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Brody School of Medicine, artist rendering, 1979

Brody School of Medicine, 1982
COMMUNITY CONTEXT

10th Street Connector:
The 10th street connector is a proposed vehicular and pedestrian connection between downtown Greenville and the ECU Health Sciences Campus. There are 3 preliminary routings proposed as a part of this project, the preferred is pictured above.

COMMUNITY PLANNING

Greenville Intermodal Station:
The proposed intermodal station would more effectively serve both the Greenville Area Transit (GREAT) and the East Carolina University Student Transit Authority (ECUSTA).

Greenville Greenway Master Plan:
The 2004 Greenway Master Plan proposes multiple connections to the Health Sciences Campus. The plan proposes connections along McGregor Downs Rd., Stantonsburg Rd. and Memorial Dr.

Greenway Master Plan
City of Greenville, North Carolina

Adopted by the Greenville City Council on March 11, 2004

Medical District Land Use Plan Update
December 20, 2007

Medical District Land Use Plan Update:
The Medical District Land Use Plan Update calls for a number of changes to help foster the responsible growth of the medical district.
East Carolina University

COMMUNITY CONTEXT

PARCEL ANALYSIS

<table>
<thead>
<tr>
<th>Map Key Use</th>
<th>Owner Comments</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Vacant / Undeveloped</td>
<td>NC NC/ECU Otter Creek Natural Preservation Area, Donated to ECU</td>
</tr>
<tr>
<td>2</td>
<td>Voice of America Site (West Research Campus)</td>
<td>NC Large number of wetlands located here, small old buildings</td>
</tr>
<tr>
<td>3</td>
<td>Vacant / Undeveloped (State of NC Ecosystem Enhancement)</td>
<td>NC</td>
</tr>
<tr>
<td>4</td>
<td>Vacant / Undeveloped</td>
<td>ECU Medical Health Science Fdn. 107 acres. Donated by NCDOT to ECU Medical Fdn. Mostly all wetlands and pine forest.</td>
</tr>
<tr>
<td>5</td>
<td>Vacant Lot (Zoned SFR)</td>
<td>ECU Medical Health Science Fdn. Club Pines Neighborhood, undeveloped single family lot, ECU investment opportunity</td>
</tr>
<tr>
<td>6</td>
<td>Greenville Center (Offices)</td>
<td>z University Advancement office, Graduate and Research studies, Internal Auditors</td>
</tr>
<tr>
<td>7</td>
<td>Wahl Coates Elementary School</td>
<td>NC ECU Teachers training school LD</td>
</tr>
<tr>
<td>8</td>
<td>Warehouse/Offices</td>
<td>NC ECU Printing and Graphics</td>
</tr>
<tr>
<td>9</td>
<td>ECU North Recreational Complex</td>
<td>NC</td>
</tr>
<tr>
<td>10</td>
<td>Vacant Lots (Zoned SFR)</td>
<td>ECU Education Foundation Gifted to Athletics</td>
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<tr>
<td>11</td>
<td>Vacant Lots (Zoned SFR)</td>
<td>ECU Education Foundation Gifted to Athletics</td>
</tr>
<tr>
<td>12</td>
<td>Vacant Lots (Zoned SFR)</td>
<td>ECU Education Foundation Gifted to Athletics</td>
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<tr>
<td>13</td>
<td>Vacant Lots (Zoned SFR)</td>
<td>ECU Education Foundation Gifted to Athletics</td>
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<tr>
<td>14</td>
<td>Vacant / Undeveloped (Zoned Commercial)</td>
<td>ECU Foundation Inc. Donated land to ECU</td>
</tr>
<tr>
<td>15</td>
<td>Firetower Medical Office</td>
<td>M 762 SF of this space subleased to PCMH. PL / LA / SL</td>
</tr>
<tr>
<td>16</td>
<td>Sports Medicine Clinic</td>
<td>CC PL / LA</td>
</tr>
<tr>
<td>17</td>
<td>Bernstein Pharmacy</td>
<td>Non-profit clinic LA</td>
</tr>
<tr>
<td>18</td>
<td>St. Gabriel's Convent Intergenerational center; outreach into Greenville Community</td>
<td>LA</td>
</tr>
<tr>
<td>19</td>
<td>Student Life Administrative Offices</td>
<td>LA</td>
</tr>
<tr>
<td>20</td>
<td>ECU Student Transit</td>
<td>Located at Pitt County Airport, warehouse location LA</td>
</tr>
<tr>
<td>21</td>
<td>ECU Billing and Reimbursement Offices</td>
<td>LA</td>
</tr>
<tr>
<td>22</td>
<td>NC BioTech Located in Greenville Center offices. 500 SF of office space.</td>
<td>LD</td>
</tr>
<tr>
<td>23</td>
<td>Queen Anne's Revenge</td>
<td>NC Dept. of Cultural Resources Shipwreck location. Warehouses at West Research Campus LD</td>
</tr>
<tr>
<td>24</td>
<td>Williamston Clinic</td>
<td>Not in Greenville area. 120 SF of OBGYN outreach LA</td>
</tr>
<tr>
<td>25</td>
<td>Bethel Family Practice Center</td>
<td>Not in Greenville area. Located in Bethel, approx. 350 miles west of the ECU campus PL</td>
</tr>
</tbody>
</table>

* PCMH Pitt County ECU Campus ECU
COMMUNITY CONTEXT

EXISTING ZONING

LAN D USE

CDF - DOWNTOWN COMMERCIAL FRINGE
CG - GENERAL COMMERCIAL
CH - HEAVY COMMERCIAL
IU - UNOFFENSIVE INDUSTRY
MI - MEDICAL INSTITUTIONAL
MS - MEDICAL SUPPORT
MO - MEDICAL OFFICE
MCG - MEDICAL GENERAL COMMERCIAL
MCH - MEDICAL HEAVY COMMERCIAL
MR - MEDICAL RESIDENTIAL
MRS - MEDICAL RESIDENTIAL SINGLE FAMILY
O - OFFICE
RA20 - RESIDENTIAL AGRICULTURE
R15S - RESIDENTIAL SINGLE FAMILY LOW DENSITY
R9S/R6S - RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
R6 - RESIDENTIAL SINGLE/MULTI-FAMILY HIGH DENSITY

Map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.
COMMUNITY CONTEXT

FUTURE LAND USE

LAND USE

- COMMERCIAL
- MIXED USE/ OFFICE/ INSTITUTIONAL
- MEDICAL CORE
- MEDICAL TRANSITION
- OFFICE/ INSTITUTIONAL/ MEDICAL
- OFFICE/ INSTITUTIONAL/ MULTI-FAMILY
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- CONSERVATION/ OPEN SPACE

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.
**ECU Property**

**Legend**
- **PITT COUNTY MEMORIAL HOSPITAL**
- **ECU**
- **ECU BUILDINGS**
- **PITT COUNTY BUILDINGS**

<table>
<thead>
<tr>
<th>Map Key</th>
<th>Name</th>
<th>Comments</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>Adult and Pediatric Health Care PL</td>
<td>PL / LA</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Brody Outpatient Center</td>
<td>2,369 SF of this space</td>
<td>PL / SL</td>
</tr>
<tr>
<td>D</td>
<td>Cardiovascular Imaging Center</td>
<td>PL</td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>Dental Practice</td>
<td>PL</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>Digestive Diseases Clinic</td>
<td>PL</td>
<td></td>
</tr>
<tr>
<td>H</td>
<td>East Carolina Heart Institute at ECU</td>
<td>PL</td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>ECU Women's Physicians</td>
<td>PL / LA</td>
<td></td>
</tr>
<tr>
<td>J</td>
<td>ECU Neurosurgical and Spine Center</td>
<td>PL</td>
<td></td>
</tr>
<tr>
<td>K</td>
<td>Emergency Department</td>
<td>PL</td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Family Medicine Center</td>
<td>PL / LA</td>
<td></td>
</tr>
<tr>
<td>N</td>
<td>Geriatric Center</td>
<td>PL</td>
<td></td>
</tr>
<tr>
<td>O</td>
<td>International Traveler's Clinic</td>
<td>PL / LA</td>
<td></td>
</tr>
<tr>
<td>P</td>
<td>Learning &amp; Behavior Clinic for Children</td>
<td>PL</td>
<td></td>
</tr>
<tr>
<td>Q</td>
<td>Leo W. Jenkins Cancer Center</td>
<td>PL</td>
<td></td>
</tr>
<tr>
<td>R</td>
<td>MedDirect</td>
<td>PL</td>
<td></td>
</tr>
<tr>
<td>S</td>
<td>Moye Medical Center</td>
<td>7,067 SF of this space</td>
<td>PL / LA / SL</td>
</tr>
<tr>
<td>T</td>
<td>Nephrology &amp; Hypertension Center</td>
<td>PL / LA</td>
<td></td>
</tr>
<tr>
<td>U</td>
<td>Pain Management Center</td>
<td>PL</td>
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</tr>
<tr>
<td>V</td>
<td>Pediatric Outpatient Center</td>
<td>PL</td>
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<tr>
<td>W</td>
<td>Pediatric Sleep Disorders Clinic</td>
<td>PL / LA</td>
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<tr>
<td>X</td>
<td>Pediatric Specialty Care</td>
<td>PL / LA</td>
<td></td>
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<tr>
<td>Y</td>
<td>Plastic &amp; Reconstructive Surgery</td>
<td>PL / LA</td>
<td></td>
</tr>
<tr>
<td>Z</td>
<td>Psychiatric Services</td>
<td>PL / LA</td>
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<tr>
<td>AA</td>
<td>Regional Rehabilitation Center</td>
<td>PL</td>
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<td>BB</td>
<td>Rehabilitation Physician Clinic</td>
<td>PL</td>
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<tr>
<td>DD</td>
<td>Academic Affairs</td>
<td>LA</td>
<td></td>
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<tr>
<td>MM</td>
<td>Testing Center</td>
<td>LA</td>
<td></td>
</tr>
<tr>
<td>RR</td>
<td>Gamma Knife</td>
<td>2200 SF ground lease, located next to Brody LD</td>
<td></td>
</tr>
<tr>
<td>TT</td>
<td>Radio Reading Room</td>
<td>Within Health Sciences Library, 102 SF of office space</td>
<td></td>
</tr>
</tbody>
</table>

**Key**
- **PL** = ECU Practice Location
- **LA** = ECU Lease Acquisition
- **LD** = ECU Lease Disposition
- **SL** = ECU Sub-Lease

Data map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.
CAMPUS NATURAL FEATURES
SOIL TYPES

- ALAGA LOAMY SAND, 0-6% SLOPE
- ALTAVISTA SANDY LOAM, 0-4% SLOPE
- AYCOCK FINE SANDY LOAM, 1-6% SLOPE
- BIBB COMPLEX
- CAPE FEAR LOAM
- CHIPLEY SAND
- COXVILLE FINE SANDY LOAM
- CRAVEN FINE SANDY LOAM, 1-6% SLOPE
- ERODED
- EXUM FINE SANDY LOAM, 0-1% SLOPE
- GOLDSBORO SANDY LOAM, 0-1% SLOPE
- GOLDSBORO SANDY LOAM, 1-6% SLOPE
- LAKELAND SAND, 1-6% SLOPE
- LENOIR FINE SANDY LOAM, 0-3% SLOPE
- LYNCHBURG FINE SANDY LOAM
- MASADA SAND LOAM, 0-4% SLOPE
- NORFOLK SANDY LOAM, 0-1% SLOPE
- NORFOLK SANDY LOAM, 1-6% SLOPE
- OCILLA LOAMY FINE SAND, 0-4% SLOPE
- PACTOLUS LOAMY SAND
- RAINS FINE SANDY LOAM
- ROANOKE Silt Loam
- SWAMP
- WATER
- WAGRAM LOAMY SAND, 0-6% SLOPE
- WICHAM SANDY LOAM, 0-6% SLOPE

LIMITING SOILS
CAMPUS NATURAL FEATURES

SITE HYDROLOGY

WETLANDS

PALUSTRINE (FORESTED, NEEDLE-LEAVED, SATURATED, ACID)

PALUSTRINE (FORESTED, BROAD-LEAVED, DEciduous, SEASONALLY FLOODED)

PALUSTRINE (FORESTED, BROAD-LEAVED, DEciduous, TEMPORARILY FLOODED)

PALUSTRINE (FORESTED, BROAD-LEAVED, DEciduous, SEMIPERMANENTLY FLOODED)

PALUSTRINE (EMERGENT, PERSISTENT, SEASONALLY FLOODED)

PALUSTRINE (EMERGENT, PERSISTENT, SEASONALLY FLOODED)

PALUSTRINE (EMERGENT, PERSISTENT, SEASONALLY FLOODED, Diked/IMPOUNDED)

PALUSTRINE (EMERGENT, PERSISTENT, SEMIPERMANENTLY FLOODED)

PALUSTRINE (UNCONSOLIDATED BOTTOM, PERMANENTLY FLOODED, EXCAVATED)

PALUSTRINE (EMERGENT, PERSISTENT, SEMIPERMANENTLY FLOODED)

RIVERINE (LOWER PERENNIAL, UNCONSOLIDATED BOTTOM, PERMANENTLY FLOODED)

FEMA FLOOD ZONES

100-YEAR FLOODPLAIN (AN AREA INUNDATED BY 100-YEAR FLOODING, BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED)

500-YEAR FLOODPLAIN (AN AREA INUNDATED WITH 100 YEAR FLOODING WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT)

OUTSIDE 100/500-YEAR FLOODPLAIN: CAMPUS

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.
### TOPOGRAPHY

**ELEVATIONS**
- WATER
- <22’
- 22’-34’
- 34’-42’
- 42’-54’
- 54’-62’
- 62’-70’
- 70’-78’
- >78’

**STEEP SLOPES**
- 0-10 DEGREE SLOPES (18%)
- 10-20 DEGREE SLOPES (36%)

4’ CONTOUR INTERVAL
NATURAL FEATURES

SUMMARY ANALYSIS

10 DEGREES OF SLOPE (18%)
20 DEGREES OF SLOPE (36%)
CAMPUS
WATER BODY
WETLAND
FLOOD ZONE
WOODED AREA
CONTOURS
FLOW DIRECTION
LIMITING SOILS
CAMPUS STRUCTURE

East Carolina University

BUILDING HEIGHTS

TOTAL FLOORS

1-2 FLOORS
3-4 FLOORS
5-6 FLOORS
7-10 FLOORS

CAMPUS

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.
General Building Condition

Building Condition (FCNI Ranges)

- 0.01-0.05: Excellent condition, typically new construction
- 0.06-0.15: Good condition, renovations occur on schedule
- 0.16-0.30: Fair condition, in need of normal renovation
- 0.31-0.40: Below average condition, major renovation required
- 0.41-0.59: Poor condition, total renovation indicated
- 0.60 and above: Complete replacement needed
- Not evaluated

Campus Structure

East Carolina University

Facilities conditions compiled from
ISES Corporation
City of Greenville
Pitt County
State of North Carolina
CAMPUS PUBLIC REALM
CAMPUS DISTRICTS

BRODY DISTRICT
- District Acreage: 20.3 Acres
- District GSF: 623,068 GSF
- District FAR: 0.71 FAR

LEARNING CENTER DISTRICT
- District Acreage: 51.1 Acres
- District GSF: 706,852 GSF
- District FAR: 0.32 FAR

WEST PARCEL DISTRICT
- District Acreage: 97.8 Acres
- District GSF: 0 GSF
- District FAR: 0.00 FAR

SUPPORT FACILITIES DISTRICT
- District Acreage: 21.6 Acres
- District GSF: 49,593 GSF
- District FAR: 0.05 FAR

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.
CAMPUS OPEN SPACE

LAND COVER TYPES

- **NATURAL AREAS:** 96.4 ACRES
- **LAWN/OPEN SPACE:** 102.5 ACRES
- **OPEN WATER:** 1.8 ACRES
- **TREE CANOPY (INCLUDING NATURAL AREA):** 100.5 ACRES

TOTAL HEALTH SCIENCE CAMPUS AREA:
200.7 ACRES
TERRITORIALITY
- CAMPUS IDENTIFICATION SIGN
- EDGES (HEDGE, FENCE, SET BACK OR VEGETATION)
- CAMPUS

TECHNICAL
- EMERGENCY CALL BOX

NATURAL SURVEILLANCE
- ACCEPTABLE LIGHT LEVELS (OBSERVED)

NATURAL ACCESS CONTROL
- PEDESTRIAN ACCESS POINTS
- VEHICULAR ACCESS POINTS
- POOR MAINTENANCE, PARKING AND PEDESTRIAN ADJACENCIES
OPEN SPACE TYPE
- HIGHLY CONTRIBUTING OPEN SPACE
- CONTRIBUTING OPEN SPACE
- NON-CONTRIBUTING OPEN SPACE
- UNPROGRAMMED / UNDEFINED OPEN SPACE
- RECREATION / ATHLETICS OPEN SPACE

CAMPUS EDGES
- HIGH QUALITY EDGE
- MEDIUM QUALITY EDGE
- LOW QUALITY EDGE

CAMPUS ENTRIES
- HIGH QUALITY GATEWAY
- MEDIUM QUALITY GATEWAY
- LOW QUALITY GATEWAY

East Carolina University
Base map data provided by ECU, Inc. City of Greenville, Pitt County and the State of North Carolina.
CAMPUS CIRCULATION
PARKING DIAGRAM

ECU PERMIT TYPE
- "A" PERMIT
- "B" PERMIT
- VISITOR OR OTHER
- CAMPUS

Map Key: Description | # of Spaces
--- | ---
SM | School of Medicine | 3,115

Includes all non-patient parking at the Health Sciences Campus.

TOTAL (ALL LOCATIONS) CAMPUS PARKING SUPPLY RATIO:
1 SPACE PER 3 PEOPLE
OR
0.38 PERSONS/SPACE

Parking data compiled from
Martin, Alexiou, Bryson

East Carolina University

SMITHGROUP/JJR
GREENVILLE AREA TRANSIT AUTHORITY (GREAT)

ROUTE 2

ROUTE 4

EAST CAROLINA UNIVERSITY STUDENT TRANSIT AUTHORITY (ECUSTA)

ROUTE 302 RED

CAMPUS

CAMPUS CIRCULATION

East Carolina University

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.
Base map data provided by ECU, Inc. City of Greenville, Pitt County, and the State of North Carolina.
PEDESTRIAN CIRCULATION

MAJOR CIRCULATION
(WIDTH INDICATES LEVEL OF USE)

PROPOSED AND EXISTING GREENWAY

GAPS, CONFLICTS AND CONSTRAINTS

BARRIERS

GAPS, AND MISSING LINKS

CONFLICTS

1. VEHICULAR
2. PEDESTRIAN
3. TRANSIT

BASE map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.
East Carolina University

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.

SITE HYDROLOGY

DELINEATED WETLANDS

CAMPUS NATURAL FEATURES

East Carolina University
CAMPUS NATURAL FEATURES

TOPOGRAPHY

ELEVATIONS

- <66'
- 66'-70'
- 70'-72'
- 72'-74'
- 74'-76'
- 76'-78'
- 78-80'
- 80'-82'
- >84'

2' CONTOUR INTERVAL