



EAST CAROLINA UNIVERSITY HEALTH SCIENCES AND WEST RESEARCH CAMPUS

MASTER PLAN | CAMPUS INVENTORY ANALYSIS MAPS

04.29.2010

DRAFT





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HEALTH SCIENCES CAMPUS

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WEST RESEARCH CAMPUS

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COMMUNITY CONTEXT





Brody School of Medicine, artist rendering, 1979



Brody School of Medicine, 1982



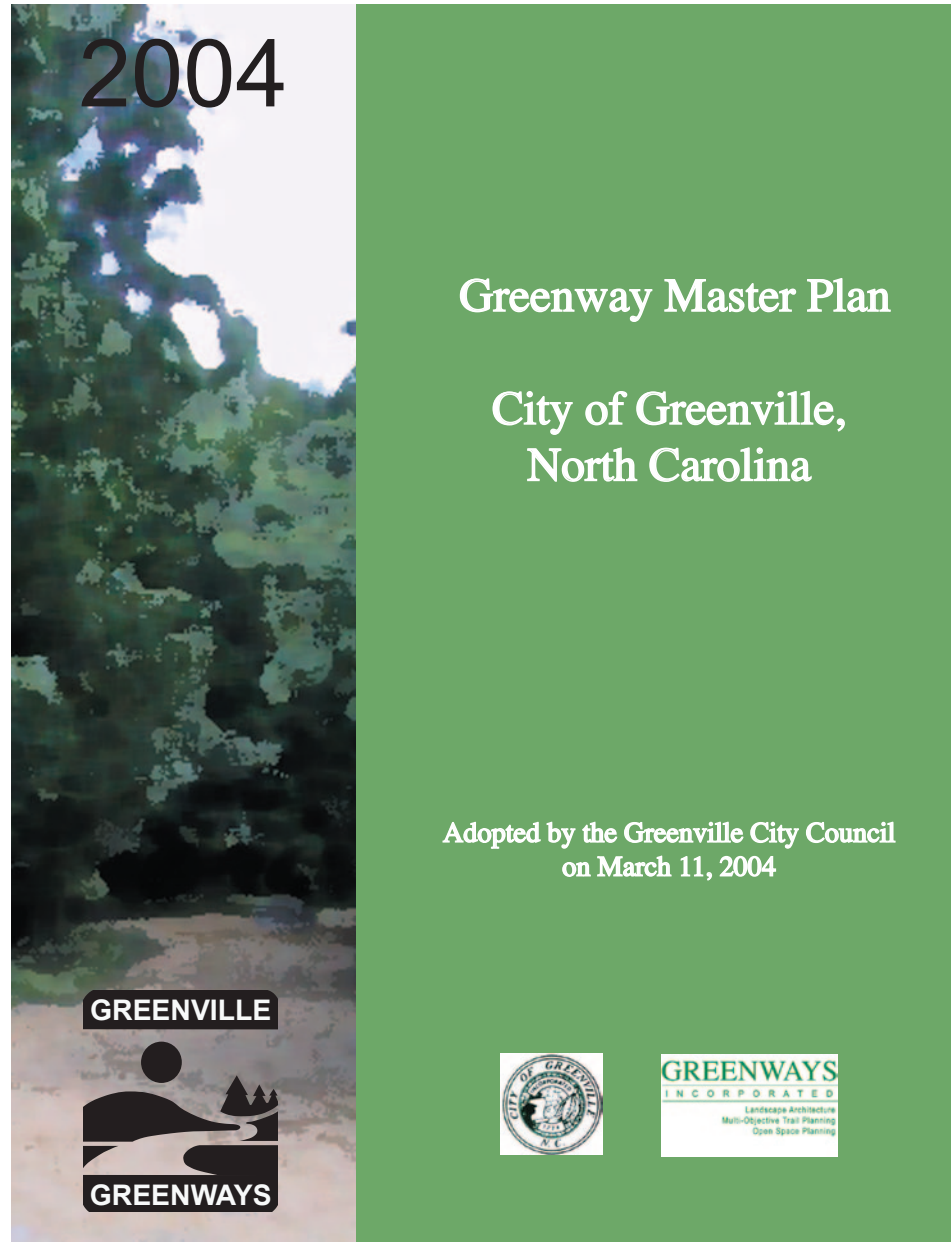
10th Street Connector:

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



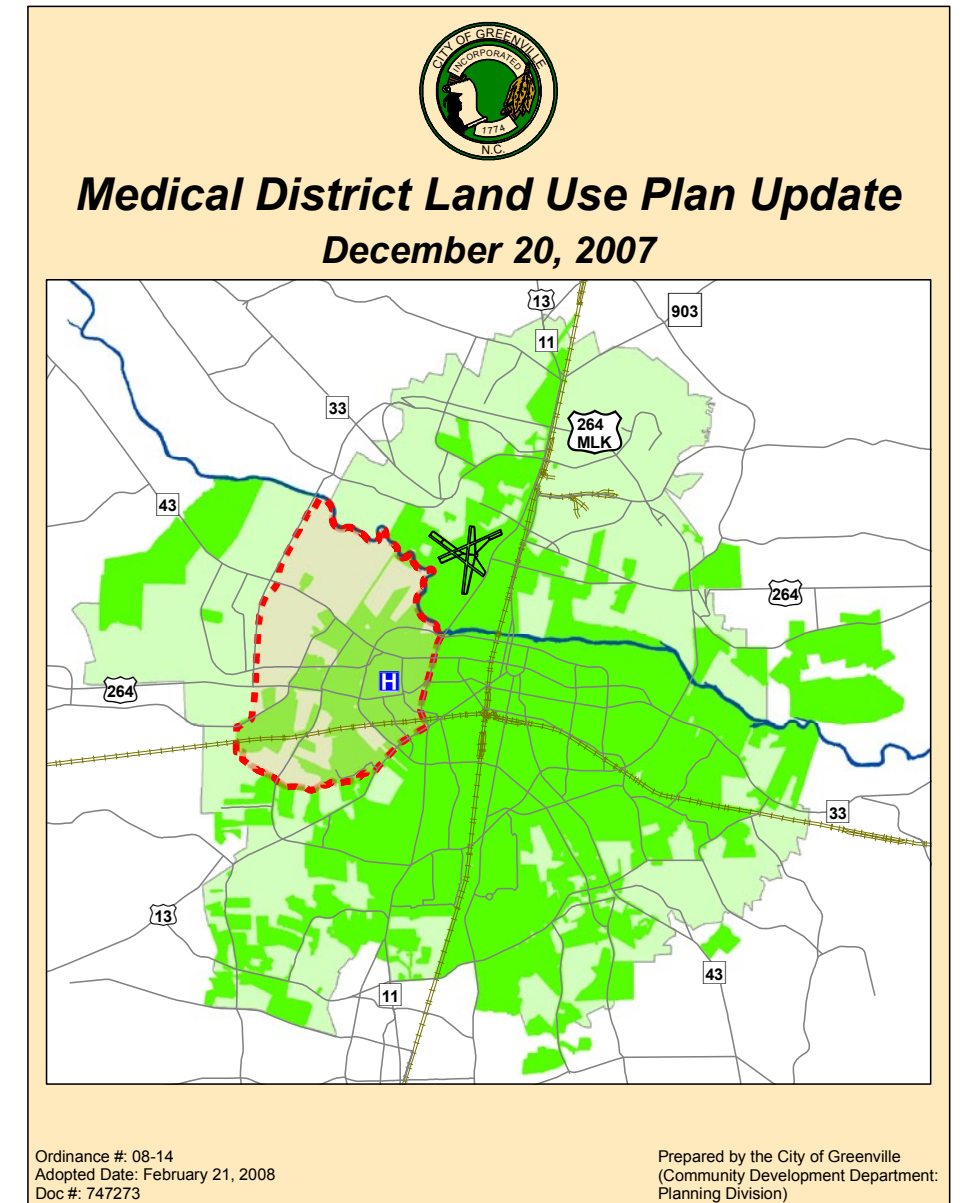
Greenville Intermodal Station:

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



Greenville Greenway Master Plan:

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

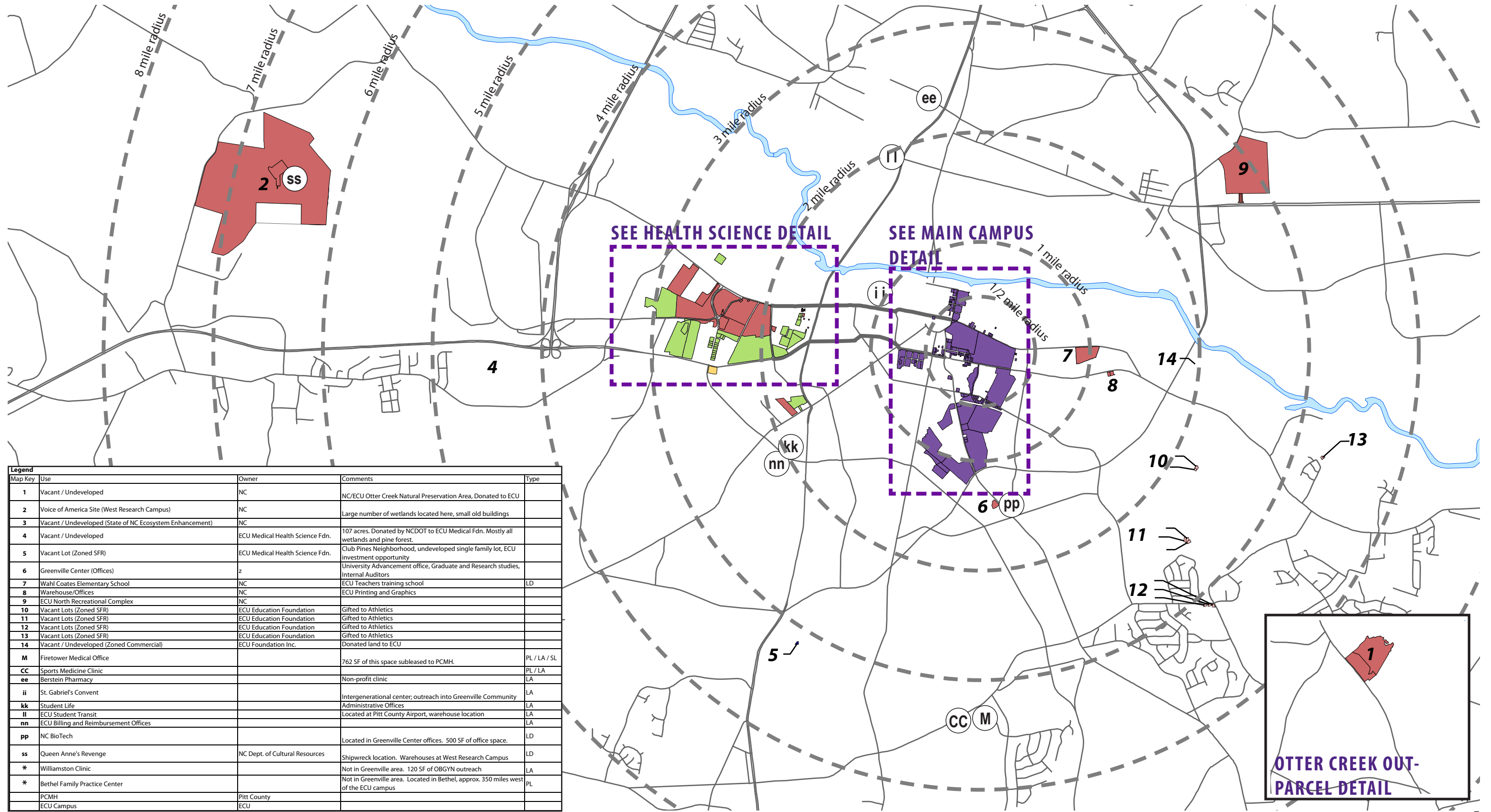


Medical District Land Use Plan Update:

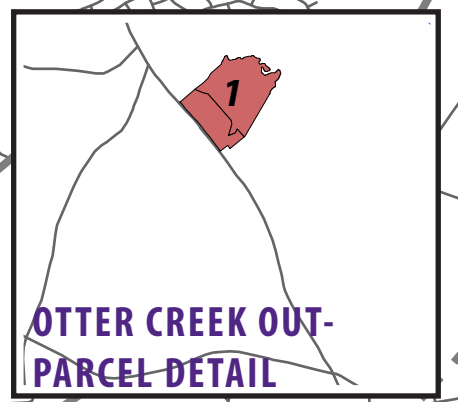
The Medical District Land Use Plan Update calls for a number of changes to help foster the responsible growth of the medical district.

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

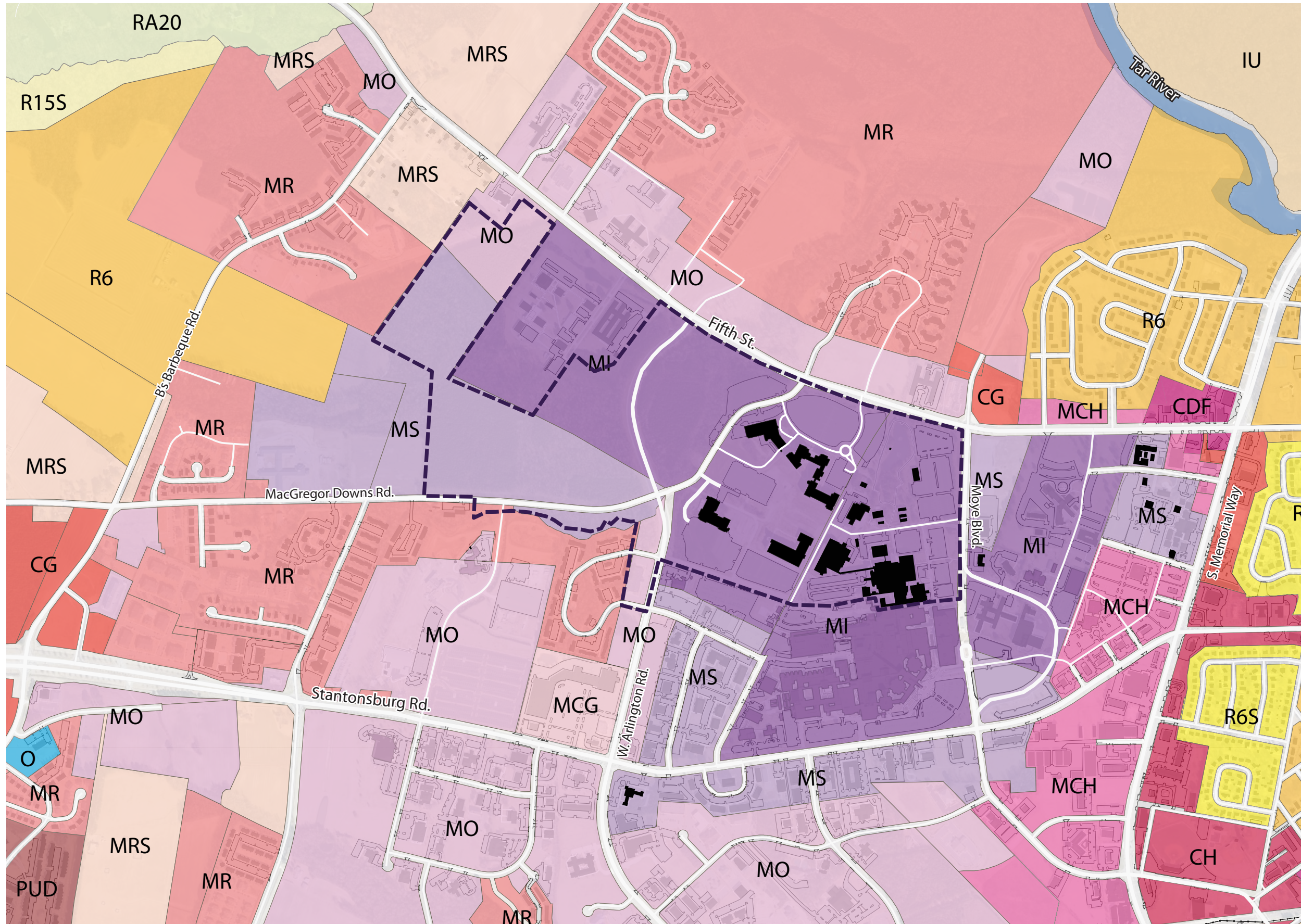
PARCEL ANALYSIS



| Map Key | Use | Owner | Comments | Type |
|---------|--|---------------------------------|--|--------------|
| 1 | Vacant / Undeveloped | NC | NC/ECU Otter Creek Natural Preservation Area, Donated to ECU | |
| 2 | Voice of America Site (West Research Campus) | NC | | |
| 3 | Vacant / Undeveloped (State of NC Ecosystem Enhancement) | NC | Large number of wetlands located here, small old buildings | |
| 4 | Vacant / Undeveloped | ECU Medical Health Science Fdn. | 107 acres. Donated by NCDOT to ECU Medical Fdn. Mostly all wetlands and pine forest. | |
| 5 | Vacant Lot (Zoned SFR) | ECU Medical Health Science Fdn. | Club Pines Neighborhood, undeveloped single family lot, ECU investment opportunity | |
| 6 | Greenville Center (Offices) | z | University Advancement office, Graduate and Research studies, Internal Auditors | |
| 7 | Wahl Coates Elementary School | NC | ECU Teachers training school | LD |
| 8 | Warehouse/Offices | NC | ECU Printing and Graphics | |
| 9 | ECU North Recreational Complex | NC | | |
| 10 | Vacant Lots (Zoned SFR) | ECU Education Foundation | Gifted to Athletics | |
| 11 | Vacant Lots (Zoned SFR) | ECU Education Foundation | Gifted to Athletics | |
| 12 | Vacant Lots (Zoned SFR) | ECU Education Foundation | Gifted to Athletics | |
| 13 | Vacant Lots (Zoned SFR) | ECU Education Foundation | Gifted to Athletics | |
| 14 | Vacant / Undeveloped (Zoned Commercial) | ECU Foundation Inc. | Donated land to ECU | |
| M | Firetower Medical Office | | 762 SF of this space subleased to PCMH. | PL / LA / SL |
| CC | Sports Medicine Clinic | | | PL / LA |
| ee | Berstein Pharmacy | | Non-profit clinic | LA |
| ii | St. Gabriel's Convent | | Intergenerational center; outreach into Greenville Community | LA |
| kk | Student Life | | Administrative Offices | LA |
| ll | ECU Student Transit | | Located at Pitt County Airport, warehouse location | LA |
| nn | ECU Billing and Reimbursement Offices | | | 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 OBGYN outreach | LA |
| * | Bethel Family Practice Center | | Not in Greenville area. Located in Bethel, approx. 350 miles west of the ECU campus | PL |
| | PCMH | Pitt County | | |
| | ECU Campus | ECU | | |



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 SINGLE FAMILY
- 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.

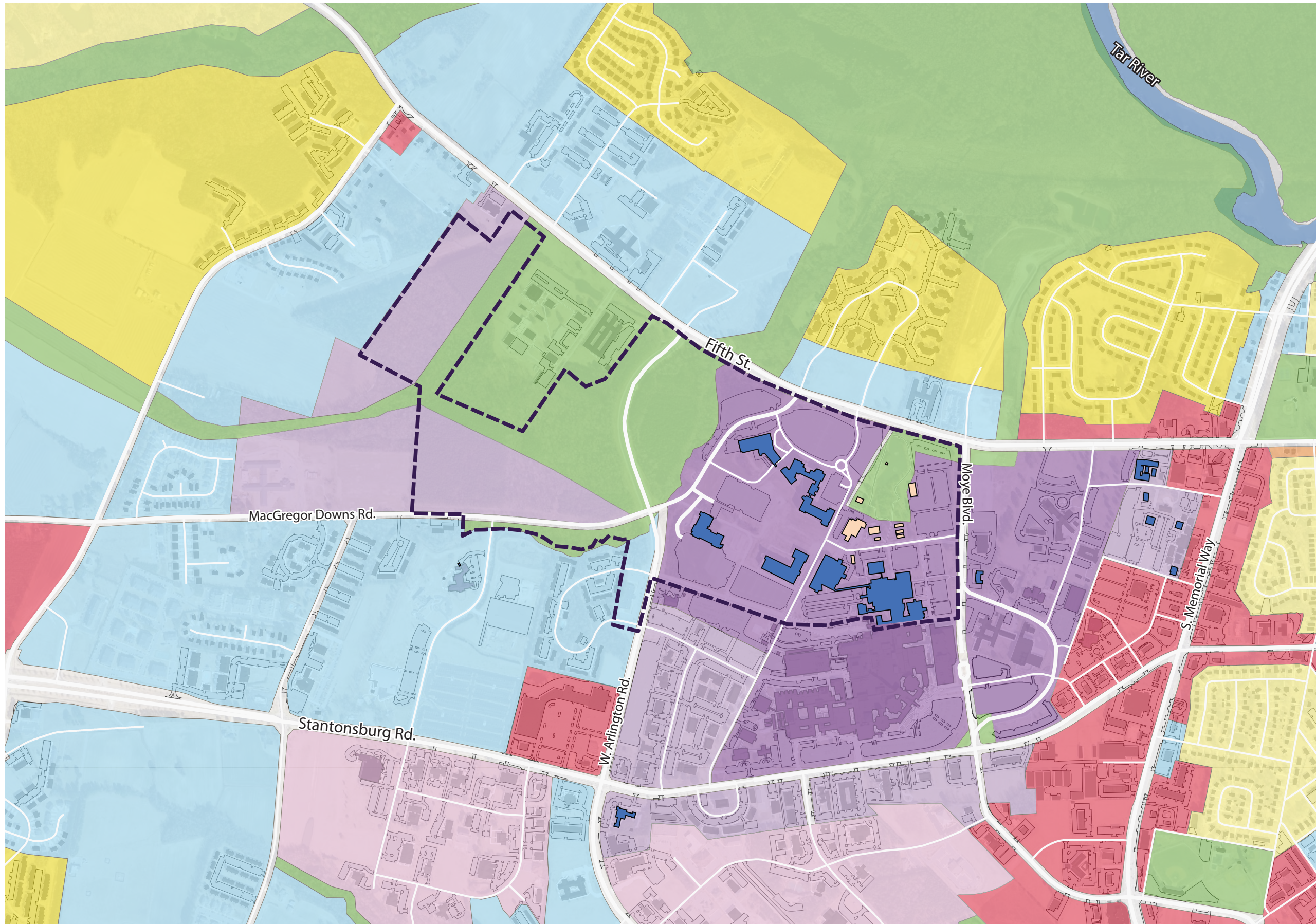
CAMPUS LAND USE

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

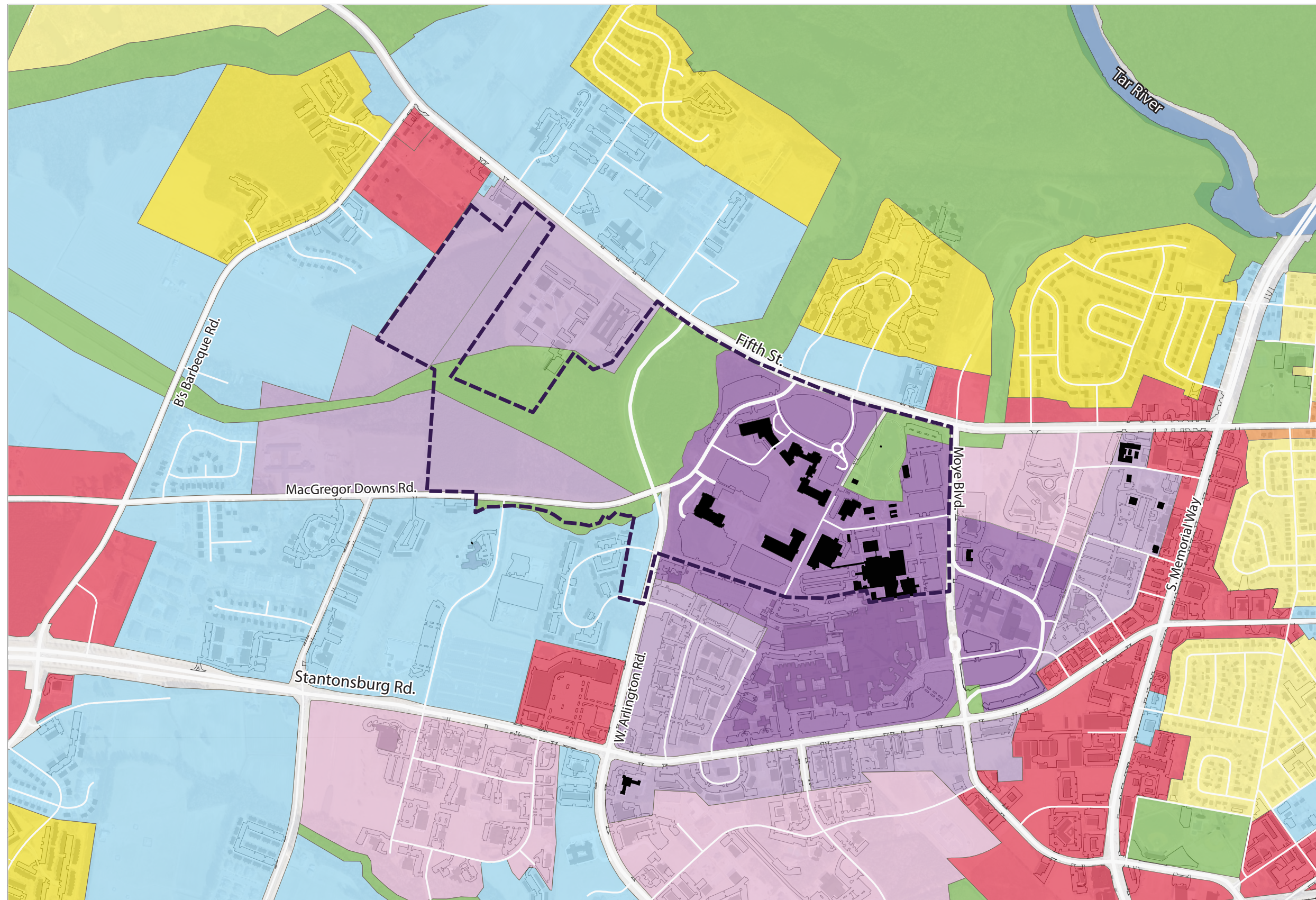


Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.

FUTURE LAND USE

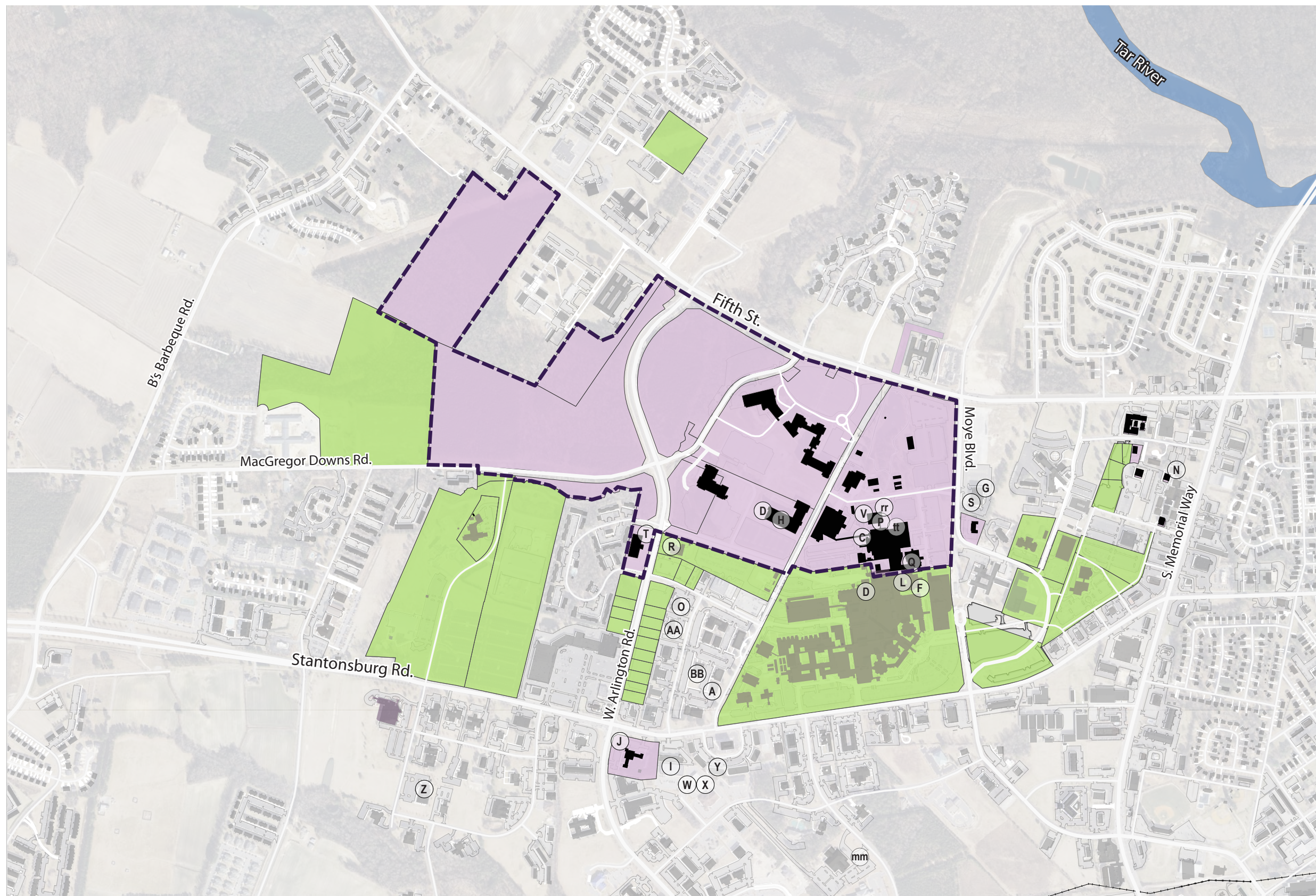
LAND USE

- 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



Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 10

ECU PROPERTY



LEGEND

- PITT COUNTY MEMORIAL HOSPITAL
- ECU
- ECU BUILDINGS
- PITT COUNTY BUILDINGS

| Map Key | Name | Comments | Type |
|---------|---|--|--------------|
| A | Adult and Pediatric Health Care | | PL / LA |
| C | Brody Outpatient Center | 2,369 SF of this space subleased to PCMH | PL / SL |
| D | Cardiovascular Imaging Center | | PL |
| F | Dental Practice | | PL |
| G | Digestive Diseases Clinic | | PL |
| H | East Carolina Heart Institute at ECU | | PL |
| I | ECU Women's Physicians | | PL / LA |
| J | ECU Neurosurgical and Spine Center | | PL |
| K | Emergency Department | | PL |
| L | Family Medicine Center | | PL / LA |
| N | Geriatric Center | | PL |
| O | International Traveler's Clinic | | PL / LA |
| P | Learning & Behavior Clinic for Children | | PL |
| Q | Leo W. Jenkins Cancer Center | | PL |
| R | MedDirect | | PL |
| S | Moye Medical Center | 7,067 SF of this space subleased to PCMH | PL / LA / SL |
| T | Nephrology & Hypertension Center | | PL / LA |
| U | Pain Management Center | | PL |
| V | Pediatric Outpatient Center | | PL |
| W | Pediatric Sleep Disorders Clinic | | PL / LA |
| X | Pediatric Specialty Care | | PL / LA |
| Y | Plastic & Reconstructive Surgery | | PL / LA |
| Z | Psychiatric Services | | PL / LA |
| AA | Regional Rehabilitation Center | | PL |
| BB | Rehabilitation Physician Clinic | | PL |
| dd | Academic Affairs | | LA |
| mm | Testing Center | | LA |
| rr | Gamma Knife | 2200 SF ground lease, located next to Brody | LD |
| tt | Radio Reading Room | Within Health Sciences Library, 102 SF of office space | LA |

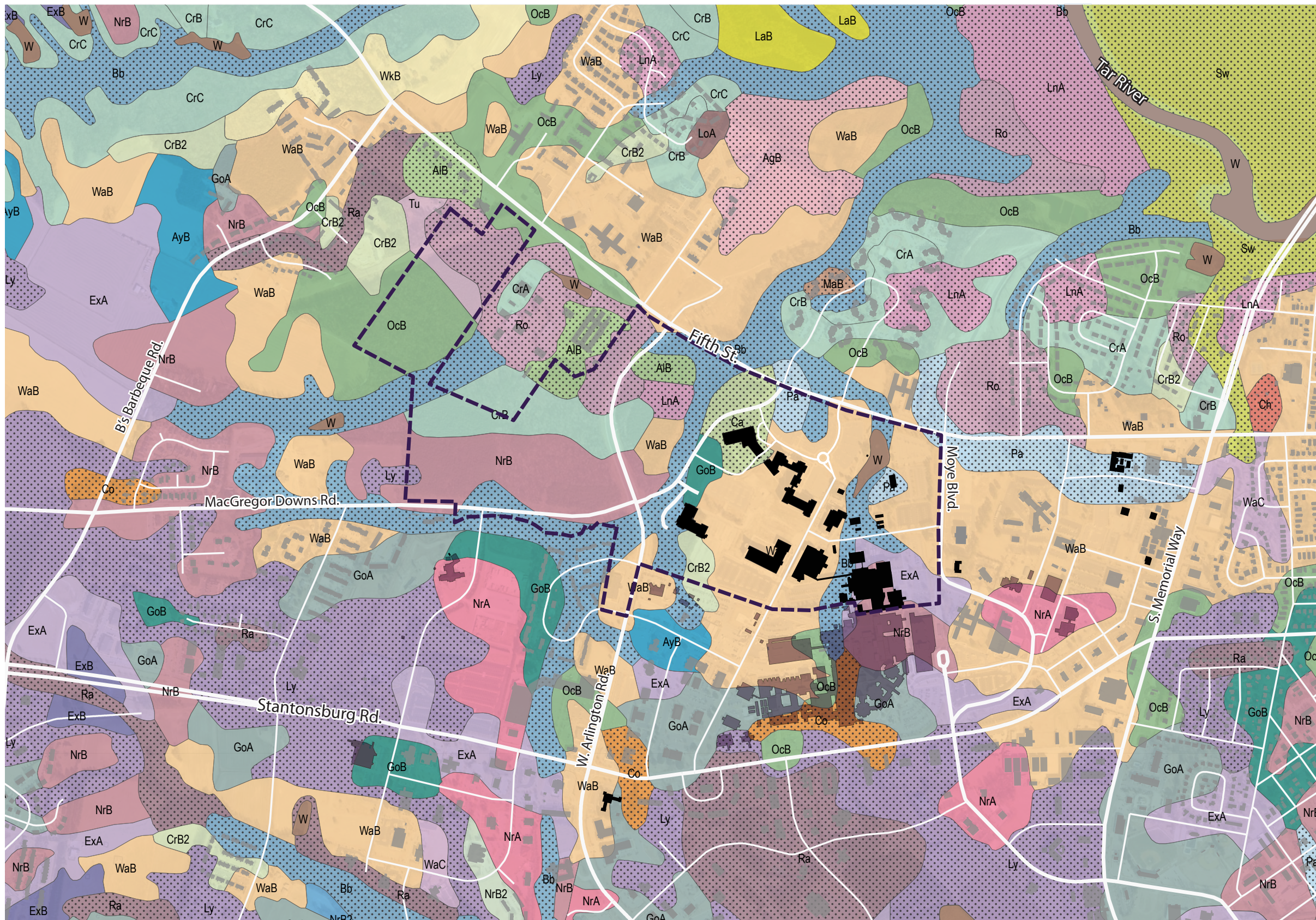
PL = ECU Practice Location
 LA = ECU Lease Acquisition
 LD = ECU Lease Disposition
 SL = ECU Sub-Lease

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

CAMPUS NATURAL FEATURES



SOIL TYPES

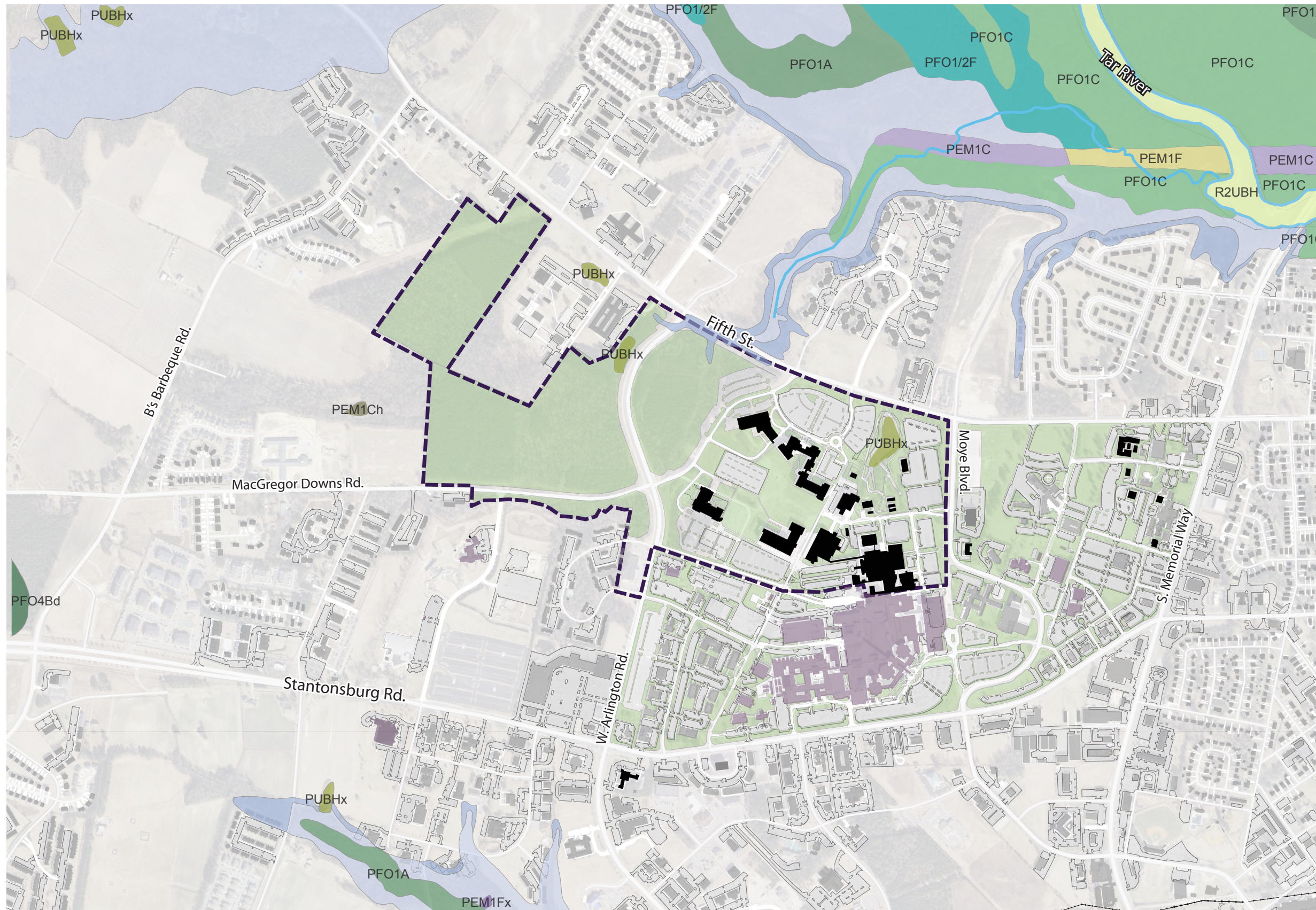


SOIL TYPES

- 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
- 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

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

SITE HYDROLOGY



WETLANDS

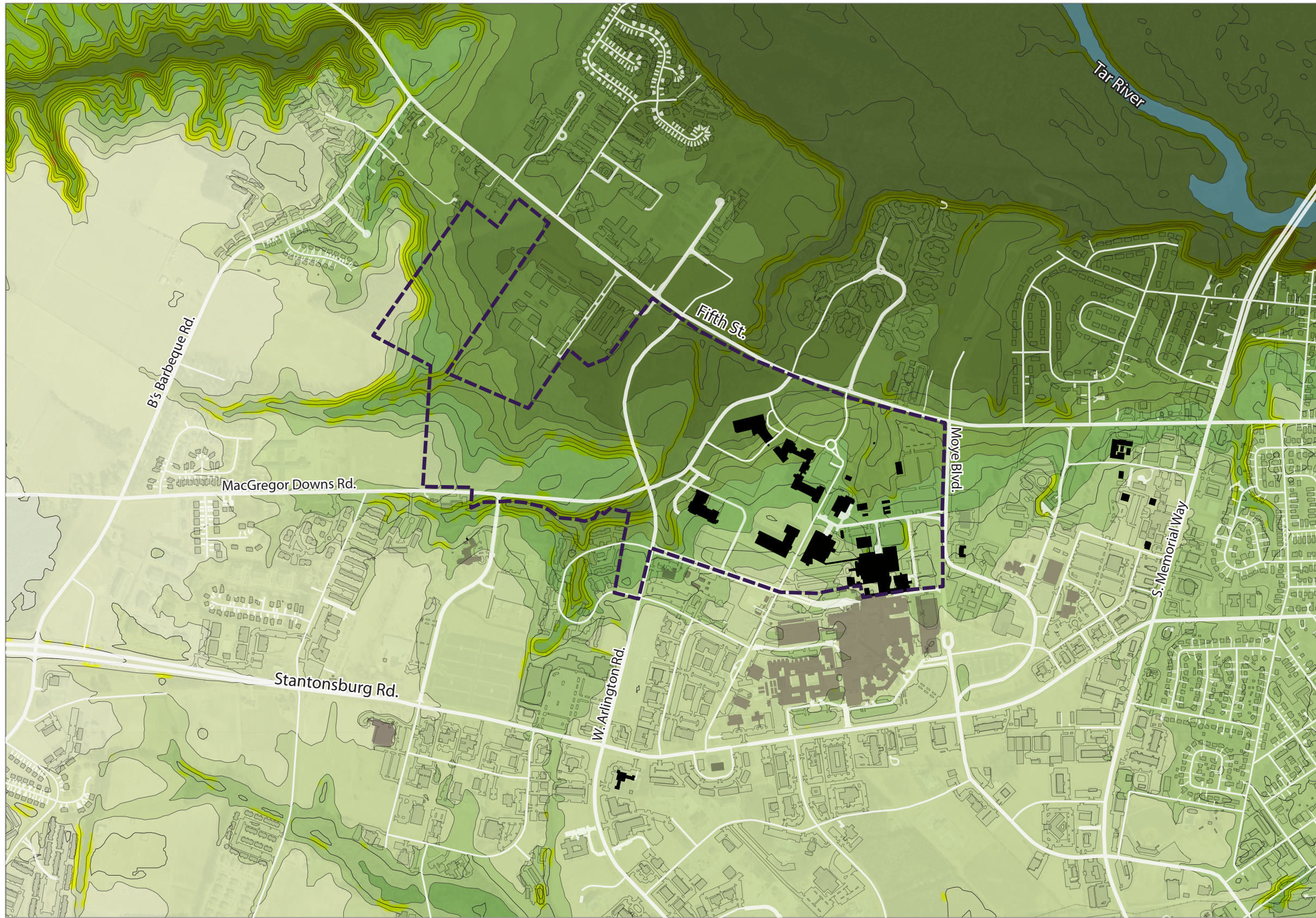
- PFO4Bd** PALUSTRINE
(FORESTED, NEEDLE-LEAVED EVERGREEN, SATURATED, ACID)
- PFO1A** PALUSTRINE
(FORESTED, BROAD-LEAVED DECIDUOUS, TEMPORARILY FLOODED)
- PFO1C** PALUSTRINE
(FORESTED BROAD-LEAVED DECIDUOUS, SEASONALLY FLOODED)
- PFO1/2F** PALUSTRINE
(FORESTED, BROAD & NEEDLE-LEAVED DECIDUOUS, SEMIPERMANENTLY 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)

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**

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

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, Pitt County, and the State of North Carolina.

NATURAL FEATURES SUMMARY ANALYSIS



LEGEND

- WATER BODY
- WETLAND
- FLOOD ZONE
- WOODED AREA
- CONTOURS
- FLOW DIRECTION
- 10 DEGREES OF SLOPE (18%)
- 20 DEGREES OF SLOPE (36%)
- CAMPUS
- LIMITING SOILS

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

CAMPUS STRUCTURE



BUILDING HEIGHTS

TOTAL FLOORS

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

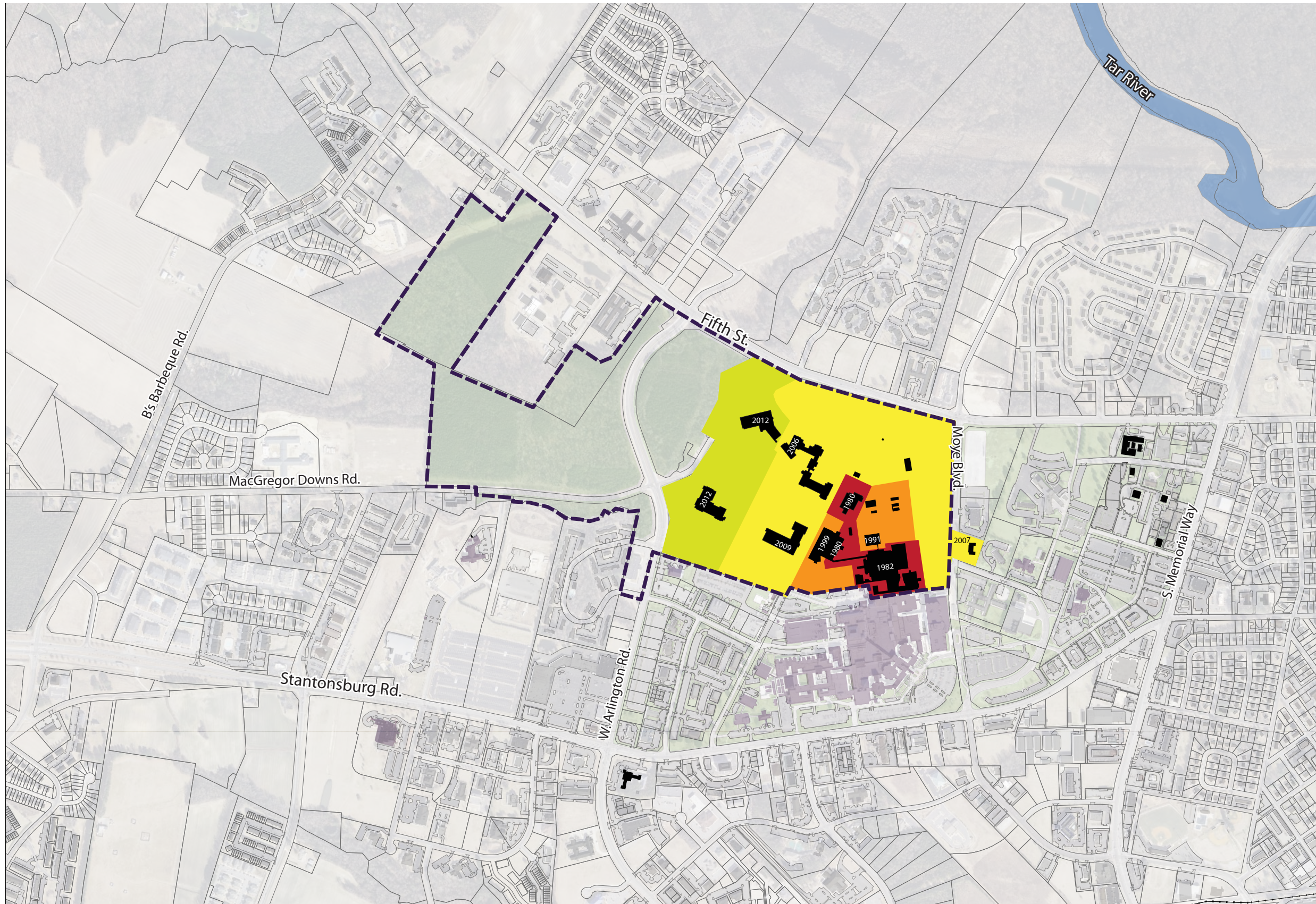


Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.

CAMPUS GROWTH

CAMPUS DEVELOPMENT

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



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

GENERAL BUILDING CONDITION

BUILDING CONDITION (FCNI RANGES)

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

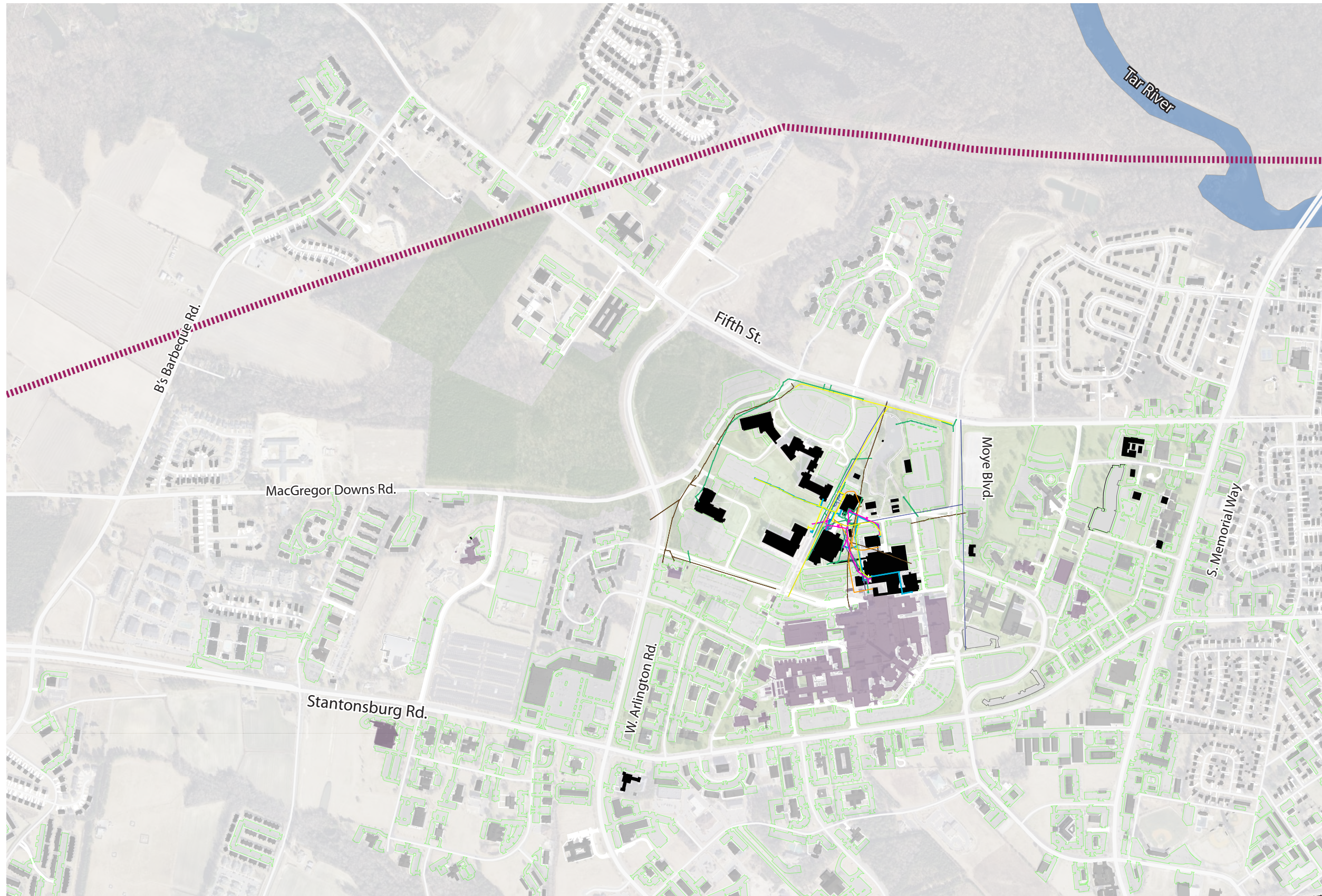


Facilities conditions compiled from ISES Corporation
 Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina.

EXISTING MAJOR UTILITY CORRIDORS

LEGEND

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



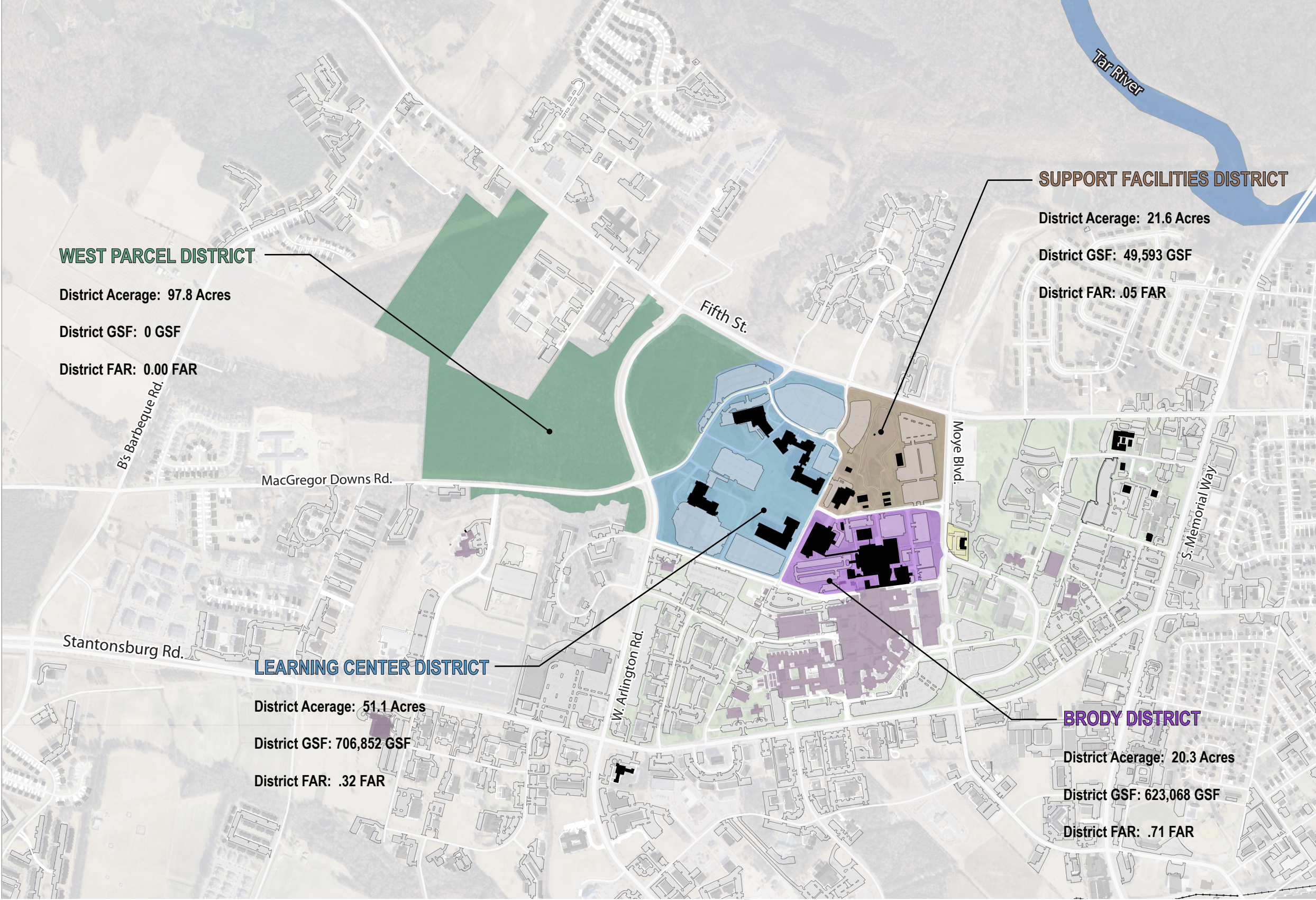
Utility data compiled from
RMF Engineering
Base map data provided by ECU, the City of Greenville,
Pitt County, and the State of North Carolina.

CAMPUS PUBLIC REALM



CAMPUS DISTRICTS

- DISTRICTS**
- BRODY DISTRICT
 - SUPPORT FACILITIES DISTRICT
 - WEST PARCEL DISTRICT
 - LEARNING CENTER DISTRICT



WEST PARCEL DISTRICT

District AVERAGE: 97.8 Acres
 District GSF: 0 GSF
 District FAR: 0.00 FAR

SUPPORT FACILITIES DISTRICT

District AVERAGE: 21.6 Acres
 District GSF: 49,593 GSF
 District FAR: .05 FAR

LEARNING CENTER DISTRICT

District AVERAGE: 51.1 Acres
 District GSF: 706,852 GSF
 District FAR: .32 FAR

BRODY DISTRICT

District AVERAGE: 20.3 Acres
 District GSF: 623,068 GSF
 District FAR: .71 FAR

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

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.

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.

PUBLIC REALM SUMMARY ANALYSIS



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

CAMPUS CIRCULATION



PEDESTRIAN CIRCULATION

PEDESTRIAN HIERARCHY




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



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

SERVICE DRIVES

SERVICE DRIVES AND STREETS

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



Base map data provided by ECU, the City of Greenville, Pitt County, and the State of North Carolina. 29

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

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.

BUS ROUTES

GREENVILLE AREA TRANSIT AUTHORITY (GREAT)

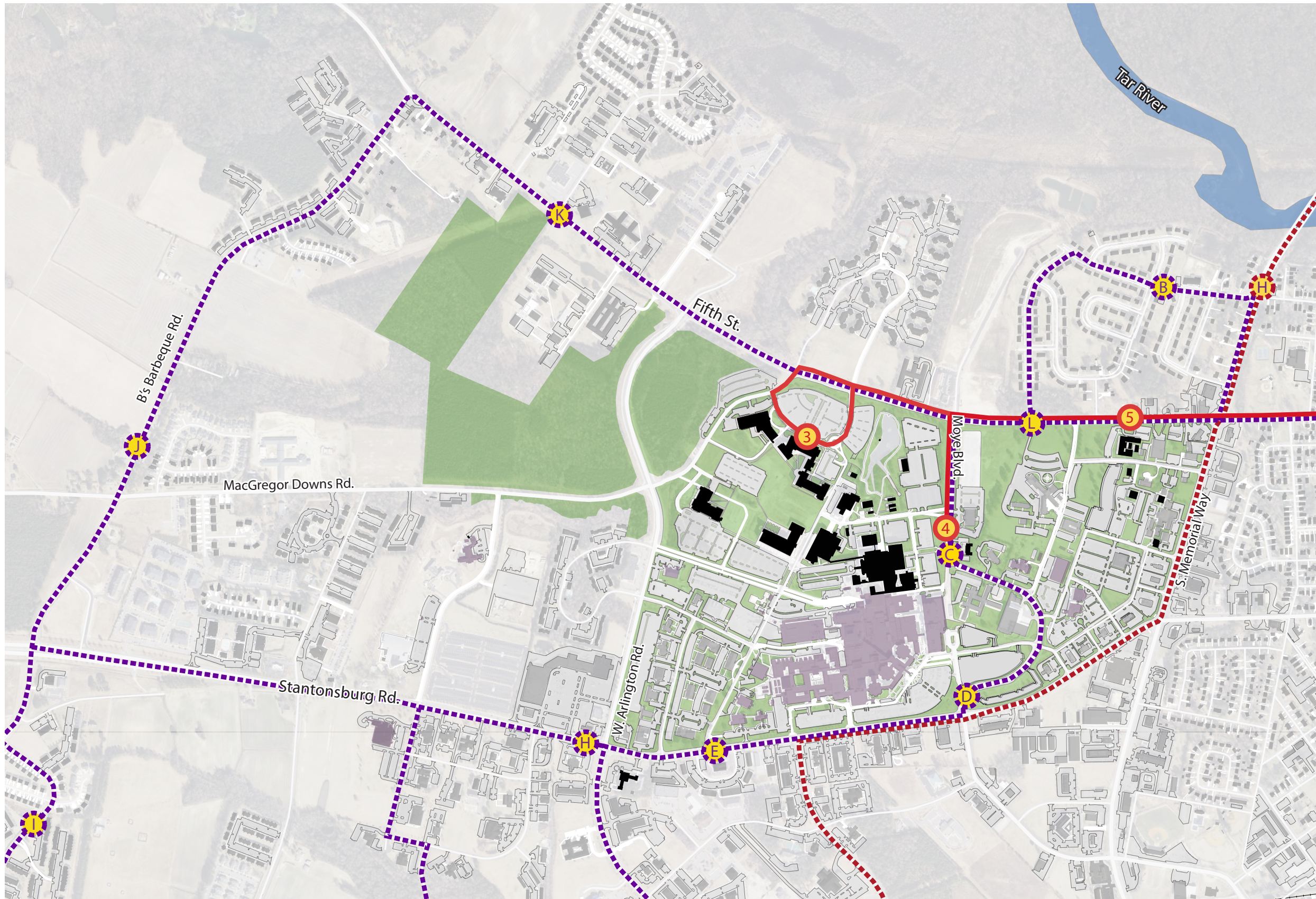
ROUTE 2

ROUTE 4

EAST CAROLINA UNIVERSITY STUDENT 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

ESTIMATED DAILY TRAFFIC




- ESTIMATED DAILY TRIPS**
- 0-10,000 DAILY TRIPS
 - 10,001-20,000 DAILY TRIPS
 - 20,001+ DAILY TRIPS
 - CAMPUS
 - SIGNALIZED INTERSECTIONS



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

FUNCTIONAL CLASSIFICATION

FUNCTIONAL ROAD CLASSIFICATIONS

-  MAJOR THOROUGHFARE
-  MINOR THOROUGHFARE
-  CAMPUS



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

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
- GAPS, AND MISSING LINKS
- 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

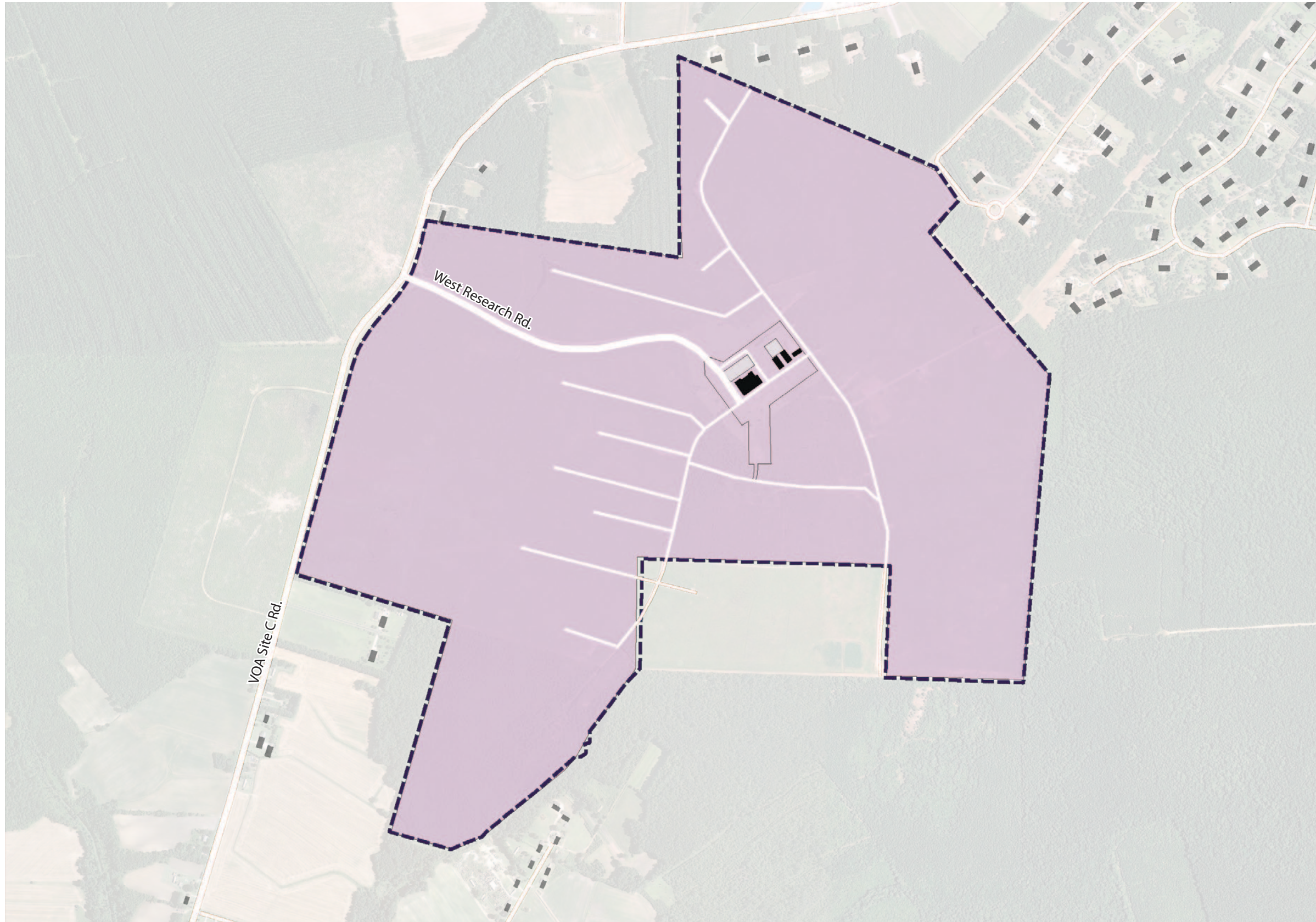
WEST RESEARCH CAMPUS INVENTORY MAPS



ECU PROPERTY

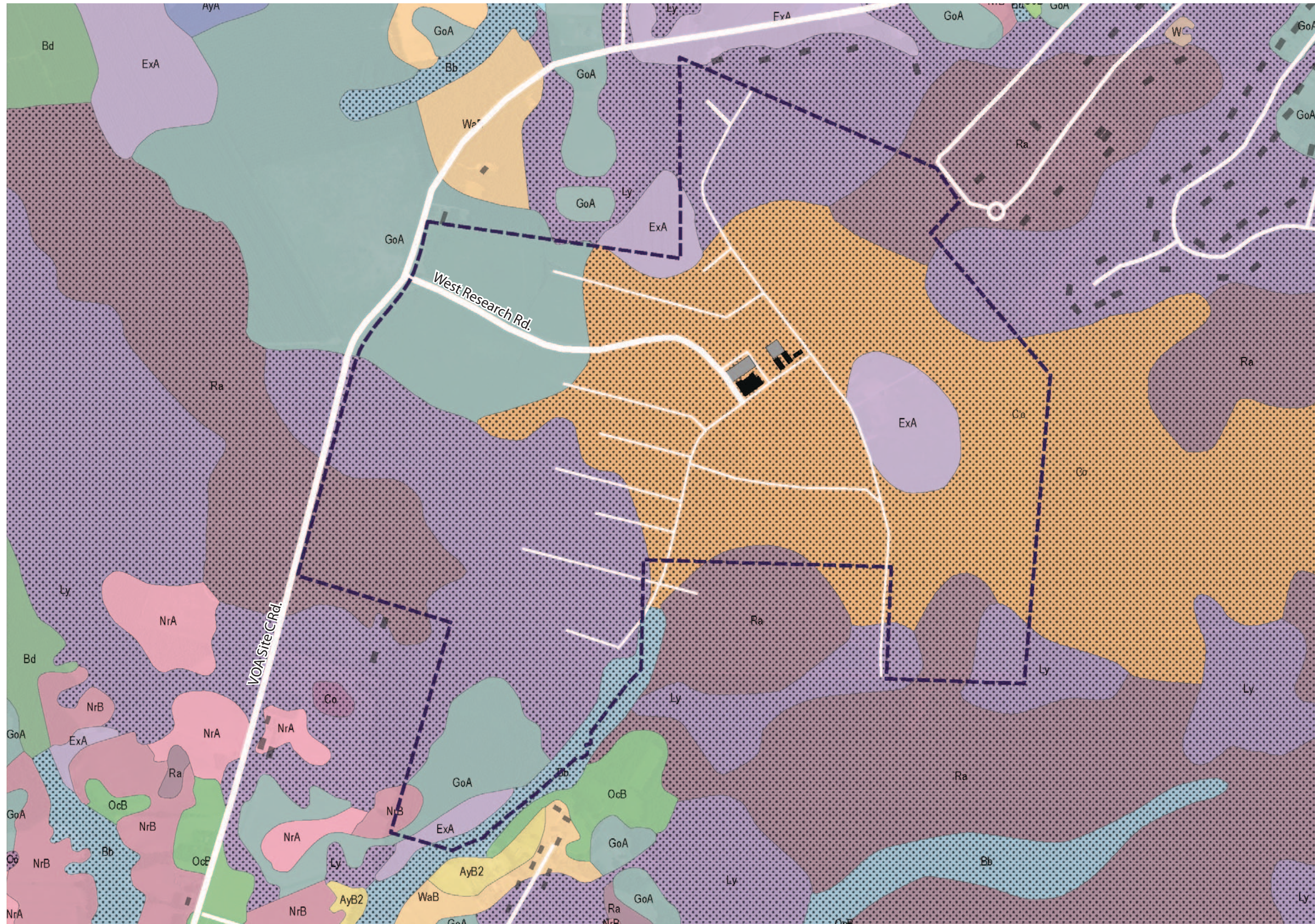
LEGEND

-  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

SOIL TYPES



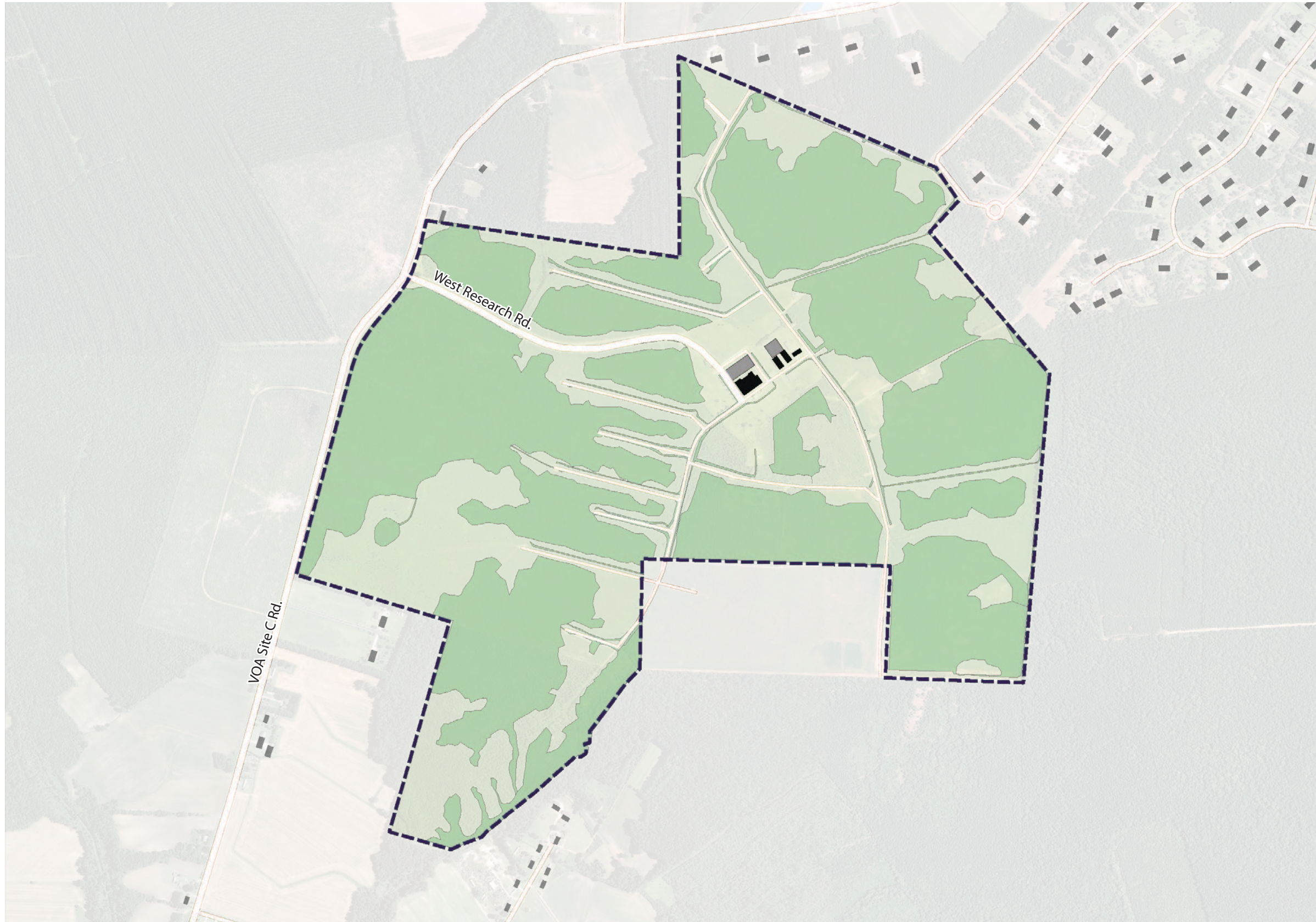
SOIL TYPES

- 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
- LIMITING SOILS

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SITE HYDROLOGY

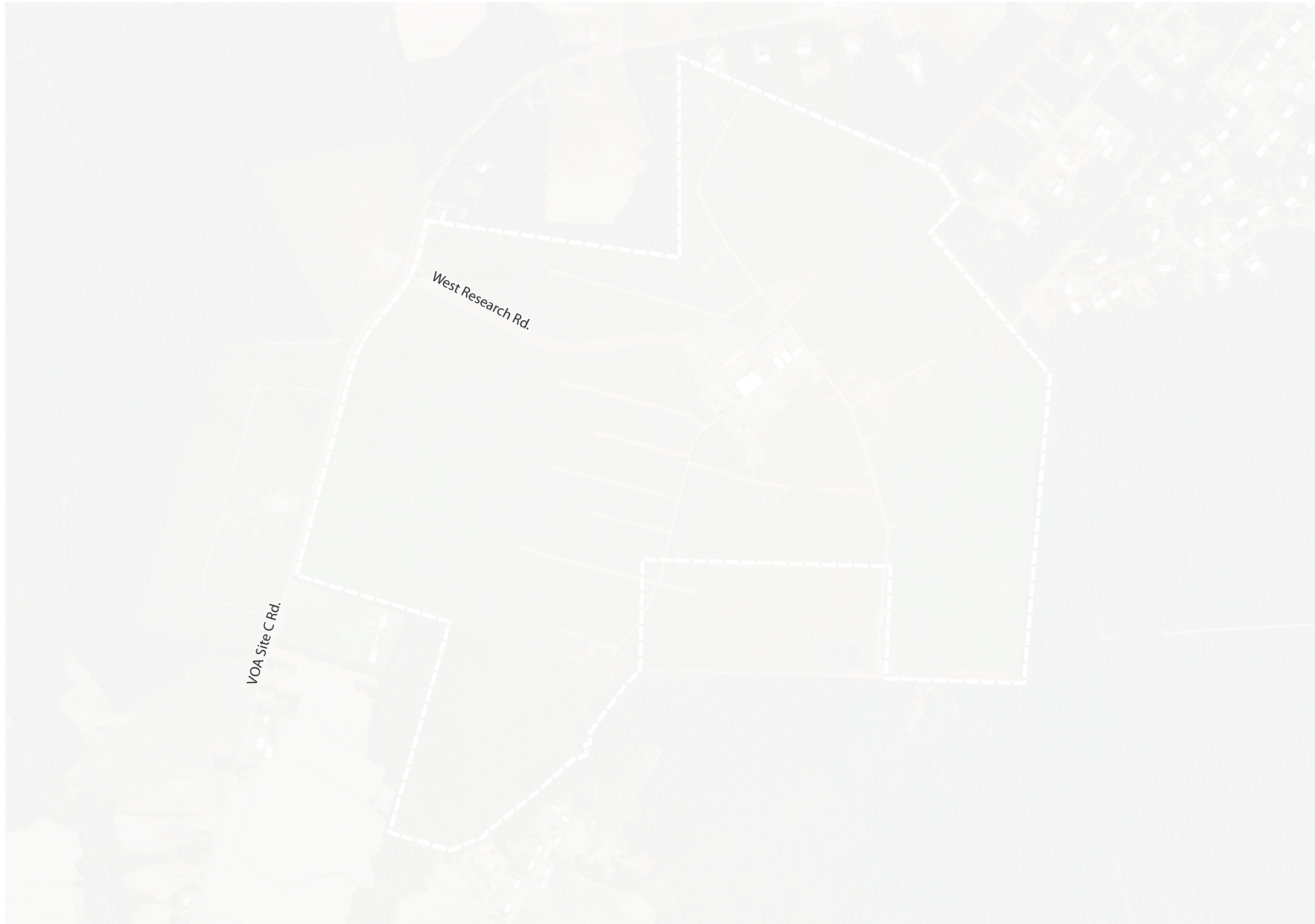
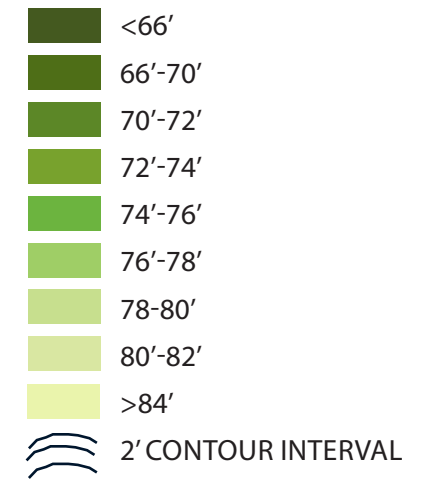
DELINEATED WETLANDS



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TOPOGRAPHY

ELEVATIONS



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STREETS AND PARKING

STREETS AND PARKING

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



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