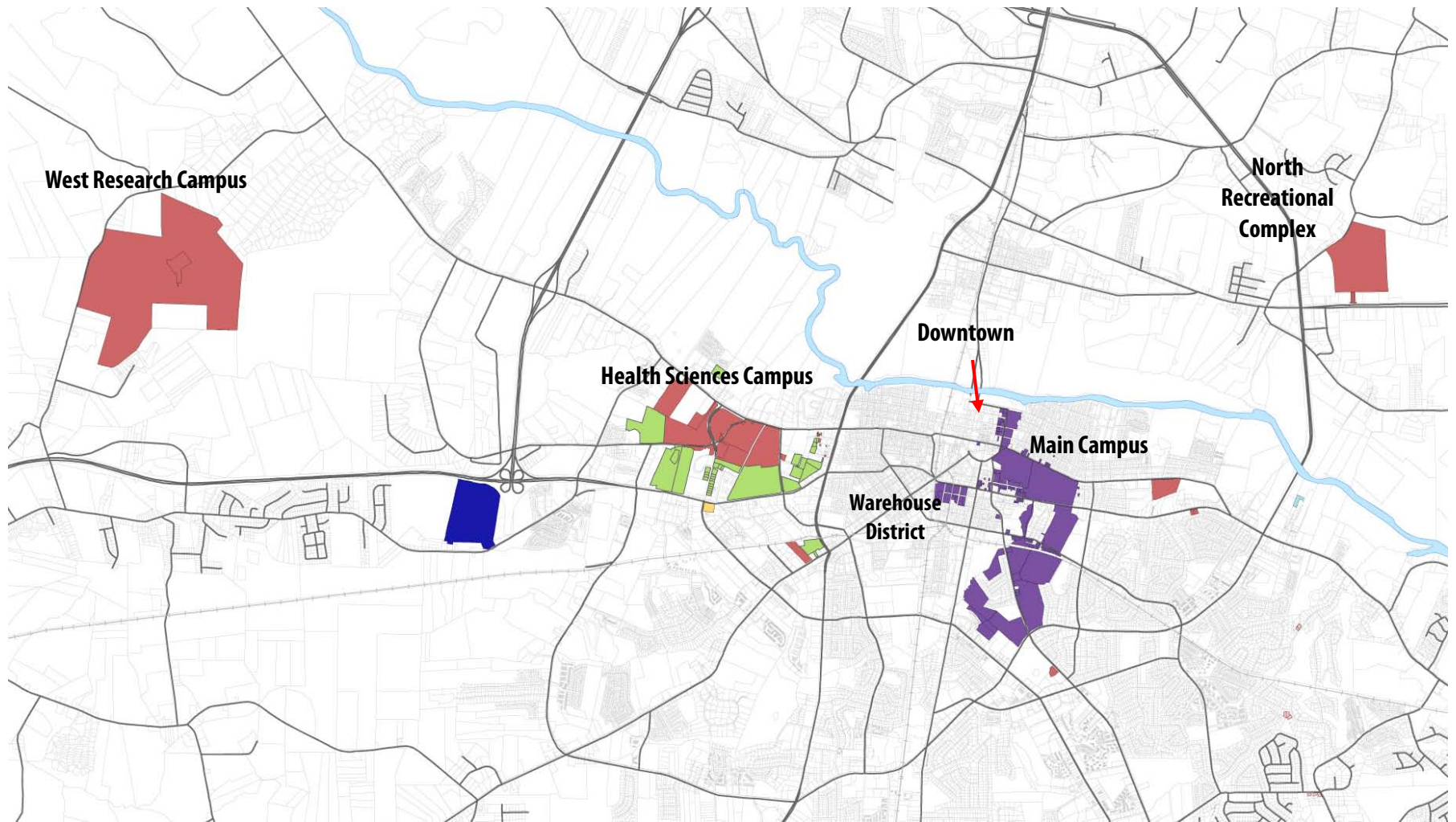


Task 3: Site Inventory and Analysis

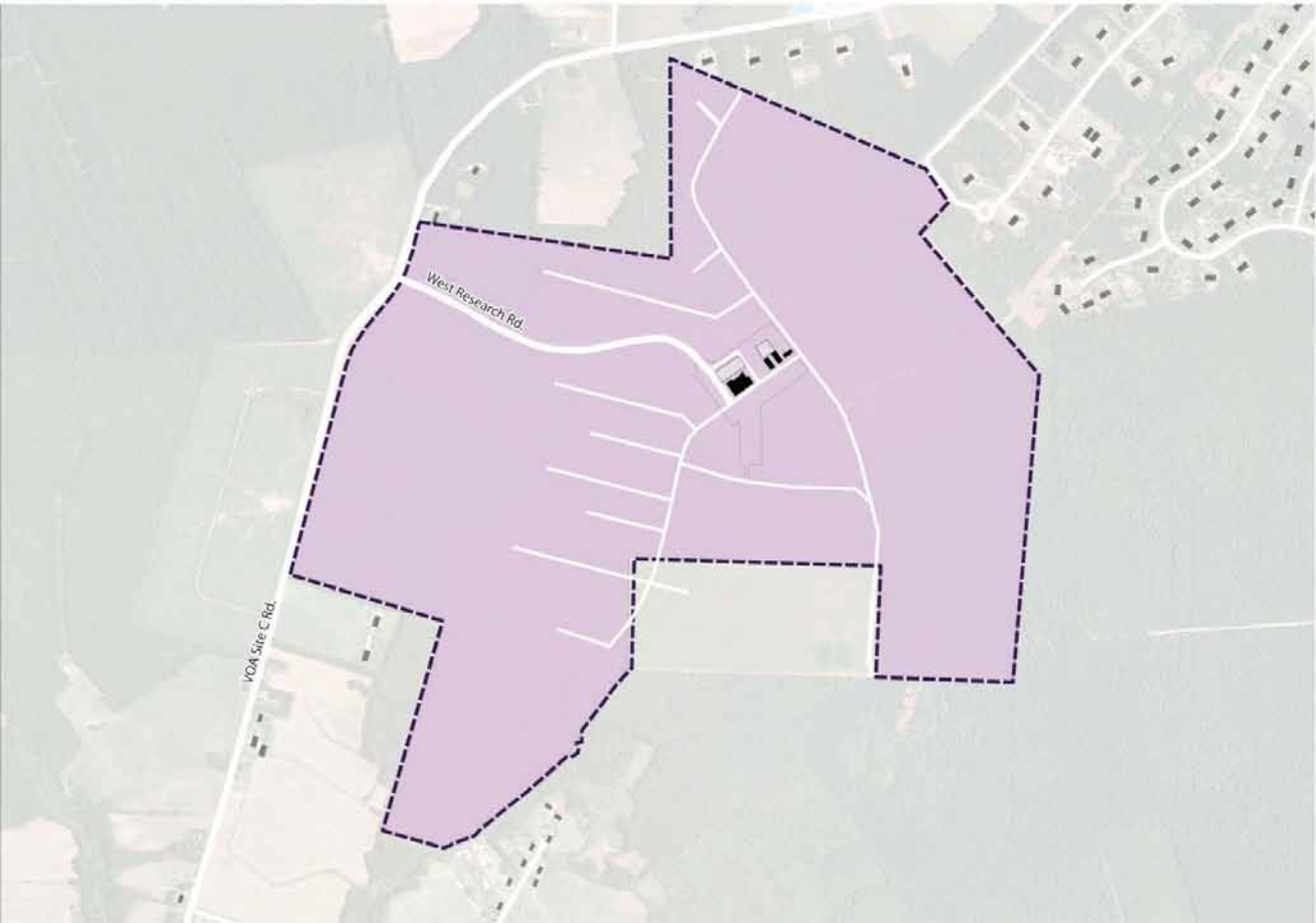


Regional Context



West Research Campus

West Research Campus



LEGEND

- ECU
- ECU BUILDINGS
- NON-CAMPUS BUILDINGS

- 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

Existing ECU Property

West Research Campus



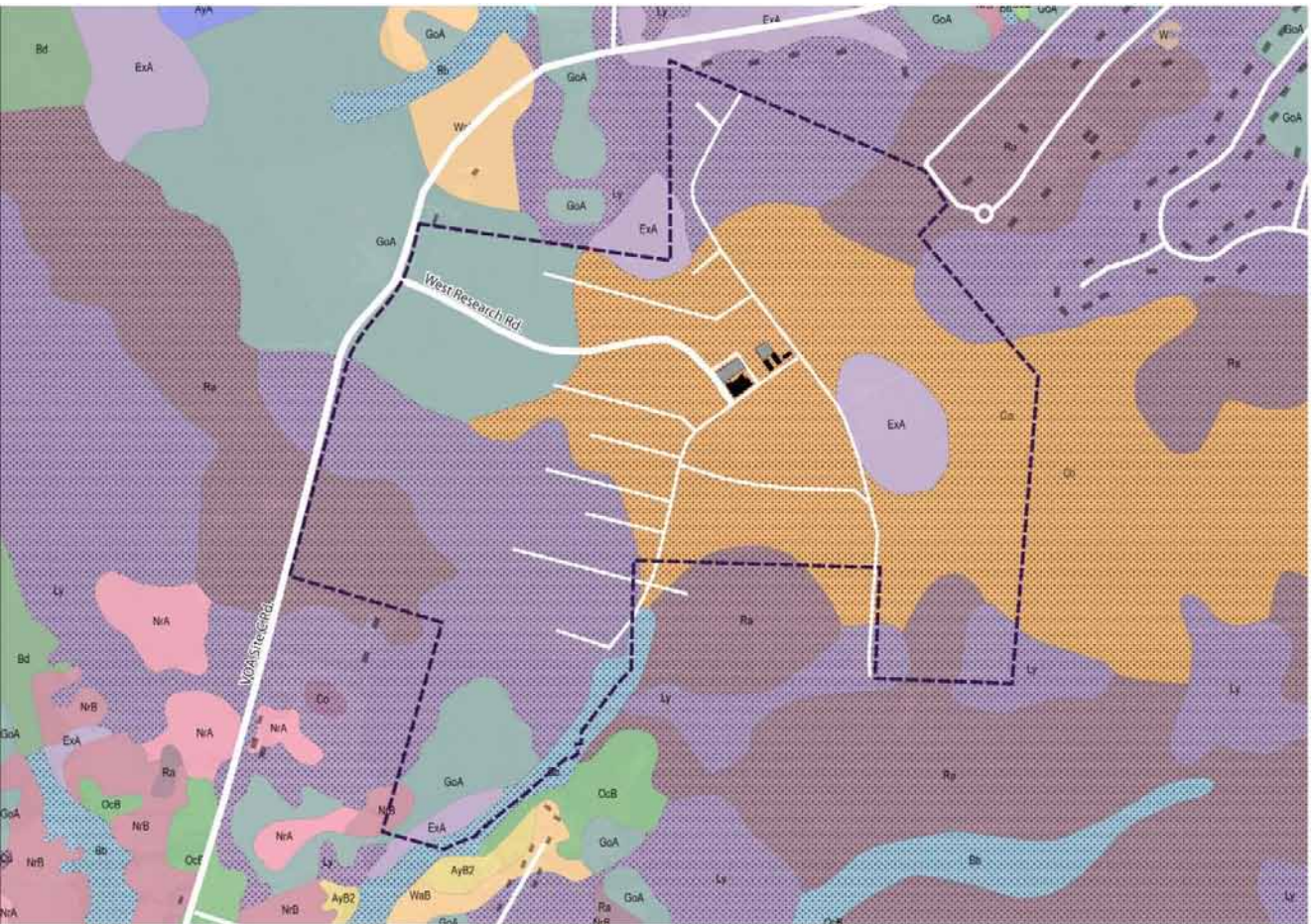
DELINEATED WETLANDS



•Wetlands occupy 367 acres of campus

Delineated Wetlands

West Research Campus



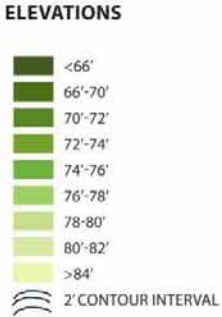
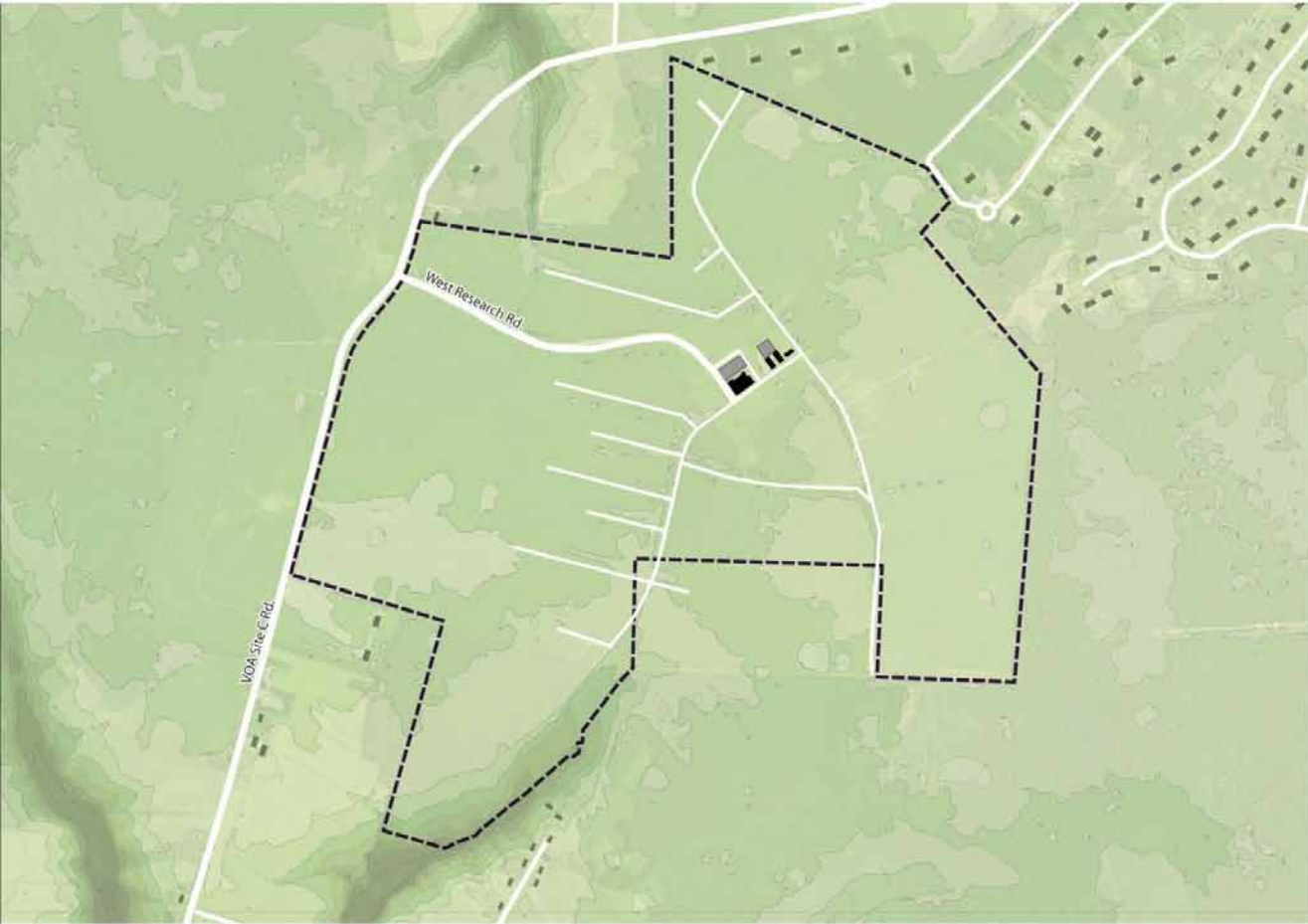
SOIL TYPES

Bb	BIBB COMPLEX
Co	COXVILLE FINE SANDY LOAM
ExA	EXUM FINE SANDY LOAM, 0-1% SLOPE
GoA	GOLDSBORO SANDY LOAM, 0-1% SLOPE
Ly	LYNCHBURG FINE SANDY LOAM
NrA	NORFOLK SANDY LOAM, 0-1% SLOPE
NrB	NORFOLK SANDY LOAM, 1-6% SLOPE
OcB	OCILLA LOAMY FINE SAND, 0-4% SLOPE
Ra	RAINS FINE SANDY LOAM
WaB	WAGRAM LOAMY SAND, 0-6% SLOPE
(Pattern)	LIMITING SOILS

- Soils consist mostly of sandy loams
- Of these sandy loams, most are limiting

Soils

West Research Campus



- 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 Topography

West Research Campus



- STREETS AND PARKING**
- ECU PARKING LOTS
 - CAMPUS STREETS
 - OFF CAMPUS STREETS
 - CAMPUS

- West Research Road is the main circulation drive
- Other roads are for access to the study areas
- 2 parking areas supply 138 spaces

Existing Roads and Parking

North Recreational Complex

Phase II



Phase I

PROGRAM PROVIDED

Element	Size	Count	Element	Size	Count
SITE AREA	±128.7 Acres	1	POND	5.6 Acres	1
SOFTBALL FIELDS	200' Base Line	4	BEACH	51,600 SF	1
MULTI-PURPOSE FIELDS	225'x330'	4	MULTI-PURPOSE BUILDING	65,600 SF	1
SOCCER FIELDS	225'x110'	8	MAINTENANCE BUILDING	1,900 SF	1
RUGBY FIELDS	225'x445'	1	BOAT HOUSE	2,025 SF	1
TENNIS COURTS	36'x78'	4	RESTROOM FACILITIES	3,025 SF	5
VOLLEYBALL COURTS	30'x60'	3	PARKING SPACES	1,185 SPACES	1
BATTING CAGES	17x75'	1	WALKING TRAIL	7,042 LF	1
SKATE PARK	±1.9 Acres	1			
CHALLENGE COURSE	±3.8 Acres	1			
FRISBEE GOLF	±6.45 Acres	1			

Master Plan

East Carolina University
North Recreational Complex
Greenville, North Carolina

November 12, 2004



North Recreational Complex



Main Campus

Figure Ground Studies



East Carolina University Main Campus

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

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



Indiana University of Pennsylvania

Campus Comparisons

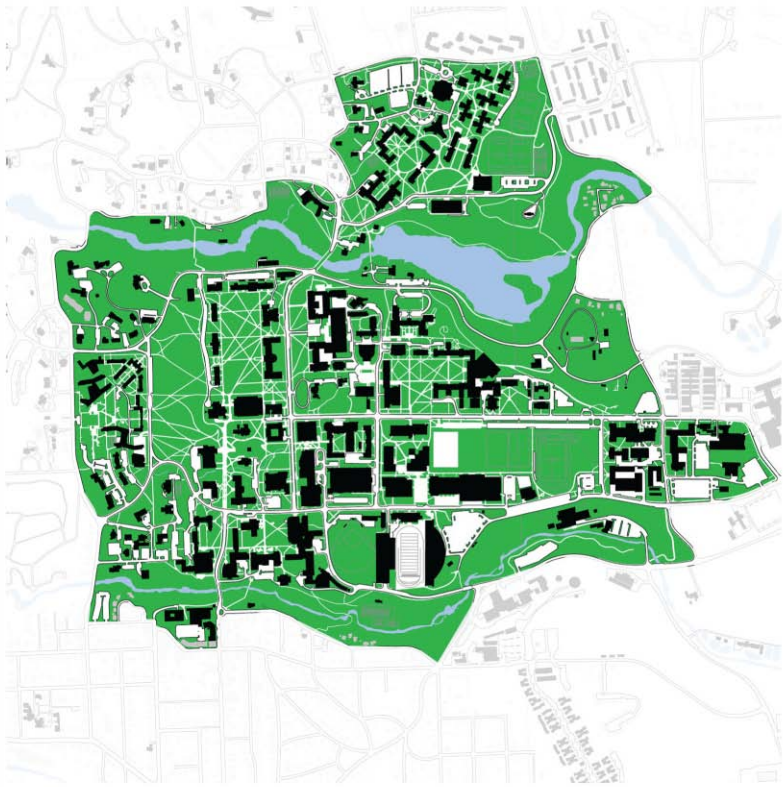
Figure Ground Studies



East Carolina University Main Campus

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

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



Cornell University

Campus Comparisons

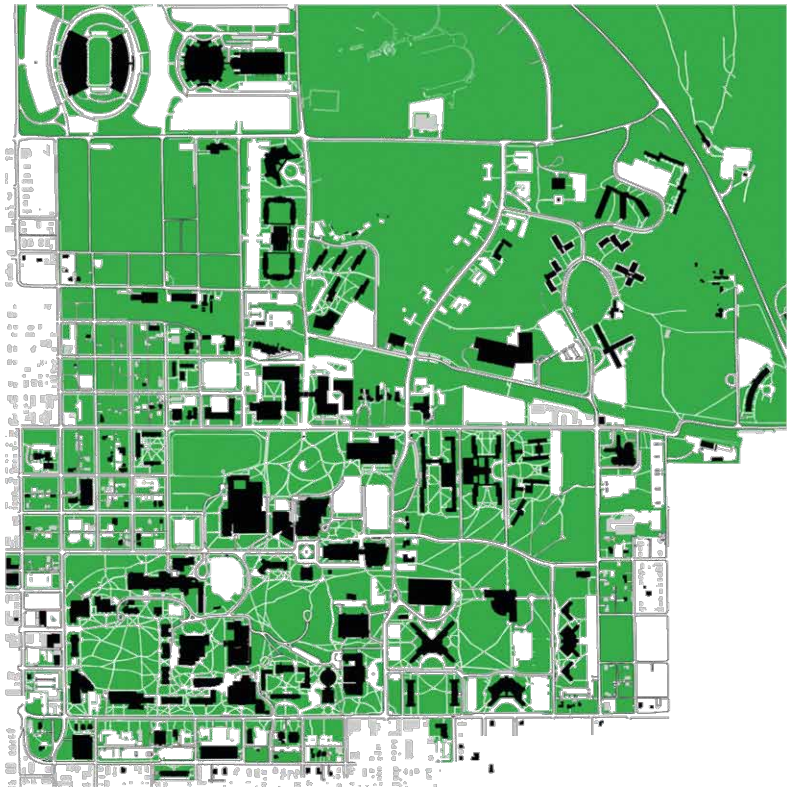
Figure Ground Studies



East Carolina University Main Campus

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

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



Indiana University - Bloomington

Campus Comparisons

Figure Ground Studies



East Carolina University Main Campus

	ECU	Princeton
Campus Population	33,031	12,734
Total Campus Enrollment	27,677	7,334
Undergraduate	20,974	4,918
Graduate	6,417	2,416
Professional	286	n/a
Faculty	1,804	1,126
Staff	3,550	4,274
Campus Acreage	410	400
Number of Buildings	175	180
Gross Square Feet	4,807,026	9,000,000
Floor Area Ratio	0.27	0.52
Parking Spaces	11,844 *	6,000
Parking Ratio (persons/space)	2.33	2.12
Number of Beds	5,497	5,000
Living On-Campus	20%	68%

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



Princeton University

Campus Comparisons

Figure Ground Studies



East Carolina University Main Campus

	ECU	UNC-CH
Campus Population	33,031	39,669
Total Campus Enrollment	27,677	28,136
Undergraduate	20,974	17,628
Graduate	6,417	8,177
Professional	286	2,311
Faculty	1,804	3,295
Staff	3,550	8,238
Campus Acreage	410	729
Number of Buildings	175	337
Gross Square Feet	4,807,026	8,033,589
Floor Area Ratio	0.27	0.25
Parking Spaces	11,844 *	14,973
Parking Ratio (persons/space)	2.33	2.65
Number of Beds	5,497	8,564
Living On-Campus	20%	30%

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



University of North Carolina - Chapel Hill

Campus Comparisons

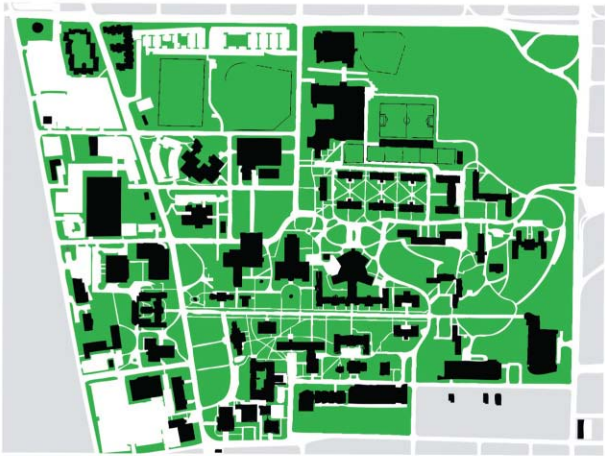
Figure Ground Studies



East Carolina University Main Campus

	ECU	UNC-G
Campus Population	33,031	17,138
Total Campus Enrollment	27,677	14,638
Undergraduate	20,974	12,291
Graduate	6,417	2,347
Professional	286	n/a
Faculty	1,804	700
Staff	3,550	1800
Campus Acreage	410	210
Number of Buildings	175	95
Gross Square Feet	4,807,026	5,200,000
Floor Area Ratio	0.27	0.56
Parking Spaces	11,844 *	6,580
Parking Ratio (persons/space)	2.33	3.53
Number of Beds	5,497	4,100
Living On-Campus	20%	28%

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



University of North Carolina - Greensboro

Campus Comparisons

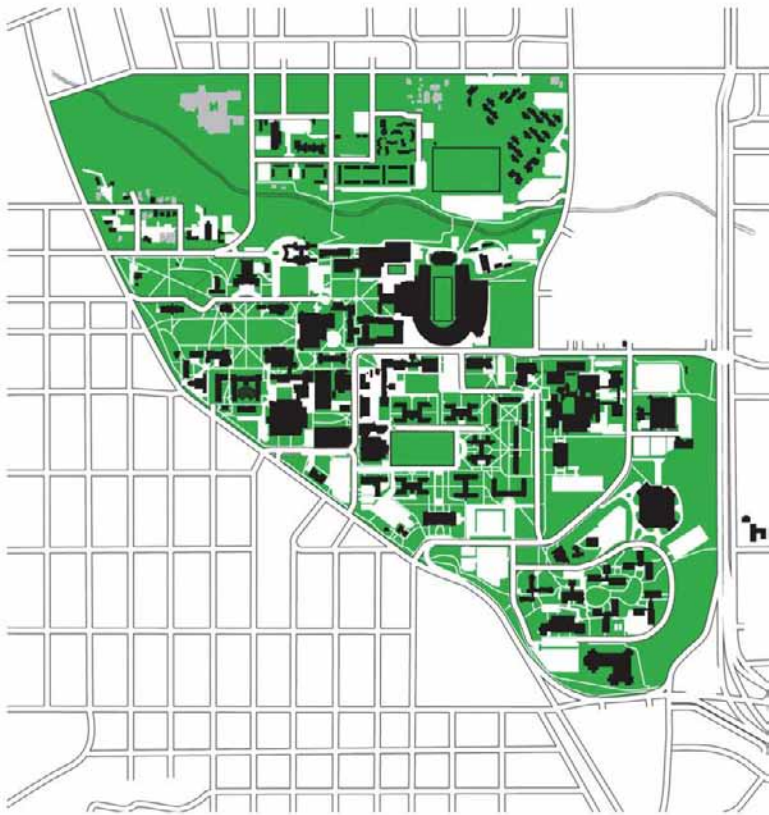
Figure Ground Studies



East Carolina University Main Campus

	ECU	UofC-B
Campus Population	33,031	35,971
Total Campus Enrollment	27,677	28,988
Undergraduate	20,974	24,473
Graduate	6,417	4,515
Professional	286	n/a
Faculty	1,804	3,715
Staff	3,550	3,268
Campus Acreage	410	786
Number of Buildings	175	334
Gross Square Feet	4,807,026	9,979,201
Floor Area Ratio	0.27	0.29
Parking Spaces	11,844 *	11,989
Parking Ratio (persons/space)	2.33	3.00
Number of Beds	5,497	7,075
Living On-Campus	20%	24 %

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



University of Colorado at Boulder

Campus Comparisons

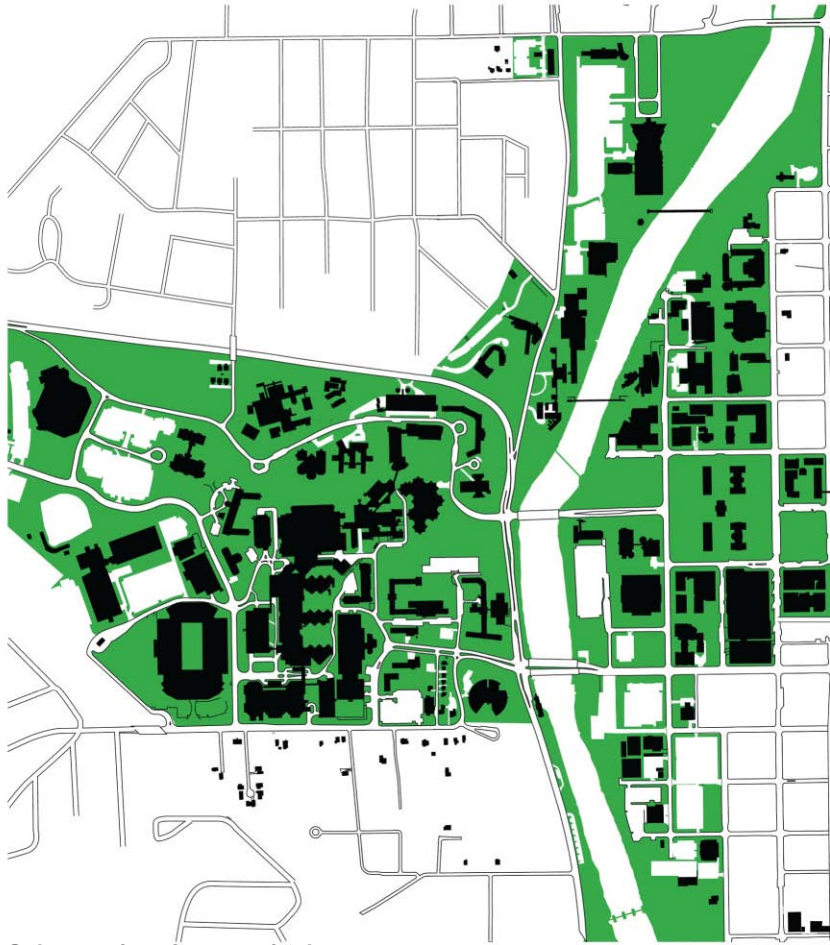
Figure Ground Studies



East Carolina University Main Campus

	ECU	UofIA
Campus Population	33,031	45,403
Total Campus Enrollment	27,677	30,409
Undergraduate	20,974	20,907
Graduate	6,417	5,482
Professional	286	4,020
Faculty	1,804	2,156
Staff	3,550	12,838
Campus Acreage	410	1,700
Number of Buildings	175	265
Gross Square Feet	4,807,026	16,400,000
Floor Area Ratio	0.27	0.22
Parking Spaces	11,844 *	14,128
Parking Ratio (persons/space)	2.33	3.21
Number of Beds	5,497	5,578
Living On-Campus	20%	18%

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



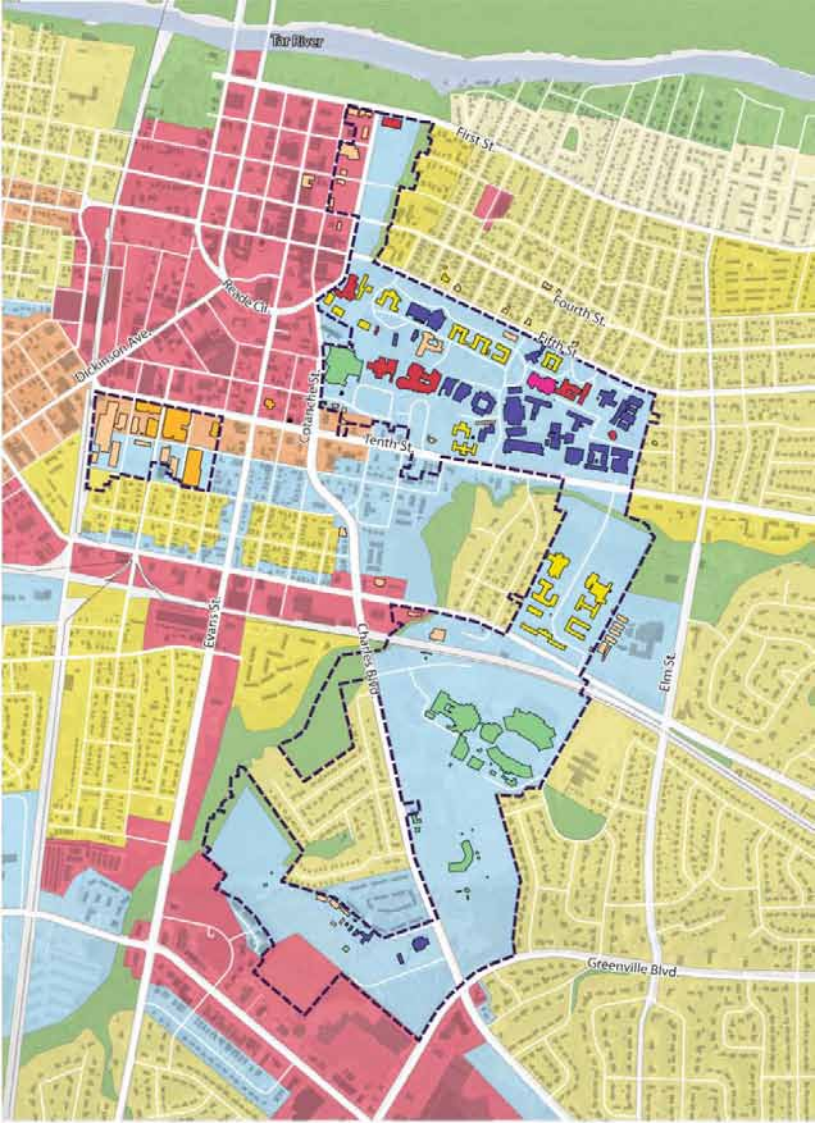
Only a portion of campus is shown

University of Iowa

Campus Comparisons

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

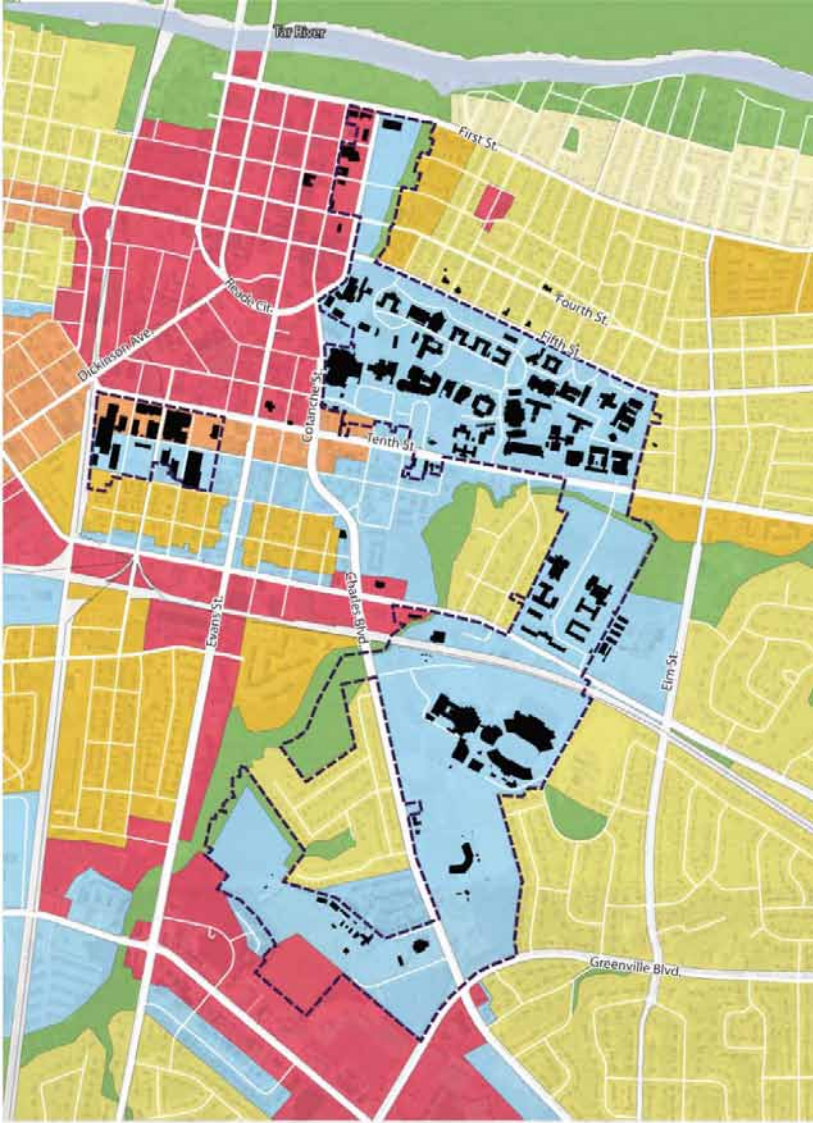


BUILDING USE	LAND USE
ACADEMIC USE	COMMERCIAL
MIXED USE	MIXED USE/ OFFICE/ INSTITUTIONAL
SPECIAL USE (LIBRARY/UNION)	OFFICE/ INSTITUTIONAL/ MULTI-FAMILY
RECREATION/ ATHLETICS	HIGH DENSITY RESIDENTIAL
RESIDENCE	MEDIUM DENSITY RESIDENTIAL
CAMPUS SERVICE/ SUPPORT	LOW DENSITY RESIDENTIAL
UNOCCUPIED	CONSERVATION/ OPEN SPACE

Campus Land Use

Main Campus Land Use

- City of Greenville proposed future surrounding land uses are comparable to the existing land use map



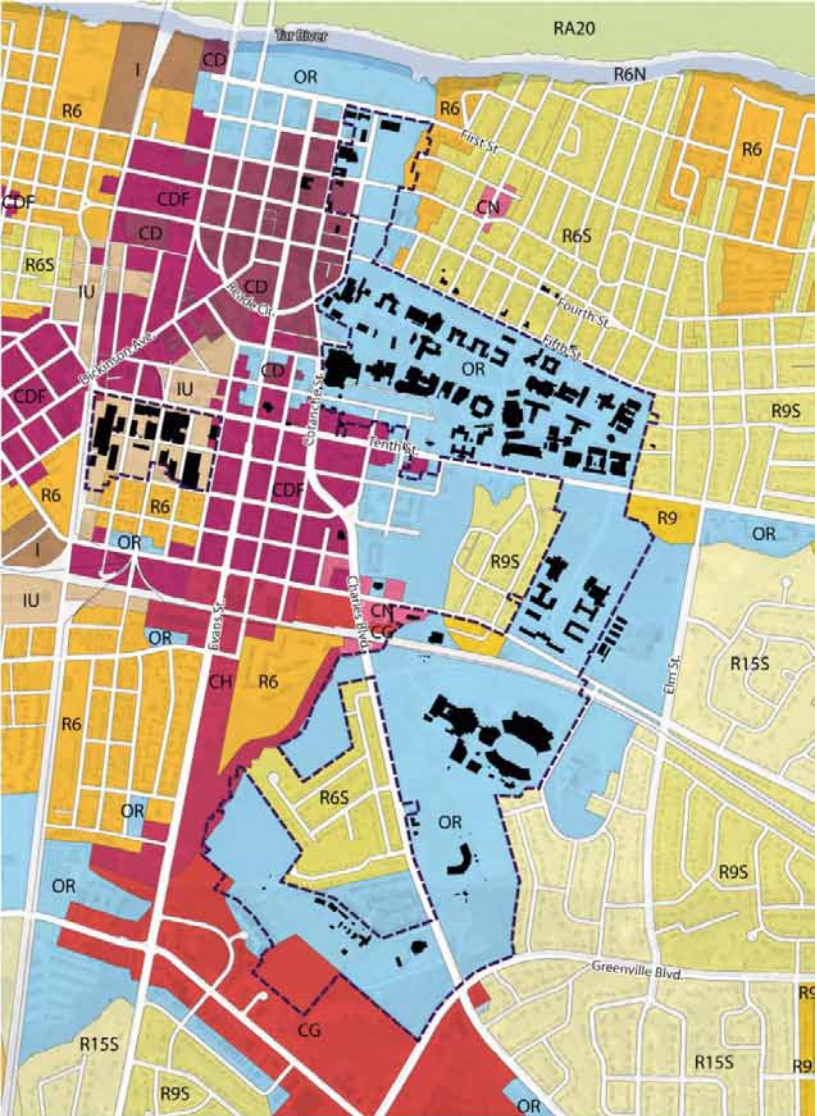
LAND USE

Red	COMMERCIAL
Orange	MIXED USE/ OFFICE/ INSTITUTIONAL
Light Blue	OFFICE/ INSTITUTIONAL/ MULTI-FAMILY
Yellow	HIGH DENSITY RESIDENTIAL
Light Green	MEDIUM DENSITY RESIDENTIAL
Pale Yellow	LOW DENSITY RESIDENTIAL
Dark Green	CONSERVATION/ OPEN SPACE

Future Land Use

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



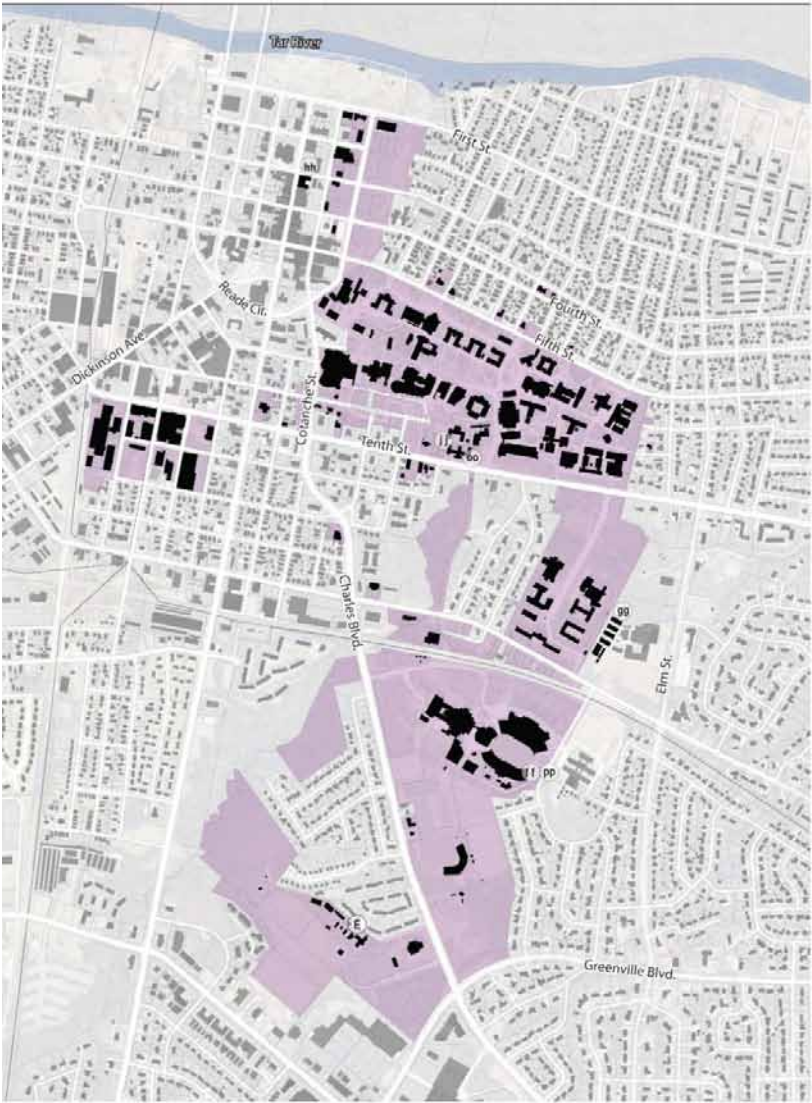
LAND USE

CD - DOWNTOWN COMMERCIAL	RA20 - RESIDENTIAL AGRICULTURE
CDF - DOWNTOWN COMMERCIAL FRINGE	R155 - RESIDENTIAL SINGLE FAMILY LOW DENSITY
CG - GENERAL COMMERCIAL	R9S/R6S - RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
CH - HEAVY COMMERCIAL	R9 - RESIDENTIAL SINGLE/TWO FAMILY HIGH DENSITY
IU - UNOFFENSIVE INDUSTRY	R6 - RESIDENTIAL SINGLE/MULTI-FAMILY HIGH DENSITY
I - INDUSTRY	

Existing Zoning

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

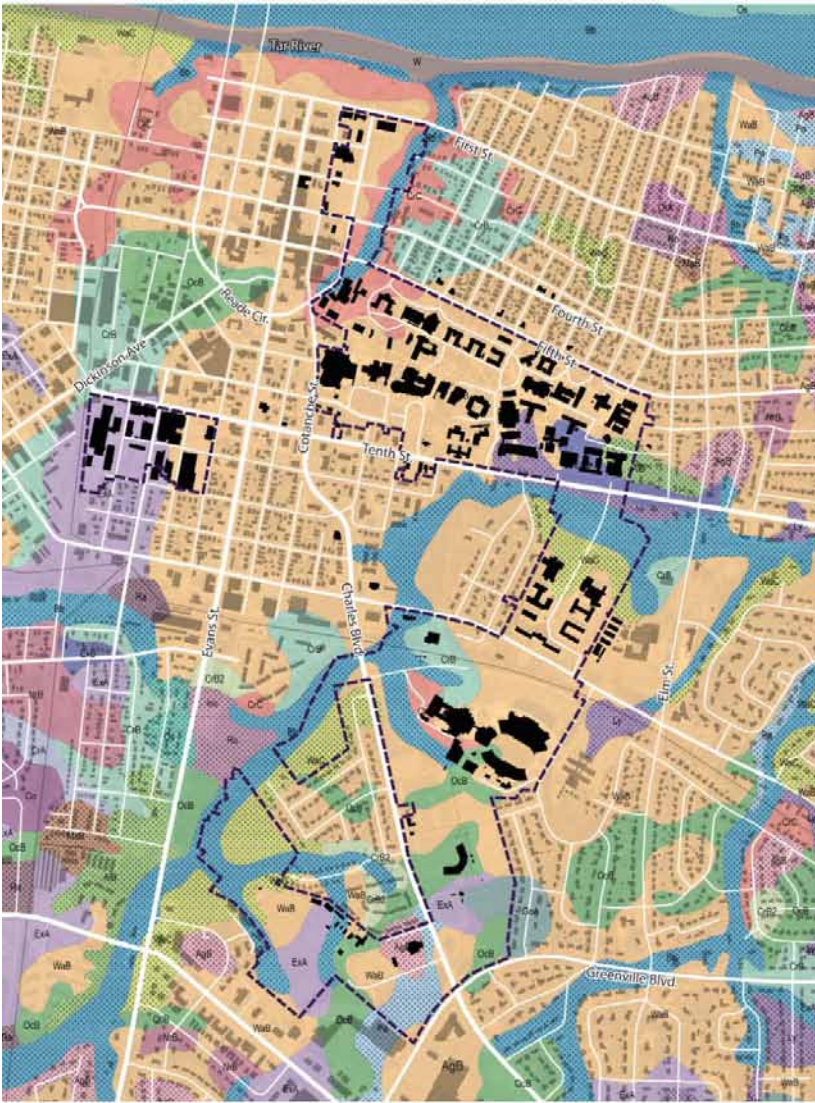


LEGEND
■ EAST CAROLINA UNIVERSITY PARCELS
■ CAMPUS BUILDINGS
■ NON-CAMPUS BUILDINGS
— PARCEL LINES

Existing ECU Property

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



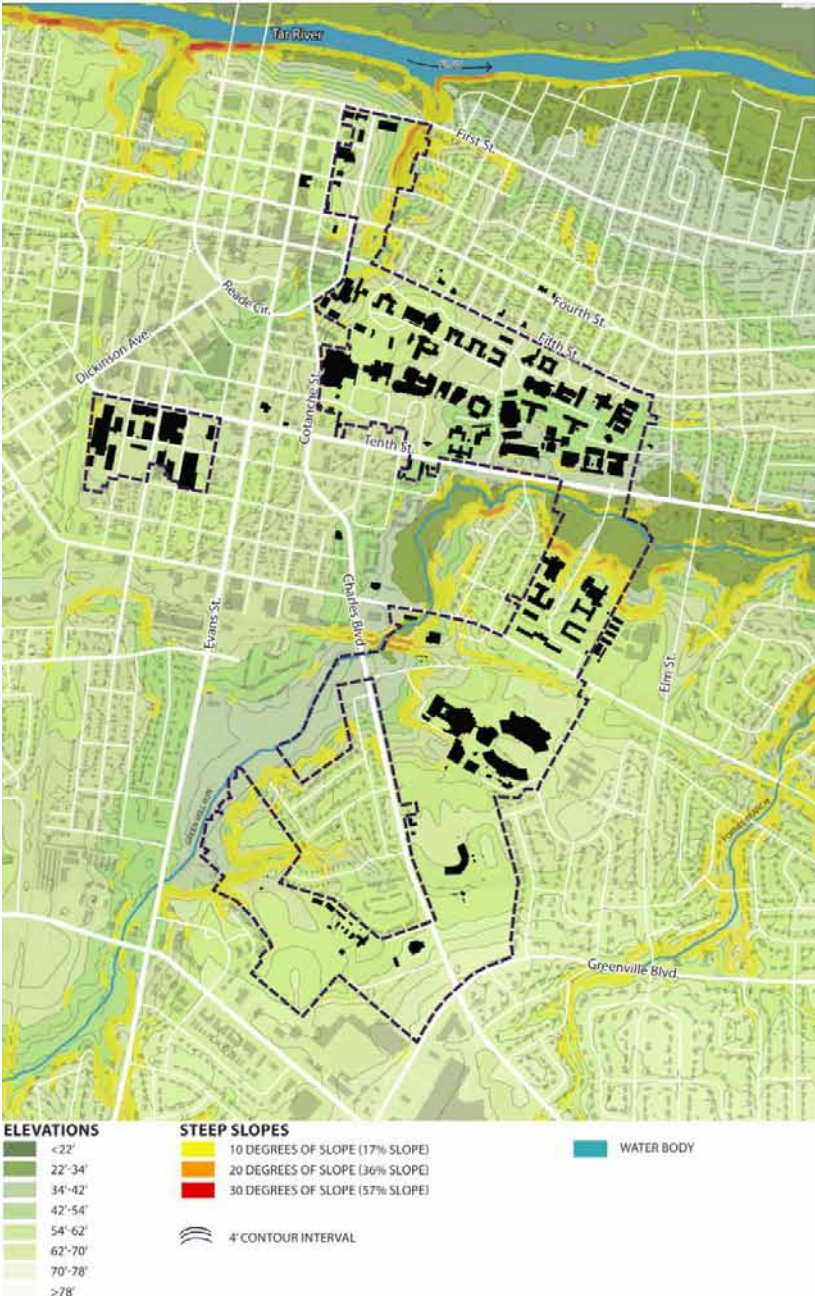
SOIL TYPES

AgB ALAGA LOAMY SAND, 0-6% SLOPES	GoA GOLDSBORO SANDY LOAM, 0-1% SLOPES	Ra RAINS FINE SANDY LOAM
AiB ALTAVISTA SANDY LOAM, 0-4% SLOPES	LnA LENOIR FINE SANDY LOAM, 0-3% SLOPES	Ro ROANOKE SILT LOAM
Bb BIBB COMPLEX	Ly LYNCHBURG FINE SANDY LOAM	WaB WAGRAM LOAMY SAND, 0-6% SLOPE
CrB CRAVEN FINE SANDY LOAM, 1-6% SLOPES	MbB MASADA SANDY LOAM, 0-4% SLOPES	WaC WAGRAM LOAMY SAND, 6-10% SLOPE
CrB2 CRAVEN FINE SANDY LOAM, 1-6% SLOPES, ERODED	NbB NORFOLK SANDY LOAM, 1-6% SLOPES	W WATER
CrC CRAVEN FINE SANDY LOAM, 6-10% SLOPES	OcB OCILLA LOAMY FINE SAND, 0-4% SLOPES	LS LIMITING SOILS
ExA EXUM FINE SANDY LOAM, 0-1% SLOPES	Os OSIER LOAMY SAND	
ExB EXUM FINE SANDY LOAM, 1-6% SLOPES	Pa PACTOLUS LOAMY SAND	

Soils

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



Topography

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



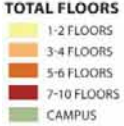
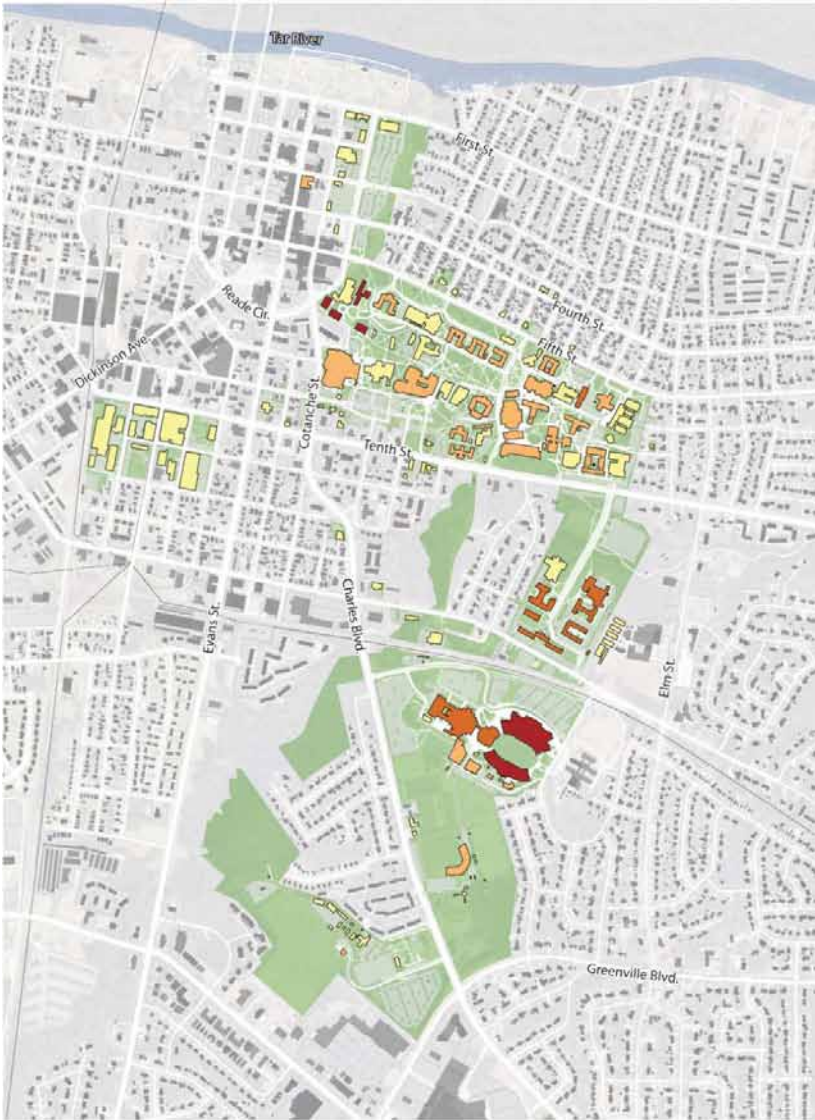
LEGEND

WATER BODY	10 DEGREES OF SLOPE
WETLAND	20 DEGREES OF SLOPE
FLOOD ZONE	30 DEGREES OF SLOPE
WOODED AREA	CAMPUS
4' CONTOUR INTERVAL	
FLOW DIRECTION	
HIGH POINT	

Natural Features Analysis

Main Campus Structure

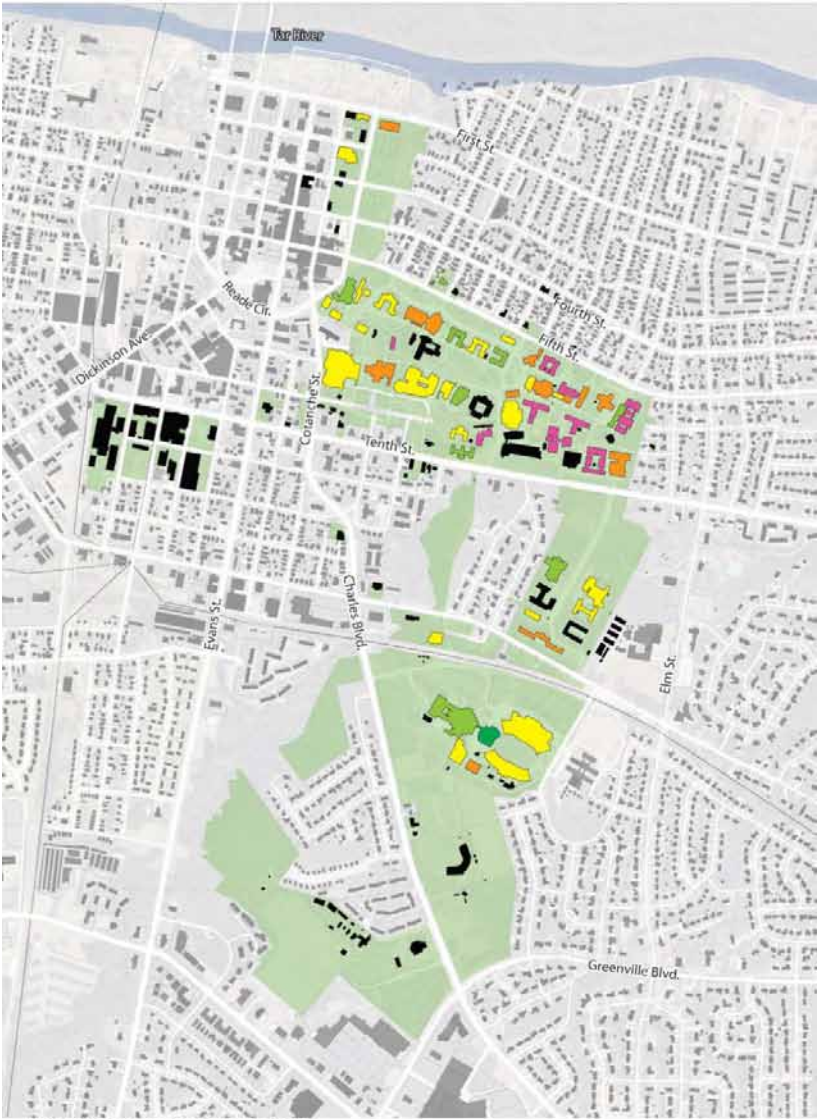
- Building heights of up to 4 floors on the academic portion of campus
- Most residential halls range from 5 to 10 floors



Building Heights

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)



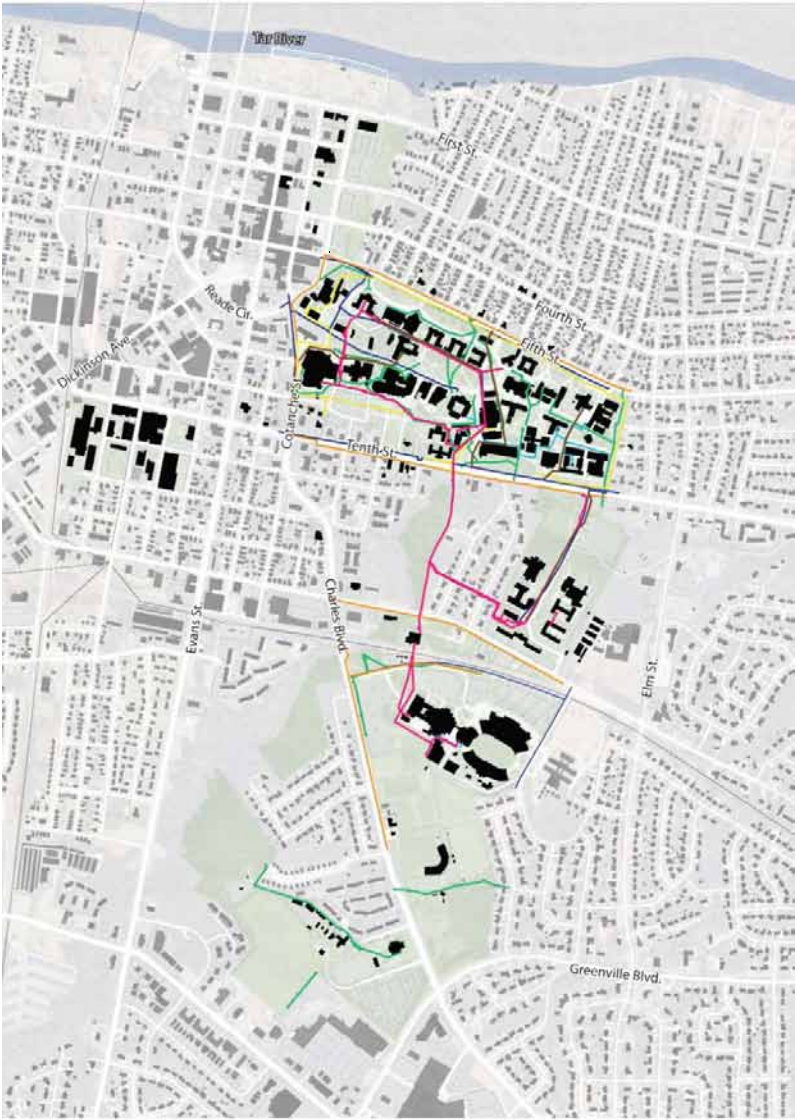
BUILDING CONDITION (FCNI RANGES)

Green	0.01-0.05: EXCELLENT CONDITION, TYPICALLY NEW CONSTRUCTION
Light Green	0.06-0.15: GOOD CONDITION, RENOVATIONS OCCUR ON SCHEDULE
Yellow	0.16-0.30: FAIR CONDITION, IN NEED OF NORMAL RENOVATION
Orange	0.31-0.40: BELOW AVERAGE CONDITION, MAJOR RENOVATION REQUIRED
Pink	0.41-0.59: POOR CONDITION, TOTAL RENOVATION INDICATED
Red	0.60 AND ABOVE: COMPLETE REPLACEMENT NEEDED
Black	NOT EVALUATED

Building Condition

Main Campus Structure

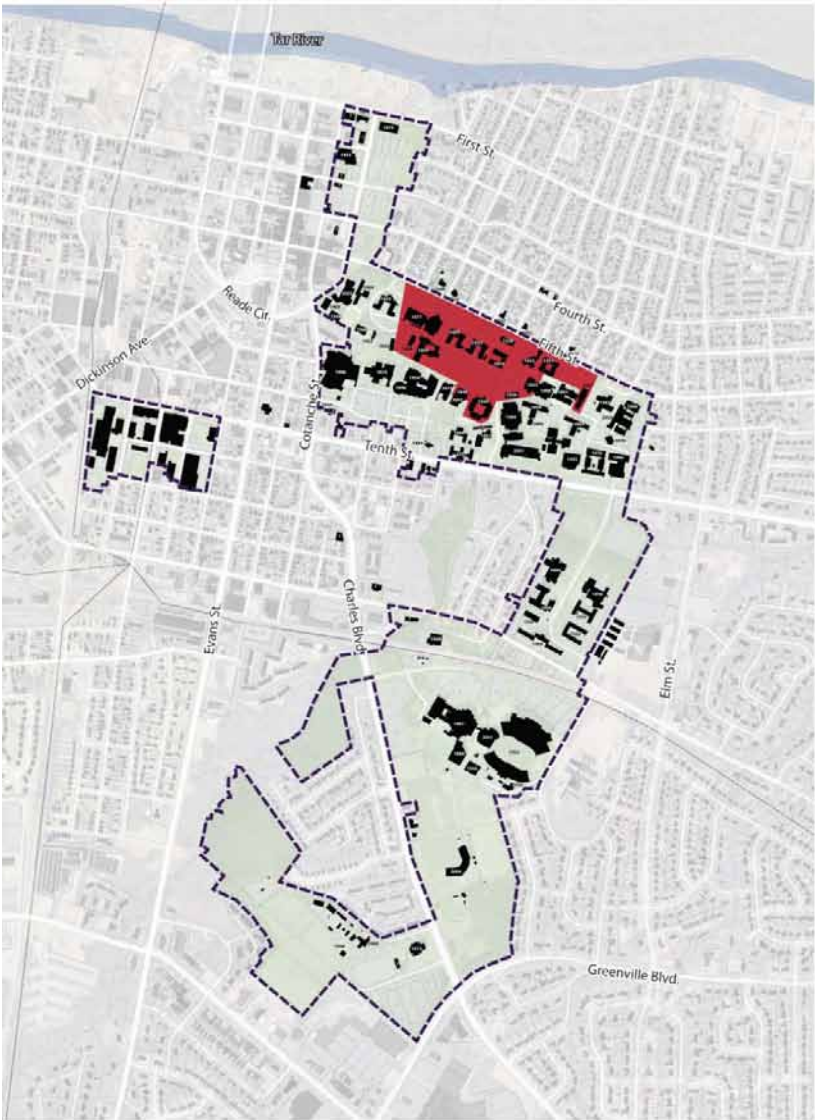
- Major utility corridors run east to west in the central portion of campus and around the perimeter streets



Existing Utilities: Major Corridors

Main Campus Structure

- 1900-1930's facilities

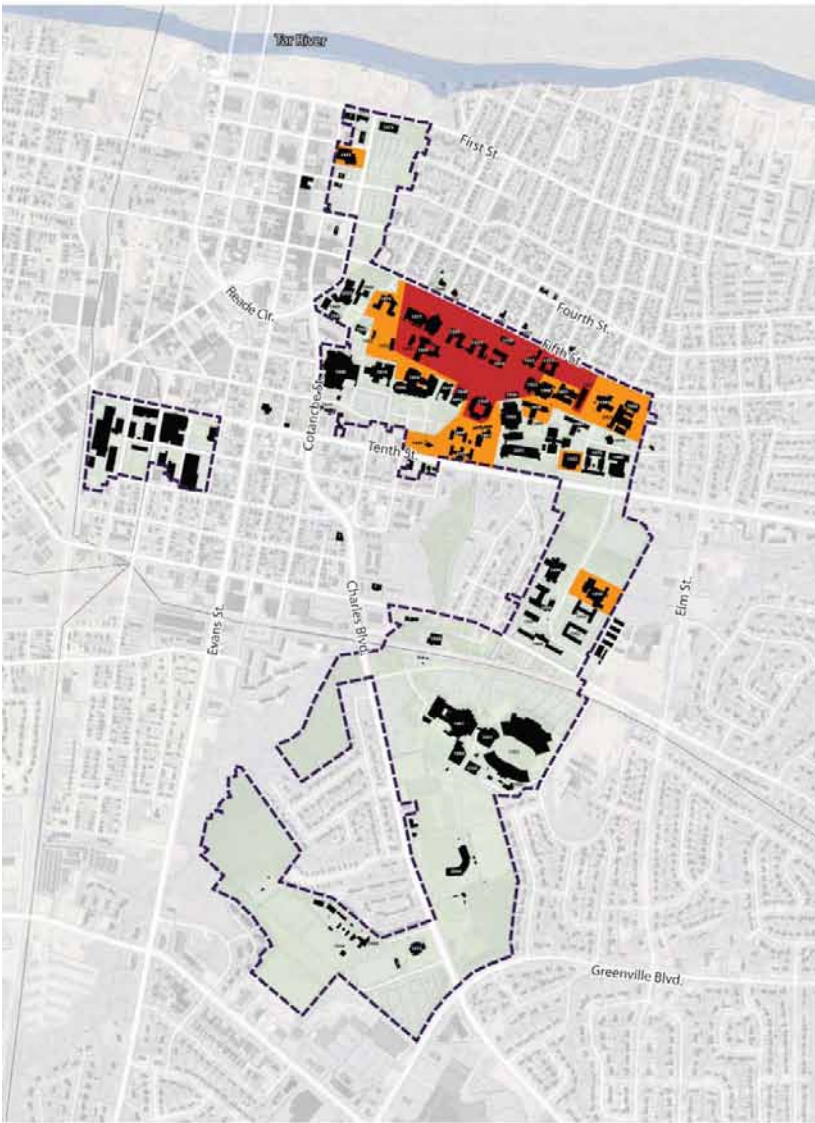


CAMPUS DEVELOPMENT
■ 1900-1930'S FACILITIES
■ 1940-1950'S FACILITIES
■ 1960-1970'S FACILITIES
■ 1980-2000'S FACILITIES

Campus Growth

Main Campus Structure

- 1900-1930's facilities
- 1940-1950's facilities

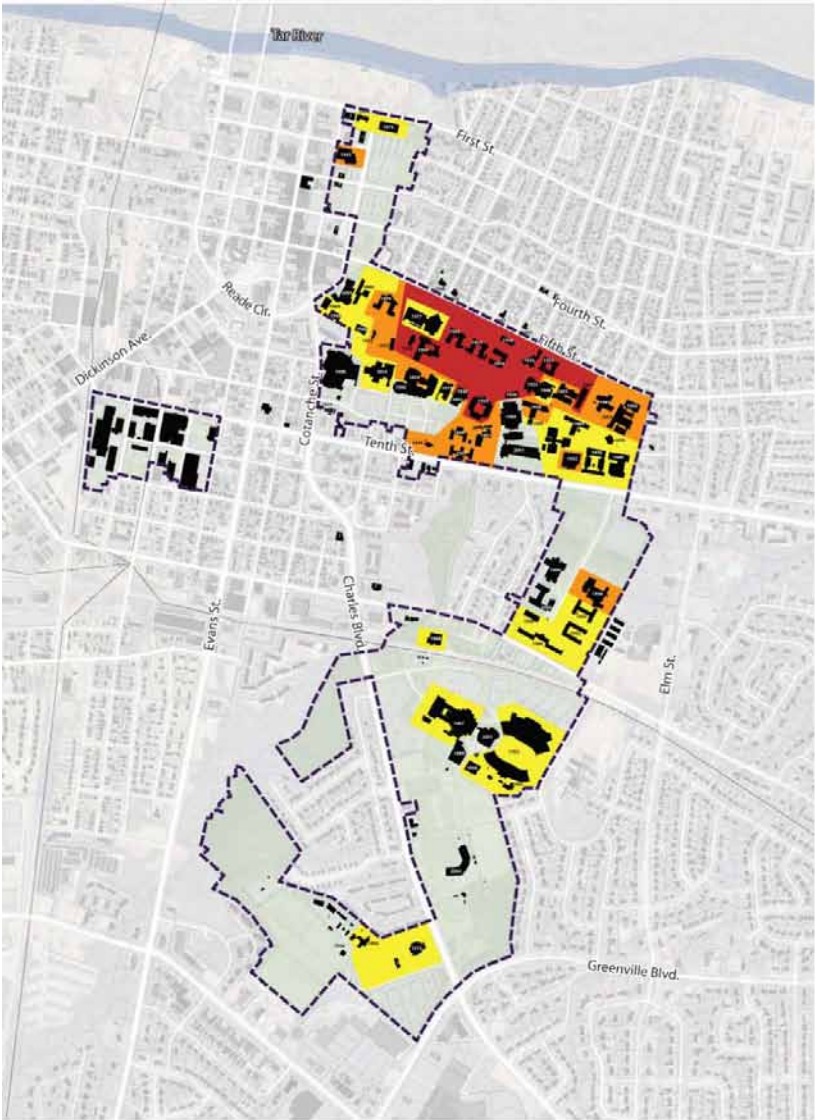


CAMPUS DEVELOPMENT
■ 1900-1930'S FACILITIES
■ 1940-1950'S FACILITIES
■ 1960-1970'S FACILITIES
■ 1980-2000'S FACILITIES

Campus Growth

Main Campus Structure

- 1900-1930's facilities
- 1940-1950's facilities
- 1960-1970's facilities

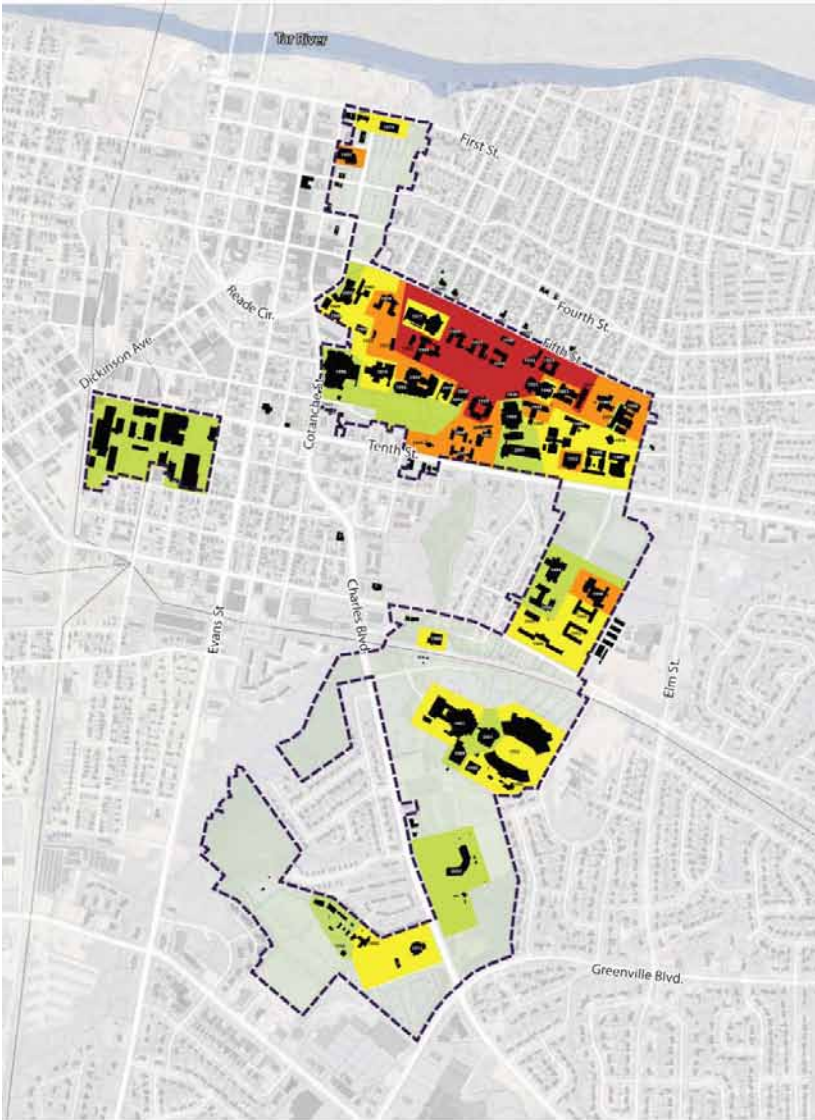


CAMPUS DEVELOPMENT
■ 1900-1930'S FACILITIES
■ 1940-1950'S FACILITIES
■ 1960-1970'S FACILITIES
■ 1980-2000'S FACILITIES

Campus Growth

Main Campus Structure

- 1900-1930's facilities
- 1940-1950's facilities
- 1960-1970's facilities
- 1980-2000's facilities

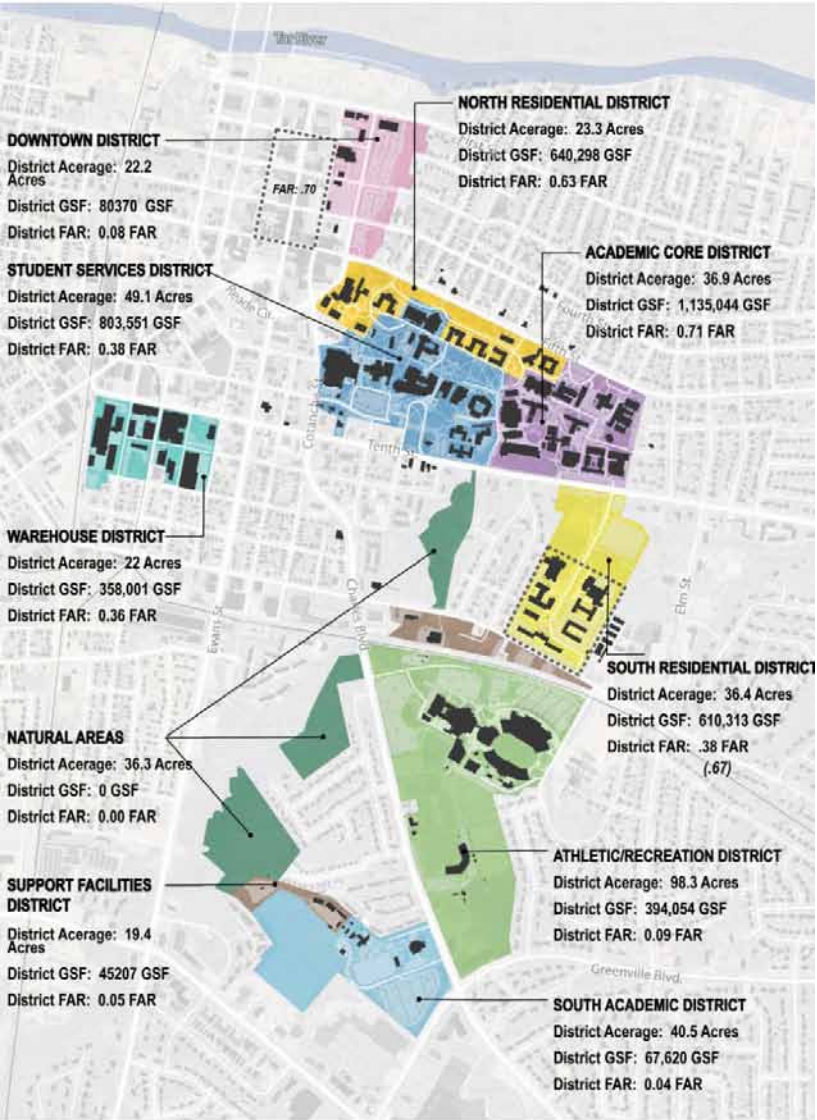


CAMPUS DEVELOPMENT
■ 1900-1930'S FACILITIES
■ 1940-1950'S FACILITIES
■ 1960-1970'S FACILITIES
■ 1980-2000'S FACILITIES

Campus Growth

Main Campus Public Realm

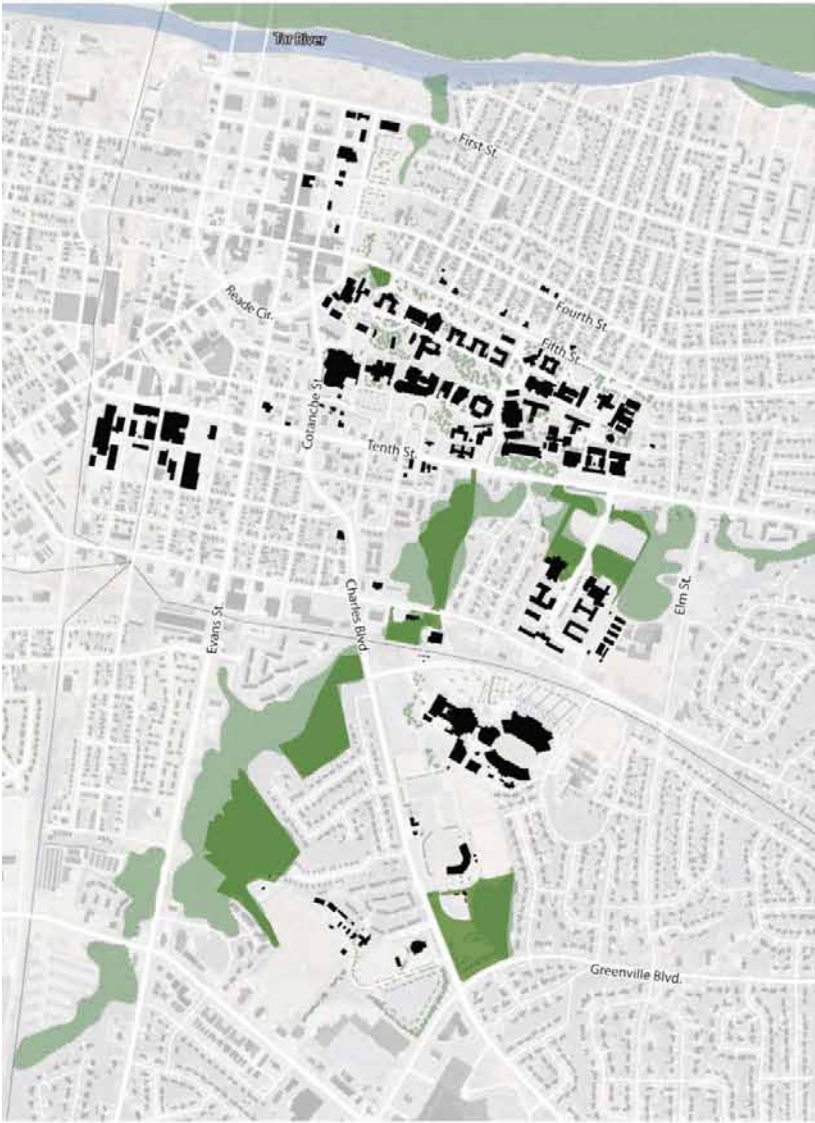
- The Downtown District FAR is lower than a comparable sized neighbor (0.08 vs. 0.70)
- The Student Services District has a lower FAR compared to the academic core district (0.38 vs. 0.71)
- The South Academic District has a relatively lower FAR (0.04) than Academic Core to the north (0.71)
- The North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



Campus Districts

Main Campus Public Realm

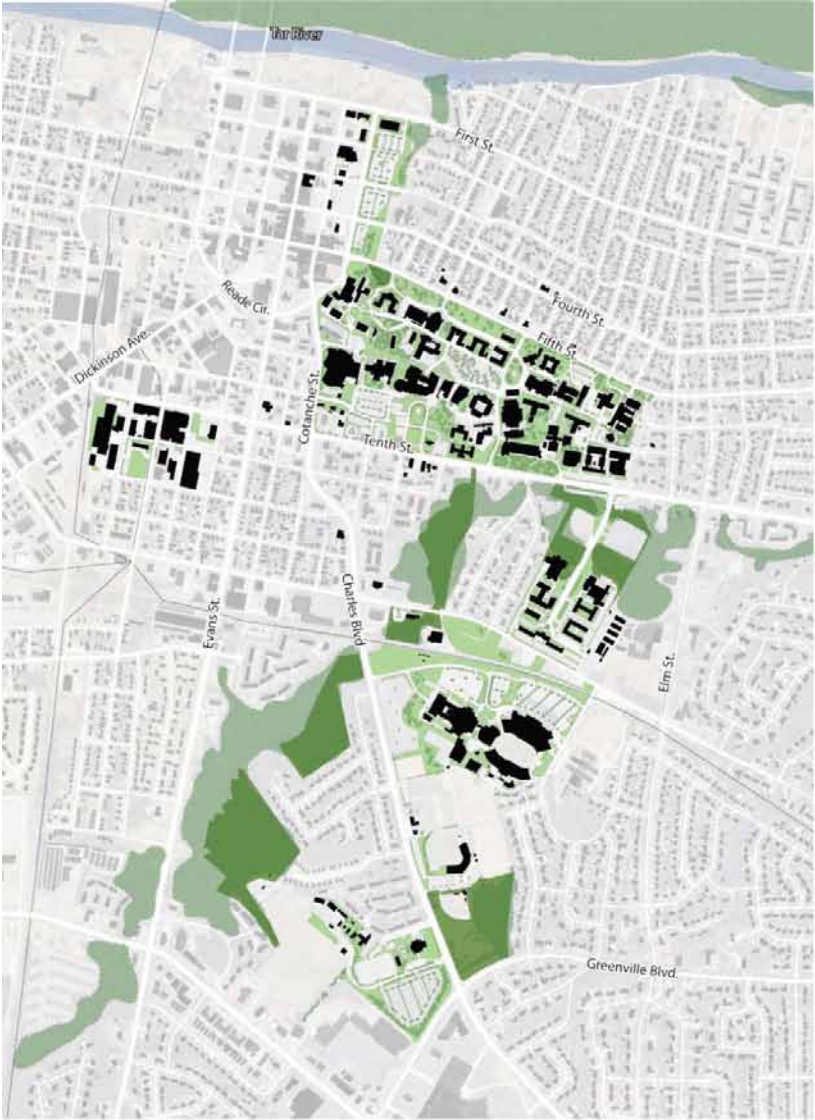
- Natural areas occupy approximately 61 acres
- Tree canopy covers about 80 acres (overlaps with other areas)



Campus Land Cover: Natural Areas/Tree Canopy

Main Campus Public Realm

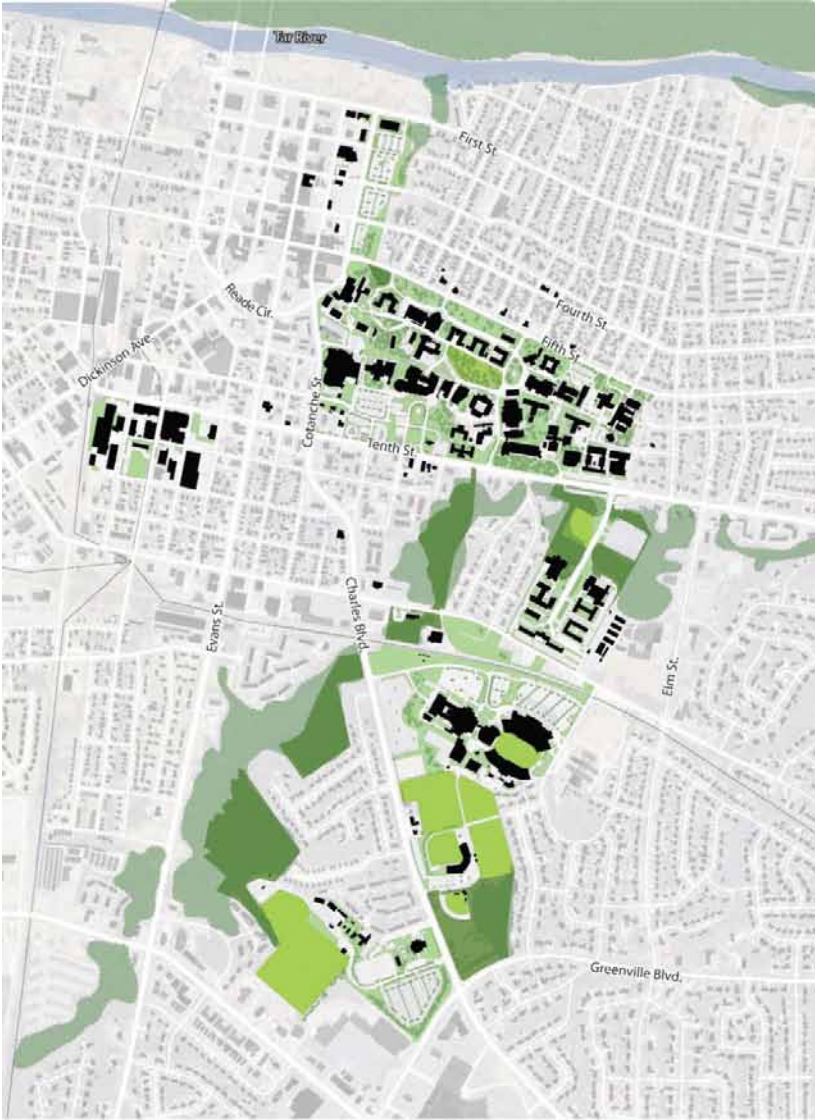
- Natural areas occupy approximately 61 acres
- Tree canopy covers about 80 acres (overlaps with other areas)
- Lawn and general open space areas occupy approximately 93 acres



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



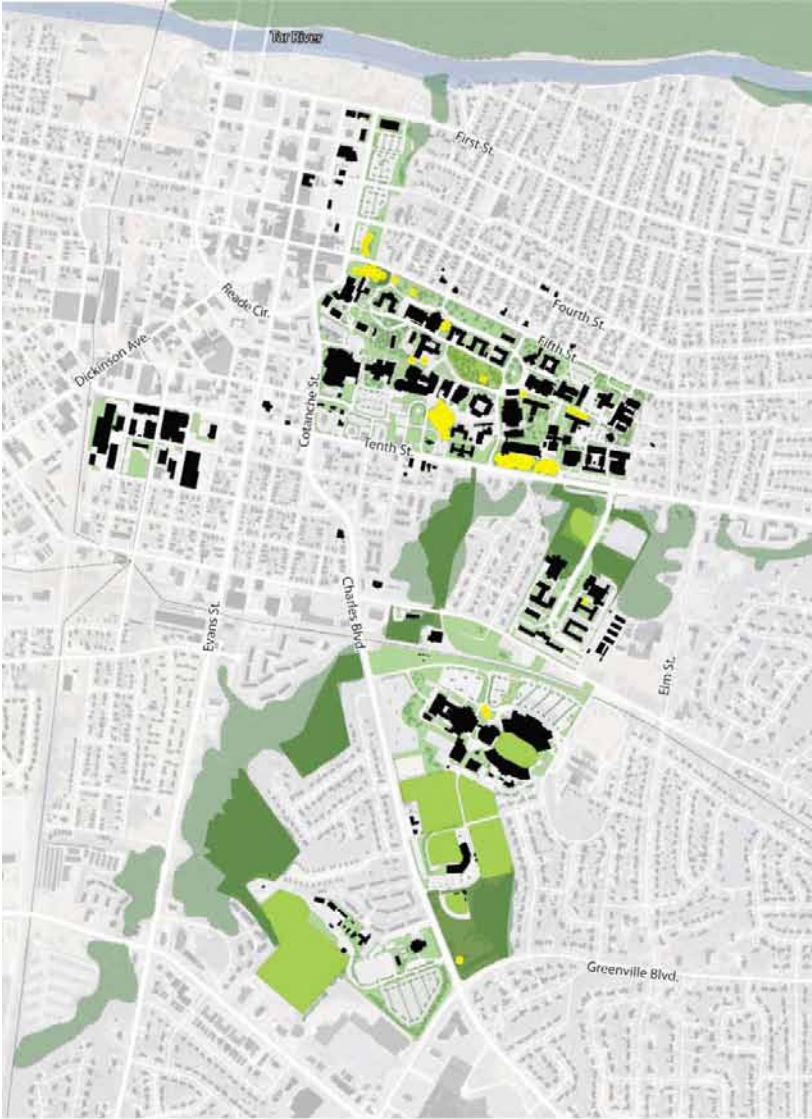
OPEN SPACE TYPES

	LAWN / OPEN SPACE: 92.7 ACRES
	RECREATIONAL SPACE: 39 ACRES
	NATURAL AREAS: 61 ACRES
	ECU DESIGNATED HERITAGE TREE LOCATIONS
	TREE CANOPY (TREES & NATURAL AREA): 79.9 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



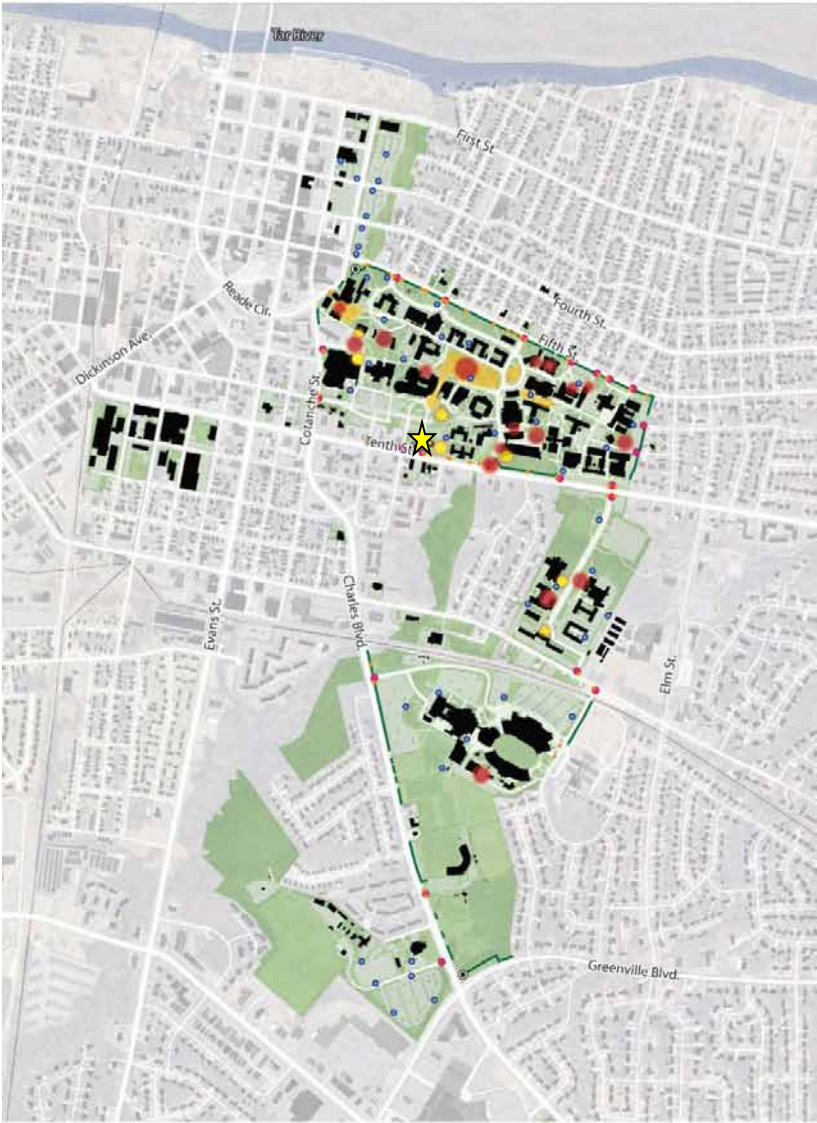
OPEN SPACE TYPES

Light Green	LAWN / OPEN SPACE: 92.7 ACRES
Medium Green	RECREATIONAL SPACE: 39 ACRES
Dark Green	NATURAL AREAS: 61 ACRES
Yellow Dot	ECU DESIGNATED HERITAGE TREE LOCATIONS
Light Green	TREE CANOPY (TREES & NATURAL AREA): 79.9 ACRES

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

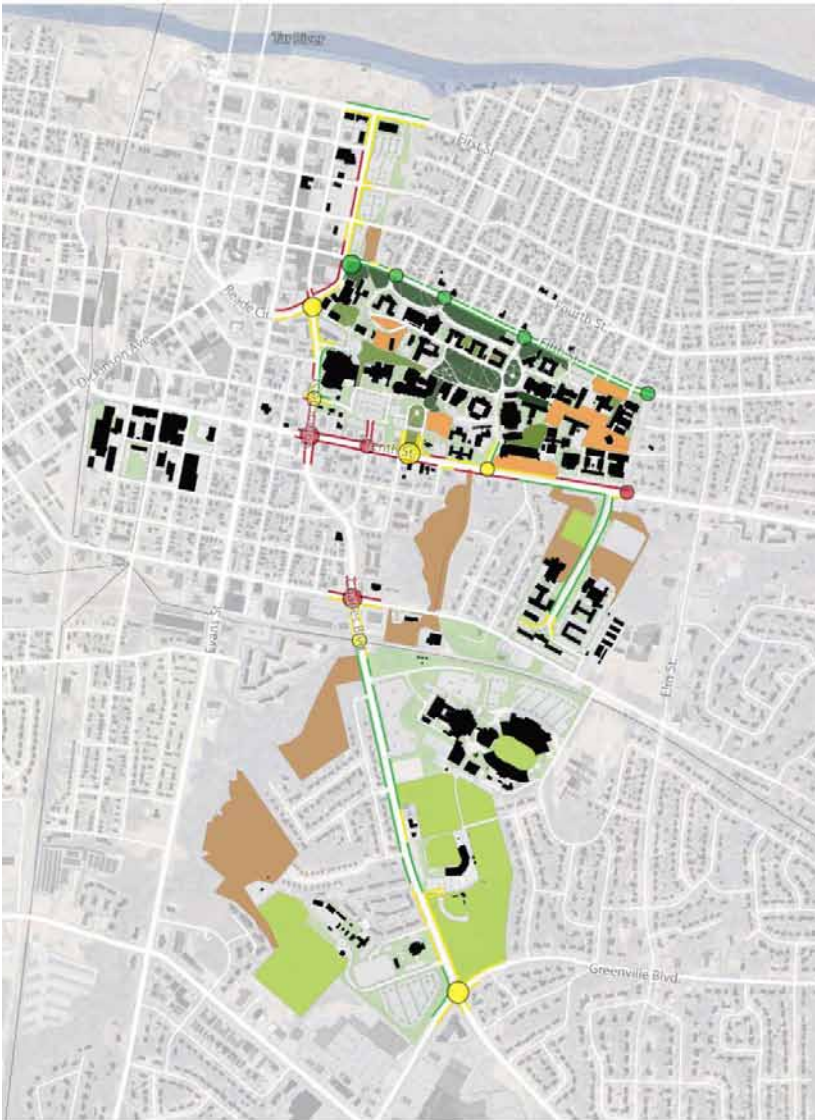


Safety and Security

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

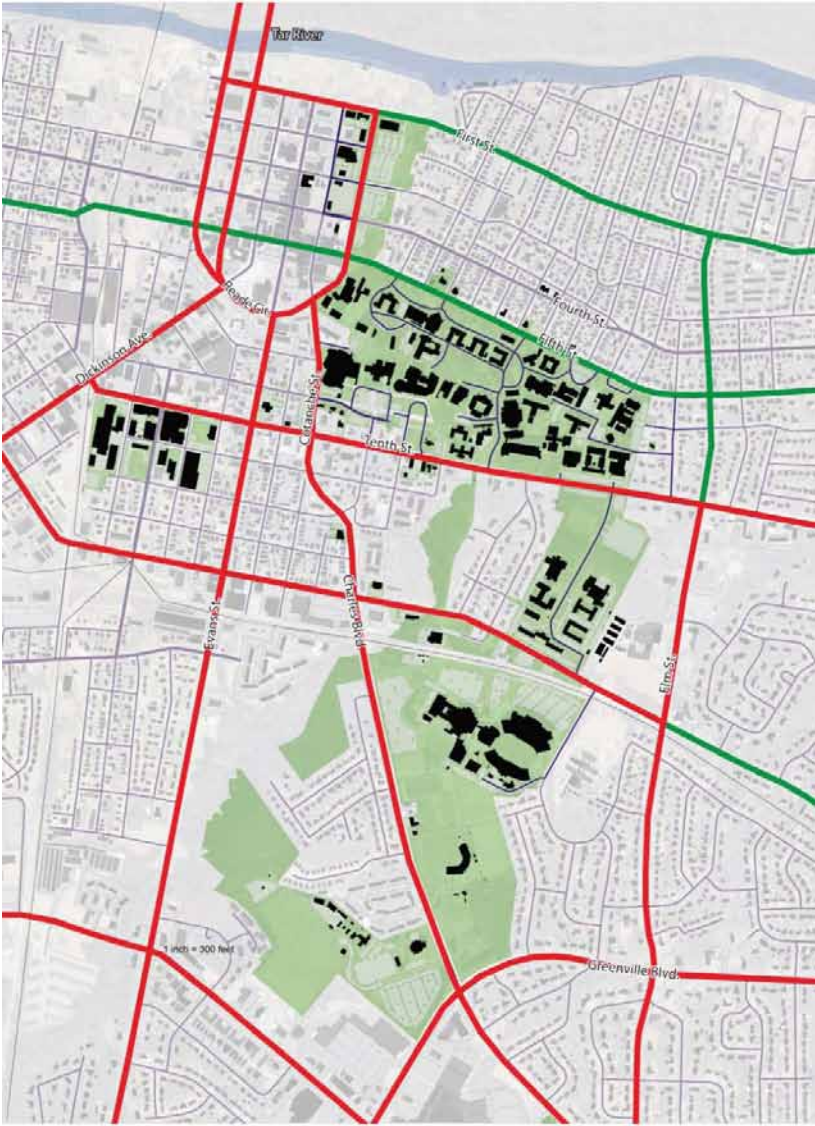


OBSERVED CAMPUS EDGES AND ENTRIES	OBSERVED CAMPUS OPEN SPACE TYPES
● HIGH QUALITY GATEWAYS	■ HIGHLY CONTRIBUTING OPEN SPACE
● MEDIUM QUALITY GATEWAYS	■ CONTRIBUTING OPEN SPACE
● LOW QUALITY GATEWAYS	■ NON-CONTRIBUTING OPEN SPACE
— HIGH QUALITY EDGES	■ UNPROGRAMMED / UNDEFINED OPEN SPACE
— MEDIUM QUALITY EDGES	■ RECREATION / ATHLETICS OPEN SPACE
— LOW QUALITY EDGES	

Public Realm Analysis

Main Campus Circulation

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



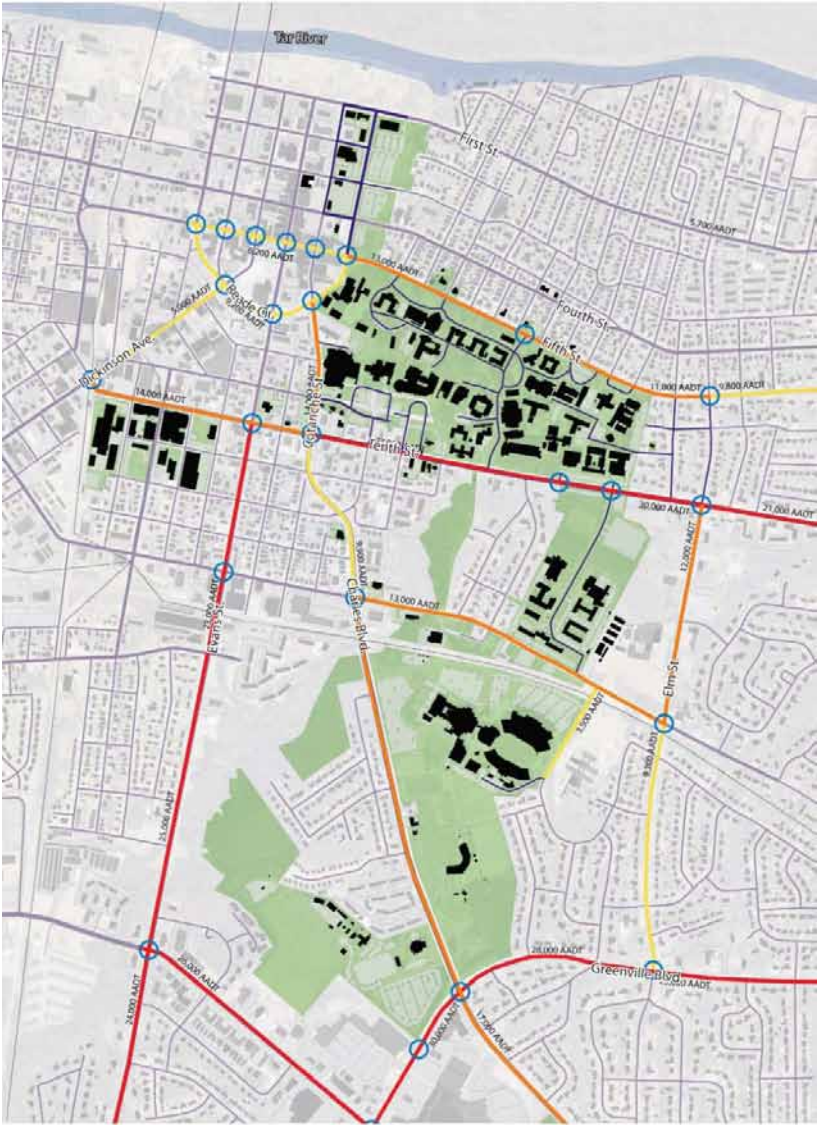
FUNCTIONAL ROAD CLASSIFICATIONS

- MAJOR THOROUGHFARE
- MINOR THOROUGHFARE
- CAMPUS

Vehicular: Road Classification

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



Vehicular: Daily Trips

Main Campus Circulation

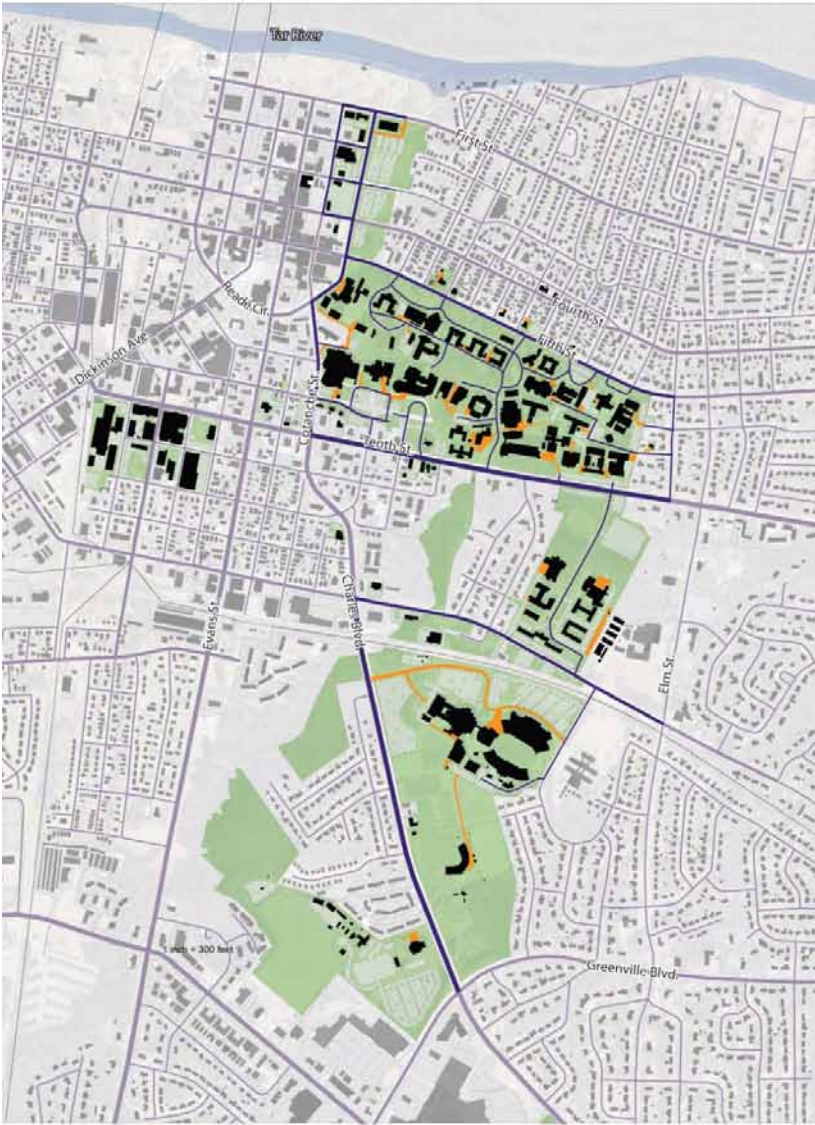
- 10,147 parking spaces on Main Campus
- This is approximately 70 acres of land area
- Few interior campus streets
- Founders Drive, connects 5th to 10th
- A few loop roads exist on the northwest portion of campus
- A drop off loop exists south of the library



LEGEND
■ PARKING LOTS
— CAMPUS STREETS
— OFF CAMPUS STREETS
■ CAMPUS

Vehicular: Parking and Campus Streets

Main Campus Circulation

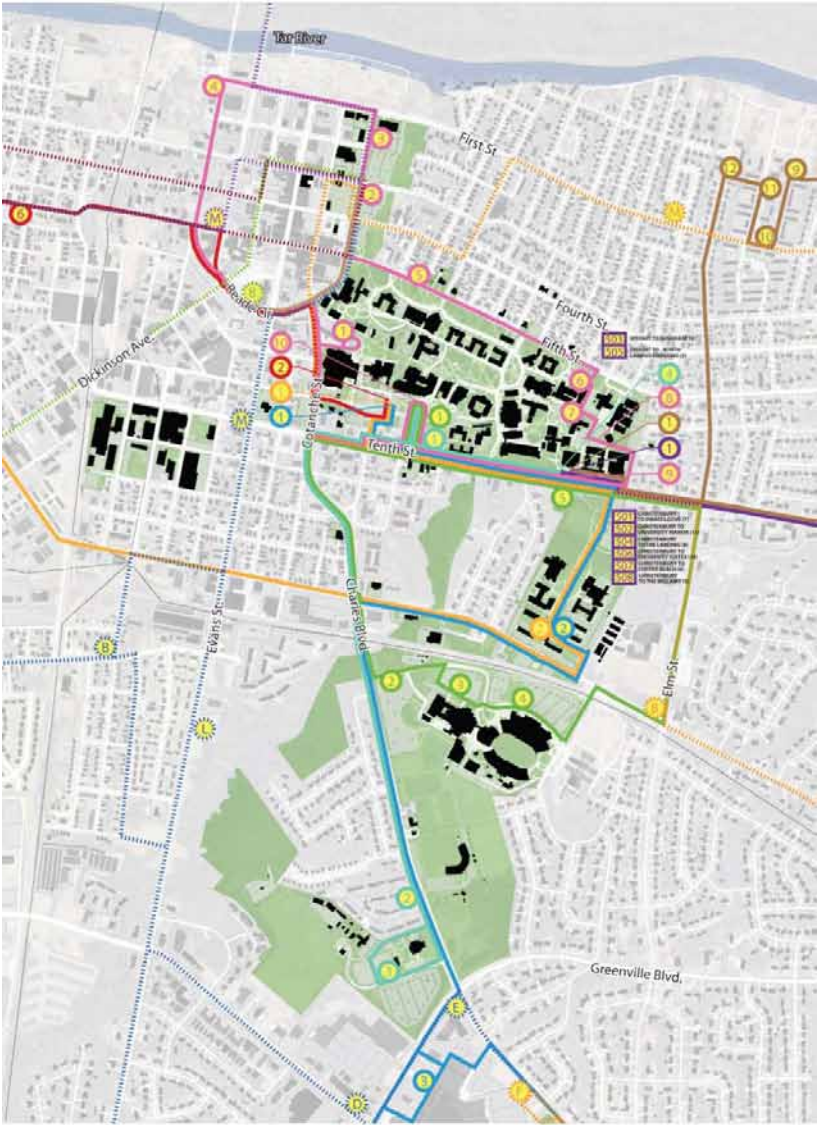


- SERVICE DRIVES AND STREETS**
- SERVICE DRIVES
 - CAMPUS STREETS
 - OFF CAMPUS STREETS
 - CAMPUS

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

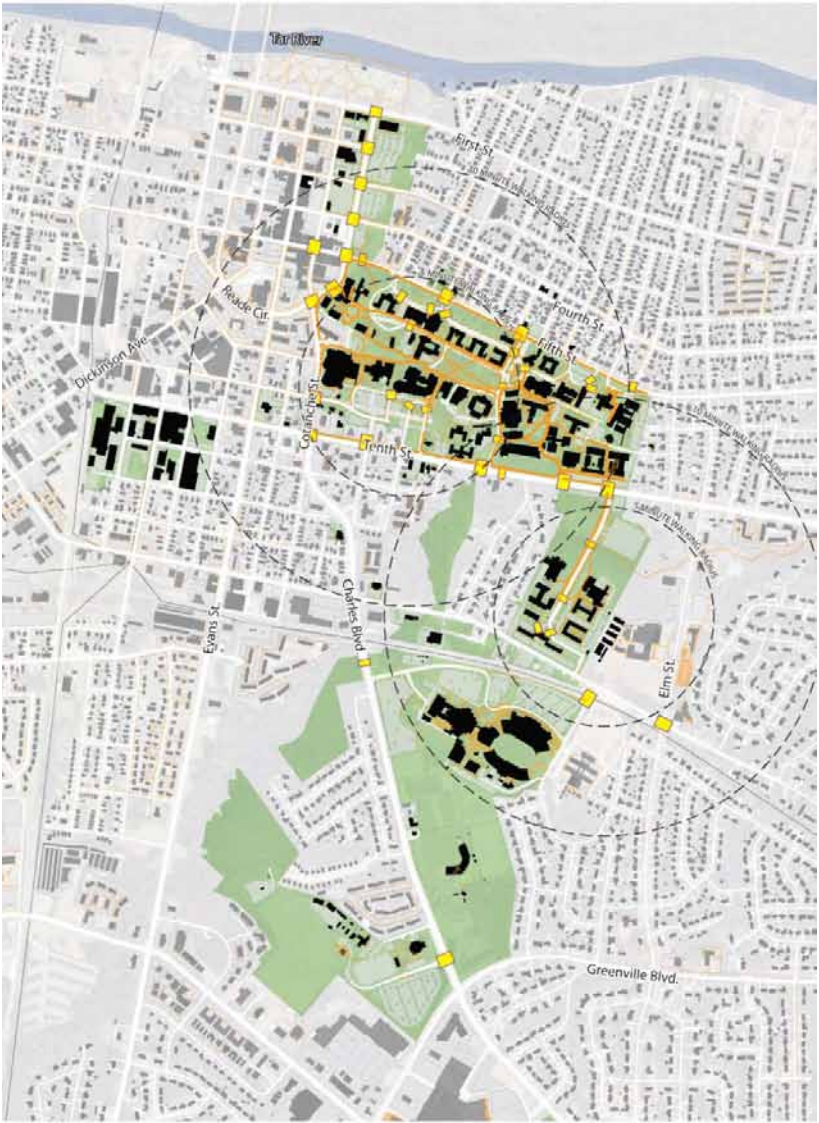


ECU STUDENT TRANSIT AUTHORITY (ECUSTA)		GREENVILLE AREA TRANSIT (GREAT)	
ROUTE 301 GOLD	DIRECT SHUTTLE ROUTE (10-412 AM-4:30 PM MON-FRI)	ROUTE 1	
ROUTE 302 RED		ROUTE 2	
ROUTE 303 BLUE		ROUTE 3	
ROUTE 304 CAMPUS SHUTTLE		ROUTE 4	
ROUTE 401 PURPLE		ROUTE 5	
ROUTE 402 BROWN		BUS STOP	
ROUTE 610 MINGES PARK & RIDE			
ROUTE 620 CURRY COURT PARK & RIDE			

Vehicular: Bus Routes

Main Campus Circulation

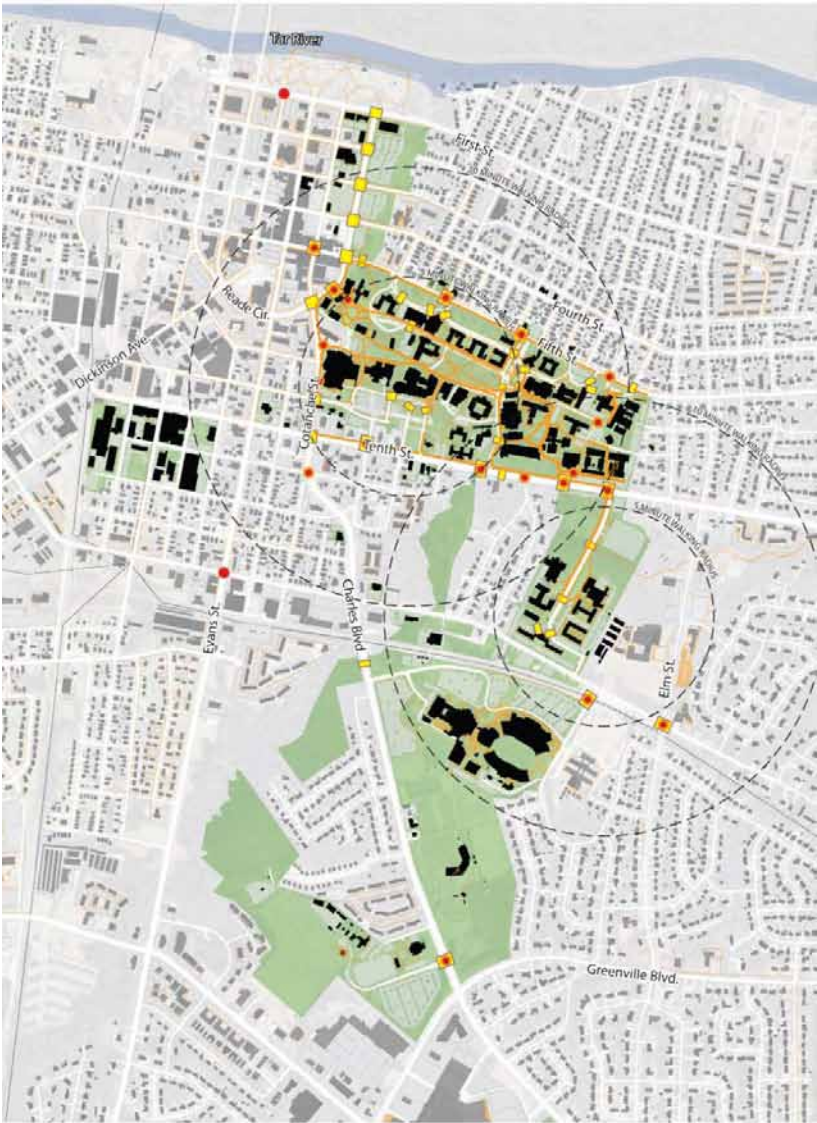
- Major pedestrian corridors run from the Christenbury bus stops through the central part of the Academic District and west to West End Dining
- Crosswalks occur on major streets, however...



Pedestrian Corridors: Crosswalks and Movement

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

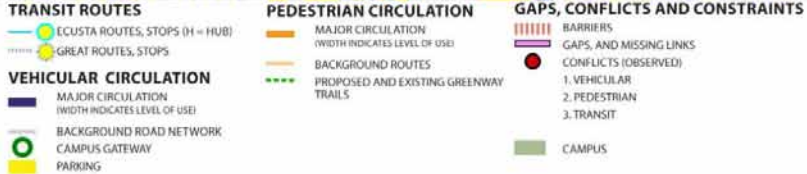
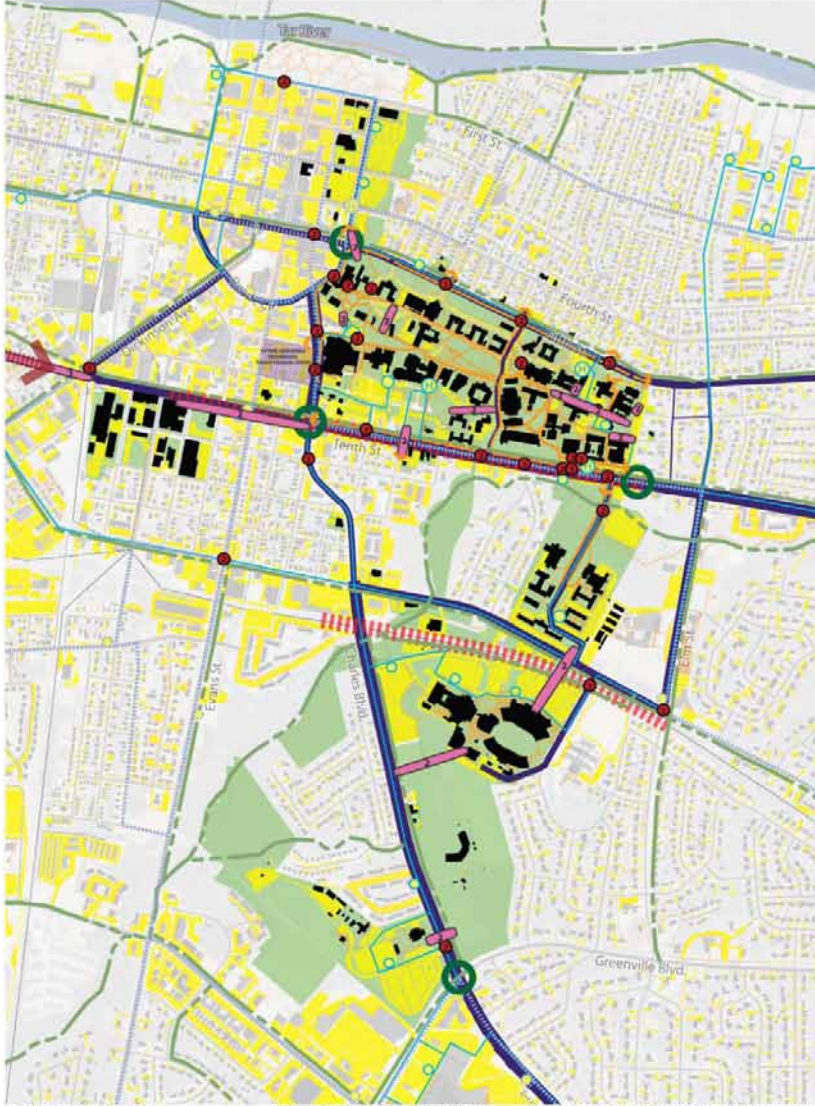


Pedestrian Corridors: Conflicts

Circulation Analysis

Main Campus Circulation

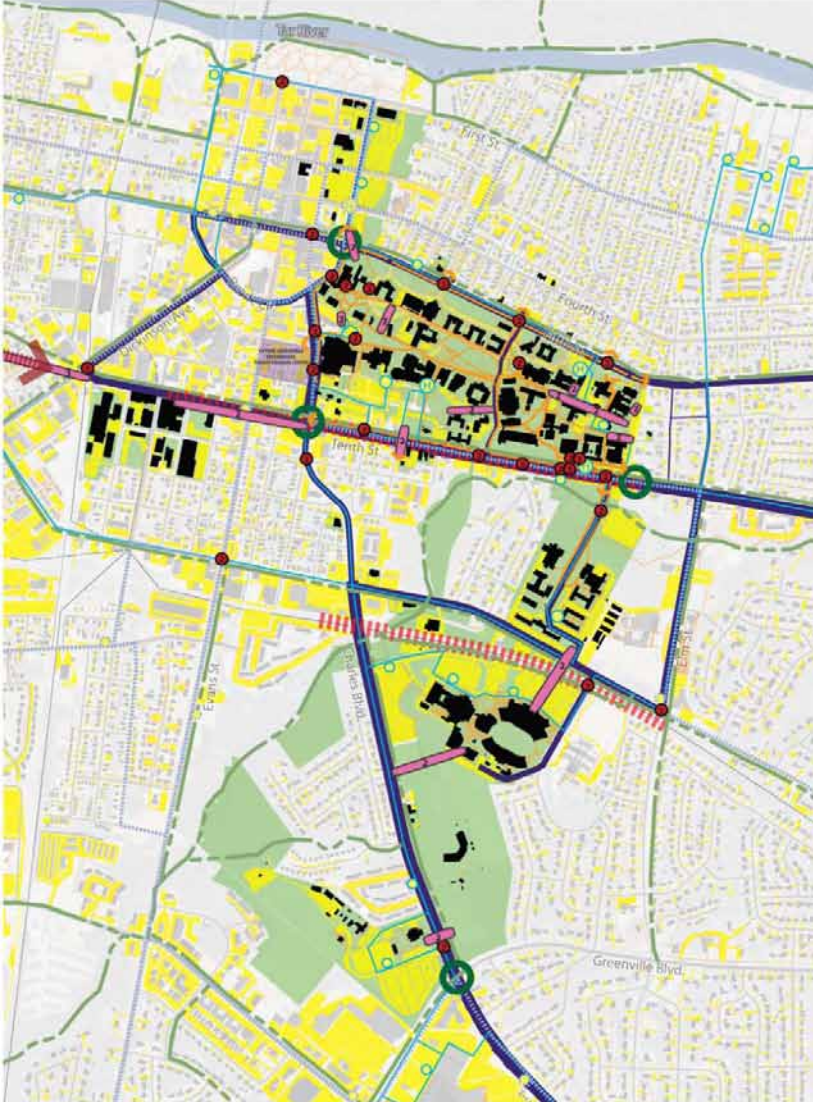
- Pedestrian conflicts along 5th, 10th and Cotanche
- Barriers:
 - 10th Street
 - Railroad tracks
- Pedestrian gaps between:
 - Campus to Downtown District
 - Campus to Warehouse District
 - South Residential District to Athletics
 - Carol Belk Building crossing Charles
 - Main Campus and Health Sciences Campus
 - The Academic Core has several missing pedestrian links
- A vehicular link is missing between Main Campus and Health Sciences campus



Circulation Analysis

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

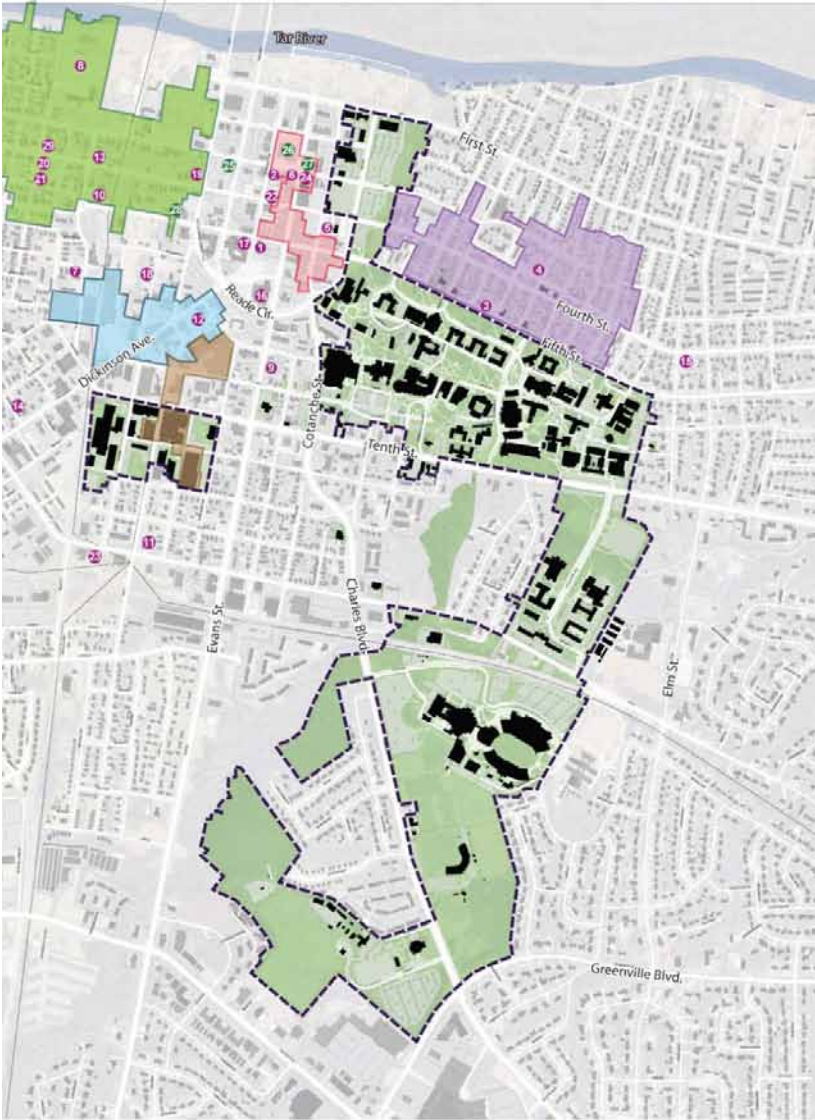


<p>TRANSIT ROUTES</p> <ul style="list-style-type: none"> — ECUSTA ROUTES, STOPS (H = HUB) — GREAT ROUTES, STOPS <p>VEHICULAR CIRCULATION</p> <ul style="list-style-type: none"> — MAJOR CIRCULATION (WIDTH INDICATES LEVEL OF USE) — BACKGROUND ROAD NETWORK; CAMPUS GATEWAY ■ PARKING 	<p>PEDESTRIAN CIRCULATION</p> <ul style="list-style-type: none"> — MAJOR CIRCULATION (WIDTH INDICATES LEVEL OF USE) — BACKGROUND ROUTES — PROPOSED AND EXISTING GREENWAY TRAILS 	<p>GAPS, CONFLICTS AND CONSTRAINTS</p> <ul style="list-style-type: none"> ▨ BARRIERS ▨ GAPS, AND MISSING LINKS ● CONFLICTS (OBSERVED) <ol style="list-style-type: none"> 1. VEHICULAR 2. PEDESTRIAN 3. TRANSIT ○ CAMPUS
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Circulation Analysis

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



NATIONAL REGISTER HISTORIC DISTRICTS

- COLLEGE VIEW HISTORIC DISTRICT
- DICKENSON AVENUE HISTORIC DISTRICT
- DOWNTOWN HISTORIC DISTRICT
- SKINNERVILLE-GREENVILLE HEIGHTS HISTORIC DISTRICT
- TOBACCO HISTORIC DISTRICT

LOCALLY DESIGNATED HISTORIC LANDMARKS

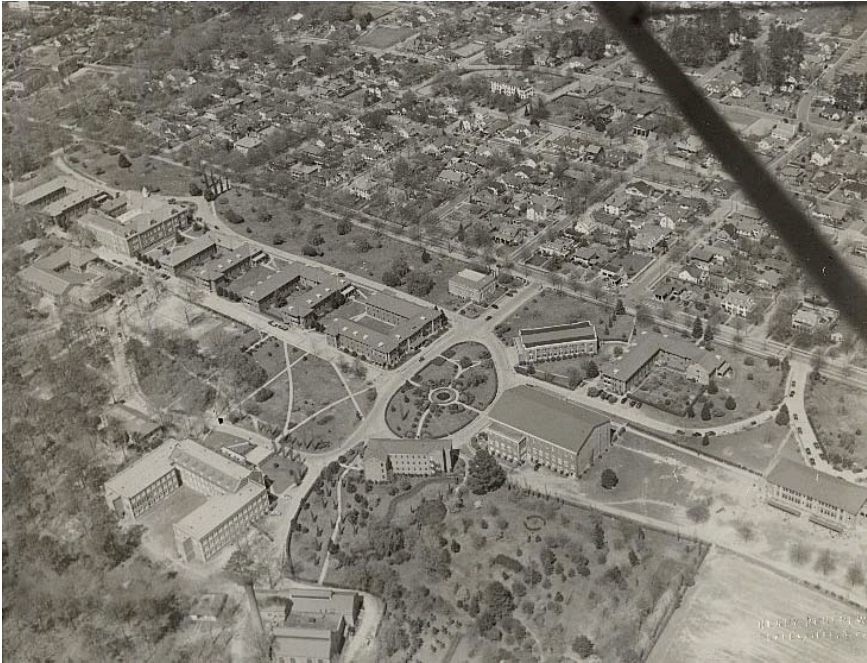
- NATIONAL REGISTER HISTORIC PROPERTIES

Historical Districts

Main Campus Community Context



1909, Campus Rendering



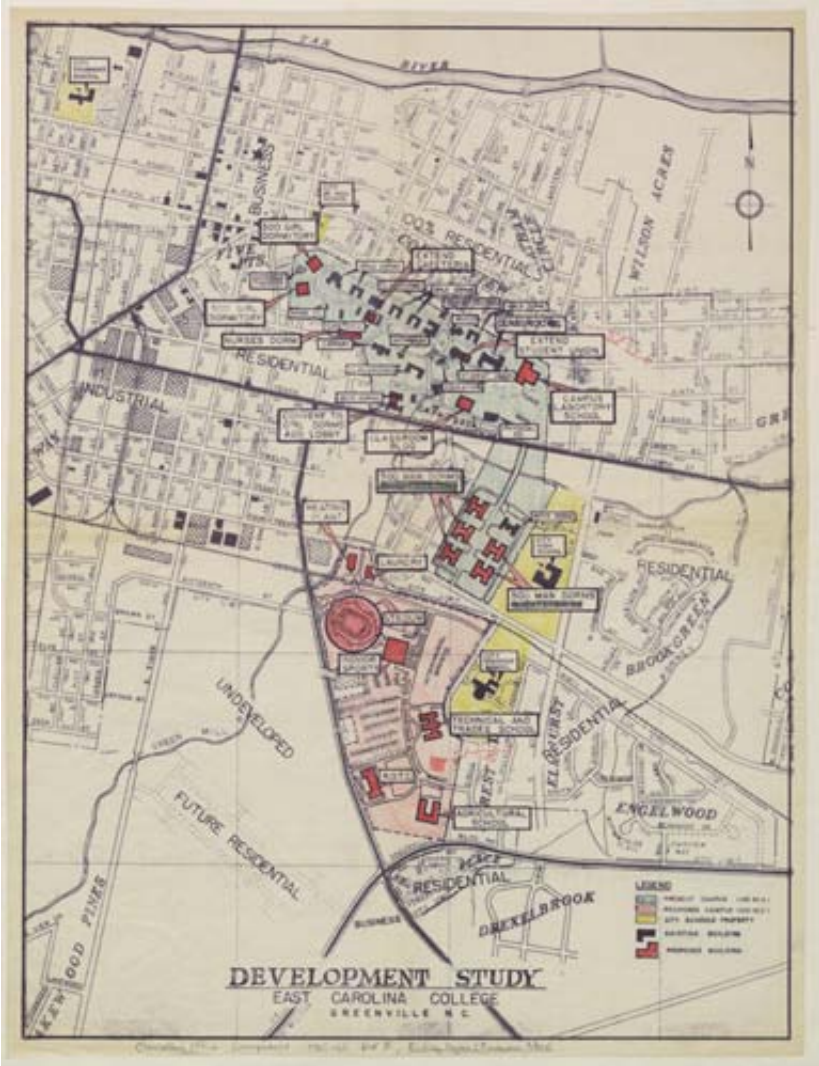
Aerial View, East Carolina Teachers College, 1948



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

Main Campus Community Planning



GREENVILLE INTERMODAL TRANSPORTATION CENTER MASTER PLANNING

FIGURE 19



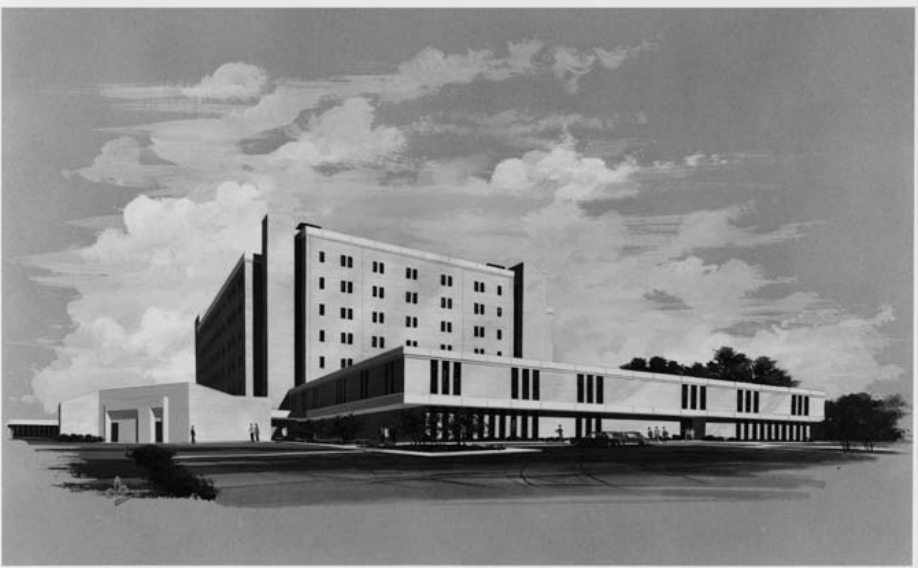
Greenville Intermodal Transportation Station

Main Campus Community Planning



South Tar River Greenway Plan, 2006

Health Science Campus Community Context



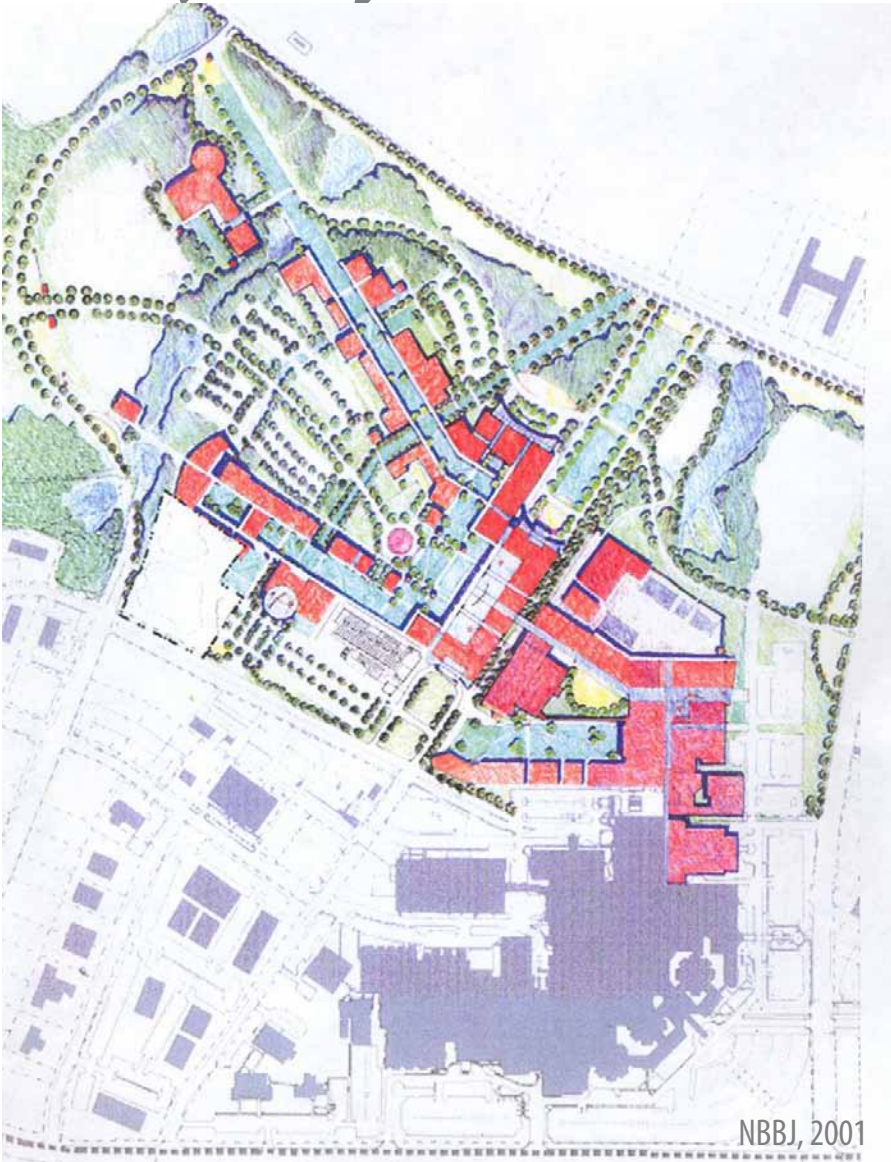
Brody School of Medicine, artist rendering, 1979



1982, Brody School of Medicine

Historical Resources

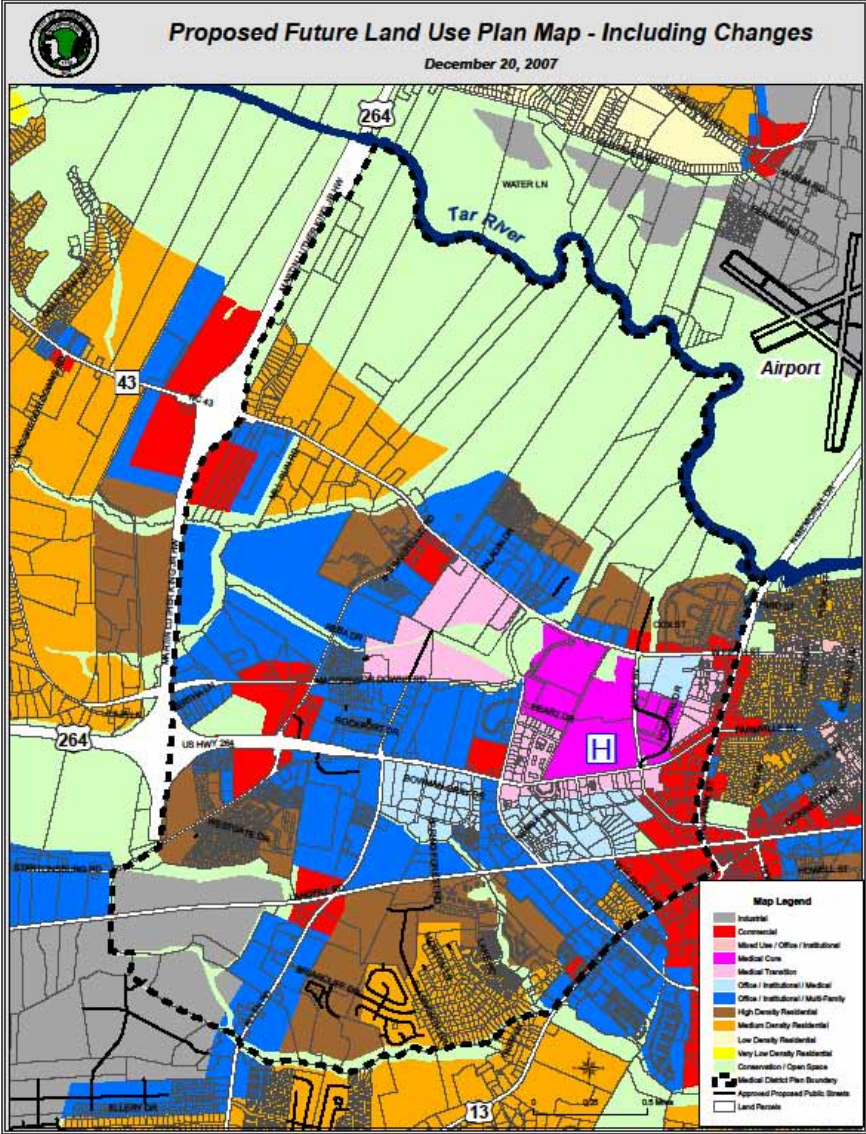
Health Science Campus Community Planning



NBBJ, 2001

The Learning Village, Health Sciences Plan, 2001

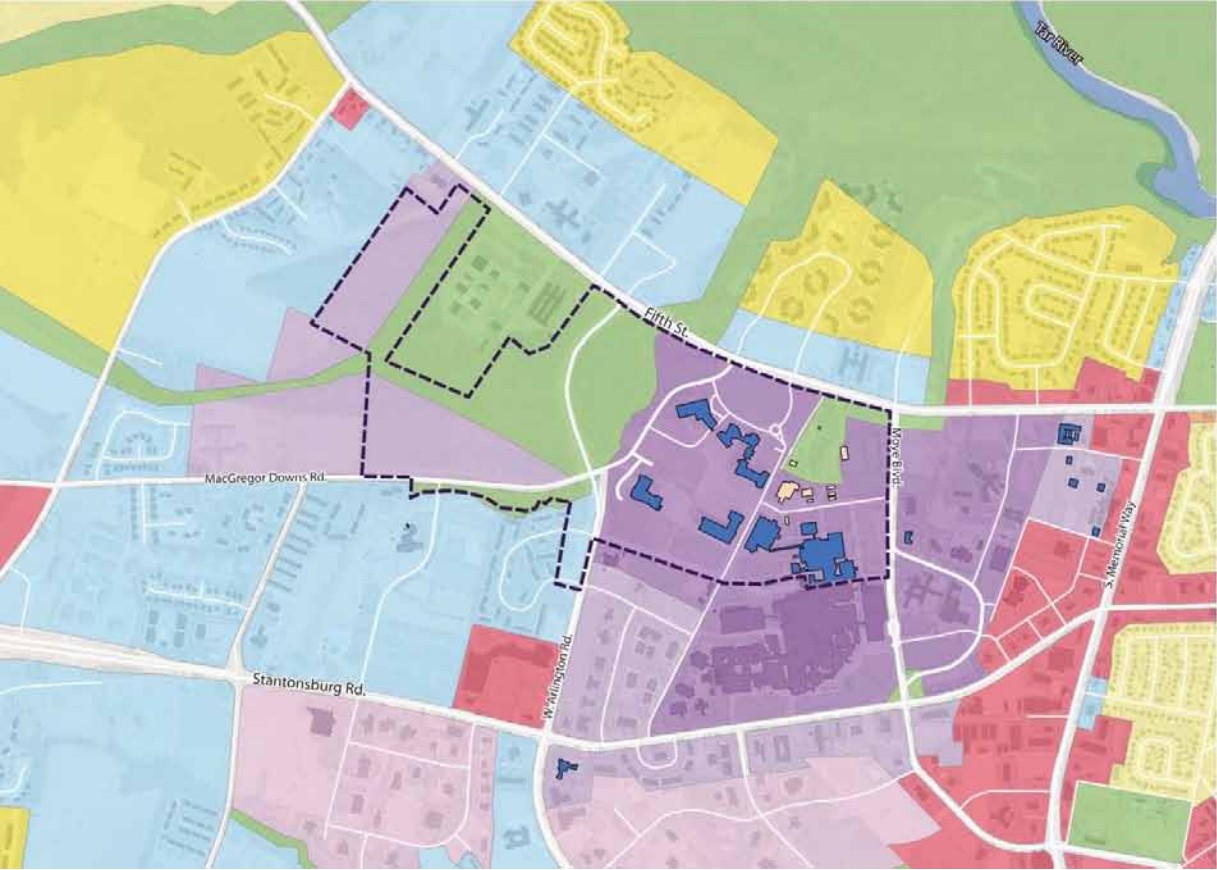
Health Science Campus Community Planning



Medical District Land Use Plan Update, 2007

Health Sciences Campus

Health Sciences Campus Land Use

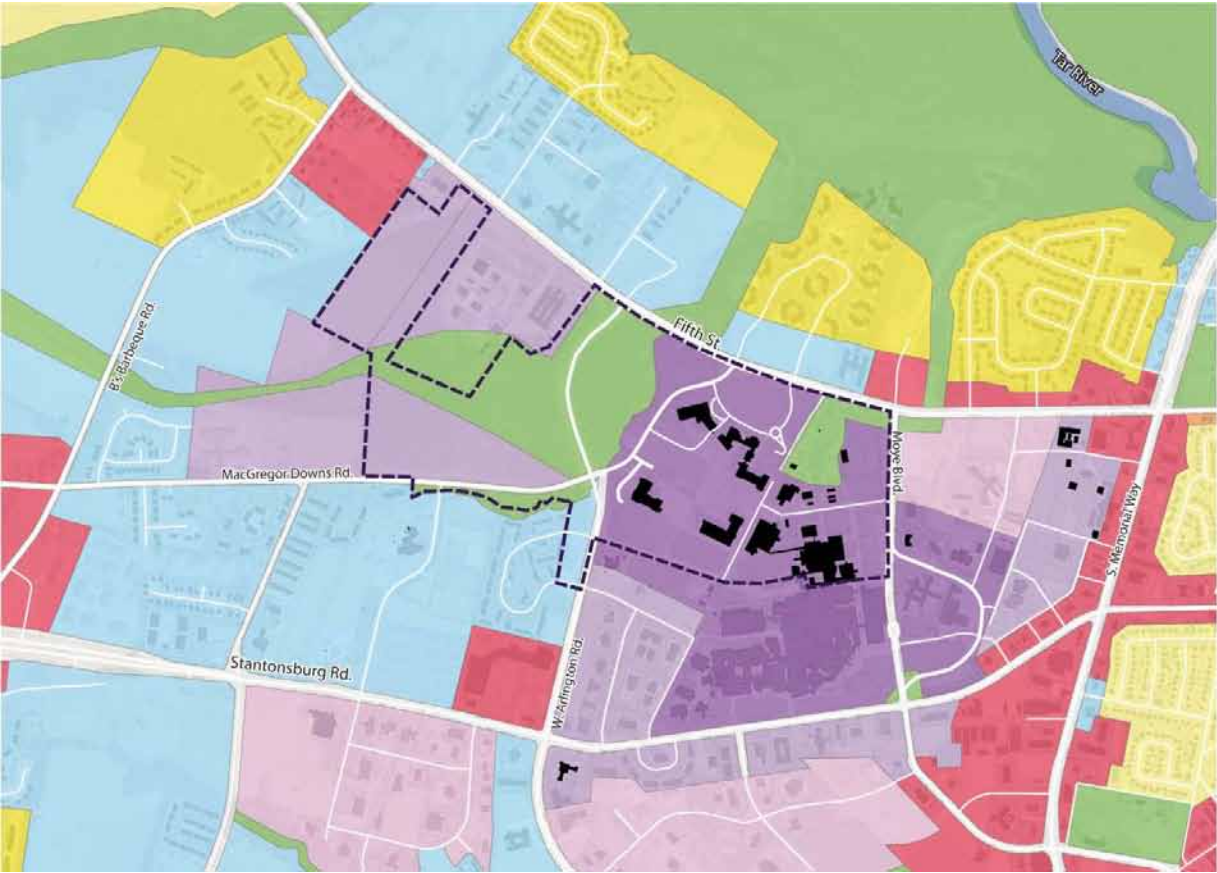


- BUILDING USE**
- MEDICAL ACADEMIC
 - CAMPUS SERVICE/ SUPPORT
- LAND USE**
- COMMERCIAL
 - MIXED USE/ OFFICE/ INSTITUTIONAL
 - MEDICAL CORE
 - MEDICAL TRANSITION
 - OFFICE/ INSTITUTIONAL/ MEDICAL
 - OFFICE/ INSTITUTIONAL/ MULTI-FAMILY
 - HIGH DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - CONSERVATION/ OPEN SPACE

- 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

Campus Land Use

Health Sciences Campus Land Use

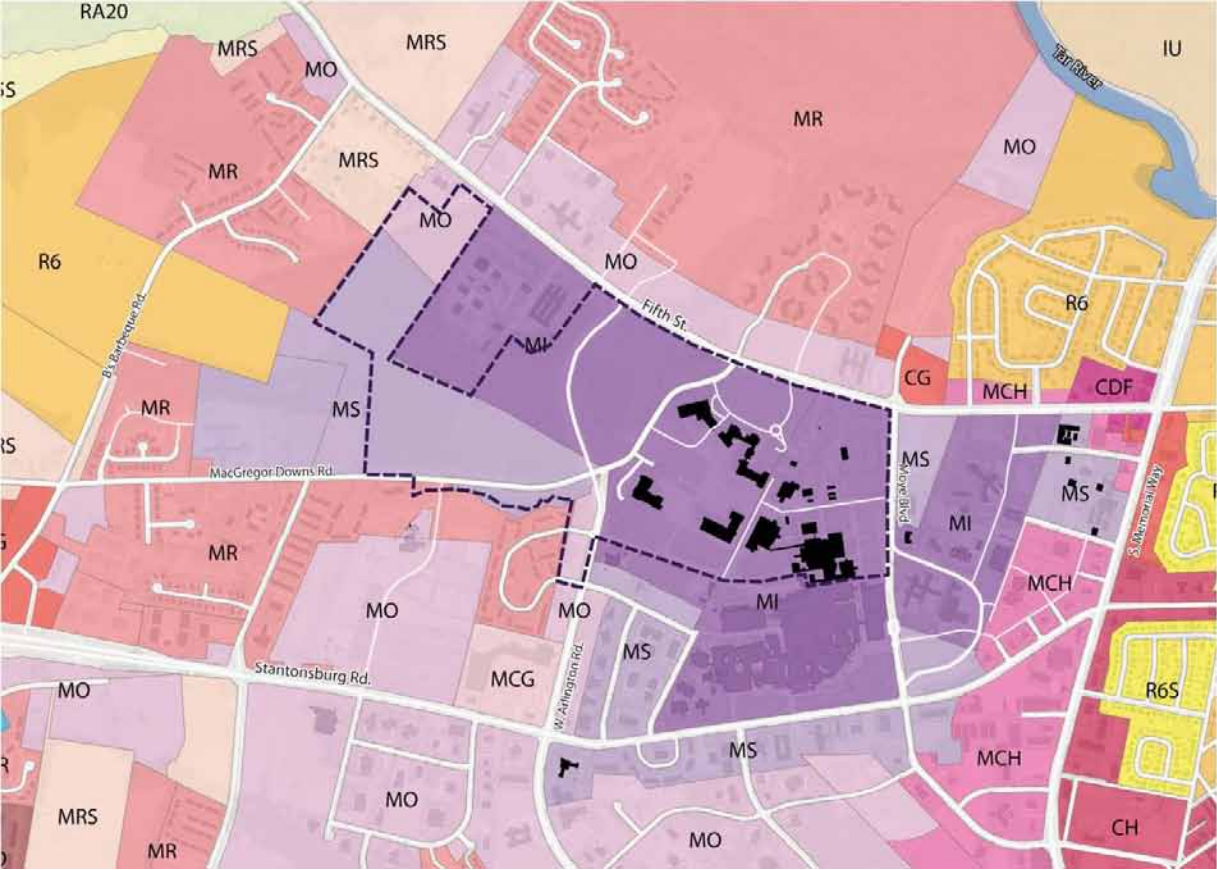


- LAND USE**
- COMMERCIAL
 - MIXED USE/ OFFICE/ INSTITUTIONAL
 - MEDICAL CORE
 - MEDICAL TRANSITION
 - OFFICE/ INSTITUTIONAL/ MEDICAL
 - OFFICE/ INSTITUTIONAL/ MULTI-FAMILY
 - HIGH DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - CONSERVATION/ OPEN SPACE

•City of Greenville proposed future surrounding land uses are comparable to the existing land use map

Future Land Use

Health Sciences Campus Land Use

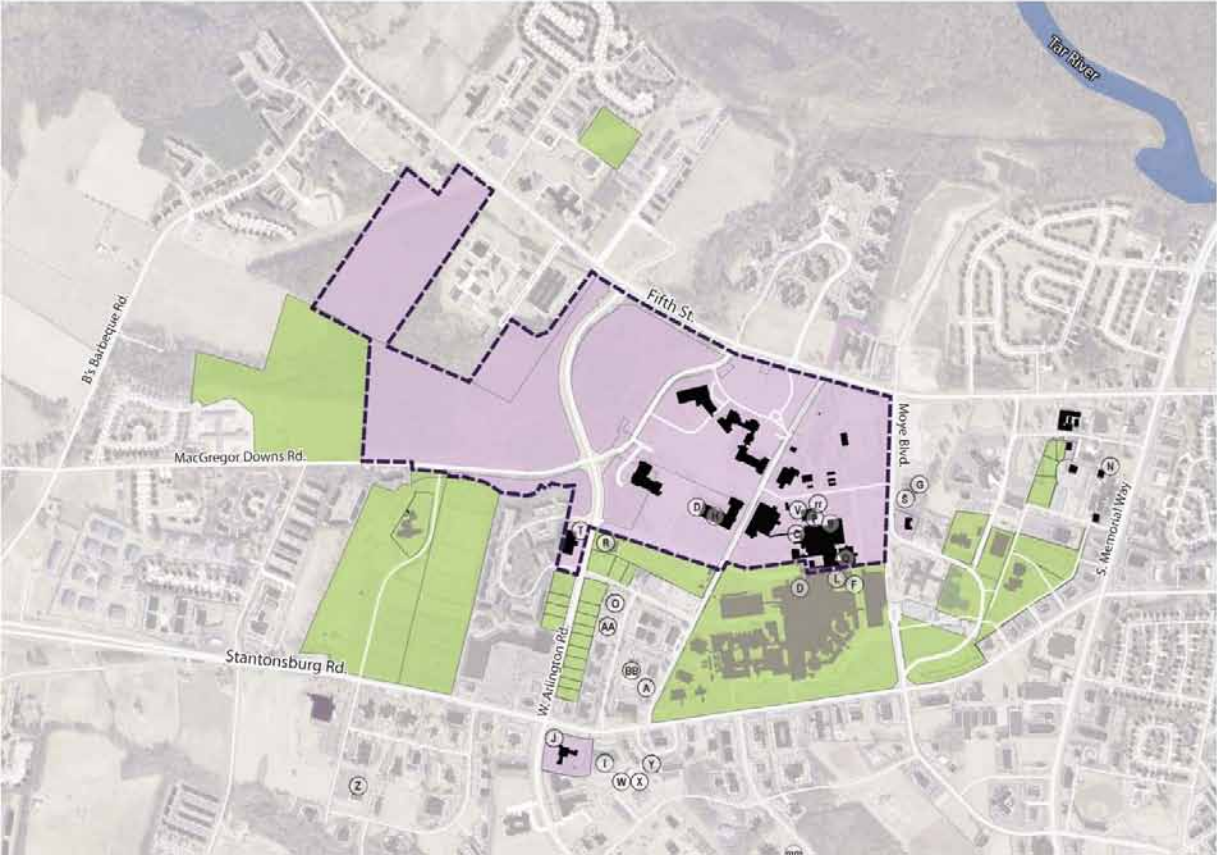


- LAND USE**
- CDF - DOWNTOWN COMMERCIAL FRINGE
 - CG - GENERAL COMMERCIAL
 - CH - HEAVY COMMERCIAL
 - IU - UNOFFENSIVE INDUSTRY
 - MI - MEDICAL INSTITUTIONAL
 - MS - MEDICAL SUPPORT
 - MO - MEDICAL OFFICE
 - MCG - MEDICAL GENERAL COMMERCIAL
 - MCH - MEDICAL HEAVY COMMERCIAL
 - MR - MEDICAL RESIDENTIAL
 - MRS - MEDICAL RESIDENTIAL SINGLE FAMILY
 - O - OFFICE
 - RA20 - RESIDENTIAL AGRICULTURE
 - R155 - RESIDENTIAL SINGLE FAMILY LOW DENSITY
 - R95/R65 - RESIDENTIAL SINGLE FAMILY MEDIUM DENSITY
 - R6 - RESIDENTIAL - SINGLE/MULTI-FAMILY HIGH DENSITY

- 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.)

Existing Zoning

Health Sciences Campus Land Use

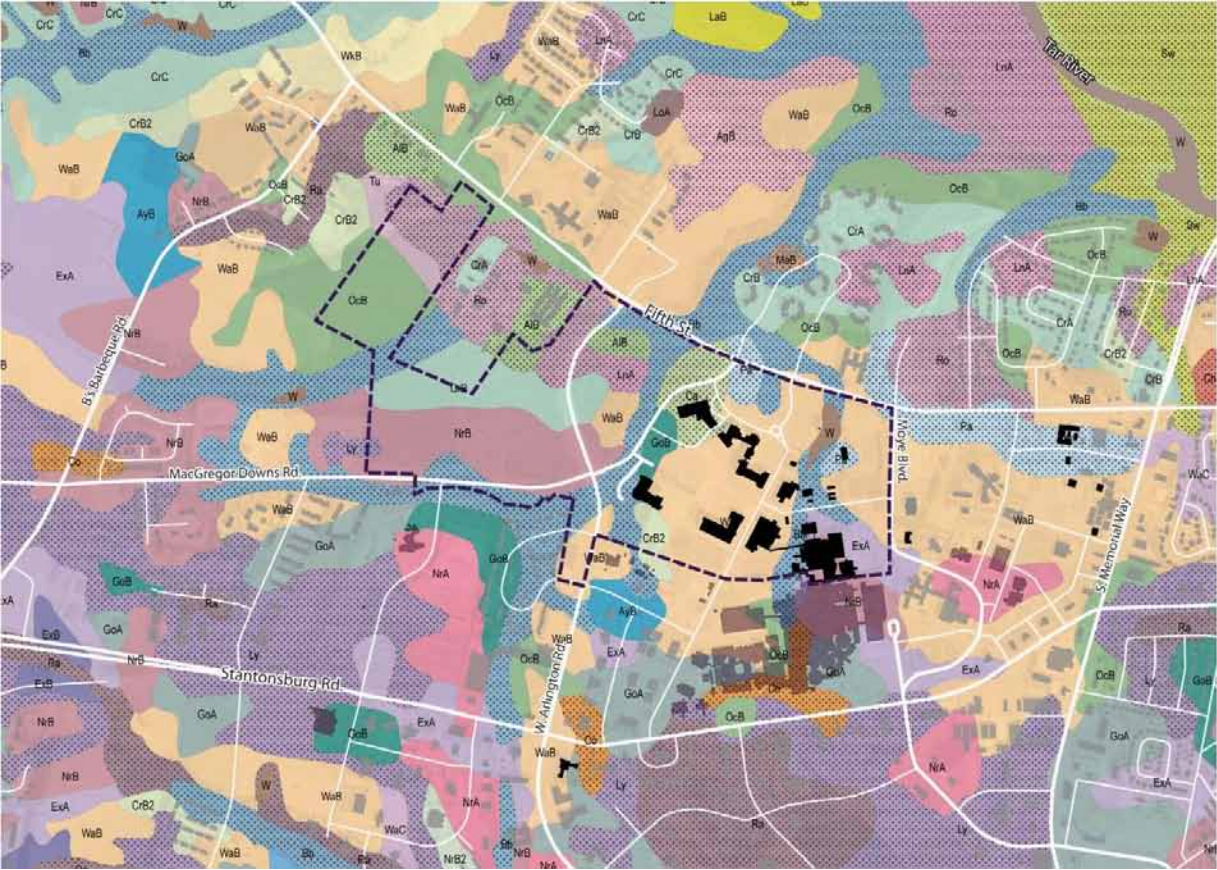


- LEGEND**
- PITT COUNTY MEMORIAL HOSPITAL
 - ECU
 - ECU BUILDINGS
 - PITT COUNTY BUILDINGS

- Health Sciences campus extends from Pitt County Memorial Hospital to 5th Street
- Some medical office properties lie between Moyer Blvd. and Memorial Way
- Health Sciences campus is approximately 200 acres

Existing ECU Property

Health Sciences Campus Natural Features



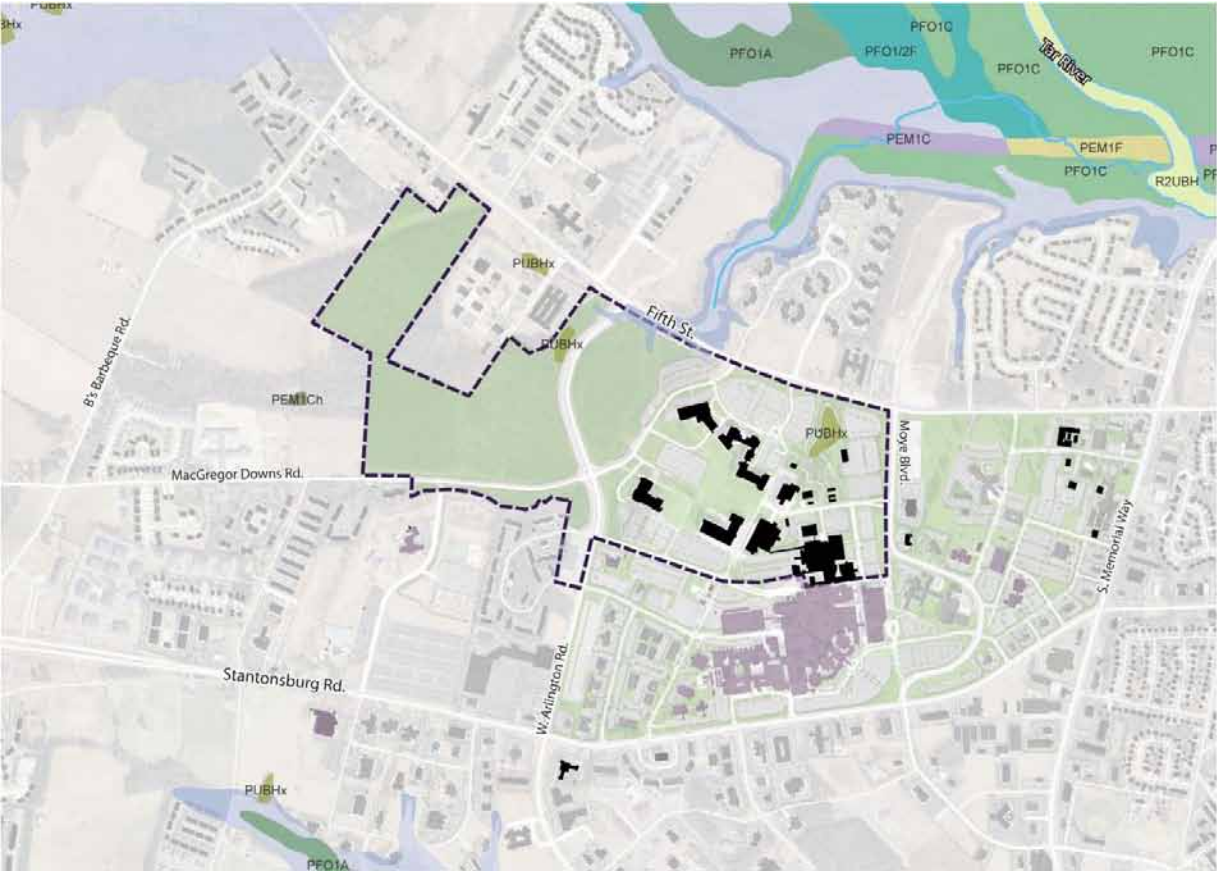
SOIL TYPES

- AgB ALAGA LOAMY SAND, 0-6% SLOPE
- AlB ALTAVISTA SANDY LOAM, 0-4% SLOPE
- AyB AYCOCK FINE SANDY LOAM, 1-6% SLOPE
- Bb BIBB COMPLEX
- Ca CAPE FEAR LOAM
- Ch CHIPLEY SAND
- Co COXVILLE FINE SANDY LOAM
- Cr CRAVEN FINE SANDY LOAM, 1-6% SLOPE
- CrB2 CRAVEN FINE SANDY LOAM, 1-6% SLOPE, ERODED
- ExA EXUM FINE SANDY LOAM, 0-1% SLOPE
- ExB EXUM FINE SANDY LOAM, 1-6% SLOPE
- GoA GOLDSBORO SANDY LOAM, 0-1% SLOPE
- GoB GOLDSBORO SANDY LOAM, 1-6% SLOPE
- LaB LAKELAND SAND, 1-6% SLOPE
- LnA LENOIR FINE SANDY LOAM, 0-3% SLOPE
- Ly LYNCHBURG FINE SANDY LOAM
- MaB MASADA SAND LOAM, 0-4% SLOPE
- NrA NORFOLK SANDY LOAM, 0-1% SLOPE
- NrB NORFOLK SANDY LOAM, 1-6% SLOPE
- OcB OCILLA LOAMY FINE SAND, 0-4% SLOPE
- Pa PACTOLUS LOAMY SAND
- Ra RAINS FINE SANDY LOAM
- Ro ROANOKE SILT LOAM
- Sw SWAMP
- W WATER
- WaB WAGRAM LOAMY SAND, 0-6% SLOPE
- WkB WICKHAM SANDY LOAM, 0-6% SLOPE
- Limiting Soils

- Soils are mostly sandy loam in nature
- Hydic and limiting soils exist along some steep slope areas, mostly in the wooded area to the east of MacGregor Downs Rd.

Soils

Health Sciences Campus Natural Features



WETLANDS

- PFO1B** PALUSTRINE (FORESTED, NEEDLE-LEAVED EVERGREEN, SATURATED, ACID)
- PFO1A** PALUSTRINE (FORESTED, BROAD-LEAVED DECIDUOUS, TEMPORARILY FLOODED)
- PFO1C** PALUSTRINE (FORESTED BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED)
- PFO12F** PALUSTRINE (FORESTED, BROAD & NEEDLE-LEAVED DECIDUOUS, SEMIPERMANENTLY FLOODED)
- PEM1C** PALUSTRINE (EMERGENT, PERSISTENT, SEASONALLY FLOODED)
- PEM1F** PALUSTRINE (EMERGENT, PERSISTENT, SEASONALLY FLOODED)
- PUBHx** PALUSTRINE (UNCONSOLIDATE BOTTOM, PERMANENTLY FLOODED, EXCAVATED)
- PEM1Ch** PALUSTRINE (EMERGENT, PERSISTENT, SEASONALLY FLOODED, DREDGED/IMPOUNDING)
- R2UBH** 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 BY 500-YEAR FLOODING; AN AREA INUNDATED WITH 100-YEAR FLOODING WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT)
- OUTSIDE 100/500-YEAR FLOODPLAIN**
- CAMPUS**

- 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

Hydrology

Health Sciences Campus Natural Features

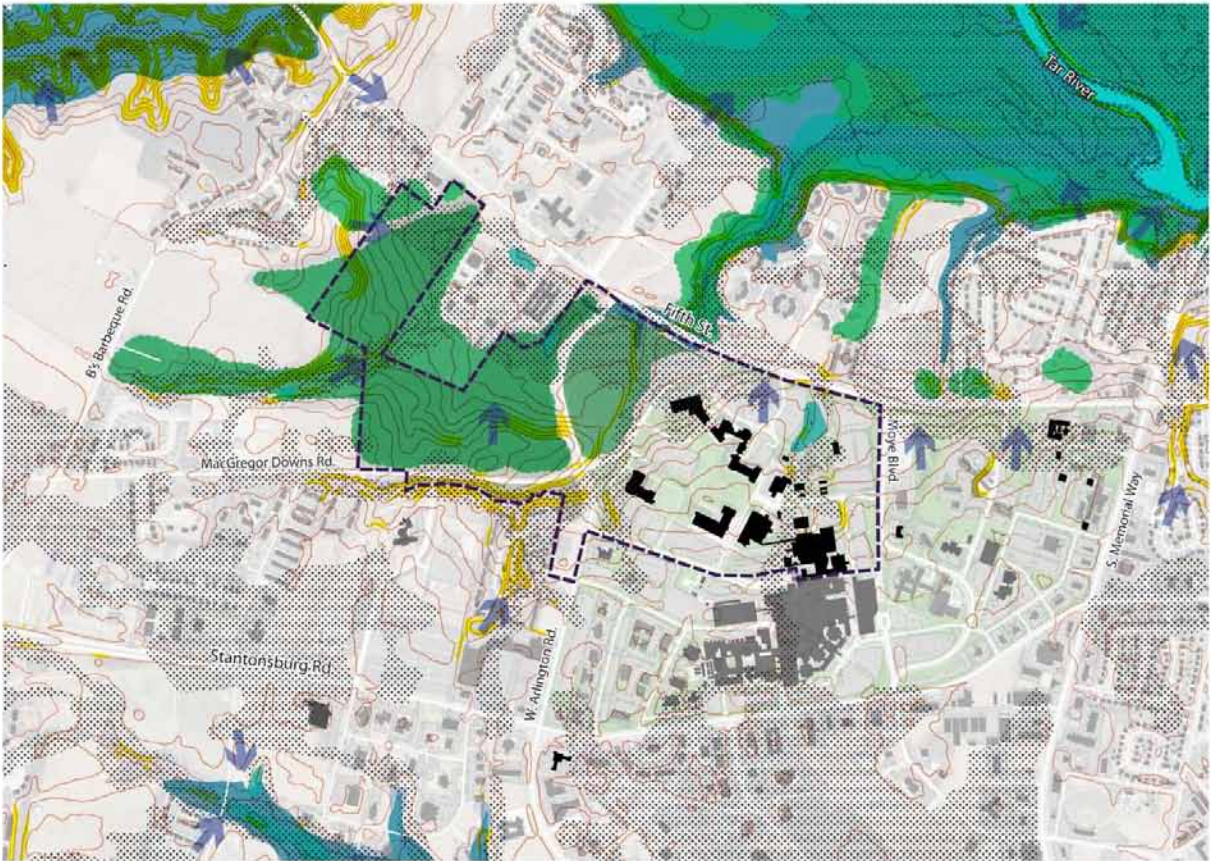


- HSC is relatively flat
- Drainage occurs towards 5th Street
- Few wetlands exist on HSC
- Elevations range from approximately 30' above sea level to 66' above sea level

Topography

Natural Features Analysis

Health Sciences Campus Natural Features



- 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

Natural Features Analysis

Health Sciences Campus Structure



TOTAL FLOORS

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

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

Building Heights

Health Sciences Campus Structure



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

Building Condition

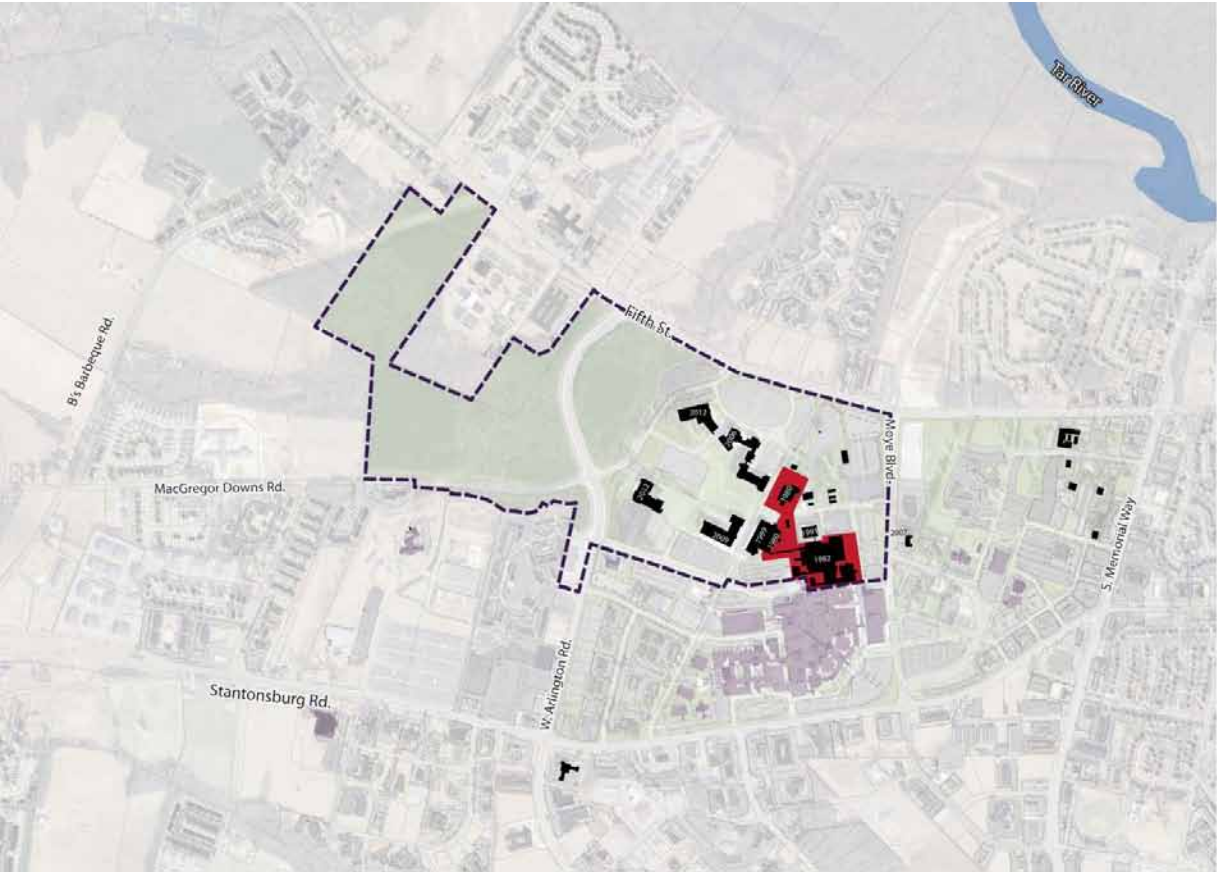
Health Sciences Campus Structure



- Major utility corridors exist in the heart of the HSC

Existing Utilities: Major Corridors

Health Sciences Campus Structure

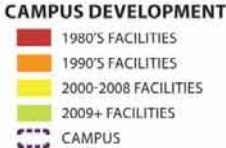
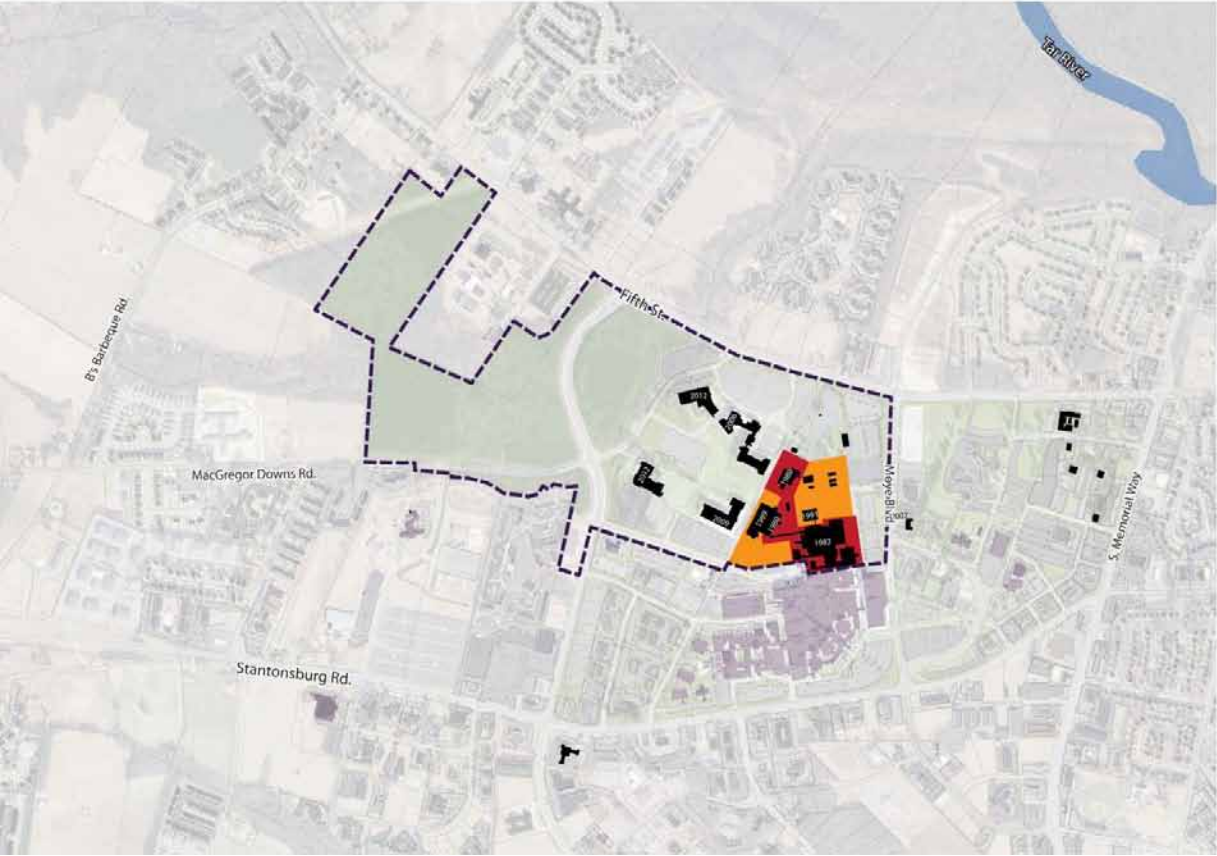


- CAMPUS DEVELOPMENT**
- 1980'S FACILITIES
 - 1990'S FACILITIES
 - 2000-2008 FACILITIES
 - 2009+ FACILITIES
 - CAMPUS

•1980's facilities

Campus Growth

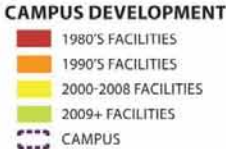
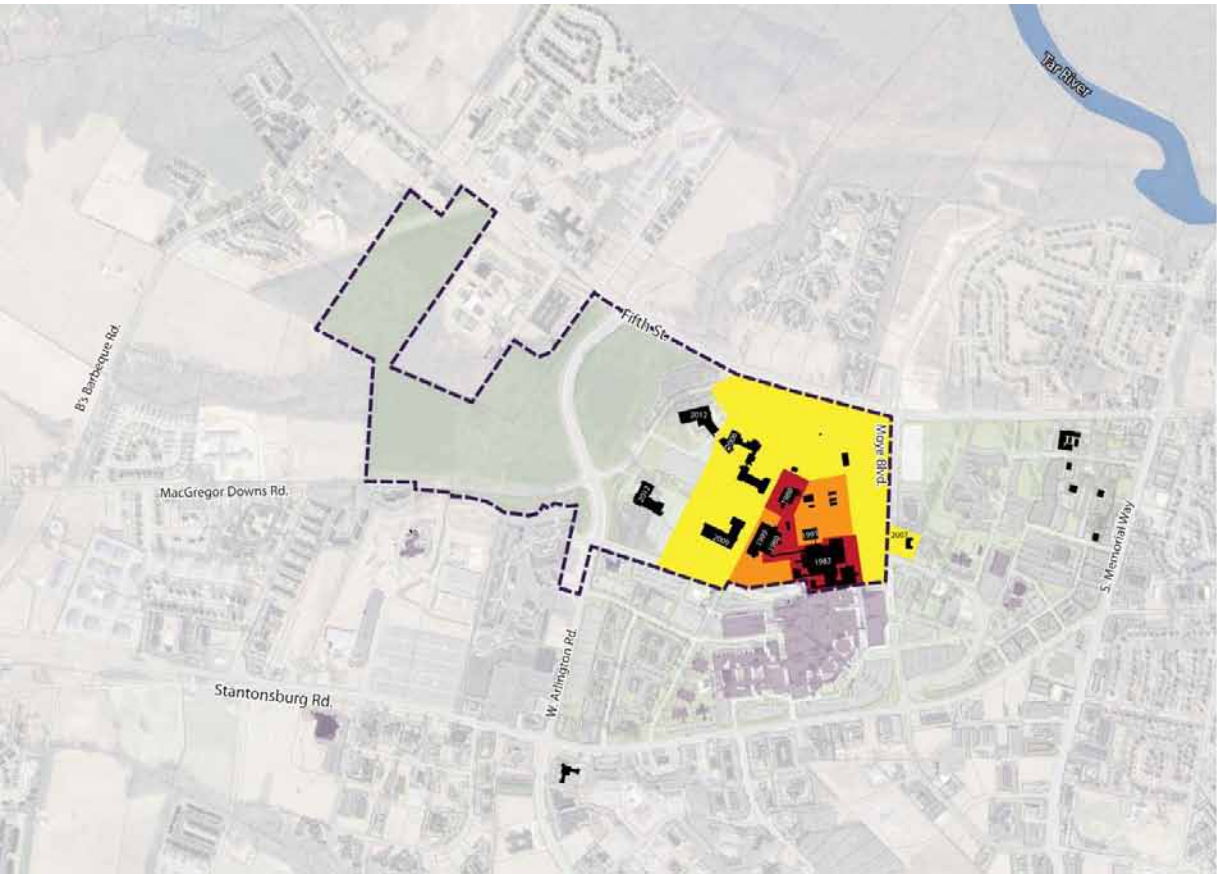
Health Sciences Campus Structure



- 1980's facilities
- 1990's facilities

Campus Growth

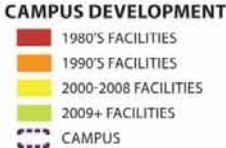
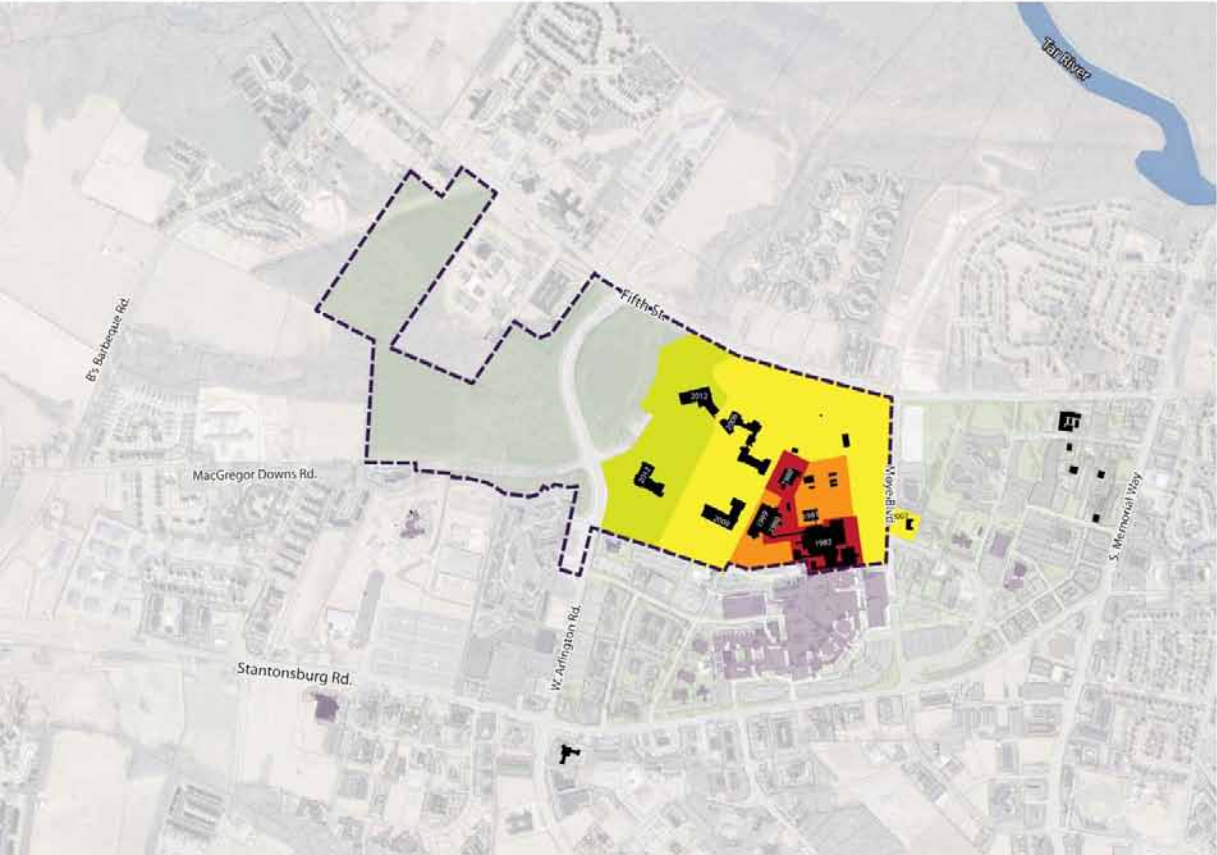
Health Sciences Campus Structure



- 1980's facilities
- 1990's facilities
- 2000-2008 facilities

Campus Growth

Health Sciences Campus Structure



- 1980's facilities
- 1990's facilities
- 2000-2008 facilities
- 2009+ facilities

Campus Growth

Health Sciences Public Realm



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

Campus Land Cover: Natural Areas/Tree Canopy

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

Campus Land Cover: Lawn Areas

Health Sciences Public Realm



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

- 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

Health Sciences Public Realm



- 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

- Exterior safety and security data was compiled from Protection Engineering Group
- Territoriality is maintained on 5th Street , Moyer 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

Safety and Security

Public Realm Analysis

Health Sciences Public Realm



- 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

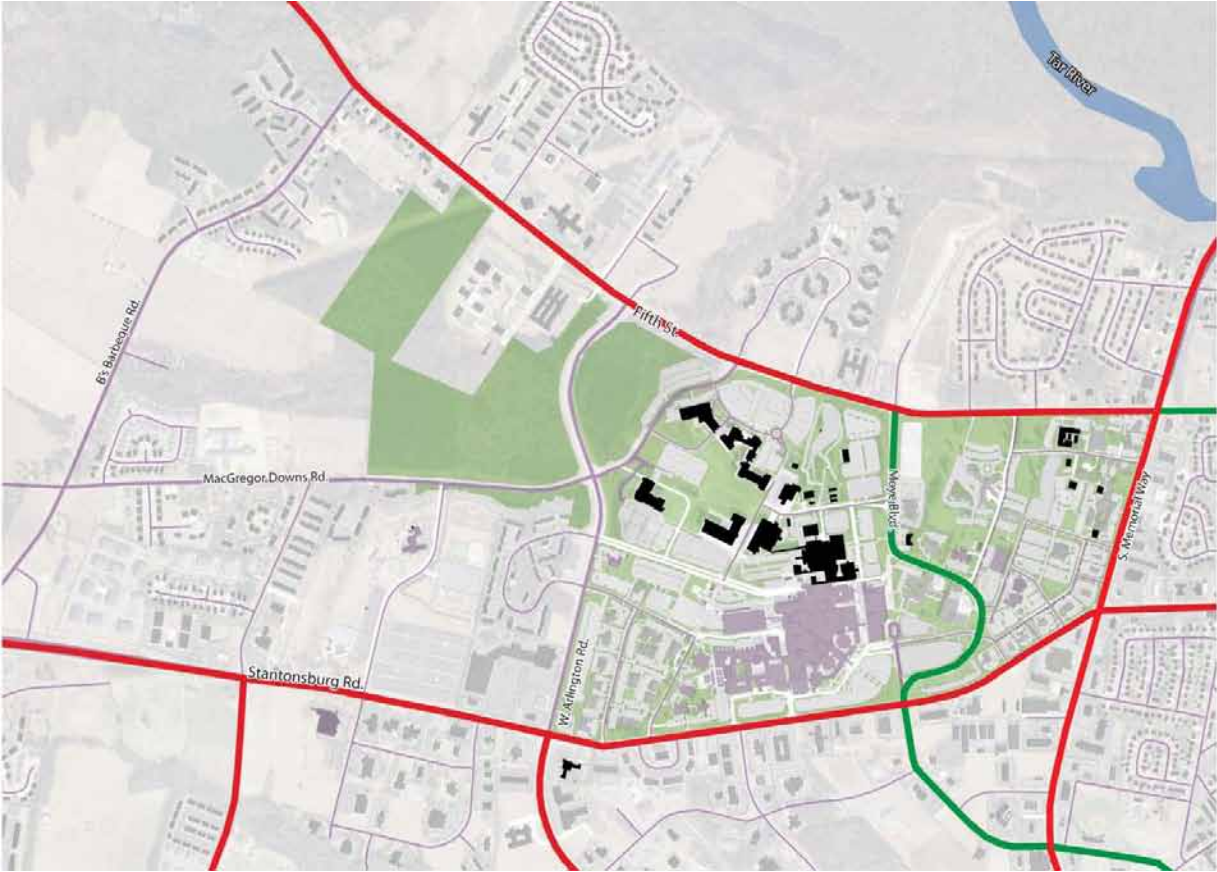
•5th Street and northern portions of MacGregor Downs and Moyer have high quality edges

•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



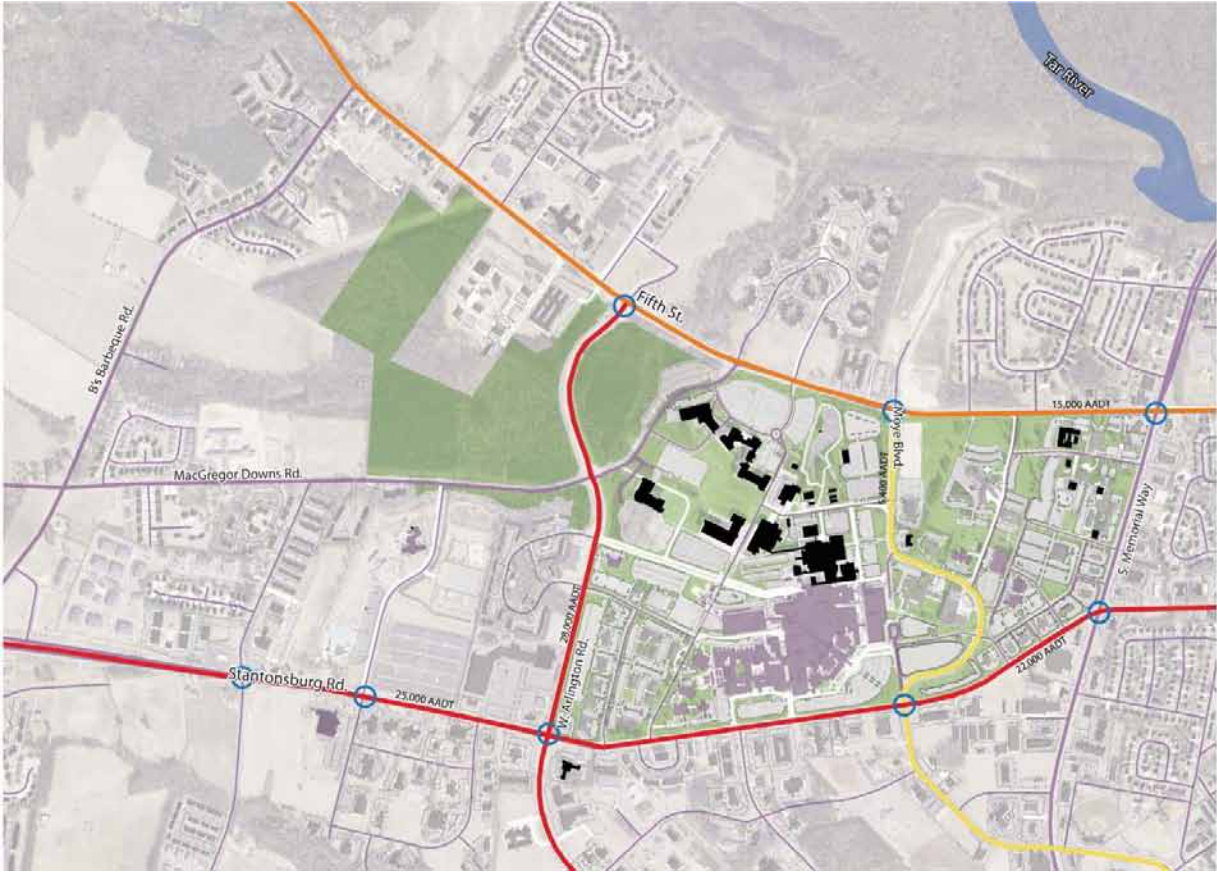
FUNCTIONAL ROAD CLASSIFICATIONS

- MAJOR THOROUGHFARE
- MINOR THOROUGHFARE
- CAMPUS

- Major thoroughfares on 5th, Stantonsburg and Memorial Drive.
- Moyer is a minor thoroughfare

Vehicular: Road Classification

Health Sciences Campus Structure



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

Vehicular: Daily Trips

Health Sciences Campus Structure



- STRUCTURES AND STREETS**
- ECU PARKING LOTS
 - PARKING DECK
 - OFF-CAMPUS PARKING LOTS
 - CAMPUS STREETS
 - OFF CAMPUS STREETS
 - CAMPUS




- 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)

Vehicular: Parking and Campus Streets

Health Sciences Campus Structure



SERVICE DRIVES AND STREETS

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

Vehicular: Service Drives and Streets

Health Sciences Campus Circulation



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

Vehicular: Bus Routes

Health Sciences Campus Circulation



- LEGEND**
- PRIMARY HEALTH SCIENCE PEDESTRIAN MOVEMENT
 - SECONDARY MEDICAL CENTER PEDESTRIAN MOVEMENT
 - TERTIARY PEDESTRIAN MOVEMENT
 - CAMPUS
 - GURRHED / ENCLOSED WALKWAY
 - CROSSWALK
 - OBSERVED CONFLICT AREAS

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

Pedestrian Corridors: Movement and Crosswalks

Health Sciences Campus Circulation



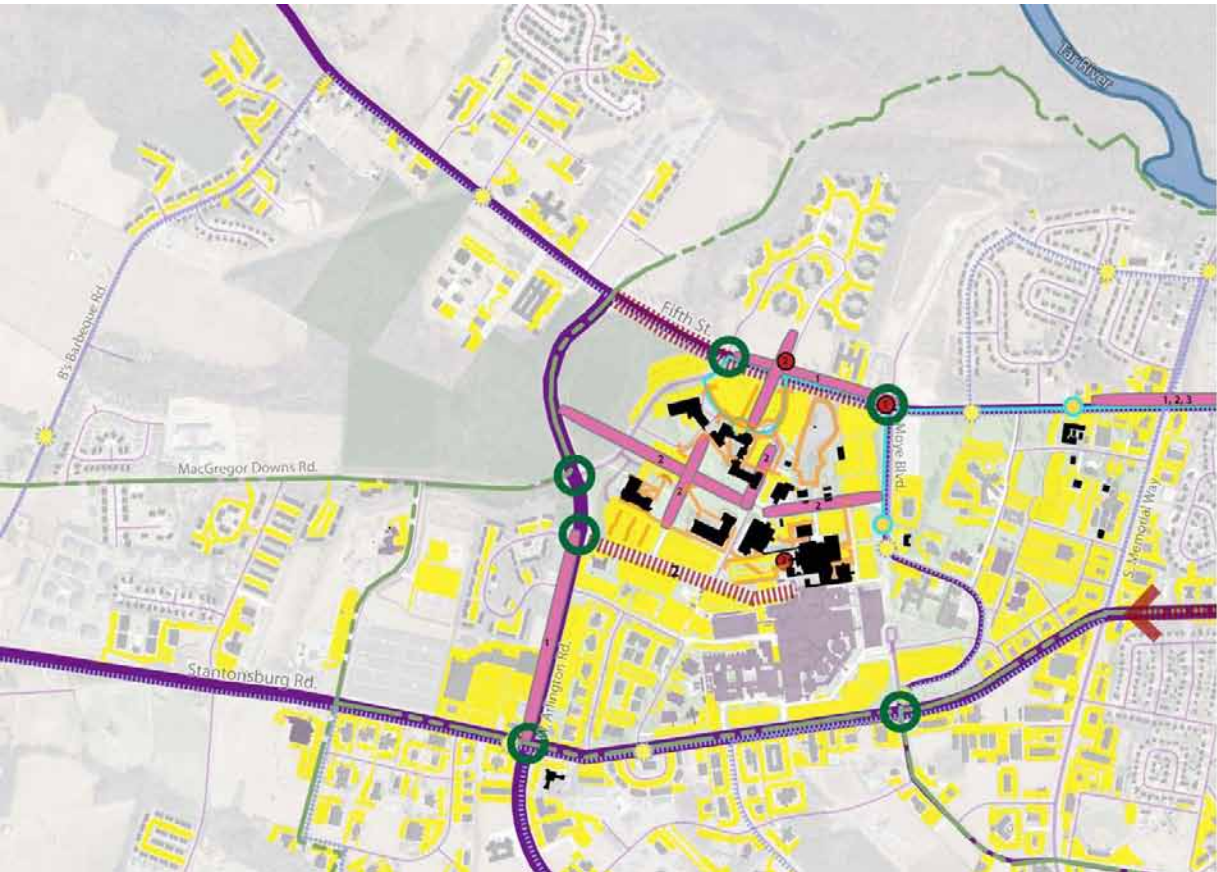
- LEGEND**
- PRIMARY HEALTH SCIENCE PEDESTRIAN MOVEMENT
 - SECONDARY MEDICAL CENTER PEDESTRIAN MOVEMENT
 - TERTIARY PEDESTRIAN MOVEMENT
 - CAMPUS
 - GURRHREAD / ENCLOSED WALKWAY
 - CROSSWALK
 - OBSERVED CONFLICT AREAS

- 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

Pedestrian Corridors: Conflicts

Circulation Analysis

Health Sciences Campus Circulation



- TRANSIT ROUTES**
 - ECUSTA ROUTES, STOPS
 - GREAT ROUTES, STOPS
- VEHICULAR CIRCULATION**
 - MAJOR CIRCULATION (WIDTH INDICATES LEVEL OF USE)
 - BACKGROUND ROAD NETWORK
- CAMPUS GATEWAY
- CAMPUS INTERSECTIONS
- PARKING
- 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

- 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

Circulation Analysis