Final Plan

UNC Pembroke
Master Plan Update

June 30th, 2011
Agenda

Part 1: Master Plan Overview
Part 2: Principles
Part 3: Landscape Framework
Part 4: Districts
Part 5: Mobility Framework
Part 6: Infrastructure
Part 7: Phasing
The Planning Process

**PHASE A: Inventory, Analysis & Programming**
- Review Strategic Plan and other planning documents
- Space needs assessments
- Data review
- Space data/registrar coordination
- Space allocation strategy for key buildings
- Deferred maintenance report review
- Sustainability framework
- Land, open space and recreation
- Mobility/access/circulation
- Housing
- Campus utilities

**PHASE B: Concept Alternatives**
- Draft alternatives
- Alternatives development

**PHASE C: Master Plan Documentation**
- Master Plan update documentation
  - Urban Design Framework Plan
  - Land Use Plan
  - Landscape Structure Plan
  - Development Capacity
  - Space Needs/Allocation Strategies
  - Mobility Plan
  - Stormwater Management Concept
  - Land Acquisition/Disposition Recommendations
  - Preliminary Phasing
  - Utility and Infrastructure Recommendations
- Composite Record Of Campus Utilities
- Campus Central Utility Standards Update
- UNCP Preview of draft Master Plan
- Final Master Plan documentation
- Presentation of final Master Plan
## Work Plan

<table>
<thead>
<tr>
<th>MARCH</th>
<th>APRIL</th>
<th>MAY</th>
<th>JUNE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PHASE A</strong>&lt;br&gt;Inventory, Analysis and Programming</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PHASE B</strong>&lt;br&gt;Concept Alternatives</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td><strong>PHASE C</strong>&lt;br&gt;Master Plan Documentation</td>
<td></td>
</tr>
</tbody>
</table>

4 On-campus work session with University / community outreach
Part 1: Master Plan Overview
Existing Conditions
Master Plan
Master Plan

1. 150,000 gsf Information Commons
2. New Business School
3. New Gateway Building (Visitor’s Center?)
4. Expanded lobby for GPAC
5. Expanded parking on West Hall site (demolition of West)
6. New parking on athletic fields (requires new fields)
7. Long term Housing
8. Long term expansion of University Courtyard Apartments
9. Future Academic Quad
Existing Uses

- Academic
- Student Life
- Athletics
- Administration/Public
- Housing
- Support
Proposed Uses

Academic
Student Life
Athletics
Administration/Public
Housing
Support
Demolition
Renovation
Part 2: Principles
Respect the Historic Core
Respect the Historic Core

- Expand academic and pedestrian core
Respond to the Land and Hydrology
Respond to the Land and Hydrology

- Reestablish the natural landscape to address flooding and stormwater issues
- Introduce vegetated swales and green roofs to enhance the landscape image of the campus and expand stormwater capacity
- Aging infrastructure in historic quad to be updated in conjunction with construction of new facilities
- A campus-wide stormwater management study and plan is recommended

Source: NC State Flood Map web site
Create Stronger Landscape and Pedestrian Connections
Improve Campus Life

- Maintain a compact academic core
- Reinforce land use pattern and expand the pedestrianized core
- Integrate Allied Health and Cypress Hall
- Address space needs for Library and social space
- Address space quality and quantity issues
Foster connections between UNCP and the Town of Pembroke
Part 3: Landscape Framework
Landscape Framework

1. Enhance Quad
2. Consistent tree planting on campus edge
3. Wellons Grove at the Information Commons (envisioned as a functional part of the stormwater management strategy)
4. New entry landscape at Lumbee Gate
5. Campus edge landscape and stormwater management
6. Enhanced University Drive streetscape and gateway marker
7. The Central Spine (featuring the pedestrianization of Faculty Row and additional landscape improvements to the north)
8. Improved landscape and new quad on Braves Drive
9. New parking, water-receiving landscape, and vegetated swale
10. Extended Hawk Drive with new landscape and vegetated swale
View from the East
View from the East
The landscape framework provides a strong, consistent edge along Odum / Prospect Road. The edge includes a pattern of larger landscape features related to hydrology and campus entry.
The framework establishes districts and development zones within which the campus can grow.
Part 4: Districts
Districts

- Support
- Residential
- Gateway
- Student Life
- Academic Core
Academic Core

New Parking on West Hall Site

Information Commons

- Proposed Building
- Renovated Building
New Parking on West Hall Site

Academic Core

Information Commons

Proposed Building
Renovated Building
Faculty Row
Proposed Faculty Row
Proposed changes to Faculty Row include the installation of a water receiving landscape in the north bound travel lane of the road as part of a larger stormwater management strategy. The south bound lane is pedestrianized yet can accommodate emergency and service vehicles if needed.
Proposed Faculty Row

Information Commons

Water receiving landscape

Existing Median

New stormwater line
Information Commons
Proposed Wellons Grove
The proposed Information Commons will include a courtyard shared with the outdoor dining at Chavis Student Center, at the important “knuckle” between the academic core and the student life district. Parking Lots #10 and #12 and the Wellons Hall site will be transformed into a major new landscape, Wellons Grove, as part of the stormwater management strategy.
Information Commons

Morgan State University Library – Sasaki Associates

Green Roof
Student Life District
Student Life District
Student Life District: Option
Student Life District:
Gateway District (Existing)
Gateway District

- New Business School
- Gateway Building (Visitor’s Center?)
- GPAC Lobby/ADA
- New Parking
- Additional Courts
- Future Academic Quad
- New east-west street
- On-street parking
- Proposed Buildings
Gateway District: Student Health Center
Options

A. Extended Hawk Drive
   + Close to residences and Allied Health
   - Requires relocation of softball

B. Tennis Courts
   + Centrally located
   - Requires relocation of tennis

C. Lot #14
   + Centrally located
   - Requires displacement of parking
Lumbee Gate (Existing)
Proposed Lumbee Gate
Proposed changes at Lumbee Gate include a new lobby at GPAC, addressing ADA issues, and a new Visitor Center, creating a strong identity and sense of entry for the University. A new pedestrian crossing and parking for each facility is coordinated with the entry landscape to further define the campus edge and the gateway.
Braves Drive (Existing)
Proposed Braves Drive
Proposed improvements to Braves Drive include a new Business School between Dial and Sampson Halls and a future academic quad north of Lumbee Hall on the site currently occupied by the baseball and softball fields. The street is open to vehicles but traffic is limited due to the reconfiguration of parking. New buildings and an enhanced landscape create an active, comfortable pedestrian environment comparable to Faculty Row and Chavis-Jones Quad.
North Residential District
North Residential District

Future Housing

On-street parking

Expanded woodland/wetland for stormwater management

Future housing

Proposed Building
New Athletics Complex
New Athletics Complex

- 37.7 acre site
- 1 varsity baseball field with 800 seats
- 1 varsity softball field with 500 seats
- 12 court varsity tennis
- 3 practice/rec baseball or softball fields
- 3 rec fields (flag football size)
- 1 soccer field
- Support spaces
- Parking: 730 spaces
Part 5: Mobility Framework
Pedestrian Connections
Interpretative Trail
Wetlands Educational Trail
## Mobility Framework: Existing Conditions

<table>
<thead>
<tr>
<th>Category</th>
<th>Existing</th>
</tr>
</thead>
<tbody>
<tr>
<td>General</td>
<td>801</td>
</tr>
<tr>
<td>Commuter</td>
<td>727</td>
</tr>
<tr>
<td>Residential</td>
<td>638</td>
</tr>
<tr>
<td>Faculty/Staff</td>
<td>545</td>
</tr>
<tr>
<td>Handicapped</td>
<td>131</td>
</tr>
<tr>
<td>Visitor</td>
<td>42</td>
</tr>
<tr>
<td>Reserved</td>
<td>33</td>
</tr>
<tr>
<td>Loading</td>
<td>4</td>
</tr>
<tr>
<td>Service</td>
<td>3</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2,924</strong></td>
</tr>
</tbody>
</table>
Mobility Framework: 
*Existing Conditions*

Existing Spaces: 2,924

Occupied spaces, peak hour survey: 2,302

Existing Demand, assuming 90% utilization: 2,558

**Parking Demand at 8,500:**

3,012

(assuming 23% growth with 5% online or off-campus)
Mobility Framework:  
*Parking Removed*

Existing Spaces: 2,924  
Spaces removed: 919  
**Spaces remaining:** 2,005

Parking Demand at 8,500:  
3,012

- Eliminate parking access and general traffic from central spine
- Reduce paved areas in critical flooding areas

Parking removed  🟥

Curb cut/access removed  🔴
Mobility Framework: 
New Streets and Parking

- Provide parking and parking access from:
  - Odum/Prospect Road
  - University Road
  - Lumbee Gate
  - Hawk Drive

- Eliminate general traffic from central spine

Parking removed 🔴
Parking/access added 🔳
Mobility Framework: New Streets and Parking

Spaces remaining: 2,005
Spaces added: 460
**Total as shown:** 2,465
(not including 146 potential spaces on Odum/Prospect)

Deficit (assuming demand is steady)
547

**Parking Demand at 8,500:**
3,012
Mobility Framework: Parking with current ownership

Sub-total: 2,465
To meet demand:
- North of Pinchbeck 180
- Convert soccer field 330
- Courts near Lumbee Hall 130
Sub-total 640

Total as shown: 3,105
Parking Demand at 8,500: 3,012

Parking/access added
Additional parking to meet demand at 8,500
Mobility Framework:  
*Parking short term*

Sub-total: 2,465  
To meet demand:  
- North of Pinchbeck 180  
- Short term on future Quad 380  
- Courts near Lumbee Hall 130  
Sub-total 690

**Total as shown:** 3,155  
Parking Demand at 8,500: 3,012

Parking/access added  
Additional parking to meet demand at 8,500
Mobility Framework: 
*Parking through acquisition*

Sub-total: 2,465

To meet demand:
- Potential Athletics Complex 700
- Potential Acquisition 510

Sub-total 1,210

**Total as shown:** 3,675

Parking Demand at 8,500:
3,012

Parking/access added
Additional parking to meet demand at 8,500
Mobility Framework: Proposed

- Strategic changes to the pattern of access and parking create a strong, expanded pedestrian zone from Livermore to Cypress

- Clarification of access creates a strong campus identity and easier navigation for faculty, staff, students, and visitors

- Need for demand management and parking policies

Campus Gateway
Existing Conditions: Odum Rd. / Prospect Rd.

- 4-lanes
- High-speed
- Lack of UNCP identity
- Pedestrian-unfriendly
Potential Streetscape Improvements

- On-street parking and “neck downs” reduce calm traffic and reduce width at intersections
- “Tabled” intersection creates at-grade crossing for pedestrians, better sight lines, and speed bump for vehicles
- Opportunity for UNCP identity
Potential Streetscape Improvements

- On-street parking and “neck downs” reduce calm traffic and reduce width at intersections
- “Tabled” intersection creates at-grade crossing for pedestrians, better sight lines, and speed bump for vehicles
- Opportunity for UNCP identity
Potential Streetscape Improvements

- On-street parking and “neck downs” reduce calm traffic and reduce width at intersections
- “Tabled” intersection creates at-grade crossing for pedestrians, better sight lines, and speed bump for vehicles
- Opportunity for UNCP identity
Part 6: Infrastructure
Stormwater
1. Aging infrastructure in core

2. Stormwater issues are significant: undersized pipes, maintenance, off-campus conditions, and increased impervious areas

3. Need for comprehensive studies and modeling for all systems, especially stormwater
UNCP Primary Electrical Distribution
12,470 Volt System

Existing Primary Electrical Circuits

• Circuit 4
• Circuit 3
• Progress Energy Substation
• Circuit 2
• Circuit 1
Part 7: Phasing
The framework establishes districts and development zones within which the campus can grow.
1. Information Commons and Landscape
2. Faculty Row and renovation of Livermore
3. Improved Landscape at Chavis-Jones Quad
> Expanded pedestrian core
4. Gateway Building and GPAC Lobby/ADA
5. New Business School and Landscape
6. New Student Residences and Landscape
7. Long term: New Academic Quad
Discussion