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# *Campus Framework*

## ***The Learning Village***

***Health Sciences Division***

***East Carolina University***

***Prepared by NBBJ***

***February 9, 2001***



**NBBJ** project # 901412.00

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## Introduction

NBBJ was retained by East Carolina University to propose a framework for the continued development of West Campus. The primary objective of this study was to locate new facilities for the Family Practice Center and Department of Family Medicine, the School of Allied Health Sciences, the School of Nursing, and the Health Sciences Library, which together constitute the first phase of future construction.

Proceeding from the scope of work defined by the University, NBBJ prepared and submitted a Project Work Plan outlining the methods and proposed content of the study. The approved work plan follows this introduction.

An Executive Summary of this report follows the Project Work Plan. The remainder of the report is organized as a time line, with each section addressing a progressively later stage of the development of the contents. The resulting report forms a history of the framework for development of the West Campus and a rationale for its conclusions.

In chronological order, there are three planning sections, the first two of which present work generated during two on-site charrettes, or design sessions. These interactive sessions generated the bulk of the material incorporated in the third planning section, Recommendations. This section illustrates a land use proposal for the campus, and locates the required building program components. It also identifies utility and service corridors, and presents four options for the initial phase of development. Following the Recommendations section is a summary space program for those projects currently identified with the West Campus development. The report concludes with an estimate of probable site development cost.

## The Learning Village

The University intends to develop the West Campus as a cooperative learning environment, expanding west from the existing medical campus onto approximately 300 acres. The campus is bounded to the north by Highway 43, and to the south by Emergency Drive (see property ownership map in Charette Section). The campus will include the Family Practice Center and Department of Family Medicine, Outpatient Clinics, the School of Allied Health Sciences, the School of Nursing, and the Health Sciences Library.

Housing, campus support, and food service, as well as an expansion of other medical school programs, were also considered during the planning effort.

ECU indicated that the planning study should be guided by principles consistent with the University Strategic Plan. The following is a set of guiding principles developed with the steering committee in the first planning charrette of November 7th and 8th, 2000.

- Think expansively, but rationally; the plan should be visionary, but not risky.
- Develop the property East Carolina University already owns. There should be no need to acquire additional land.
- ECU west campus is not land locked, development can be horizontal instead of vertical. Surface parking is preferred to parking decks. Avoid the megastucture with all internal circulation. Provide significant green space as part of the master plan.
- New buildings for the schools of Allied Health and Nursing, Health Sciences Library and Family Practice Center have been authorized and are ready to proceed. The object of this plan is to find appropriate sites for these buildings.
- Create a visual and operational identity for each school and for the library.
- Respect the critical adjacencies; First Tier, Outpatient Services to hospital/Health Sciences Library to learners; Second Tier, Learners to Outpatient Services (part of the strategic plan is to become a model practice site for learners)/Health Sciences Library to hospital/Housing to learners.
- Key qualities to the framework for design should include accessibility with security for a 24/7 environment, accessibility with good way-finding, flexibility, expandability and the ability to promote collaboration and collegiality.
- Tailor the residential development to respect the student mix.
- Create a comfortable environment for learning and healing.

## introduction

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### **STEP 5.0 Core Team Review**

- 5.1 Review with the Core Team (see list of Participants), the following:
  - a. Process and Findings.
  - b. Options explored.
  - c. Advantages/Disadvantages and viable alternatives.
  - d. Cost implications.
  - e. Program Summary.
  - f. Short-term and Long-term planning issues.
  - g. Recommendations.

### **STEP 6.0 Final Report**

- 6.1 Subsequent to Executive approval, a final report will be developed to include:
  - a. Executive Summary.
  - b. Summary of Program Components
  - c. Diagrams of options and alternatives (with listing of advantages and disadvantages).
  - d. Recommendation(s).
  - e. Phasing plan (if applicable).
  - f. Project cost estimate for design and construction.



cover	introduction	work plan	executive summary	planning charrette one	site constraints	entry, concept A	entry, concept C	campus, concept B	planning charrette two	campus, concept D	recommendations	campus framework	services / utilities	program	program	program	program	program	program	program	cost estimate	addendum
1	3	5	7	9	11	13	15	17	19	21	23	25	27	29	31	33	35	37	39	41	43	45

## Programming

As part of the study, NBBJ was charged with creating an outline campus program and framework for expansion of the medical center:

- The student population on the ECU west campus is projected by the university to grow from 300 students in 2000 to 2100 students in 2010. This increase will come about as the result of expansion of existing programs and an addition of new programs.
- As Allied Health and Nursing are moved from East to West campus, the Health Sciences Library is projected to grow to accommodate increased use.
- Currently there is growth in Family Practice and Outpatient Clinics of 10-20%. Additional space is required to support the growth of Outpatient Clinics.

The campus framework and programming were addressed through the development of on-site studies on November 7/8 and 15/16, 2000.

### Site Studies - November 7/8

The following planning Options were explored:

#### Campus Concept "A"

##### Major advantage:

Arlington Road continues per the City's development plans. Framed open spaces create campus feel, regardless of individual building quality. The Health Sciences Library is the hub between the new and existing campuses.

##### Major disadvantage:

Family Practice, Allied Health Sciences and Nursing are remote from Brody; limited parking available to outpatient clinics.

#### Campus Concept "B"

##### Major advantage:

New loop road increases access to parking and other campus activities. Campus fabric and identity maintained by relegating parking to perimeter loop.

##### Major disadvantage:

Family Practice, Allied Health Sciences and Nursing are remote from Brody; Arlington Road interrupted by campus development; outpatient clinic traffic forced through campus center.

#### Campus Concept "C"

##### Major advantage:

Arlington Road continues per City's development plans. Central open space creates campus feel. The Health Sciences Library links new and existing campuses. A partial loop road increases parking access to Outpatient Clinics. Family Practice, Allied Health Sciences and Nursing are adjacent to existing campus for improved care-provider circulation.

##### Major disadvantage:

Outpatient clinic traffic is forced through center of campus. The majority of parking is at the western edge of campus.

### Site Studies - November 15/16

#### Campus Concept "D"

##### Major advantage:

Loop road allows convenient vehicle circulation at campus perimeter; parking evenly distributed around perimeter; campus organized around clinical and academic greens, incorporating housing; Health Sciences Library is link between new and existing campuses.

##### Major disadvantage:

Family Practice and Outpatient Clinics remote from Brody, restricting care-provider movement between clinics and hospital.

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# ***Planning Charette One***

## ***The Learning Village***

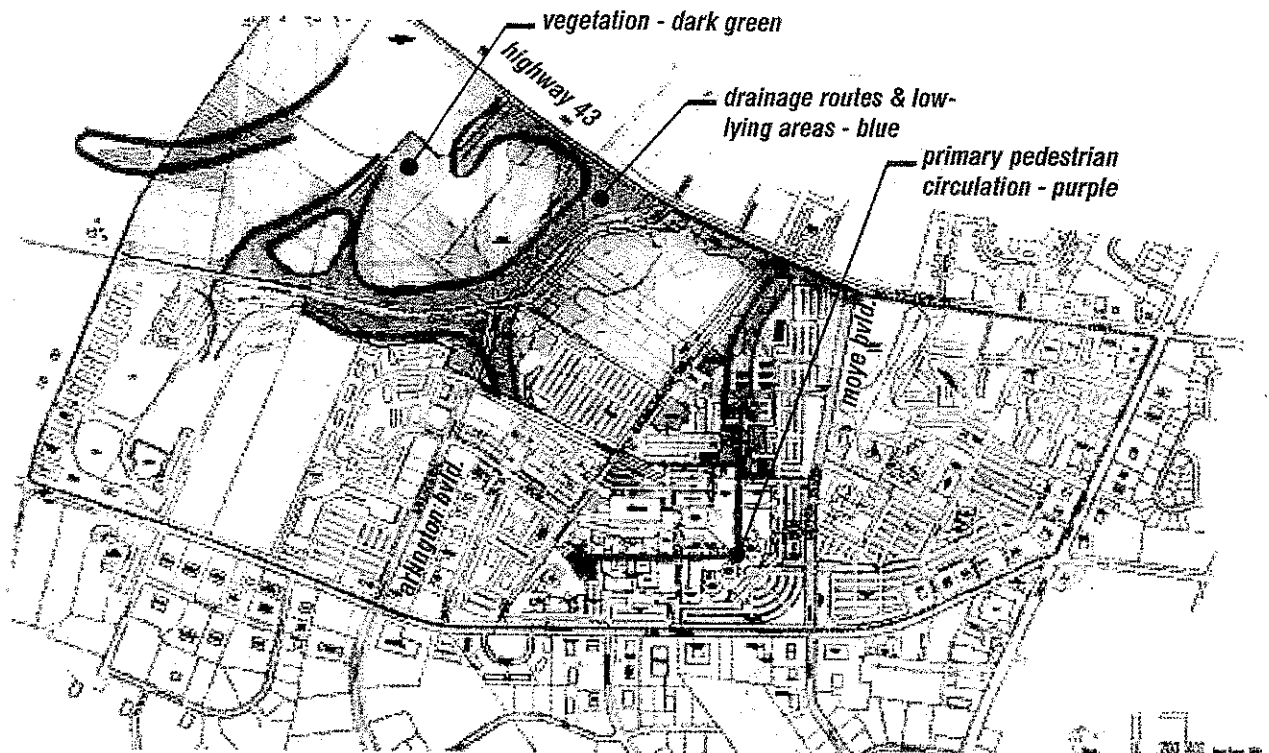
***Health Sciences Division  
East Carolina University***

***November 7 & 8, 2000***

### ***Narrative***

The first charette was used to collect and review information relevant to land use and master planning. Interviews were conducted with representatives from several of the Schools and Departments identified for participation in the new campus. This information was then presented graphically through diagrams illustrating site constraints and campus concepts. A parallel campus programming effort was also initiated. The results of programming interviews was also presented in summary format.

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The site for the expansion of the West Campus is the area under ECU ownership shown on the adjacent diagram. There are significant stands of trees on the site. The vegetation is mostly random in nature, with some evidence of prior flooding.

The existing West Campus is a series of buildings without clear formal organization. The residual space between these buildings is occupied by service courts, parking, and mechanical yards.

The campus is fragmented by vehicular traffic, which can follow any number of routes. This creates a number of problems, among them a lack of distinct campus entry and pedestrian hazards. This level of through traffic con-

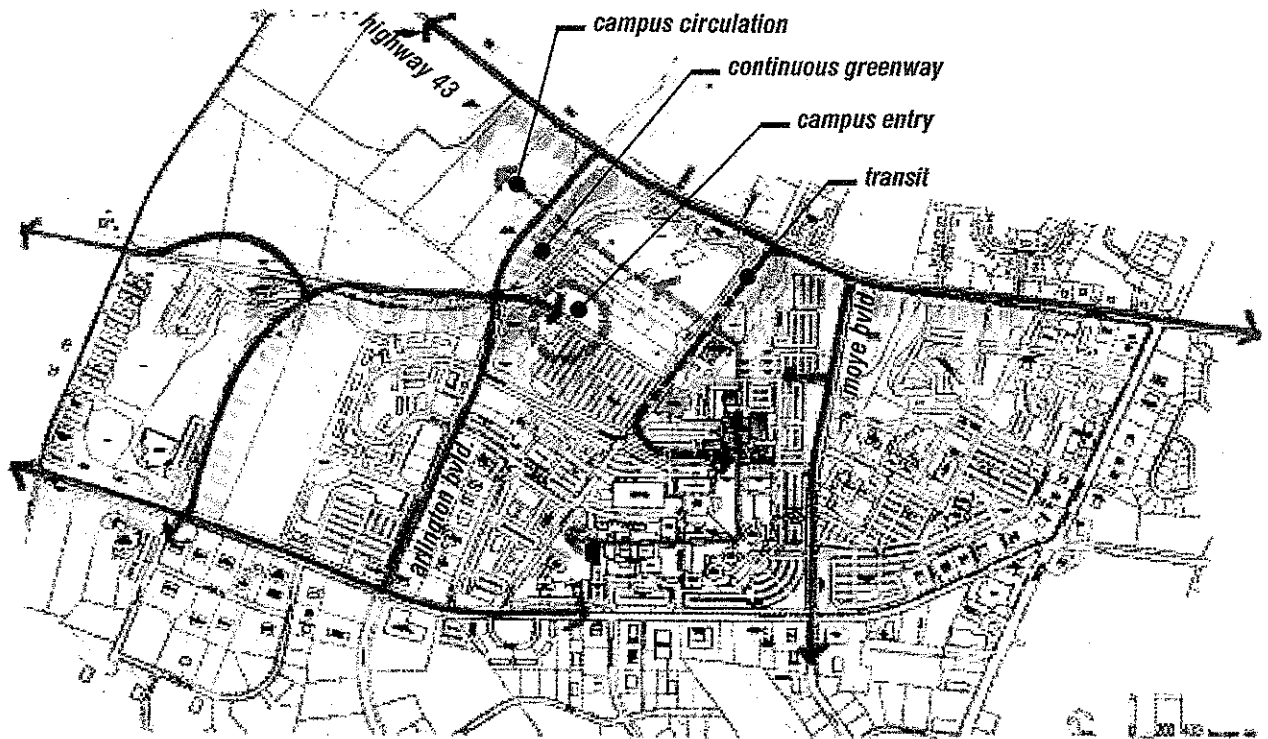
flicts with any attempt to create a traditional campus atmosphere, such as is present on the East Campus.

Utilities, including power and steam, are distributed from the current Steam Plant, adjacent to Emergency Drive. Telecom is located in the basement of the Brody Building. The Steam Plant expansion is limited by Emergency Drive and transformers on the west, the incinerator on the north, the service yard on the east, and cooling towers on the south.

The topography of the campus falls to the north and west, with an approximate 20 foot fall from Brody to the new west campus site. Although flooding has not been prevalent, swales occupied by roadways run through the site.

## site constraints

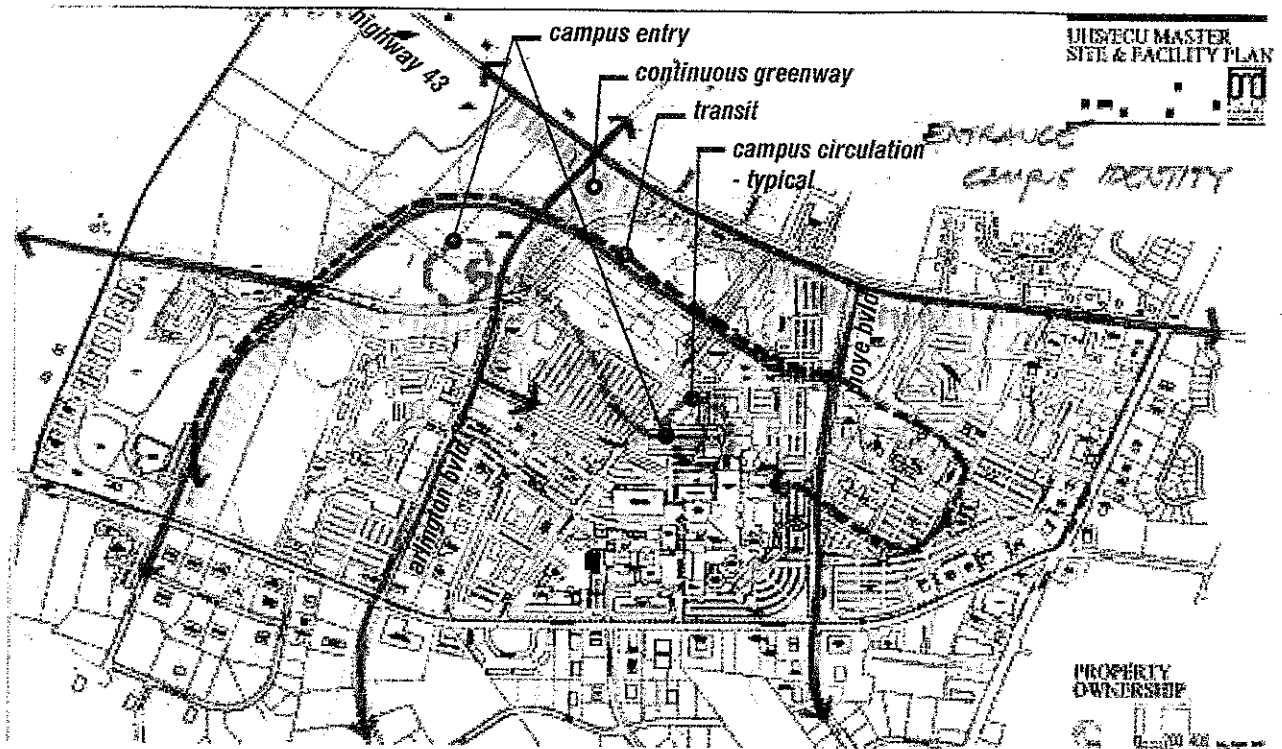
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This campus entry concept employs a continuous North-South greenway, with a primary entrance identity just north of the existing gravel parking lot. The topography is utilized to create a series of related water features, which become a distinctive feature of the campus. A potential transit loop runs from the hospital and medical school to outlying campus areas, facilitating satellite parking and dense development at the campus core.

## ***campus entry concept "A"***

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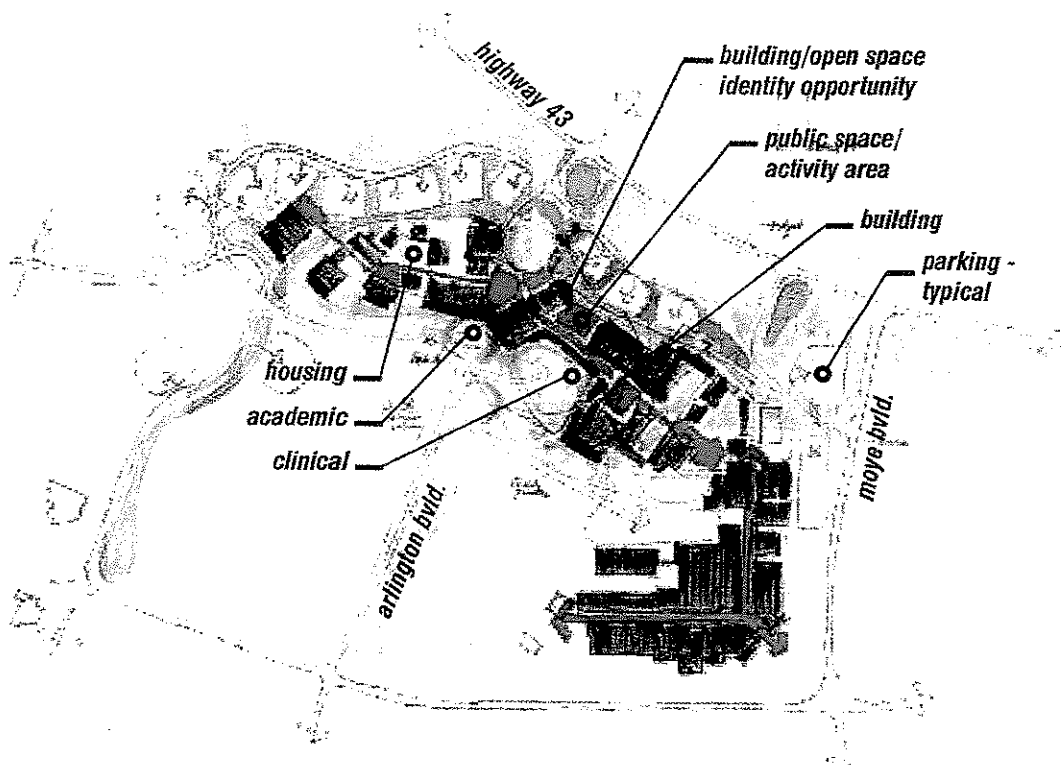


This campus entry concept is similar to Concept "B," in that it introduces a loop road into campus. However, this larger loop does not close on the southern portion of the site, and does not interrupt Arlington Boulevard. This results in less circuitous vehicle movement through campus. Again, there is the potential for two distinct entries, and the greenway is maintained. The transit loop is expanded to include the parking east of Moye Boulevard, and parking opportunities occur at the campus perimeter, to the north and west of the loop road.

**campus entry concept "C"**



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This campus concept is organized within the loop road shown in Campus Entry Concept "B." In response to the curvilinear nature of the loop road, the composition of buildings and open spaces is less formal than the previous scheme. Buildings are placed along a continuous east-west open space, to frame a series of outdoor rooms which become activity areas. This plan proposes locations for some of the program components, with the Outpatient Clinics in the large building in the northeast corner of the loop, and Family Practice in the southeast corner. The academic components, including the School of Allied Health Sciences and the School of Nursing, occupy the center of the loop with campus support. The smaller buildings at the western boundary of the loop represent housing. Parking is concentrated at the perimeter of the loop road, primarily

on the north edge of the site. Again, the Health Sciences Library links the new and existing campuses. As in the previous diagram, building identity opportunities are shown in purple, activity areas in orange.

***campus concept "B"***

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# ***Planning Charette Two***

## ***The Learning Village***

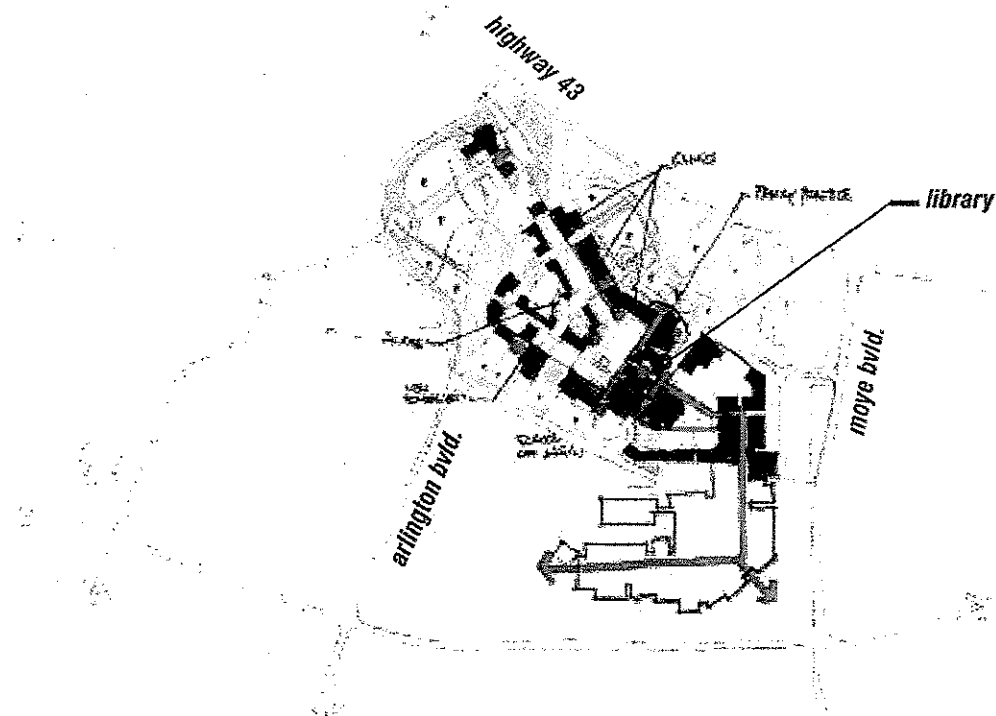
***Health Sciences Division  
East Carolina University***

***November 15 & 16, 2000***

### ***Narrative***

Between Charettes, NBBJ reviewed and analyzed the data collected during the initial work session. The campus space program and the accompanying master adjacency diagram were updated. These requirements were then checked against Campus Concepts "A," "B," and "C." The closed loop road of Concept "B" proved advantageous in terms of providing required access from both the north and south edges of the site. Additionally, the loop road provided a variety of image/identity and open space opportunities. During Charette Two, NBBJ continued the programming effort, and pursued two variants of Campus Concept "B."

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Further development of the loop road plan resulted in the concept illustrated above. The campus green is opened into a V-shape, with a clinical leg to the north and an academic leg to the south. Although this later proved to be undesirable, the Outpatient Clinics and Family Practice are located along the northern edge of the loop with direct patient access to Highway 43. The Schools of Allied Health Sciences and Nursing, as well as future non-clinical development, are opposite on the south edge of the site. Housing is located at the campus center, between the clinic and academic components. The Library connects the academic and clinical functions at the base of the V. At the western edge of the loop are opportunities for public/private development which would eventually expand outside the loop to the west. Parking is at the perimeter of the

loop, with the campus entry at the southwestern edge of the site, near large collector parking lots served by campus transit.

**campus concept "D"**

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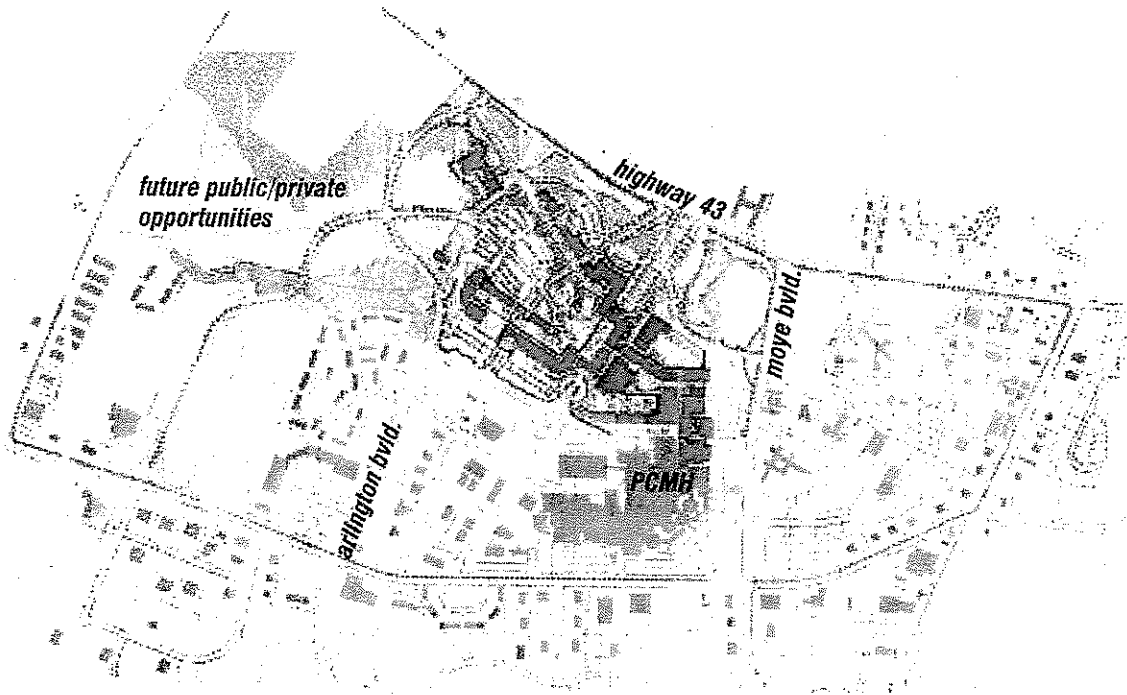
# ***Recommendations***

## ***The Learning Village***

***Health Sciences Division***

***East Carolina University***

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The land use recommendation for the development of the West Campus is shown above, and in detail on the following page. The area considered for development in this report is bound on the east by Moye Boulevard and on the West by the extension of Arlington Boulevard. The area west of Arlington has been identified for future public/private development partnerships. Projecting current rates of growth, The build-out of the development shown will take approximately twenty years. The first phase of devel-

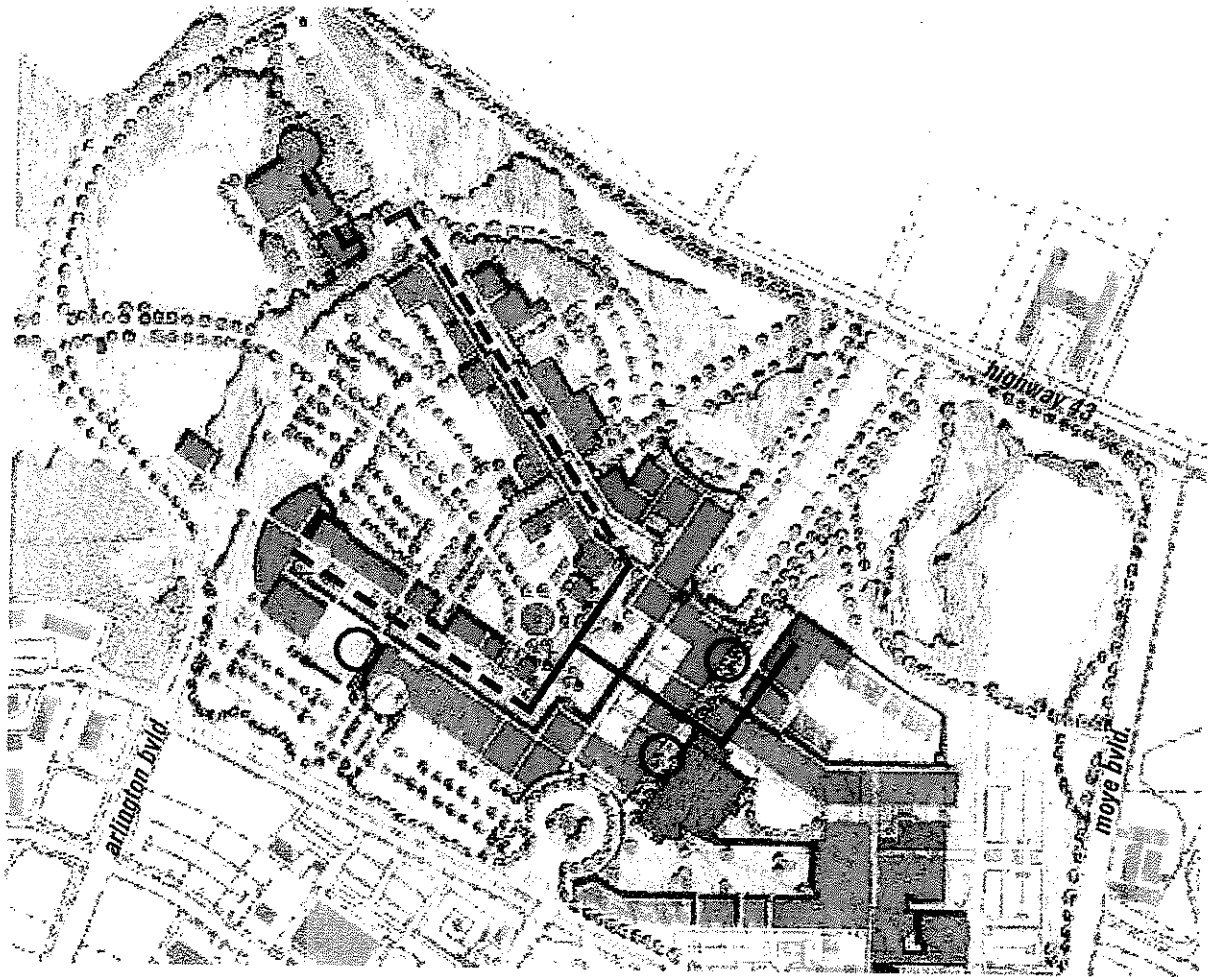
opment, which is outlined late in this section, includes construction of the Family Practice Center and Department of Family Medicine, the Schools of Allied Health Sciences and Nursing, and The Health Sciences Library.



## *campus framework*



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○ service area

— phase one utility extension

- - - future utility extension



A dedicated utility corridor, in the form of service tunnels, is proposed under the primary campus greenways. Once established, this corridor would not be considered for future building development. Similarly, dedicated service and vehicle access areas are identified, for major loading docks, trash collection, and food service.

**service/utilities**

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# ***Program***

## ***The Learning Village***

***Health Sciences Division  
East Carolina University***

***November 15 & 16, 2000***

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2010 MASTER PLAN SPACE PROGRAM SUMMARY						
NO	SERVICE	ESTIMATED DGSF	GF	ESTIMATED BGSF	TOTAL BGSF	REMARKS
7	Shared Learning /Teaching Spaces	6,625	1.30		8,613	To be shared by ALL on Campus
7.1	Auditorium Classroom - to seat 150-200	2,350	1.30	3,055		Refer Attachments
7.2	Seminar Rooms (to seat 150 ) - Technologically Equipped	4,275	1.30	5,558		Refer Attachments
8	Shared Learning Resource Center	7,340	1.30		9,542	To be shared by Allied health and Nursing
8.1	Computer Labs	3,500	1.30	4,680		45 workstations each, 2 Labs
8.2	Learning Resource Center	3,740	1.30	4,862		Incl conference, study space, support & Office
9	Residential and Residential Support				421,064	Residential support Incl. Laundry, Convenience etc
	Studio Unit - 124 units	62000	1.30	80,600		
	One Bedroom Unit - 124 units	80600	1.30	104,780		
	Two Bedroom unit - 124 units	99200	1.30	128,960		
	Suite ( four students each) - 58.5 units	52650	1.30	68,445		
	Residential Support - 10 % of Residential	29445	1.30	38,279		
10	School Of Medicine					Discuss and identify areas of Future growth in the School of medicine. Vacated Space in Brody & Health Science Library to be allotted based on Future space need analysis of the SOM. Exploring options of growth by adding floors to Life Sciences building.
11	Diagnostic/Treatment & Pharmacy Support to Out-Patient Functions	52,500	1.30		68,250	Discuss and identify supportive D & T functions with Out-Patient Group and SOM.
12	Operating/Administrative Support to Out-Patient Functions	10,000	1.30		13,000	ECU information
13	Future Parking Deck					Parking Study required to determine number of Parking Spaces
14	School of Pharmacy					Future Consideration
15	School of Optometry					Future Consideration
16	Total Scope of the Master Plan				1,405,228	

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Typical Clinic Module	
<p>Note : This represents a list of space found in a Typical Clinic Module. Actual spaces, areas etc can be decided only after conducting interviews, dialogues and Programming efforts with the respective Clinics.</p>	
SPACE	REMARKS
1 Examination Area	
2 Exam Room	
3 Observation	
4 Subwaiting	
5 Procedure Room	
6 Preceptor Room	
7 Reading/View Alcove	
8 Equipment Alcove	
9 Care givers work station / carrels	
10 Medication Area	
11 Patient Toilet	
12	
13 Typical Support area for Clinic	
14 Clean Workroom	
15 Soiled Workroom	
16 Equipment Storage	
17 General storage	
18 Housekeeping Closet	
19 Cart Alcove	
20 Staff Toilet	
21 Stretcher storage	
22 Wheel Chair storage	
23 Conference Space/Teaching	
24 Multi-purpose consultation room	
25 Physician work lounge	
26 Patient education/Consultation	
27 Resident Support	
28 Group Teaching	
29 Resource Library	
30 Research division	
31	
32 Administrative Areas	
33 Administrative offices	
34 Manager Office	
35 Work rooms	
36 Staff Lounge	
37 Medical Record	
38 I.T. support	
39	
40 Public Areas	
41 Reception/Information	
42 Registration/Financial Services	
43 Waiting Area	
44 Public Toilet	
45 Public support areas	

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Health Sciences Library							
	Space	capacity	SF/per	Qty	DGSF	Total BGSF	Remarks
1	Space originally Allotted ( HDR)					60000	Program contents not verified
2							
3	Additional Request for space - Interviews with Director in Nov. 2000						
4	Loading / Unloading Dock/staging	1	250	1	250		one truck
5	Storage	1	1000	1	1000		may be decentralized
6	History Collection	1	750	1	750		
7	Display of Medical Samples & Illustrations	1	1000	1	1000		
8	Office spaces	1	150	20	3000		some offices to be shelled for future opportunity
9	Conference / Consultation	10	24	2	480		
10	Conference / Consultation	20	24	1	480		
11	Computer Labs	80	50	1	4000		
12	Electronic Classroom	10	40	1	400		
13	24/7 Student Study area	400	15	1	6000		20% of SOM + AH + NR students
14	24/7 lounge and vending	250	8	1	2000		
15	Estimated Total				19360		
16	Building Multiplier				1.30		
16	Estimated BGSF				25168	25168	
	Total Estimated BGSF					85168	

program



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Day Care Facility						
No. Of Married Students on campus : 35						
Assuming @ 1child/per family : 35 children						
Assumed additional Faculty/Staff @0.5% : 10						
( Higher percentage of Faculty/Staff with over 12yrs children)						
Assumed number for Day Care : 45						
No	Space	capacity	Stt/per	Qty	DGSF	Total BGSF
1	Multi-Purpose Room	45	10	1	450	
2	Multi-Purpose Room Storage	1	100	1	100	
3	Class Rooms	15	35	3	1575	
4	Isolation Room	2	75	1	150	
5	Administrative work space	2	75	1	150	
6	Reception	2	50	1	100	
7	Lounge / Waiting	5	15	1	75	
8	Kitchen, Storage, Support etc	1	100	1	100	
9	Toilets @ 1/10 children	5	60	1	300	
10						
11	Estimated DGSF				3000	
12	Building Multiplier				1.3	
13	Estimated BGSF					9900

Student Activity, Associations etc						
No. of Students on campus : 2085 (AH+NR+SOM)						
Assumed % of Students at given time in this space : 2%						
Approximately 40-45 students						
No	Space	capacity	Stt/per	Qty	DGSF	Total BGSF
1	Multi-Purpose Room	25	20	1	500	
2	Gym / Health Club/Workout					
	Aerobics @ 15 students	15	75	1	1125	
	Weights	5	50	1	250	
	Bikes, Treadmill etc	5	50	1	250	
3	Storage & Support etc	1	160	1	160	
4	Changing rooms, Lockers & toilets	8	90	1	720	
5	Office/work space	2	80	1	160	
6	Vending area	1	120	1	120	
7	Reception	2	50	1	100	
8	Lounge	5	15	1	75	
11	Estimated DGSF				3460	
12	Building Multiplier				1.3	
13	Estimated BGSF					4498
						4500

program

School of Nursing					
note : Standard information & Projections based on ECU/PIR					
No	Space type			DGSF	Remarks
1	2000 Student FTE's	554			
2	Growth	138%			Based on Interviews in Nov. 2000
3	2010 FTE's	751			
4					
5	110 Classroom Space				
6	2000 Student Clk Hrs	7885			
7	2010 Student Clk Hrs	10694			
8	Station Size	18			
9	Weekly Room Hours	24			
10	Station Occupancy Ratio	0.65			PIR standard
11	Estimated DGSF			12339	
12					
13	210 Teaching Lab Space				
14	2000 Student Clk Hrs	453			
15	2010 Student Clk Hrs	614			
16	Station Size	70			
17	Weekly Room Hours	20			
18	Station Occupancy Ratio	0.75			PIR standard
19	Estimated DGSF			2867	
20					
21	220 Open Laboratories				
22	2000 Student Clk Hrs				
23	2010 Student Clk Hrs				
24	Converted FTE (CH/12)				
25	Factor				
26	Converted FTE/Factor				
27	Station Size	70			
28	Estimated DGSF			0	
29					
30	250 Research Laboratories				
31	Faculty	46			
32	ASF/faculty	120			
33	Estimated DGSF			5520	
34					
35	300 Offices				Faculty/Staff numbers based on interviews in Nov. 2000 and PIR information
36	Faculty Offices	46	275	12650	
37	Administrative offices	8	190	1530	
38	Admin Support	24	140	3381	
39	Graduate Assistants	20	60	1173	
40	Student faculty	17	25	431	
41				19165	
42	Building Support Space				
43	5% of Items 11,19,28,33,41 above		5%	39891	1995
44					
45	Estimated Total DGSF			41885	
46	Building multiplier			1.30	
47	Projected BGSF			54451	

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Diagnostic/Treatment & Pharmacy Support to Out-Patient Functions			
	Radiology, Laboratory and Pharmacy Services		
1	Assumed (Yr. 2010) Annual Patient visits in FP + OP Clinics	466000	
2			
3	Assuming 30% use D&T and Lab work	139800	
4			
5	Monthly visits for D&T and Lab work	11650	
6			
7	Daily visits for D&T and lab work	448	
8			
9	Radiology Services		
10			
11	Annual Visits	139,800	
12	x Average Procedure - Hours	0.33	
13	Average Turnaround Time - Hours	0.10	
14	= Annual Procedure Room Hours	60,114	
15			
16	x Schedule Utilization Percentage	90%	
17	= Scheduled Procedure Room Hours	54,103	
18			
19	Days Utilized Per Year	260	
20	x Hours Utilized Per Day	8.0	
21	= Possible Annual Hours Per Room	2,080	
22			
23	Procedure Room Hours Scheduled	54,103	
24	/ Possible Annual Hours Per Room	2,080	
25	= Theoretical Procedure Rooms	26.01	
26			
27	/ Acceptable Utilization	85%	
28	= Required Procedure Rooms	30.60	
32	Approximate Rooms	31	
33			
34	NBBJ - space standards		
35	Radiology Rooms - 1500 sq/ Room		
36		Qty	DGSF/per Total
37	Approximate DGSF required for Radiology Rooms	31	1500 46500
38			
39	Laboratory Workstations		
40			
41	Annual Patient for Lab work	139,800	
42	Assuming 2 specimens / Patient	2	
43	Annual procedures	279600	
44			
45	Acceptable DGSF Standards for Laboratory		
46			
47	0.022 DGSF /per annual procedure - (non-automated)	6151.2	
48	0.001 DGSF / Per annual procedure - ( automated)	279.6	
49	Averaging DGSF - ( information of operation not available)	3215.4	3500 approx.
50			
51			
52	Pharmacy approximate area allotted		2500
53			
54	Total DGSF approximately Allotted		52500

program

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# ***Cost Estimate***

## ***The Learning Village***

***Health Sciences Division  
East Carolina University***

***November 15 & 16, 2000***

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# ***Addendum***

## ***The Learning Village***

***Health Sciences Division  
East Carolina University***



title page	program summary	ECU strategic plan	demographics	figure ground diagrams	residence halls	HDR presentations	HDR issues lists	HDR conference memos
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# *Planning Resources*

## **Learning Village Master Plan East Carolina University**

**Assembled by nbbj design  
November 2000**



**nbbj** project # 901412.00



Board of Trustees  
East Carolina University  
Greenville, NC 27858-4353  
www.ecu.edu

*Justifying with Ben  
re: this & another  
land matter.*

May 17, 2001

Peter Kragel, M.D.  
Interim Dean, The Brody School of Medicine  
East Carolina University  
Campus

Dear Peter:

This is to convey to you on behalf of the ECU Board of Trustees their consensus that they have no intention for use of the approximately 3 acres of land at issue in the recent discussions of the new practice plan building and hospital parking deck, and that therefore, that parcel could be sold to the PCMH.

The ECU Board of Trustees has asked that I convey this point and as well their consensus that the relocation of Arlington Blvd to the west makes good sense.

If you, any of the officers at the Medical Foundation, or the Medical Foundation Board need anything more formal or specific, or would like further information that I might help provide, please let me know.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jim'.

James LeRoy Smith  
Assistant Secretary to the ECU Board of Trustees

cc: Chancellor Eakin  
Dr. Gregory Hassler  
Trustees