

EAST CAROLINA UNIVERSITY HEALTH SCIENCES AND WEST RESEARCH CAMPUS

MASTER PLAN | CAMPUS INVENTORY ANALYSIS MAPS

April 29, 2010

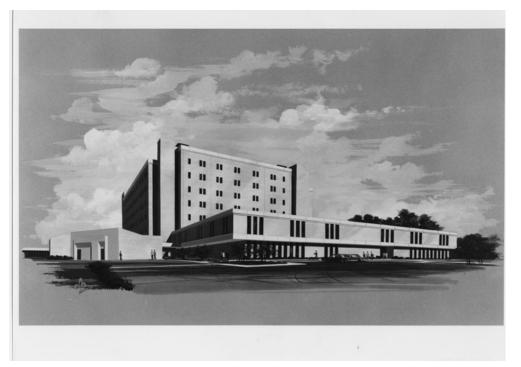




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Brody School of Medicine, artist rendering, 1979



Brody School of Medicine, 1982

HISTORICAL RESOURCES



SMITHGROUP/JJR NOT TO SCALE

5



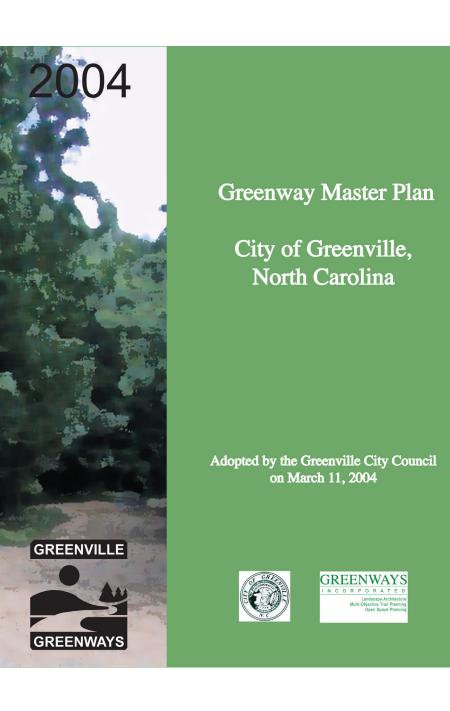
10th Street Connector:

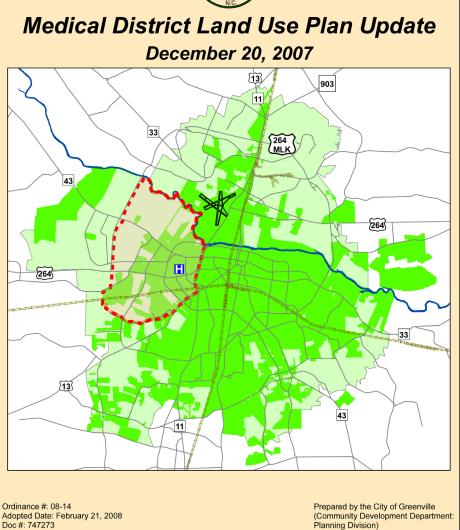
The 10th street connector is a proposed vehicular and pedestrian connection between downtown Greenville and the ECU Health Sciences Campus. There are 3 preliminary routings proposed as a part of this project, the preferred is pictured above.



Greenville Intermodal Station:

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





Ordinance #: 08-14

Greenville Greenway Master Plan:

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

Medical District Land Use Plan Update:

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



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COMMUNITY PLANNING

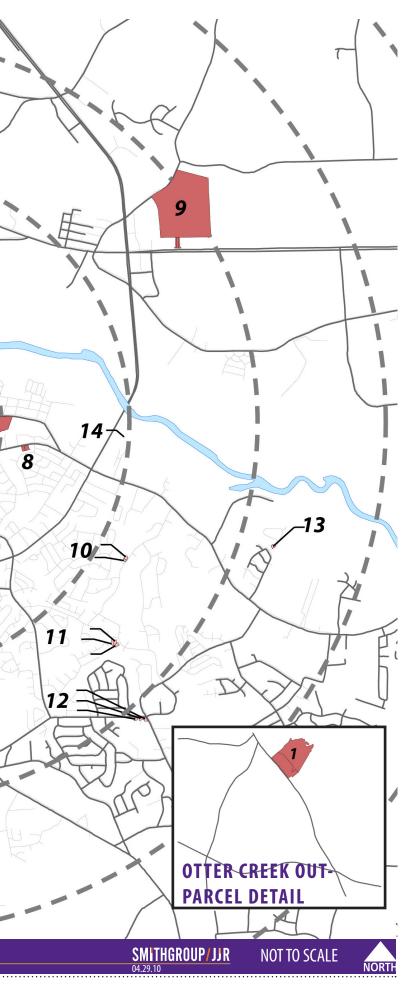


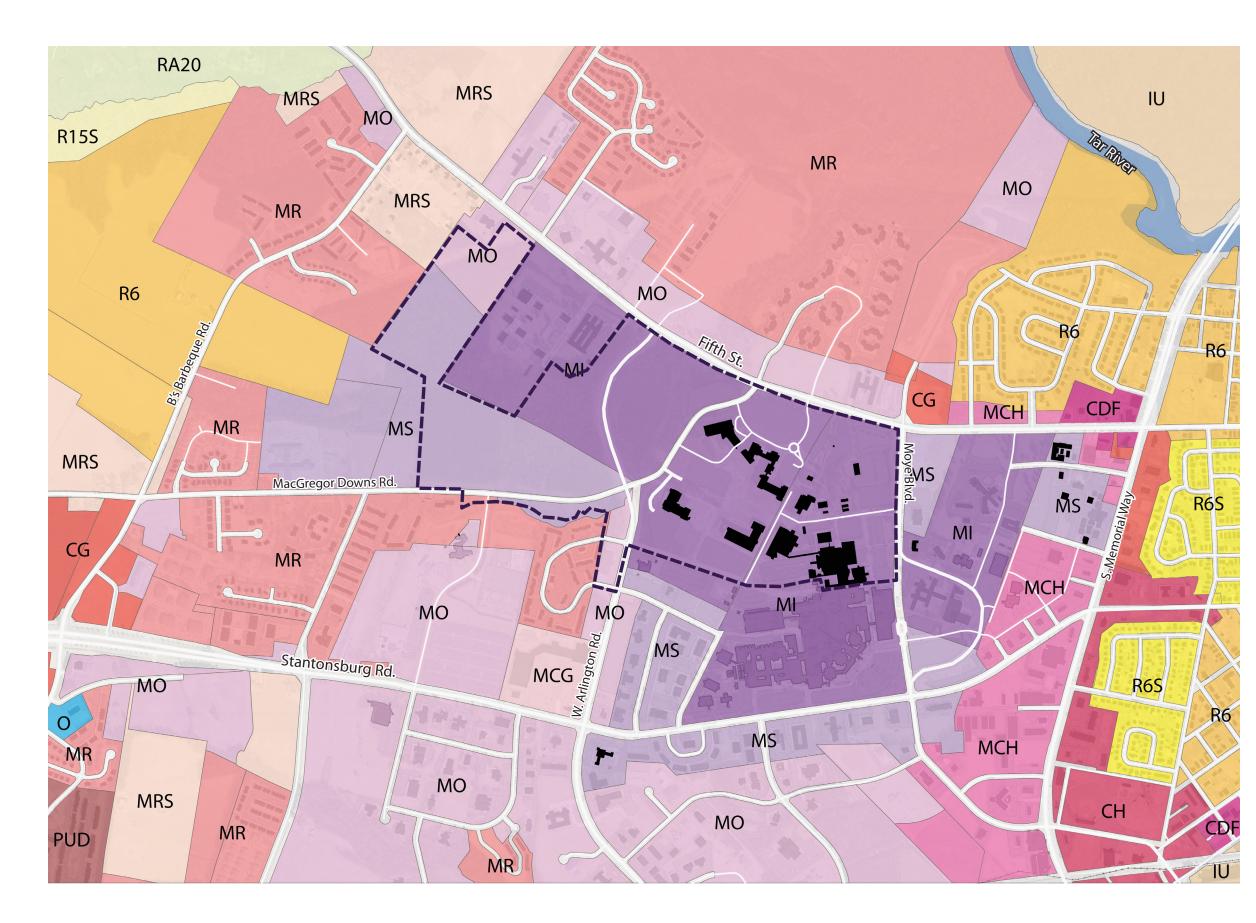


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M Firetower Medical Office Intergenerational center, outreach into Greenville Community PL/LA/SL CC Sports Medicine Clinic Intergenerational center, outreach into Greenville Community PL/LA/SL GE Serstein Pharmacy Intergenerational center, outreach into Greenville Community PL/LA H Sta Gabriel's Convent Intergenerational center, outreach into Greenville Community PL/LA H Sta Gabriel's Convent Intergenerational center, outreach into Greenville Community PL/LA H Sta Gabriel's Convent Intergenerational center, outreach into Greenville Community PL/LA H Sta Gabriel's Convent Intergenerational center, outreach into Greenville Community PL/LA L ECU Balling and Reimbursement Offices Intergenerational center, outreach into Greenville Control (LA PL pp NC BoTech Incated in Greenville Center offices. Sto SF of office space. ID sta Que Anne's Revenge NC Dept. of Cultural Resources Shipwreck location. Warehouses at West Research Campus ID * Williamston Clinic Not in Greenville area. Located in Bethel, approx. 350 miles west pL PL CCU Campus ECU ECU ECU ECU	13	Vacant Lots (Zoned SFR)	ECU Education Foundation	Gifted to Athletics
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ee Berstein Pharmazy Non-profit clinic IA ii St. Gabrel's Convent Intergenerational center; outreach into Greenville Community IA iii St. Gabrel's Convent Intergenerational center; outreach into Greenville Community IA iii ECU Student Transit Incorted at Pitt County Airport, warehouse location IA iii ECU Student Transit Incorted at Pitt County Airport, warehouse location IA iiii ECU Student Transit Incorted at Pitt County Airport, warehouse location IA iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii				782 SP of this space subleased to PCMH.
kk Student Life Intergenerational center; outreach into Greenville Community II ECU Student Transit Administrative Offices IA II ECU Student Transit Intergenerational center; outreach into Greenville Community IA II ECU Student Transit Intergenerational center; outreach into Greenville Control Virgent, warehouse location IA Inn ECU Student Transit Intergenerational center; outreach into Greenville Center offices. 500 SF of office space. ID iss Queen Anne's Revenge NC Dept. of Cultural Resources Shipwreck location. Warehouses at West Research Campus ID * Williamston Clinic Not in Greenville area. 120 SF of OBGYN outreach IA * Bethel Family Practice Center Not in Greenville area. Located in Bethel, approx. 350 miles west plan pl PCMH Of the ECU campus Of the ECU campus pl Pl ECU Campus ECU ECU ECU ECU ECU				Non-profit clinic
kk Student Life Administrative Offices A II ECU Silling and Reimbursement Offices Located at Pitt County Airport, warehouse location LA nm ECU Billing and Reimbursement Offices Located at Pitt County Airport, warehouse location LA pp NC BioTech Located in Greenville Center offices. 500 SF of office space. LD ss Queen Anne's Revenge NC Dept. of Cultural Resources Shipwreck location. Warehouses at West Research Campus LD * Williamston Clinic Not in Greenville area. 120 SF of OfficeN outreach LA * Bethel Family Practice Center Not in Greenville area. Located in Bethel, approx. 350 miles west pl pL PCMH Pitt County ECU ECU ECU ECU	ii	St. Gabriel's Convent		Intergenerational center; outreach into Greenville Community
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* Williamston Clinic Not in Greenville area. 120 SF of OBGYN outreach LA * Bethel Family Practice Center Not in Greenville area. Located in Bethel, approx. 350 miles west of the ECU campus PL PCMH Ptt County ECU PL ECU Campus ECU PL	ss	Queen Anne's Revenge	NC Dept. of Cultural Resources	
* gether Family Practice Center of the ECU campus PL PCMH Pitt County ECU ECU ECU Campus ECU ECU ECU	*	Williamston Clinic		
PCMH Pitt County ECU Campus ECU	*	Bethel Family Practice Center		
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COMMUNITY CONTEXT

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COMMUNITY CONTEXT

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EXISTING ZONING

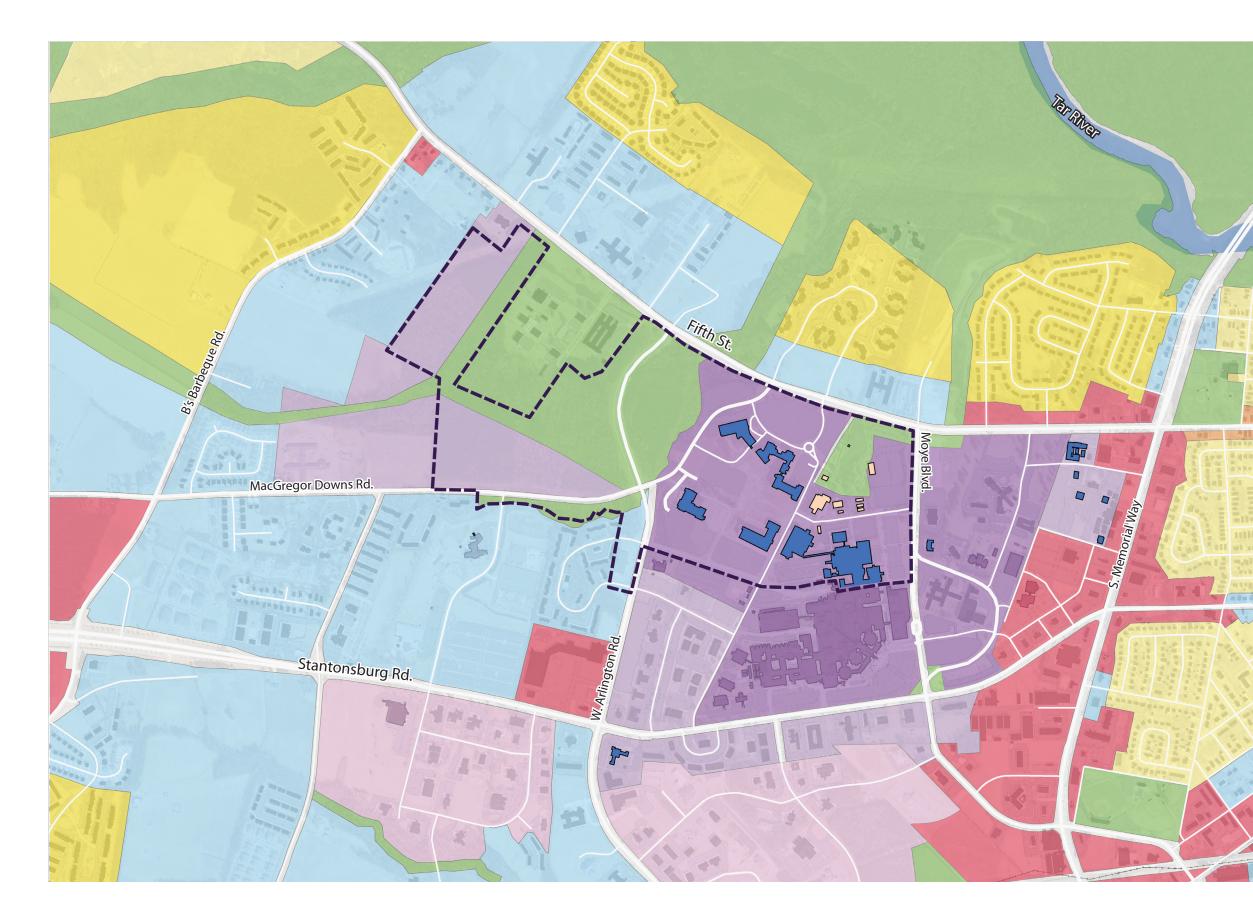
LAND USE

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
R15S - RESIDENTIAL SINGLE FAMILY
LOW DENSITY
R9S/R6S - RESIDENTIAL SINGLE
FAMILY MEDIUM DENSITY
R6 - RESIDENTIAL- SINGLE/
MULTI-FAMILY HIGH DENSITY

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

1000 Feet

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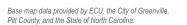
BUILDING USE



MEDICAL ACADEMIC CAMPUS SERVICE/ SUPPORT

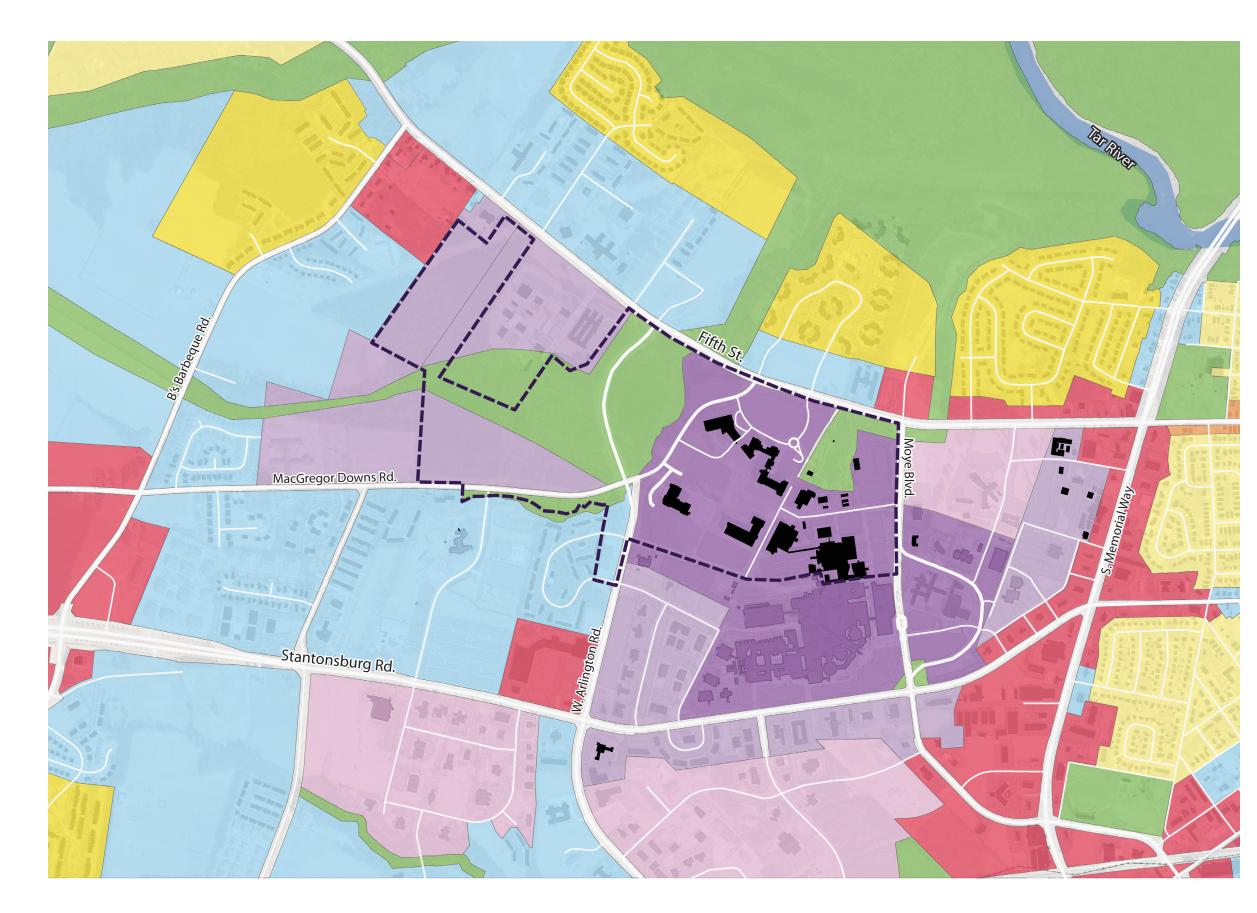
LAND USE

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



1000 Feet

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FUTURE LAND USE

LAND USE

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

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ECU PROPERTY

LEGEND

PITT COUNTY MEMORIAL HOSPITAL

ECU

- ECU BUILDINGS
- PITT COUNTY BUILDINGS

Map Key	Name	Comments	Type
Α	Adult and Pediatric Health Care		PL/LA
		2,369 SF of this space	
с	Brody Outpatient Center	subleased to PCMH	PL / SL
D	Cardiovascular Imaging Center		PL
F	Dental Practice		PL
G	Digestive Diseases Clinic		PL
н	East Carolina Heart Institure at ECU		PL
1	ECU Women's Physicians		PL/LA
J	ECU Neurosurgical and Spine Center		PL
к	Emergency Department		PL
L	Family Medicine Center		PL/LA
N	Geriatric Center		PL
0	International Traveler's Clinic		PL/LA
Р	Learning & Behavior Clinic for Children		PL
Q	Leo W. Jenkins Cancer Center		PL
R	MedDirect		PL
		7,067 SF of this space	
s	Moye Medical Center	subleased to PCMH	PL/LA/SL
т	Nephrology & Hypertension Center		PL/LA
U	Pain Management Center		PL
v	Pediatric Outpatient Center		PL
w	Pediatric Sleep Disorders Clinic		PL/LA
х	Pediatric Specialty Care		PL/LA
Y	Plastic & Reconstructive Surgery		PL/LA
z	Psychiatric Services		PL/LA
AA	Regional Rehabilitation Center		PL
BB	Rehabilitiation Physician Clinic		PL
dd	Academic Affairs		LA
mm	Testing Center		LA
	Gamma Knife	2200 SF ground lease,	ID
rr	Gamma Knife	located next to Brody	LU
		Within Health Sciences	
tt	Radio Reading Room	Library, 102 SF of office	LA
	-	space	

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

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

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SOIL TYPES

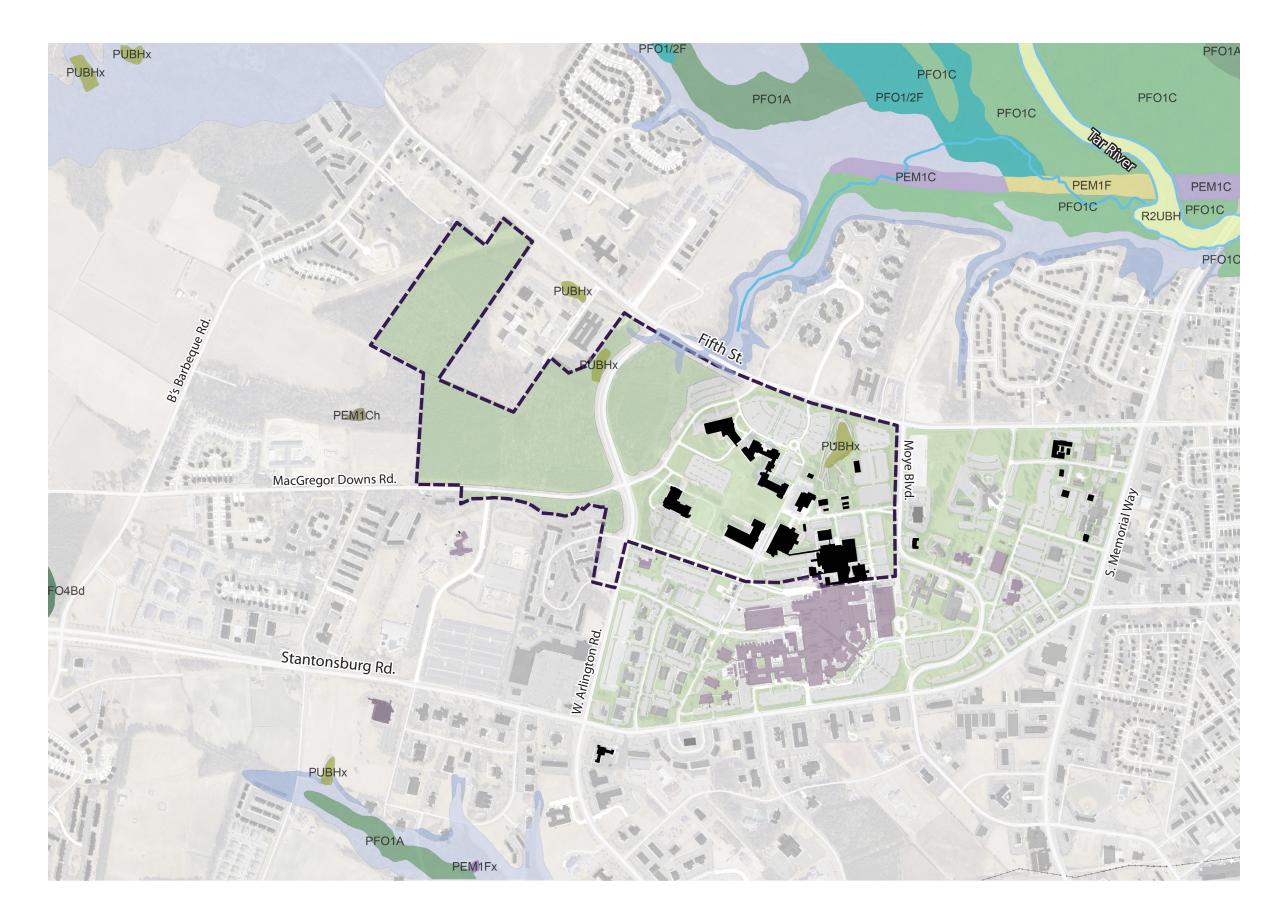
SOIL TYPES

- AgB ALAGA LOAMY SAND, 0-6% SLOPE
- AIB 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
- 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

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 13

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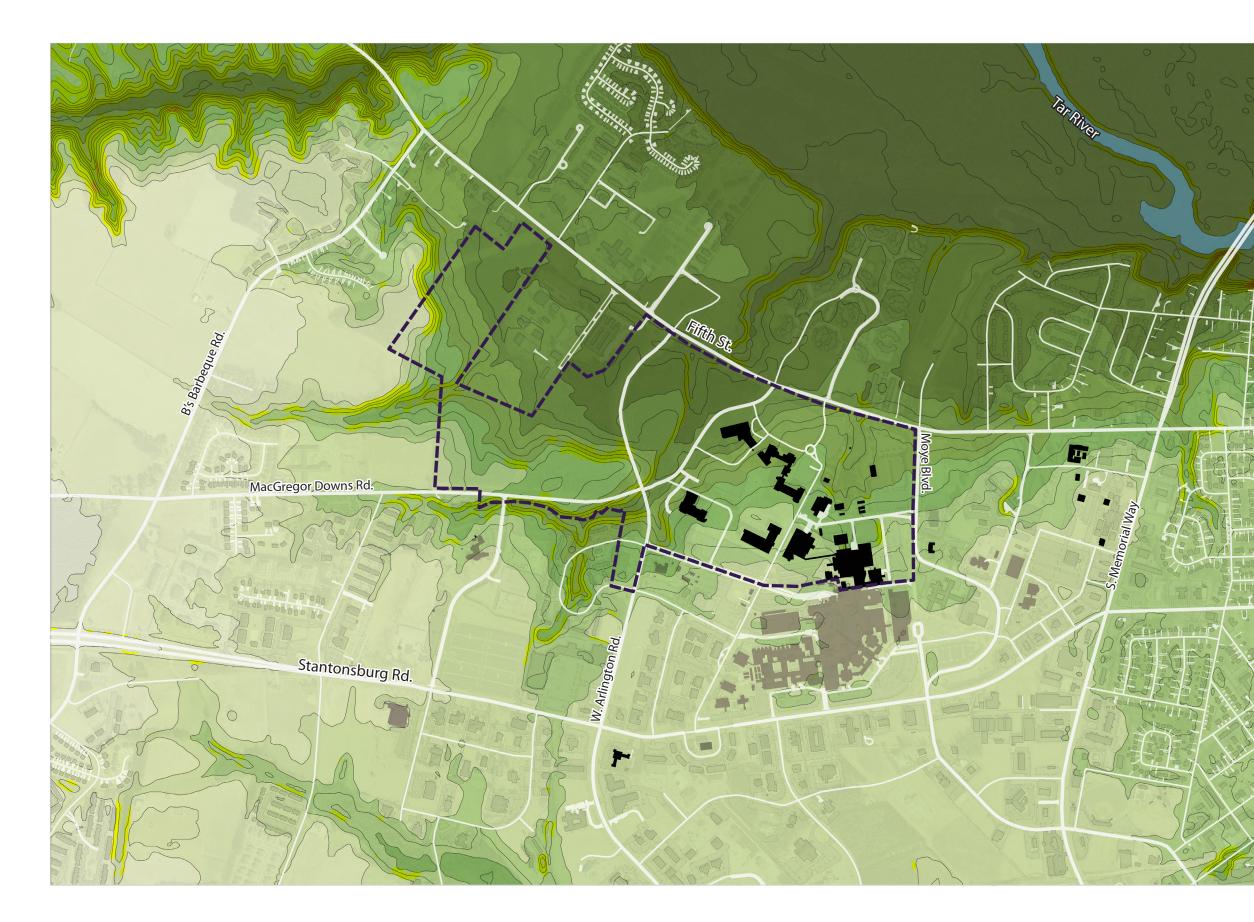
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SITE HYDROLOGY

WET	LANDS
PFO4Bd	PALUSTRINE (FORESTED, NEEDLE-LEAVED EVERGREEN, SATURATED, ACID)
PFO1A	PALUSTRINE (FORESTED, BROAD- LEAVED DECIDUOUS, TEMPORARILY FLOODED)
PFO1C	PALUSTRINE (FORESTED BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED
PFO1/2F	PALUSTRINE (FORTESTED, BROAD & NEEDLE-LEAVED DECIDUOUS, SEMIPERMANENTLY FLOODED)
PEM1C	PALUSTRINE (EMERGENT, PERSISTENT, SEASONALLY FLOODED)
PEM1Fx	PALUSTRINE (EMERGENT, PERSISTENT, SEASONALLY FLOODED)
PEM1Ch	PALUSTRINE (EMERGENT, PERSISTENT, SEASONALLY FLOODED, DIKED/ IMPOUNDED)
PUBHx	PALUSTRINE (UNCONSOLIDATE BOTTOM, PERMANENTLY FLOODED, EXCAVATED)
PEM1F	PALUSTRINE (EMERGENT, PERSISTENT, SEMIPERMANENTLY FLOODED)
R2UBH	RIVERINE (LOWER PERENNIAL, UNCONSOLIDATED BOTTOM, PERMANENTLY FLOODED)
FEM	A 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

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

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TOPOGRAPHY

ELEVATIONS

WATER

<22′
22′-34
34′-42

- 42'-54'
- 54'-62'
- 62'-70'
- 70′-78′ >78′

STEEP SLOPES



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

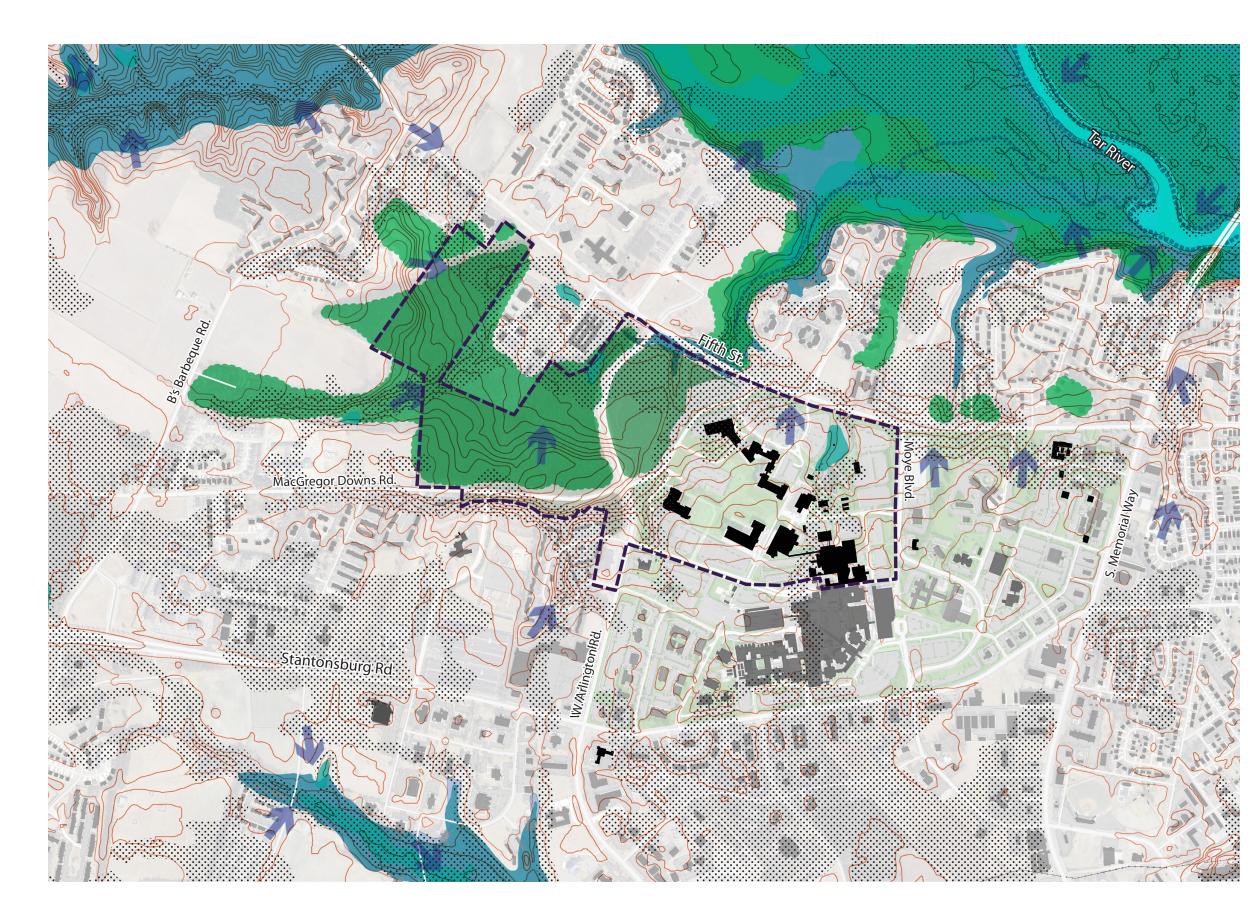


4'CONTOUR INTERVAL

Base map data provided by ECU, the City of Greenville, 15 Pitt County, and the State of North Carolina.







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NATURAL FEATURES **SUMMARY ANALYSIS**

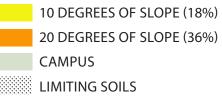
LEGEND

WATER BODY

- WETLAND
- FLOOD ZONE
- WOODED AREA
- CONTOURS



FLOW DIRECTION

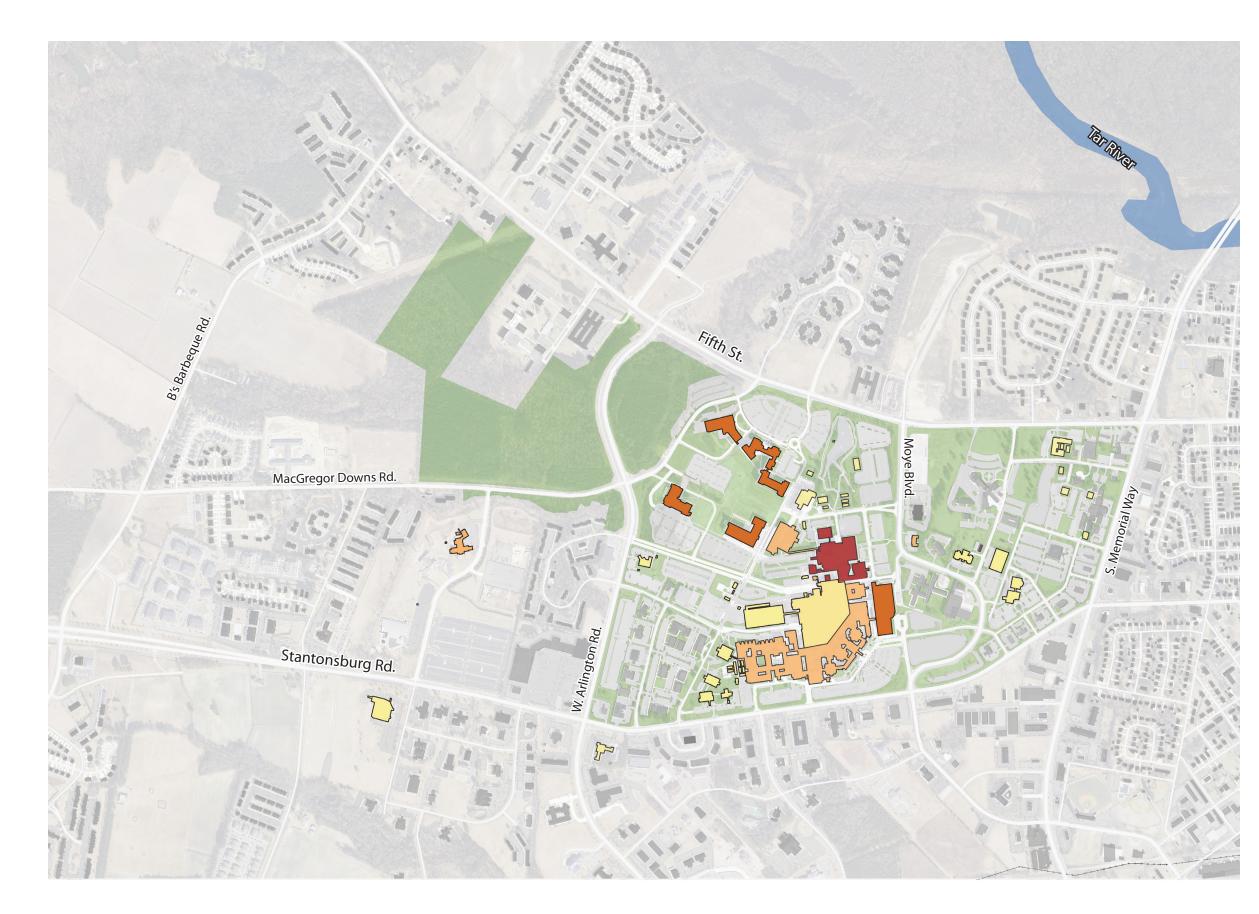


Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 16

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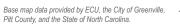


East Carolina University



TOTAL FLOORS

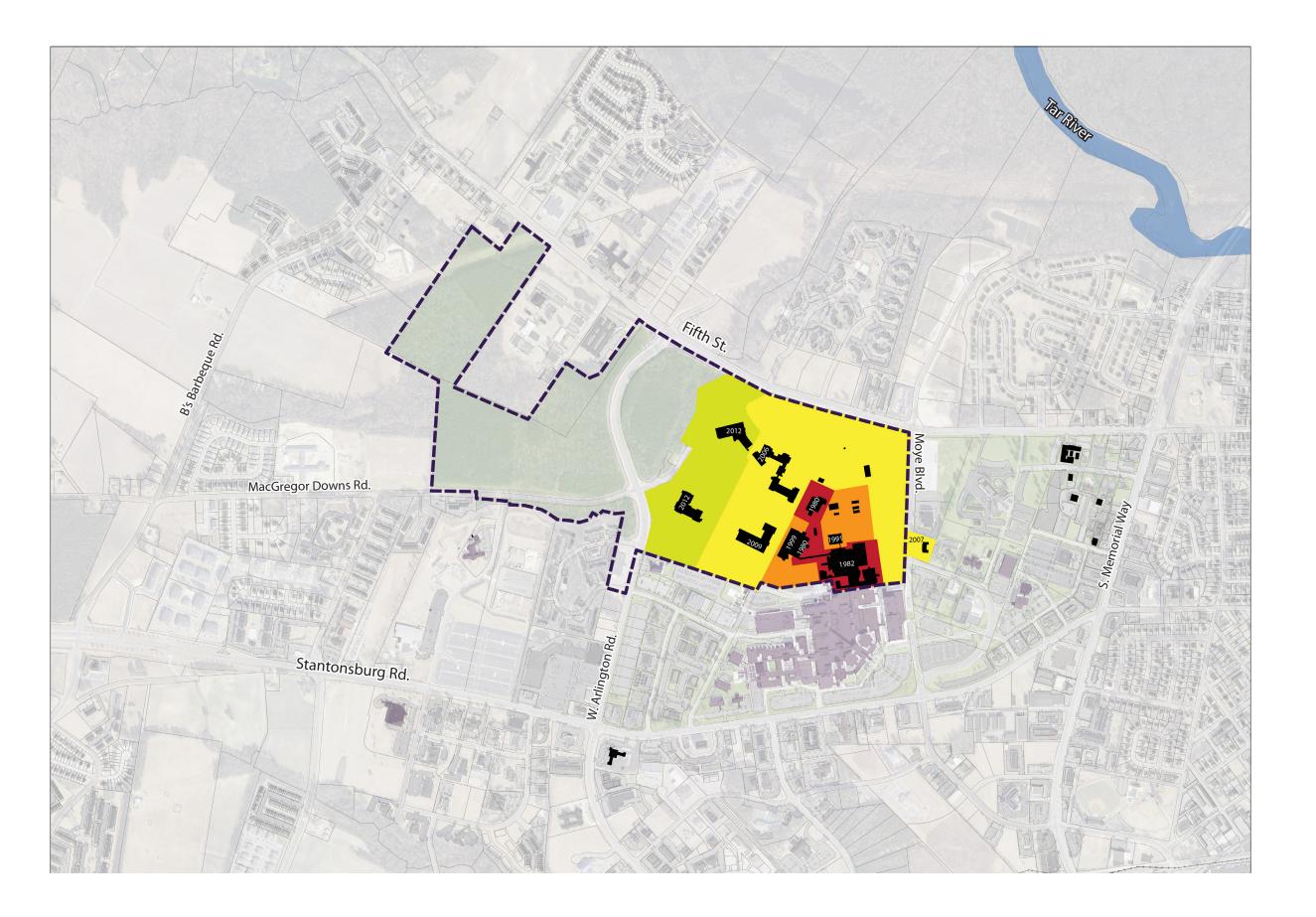
1-2 FLOORS
3-4 FLOORS
5-6 FLOORS
7-10 FLOORS
CAMPUS



1000 Feet

18

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East Carolina University

CAMPUS GROWTH

CAMPUS DEVELOPMENT

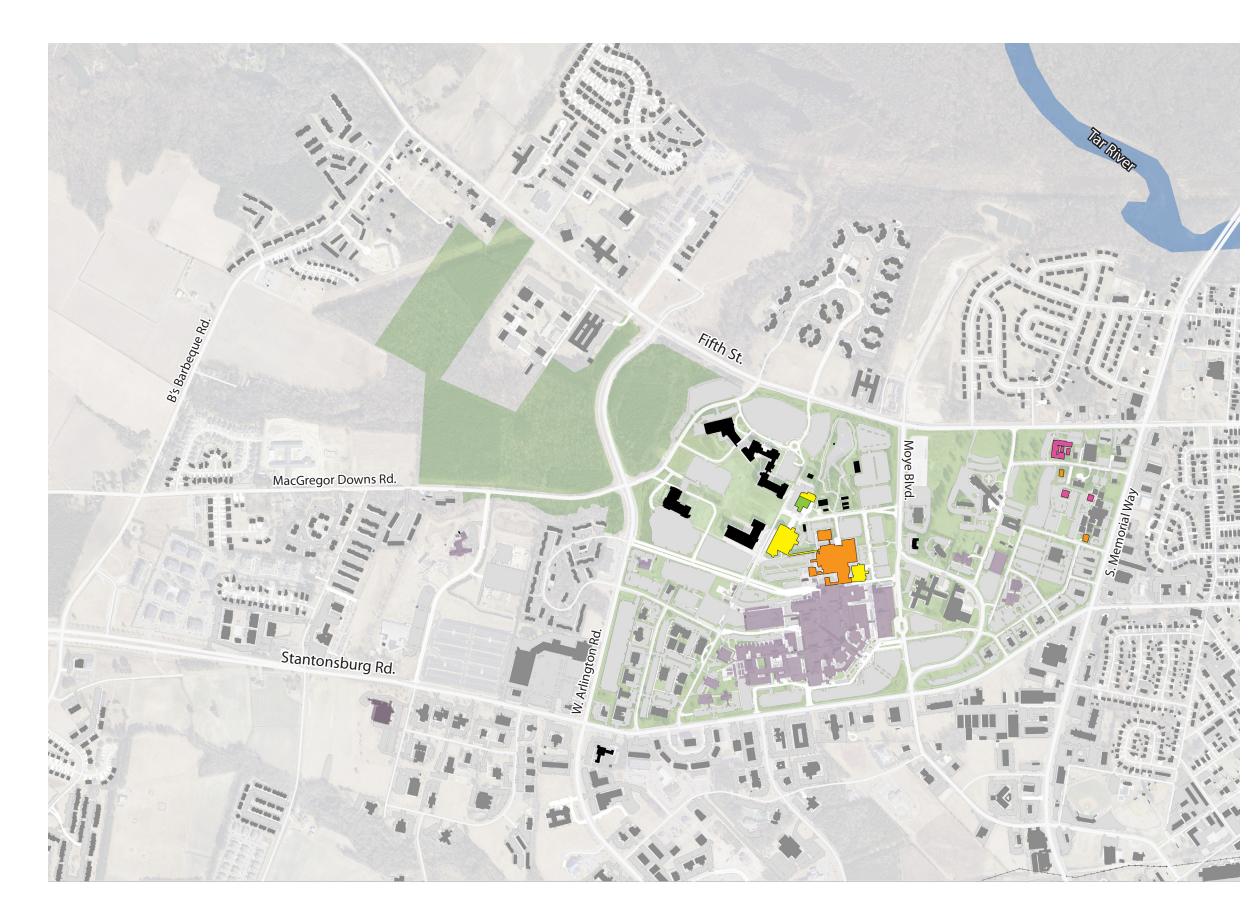
1980'S FACILITIES 1990'S FACILITIES 2000-2008 FACILITIES 2009+ FACILITIES 6---> CAMPUS

Base map data provided by ECU, the City of Greenville, 19 Pitt County, and the State of North Carolina.

1000 Feet

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BUILDING CONDITION (FCNI RANGES)



- 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 REPLACMENT NEEDED



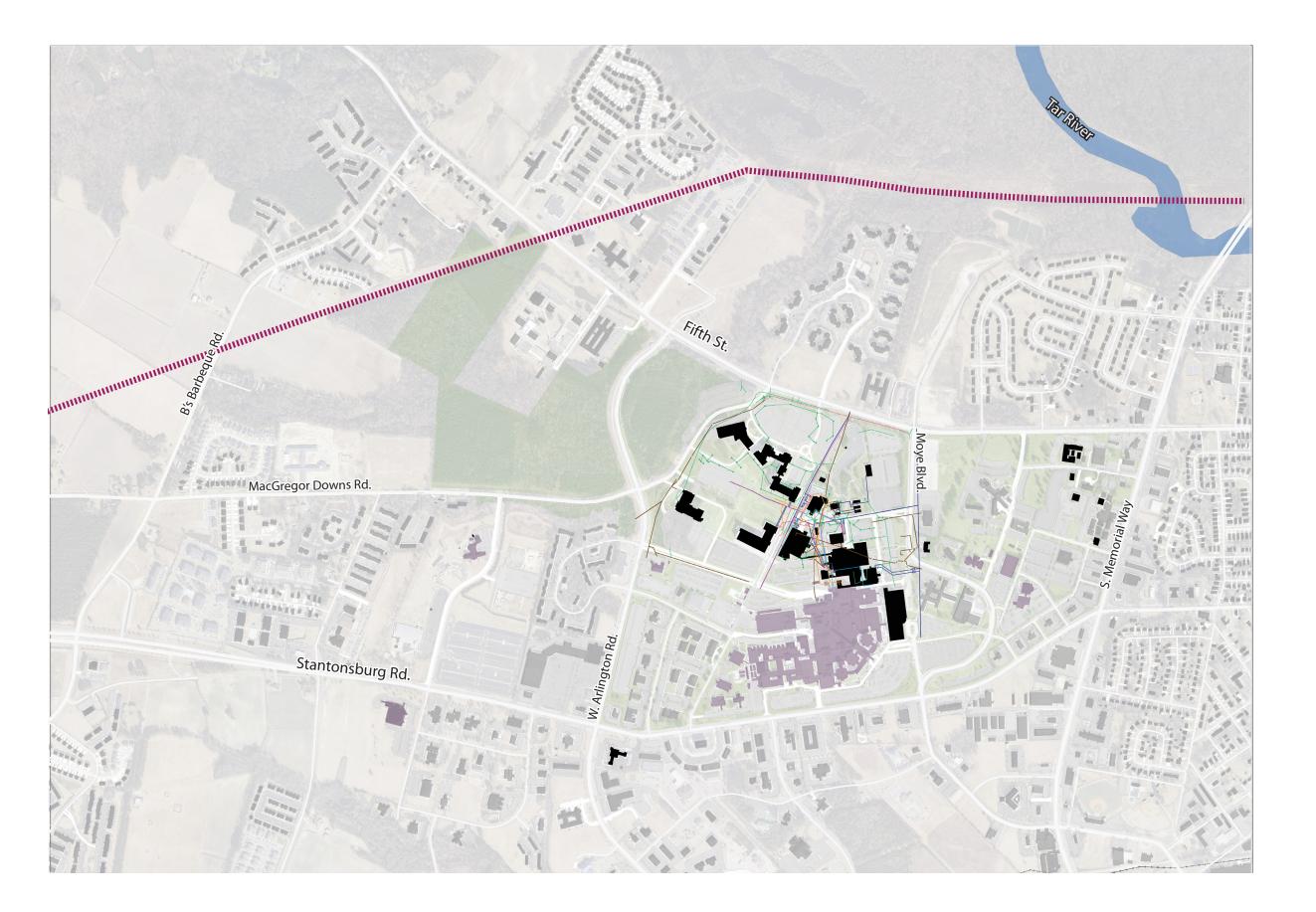
CAMPUS

Facilities conditions compiled from ISES Corporation Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.

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EXISTING UTILITY CORRIDORS

LEGEND

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

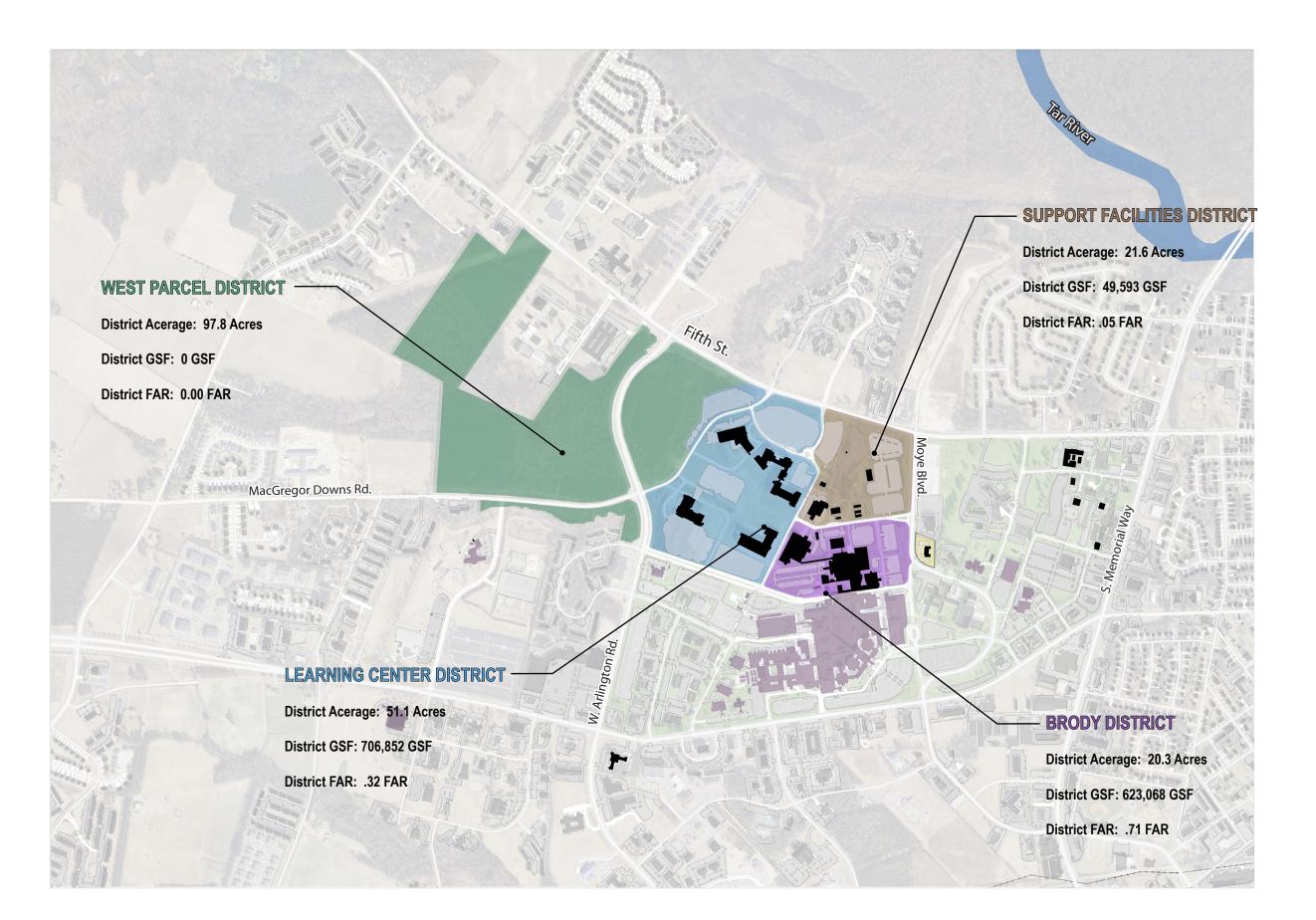
Utility data compiled from RMF Engineering Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.





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CAMPUS PUBLIC REALM

CAMPUS DISTRICTS

DISTRICTS

BRODY DISTRICT SUPPORT FACILITIES DISTRICT WEST PARCEL DISTRICT LEARNING CENTER DISTRICT

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 23

1000 Feet

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CAMPUS OPEN SPACE

LAND COVER TYPES

NATURAL AREAS: 96.4 ACRES

> LAWN/ OPEN SPACE: 102.5 ACRES



OPEN WATER: 1.8 ACRES

 TREE CANOPY (INCLUDING NATURAL AREA):
 100.5 ACRES

> TOTAL HEALTH SCIENCE CAMPUS AREA: 200.7 ACRES

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 24







CAMPUS PUBLIC REALM

East Carolina University

CAMPUS SAFETY & SECURITY

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

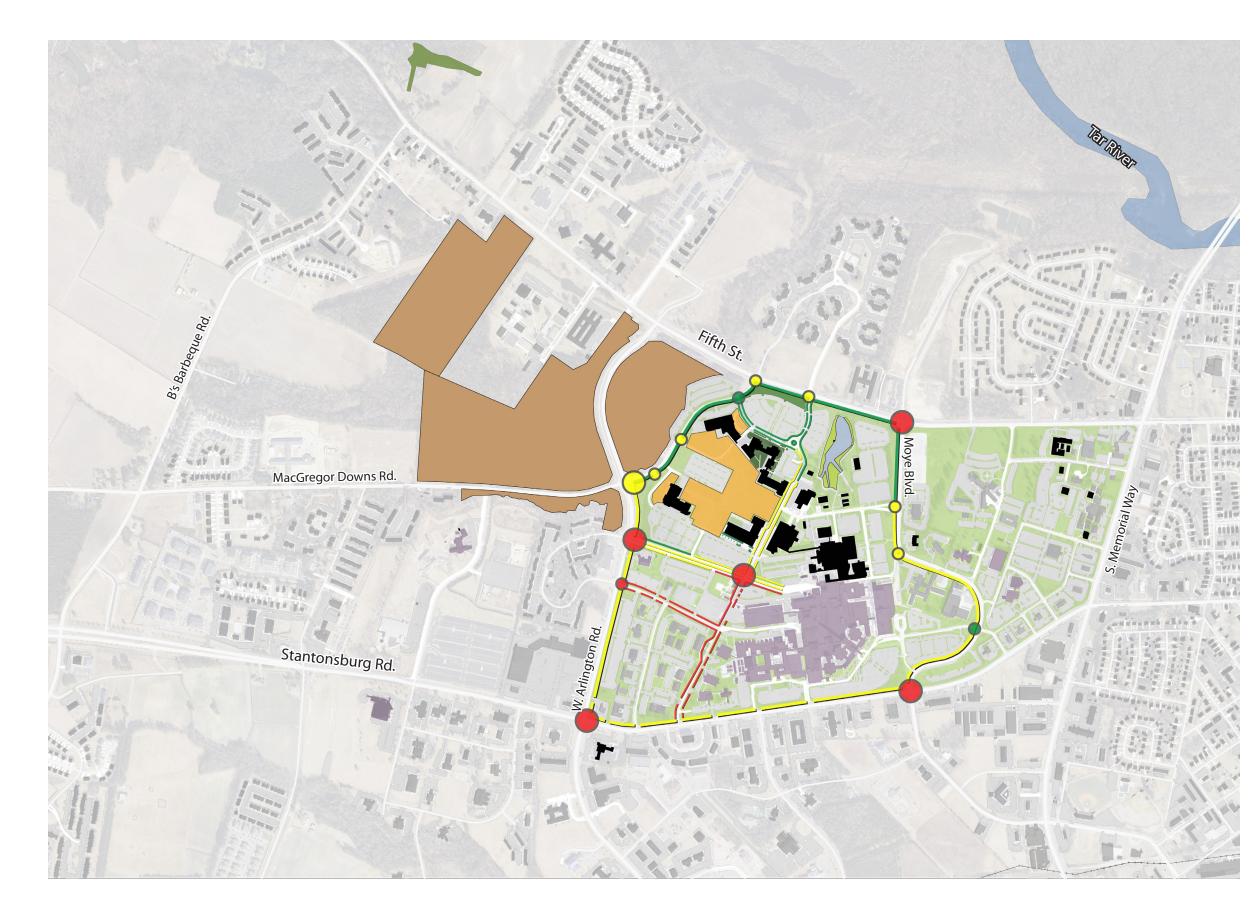
VEHICULAR ACCESS POINTS

POOR MAINTENANCE, PARKING AND PEDESTRIAN ADJACENCIES

> Security and safety data compiled from Protection Engineering Group Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.







CAMPUS PUBLIC REALM

East Carolina University



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

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 26

1000 Feet







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PEDESTRIAN CIRCULATION

PEDESTRIAN HIERARCHY

PRIMARY HEALTH SCIENCE PEDESTRIAN MOVEMENT

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

Pedestrian data compiled from Martin, Alexiou, Bryson Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.







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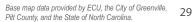


SERVICE DRIVES AND STREETS



HELICOPTER PAD

H AND FLIGHT ZONE



1000 Feet

SMITHGROUP/JJR 0 04.29.10



PARKING

STRUCTURES AND STREETS

ECU PARKING LOTS PARKING DECK OFF-CAMPUS PARKING LOTS CAMPUS STREETS

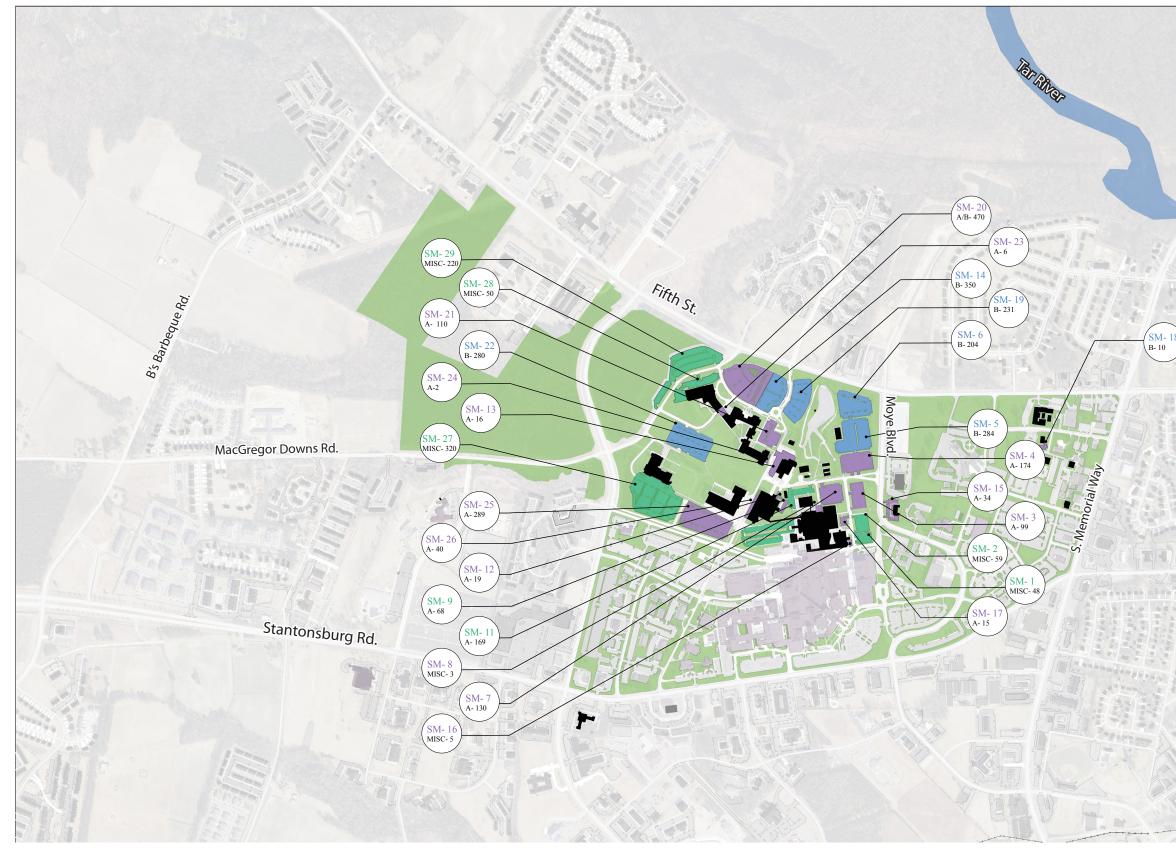
OFF CAMPUS STREETS

CAMPUS

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 30

1000 Feet

SMITHGROUP/JJR 0 04.29.10



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PARKING DIAGRAM

ECU PERMIT TYPE



"A" PERMIT "B" PERMIT VISITOR OR OTHER CAMPUS

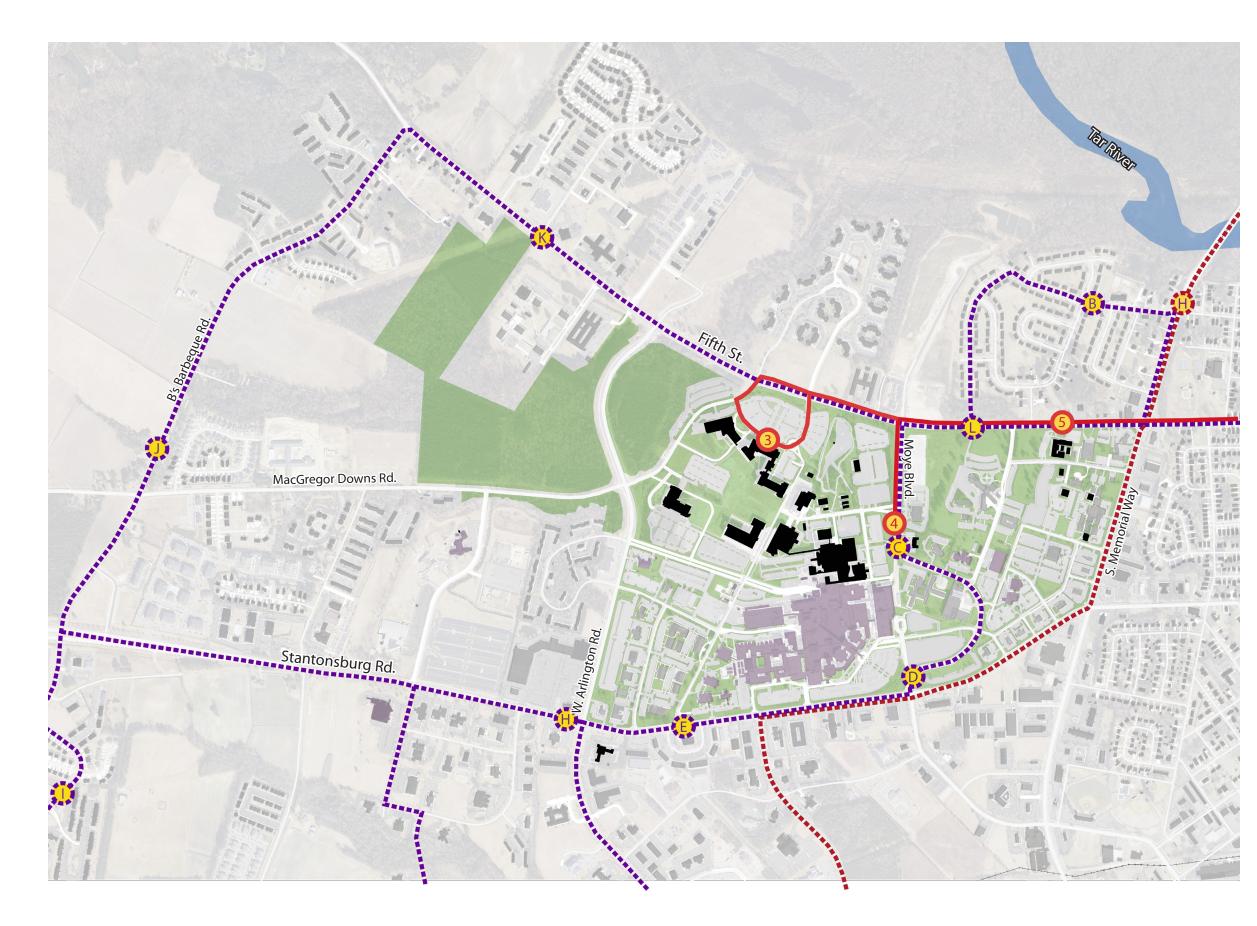
Map Key Description		# of Spaces
SM School of Medicine		3,115
Total spaces		3,115

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

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

> Parking data compiled from Martin, Alexiou, Bryson Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 31







GREENVILLE AREA TRANSIT AUTHORITY (GREAT)

- ROUTE 2
- ROUTE 4

EAST CAROLINA UNIVERSITY STUDEN TRANSIT AUTHORITY (ECUSTA)

ROUTE 302 RED

CAMPUS

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 32

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East Carolina University

ESTIMATED DAILY TRAFFIC

ESTIMATED DAILY TRIPS

0-10,000 DAILY TRIPS

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

Ο

SIGNALIZED INTERSECTIONS

Traffic data compiled from Martin, Alexiou, Bryson Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 33









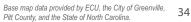
East Carolina University

FUNCTIONAL CLASSIFICATION

FUNCTIONAL ROAD CLASSIFICATIONS

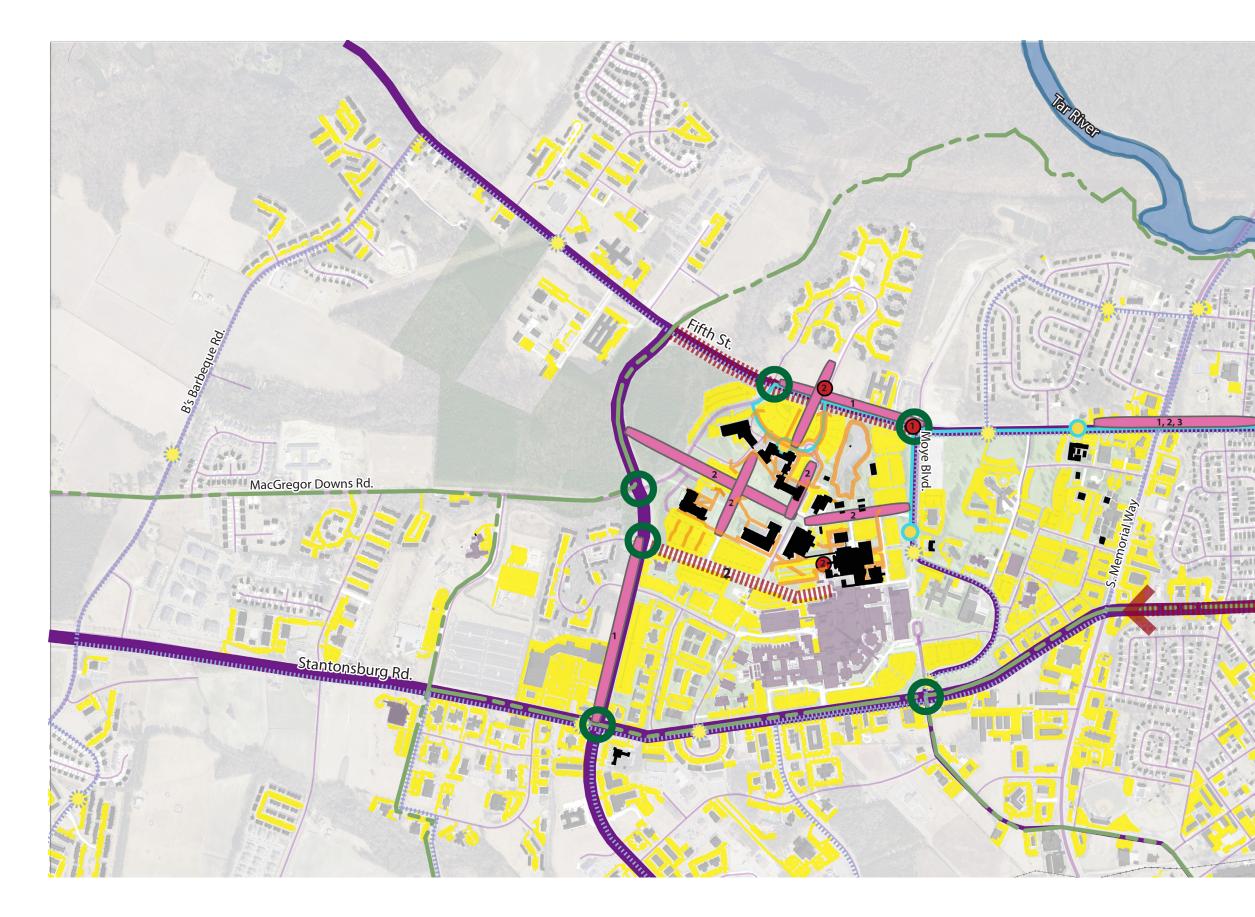


MAJOR THOROUGHFARE MINOR THOROUGHFARE CAMPUS



1000 Feet

SMITHGROUP/JJR 04.29.10



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CIRCULATION ANALYSIS

TRANSIT ROUTES

ECUSTA ROUTES, STOPS
 GREAT ROUTES, STOPS

VEHICULAR CIRCULATION

MAJOR CIRCULATION (WIDTH INDICATES LEVEL OF USE)

BACKGROUND ROAD NETWORK



CAMPUS GATEWAY

PARKING

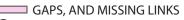
PEDESTRIAN CIRCULATION

 MAJOR CIRCULATION (WIDTH INDICATES LEVEL OF USE)

PROPOSED AND EXISTING
 GREENWAY

GAPS, CONFLICTS AND CONSTRAINTS

BARRIERS



- CONFLICTS
- 1. VEHICULAR
- 2. PEDESTRIAN
- 3. TRANSIT

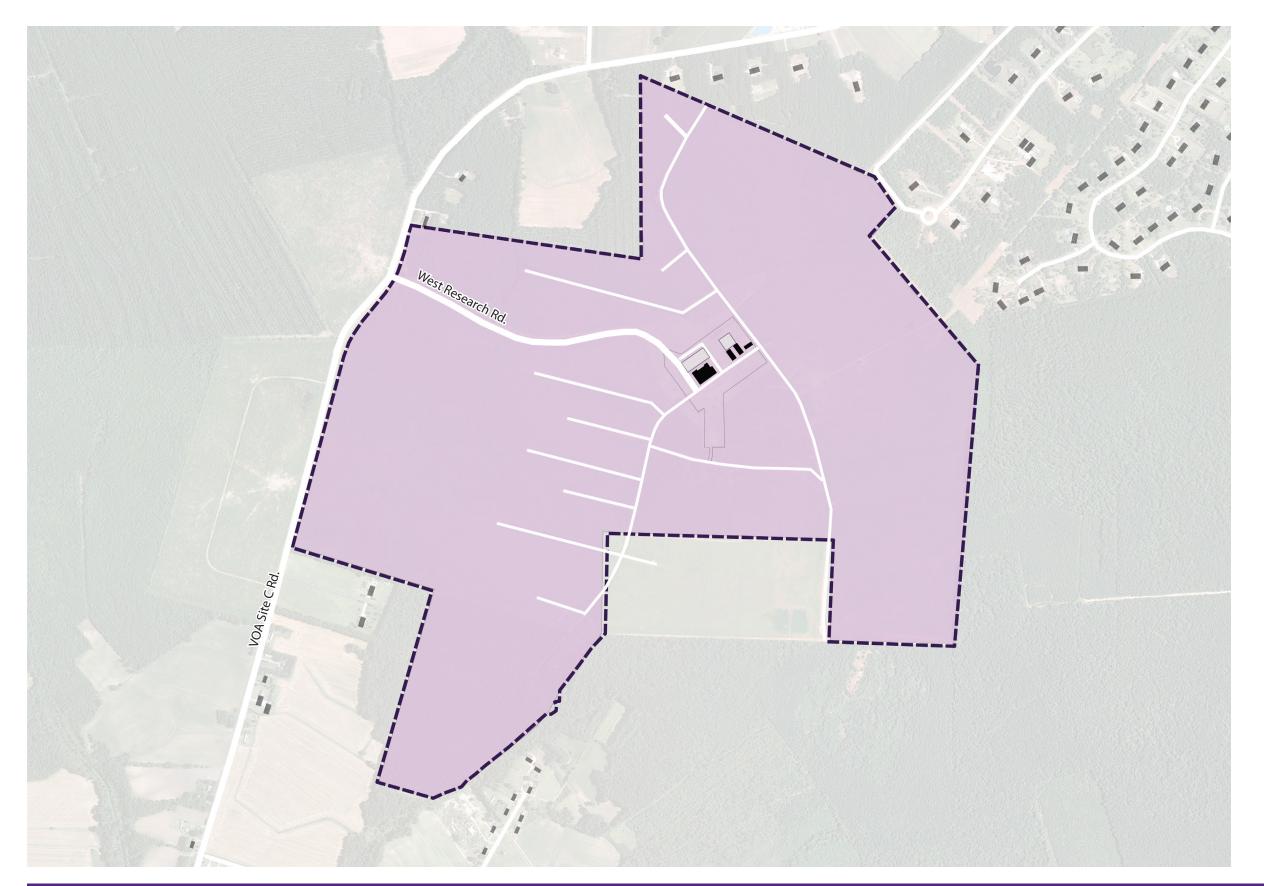
Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 35











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ECU PROPERTY



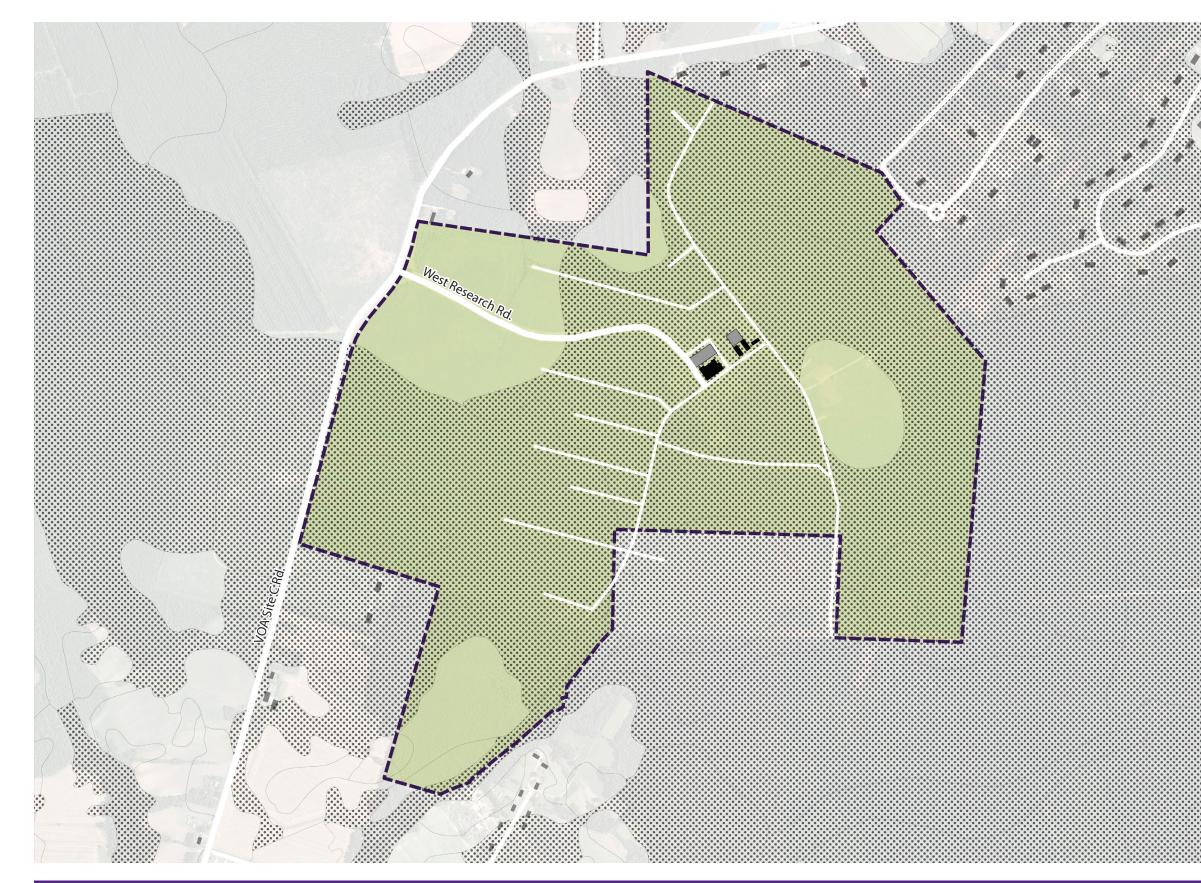
ECU

ECU BUILDINGS NON-CAMPUS BUILDINGS

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 37

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SOIL TYPES



SOIL TYPES

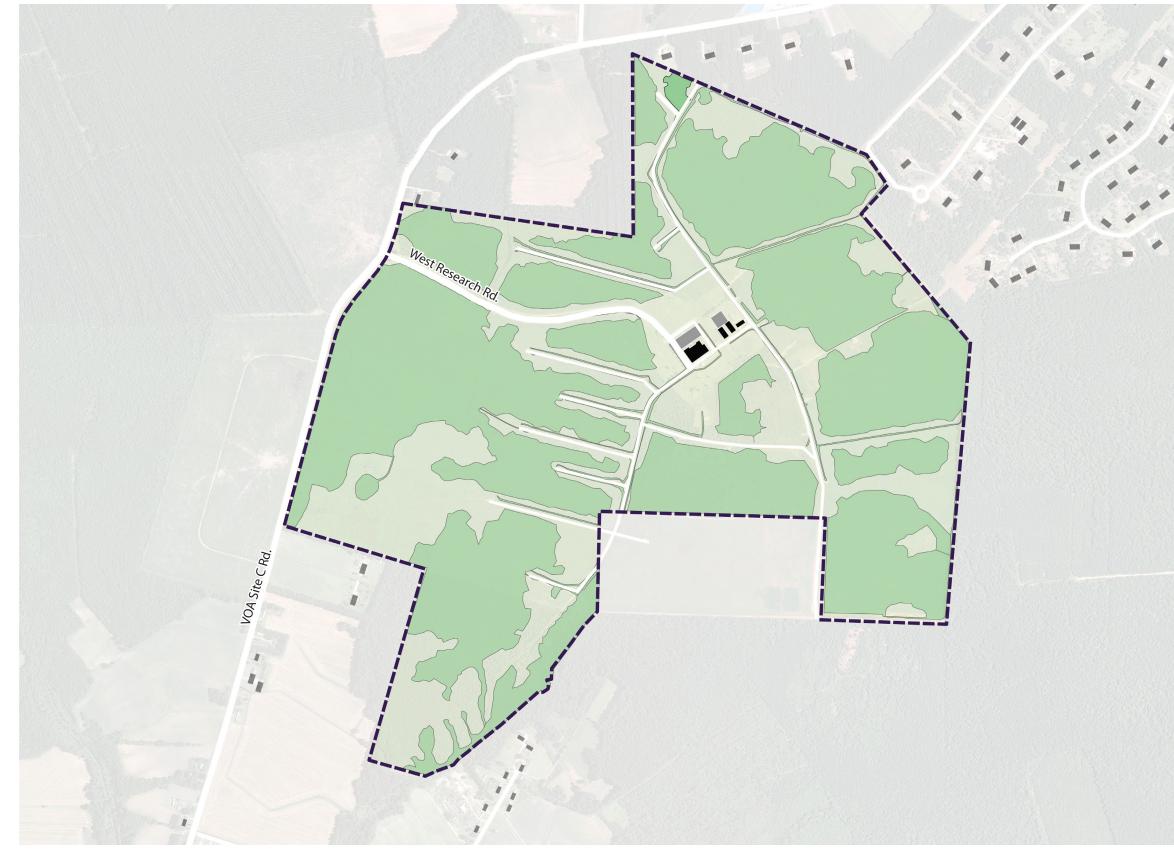
BIBB COMPLEX

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

> Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 38

> > 1000 Feet

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SITE HYDROLOGY

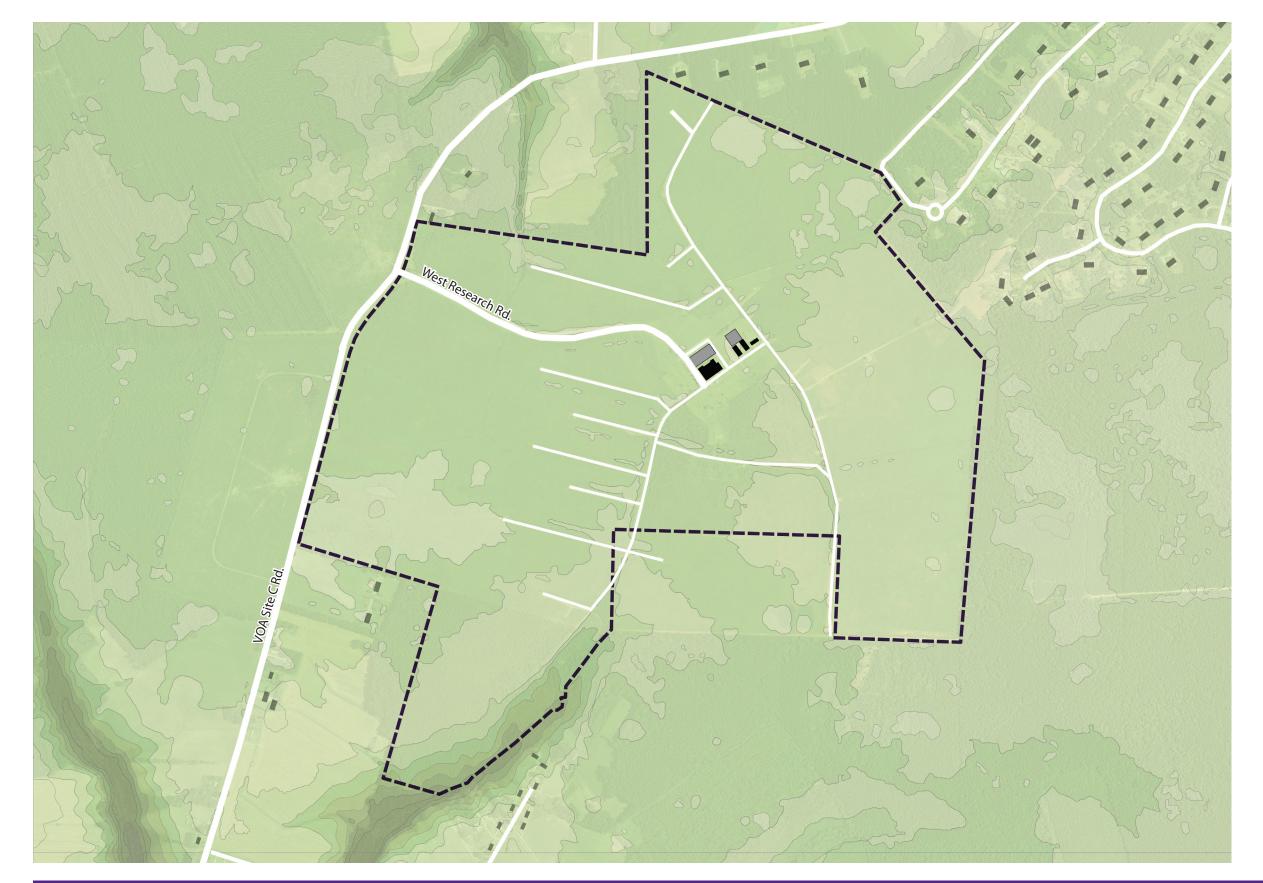




Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 39

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PUSINATURAL FEATURES

East Carolina University

TOPOGRAPHY

ELEVATIONS

<66′
66′-70
70′-72
72′-74
74′-76
76′-78
78-80′

80'-82'

- >84′
- 2' CONTOUR INTERVAL

Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 40





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STREETS AND PARKING

STREETS AND PARKING



Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 41



