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Brody School of Medicine, artist rendering, 1979

Brody School of Medicine, 1982
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.

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.

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.
Map Key

- Use Owner Comments
- Type

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<th>#</th>
<th>Use Owner Comments</th>
<th>Type</th>
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<tr>
<td>1</td>
<td>Vacant / Undeveloped NC NC/ECU Otter Creek Natural Preservation Area, Donated to ECU</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Voice of America Site (West Research Campus) NC</td>
<td>Large number of wetlands located here, small old buildings</td>
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<tr>
<td>3</td>
<td>Vacant / Undeveloped (State of NC Ecosystem Enhancement) NC</td>
<td></td>
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<tr>
<td>4</td>
<td>Vacant / Undeveloped ECU Medical Health Science Fdn. 107 acres. Donated by NCDOT to ECU Medical Fdn. Mostly all wetlands and pine forest.</td>
<td></td>
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<tr>
<td>5</td>
<td>Vacant Lot (Zoned SFR) ECU Medical Health Science Fdn. Club Pines Neighborhood, undeveloped single family lot, ECU investment opportunity</td>
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<td>6</td>
<td>Greenville Center (Offices)</td>
<td>University Advancement office, Graduate and Research studies, Internal Auditors</td>
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<td>7</td>
<td>Wahl Coates Elementary School NC</td>
<td>ECU Teachers training school LD</td>
</tr>
<tr>
<td>8</td>
<td>Warehouse/Offices NC</td>
<td>ECU Printing and Graphics</td>
</tr>
<tr>
<td>9</td>
<td>ECU North Recreational Complex NC</td>
<td></td>
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<tr>
<td>10</td>
<td>Vacant Lots (Zoned SFR) ECU Education Foundation Gifted to Athletics</td>
<td></td>
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<td>11</td>
<td>Vacant Lots (Zoned SFR) ECU Education Foundation Gifted to Athletics</td>
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<tr>
<td>13</td>
<td>Vacant Lots (Zoned SFR) ECU Education Foundation Gifted to Athletics</td>
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<tr>
<td>14</td>
<td>Vacant / Undeveloped (Zoned Commercial) ECU Foundation Inc. Donated land to ECU</td>
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Legend:
- Firetower Medical Office 762 SF of this space subleased to PCMH. PL / LA / SL
- Sports Medicine Clinic PL / LA
- Bernstein Pharmacy Non-profit clinic LA
- St. Gabriel's Convent Intergenerational center; outreach into Greenville Community LA
- Student Life Administrative Offices LA
- ECU Student Transit Located at Pitt County Airport, warehouse location LA
- ECU Billing and Reimbursement Offices LA
- Queen Anne's Revenge NC Dept. of Cultural Resources Shipwreck location. Warehouses at West Research Campus LD

Special Notes:
- PCMH Pitt County ECU Campus ECU
- PCMH Pitt County ECU Campus ECU
- Williamston Clinic Not in Greenville area. 120 SF of OBGYN outreach LA
- Bethel Family Practice Center Not in Greenville area. Located in Bethel, approx. 350 miles west of the ECU campus PL
COMMUNITY CONTEXT

EXISTING ZONING

ERM

LAND 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
U - OFFICE
RA20 - RESIDENTIAL AGRICULTURE
R15S - RESIDENTIAL SINGLE FAMILY LOW DENSITY
R9S/R6S - RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
R6 - RESIDENTIAL - SINGLE/ MULTI-FAMILY HIGH DENSITY

East Carolina University
ECU Property

Legend
- Pitt County Memorial Hospital
- ECU
- ECU Buildings
- Pitt County Buildings

Community Context
East Carolina University

Legend
Map Key
Name
Comments
Type
A
Adult and Pediatric Health Care PL / LA

C
Brody Outpatient Center 2,369 SF of this space subleased to PCMH PL / SL

D
Cardiovascular Imaging Center PL

F
Dental Practice PL

G
Digestive Diseases Clinic PL

H
East Carolina Heart Institute at ECU PL

I
ECU Women’s Physicians PL / LA

J
ECU Neurosurgical and Spine Center PL

K
Emergency Department PL

L
Family Medicine Center PL / LA

N
Geriatric Center PL

O
International Traveler’s Clinic PL / LA

P
Learning & Behavior Clinic for Children PL

Q
Leo W. Jenkins Cancer Center PL

R
MedDirect PL

S
Moye Medical Center 7,067 SF of this space subleased to PCMH PL / LA / SL

T
Nephrology & Hypertension Center PL / LA

U
Pain Management Center PL

V
Pediatric Outpatient Center PL

W
Pediatric Sleep Disorders Clinic PL / LA

X
Pediatric Specialty Care PL / LA

Y
Plastic & Reconstructive Surgery PL / LA

Z
Psychiatric Services PL / LA

AA
Regional Rehabilitation Center PL

BB
Rehabilitation Physician Clinic PL

DD
Academic Affairs LA

MM
Testing Center LA

RR
Gamma Knife 2200 SF ground lease, located next to Brody LD

TT
Radio Reading Room Within Health Sciences Library, 102 SF of office space

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

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

Comm.  100 Feet

11
CAMPUS NATURAL FEATURES
SUMMARY ANALYSIS

- 10 DEGREES OF SLOPE (18%)
- 20 DEGREES OF SLOPE (36%)

LEGEND
- WATER BODY
- WETLAND
- FLOOD ZONE
- WOODED AREA
- CONTOURS
- FLOW DIRECTION
- CAMPUS
- LIMITING SOILS

East Carolina University

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.
10 DEGREES OF SLOPE (18%)
20 DEGREES OF SLOPE (36%)

CAMPUS LIMITING SOILS

CAMPUS STRUCTURE
BASE MAP DATA PROVIDED BY ECU, THE CITY OF GREENVILLE, PITTCOUNTY, 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

Fifth St.
Stantonsburg Rd.
MacGregor Downs Rd.
Moye Blvd.
S. Memorial Way
B's Barbeque Rd.
W. Arlington Rd.
Tar River

East Carolina University

Facilities conditions compiled from ISES Corporation, City of Greenville, Pitt County, and the State of North Carolina.
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

LEGEND

- CHILLED WATER
- DOMESTIC WATER
- SANITARY SEWER
- STORM
- SANITARY SEWER
- STEAM
- GAS
- TELECOM / ELECTRIC
- OVERHEAD HIGH POWER TRANSMISSION LINE
- CAMPUS

Utility data compiled from RMF Engineering.

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

East Carolina University
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
Security and safety data compiled from Protection Engineering Group

NATURAL SURVEILLANCE
- ACCEPTABLE LIGHT LEVELS
  (OBSERVED)

NATURAL ACCESS CONTROL
- PEDESTRIAN ACCESS POINTS
- VEHICULAR ACCESS POINTS
- POOR MAINTENANCE,
  PARKING AND PEDESTRIAN
  ADJACENCIES

TERRITORIALITY
- CAMPUS IDENTIFICATION SIGN
- EDGES (HEDGE, FENCE, SET BACK OR VEGETATION)
- CAMPUS

TECHNICAL
- EMERGENCY CALL BOX

EDGES (HEDGE, FENCE, SET BACK OR VEGETATION)
CAMPUS CIRCULATION
PEDESTRIAN CIRCULATION

PEDESTRIAN HIERARCHY
- PRIMARY HEALTH SCIENCE PEDESTRIAN MOVEMENT
- SECONDARY MEDICAL CENTER PEDESTRIAN MOVEMENT
- TERTIARY PEDESTRIAN MOVEMENT
- CAMPUS
- GURRHEAD / ENCLOSED WALKWAY
- CROSSWALK
- OBSERVED CONFLICT AREAS

Pedestrian data compiled from Martin, Alexiou, Bryson.

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

SERVICE DRIVES AND STREETS
- SERVICE DRIVE/LOADING AREA
- CAMPUS
- HELICOPTER PAD AND FLIGHT ZONE

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

East Carolina University

PARKING

STRUCTURES AND STREETS

ECU PARKING LOTS

PARKING DECK

OFF-CAMPUS PARKING LOTS

CAMPUS STREETS

OFF CAMPUS STREETS

CAMPUS

Data map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.
Parking data compiled from Blythe, Alexiou, Bryson.

Includes all lots (except patient parking) at the Health Sciences Campus.

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

CAMPUS CIRCULATION

0-10,000 DAILY TRIPS
10,001-20,000 DAILY TRIPS
20,001+ DAILY TRIPS

CAMPUS SIGNALIZED INTERSECTIONS

Traffic data compiled from:
Martin, Alexiou, Bryson

Fifth St.
Stantonsburg Rd.
MacGregor Downs Rd.
Tar River
Moye Blvd.
S. Memorial Way
B's Barbeque Rd.
W. Arlington Rd.

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.
WEST RESEARCH CAMPUS INVENTORY MAPS
SOIL TYPES

- BIBB COMPLEX
- COXVILLE FINE SANDY LOAM
- EXUM FINE SANDY LOAM, 0-1% SLOPE
- EXUM FINE SANDY LOAM, 0-1% SLOPE
- GOLDSBORO SANDY LOAM, 0-1% SLOPE
- LYNCHBURG FINE SANDY LOAM
- NORFOLK SANDY LOAM, 0-1% SLOPE
- NORFOLK SANDY LOAM, 1-6% SLOPE
- OCILLA LOAMY FINE SAND, 0-4% SLOPE
- RAINS FINE SANDY LOAM
- WAGRAM LOAMY SAND, 0-6% SLOPE

LIMITING SOILS

SOIL TYPES

- Bb
- Cs
- ExA
- GsA
- Ly
- nA
- nrA
- nrB
- ocB
- ra
- waB

CAMPUSS NATURAL FEATURES

East Carolina University
SITE HYDROLOGY

DELINEATED WETLANDS

Campus Natural Features

East Carolina University

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

ELEVATIONS

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

2' CONTOUR INTERVAL

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