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Campus Master Plan

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Executive Summary

As the university continues to evolve and grow, one of its primary goals is to seek, attract and retain high caliber students, faculty, and staff. With this growth and change, the physical qualities of the ECSU campus must evolve to better define and celebrate the university's purpose and aspirations. The following Master Plan document is intended to provide Elizabeth City State University with a foundation and organizational framework within which the university may begin to take incremental steps towards creation of a campus identity consistent with these aspirations. The document is also intended to be a tool to guide future decisions on physical improvements by providing guidelines for both architectural and landscape development.

A series of meetings and discussions were held during early planning stages to gather information from key stakeholders at ECSU. The meetings included the Chancellor, Chancellor's Cabinet, students and others who worked with the design team to craft the vision for the future of the ECSU campus. Several common themes emerged from these discussions with the university stakeholders:

- Strengthen identity of the university
- Create greater connectivity between North and South Campuses
- Create outdoor social spaces.
- Reinforce existing Campus amenities to celebrate the history of ECSU as well as what it aspires to become in the future.

With the planning of several capital projects occurring concurrently with the conceptual development of this Master Plan, ESCU has already taken positive first steps in the process of addressing issues of campus identity, cohesion and connection. The following masterplan builds upon the initial steps by enhancing the physical attributes of the current campus and outlines strategies for a greater sense of unity and character; the goal being the creation of a university setting which reflects the institutions goals and objectives.



PART I:

Campus Observations

The observation phase was one of listening and information gathering; about looking and understanding the essence of the ECSU campus community. Specifically, this phase involved a number of site visits, meetings with several stakeholder groups, as well as photographic and graphic documentation. Before a concept can be developed, it is essential to understand the campus and its context; this was the goal of the Observation Phase.

NEC-7 ELIZABETH CITY STATE TEACHERS' COLLEGE, ELIZABETH CITY, N. C.



E-8428

History

Elizabeth City State University was founded, under state legislation, on March 3, 1891, as a normal school for the specific purpose of “training to teach in the common schools of North Carolina.” Operations began in 1892 with two teachers and 23 students. In its 112 years of existence, the school has graduated nearly 14,000 students in 34 baccalaureate degree programs and a master’s degree program in elementary education. The university has also acquired 862 acres of land. Located in the historic Albemarle area near the mouth of the Pasquotank River, Elizabeth City State University is recognized as a center of academic excellence in northeastern North Carolina.

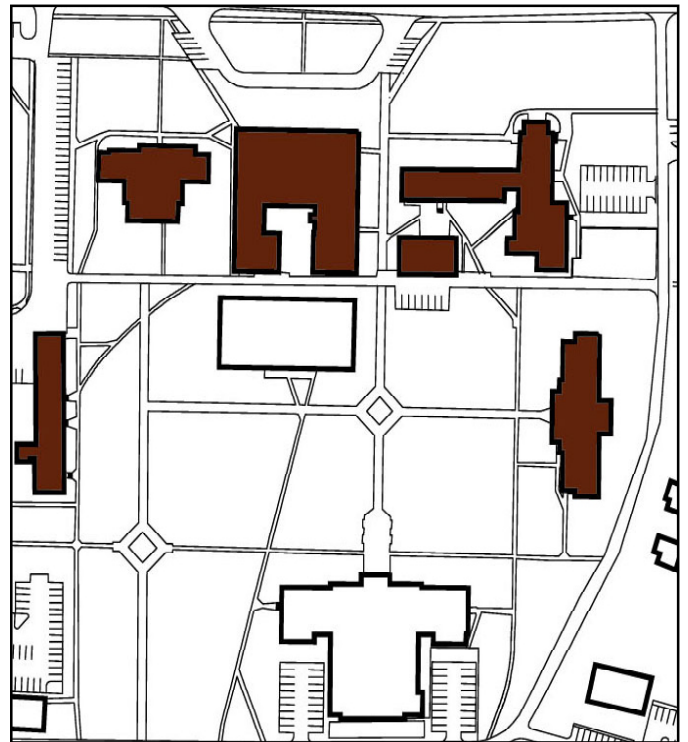
In 1909, the institution built its first building (Lane Hall) on the northern portion of the current campus. With the addition of a second building (Symera Hall) in 1912, full operations began at the university’s present location. Over the next 30 years, as curricula and resources expanded, enrollment along with the number of faculty members and campus facilities continually increased. In 1937, the school’s status elevated from a two-year Normal School to a four-year Teachers College. Growth continued through the 40s and 50s as new facilities were built for physical education, fine arts, home economics, residential living, the infirmary, and the sciences. Students gained memberships in national honor societies while the Institution earned appropriate accreditation, enrollment broke the 1,000 mark, and plans were well underway for more buildings, including the student center, a new gym, a cafeteria, and a new library.

In 1972, ECSU joined the University of North Carolina as one of its 16 constituent institutions. Three years later, ECSU acquired 639 acres of land in the great Dismal Swamp in Currituck County. The land is reserved for educational research and observance. During the 1970s and 80s, expansion began on the southern, southeastern, and western edges of the campus. The facilities in these areas vary greatly in style, materials, and function. A large wooded area and a small creek separate the northern campus from southern campus, which is now the main entrance to campus. A vehicular path serves as the main connecting piece. The historical development of campus is thus marked by a distinct development pattern that has moved south over the years. The eras of development on campus are clearly discernible and often lack a strong physical connection to one another.

Over the years, many of the original campus buildings have been renovated or replaced to fit the needs of the campus. As Elizabeth City State University grows and evolves, the university community will need to continue to take the necessary steps to improve the campus and increase enrollment.



Butler Hall (1924)



Buildings included in “State Teachers College” Historic District, National Register of Historic Places.



H. L. Trigg Building (1939)

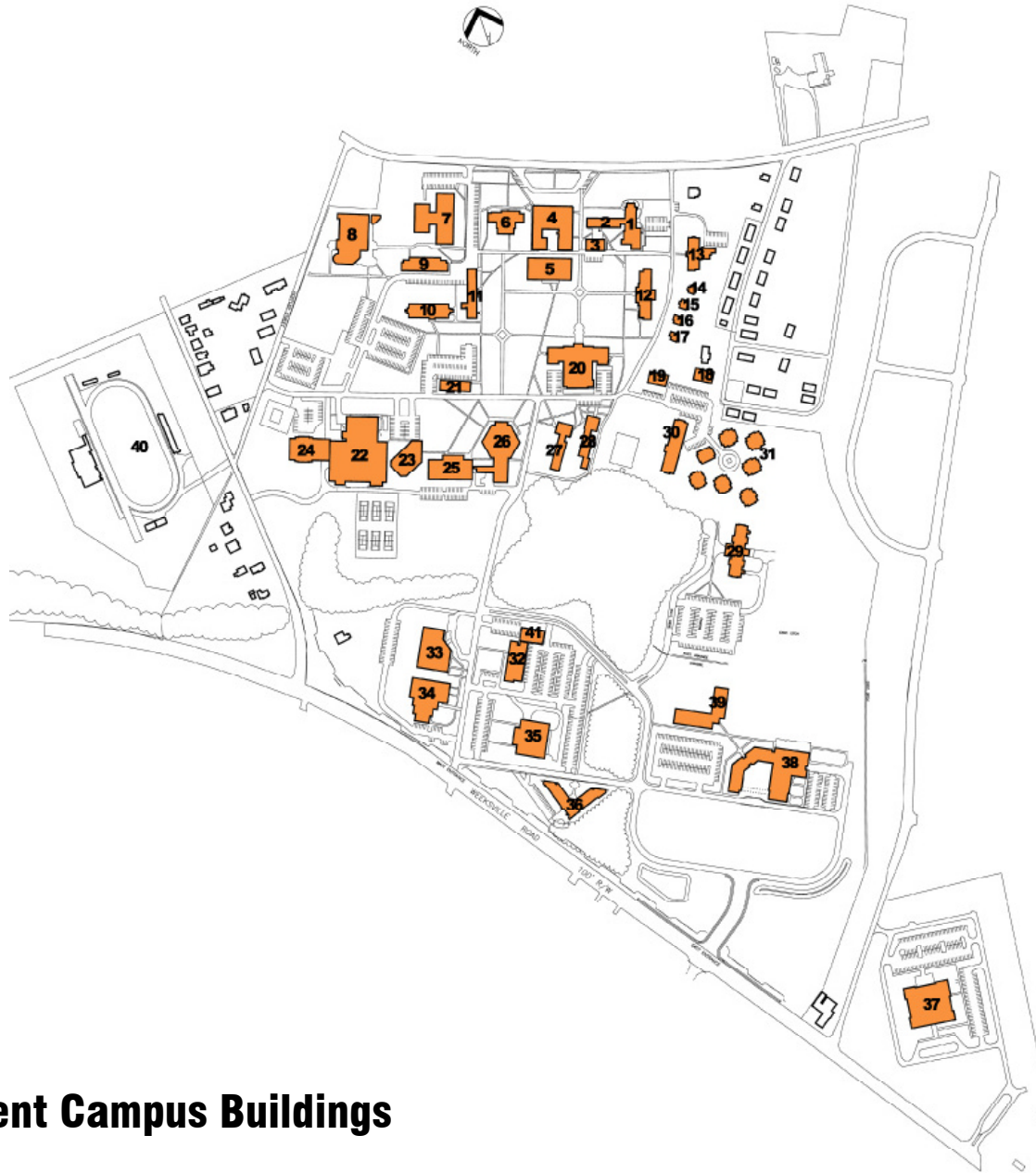


Moore Hall (1922)



Aerial Photo





Current Campus Buildings

1	Lane Hall (1909)	16	Academic Development Office	29	New Residence Hall (1993)
2	Symera Hall (1912)	17	ROTC Office	30	Mitchell-Lewis Hall (1969)
3	Telecommunications Center (1923)	18	ROTC Classroom Building (1985)	31	Student Apartments (1982)
4	Moore Hall (1922)	19	E.V. Wilkins Computer Center (1985)	32	Thomas-Jenkins Hall/Physical Plant (1977)
5	Johnson Hall (1966)	20	Williams Hall (1951)	33	McLendon Hall (1981)
6	H.L. Trigg Building (1939)	21	University Store (1958)	34	Griffin Hall (1981)
7	G.R. Little Library (1966)	22	R.L. Vaughn Center (1969)	35	Dixon Hall (1977)
8	Jimmy R. Jenkins Science Center (1988)	23	Commuter Center/Bowling Alley (1991)	36	Marion D. Thorpe Administrative Building (1987)
9	Lester Hall (1952)	24	Vaughan Wellness Center addition (2000)	37	K.E. White Building - Continuing Education (1982)
10	Wamack Hall (1969)	25	Ridley Hall - Student Union (1969)	38	Fine Arts Complex (1999)
11	Butler Hall (1924)	26	Bedell Hall - Cafeteria (1969)	39	Computer Technology Center (2000)
12	Bias Hall (1938)	27	Doles Hall (1956)	40	Roebuck Stadium (1982)
13	Coldwell-Hoffler Infirmary (1952)	28	Cale Hall (1956)	41	Thomas-Jenkins Addition (2000)
14	Residence				
15	Incentive Scholarship Office				

Existing Conditions

Building Timeline



- 2000-
- 1980-1999
- 1960-1979
- 1940-1959
- 1920-1939
- 1900-1919

Buildings by Type



- academic
- administrative
- residential
- recreational
- athletic



Buildings by Department

- Mathematics, Science, & Technology
- Arts & Humanities
- Business & Economics
- Education & Psychology
- Continuing Education
- ROTC



Vegetation & Wetlands

Wetlands, typ.
(shaded)

Pedestrian Circulation



Vehicular Circulation & Parking



● Major Service Points

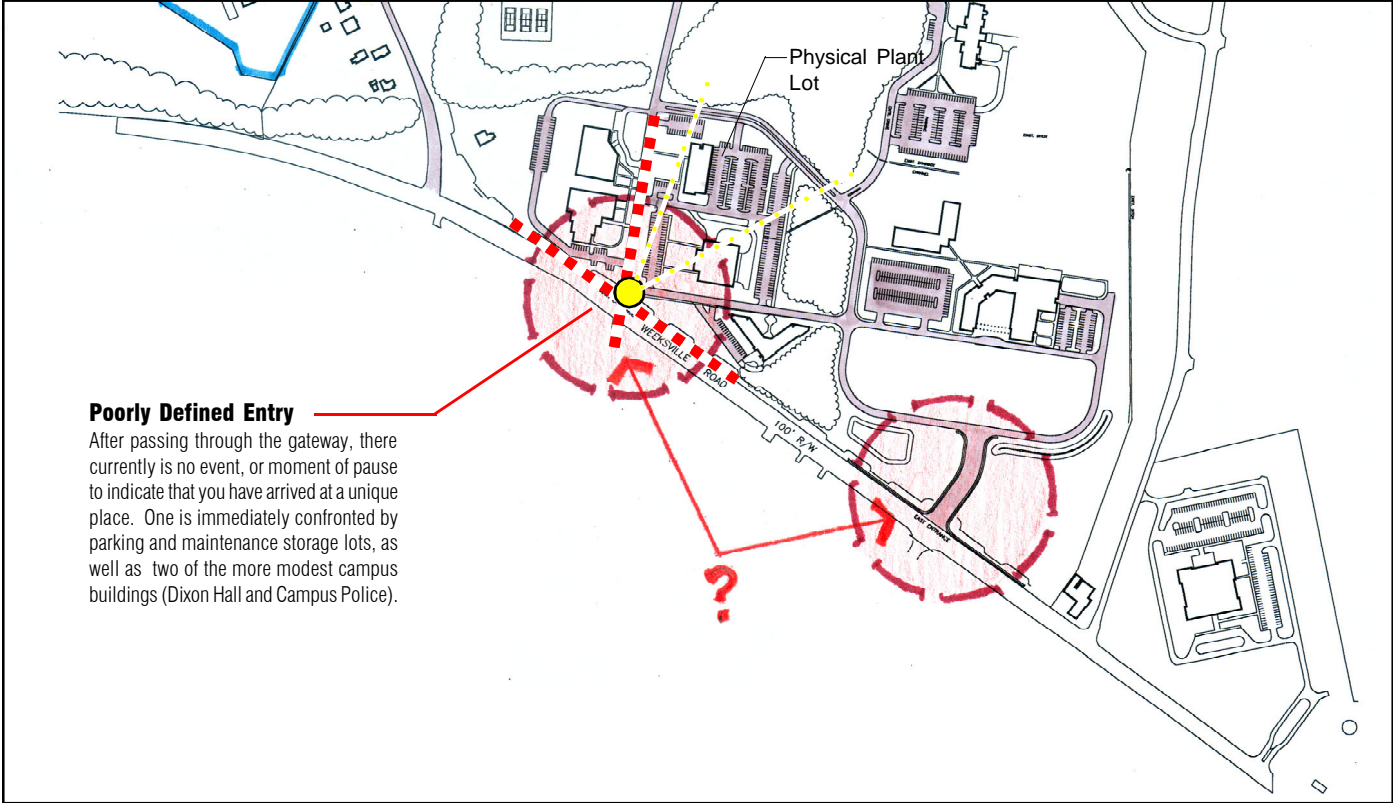


PART II:

Analysis: Issues / Opportunities

The analysis phase involves the interpretation of the information gathered during the observation phase. A closer look at the campus strengths and deficiencies ultimately lead to a better understanding of the opportunities that exist to make positive changes to the campus environment. This phase outlines these guiding principles that will ultimately serve as the foundation of the Campus Master Plan. After several months, which included a number of on campus workshops and presentations, the following goals were outlined and are expanded upon in the pages which follow:

- I. Strengthen ECSU's Sense of Place and Arrival*
- II. Improve the Cohesion of the Campus Environment*
- III. Create a Pedestrian Centered Academic Environment*
- IV. Define a Clear Campus Center and Reinforce Existing Open Space*
- V. Identify Growth Opportunities*



Poorly Defined Entry

After passing through the gateway, there currently is no event, or moment of pause to indicate that you have arrived at a unique place. One is immediately confronted by parking and maintenance storage lots, as well as two of the more modest campus buildings (Dixon Hall and Campus Police).

Diagram: Campus Entry Issues

Strengthen ECSU's Sense of Place and Arrival

A primary goal of the Master Plan will be to strengthen ECSU's campus presence, which includes the definition of boundaries and the subsequent strengthening of the 'sense of arrival' on campus. One's first impression of a place significantly effects one's ultimate perception of an environment. The current campus entrance is defined by an existing low brick wall which parallels Weeksville Road, and continues to the southeast toward the Fine Arts Complex. This wall relies strongly upon signage to define it as a significant entrance and is largely insufficient in the definition of a sense of place and arrival. After passing through the gateway, there currently is no event, or moment of pause to indicate that you have arrived at a unique place. One is immediately confronted by parking and maintenance storage lots, as well as two of the more modest campus buildings (Dixon Hall and Campus Police). It would be more appropriate to think of the entry as a layered sequence of spaces, which can be reinforced by more significant campus buildings and outdoor 'rooms'. In addition, the entry drive intersects Weeksville Road at an acute angle, which introduces safety issues as one attempts to exit the campus. Alternate entry points and a more defined entry sequence will need to be explored as a key element of the campus Master Plan.

Secondary entries and campus thresholds are in need of treatment as well. One significant gateway that needs to be addressed is the threshold between the Roebuck Stadium Complex and campus proper. There is currently not a distinctive threshold where the entry drive to the stadium intersects Hoffler Street.



In the current entry sequence visitors are immediately confronted by parking lots and two of the more modest buildings on campus.



Fine Arts Entry: The campus wall alone is too low and lacks the necessary scale to define a true threshold. Supplementing the wall with plantings of differing scale and vertical architectural elements would help to visually mark the campus entry sequence.

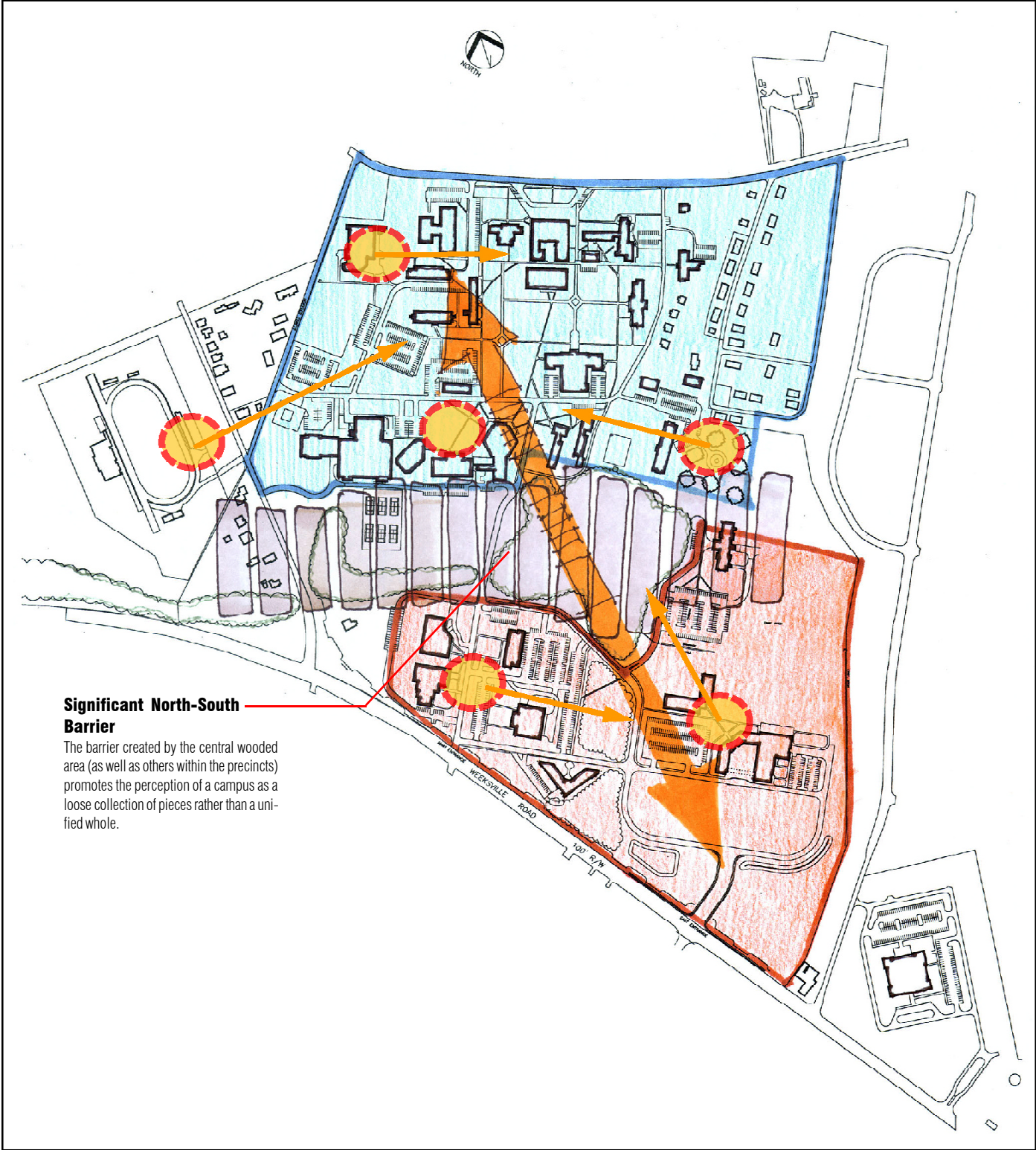


Diagram: Campus Disconnect

Improve Connection and Cohesion of the Campus Environment

A pleasant and well-connected pedestrian environment is among the most important attributes of a successful academic environment. The interaction of people is at the core of the educational experience. A well-defined and well-connected campus environment can serve to foster interaction among students, faculty, and staff.

Currently, the campus is divided into two distinct north and south precincts. The North Precinct is marked by the original campus buildings, while the South Precinct, anchored by the Fine Arts Complex and Education buildings, contains the more recent additions to the campus. These two precincts are currently separated, and consequently defined as districts, by the large wooded area at the center of campus. The wooded area is clearly a significant natural asset to the campus, but it currently acts as a barrier that impedes upon the ‘connectedness’ of the north and south precincts. Students have almost unanimously indicated that it is very difficult to get between classes in each of the precincts since there is not a contiguous network of pedestrian circulation paths, nor is there a significant visual link between campus pedestrian nodes. Most of the walks that do exist lack scale, character and consistency that is often introduced with trees, lights, benches, textural changes at crossings etc. As a result of this disconnect, many students drive between classes, which again interferes with the concept of a pedestrian centered campus environment.

Within each precinct there are also a number of areas that need to be more integrated into the pedestrian circulation concept.

Significant improvement is needed in, but not limited to, the following areas: The Jenkins Science Building to the North Campus ‘Lawn’, the ‘Complex’ dormitory to Main Campus, the Education Buildings to the Fine Arts, and Roebuck Stadium to campus proper.

Landscape Standards

A significant contributor to the lack of campus cohesion is the lack of a consistent campus standard for site furnishings, signage, and lighting. These seemingly minor elements, when viewed collectively make a significant impact on one’s perception of an environment. A uniform design standard will reinforce the notion of a true campus identity and aid in the establishment of a unique sense of place on campus. Significant investment will need to be made in the development and implementation of campus landscape standards.



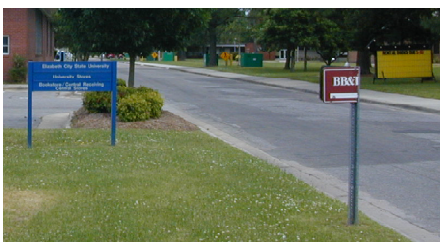
Poorly defined walks that lack pedestrian scale are insufficient in connecting North and South Campus.



The wooded area at the center of campus, while an important natural asset, creates a significant barrier between North and South Campus.



The lack of a clearly defined, pedestrian-scaled system of walks creates physical and perceptual barriers between campus nodes.



The lack of uniform site furnishings and sign standards misses an important opportunity to contribute to the definition of campus identity.



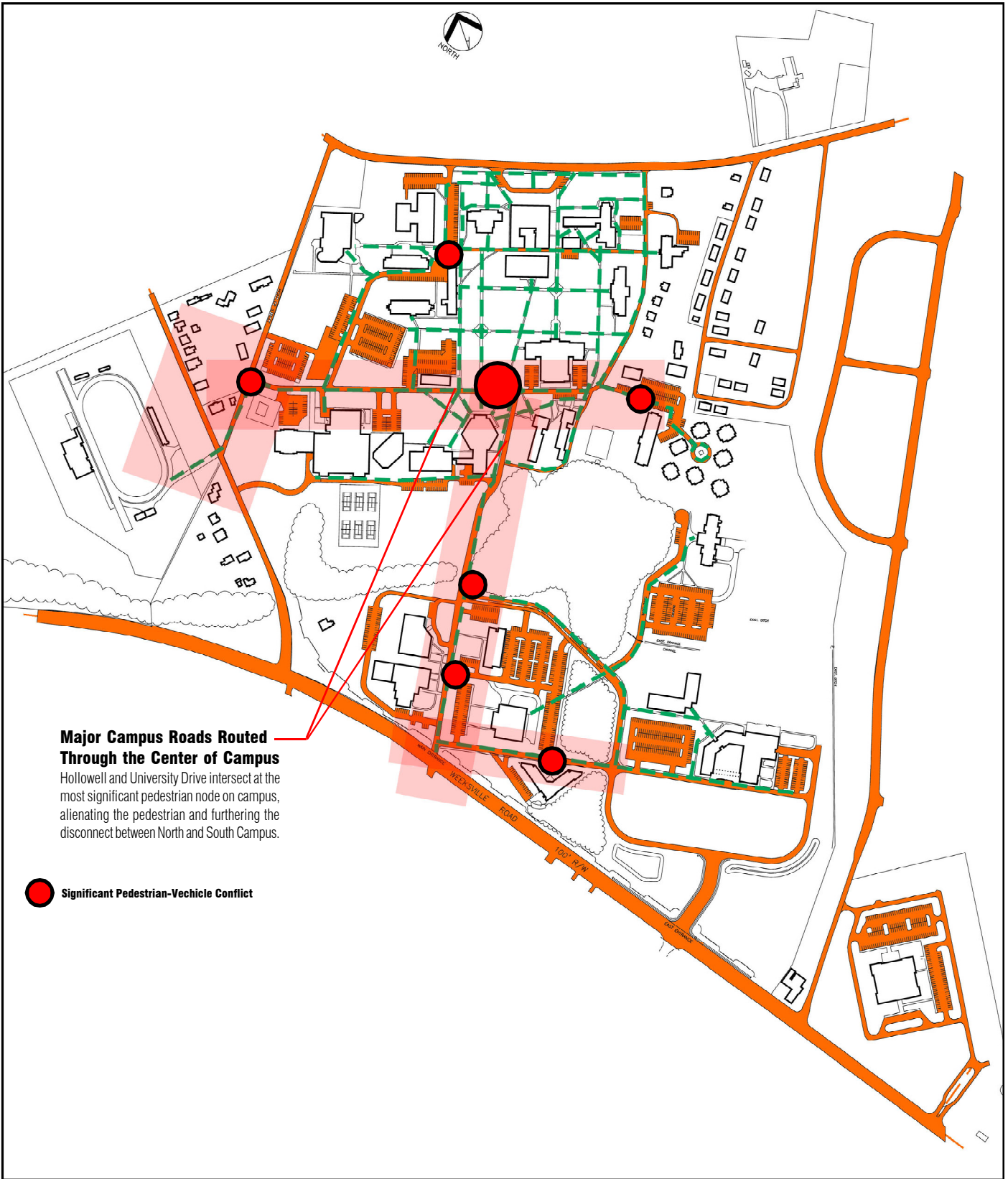


Diagram: Pedestrian-Vehicle Conflicts

Develop Vehicular Circulation and Parking Plan (Resolve Pedestrian - Vehicle Conflicts)

Critical to the success of a pedestrian-centered campus is the development of a well-ordered vehicular circulation plan with a clear hierarchy, emphasizing the pedestrian. Currently a number of significant pedestrian-vehicle conflicts exist on campus. The present circulation pattern routes vehicles through what is essentially the pedestrian center of campus. The intersection of Hollowell Drive and University Drive is particularly problematic. Hollowell Drive effectively separates the main campus quad from the Student Activities node, which includes the Student Union, Cafeteria, and Bowling Center.

Within the South Precinct, there are a number of conflicts in the areas between the Education/Psychology buildings and the Fine Arts Complex. In this area the automobile dominates. It consists largely of surface parking lots that lack a distinctively defined pedestrian route. New campus circulation patterns, both pedestrian and vehicular, will need to be explored to allow the two systems to operate more efficiently while still co-existing as distinct units. A clear and consistent vehicular circulation pattern and parking plan needs to be developed, not only to accommodate the pragmatic needs of adequate parking, refuse collection etc., but also, and most importantly, to allow for a clearly defined and pleasant pedestrian experience.



Hollowell Drive: The primary vehicular circulation route is routed through the heart of campus, effectively separating the North Campus lawn from primary student activity nodes.



Hollowell Drive: One of the more problematic pedestrian-vehicle conflicts occurs in front of Bedell Cafeteria and Ridley Hall, two of the more active student/pedestrian nodes.



Missing sidewalks further confuse the zones of the pedestrian with the zones of the automobile. The car will dominate when there is not a defined 'realm' for the pedestrian.



South Campus: Key outdoor spaces are given over to the automobile rather than the pedestrian.

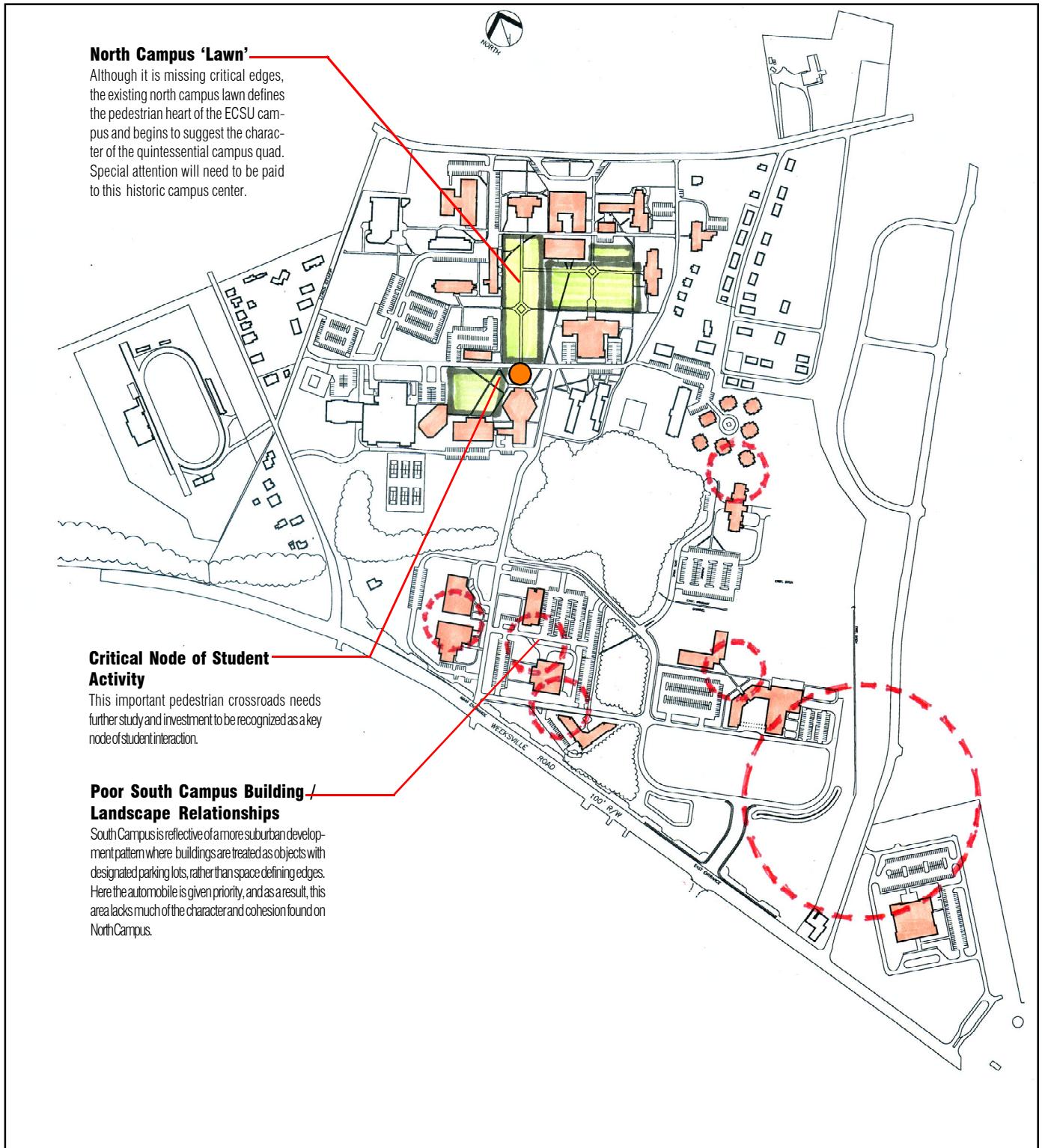


Diagram: Campus Space Definition

Define a Clear Campus Center and Outdoor Gathering Spaces

Working in conjunction with the network of linear pedestrian paths are the outdoor spaces and quads that these walks connect. Arguably the outdoor spaces or 'rooms' of a campus are more important and memorable than the buildings themselves (the UVA Lawn, Harvard Yard, University of Michigan Law Quad, etc.), and thus are critical to the success of a pedestrian centered campus. It is important to recognize that a college campus is more than a collection of buildings, rather it is a sequence of interconnected outdoor spaces, paths, and physical structures that collectively define something that is greater than the sum of its parts. The building blocks of a well-ordered and connected campus plan is the 'outdoor room'.

The North Campus is organized about two quads that are fairly well defined by some of the original campus buildings at the northernmost edge of campus. The first space is anchored by the Trigg Building to the north and Bedell Cafeteria to the south. Although this key area needs further definition of the western edge to separate it from the parking lots, it is among the more pleasant green spaces on campus and needs to be preserved and reinforced. Other areas that are in need of further definition are the green spaces in front of Ridley Hall and Bedell Cafeteria. This area occupies a significant physical location on campus but does not feel as active or important as this crossroads location may suggest. Significant investment and attention will need to be paid to this area to increase the presence and activity at this critical pedestrian 'crossroads'.

The South Precinct is much less dense and has to this point established a more loose, suburban development pattern, which contributes significantly to the alienation of the pedestrian. Marked by 'object buildings' and parking lots, this area has none of the cohesion or hierarchy that the North Precinct has established. A more compact development pattern, that uses the buildings as edges rather than objects, would aid in the definition of more desirable 'outdoor rooms' and would make this area a more desirable part of the campus environment.



The North Campus Lawn, defined on the western edge by historic Butler Hall.



A missing edge on the western side of the North Campus Lawn allows one a clear view of the visually obtrusive perimeter parking lots.



Under-scaled landscape treatment in front of Bedell Cafeteria.

The Freelon Group



Due to a more sparse, suburban development pattern, South Campus lacks a pleasant pedestrian scale.

Ayers Saint Gross Haden - Stanziale RMF McDowell



Diagram: Building Site & Campus Expansion Opportunities

Identification of Future Growth Opportunities

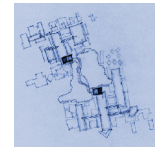
The Master Plan will ultimately provide the roadmap for future growth on campus, therefore, a substantial portion of the planning effort will involve the identification of future buildings sites, athletic fields, parking lots etc. Strategies for both land acquisition/expansion and in-fill will be developed. The thoughtful placement of these buildings will ultimately aid in the achievement of many of the goals outlined in the previous pages. For example, the definition of 'outdoor rooms', the importance of the definition of human scale, the creation of a sense of campus cohesion, etc.



A number of infill sites are still available, even on North Campus.



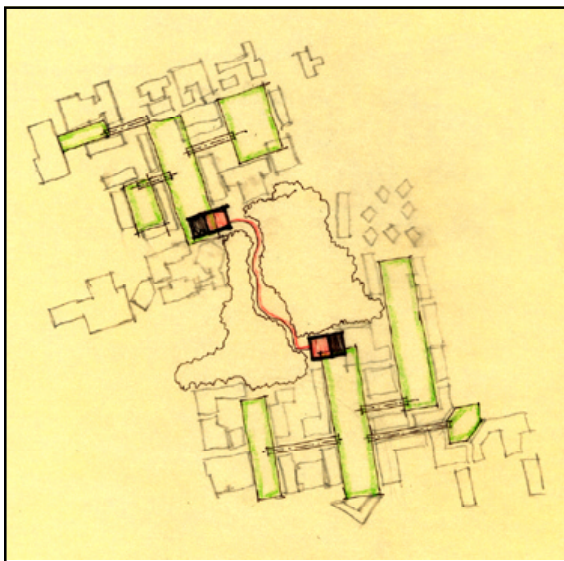
The university currently owns a significant amount of land east of the KE White Center. Campus expansion opportunities will be explored to identify the best use of this university asset.



PART III:

The Campus Concept Plan

Informed by the analysis outlined in Part I and shaped by the guiding principles of Part II, the concept plan establishes the vision for the future evolution of the ECSU campus. The concept plan provides the 'road map' for campus growth by identifying future building sites, giving shape to open space, and establishing the framework for both natural and man-made systems and infrastructure.



The Concept Plan

The concept plan represents the physical manifestation of the goals and principles outlined previously in Part II. The ultimate goal of the plan is to create a well connected and integrated pedestrian environment that reinforces the identity of Elizabeth City State University and enhances the educational experience.

CAMPUS OPEN SPACE

The plan begins with the recognition and reinforcement of the pre-existing, historically significant asset - the North Campus Lawn. This 'outdoor room' acts as the primary organizational device for North Campus and is one of the few clear pedestrian realms on campus. Infill sites are identified to reinforce the edges of this important space. The South End of the North Campus lawn is currently marked by the low opaque wall of Bedell Cafeteria and an undersized fountain. Although the current architecture does not reflect the relative significance, this space marks the figurative and approximate physical center of the campus. The plan recognizes this critical node and by defining the area as a future bell tower plaza.

CAMPUS 'HUB'

The removal of Hollowell Drive is one of the critical first steps in the establishment of the pedestrian centered environment. In the plan Hollowell is replaced by a new east-west pedestrian promenade, with the bell tower at the center. This promenade, anchored and activated by the diverse, collective functions of the new student center, dormitory, existing classroom building and a future library is envisioned as the primary student gathering place of the campus community. Whereas Hollowell Drive acted as a distinct barrier between the North Lawn and the rest of campus, this new pedestrian promenade will become what is essentially a thread, which will begin to 'stitch' the two previously distinct zones together.

NORTH-SOUTH CAMPUS CONNECTOR

The new North Campus bell tower and plaza establishes an anchor point for the North Campus Lawn, but it also sets underway the first step in connecting the North Campus with the South, which is among the primary goals outlined previously in the report. The plaza is a significant pedestrian node that anchors one end of a new proposed path that winds through the wooded area at the center of campus, providing a direct connection between the two distinct zones. More than a path, this campus connector is envisioned as a linear, public space that allows the pedestrian direct contact with the most significant natural asset of the campus. Lined with benches, walkway lights, and small open spaces with ornamental

Abbreviated Sequence Depicting the Development of the Concept Plan

plantings, the walk will provide an important physical, as well as visual, link between what have become at this point, two separate and distinct campuses. The south end of the path is marked by a second pedestrian plaza that provides a place a place of pause that allows for the transition from the more informal order of the wooded area to the more formalized order of the campus lawns. Thus the two plazas are important because of their role in providing both a gateway and a terminus for the wooded north-south connector.

NEW SOUTH CAMPUS 'LAWN'

The south plaza anchors what is envisioned as a new 'lawn' that will act as the primary organizational device and gathering point for South Campus. Whereas the north campus planning strategy focused on the reinforcement of existing open spaces and infill, the South Campus plan focuses on the establishment of a new more compact, less 'suburban' development pattern. An important step in the establishment of this new order is the development of a primary pedestrian center; the South Lawn fills this role. Anchored by the Thorpe Administration building at the south end, the new 'lawn' will displace the current surface parking lot and establish a new and more active pedestrian center for South Campus. Future buildings will be introduced to aid in the definition of the space. The migration of the existing parking lots to the perimeter is crucial for the success of the South Campus planning strategy and is set underway by the development of the 'Lawn'. The elements outlined above begin to establish a clear hierarchy of campus lawns and open space. The North and South campuses now have a distinct pedestrian 'hub' with a major connection between them at the center; this establishes the foundation for the vision of campus as one integrated whole rather than a collection of disparate pieces.

SECONDARY PEDESTRIAN NODES

The next component of the new campus concept is the identification of secondary pedestrian nodes, both existing and future and in both precincts of campus. These secondary campus gathering points establish a place of student interaction, or the architectural equivalent of a 'living room' for each identified secondary zone. These nodes, marked by the smaller red circles in the diagram sequence on page 29, are envisioned as small plazas and courtyards with places to sit, campus art (sculpture, etc.) and enhanced landscape treatment, that will encourage the interaction of students and the exchange of ideas. Examples of these spaces include a the proposed School of Education plaza or the new Residential Courtyard proposed for the area near the '200 Bed Dorm'.

CONTIGUOUS SYSTEM OF PEDESTRIAN PATHS

Once the secondary nodes are identified, it is necessary to con-



The quintessential academic 'Lawn' at The University of Virginia.



A campus pedestrian 'hub' acts as a place of campus-wide student interaction and congregation.



Secondary pedestrian nodes or 'outdoor rooms' provide a place of pause and further encourage interaction of students, faculty, and staff .

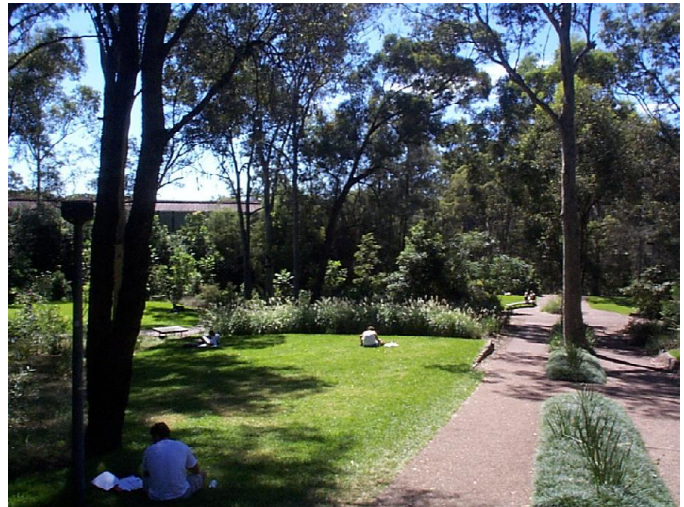
nect them to the primary pedestrian nodes and open spaces. The development of a campus wide system of walks fulfills this role. Currently the entire campus (the south campus in particular) lacks a cohesive and contiguous system of walks, which discourages the desired student interaction and actually encourages driving between classes. The walks and their landscape treatment are absolutely critical to the success of the plan. When the experience of the walk is pleasant one, and when the walk is treated as a linear space, rather than simply a concrete line on the ground, more students will be willing to leave their cars behind and begin to interact with one another in the campus landscape more so than they have in the past. This means that walks need to have elements that give them human scale- canopy trees, light poles, benches, textural changes in the surface material, etc.

PERIMETER PARKING

The final planning principle of the concept, which is set underway by the establishment of the pedestrian center, is the migration of the parking and primary vehicular circulation to the perimeter. This is not to suggest that the vehicular circulation and parking are unimportant in plan, rather it is an attempt to define a distinct realm for both the pedestrian and car. As cited in the analysis portion of the report, the current parking and vehicular circulation organization lacks a consistent clarity and the realms of the pedestrian and of the automobile are too closely intertwined. Not only do the scattered surface parking lots have a detrimental effect on the visual and spatial quality of the campus landscape, they also and discourages walking and campus socialization. The new plan calls for the consolidation of existing and introduction of new parking on the perimeter of campus. These lots are located to conveniently serve each of the four major quadrants of the campus proper. The shifting of the entrance from the current location to the west in front of the Fine Arts Building is also a component of the revised vehicular circulation concept.



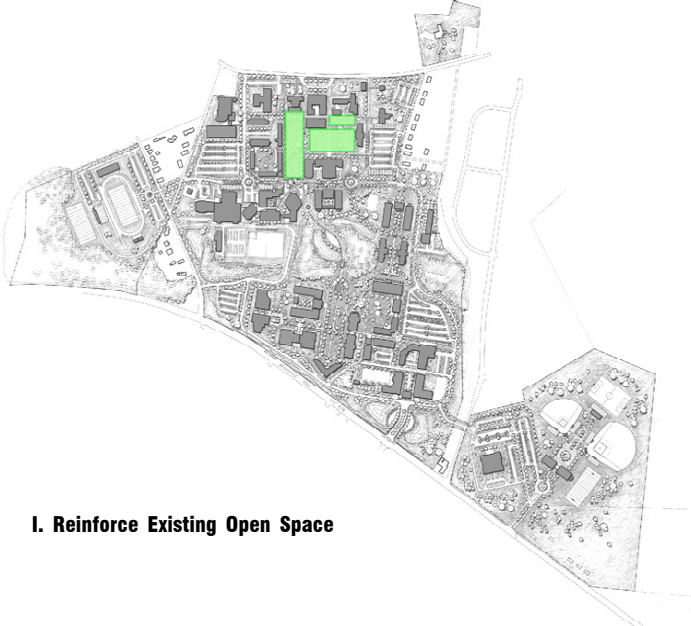
Examples of primary and secondary walks that include elements such as canopy trees, lamp posts, and planters. These elements are critical in the definition of a pleasant human scale.



An example of a less formal, more natural path that defines a 'place' in the woods.



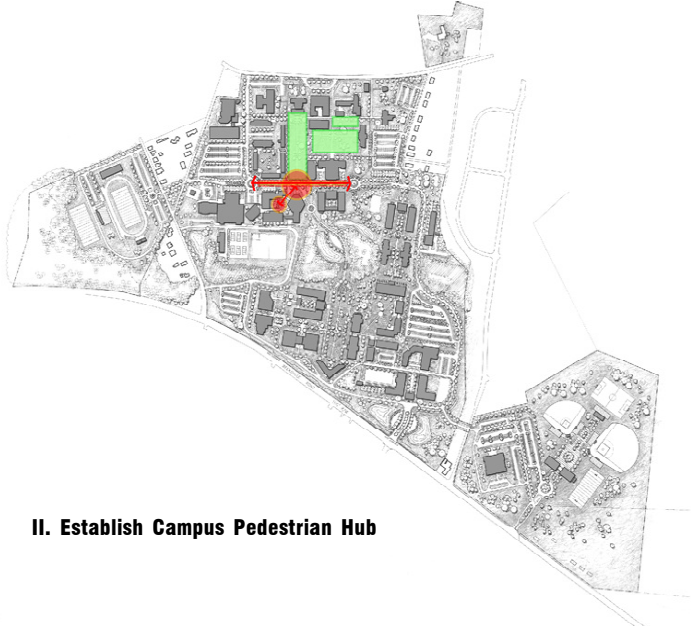
A perimeter parking lot that uses landscape as a buffer to soften the edge between the pedestrian and vehicular realms of campus.



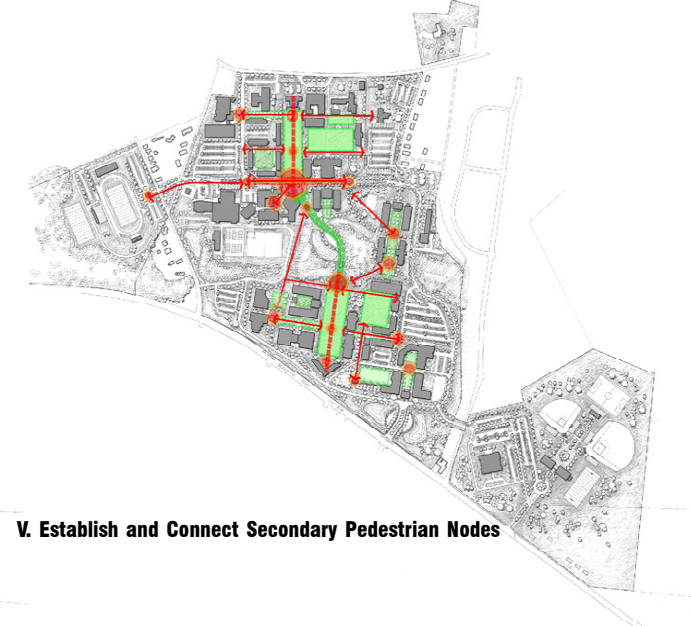
I. Reinforce Existing Open Space



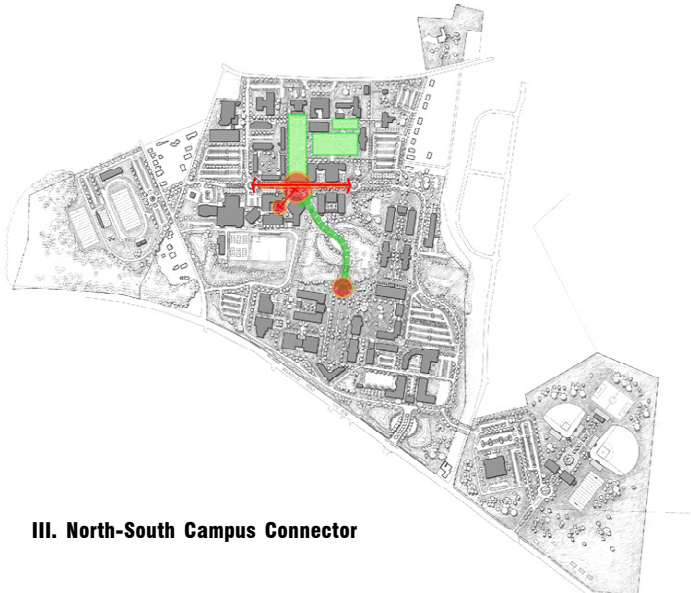
IV. Establish South Campus 'Lawn'



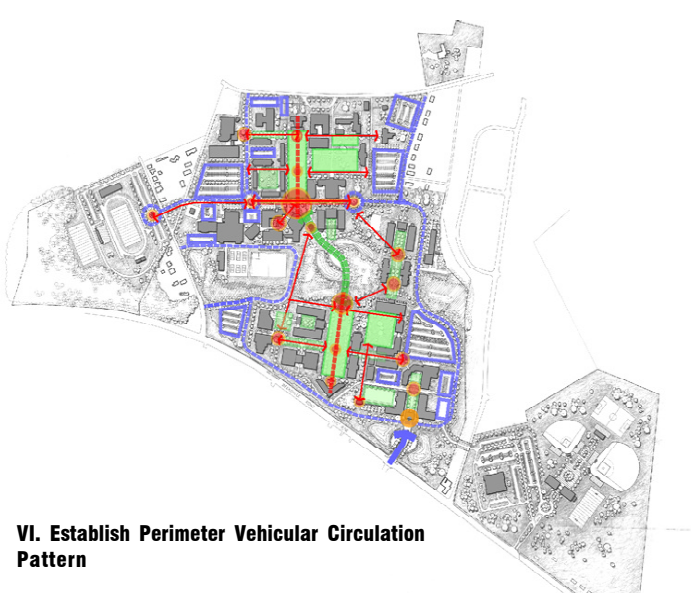
II. Establish Campus Pedestrian Hub



V. Establish and Connect Secondary Pedestrian Nodes



III. North-South Campus Connector



VI. Establish Perimeter Vehicular Circulation Pattern

Final Concept Plan Diagram Sequence



Final Concept Plan Diagram



KEY

Buildings

- 1 Student Center and Plaza
- 2 New Dorm and Courtyard
- 3 New Library
- 4 New School of Pharmacy
- 5 Roebuck Stadium Renovation
- 6 New Dorms and Courtyard
- 7 Central Utility Plants
- 8 Central Utility / Receiving
- 9 Relocated Building
- 10 New Athletics Complex
- 11 General Classroom / Placeholders
- 12 New Classroom Building
- 13 Vis. / Communications Arts Additions

Landscape

- a Pedestrian Plaza and Bell Tower
- b New Connection to South Campus
- c South Campus 'Lawn'
- d New Courtyard
- e New Plaza
- f Improved Campus Entry Sequence
- g Large Outdoor Performance Space



Program Growth and Campus Expansion

In December of 1999, *Eva Klein & Associates, Ltd.* conducted a study of the “Capital Equity and Adequacy” of each of the 16 constituent University of North Carolina Universities. The results specific to ECSU are published in a report entitled: *Elizabeth City State University: Facilities Profile and 10 Year Capital Plan*. Among the most significant deficiencies on campus cited in the report were: the “worn and functionally obsolete” nature of many of the older campus buildings, the lack of adequate and modern student housing, and insufficient student activity and recreation space. The Campus Master Plan is thus a result of the findings in the ‘*Eva Klein*’ studies as well as the work completed in the Observations and Analysis phase of this report. The phasing studies (see pg. 48-53) of the Campus Master Plan are designed to parallel and remedy the most immediate campus deficiencies cited in the *Eva Klein* report.

I. ENROLLMENT

The enrollment growth projected for ECSU from a current student population of approximately 2,000 to 3,000 students is supported by the Master Plan framework outlined on the previous pages. This framework is structured to reinforce the North Campus primarily with infill buildings to strengthen the existing campus fabric. In contrast to the North Campus, the South Campus strategy is the establishment of a framework which begins to tie together what are currently disconnected elements of the campus.

II. PARKING

The current parking count of 1490 parking spaces will need to grow to approximately 2500 spaces in order to accommodate the projected enrollment growth as well as compensate for the current deficiency. This expansion is intended to be phased in over several years and to begin to establish a new paradigm for parking on the ECSU campus:

- A. Parking provided at the campus perimeter and with the central core of campus transitioning to a pedestrian orientation.
- B. The parking schematic component of the Master Plan identifies and establishes these perimeter lots along North/South connector roads:

Southeast Quadrant

The Fine Arts area and South Campus residential lot will accommodate growth to 659 cars in this part of the campus.

Northeast Quadrant

The Northeast lot near the historic core of campus will grow to accommodate 432 cars.

Southwest Quadrant

The existing Southwest lot near the Educational/Administrative buildings will grow to accommodate 206 cars.

Northwest Quadrant

The existing Northwest lot near Athletics and Jenkins Science, with the addition of other small lots as shown on the plan will grow to accommodate 616 cars.

KE White

The KE White and new Athletics Complex will grow to accommodate 406 cars.

Roebuck Stadium

The Roebuck Stadium lot will grow to accommodate 392 cars.

This strategy provides for 2711 total spaces. The plan represents the removal of 873 spaces in the central core and a total of 2094 added and relocated spaces, for a net total addition of 1221 spaces, including Roebuck Stadium. With the strategic plan anticipating the University maintaining a 50/50 balance of commuting and residential students, this represents a 56% (90% if Roebuck is included) growth in spaces, compared to the 50% growth expected in student population.

III. HOUSING

The Master Plan provides for the addition of several new dormitory structures on both the North and South Campus, creating 600 new beds. This growth represents both the additional space required to accommodate growth in student enrollment, as well as anticipation of replacement of aging housing stock. The intent of the plan is to create residential cluster spread throughout the campus. It is anticipated that the majority of the new residence

halls will be designed in suite arrangements with an average size of 300gsf per bed.

North Campus Housing

A new residence hall is to be constructed in phase one dormitory of 200 beds immediately North of the student center complex and South of Butler Hall on the North Campus. Later phases also call for expansion in this area to complete the residential cluster with an additional 150 beds. (See Concept Plan.)

South Campus Housing

A new residence hall is anticipated in phase two on the South campus, providing an additional 400 beds and providing the capacity required to take the Doles and Hugh-Cale dorms offline for demolition.

IV. ADMINISTRATIVE / OFFICES

Administrative offices for the campus are currently housed in the Thorpe Administration building on South Campus. It is anticipated that with growth in student enrollment that the student support services functions will need to expand. Preliminary programming for these spaces suggests that the need exists for approximately 3000sf of office space to accommodate Financial Aid, Bursar, Registrar, Admissions, Counseling/Testing, and Student Life offices.

V. CLASSROOMS/LABORATORIES

According to the *Eva Klein* report, the campus in general has adequate classroom space to accommodate “substantial growth”. Although there is the space for growth, many of the current classroom buildings are in need of substantial renovation and modernization work. The plan does, however, indicate future placeholders for additional classroom space in the future beyond the scope of the *Eva Klein* report. The recent construction of the Fine Arts and Computer Technology buildings provides some new classroom space on the South Campus, but need for modern classroom facilities is anticipated on North Campus. A review of the Jenkins Science Building current and future program needs suggests additional laboratory space is needed to accommodate growth in the sciences.

The Master Plan provides for space near Jenkins for additional lab construction and suggests that general classrooms in Jenkins be studied for conversion to provide additional labs. According to faculty, classrooms currently in Jenkins are of inappropriate size and lack the technology infrastructure demanded in modern classrooms. With construction of a general classroom building on North Campus, close proximity is provided to science faculty and modern classrooms made available for lower level non-lab science instruction and could also accommodate general lecture for other curriculum on North Campus.

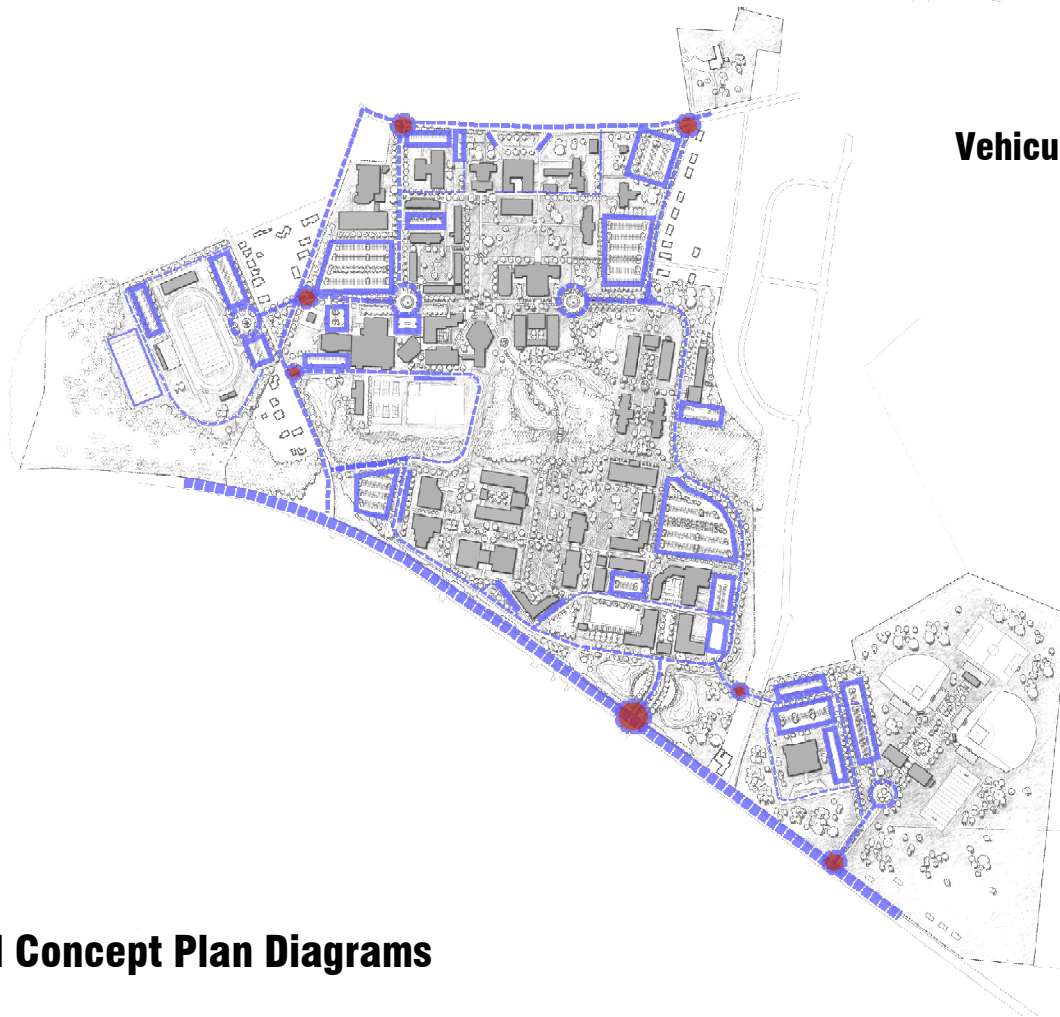
Removal of classrooms from Jenkins would also allow the creation of research lab space near the teaching labs, providing valuable exposure for undergraduate students in the sciences and close proximity for faculty.

VI. LIBRARY

The *Eva Klein* report recommends the renovation and expansion of the current Library. The recommendation of this report is to build a new library with a more central physical and spiritual location on campus. The current northern location is far too removed from the fabric of the campus; this is especially true in that the campus development is continuing to grow primarily to the south. The plan shows the location in the approximate location of the current Doles and Hugh-Cale dorms, on the proposed North Campus Esplanade. The central location is a much more appropriate position on campus given the significance of the building as typically one of the university’s most important structures.



Pedestrian Circulation



Vehicular Circulation

Green Space & Plazas



Storm Water Drainage Basins

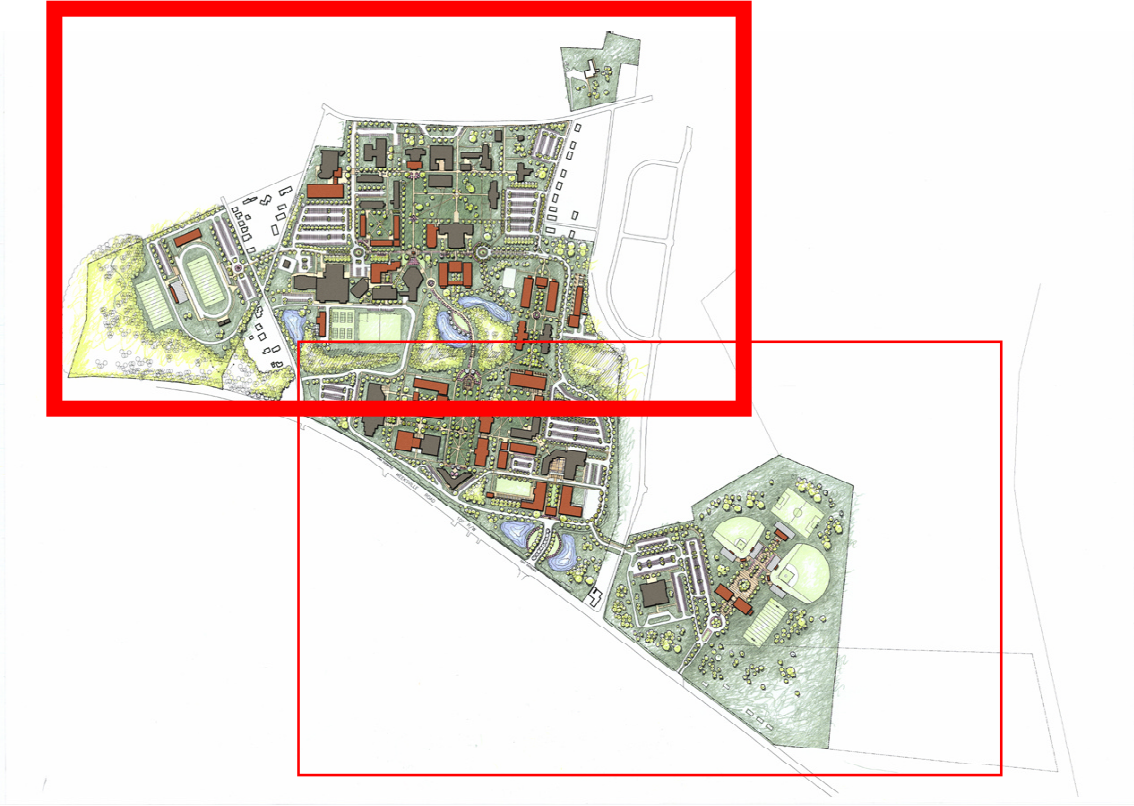




PART IV:

The Precinct Studies

The Precinct Studies examine distinct areas of campus in greater detail. The plan divides the campus into two precincts: North Campus and South Campus. Reflecting different eras of development, the two areas each have a distinct character and of course unique deficiencies and opportunities. The more historic North Campus precinct planning focuses on infill and reinforcement of existing campus green spaces, while the South Campus examines opportunities for 'placemaking' and the introduction of a new development pattern that is more closely based on the paradigm established by our traditional American collegiate quadrangles.



PRECINCT STUDIES
North Campus Precinct



KEY

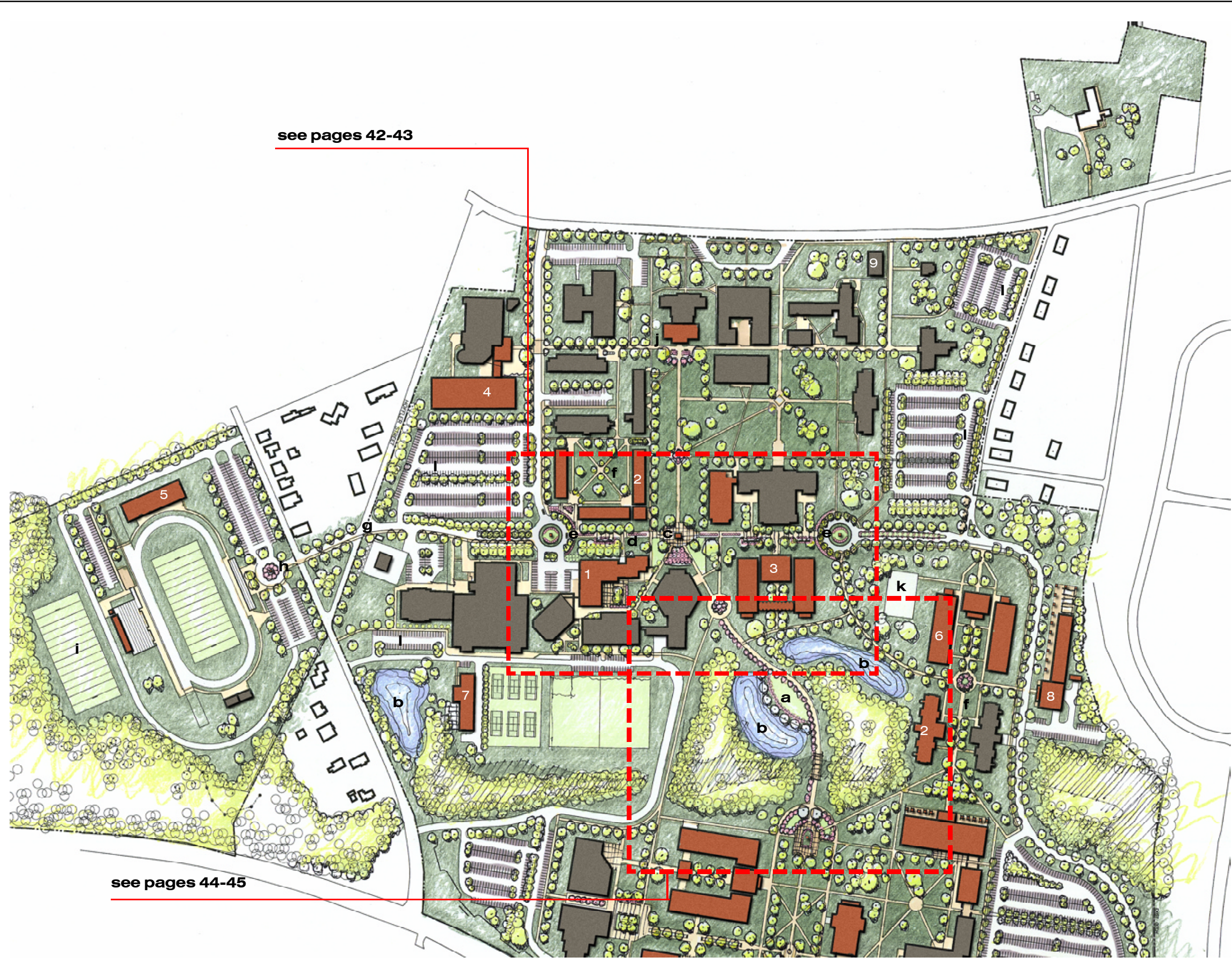
Buildings

- 1 Student Center and Plaza
- 2 New Dormitory
- 3 New Library
- 4 New School of Pharmacy
- 5 Roebuck Stadium Renovation
- 6 New Dormitory
- 7 Central Utility Plant
- 8 Central Utility / Receiving
- 9 Relocated Building

Landscape

- a New Connection to South Campus
- b Storm Water Retention Pond
- c Pedestrian Plaza and Bell / Clock Tower
- d Linear Plaza / Promenade
- e Pedestrian Gateway
- f Residential Courtyard
- g Roebuck Stadium Main Campus Vehicular and Pedestrian Connection
- h Roebuck Stadium Entry Court
- i Practice Field / Overflow Parking
- j Improved Pedestrian Connection from Jenkins Science Building to Main Campus
- k Basketball Court
- l Parking Lot Reconfiguration / Expansion

see pages 42-43

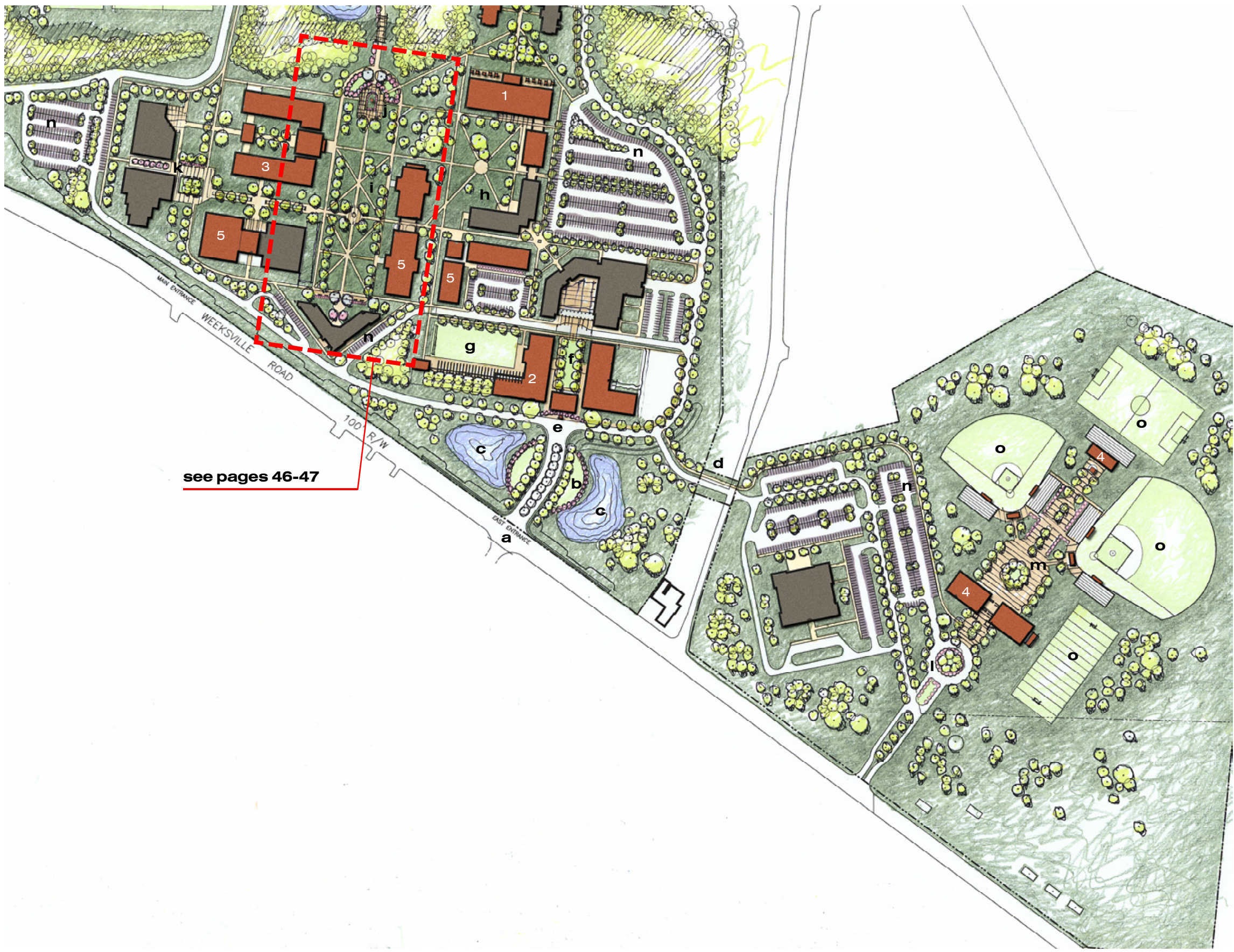


see pages 44-45



PRECINCT STUDIES

South Campus Precinct



see pages 46-47



KEY

Buildings

- 1 New Math / Technology Building
- 2 Visual / Communication Arts
- 3 Education Expansion
- 4 New Athletics Complex Fieldhouse
- 5 General Classroom / Placeholders

Landscape

- a New Main Campus Entry
- b New Campus Entry Landscaping / Site Improvements
- c Storm Water Retention Pond
- d Main Campus - KE White Connection
- e Entry Sculpture
- f Fine Arts Courtyard Extension
- g Large Outdoor Performance Space
- h New Courtyard
- i South Campus 'Lawn'
- j South Campus Plaza
- k School of Education Plaza and Landscape Improvements
- l KE White Entry Roundabout w/ Sculpture
- m New Athletics Complex Plaza
- n Parking Lot Expansion / Reconfiguration
- o New Athletic Field



SCULPTURE COURT/
CAR TURNAROUND

BRICK WALL AND LAND-
SCAPING TO DEFINE
PEDESTRIAN GATEWAY

STUDENT CENTER
TERRACE

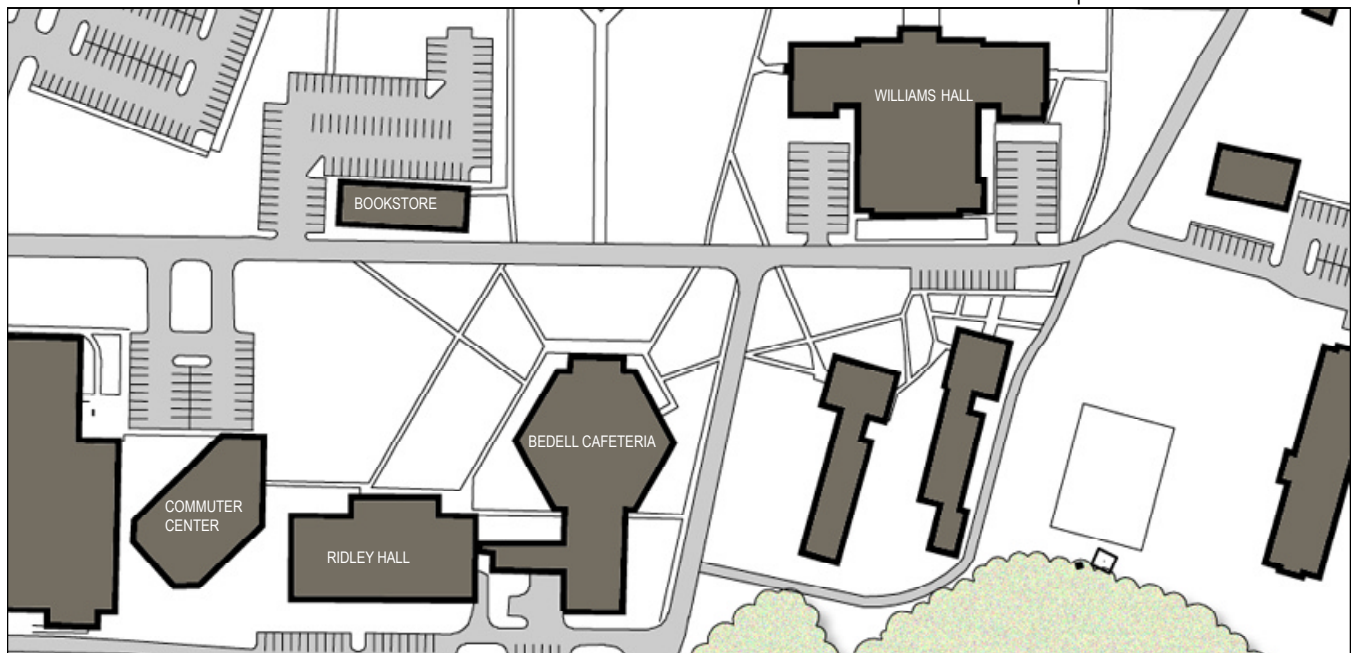
NEW LANDSCAPING
AND SEATING AREAS

RESIDENTIAL
COURTYARD

NEW BELL/CLOCK
TOWER & PLAZA

The North Campus Promenade

The removal of Hollowell Drive will re-open the heart of campus to the pedestrian. Not only will this transformation alleviate safety concerns, it will re-energize this important campus crossroads with a renewed sense of activity. Lined with a diverse range of buildings and enhanced with brick paved walks, new site lighting, benches, & landscaping, this zone has the potential to define itself as the true campus center of ECSU.



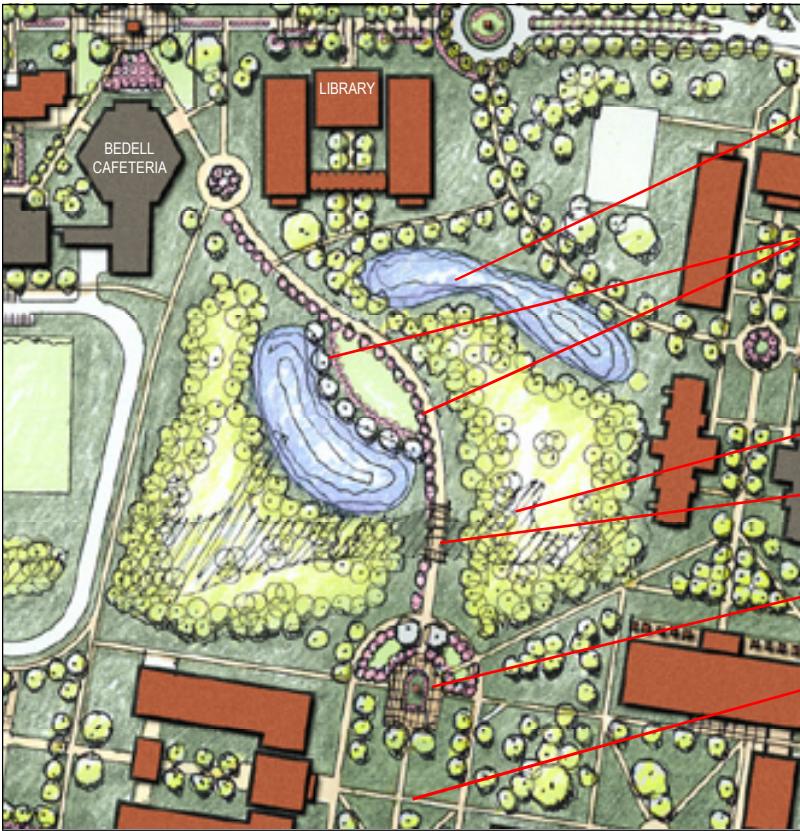
Existing Conditions



Future: *Conceptual rendering of North Campus pedestrian promenade, looking toward Bell Tower and Student Center.*



Existing: *The vehicular traffic of Hollowell Drive severs the student center site from the main North Campus lawn.*



- STORM WATER RETENTION POND, TYP.
- FLOWERING TREES/ WETLAND PLANTINGS, LIGHT POLES & BENCHES LINING PATH
- WETLANDS, TYP.
- WETLANDS BRIDGE
- SOUTH CAMPUS PLAZA
- SOUTH CAMPUS LAWN

North-South Campus Connector

The proposed North-South Campus connector will help tremendously in the unification and subsequent cohesion of the campus environment. More than just a path, this space is envisioned as a crossroads or place of encounter that will activate and take advantage of this underutilized natural amenity. Lined with benches, light posts and pedestrian scaled flowering trees, this proposed space will create another significant campus social space that will be unique in the current context. In addition, this space has the potential to serve as an outdoor educational tool for the demonstration principles of storm water management as well as the study of a variety of ecological systems.



Existing Conditions



Future:

Conceptual rendering of North - South Campus connector, looking towards the proposed bell tower and library.



Existing:

Existing wooded area at the center of campus.



SOUTH CAMPUS PLAZA

NEW BUILDINGS WILL HELP TO REINFORCE THE EDGE OF THE QUAD

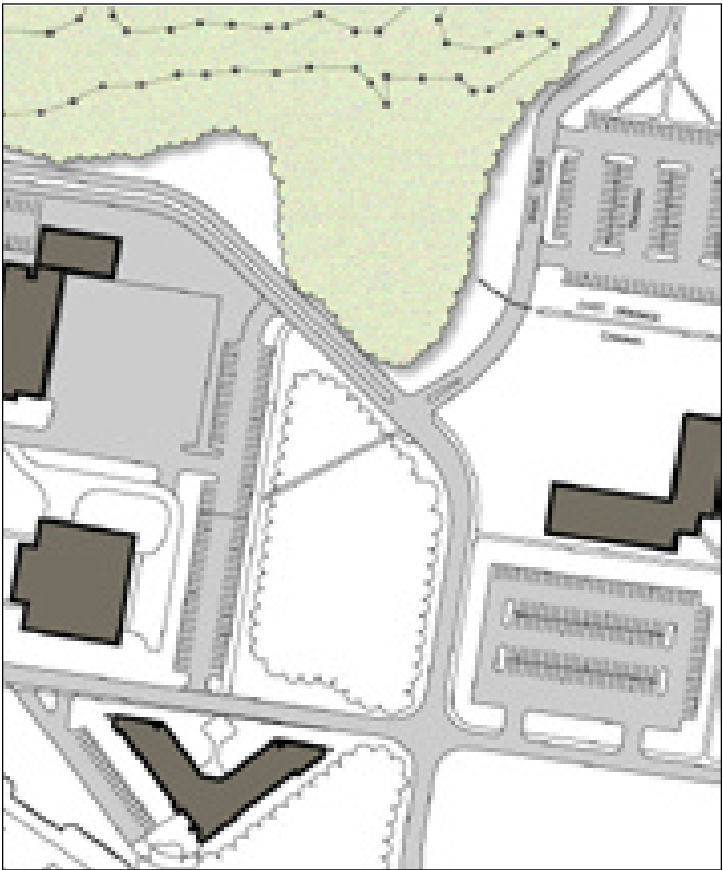
NODE FOR INFORMAL STUDENT GATHERING AT PATH 'CROSSROADS'

SIGNIFICANT FACADE IMPROVEMENTS ON DIXON HALL

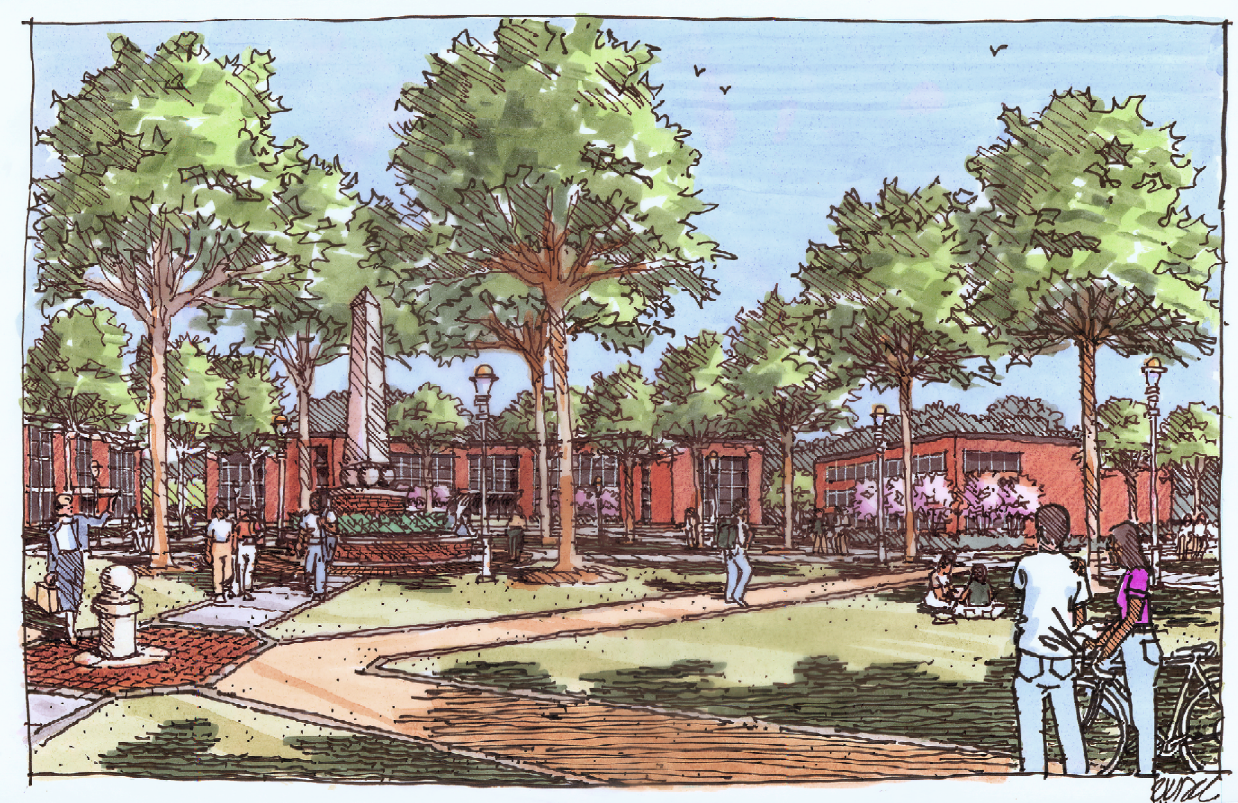
IMPROVED LANDSCAPE TREATMENT AT THORPE ENTRANCE, INCLUDING SITE LIGHTING BENCHES

South Campus Lawn

The development of a new quad on South Campus will introduce a much needed pedestrian center and campus organizational device. Anchored on the south end by the existing Thorpe Administration Building and by the existing trees and new plaza to the north, this campus lawn is envisioned as a new pedestrian node that will help bring activity and provide identity for this underutilized section of campus. The removal of cars from the center of campus is a critical step in the development of a more pedestrian centered, walkable campus.



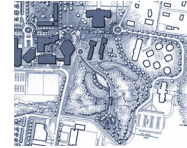
Existing Conditions



Future: *Conceptual rendering of South Campus 'Lawn' looking toward the Thorpe Administration Building.*



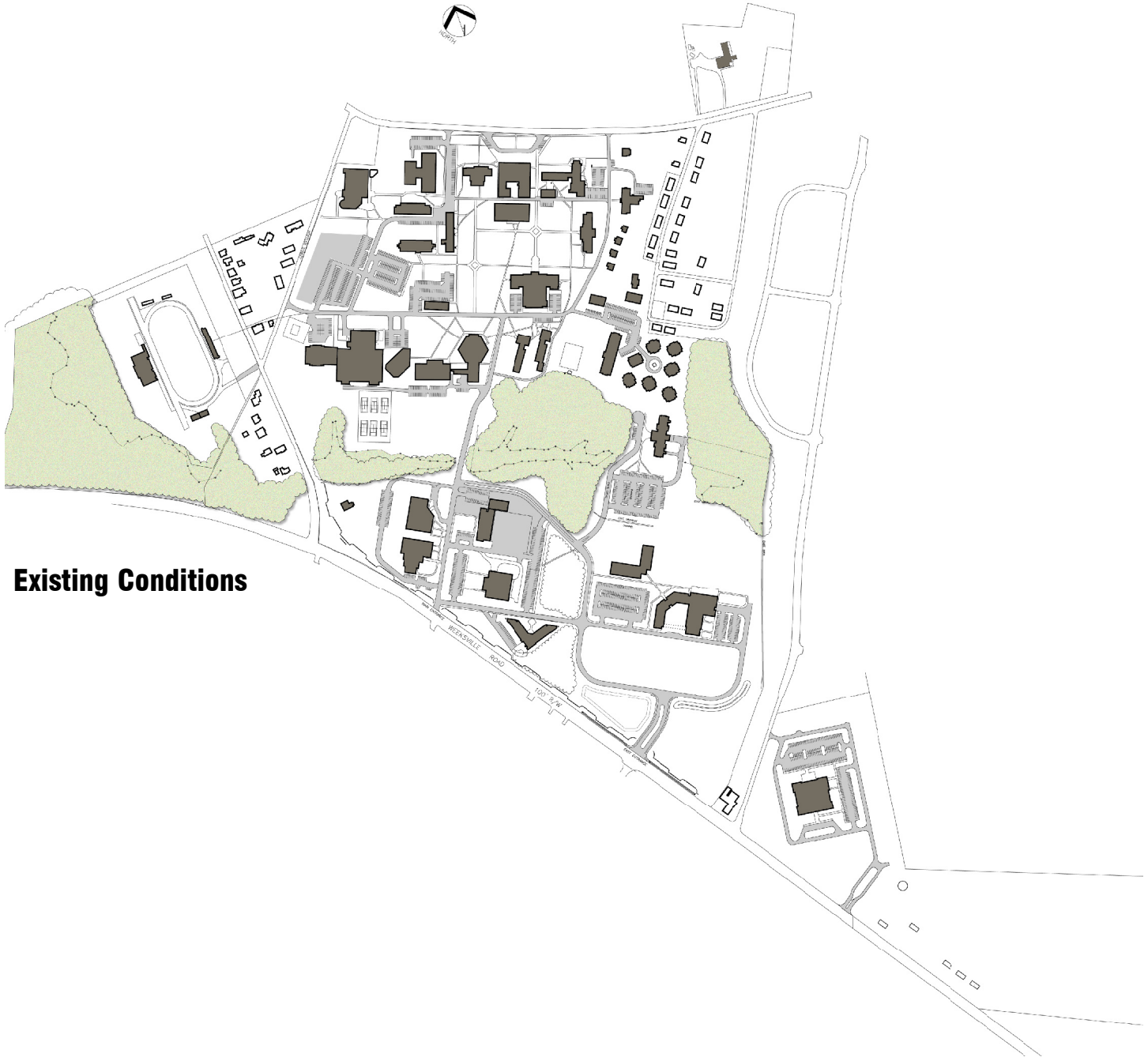
Existing: *This important space north of the Thorpe Administration Building is marked by a large surface parking lot.*



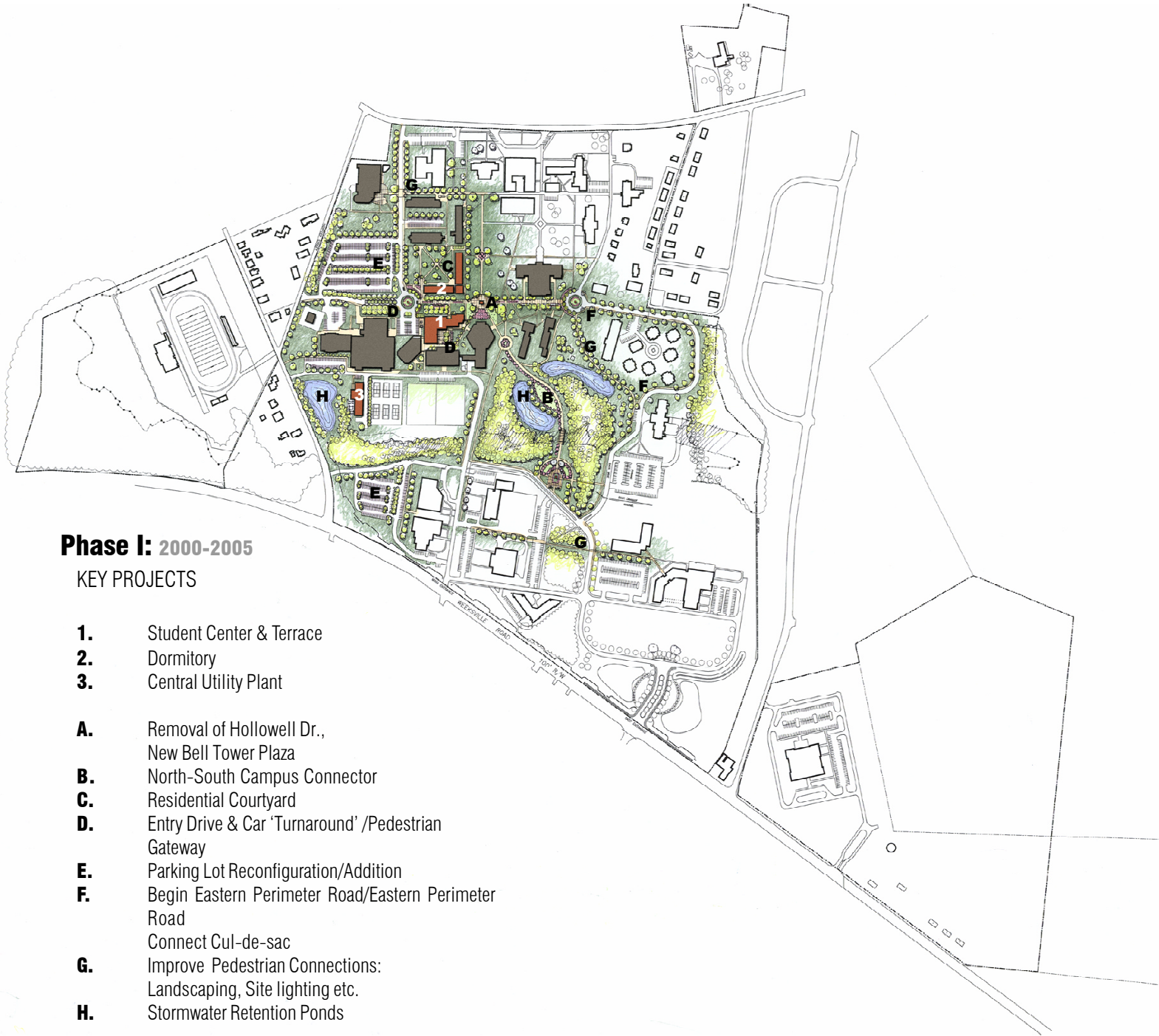
PART V:

Implementation: Phasing Plans

The most grand, visionary plan is practically meaningless unless one understands the necessary steps required to achieve the vision. A campus grows slowly over time as programs expand and enrollment increases. Although we cannot foresee every potential transformation, it is vital to look toward both the immediate and distant future and attempt to understand the changes that will need to take place to achieve the goals outlined in this plan. The plans which follow outline three phases of campus development: 1-5 years, 6-10 years, and 11-20 years.



Existing Conditions



Phase I: 2000-2005

KEY PROJECTS

1. Student Center & Terrace
 2. Dormitory
 3. Central Utility Plant
- A. Removal of Hollowell Dr.,
New Bell Tower Plaza
 - B. North-South Campus Connector
 - C. Residential Courtyard
 - D. Entry Drive & Car 'Turnaround' /Pedestrian
Gateway
 - E. Parking Lot Reconfiguration/Addition
 - F. Begin Eastern Perimeter Road/Eastern Perimeter
Road
Connect Cul-de-sac
 - G. Improve Pedestrian Connections:
Landscaping, Site lighting etc.
 - H. Stormwater Retention Ponds

Phase I. focuses on the definition and development of the campus core. Every campus must have a 'heart', and by investing the initial energy at the center, a significant opportunity to redefine the identity of the campus emerges almost immediately. The New Student Center and Dormitory will bring a new activity to this important crossroads. The removal of Hollowell Dr. and the development of a new Bell Tower Plaza will build upon the energy established by these two new buildings and reinforce the established goal of defining a pedestrian based campus hub. The second critical step is the development of the North-South Pedestrian Connector which will help to unify the otherwise distinct pieces of the campus, another significant goal previously outlined. The campus-wide landscape standards should be implemented in this phase as well. Additional projects are identified above.



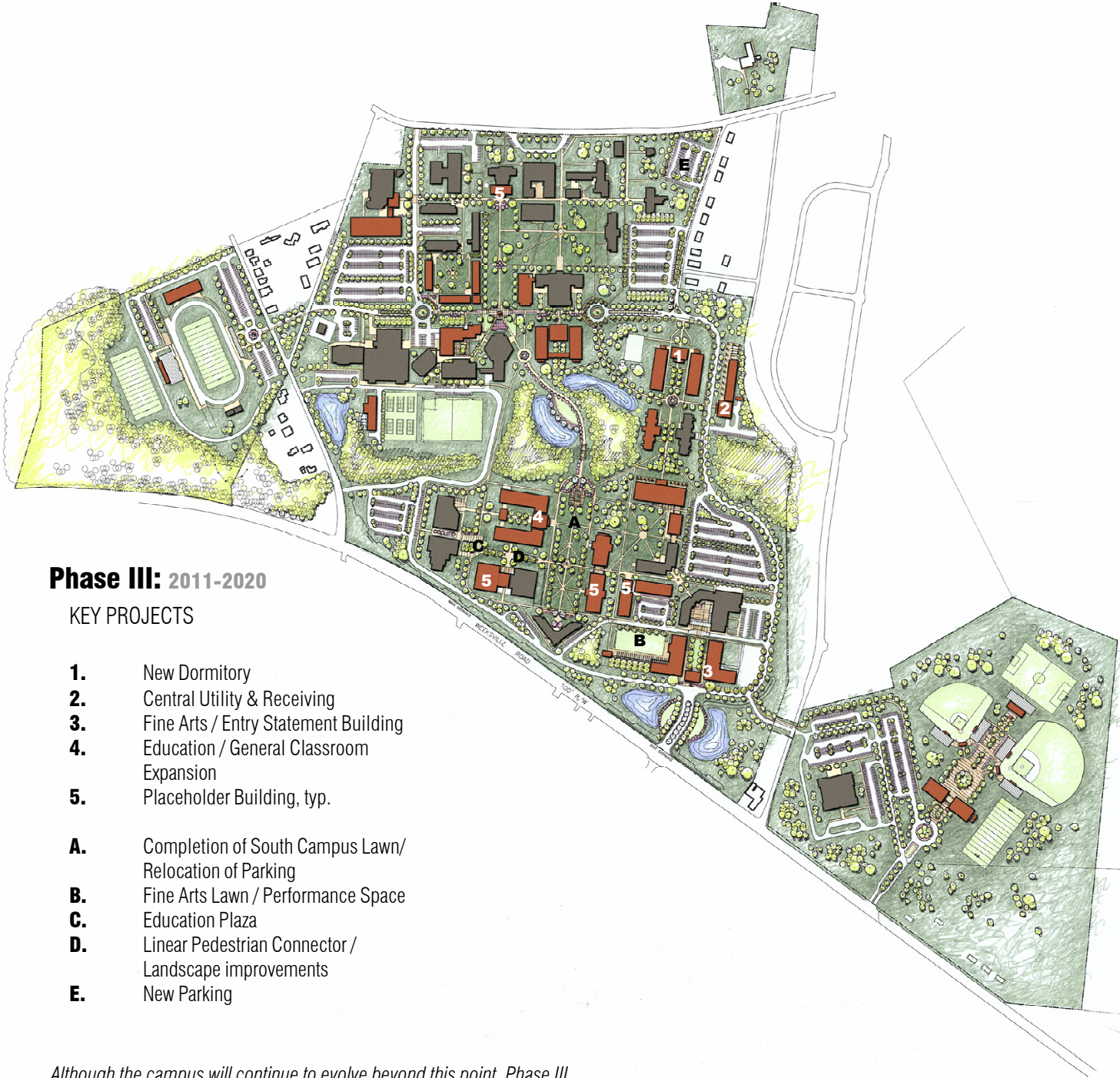
Phase II: 2005-2010

KEY PROJECTS

1. New Library
2. New School of Pharmacy
3. New Dormitory
4. New Classroom Building
5. Athletics Fieldhouse & Plaza

- A. South Lawn Expansion
- B. Technology / Gen. Classroom Courtyard
- C. Residential Courtyard / Landscape Improvements
- D. Entry Sequence / Landscape Improvements
- E. Perimeter Loop Road
- F. Road Realignment to Improve Connection to Stadium
- G. Parking Lot Expansion / Relocation
- H. Roebuck Stadium Expansion / Improvements

Phase II. continues the development of the campus core, and begins the implementation of the perimeter vehicular circulation and parking scheme, which is vital to the success of the pedestrian campus environment. The renovation and expansion of Roebuck Stadium continues and the important addition of the new Athletics Complex east of KE White is also begun in this phase. The addition of the School of Pharmacy as well as the relocated Library are among the other significant projects of this phase.



Phase III: 2011-2020

KEY PROJECTS

- 1. New Dormitory
- 2. Central Utility & Receiving
- 3. Fine Arts / Entry Statement Building
- 4. Education / General Classroom Expansion
- 5. Placeholder Building, typ.

- A. Completion of South Campus Lawn/ Relocation of Parking
- B. Fine Arts Lawn / Performance Space
- C. Education Plaza
- D. Linear Pedestrian Connector / Landscape improvements
- E. New Parking

Although the campus will continue to evolve beyond this point, Phase III represents the final implementation phase of this Master Plan. As the campus development moves further into the future, specific expansion needs become more difficult to predict. This more distant phase thus focuses on the opportunities for the reinforcement of important campus open spaces. In this phase a new building is added south of the Fine Arts Building, to further reinforce the definition of outdoor space and to strengthen the campus entry sequence. Campus wide landscape improvements should continue and the last of the problematic interior parking lots migrate to the campus perimeter, firmly establishing the defined vision of the South Campus Lawn.



PART VI:

Design Guidelines & Standards

The Campus Design Standards are intended as a guide to assist architects, landscape architects, and facilities planners in making future design decisions that will ultimately reinforce the stated goal of creating a cohesive campus environment. These standards, which address architectural, landscape, and graphics issues, are not meant to serve as a definitive design mandate, rather they represent the establishment of a common framework in which to design. The ultimate goal of these standards is to define ECSU as a recognizable and cohesive campus environment with a definitive sense of 'place'.

Design Guidelines: ARCHITECTURAL

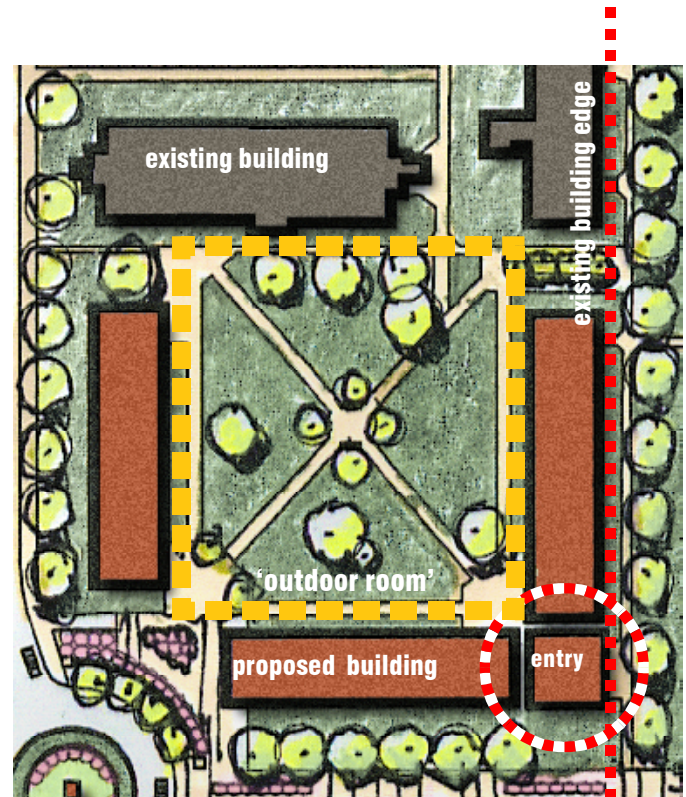
GENERAL

Currently, there is a distinct difference between the North and South campus. The North campus, especially the historic core, with the red brick buildings and simple landscape provide connection to the history of the university and pedestrian oriented places, which are generally pleasant to occupy. The South campus, however, presents a distinct contrast with an entirely vehicular orientation and few, if any, outdoor spaces created for social interaction. The planning emphasis has been providing parking immediately adjacent to buildings with little emphasis on connectivity between structures. These varying attitudes between North and South result in a clearly distinct and different architectural and landscape character.

The goal of the following guidelines is to reinforce the qualities found in the historic core of the ECSU campus and at other successful American campuses. These guidelines along with the concept plan target infill within the existing North and South campus framework to establish a campus of related building forms and materials with new buildings sited in a manner which serves to create or reinforce exterior spaces or quadrangles.

BUILDING LOCATION

The concept plan and precinct studies generally outline the location of new buildings in a manner which serves to form quadrangles and clear connecting paths. New buildings should generally be sited perpendicular or parallel to the spaces/buildings they adjoin and in a manner which reinforces the existing space or begins to establish the first edge of a future quadrangle. Final massing and architectural treatment of each building illustrated in the Master Plan will be determined at the time of the building implementation, but it is critical that siting of the buildings be consistent with the overall intent of the concept plan if a more unified and connected campus setting is to be created.



New buildings, on both North and South Campus shall be placed in such a way to respond to preexisting edges and to define a hierarchy of campus landscape space or 'outdoor rooms.' Whenever possible, all significant public entry points and architectural elements shall be placed adjacent to primary campus lawns and quads.

MASSING AND HEIGHT

All new buildings constructed on campus should have a maximum height of three stories. Buildings North of the New Bell Tower Plaza (formerly Hollowell Dr.) should have pitched roofs of slope similar to that found in the historic core. Large buildings requiring wide or deep proportions to accommodate program needs may have flat roof areas concealed by pitched roofs around the building perimeter. Building entry elements such as porches and dormers and other architectural features are encouraged to provide a finer scale and to animate the buildings mass. To create a sense of campus unity, and thread of continuity, building eaves should align with adjoining structures to the greatest extent possible.



Butler Hall (1924), a North Campus residential building, is typical of the scale and detail found in this area of the campus.

SCALE AND PROPORTION

As noted in the previous section, a building's pragmatic requirement will have an impact on building massing as well as implications on building scale and proportion. However, new buildings should attempt to maintain the scale and proportion of buildings found in the historic core of campus. With additions to newer existing buildings, the construction should be used to mitigate against the lack of scale found in several of these structures. The concept plan recognizes this need and illustrates additions to existing buildings, which are oriented in a manner which allows new construction to mask the existing and create a more sympathetic edge more consistent with an appropriate campus scale.



The Fine Arts Complex is typical of the larger, more modern buildings found on South Campus. The brick color and precast banding, which is sympathetic to the materials found within the older areas of campus, helps to establish a link between the two campus districts.

Design Guidelines: ARCHITECTURAL



Williams Hall (1951), found on North Campus, is clad primarily in the typical campus red brick and uses precast accent bands to define a more pleasant scale and a white painted stucco to define the entry.



The Halifax Colonial Brick is manufactured locally in Eastern North Carolina and has been used in the majority of the recently constructed buildings on both North and South Campus.

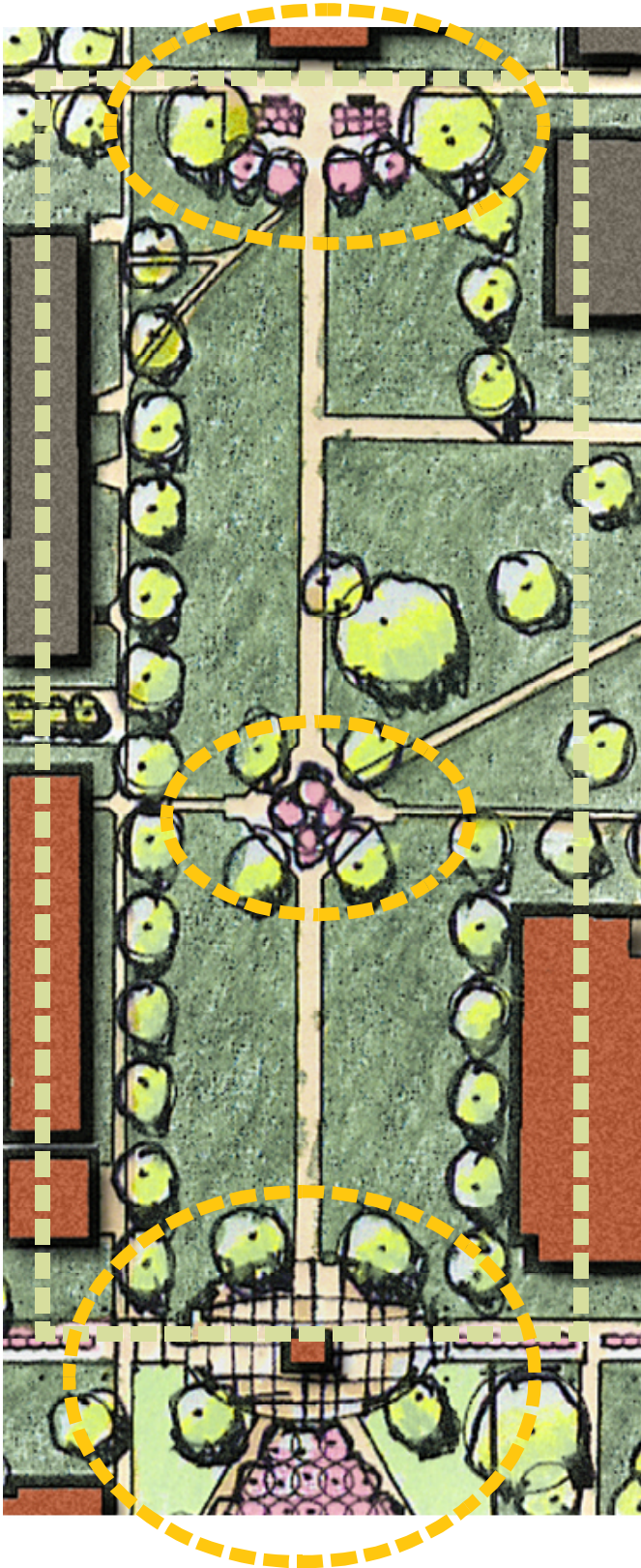
MATERIALS AND DETAILS

It is critical to the implementation of the concept plan that a common palette of materials be established. The predominant materials at ECSU are brick walls, wood and metal for doors and windows with slate/asphalt shingles and standing seam metal use for pitched roofs. Cast stone and stone veneer, as well as groundface block may be used as an accent. Colored standing seam roofs (red, blue, etc.) should be avoided in favor of a more neutral and timeless palette. Single ply and built up roofs have been used on existing flat roofs. The following palette draws from this existing context and is recommended for all future construction on campus:

Walls should generally be constructed of brick that matches or is compatible with brick found in the historic core of campus for buildings in the North Precinct and compatible with the brick color of the Administrative and Fine Arts buildings for the South Campus Precinct. Recent buildings in both the North and South Precincts have utilized Halifax Colonial, which is manufactured and distributed locally in North Carolina. In some areas of campus, especially the Eastern quadrant of the South Precinct, it may be appropriate to use two tones of brick and/or precast stone accents for rustication of walls and/or to highlight entries.

A different color and/or texture of brick may also be used around window and door openings to add scale to the wall. Various bond patterns, water table courses, cornices, and belt courses may be used in the same color or accent color as a way of adding richness and appropriate scale to campus walls. Most brick buildings on campus utilize a running bond pattern utilizing a concave mortar joint. Stone veneer as well as groundface block may also be used as an accent.

Design Guidelines: LANDSCAPE



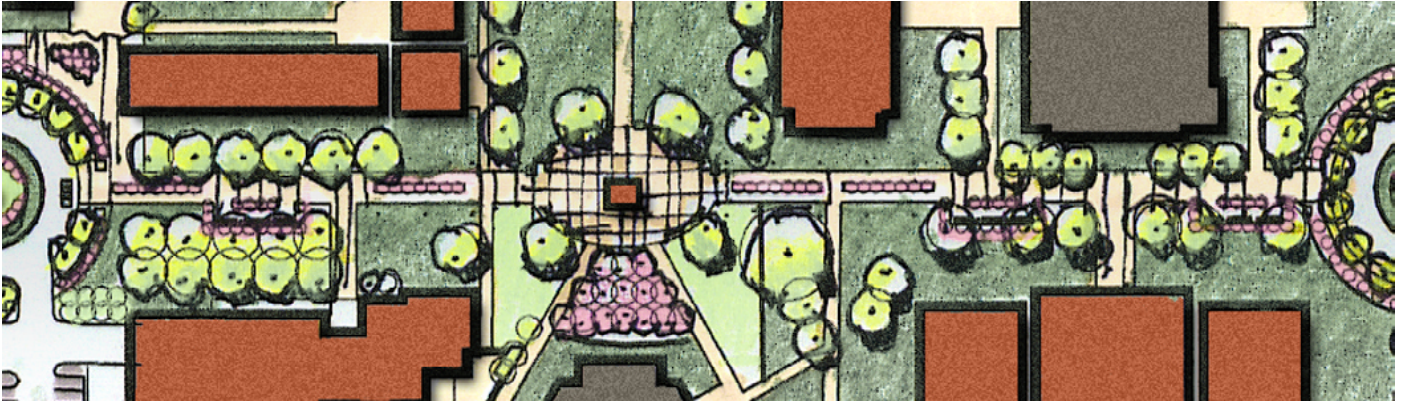
PRIMARY CAMPUS QUADS/LAWNS

The Elizabeth City State University's main Quadrangle is situated in the area considered to be in the main or older area of Campus. Completely pedestrian oriented, the Quad has typical features that include large open grassed lawns accented with large canopy trees. Pedestrian paths bisect the Quad linking the surrounding buildings. Typical to most campus quads are the large open areas of grass with trees lining the edges, and ECSU is no exception to that model. Also typical to campus quadrangles are buildings that anchor their terminus points. Trigg Hall and Bedell Hall, the Campus cafeteria, anchor the Main Quad, signifying the importance of the Main Quadrangle between them. Unobstructed open sight lines and view corridors should be maintained within the Quad to identify the "edge" buildings. Foundation plantings along the perimeter buildings supplement to soften the transition between the open grassed areas and the edge buildings.

Large deciduous trees should form the edge of the Quad as they will also create a canopy and provide shade. Intermediate height trees and smaller flowering trees used as accents within the Quad often suggest defining intersecting pathways or walks. The use of trees in this manner creates smaller "nodes" which serve to further identify the Main Quad.

Walkways and pathway intersections occur often in larger Quad layouts where student pedestrian traffic between buildings is frequent. Placement of these walks and their intersections should pay careful attention to the routes considered to be most frequently and easily traveled by students. Direct routes should be given strong consideration, as students will always travel the shortest path of desire. When these walks intersect, they often create areas where students congregate. Low plantings either surrounding the intersections or placed within to divert pedestrian traffic will enhance and strengthen the area. Flowering trees surrounding intersections will create an enclosure, which enhances the intersection. However, plantings should not be placed directly on the centerline axis of the Quad. The centerline axis should remain open visually to allow views from one end of the Quad to the other.

Design Guidelines: LANDSCAPE (cont)

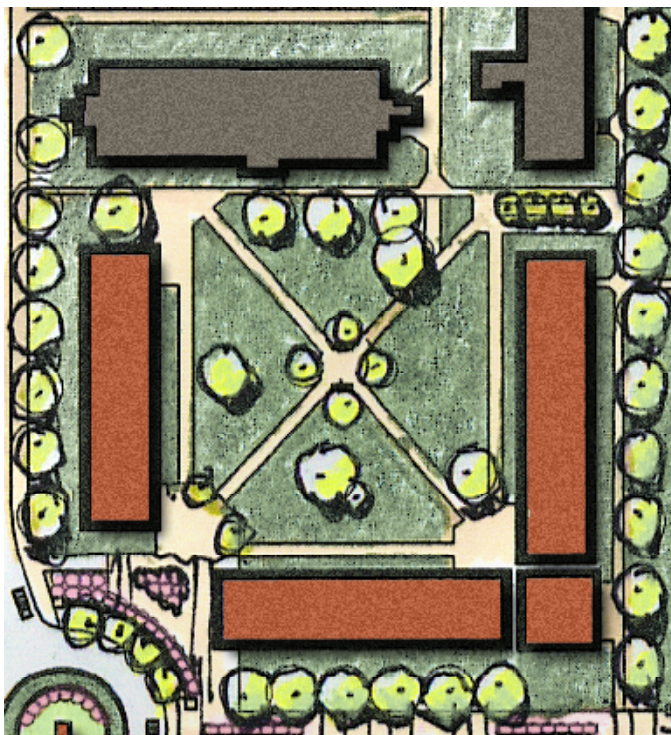


PEDESTRIAN PROMENADE

The proposed Pedestrian Promenade for ECSU will serve to connect the campus in a series of pedestrian spaces accented by landscape plantings. Tree lined walkways with low plantings of flowering shrubs and groundcovers will be the predominant design feature to soften the Promenade. Adjacent lawn spaces will abut the Promenade and also soften the edge condition. Anchored at each end by vehicular drop-off areas, formal plantings will identify the entries or terminus points of the Promenade, along with signage and monumentation supplemented by flowering trees and shrubs. Seating areas will be situated the Promenade, and low to medium

height plantings will define their spaces, and should create a sense of intimacy.

The central Plaza area of the Promenade will have plantings that remain low to allow views throughout the adjacent Main Quad. Considered to be a main pedestrian space of the campus, all landscape plantings shall consider human scale and the relationships to adjacent buildings, as well as the functions of the space.



SECONDARY CAMPUS QUADS

Many college campuses have minor or Secondary Quads that are located off the Main Quad. These minor quads typically are closed on three sides and are an appendage of the Main Quad. Walkway alignments are similar to those of the Main Quad, but there are distinct terminus points on the Secondary Quads. Plantings of trees along the edges help frame the main terminus building and also ties the Secondary Quad into the Main Quad.

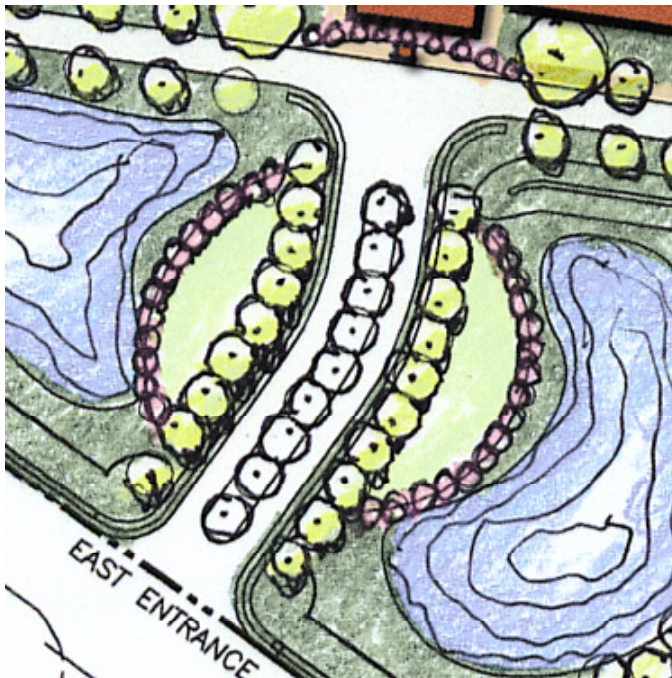
Secondary Quads are often less formal in structure than the Main Quad. The design approach should reflect a space where the formality and strength of the Main Quad design becomes less structured as it nears the terminus. A feature area in the center of the quad is often common, and also serves as a transition point between intersecting walks.

Landscape treatments are similar in approach to that of the Main Quad. Large Deciduous trees on the outer edges with expanses of lawn areas. Flowering trees placed informally throughout the quad area serve to lessen the formality or structure. Foundation plantings of mixed flowering evergreen and deciduous plants also create a soft pedestrian scaled edge to the quad.



NORTH-SOUTH CAMPUS CONNECTOR

A natural wetlands area that predominantly consists of natural and native plants divides the Campus. This Pedestrian corridor should be enhanced by the addition of native plant species that are common in Eastern North Carolina. The walkway should be lined with smaller deciduous flowering trees. The overflow of storm water into the Wetland area will continually change the micro-habitat along this walk and plant selections should account for the rise and decline of water. Native grasses will complement the edges of the walk as it transitions into the natural setting of the area. This area should not be overly planted, and no ornamental plantings should be considered. Over time, the walkway will establish its own character by virtue of the surrounding natural areas and ecosystems.



VEHICULAR ENTRY POINTS

Main vehicular entry points into the Elizabeth City State University should be designed to create a "portal" experience of entry. Layering of annual flowers backed by evergreen groundcovers and low flowering shrubs should create the ground plane and define the curvature of the design. The planting design should have a base layout, which encloses the entry and then opens into the Campus after passing through the "portal" space. Flowering trees should define the limits of the planting design and street tree plantings should complement the entry design and be in accordance with the Master Street Tree program.

The scale or size of the plantings shall be determined by the importance of the entry point into Campus. Major entries shall have a greater scale and size than the minor and service entry points. Where possible, there should be a "terminus" planting to be focal point and an end to the Entry area. If the terminus planting cannot be achieved at a specific entry, the design shall include a means to terminate the entry area.



Ornamental Evergreen Shrubs

- | | |
|-------------------------------------|-----------------------|
| Azalea Species | Assorted Varieties |
| Abelia grandiflora ‘Sherwoodii’ | Dwarf Sherwood Abelia |
| Acuba japonica | Japanese Acuba |
| Berberis julianae | Wintergreen Barberry |
| Camellia Species | Assorted Varieties |
| Ilex Species | Assorted Varieties |
| Juniper Species | Assorted Varieties |
| Ligustrum japonica | Japanese Ligustrum |
| Loropetalum Chinese | Loropetalum |
| Myrica cerifera | Wax Myrtle |
| Nandina domestica ‘Harbor Dwarf’ | Harbor Dwarf Nandina |
| Raphiolepis indica | Indian Hawthorne |
| Prunus laurocerasus ‘Majestic Jade’ | Majestic Jade Laurel |
| Pyracantha coccinea | Assorted Varieties |
| Raphiolepis indica | Assorted Varieties |
| Viburnum davidii | David Viburnum |
| Viburnum suspensum | Sandankwa Viburnum |
| Viburnum tinus | Laurestinus Viburnum |



Groundcovers and Vines

- | | |
|---------------------------|---------------------|
| Ajuga reptans | Bugleflower |
| Aspidistra elatior | Cast-Iron Plant |
| Euonymus fortunei | Wintercreeper |
| Hedera helix Species | Assorted Varieties |
| Hemerocallis hybrida | Assorted Varieties |
| Hypericum calycinum | Aaronsbeard |
| Juniper Species | Assorted Varieties |
| Liriope muscari | Lilyturf |
| Ophiopogon japonicus | Mondo Grass |
| Trachelospermum asiaticum | Yellow Star-Jasmine |
| Vinca major | Big Periwinkle |

Design Guidelines:
SITE FURNISHINGS

BENCHES
(Student Center Plaza / Specialty)

Manufacturer: *'Country Casual' (or equal)*
Model: *Windsor*
Size: 4, 5 or 6' lengths
Finish/Color: Teak



Student Center Plaza

BENCHES
(Typical Campus Areas)

Manufacturer: *Keystone Ridge Designs (or equal)*
Model: *The Reading Series*
Size: 4 or 6' Lengths
Finish/Color: Black



Other Campus Areas

OUTDOOR TABLES
(Student Center Plaza)

Manufacturer: *Country Casual (or Equal)*
Model: Chelmsford
Size: 51" dia.
Finish/Color: Teak

UMBRELLA

Country Casual (or equal)
Model: Windsor
Size: 9'-10" dia. (octagonal)
Finish/Color: *Teak Post / 'Sapphire Blue'*



'Sapphire Blue'

OUTDOOR CHAIRS

Manufacturer: *Country Casual (or equal)*
Model: Windsor
Size: 30 x 20
Finish/Color: Teak



Design Guidelines:
SITE FURNISHINGS (cont)

TRASH / RECYCLE RECEPTACLE

Manufacturer: *Keystone Ridge Designs (or equal)*

Model: *Galleria*

Size: 32 gal.

Finish/Color: Black



BIKE RACK

Manufacturer: *Keystone Ridge Designs (or equal)*

Model: *Reading*

Size: 4 Bike or 8 Bike

Finish/Color: Black



LIGHT POLE

Speciality Area (Campus Promenade):
Manufacturer: *Architectural Area Lighting (or equal)*
Model: *Spectra (SP1/SP2-STR-GLA-175MH-BLK-PR3orPR4)*
Size: 12' pedestrian, 16' vehicular
Finish/Color: Black
Lamp: Metal Halide

Typical Campus Areas:
Manufacturer: *Spaulding*
Model: *Peachtree (PT-2SF-M250/400-VG-MT-SGB)*
Size: 10' pedestrian, 16' vehicular
Finish/Color: Black



Spectra



Peachtree

BOLLARD LIGHT

Manufacturer: *Hess (or equal)*
Model: *Cento*
Size: 42"
Finish/Color: Black



Design Guidelines

SIGNAGE

Signage is a crucial element that must be considered in the assessment of the campus context. Not only do they have an important and obvious pragmatic function of providing direction, etc., but when designed with a clear consistency, they effectively aid in the reinforcement of the notion of 'place'. In essence, well designed and implemented signs can contribute significantly to the cohesiveness of campus and help establish a unique identity for the campus. Currently there are no uniform design standards for signage on campus which has negative impacts on the desired goal of promoting a campus cohesiveness.

The following guidelines are intended to indicate the basic sign type as well as recommend general placement and material. A complete campus sign inventory, design, and implementation plan is recommended for the campus-wide sign program.

All signs are to have metal graphics panels with black metal posts with a circular cross section, unless otherwise noted. The panels should be attached to the post with an angle or tab of standard aluminum stock. The signs shall incorporate the University colors and typeface standards.

CAMPUS ENTRY

The campus entry sign is often the first contact that a visitor has with the campus environment and is therefore a critical design element. The recommendation is for a brick base with a painted aluminum graphic panel. The sign should be externally lit for night time visibility and should be placed perpendicular to the direction of vehicular traffic in the entry median if possible. It should be two-sided to be read from both directions of vehicular travel.

VEHICULAR DIRECTIONAL

A vehicular directional sign is recommended near each of the campus entry points, directing traffic to the significant campus buildings and parking lots.

STREET IDENTIFICATION

All major vehicular roadways shall be identified with appropriate signage for vehicular orientation and direction.

STANDARD TRAFFIC SIGNS

All standard traffic signage (stop signs, one way street, etc.) shall have the same painted black post as all of the other campus signs.

PARKING LOT IDENTIFICATION

Parking lot identification signage is recommended. The sign should be placed perpendicular to the direction of vehicular travel and be two-sided. The panel shall include text to indicate required permits etc.

CAMPUS MAP/ DIRECTORY

The campus directory is intended primarily for pedestrian visibility and should be placed near the most significant pedestrian path intersections or gateways. Two important areas in which to incorporate the campus directory are near the west end of the new North Campus Pedestrian Esplanade and the South Campus Pedestrian Plaza at the north end of the South Campus Lawn.

PEDESTRIAN DIRECTIONAL

The pedestrian directional signs should be placed on all significant pedestrian path intersections (ie. north-south connector and South Campus Plaza) and shall indicate with arrows, the direction of significant campus buildings.

BUILDING IDENTIFICATION

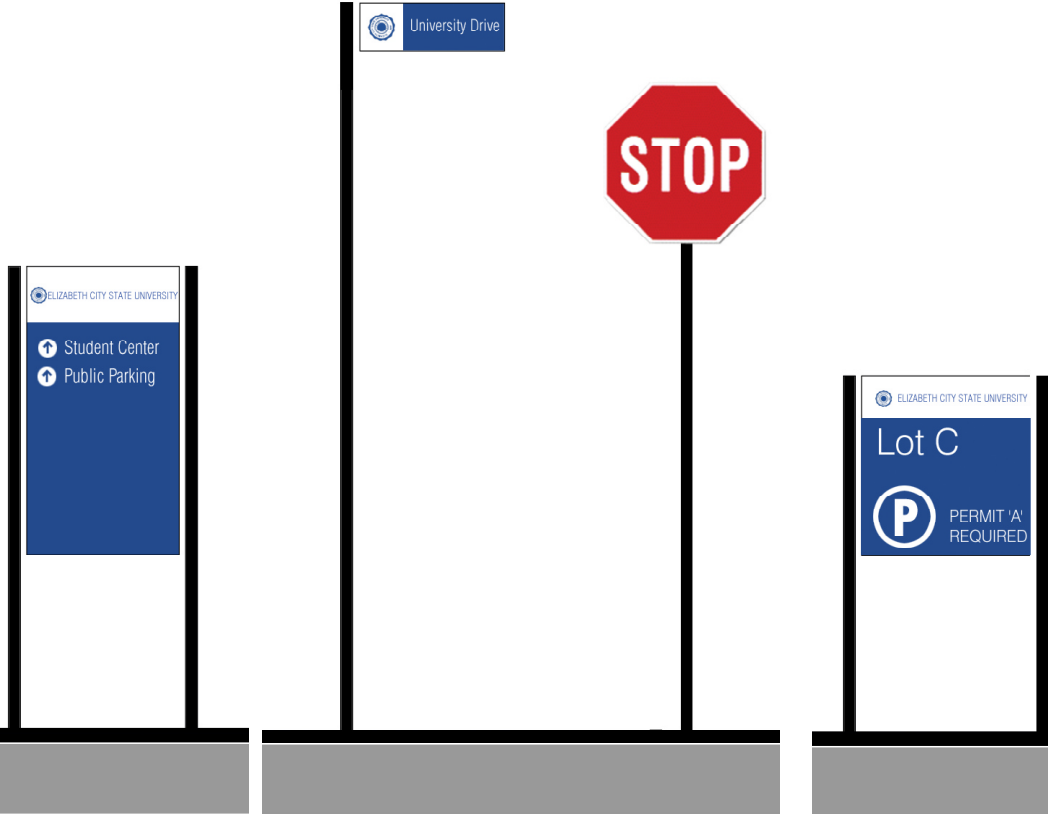
The building identification sign should be placed near the sidewalk that leads to the entry of the building. It should be double sided and placed perpendicular to the primary path of travel.

BANNER

The campus banner is indicated as a means to communicate campus spirit by acting as a signifier of important campus events and activities (significant campus anniversaries, major exhibits, etc.) They shall be placed on lamps in the most active and visible nodes of campus. The primary pedestrian location is the North Campus Promenade and the primary vehicular location shall be on the lamps that line the streets near the primary campus entry points. The lamp post sign shall be a flexible material (vinyl, canvas, etc.) that is easily attached and removed from the post.



Campus Entry



Vehicular Directional

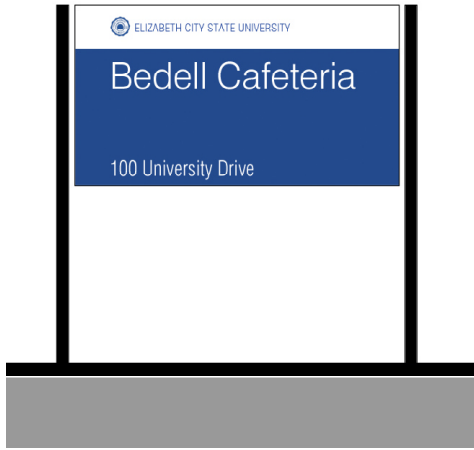
Street Identification

Standard Traffic

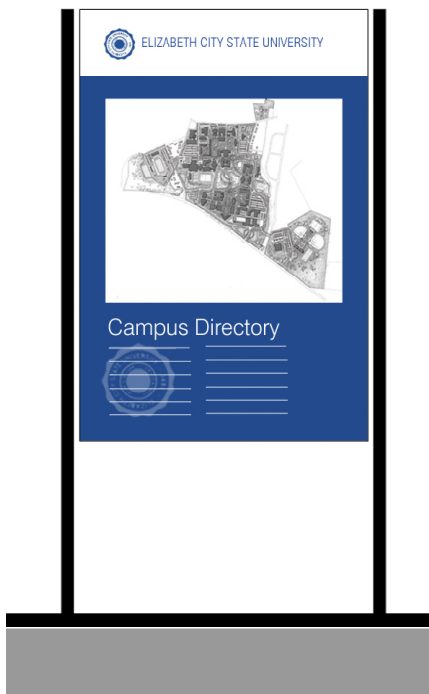
Parking Lot Identification

Design Guidelines

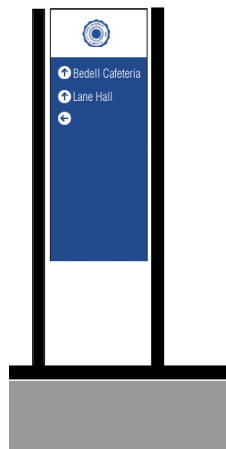
SIGNAGE (cont)



Building Identification



Campus Map/Directory



Pedestrian Directional



Banner

Design Guidelines: LIGHTING

The intent of the design guidelines for campus lighting is to summarize the major objectives for this key element of the Master Plan framework and to identify typical problems and potential solutions. To address specific conditions on the ECSU campus will require the University to engage a lighting designer on a project-by-project basis. The goal of this effort is to establish a campus lighting strategy which enhances the character of the ECSU campus. Vehicular roadways also currently serve as pedestrian connectors and until the pedestrian pathways connection between North and South Campus are developed, roadway lighting strategies which are sympathetic to the pedestrian need to be considered.

The Master Plan identifies campus lamp and post standards in an effort to encourage the definition of a consistent campus identity. Existing lamp posts on campus that do not conform to the campus standard should ultimately be replaced to maintain consistency on campus.

CAMPUS ENTRY AND BUILDING ENTRY

Lighting is currently underutilized as a device to define and mark critical gateway entry points to the campus as well as building entrances. Fixtures should be placed in a manner to define these thresholds. A common fixture type which appears integral to the architecture should be selected and utilized as a thread in the campus fabric. Lights at building entrances should be shielded to illuminate the surfaces they are attached to and to provide a subtle glow.

CAMPUS ROADWAY

Roadway lighting should be used to enhance the character of the campus both at night and during the day. Higher levels of illumination at night will serve not only to enhance the level of safety and security on campus, but to establish a rhythm to the streetscape. With proper design and fixture selection, street lighting can also be used to add a sense of scale. Critical issues for consideration in placing lighting along roadways should include development of a regular spacing pattern and placement along roadway edges in a manner which does not intrude upon sight lines of the automobile driver. A common pole and aesthetic needs to be adapted with a pedestrian friendly scale. Preferred light sources include metal halide lamps at 2300 degree Kelvin in combination with some incandescent lamps. High pressure sodium lamps are strongly discouraged given their color and incompatibility with other campus light sources.

Recommendations include replacement of current cobra head fixture on aluminum poles with fixtures similar to that shown in the illustration. The recommended finish is factory finished black paint.

PEDESTRIAN CIRCULATION

Currently, minimal lighting is provided for the pedestrian walks on campus and fixture types vary from one location to the next. By addressing these conditions, the residential atmosphere of the campus will be greatly improved. Of critical importance are the pathways bordering and connecting through the wooded portions of campus. Light fixtures here should illuminate not only the walk surface, but also provide spill light to each side which illuminates areas bordering the path. This is especially important in cases where vertical hedges or walls are adjacent to paths in order to enhance the pedestrians' sense of safety and security. Increase in lighting levels is also recommended at stairs and roadway intersections.

PARKING LOTS

In order to create a safe and secure environment for commuter and residential students, pole mounted lights shall be located in all major campus parking lots. The lights shall be placed at parking perimeters and island planting areas, with specific attention given to the pedestrian paths that link the lots to the primary campus pedestrian circulation routes.

GENERAL NOTE:

All walkways, sidewalks, and parking lots shall be illuminated to levels recommended by the Illuminating Engineering Society (IES). Typical levels shall be according to the following:

<u>LOCATION</u>	<u>ILLUMINATION</u>
<i>Sidewalks</i>	1.5
<i>Entryways</i>	2
<i>Heavily Traveled Areas</i>	2
<i>Parking Lots</i>	1.5
<i>Streets</i>	1.5

Appendix:

Utility Infrastructure Summary & Diagram
Storm Water Management Diagram
Preliminary Project Budgets

Utility Infrastructure Summary & Diagram

Chilled Water Systems

The University is currently developing in phases a district heating and cooling system to serve the north part of the campus. The cooling system consists of underground distribution piping and a utility plant with chillers that will be located near the existing tennis courts. When a building is constructed or renovated on the North Campus, it will be added to the district cooling system.

A district cooling system provides several benefits to the campus. Centralized utility systems consume less energy and are more efficient than individual building systems. Second, centralized utilities do not require as much equipment areas for each building compared to individual building units. In addition, there is less mechanical noise at each building and the overall approach has a significantly smaller impact on the campus aesthetics. Third, the centralized utilities provide more redundancy, which results in less down time if a piece of equipment fails.

It is recommended that the University continue this development of the centralized utilities for the north and south parts of the campus. The figure illustrates a proposed location for a southern utility plant and proposed chilled water pipe distribution routes. The approximate peak cooling load for the full build out of the Southern Campus is estimated to be 2,300 Tons. Also shown are the current locations for the northern utility plant and pipe routes.

Heating Systems

The heating systems are being converted from individual building units to a centralized system for the North Campus buildings. A centralized heating system is more efficient and has lower life cycle costs than individual building heating systems. In addition, the interruption of service is minimized during times of repair. The conversion of the heating systems is being completed in phases. As a building is being renovated or constructed it is connected to the central system. It is recommended that the southern part of the campus be developed utilizing a central heating system. The figure illustrates a proposed location for the southern utility plant and the proposed hot water pipe distribution routes. The estimated peak heating load for the full build out of the Southern Campus is approximately 25,000,000 BTU per hour.

Primary Electrical Distribution

The campus currently owns two electrical loops, which serve the north and south parts of campus. Both of these loops currently are estimated to serve 60% of their capacity. In addition, there is one small electrical loop for the southern part of the campus, which is owned by Elizabeth City, that currently provides all of the electricity to the campus. The Elizabeth City electrical loop will be expanded as the southern part of the campus is developed. The utility plants will be supplied power from separate electrical feeders provided by the Elizabeth City utility company.



LEGEND

- PROPOSED HOT AND CHILLED WATER PIPE ROUTES
- ECSU OWNED ELECTRICAL LINE ROUTES
- - - CITY OWNED ELECTRICAL LINE ROUTES

**TABLE 1: SOUTH CAMPUS BUILDINGS ESTIMATED FUTURE COOLING AND HEATING LOADS
ELIZABETH CITY STATE UNIVERSITY**

BUILDING NUMBER	BUILDING NAME	YEAR BUILT	PRINCIPAL USE	GROSS AREA (GSF)	COOLING LOAD				HEATING LOAD			
					UNITARY LOAD (GSF/TON)	DIVERSITY	PEAK LOAD (TONS)	ANNUAL LOAD (T-HOURS)	UNITARY LOAD (BTUH/GSF)	DIVERSITY	PEAK LOAD (10 ³ BTUH)	ANNUAL LOAD (10 ⁶ BTU/YR)
121	DIXON HALL	1977	CLASSROOM	37,510	340	0.80	88	167,210	35	0.90	1,182	2,064
122	THOMAS - JENKINS HALL	1977	OFFICE	12,100	450	0.80	22	35,540	30	0.90	327	571
125	McLENDON EARLY CHILD	1981	CLASSROOM	12,068	340	0.80	28	53,800	35	0.90	380	664
126	C.W. GRIFFIN HALL	1982	CLASSROOM	23,418	340	0.80	55	104,390	35	0.90	738	1,288
139	M.D. THORPE ADMINISTRATION	1987	OFFICE	45,024	450	0.80	80	132,240	30	0.90	1,216	2,123
147	NEW RESIDENCE HALL FOR WOMEN	1993	RESIDENTIAL	47,068	475	0.80	79	133,550	30	0.90	1,271	2,220
148	NEW FINE ARTS BUILDING	2000	CLASSROOM	77,000	340	0.80	181	343,260	35	0.90	2,426	4,236
149	NEW COMPUTING AND TECH. CENTER	2000	COMPUTER LAB	35,000	165	0.80	170	345,470	30	0.90	945	1,650
FUT1	FUTURE DORMITORY (400 BED)	FUT	RESIDENTIAL	80,000	475	0.80	135	227,000	30	0.90	2,160	3,772
FUT2	FUTURE DORMITORY (200 BED)	FUT	RESIDENTIAL	45,000	475	0.80	76	127,690	30	0.90	1,215	2,122
FUT3	FUTURE TECHNOLOGY BLDG	FUT	COMPUTER LAB	75,000	165	0.80	364	740,280	30	0.90	2,025	3,537
FUT4	FUTURE GENERAL CLASSROOM BLDG	FUT	CLASSROOM	70,000	340	0.80	165	312,050	35	0.90	2,205	3,851
FUT5	FUTURE FINE ARTS/COMMUNICATIONS	FUT	COMPUTER LAB	75,000	165	0.80	364	740,280	30	0.90	2,025	3,537
FUT6	FUTURE GEN. CLASSROOM ADMIN	FUT	OFFICE	51,000	450	0.80	91	149,790	30	0.90	1,377	2,405
FUT7	FUTURE GEN. CLASSROOM ADMIN	FUT	OFFICE	51,000	450	0.80	91	149,790	30	0.90	1,377	2,405
FUT8	FUTURE GEN. CLASSROOM	FUT	CLASSROOM	80,000	340	0.80	188	356,630	35	0.90	2,520	4,401
FUT9	FUTURE DIXON HALL ADDITION	FUT	CLASSROOM	38,000	340	0.80	89	169,400	35	0.90	1,197	2,091
TOTAL/AVERAGE		---	---	1,571,844	100	0.80	2,265	4,288,370	9	0.90	24,584	42,936

**TABLE 2: ELECTRICAL SYSTEM 12 KV FEEDER ANALYSIS
WITH 20 YEAR PROJECTED UNITARY CHILLER LOADS
ELIZABETH CITY STATE UNIVERSITY**

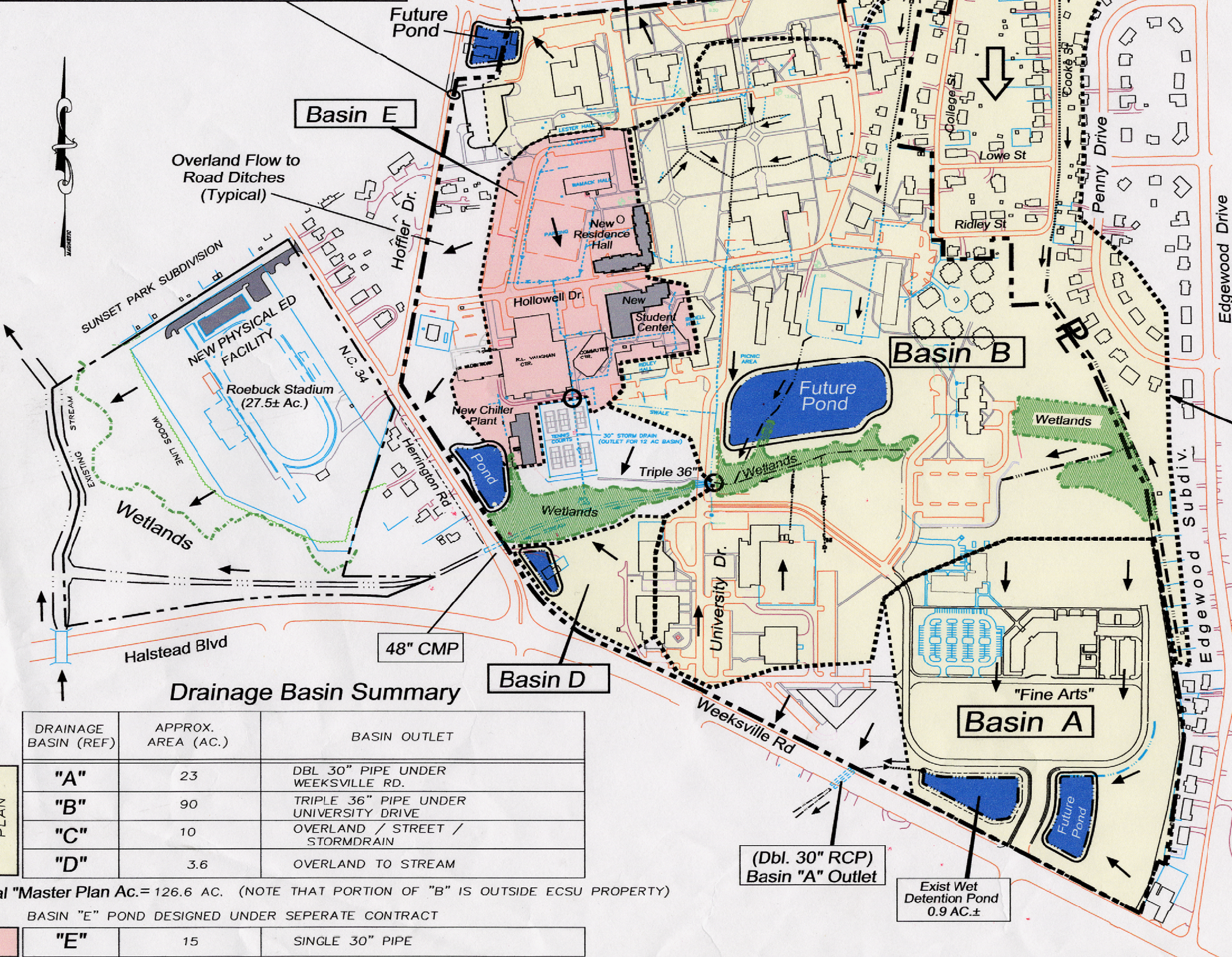
FEEDER LOOP DESIGNATION	EXISTING FEEDER SIZE (KCMIL)	20 YEAR PROJECTED UNITARY CHILLER ADDITIONAL LOAD ¹ (KVA)	ESTIMATED EXISTING FEEDER PEAK LOAD (KVA)	ESTIMATED FEEDER PEAK LOAD WITH PROJECTED CHILLER LOAD (KVA)	EXISTING FEEDER CAPACITY ² (KVA)	EXISTING FEEDER REMAINING CAPACITY (KVA)	FEEDER LOAD/CAPACITY RATIO (%)
NORTH	1/O CU	597.7	1,212.5	1,810.1	4,406.0	2,595.9	41.08%
SOUTH	1/O CU	604.5	1,739.1	2,343.6	4,406.0	2,062.4	53.19%
TOTAL	---	1,202.2	2,951.6	4,153.8	8,812.0	4,658.2	47.14%

NOTES: 1. TOTAL CHILLER LOAD ON LOOP DISTRIBUTION FEEDERS HAVE BEEN ADJUSTED BY A DEMAND FACTOR OF 65%.

2. FEEDER CAPACITY CALCULATED BY NEHER-MCGRATH CALCULATION METHOD. REFER TO DIVISION 5-APPENDIX.

Storm Water Management Diagram

Note: The Contiguous Boundary (Bold Line) was taken from the Pasquotank County GIS information. (Line not surveyed for this map)
 136± Ac. Contiguous Boundary
 (This area is calc. @ 27.4 impervious)



NOTE: SHORT DASHED LINES DENOTE THE APPROX. LIMITS OF EACH DRAINAGE BASIN. ADDITIONAL FIELD WORK WILL BE REQUIRED FOR EACH OF THE BASINS TO VERIFY THEIR LIMITS.

THE WET DETENTION PONDS SHOWN FOR EACH OF THE BASINS ARE SCHEMATIC (APPROX.) ONLY, AS EACH POND SIZE WILL NEED TO BE CALC. INDIVIDUALLY, DETERMINING SUCH FACTORS AS THE EXISTING & PROPOSED IMPERVIOUS AREA, POND DEPTH, & CONTRIBUTING AREA OF BASIN IN ORDER TO DETERMINE THE FINAL POND SIZE.

Plot Scale: 1" = 400'
 Plot Date: 6-20-02

Drainage Basin Summary

DRAINAGE BASIN (REF)	APPROX. AREA (AC.)	BASIN OUTLET
"A"	23	DBL 30" PIPE UNDER WEEKSVILLE RD.
"B"	90	TRIPLE 36" PIPE UNDER UNIVERSITY DRIVE
"C"	10	OVERLAND / STREET / STORMDRAIN
"D"	3.6	OVERLAND TO STREAM
Total "Master Plan Ac. = 126.6 AC. (NOTE THAT PORTION OF "B" IS OUTSIDE ECSU PROPERTY)		
BASIN "E" POND DESIGNED UNDER SEPERATE CONTRACT		
"E"	15	SINGLE 30" PIPE

McDOWELL & ASSOCIATES, P.A.
 ENGINEERS SURVEYORS
 P. O. BOX 391
 1715 WEEKSVILLE RD.
 ELIZABETH CITY, NORTH CAROLINA
 PH. NO. (252)338-4161
 FAX NO. (252)335-9585

DATE: 6-20-02
 PROJ: E1607
 DWN: DAB
 CKD: WPM
 SCALE: AS SHOWN
 SHEET: 1 OF 1

Schematic "Stormwater" BMP Map
 Elizabeth City State University
 PASQUOTANK COUNTY, NORTH CAROLINA

Preliminary Project Budgets

PHASE I: Preliminary Construction Budgets

PROJECT	SIZE (gsf)	SQ. FT. COST	CONSTRUCTION COST
1 NEW STUDENT CENTER & PLAZA (A) * Includes renovation of Ridley and new plaza.	44000	160	\$7,040,000
2 NEW DORMITORY (A) * (200 BEDS)	55,000	90	\$4,900,000
3 CENTRAL UTILITY (A) * Includes central plant building and partial north campus utility infrastructure.	15,000		\$6,700,000
4 PEDESTRIAN PROMENADE (A) Includes the removal of Hollowell Drive and the development of the landscape / hardscape zone between the east and west traffic circles. Includes walls / gateway @ traffic circles.	110,000 sf	NA	\$575,000
5 BELL TOWER (A)	90 ft. tall		\$250,000
6 NORTH-SOUTH CAMPUS CONNECTOR (B) Includes walkway, landscape, site furnishings and lighting, new storm water retention ponds, pedestrian wetlands crossing and South Campus plaza.			\$350,000
7 PARKING LOT RECONFIGURATION / EXPANSION (E / D) Includes the demolition of existing lot north of The Vaughn Center and the installation of new lot, the reconfiguration of west entry drive, and the addition of the new roundabout / traffic circle.			\$250,000
8 ROAD REALIGNMENT (E)			\$175,000

Includes the rerouting of the current road that winds between Trigg and Little to the new location between Jenkins and Little. Repair and enhancement of the landscape and the addition of new walks in the area of the displaced road is included.

9 ROAD REALIGNMENT (F)

\$185,000

Includes the the rerouting / continuation of the the western drive that will temporarily wrap around The Student Apartments and continue to the new western traffic circle. Addition of walks and landscape enhancement is included.

10 EDUCATION PARKING (F)

\$180,000

Includes the expansion of the southwest parking lot as well as minor road realignment and extension.

11 CHILLER PLANT DISTRICT ROAD AND PARKING (F)

\$100,000

Includes the paving and widening of the chiller plant service road, the addition of small parking lot, and general landscape improvements and screening.

** Project design complete at time of report issue.*

NOTES:

1. Program areas and budget estimates are preliminary and are based upon conceptual building footprints.
2. Landscape areas are included for reference and serve as an indication of the approximate area impacted by construction.
3. Property acquisitions are not included in construction costs.
4. Design fees are not included.

PHASE II: Preliminary Construction Budgets

PROJECT	GSF	SQ. FT. COST	PROJECT? COST
1 LIBRARY (1)	60,000	185	\$11,000,000
2 SCHOOL OF PHARMACY / LABORATORY (2)	75,000	220	\$16,500,000
3 DORMITORY (3)	55,000	120	\$6,000,000
4 MATH / TECHNOLOGY / GENERAL CLASSROOM (4)	65,000	160	\$9,600,000
5 NEW ATHLETIC COMPLEX (5) Includes 20,000 SQ. FT. fieldhouse / classroom building, plaza, softball and baseball fields, dugouts, and practice fields.	20,000 sf bldg.	150	\$4,500,000 <i>Includes landscape.</i>
6 SOUTH LAWN / GEN. CLASSROOM COURTYARD (5) Beginning of landscape improvements in and around South Campus plaza. Includes screening of facilities / campus police lots, new walks, plantings, and site lighting.			\$250,000
7 RESIDENTIAL COURTYARD / LANDSCAPE IMPROVEMENTS (C) General landscape improvements in and around Student Apartments as well as the continuation of the walk south to the new courtyard created by the new 200 Bed Dorm addition.			\$100,000
8 MAIN ENTRY SEQUENCE IMPROVEMENTS (D) Includes substantial landscape improvements, new entry signage/lighting, terminus plaza and storm water retention pond expansion / landscape improvements.			\$300,000

9	PERIMETER LOOP ROAD / PARKING EXPANSION (D) East perimeter loop road continuation / realignment and Fine Arts district parking expansion. Includes landscaping and site lighting. (E/G)	\$450,000
10	PARKING LOT EXPANSION (G) Northeast quadrant parking lot addition.	\$250,000
11	ROEBUCK TO CAMPUS ROAD REALIGNMENT (F) Realignment of road connecting	\$125,000
12	KE WHITE PARKING EXPANSION (F) Includes parking lot expansion, new entry drive / traffic circle and west connection to main campus	\$250,000

NOTES:

1. Program areas and budget estimates are preliminary and are based upon conceptual building footprints.
2. Landscape areas are included for reference and serve as an indication of the approximate area impacted by construction.
3. Property acquisitions are not included in construction costs.
4. Design fees are not included.

PHASE III: Preliminary Construction Budgets

PROJECT	SIZE	SQ. FT. COST	CONSTRUCTION COST
1 NEW DORMITORY (1)	55,000	120	\$6,000,000
2 CENTRAL UTILITY / RECEIVING (2) Central plant and south campus utility infrastructure.	20000 (bldg)		\$8,500,000
3 ARTS / GENERAL CLASSROOM(3) Includes outdoor performance space / lawn.	60000	180	\$10,800,000
4 EDUCATION / GENERAL CLASSROOM (4)	70000	160	\$12,800,000
5 SOUTH CAMPUS LAWN (A) Includes walks, landscape, site furnishings, and site lighting.			\$350,000
6 EDUCATION PLAZA / CONNECTION TO SOUTH LAWN (C/D) Landscape improvements in and around south campus plaza. Includes screening of facilities / campus police lots, new walks, plantings, and site lighting.			\$175,000
7 ROAD REALIGNMENT (SOUTH OF THORPE TO EDUCATION) Landscape improvements in and around south campus plaza. Includes screening of facilities / campus police lots, new walks, plantings, and site lighting.			\$125,000
8 NEW PARKING (NE QUADRANT) Includes walks, landscape, lighting, minor road realignment, and parking lot.			\$125,000

NOTES:

1. Program areas are preliminary and are based upon conceptual building footprints.
2. Landscape areas are included for reference and serve as an indication of the approximate area impacted by construction.
3. Property acquisitions are not included in construction costs.
4. Design fees are not included.

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