

date 1 October 2010

To Coastal Carolina University Master Plan and Steering Committee

from Sasaki Associates

project name Coastal Carolina University Master Plan

project # 94657.00

Subject Alternative Concepts

## Overview

The purpose of this memorandum is to document the design strategies presented and refined at the September Worksession with the Master Plan Committee. On the morning of first day of the worksession, Sasaki presented two options: an inward-focused scheme and an outward-focused scheme. Both options accommodated the program for growth to an enrollment of 12,500, associated parking, and expanded recreation fields. The consultant team worked with the Master Plan to develop a hybrid scheme, which was presented on the second day and adopted as the preferred direction for the master plan. The schemes with diagrams and precedent images are documented in the attached powerpoint.

## Background

The master plan options were developed from the analysis presented, and the ideas generated, at the July worksession. In summary:

- The importance of the historic development of the University, especially the academic core within Chanticleer
- The project program for growth to an enrollment of 12,500, including:
  - Approximately 336,000 gross square feet (gsf) of new academic and student life space
  - 70,000 gsf of academic space to replace space currently used at the Coastal Science Center
  - 1,200 new residential beds
  - 5,030 parking spaces
  - 2 additional recreation fields, for a total of 8 multi-purpose fields

## July Charrette Summary

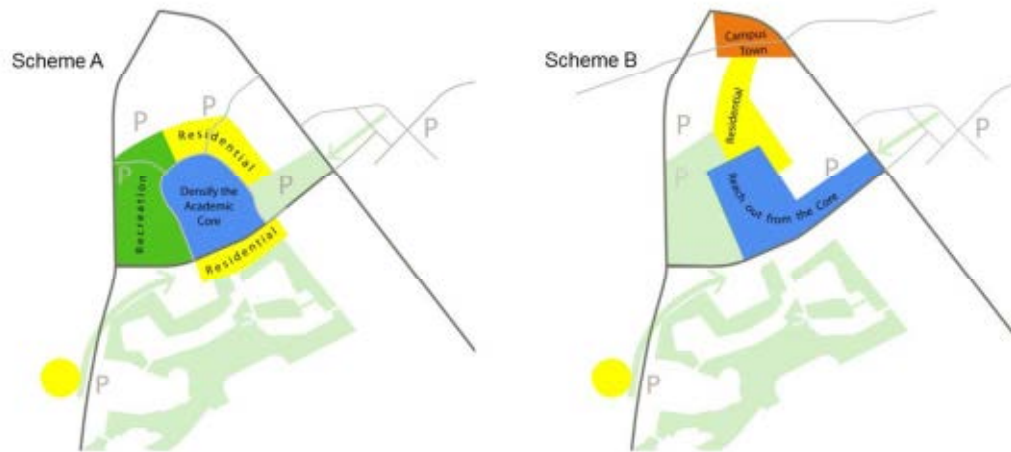
At the July worksession, the Master Plan Committee broke into 3 groups and developed strategies for growth. The major ideas included:

- Reinforce academic core – concentrate growth in the triangle between 501 and 544
- Create additional access and reduce general traffic on Chanticleer:
  - Founders Drive/544

- Carolina Road to 501
- Green edge on 544
- Path/pedway to connect to University Place
- Long term
  - Incorporate HGTC and extend academic presence to 501
  - Occupy all of the triangle; include mixed-use district
- Fire Tower as parking with green buffer
- Parking and additional recreation fields on East Campus
- Increase use of 544 for access and parking
- Elvington Property: housing with parking

**Strategies**

The two options were developed, and are presented below, with important strategic differences. These differences are presented in the diagrams below and include: land use zones, street network, and long-term growth ideas.



*Land Use Concepts*



*Street Network Concepts*

**Option A**

Option A focused on adding density in the academic core and ringing it with additional housing and a consolidated sports and recreation zone. The scheme also included a connection from existing Chanticleer Drive to Carolina Road and US 501.

**Scheme A – 12,500 students**



- 400,000 GSF New Academic Space
- 12,000 New Beds
- Parking
  - Existing: 3596
  - Removed: 1703
  - Added: 3137
  - Total: 5030

**Option B**

Option B focused on reaching out from the academic core, reconfiguring Chanticleer Drive, and creating new gateway statements on US 501 at University Boulevard and Cox Ferry Road.

Option B also placed residential growth to the north of the core, creating a connection to a mixed-used district along Cox Ferry Road.

### Scheme B – 12,500 students

450,000 GSF Academic Space, +12,000 Beds



- 450,000 GSF New Academic Space
- 14,000 New Beds
- Parking
  - Existing: 3596
  - Removed: 1832
  - Added: 3240
  - Total: 5004

### Hybrid: Option C

Based on input from the Master Plan Committee and the Steering Committee, the consultant team developed a hybrid option. Option C incorporates the reconfiguration of Chanticleer Drive, new street connections to US 501 and SC 544, and the densification of the academic core.



Option C: View of Phase 1



*Option C: View of Phase 2*



**Coastal Carolina University**  
**MASTER PLAN**  
**Options Charrette**

September 7<sup>th</sup>, 2010

**Agenda**

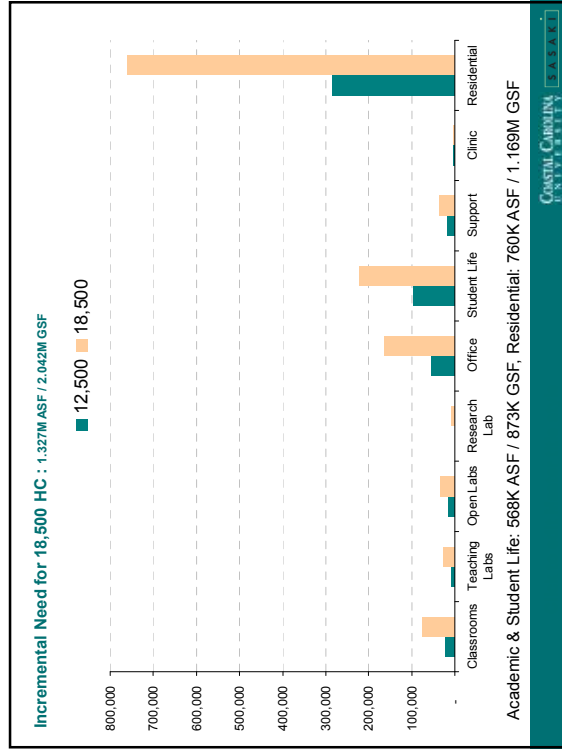
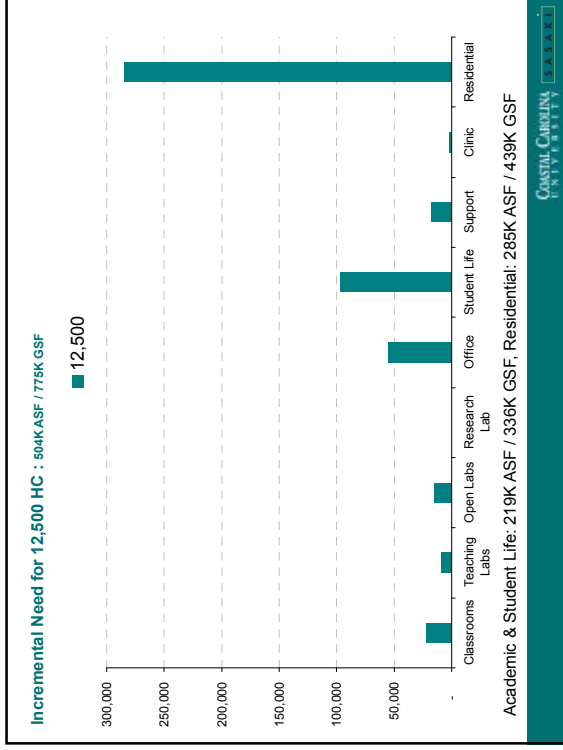
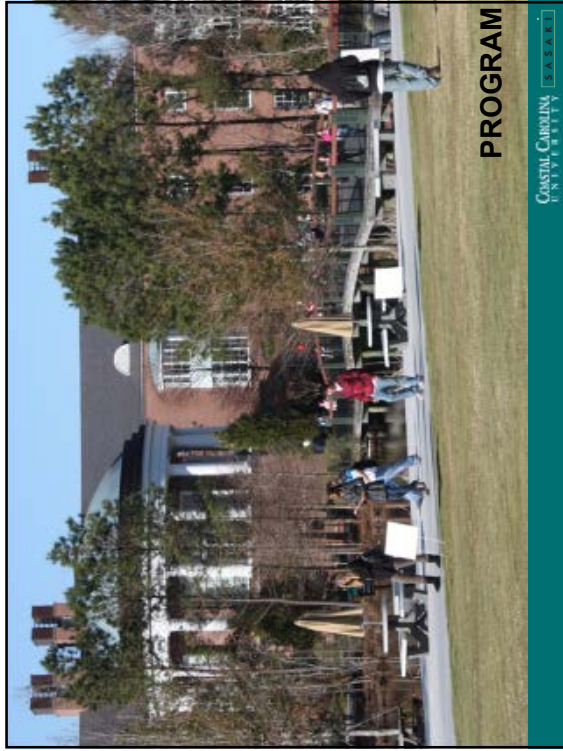
- RECAP: July Worksession
  - History
  - Program
  - Charrette
- Options
- Discussion



Early 70s



1996



**Outdoor Recreation**  
NIRSA Standards & Existing/Future Need

Facility Type	Fields/Courts per 1000 Students	Existing Supply	Existing Need	Existing Surplus / (Deficit)	Total Future Need 1	Total Future Need 2
# Students			6,346		12,500	18,500
Multi-purpose fields*	0.61	6	6	0	8	12
Soccer fields	0.26	1	3	(2)	4	5
Basketball courts	0.21	0	2	(2)	3	4
Tennis courts	0.61	4	6	(2)	8	12
Volleyball courts	0.22	1	2	(1)	3	5

\*Multi-purpose fields comprise soccer and flag football; fields under construction included in analysis

- Analysis utilizes National Intramural-Recreational Sports Association (NIRSA) Space Planning Guidelines for Campus Recreational Sports Facilities

### Outdoor Recreation

Estimated Area Requirements

Facility Type	Area Required per Field/Court (ac)	Existing Supply	Existing Need (ac)	Existing Surplus / Deficit	Total Future Need 1 (ac)	Total Future Need 2 (ac)
# Students			8,346		12,500	18,500
Multi-purpose fields	2	12	12	0	16	24
Soccer fields	2.5	2.5	7.5	(6)	10	12.5
Basketball courts	.5	0	1	(1)	1.5	2
Tennis courts	.25	1	1.5	(.5)	2	3
Volleyball courts	.25	.25	.5	(.25)	.75	1.25
Recreational Track	4	n/a	n/a	n/a	4	4
		15,75	22.5	(6.75)	34.25	46.75

- There is an existing need for approximately 7 acres of additional outdoor recreation space.
- Total future outdoor recreation need is approximately 35 acres (12,500 headcount) and 47 acres (18,500 headcount).
- In anticipation of enrollment growth to 12,500 students, a recreation track is recommended.



### Future Parking Program

**Parking Demand Ratios:**

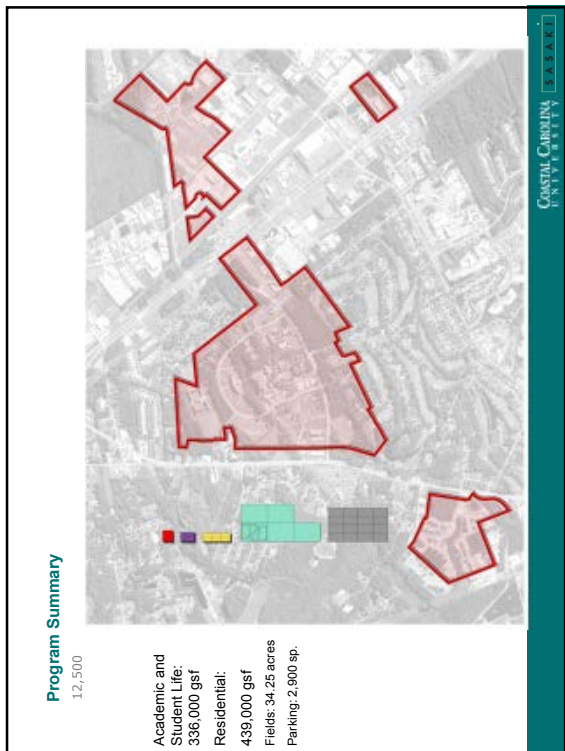
Population	Main-Campus Occupancy	Parked Cars/Capita
Faculty/Staff	941	0.75
Commuter Student	1,971	0.38
Main Campus Resident Student	328	0.27
University Place Resident	182	0.10

**Future Parking Demand:**

	12,500	18,500
Faculty/Staff	1,423	2,106
Commuter Students	2,099	3,106
University Place	0	0
Resident Students	1,148	1,841
Visitors	83	122
HP, Other	277	410
<b>Total</b>	<b>5,030</b>	<b>7,685</b>

**Future Population:**

Population	12,500	18,500
Faculty/Staff	1,725	2,553
Commuter Student	6,250	9,250
Main Campus Resident Student	4,339	7,339
University Place Resident	1,911	1,911





**FRAMEWORK**

**PROGRAM**

- Residential
- Recreation Fields
- Parking
- Varsity Athletics?
- Student Life?

**CONNECTIONS**

- New access?

**PIECES**

- 2,000 spaces = 12 chips
- 2 fields (8 total) = 1 chips
- 1,270 beds = 12 chips
- 400K GSF academics/SL = 20 chips





**TABLE 1 SUMMARY**

- Reinforce academic core—concentrate growth in the triangle between 501 and 544
- Create additional access and reduce general traffic on Chanticleer:
  - Foundry Drive/544
  - Carolina Road to 501
- Green edge on 544
- Extend housing south on Chanticleer
- Path to connect to University Place
- Long term
  - Incorporate HGTC and extend academic presence to 501
  - Occupy all of the triangle; include mixed-use district

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TABLE 2 SUMMARY



- Reinforce academic core – extend to 501
- Keep recreation space with student housing:
  - Rec fields on Elvington Property
  - Infill around the Woods with new housing
  - Move varsity track to soccer field; keep track/field for student recreation
- Acquire Quail Creek Village for new housing
- Pedestrian path connection to University Place
- Fire Tower as parking with green buffer
- Extend housing south on Chanticleer
- Path to connect to University Place
- Parking and additional recreation fields on East Campus

TABLE 3





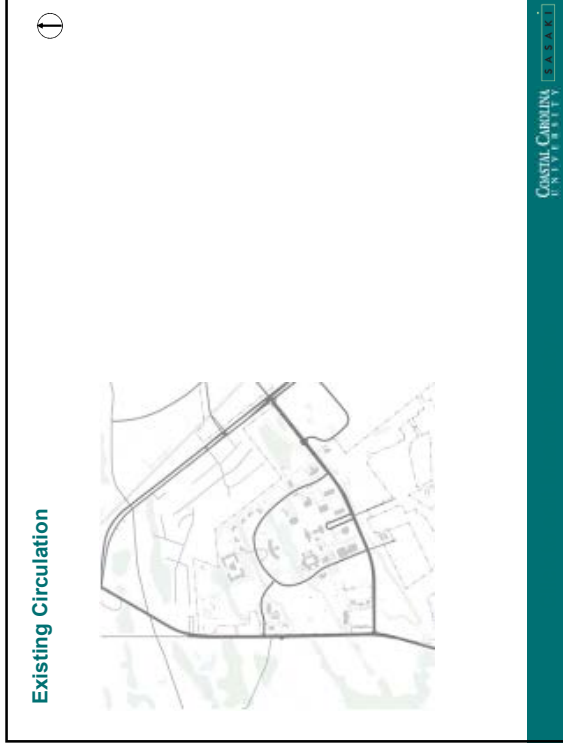
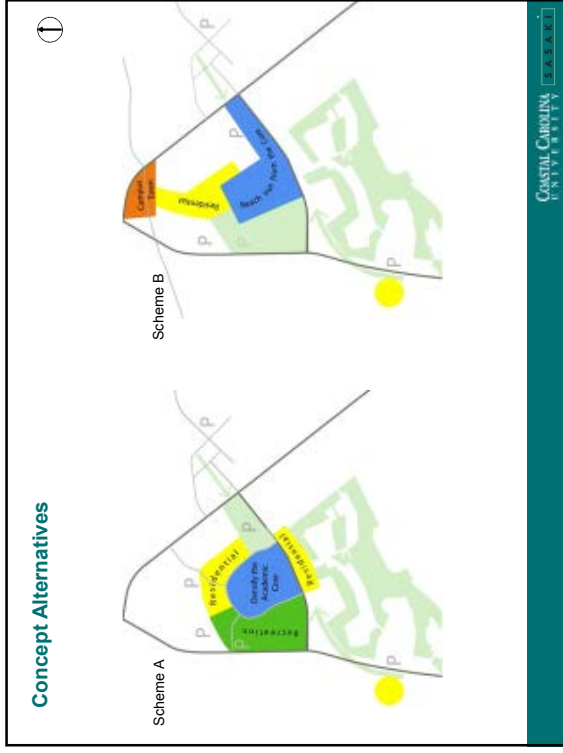


**TABLE 3 SUMMARY**

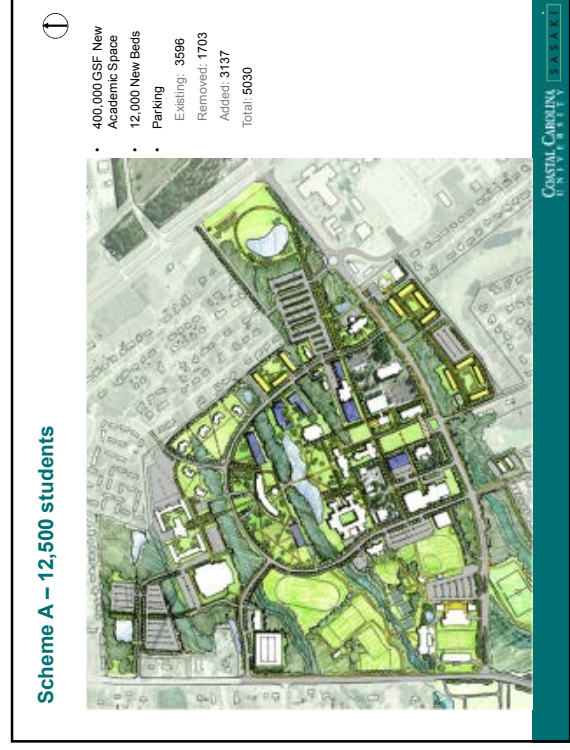
- Reinforce academic core – extend to 501
- Increase use of S44 for access and parking
- Elvington Property: housing with parking
- Pedestrian path to connect to University Place
- Fire Tower: parking with landscape buffer
- Recreation Fields on East Campus

- Reinforce academic core – extend to 501
- Keep recreation space with student housing:
  - Rec fields on Elvington Property
  - Infill around the Woods with new housing
  - Move varsity track to soccer field; keep track/field for student recreation

Coastal Community University Logo







### Core Capacity Study



- 825,000 GSF Academic Space
- 21,000 Beds
- Parking
- Existing: 5048
- Removed: 281
- Added: 2786
- Total: 7553

### Scheme A Summary



### Scheme B – 12,500 students

450,000 GSF Academic Space, +12,000 Beds



- 450,000 GSF New Academic Space
- 14,000 New Beds
- Parking
- Existing: 3596
- Removed: 1832
- Added: 3240
- Total: 5004

### Scheme B – potential build out



- 1,000,000 GSF Academic Space
- 23,000 Beds
- 275,000 GSF Mixed Use Development
- Parking
- Existing: 5004
- Removed: 164
- Added: 2713
- Total: 7553

**Scheme B Summary**



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**Green Connection to University Place along 544**

Schemes A & B



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- 2 New Recreation Fields
- Firetower Lot: xxx cars
- Pedestrian Connection back to campus through Quail Creek property

**Campus Gateway & Connecting across 501**

Scheme A



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**Connecting across 501**

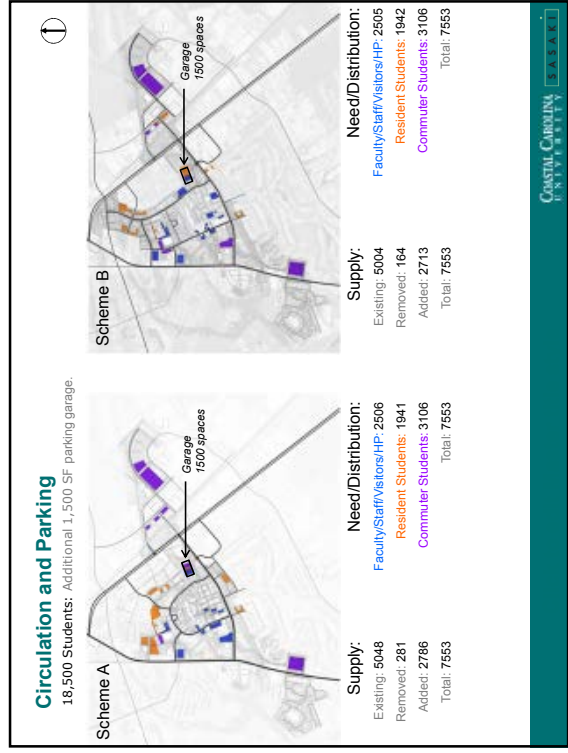
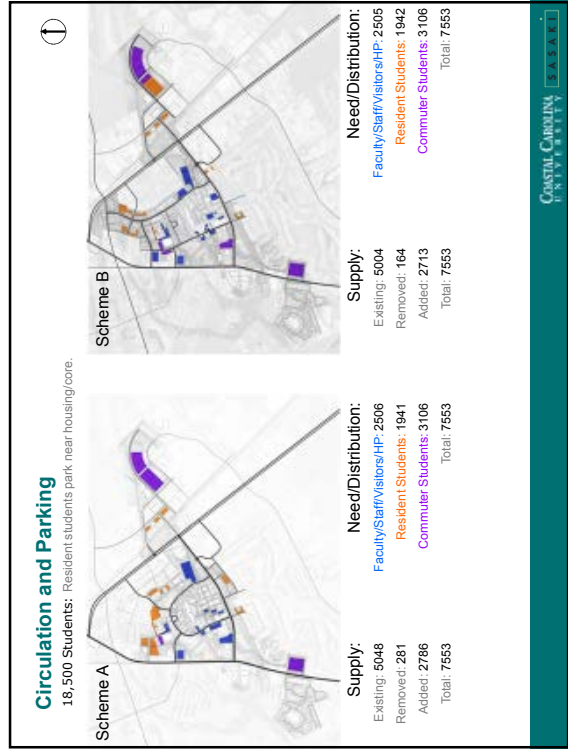
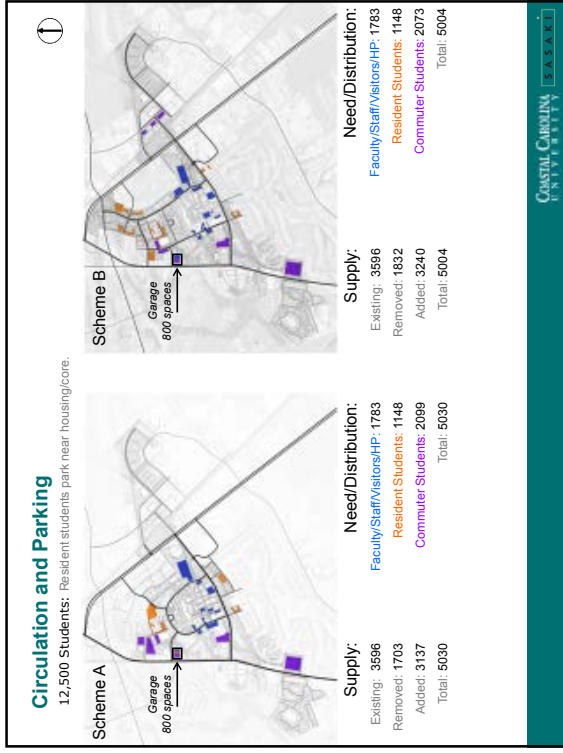
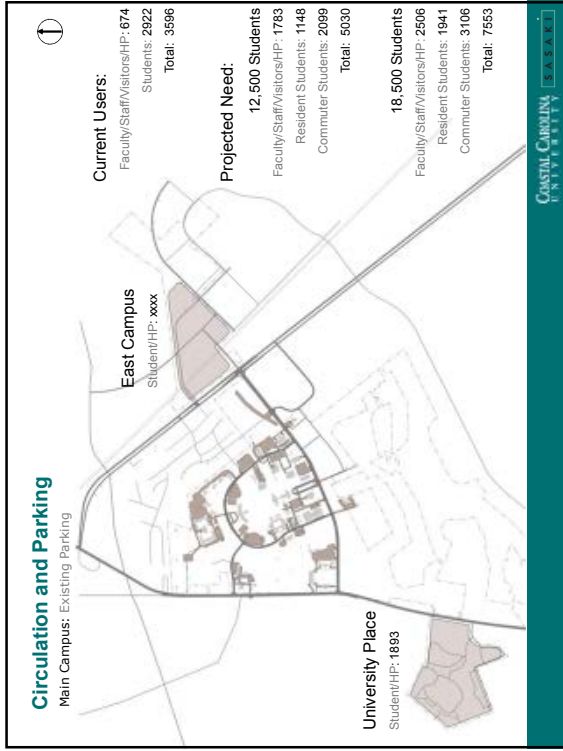
Scheme B

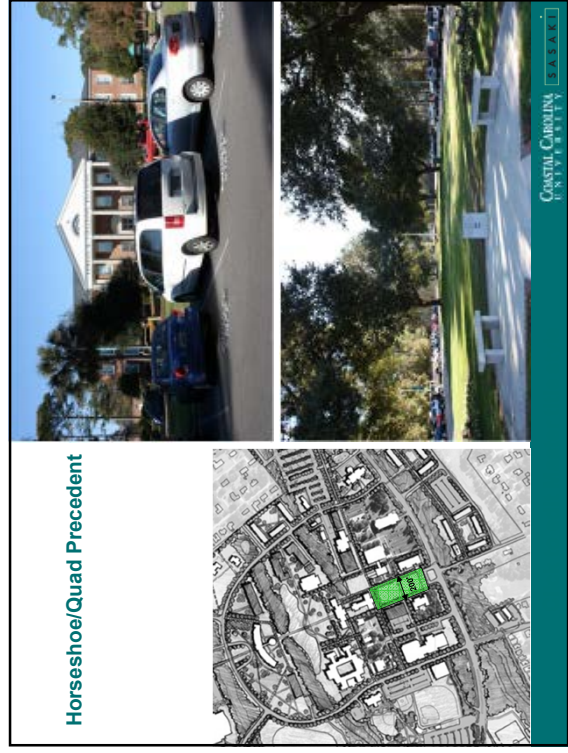


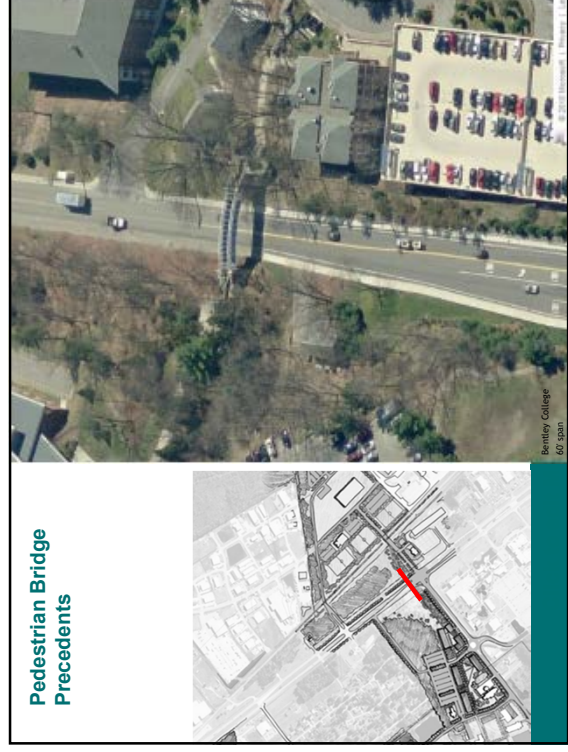
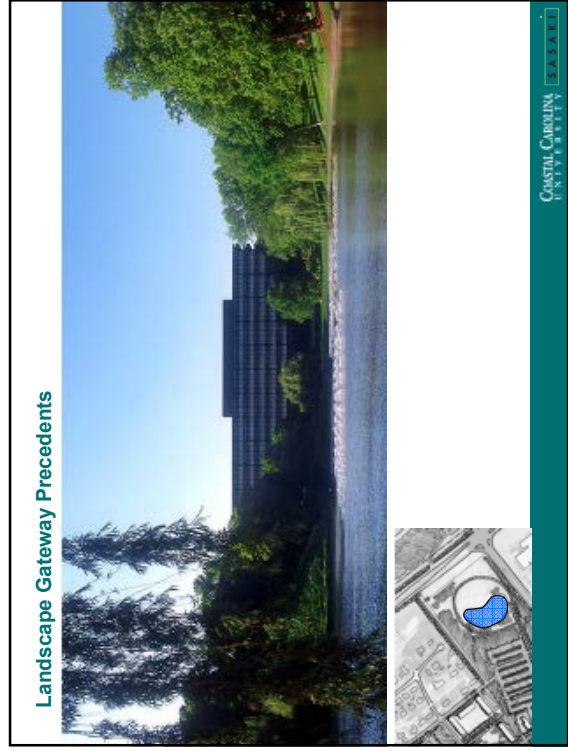
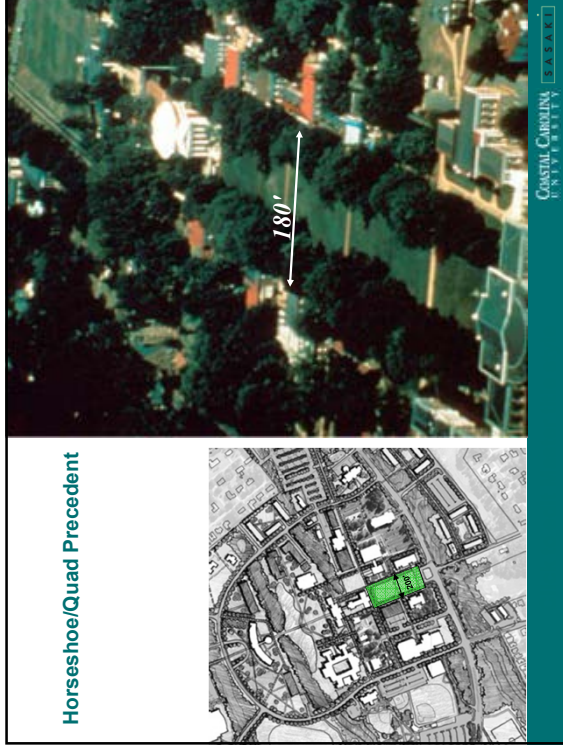
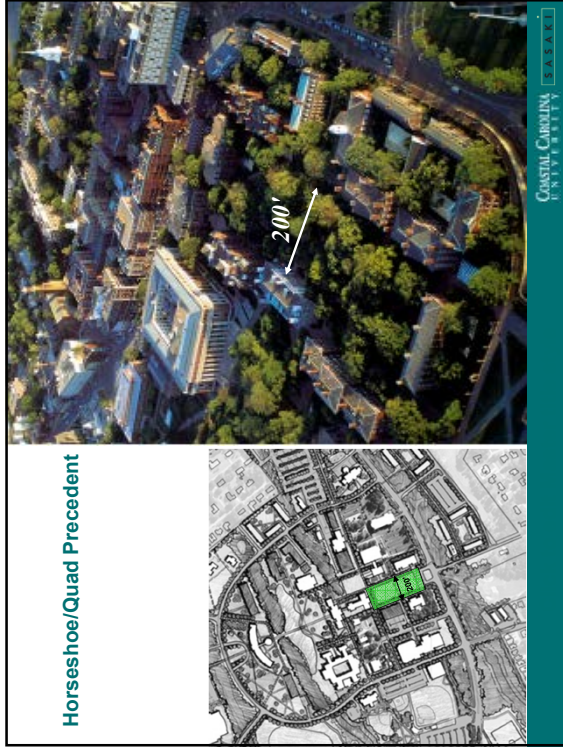
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- Extend University presence to corner of University & 501
- Pedestrian bridge connection across 501
- 3 Recreation Fields
- East Lots: -within existing property: xxx cars -acquired property: xx cars







**Pedestrian Bridge  
Precedents**





Fiedler Footbridge - Boston, MA  
2,120 spans



CASTAL CAROLINA  
UNIVERSITY

**Pedestrian Bridge  
Precedents**



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**Mixed-Use Village**



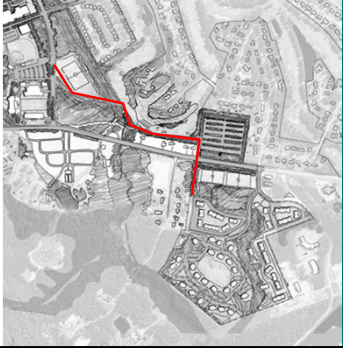


Pinecroft, Portland

**Ped/Bikeway Precedents**

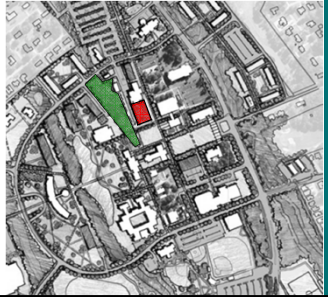

Columbia, SC

**Ped/Bikeway Precedents**

Southwood

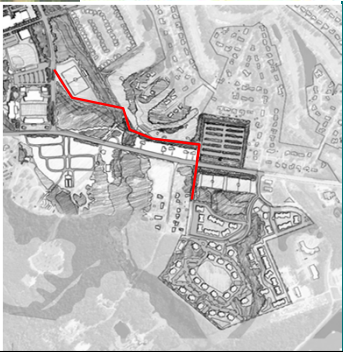

**Student Center/  
Social Space**

St. Olaf College, Bambrick Commons

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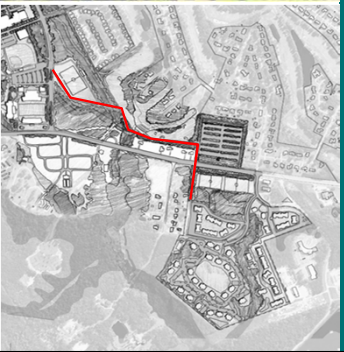

**Ped/Bikeway Precedents**

Columbia, SC

COASTAL CAROLINA UNIVERSITY

**Ped/Bikeway Precedents**

Southwood

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