Task 3: Site Inventory and Analysis
Regional Context

West Research Campus
Health Sciences Campus
Main Campus
Downtown
Warehouse District
North Recreational Complex
Comprehensive Facilities Master Plan

West Research Campus
The West Research Campus is primarily used for biology and botany field studies.

- It is approximately 7 miles west of the Main Campus.
- The West Research Campus is 580 acres.
- 4 buildings provide approximately 36,000 SF of academic and storage space.
West Research Campus

- Wetlands occupy 367 acres of campus
- Soils consist mostly of sandy loams
- Of these sandy loams, most are limiting
West Research Campus

Existing Topography

- The built areas of campus are fairly flat.
- Campus elevations range from approximately 66 feet above sea level to 86 feet above sea level.
Existing Roads and Parking

- West Research Road is the main circulation drive
- Other roads are for access to the study areas
- 2 parking areas supply 138 spaces
North Recreational Complex
Comprehensive Facilities Master Plan

North Recreational Complex

North Carolina University

Master Plan
North Recreational Complex
Greenvile, North Carolina
November 1, 2001
Main Campus
Figure Ground Studies

<table>
<thead>
<tr>
<th></th>
<th>ECU</th>
<th>IUofP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Town Population</td>
<td>33,031</td>
<td>15,338</td>
</tr>
<tr>
<td>Total Campus Enrollment</td>
<td>27,677</td>
<td>14,638</td>
</tr>
<tr>
<td>Undergraduate</td>
<td>20,974</td>
<td>12,291</td>
</tr>
<tr>
<td>Graduate</td>
<td>6,417</td>
<td>2,347</td>
</tr>
<tr>
<td>Professional</td>
<td>286</td>
<td>n/a</td>
</tr>
<tr>
<td>Faculty</td>
<td>1,804</td>
<td>700</td>
</tr>
<tr>
<td>Staff</td>
<td>3,550</td>
<td>n/a</td>
</tr>
<tr>
<td>Campus Acreage</td>
<td>410</td>
<td>374</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>175</td>
<td>75</td>
</tr>
<tr>
<td>Gross Square Feet</td>
<td>4,807,026</td>
<td>3,549,450</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.27</td>
<td>0.22</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>11,844</td>
<td>3,780</td>
</tr>
<tr>
<td>Parking Ratio (persons/space)</td>
<td>2.33</td>
<td>3.87</td>
</tr>
<tr>
<td>Number of Beds</td>
<td>5,497</td>
<td>3,714</td>
</tr>
<tr>
<td>Living On-Campus 20%</td>
<td>20%</td>
<td>25%</td>
</tr>
</tbody>
</table>

Campus Comparisons

East Carolina University Main Campus

Indiana University of Pennsylvania
Figure Ground Studies

Campus Comparisons

<table>
<thead>
<tr>
<th></th>
<th>ECU</th>
<th>Cornell</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Population</td>
<td>33,031</td>
<td>32,295</td>
</tr>
<tr>
<td>Total Campus Enrollment</td>
<td>27,677</td>
<td>18,885</td>
</tr>
<tr>
<td>Undergraduate</td>
<td>20,974</td>
<td>13,510</td>
</tr>
<tr>
<td>Graduate</td>
<td>6,417</td>
<td>5,375</td>
</tr>
<tr>
<td>Professional</td>
<td>286</td>
<td>915</td>
</tr>
<tr>
<td>Faculty</td>
<td>1,804</td>
<td>2,906</td>
</tr>
<tr>
<td>Staff</td>
<td>3,550</td>
<td>11,504</td>
</tr>
<tr>
<td>Campus Acreage</td>
<td>410</td>
<td>2,300</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>175</td>
<td>692</td>
</tr>
<tr>
<td>Gross Square Feet</td>
<td>4,807,026</td>
<td>14,869,425</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.27</td>
<td>0.15</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>11,844 *</td>
<td>13,499</td>
</tr>
<tr>
<td>Parking Ratio (persons/space)</td>
<td>2.33</td>
<td>2.53</td>
</tr>
<tr>
<td>Number of Beds</td>
<td>5,497</td>
<td>4,729</td>
</tr>
<tr>
<td>Living On-Campus</td>
<td>20%</td>
<td>25%</td>
</tr>
</tbody>
</table>

* on-campus, non-patient (HCS and Main)
Figure Ground Studies

East Carolina University Main Campus

<table>
<thead>
<tr>
<th></th>
<th>ECU</th>
<th>IU-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Population</td>
<td>33,031</td>
<td>45,691</td>
</tr>
<tr>
<td>Total Campus Enrollment</td>
<td>27,677</td>
<td>38,990</td>
</tr>
<tr>
<td>Undergraduate</td>
<td>20,974</td>
<td>30,394</td>
</tr>
<tr>
<td>Graduate</td>
<td>6,417</td>
<td>7,672</td>
</tr>
<tr>
<td>Professional</td>
<td>286</td>
<td>924</td>
</tr>
<tr>
<td>Faculty</td>
<td>1,804</td>
<td>1,309</td>
</tr>
<tr>
<td>Staff</td>
<td>3,550</td>
<td>5,392</td>
</tr>
<tr>
<td>Campus Acreage</td>
<td>410</td>
<td>1,933</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>175</td>
<td>520</td>
</tr>
<tr>
<td>Gross Square Feet</td>
<td>4,807,026</td>
<td>15,324,204</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.27</td>
<td>0.218</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>11,844 *</td>
<td>20,639</td>
</tr>
<tr>
<td>Parking Ratio (persons/pace)</td>
<td>2.33</td>
<td>2.21</td>
</tr>
<tr>
<td>Number of Beds</td>
<td>5,497</td>
<td>11,688</td>
</tr>
<tr>
<td>Living On-Campus</td>
<td>20%</td>
<td>30%</td>
</tr>
</tbody>
</table>

* on-campus, non-patient (HCS and Main)

Indiana University - Bloomington

Campus Comparisons
Figure Ground Studies

East Carolina University Main Campus

Princeton University

Campus Comparisons

<table>
<thead>
<tr>
<th></th>
<th>ECU</th>
<th>Princeton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Population</td>
<td>33,031</td>
<td>12,734</td>
</tr>
<tr>
<td>Total Campus Enrollment</td>
<td>27,677</td>
<td>7,334</td>
</tr>
<tr>
<td>Undergraduate</td>
<td>20,974</td>
<td>4,918</td>
</tr>
<tr>
<td>Graduate</td>
<td>6,417</td>
<td>2,416</td>
</tr>
<tr>
<td>Professional</td>
<td>286</td>
<td>n/a</td>
</tr>
<tr>
<td>Faculty</td>
<td>1,804</td>
<td>1,126</td>
</tr>
<tr>
<td>Staff</td>
<td>3,550</td>
<td>4,274</td>
</tr>
<tr>
<td>Campus Acreage</td>
<td>410</td>
<td>400</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>175</td>
<td>180</td>
</tr>
<tr>
<td>Gross Square Feet</td>
<td>4,807,026</td>
<td>9,000,000</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.27</td>
<td>0.52</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>11,844</td>
<td>6,000</td>
</tr>
<tr>
<td>Parking Ratio (persons/space)</td>
<td>2.33</td>
<td>2.12</td>
</tr>
<tr>
<td>Number of Beds</td>
<td>5,407</td>
<td>5,000</td>
</tr>
<tr>
<td>Living On-Campus</td>
<td>20%</td>
<td>88%</td>
</tr>
</tbody>
</table>

* on-campus, non-patient (MCs and MAs)
Figure Ground Studies

Campus Comparisons

East Carolina University Main Campus

<table>
<thead>
<tr>
<th></th>
<th>ECU</th>
<th>UNC-CH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Population</td>
<td>33,031</td>
<td>39,669</td>
</tr>
<tr>
<td>Total Campus Enrollment</td>
<td>27,677</td>
<td>28,136</td>
</tr>
<tr>
<td>Undergraduate</td>
<td>20,974</td>
<td>17,628</td>
</tr>
<tr>
<td>Graduate</td>
<td>6,417</td>
<td>8,177</td>
</tr>
<tr>
<td>Professional</td>
<td>286</td>
<td>2,311</td>
</tr>
<tr>
<td>Faculty</td>
<td>1,804</td>
<td>3,295</td>
</tr>
<tr>
<td>Staff</td>
<td>3,550</td>
<td>8,238</td>
</tr>
<tr>
<td>Campus Acreage</td>
<td>410</td>
<td>729</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>175</td>
<td>337</td>
</tr>
<tr>
<td>Gross Square Feet</td>
<td>4,802,026</td>
<td>8,033,589</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.27</td>
<td>0.25</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>11.844</td>
<td>14.973</td>
</tr>
<tr>
<td>Parking Ratio (persons/space)</td>
<td>2.33</td>
<td>2.65</td>
</tr>
<tr>
<td>Number of Beds</td>
<td>5,497</td>
<td>8,564</td>
</tr>
<tr>
<td>Living On-Campus</td>
<td>20%</td>
<td>30%</td>
</tr>
</tbody>
</table>

University of North Carolina - Chapel Hill

Campus Comparisons

East Carolina University

Comprehensive Facilities Master Plan

SMITHGROUP JJR
Figure Ground Studies

<table>
<thead>
<tr>
<th>Campus</th>
<th>Population</th>
<th>ECU</th>
<th>UNC-G</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Campus Enrollment</td>
<td>33,031</td>
<td>27,677</td>
<td>17,138</td>
</tr>
<tr>
<td>Undergraduate</td>
<td>20,974</td>
<td>14,638</td>
<td>12,291</td>
</tr>
<tr>
<td>Graduate</td>
<td>6,417</td>
<td>2,347</td>
<td>n/a</td>
</tr>
<tr>
<td>Professional</td>
<td>286</td>
<td>700</td>
<td>n/a</td>
</tr>
<tr>
<td>Faculty</td>
<td>1,804</td>
<td>1800</td>
<td>n/a</td>
</tr>
<tr>
<td>Campus Acreage</td>
<td>410</td>
<td>210</td>
<td>n/a</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>175</td>
<td>95</td>
<td>n/a</td>
</tr>
<tr>
<td>Gross Square Feet</td>
<td>4,807,026</td>
<td>5,200,000</td>
<td>n/a</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.27</td>
<td>0.56</td>
<td>n/a</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>11,844 *</td>
<td>6,580</td>
<td>n/a</td>
</tr>
<tr>
<td>Parking Ratio (persons/space)</td>
<td>2.33</td>
<td>3.53</td>
<td>n/a</td>
</tr>
<tr>
<td>Number of Beds</td>
<td>5,497</td>
<td>4,100</td>
<td>n/a</td>
</tr>
<tr>
<td>Living On-Campus</td>
<td>20%</td>
<td>28%</td>
<td>n/a</td>
</tr>
</tbody>
</table>

* on-campus, non-student (HCO and Main)

East Carolina University Main Campus

University of North Carolina - Greensboro

Campus Comparisons
Figure Ground Studies

East Carolina University Main Campus

University of Colorado at Boulder

<table>
<thead>
<tr>
<th>Campus Comparison</th>
<th>ECU</th>
<th>UofC-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Population</td>
<td>33,031</td>
<td>35,971</td>
</tr>
<tr>
<td>Total Campus Enrollment</td>
<td>27,677</td>
<td>28,988</td>
</tr>
<tr>
<td>Undergraduate</td>
<td>20,974</td>
<td>24,473</td>
</tr>
<tr>
<td>Graduate</td>
<td>6,417</td>
<td>4,515</td>
</tr>
<tr>
<td>Professional</td>
<td>286</td>
<td>n/a</td>
</tr>
<tr>
<td>Faculty</td>
<td>1,804</td>
<td>3,715</td>
</tr>
<tr>
<td>Staff</td>
<td>3,550</td>
<td>3,260</td>
</tr>
<tr>
<td>Campus Acreage</td>
<td>410</td>
<td>786</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>175</td>
<td>334</td>
</tr>
<tr>
<td>Gross Square Feet</td>
<td>4,807,026</td>
<td>9,979,201</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.27</td>
<td>0.29</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>11,844*</td>
<td>11,989</td>
</tr>
<tr>
<td>Parking Ratio</td>
<td>2.33</td>
<td>3.00</td>
</tr>
<tr>
<td>(persons/space)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Beds</td>
<td>5,497</td>
<td>7,075</td>
</tr>
<tr>
<td>Living On-Campus</td>
<td>20%</td>
<td>24%</td>
</tr>
</tbody>
</table>

* on-campus, /on-pedestrian (HOS and Main)
Figure Ground Studies

East Carolina University Main Campus

<table>
<thead>
<tr>
<th></th>
<th>ECU</th>
<th>UofI A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Population</td>
<td>33,031</td>
<td>45,403</td>
</tr>
<tr>
<td>Total Campus Enrollment</td>
<td>27,677</td>
<td>30,409</td>
</tr>
<tr>
<td>Undergraduate</td>
<td>20,974</td>
<td>20,907</td>
</tr>
<tr>
<td>Graduate</td>
<td>6,417</td>
<td>5,482</td>
</tr>
<tr>
<td>Professional</td>
<td>286</td>
<td>4,020</td>
</tr>
<tr>
<td>Faculty</td>
<td>1,804</td>
<td>2,156</td>
</tr>
<tr>
<td>Staff</td>
<td>3,350</td>
<td>12,838</td>
</tr>
<tr>
<td>Campus Acreage</td>
<td>410</td>
<td>1,700</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>175</td>
<td>265</td>
</tr>
<tr>
<td>Gross Square Feet</td>
<td>4,807,026</td>
<td>16,400,000</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.27</td>
<td>0.22</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>11,844</td>
<td>14,128</td>
</tr>
<tr>
<td>Parking Ratio (persons/space)</td>
<td>2.33</td>
<td>3.21</td>
</tr>
<tr>
<td>Number of Beds</td>
<td>5,497</td>
<td>5,578</td>
</tr>
<tr>
<td>Living On-Campus</td>
<td>20%</td>
<td>18%</td>
</tr>
</tbody>
</table>

Only a portion of campus is shown

University of Iowa

Campus Comparisons

East Carolina University

Comprehensive Facilities Master Plan

SMITHGROUP JJR
Main Campus Land Use

• Academics focus to the east

• Student life focus to the west

• A central residential district is located between the Athletic Complex and the Academic district

• The Warehouse District is off of main campus south of 10th Street

• Campus extends north to the east of the downtown area
Main Campus Land Use

• City of Greenville proposed future surrounding land uses are comparable to the existing land use map.
Main Campus Land Use

• City of Greenville existing zoning mirrors closely to the future land use plan

• Minor differences along 10th Street and the Tar River
Main Campus

• Main Campus maintains a north-south axis

• Campus extends north through east end of downtown

• Southern borders touch Greenville Blvd

• Warehouse District is separated by 3 blocks to the west of Main Campus

• Main campus is approximately 410 acres
Main Campus Natural Features

- Soils are mostly sandy loam in nature
- Hydric soils exist within the Green Mill Run watershed area, the wooded areas to the south west and other drainage areas south of the Tar River
Main Campus Natural Features

• The Main Campus is located in the Tar-Pamlico watershed

• The FEMA Flood Zone crosses 10th Street between the west academic and south residential areas and travels along the south west portion of campus

• Within this zone are mapped wetland areas
Main Campus Natural Features

• The built areas of campus are fairly flat

• Campus elevations range from approximately 10 feet above sea level to 62 feet above sea level

• Steep slopes exist along the Green Mill Run flood plan area and along the east edge of the downtown district
Natural Features Analysis
Main Campus Natural Features

- A natural corridor consisting of woods, wetlands, and the flood zone run east from 10th Street to the south west portion of campus

- Portions of the flood zone encroach on campus

- Steep slopes also exist to the east of the Downtown District

- Within this flood zone exist hydric soils and steeper slopes which may limit development
Main Campus Structure

• Building heights of up to 4 floors on the academic portion of campus

• Most residential halls range from 5 to 10 floors
Main Campus Structure

• Graphic of the ISES Corporation summary of FCNI ranges

• Lower numbers = better condition (less renovations)

• Several buildings in the academic core scored closer to 0.60 (more renovations needed)
Main Campus Structure

• Major utility corridors run east to west in the central portion of campus and around the perimeter streets
Main Campus Structure

• 1900-1930’s facilities
Main Campus Structure

• 1900-1930’s facilities
• 1940-1950’s facilities
Main Campus Structure

• 1900-1930’s facilities
• 1940-1950’s facilities
• 1960-1970’s facilities

Campus Growth
Main Campus Structure

• 1900-1930’s facilities
• 1940-1950’s facilities
• 1960-1970’s facilities
• 1980-2000’s facilities
Main Campus Public Realm

- The Downtown District FAR is lower than a comparable sized neighbor (0.08 vs. 0.70)
- The Student Services District has a lower FAR compared to the academic core district (0.38 vs. 0.71)
- The South Academic District has a relatively lower FAR (0.04) than Academic Core to the north (0.71)
- The North Residential District and the South Residential District have comparable FAR’s (0.63 vs. 0.67)
Main Campus Public Realm

- Natural areas occupy approximately 61 acres
- Tree canopy covers about 80 acres (overlaps with other areas)

Campus Land Cover: Natural Areas/Tree Canopy
Main Campus Public Realm

- Natural areas occupy approximately 61 acres
- Tree canopy covers about 80 acres (overlaps with other areas)
- Lawn and general open space areas occupy approximately 93 acres

Campus Land Cover: Lawn Areas
Main Campus Public Realm

- Natural areas occupy approximately 61 acres
- Tree canopy covers about 80 acres (overlaps with other areas)
- Lawn and general open space areas occupy approximately 93 acres
- Recreational spaces occupy approximately 40 acres

Campus Land Cover: Recreational Areas
Main Campus Public Realm

- Natural areas occupy approximately 61 acres
- Tree canopy covers about 80 acres (overlaps with other areas)
- Lawn and general open space areas occupy approximately 93 acres
- Recreational spaces occupy approximately 40 acres
- ECU Heritage Tree locations are mainly located on the main portion of campus with several heritage trees located in the South Residential and Athletic Districts

Campus Land Cover: Heritage Trees
Main Campus Public Realm

• Exterior space safety and security data was compiled from the Protection Engineering Group reports.

• Territoriality is maintained on 5th Street and Charles Street (hedge, fence, vegetation or signage). Lack of territoriality on 10th Street.

• Under illuminated areas are significant in the Academic Core District.

• Over illuminated areas exist at West End Dining, Student Recreation Center, and the police station.

• Exterior activity support areas are few.

Safety and Security
Public Realm Analysis
Main Campus Public Realm

• 5th Street gateways and edges of high quality
• Comparatively, 10th Street gateways and edges of a lower quality
• Gateway at Charles and Greenville of a medium quality
• 5th Street setback and mall areas of a highly contributing open space
• Some exterior spaces are undefined and not programmed
Main Campus Circulation

- Major thoroughfares exist on most campus perimeter streets
- 5th Street is considered a minor thoroughfare
Main Campus Circulation

- 5th Street, classified as a minor thoroughfare, has moderate traffic volumes
- 10th Street is a heavily traveled corridor
- Few signaled intersections on 5th, 10th and Charles
Main Campus Circulation

- 10,147 parking spaces on Main Campus
- This is approximately 70 acres of land area
- Few interior campus streets
- Founders Drive, connects 5th to 10th
- A few loop roads exist on the northwest portion of campus
- A drop off loop exists south of the library

Vehicular: Parking and Campus Streets
Main Campus Circulation

Vehicular: Service Drives and Streets
Main Campus Circulation

• ECUSTA, student run transit serves Main and Health Sciences campuses

• GREAT provides a few stops near campus

• Individual ECUSTA shuttles run to apartment complexes

• Christenbury and Mendenhall are ECUSTA bus hubs
Main Campus Circulation

- Major pedestrian corridors run from the Christenbury bus stops through the central part of the Academic District and west to West End Dining
- Crosswalks occur on major streets, however...
Main Campus Circulation

• Major pedestrian corridors run from the Christenbury bus stops through the central part of the Academic District and west to West End Dining

• Crosswalks occur on major streets, however...

• Pedestrians jaywalk on most campus perimeter streets causing vehicular conflicts
Circulation Analysis
Main Campus Circulation

- Pedestrian conflicts along 5th, 10th and Cotanche

- Barriers:
  - 10th Street
  - Railroad tracks

- Pedestrian gaps between:
  - Campus to Downtown District
  - Campus to Warehouse District
  - South Residential District to Athletics
  - Carol Belk Building crossing Charles
  - Main Campus and Health Sciences Campus
  - The Academic Core has several missing pedestrian links

- A vehicular link is missing between Main Campus and Health Sciences campus
Main Campus Circulation

- Visitor lots located at 100% corner
- Vehicular/Pedestrian conflicts:
  - At Christenbury bus hub
  - 10th Street and College Hill Drive
  - On Cotanche Street
  - Crossing 5th Street
  - Crossing 10th Street into residential neighborhoods
Main Campus Community Context

• Several areas in Greenville are designated on the National Register of Historic Districts

• The College View Historic District lies in a residential area to the north of campus

• The Warehouse District occupies a portion of the Tobacco Historic District
Main Campus Community Context

1909, Campus Rendering

Aerial View, East Carolina Teachers College, 1948

Cotton Residence Hall, 1958

Historical Resources
Main Campus Community Context

Campus Plan, date unknown

Greenville, Shore Drive Urban Renewal Area Plan, 1960

Historical Resources
Main Campus Community Planning

10th Street Connector
Greenville Intermodal Transportation Station
Main Campus Community Planning

South Tar River Greenway Plan, 2006
Health Science Campus Community Context

Brody School of Medicine, artist rendering, 1979

1982, Brody School of Medicine

Historical Resources
Health Science Campus Community Planning

The Learning Village, Health Sciences Plan, 2001
Medical District Land Use Plan Update, 2007
Health Sciences Campus
• Student life programs do not exist on HSC
• Residential areas to the north of 5th Street
• Brody School of Medicine is connected directly to Pitt County Memorial Hospital
Future Land Use

City of Greenville proposed future surrounding land uses are comparable to the existing land use map.
• City of Greenville existing zoning mirrors closely to the future land use plan

• It is more specific to types of medical zones (residential, office, support, commercial, etc.)
Health Sciences Campus Land Use

• Health Sciences campus extends from Pitt County Memorial Hospital to 5th Street

• Some medical office properties lie between Moye Blvd. and Memorial Way

• Health Sciences campus is approximately 200 acres
• Soils are mostly sandy loam in nature

• Hydric and limiting soils exist along some steep slope areas, mostly in the wooded area to the east of MacGregor Downs Rd.
The Health Sciences Campus is located in the Tar Pamlico watershed.

The FEMA Flood Zone crosses 5th Street, but does not impact the majority of HSC.

Few wetlands exist on HSC.
Health Sciences Campus Natural Features

- HSC is relatively flat
- Drainage occurs towards 5th Street
- Few wetlands exist on HSC
- Elevations range from approximately 30’ above sea level to 66’ above sea level
Natural Features Analysis
Health Sciences Campus Natural Features

Natural Features Analysis

- A natural wooded corridor exists west of MacGregor Downs Road to the western border of the HSC
- Drainage naturally flows towards 5th Street
- Some soils are hydric, which can be limiting to building development. These soils occur along MacGregor Downs Road and the north border of 5th Street
- HSC has a retention pond that collects runoff from campus, this drainage corridor continues to the Tar River
Health Sciences Campus Structure

- The Brody School of Medicine is 9 stories tall
- Newer academic facilities are 4-5 stories tall
Health Sciences Campus Structure

- Graphic of the ISES Corporation summary of FCNI ranges
- Lower numbers = better condition (less renovations required)
- Brody School of Medicine is below average condition
Health Sciences Campus Structure

Existing Utilities: Major Corridors

• Major utility corridors exist in the heart of the HSC
Health Sciences Campus Structure

Campus Growth

• 1980's facilities
Health Sciences Campus Structure

Campus Growth

• 1980’s facilities
• 1990’s facilities
Health Sciences Campus Structure

Campus Growth

- 1980’s facilities
- 1990’s facilities
- 2000-2008 facilities
Health Sciences Campus Structure

Campus Growth

- 1980’s facilities
- 1990’s facilities
- 2000-2008 facilities
- 2009+ facilities
Comprehensive Facilities Master Plan

Health Sciences Campus Public Realm

- The West Parcel District remains undeveloped.
- The Learning Center District will have a FAR of 0.32 when the Dental School and Family Medicine are complete.
- The Brody district has a FAR of 0.71.
- The Support Facilities District has a relatively low FAR (0.05) due to the retention pond and quantity of parking.

Campus Districts
• Natural areas occupy approximately 96 acres
• Tree canopy occupies approximately 100 acres (overlaps other land cover types)
• Natural areas occupy approximately 96 acres

• Tree canopy occupies approximately 100 acres (overlaps other land cover types)

• Lawn and general open space areas occupy approximately 102 acres
Health Sciences Public Realm

- Natural areas occupy approximately 96 acres
- Tree canopy occupies approximately 100 acres (overlaps other land cover types)
- Lawn and general open space areas occupy approximately 102 acres
- Open water is less than 2 acres

Campus Land Cover: Open Water
• Exterior safety and security data was compiled from Protection Engineering Group

• Territoriality is maintained on 5th Street, Moye Blvd. and MacGregor Downs. (hedge, fence, setback or vegetation)

• Acceptable light levels are maintain in the Allied Health and Family Medicine parking lots.

• Exterior activity support spaces do not exist

• Pedestrian adjacency/conflict issues exist around the Brody School of Medicine
Public Realm Analysis
Health Sciences Public Realm

• 5th Street and northern portions of MacGregor Downs and Moye have high quality edges

• However, the gateways in these areas are of medium to lower quality

• Edges along Emergency Drive and the south boundary of PCMH, provide low to medium quality edges and gateways

Public Realm Analysis
Health Sciences Campus Structure

Vehicular: Road Classification

- Major thoroughfares on 5th, Stantonsburg and Memorial Drive.
- Moye is a minor thoroughfare
Health Sciences Campus Structure

Vehicular: Daily Trips

- High traffic volumes exist on Stantonsburg and W. Arlington
- 5th Street has moderate volumes
Health Sciences Campus Structure

- Parking on HSC lies mainly on the exterior of the campus
- Approximately 3,705 parking spaces (existing and future)
- Parking occupies 26 acres of land (existing and future)
Health Sciences Campus Structure

Vehicular: Service Drives and Streets
Health Sciences Campus Circulation

Vehicular: Bus Routes

- ECUSTA has one route to HSC, serving Brody and Allied Health
- GREAT also serves PCMH and Brody School of Medicine
Pedestrian Corridors: Movement and Crosswalks

- Pedestrian movement exists mainly from parking lots into buildings
- Not much observed movement between facilities
- No crosswalks exist along 5th Street
Health Sciences Campus Circulation

Pedestrian Corridors: Conflicts

- Lack of crosswalks on 5th cause vehicular conflicts for students who live in apartments.
- Many visitors enter the rear of Brody through the service entrance.
Circulation Analysis

• Pedestrian/vehicular conflicts exist on 5th Street
• Gaps in pedestrian walkways between newer academic buildings
• Portions of campus streets do not have companion walks
• Pedestrian and vehicular connections to Main Campus are difficult