the point/entrance into Mill Creek from the River. The location provides excellent access to all parts of the estuary. (See Illustration 3.3_01 Existing Site Plan)

The CBL campus is both bound and bisected by public streets. Maltby Street on the west and Farren Street to the east and south (paralleling the Patuxent River) are boundary streets. Charles Street bisects the campus in the east west direction, separating the original campus from Marina and the RFO facilities. In turn, Williams Street runs north to south and bisects the original campus. In addition to the twelve parking spaces on Farren Avenue, CBL has ten parking lots giving the campus a parking capacity of 124 vehicles. (See Illustration 3.3_03 Parking and Circulation) Although CBL has sidewalks and landscaping included as part of the Site Development program for the campus, there are deficiencies in these categories throughout campus that impact both the visual appearance and safety of the pedestrian.

There are a few parcels of land that prevent CBL from being contiguous. Two parcels located on Williams Street separate the maintenance building from the laboratory property while a second parcel on Charles Street is bordered by the CBL on three sides. The potential exists to purchase privately owned residential parcels in the future to provide contiguous land holdings for a better definition of a University precinct and future expansion and flexibility in facility planning.



1. Williams Street



2. Walking paths



3. Resting Areas

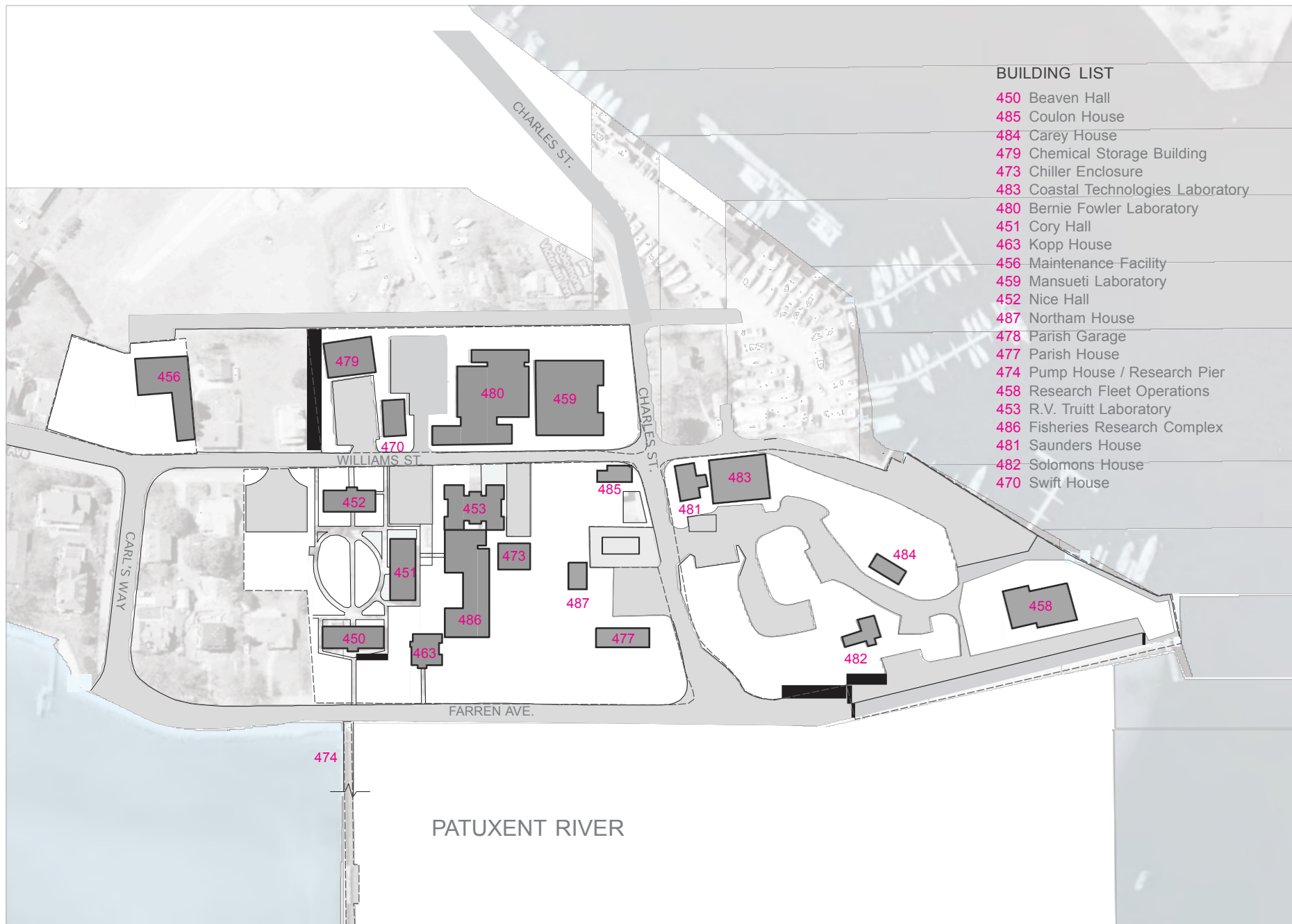


Illustration 2.1
Site Plan

NOT TO SCALE



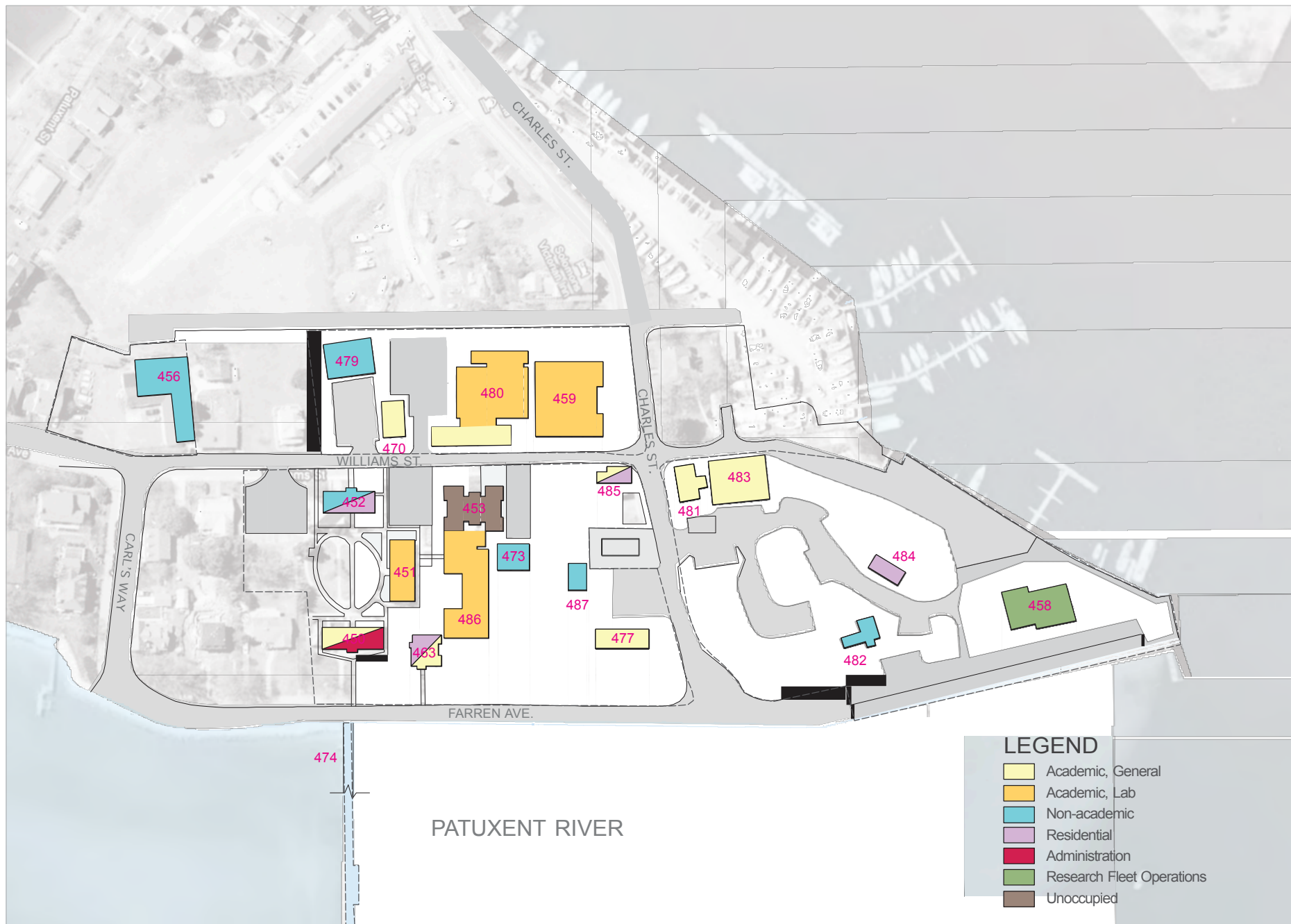


Illustration 2.2
Building Use

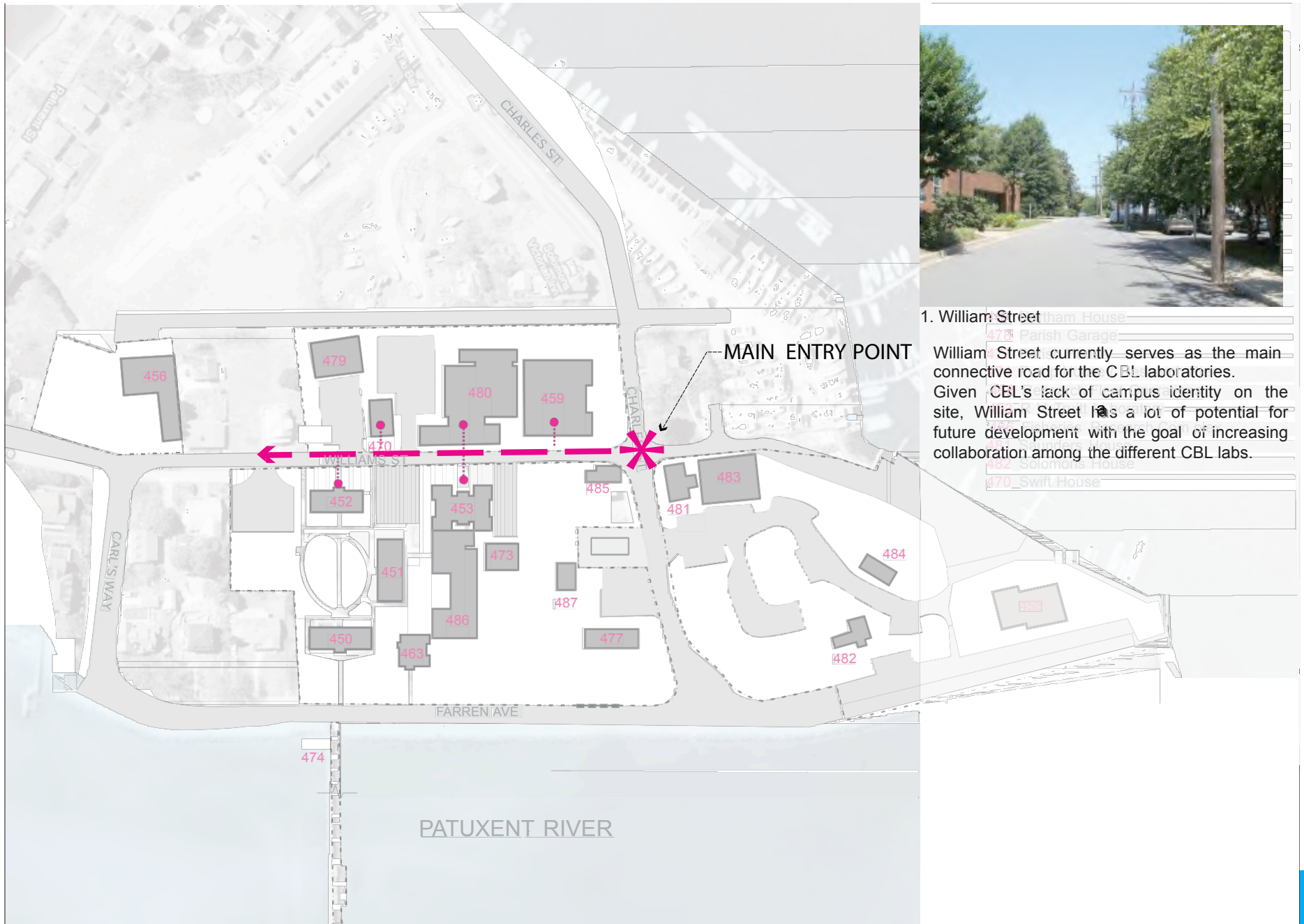


Illustration 2.3
Campus Organizational Structure

NOT TO SCALE



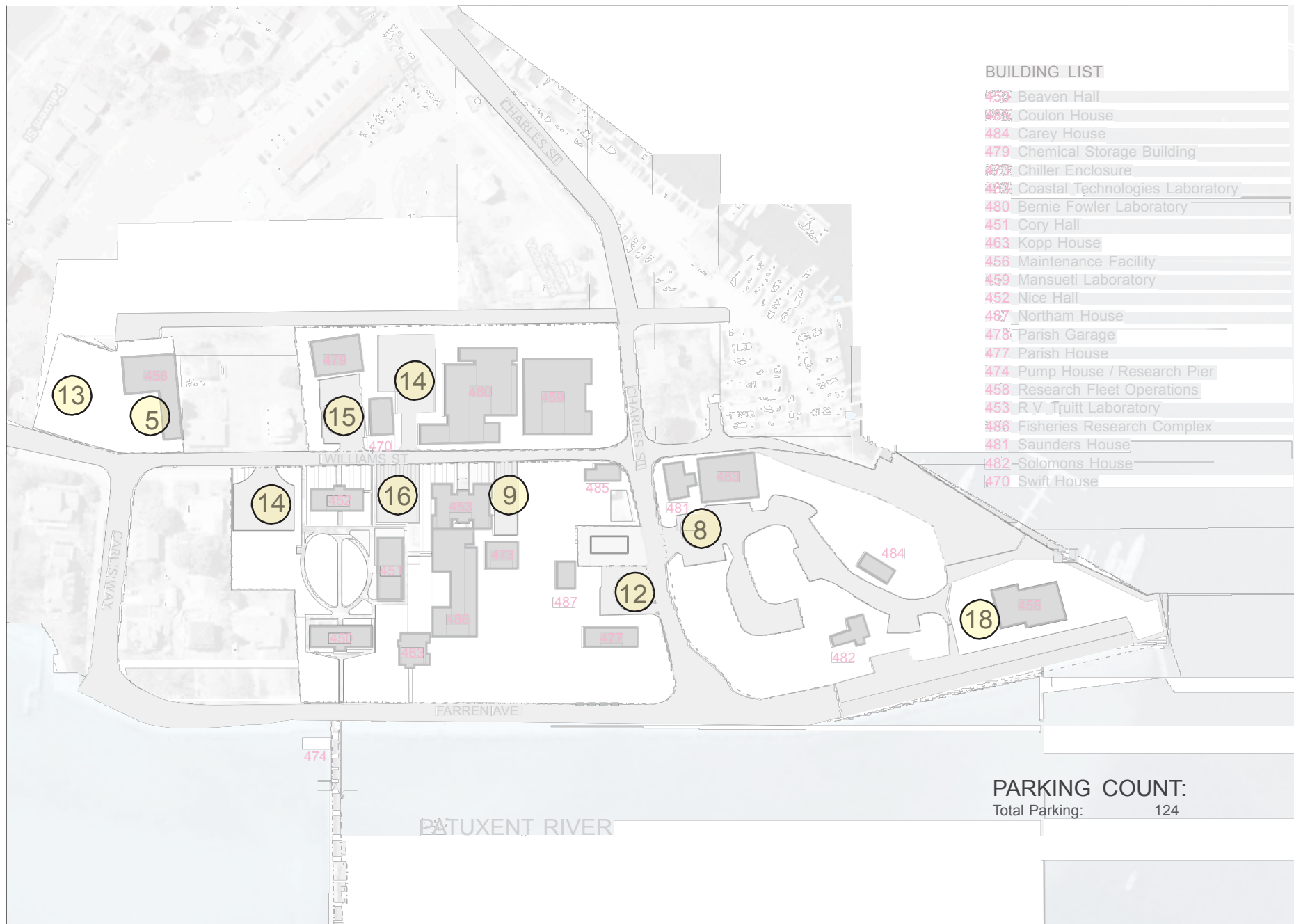


Illustration 2.4
CBL Parking Map

NOT TO SCALE

