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:
  o Approximately 336,000 gross square feet (gsf) of new academic and student life space
  o 70,000 gsf of academic space to replace space currently used at the Coastal Science Center
  o 1,200 new residential beds
  o 5,030 parking spaces
  o 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:
  o 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 sq ft New Academic Space
- 12,000 New Beds
- Parking
  - Existing: 3596
  - Removed: 1703
  - Added: 3137
  - Total: 5971

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

**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 7th, 2010

Agenda

• RECAP: July Worksession
  – History
  – Program
  – Charrette
• Options
• Discussion
Incremental Need for 12,500 HC: 504K ASF / 775K GSF

Incremental Need for 18,500 HC: 1,327M ASF / 2.042M GSF

Outdoor Recreation
NIRSA Standards & Existing/Future Need

<table>
<thead>
<tr>
<th>Facility Type</th>
<th># Students</th>
<th>Existing Supply</th>
<th>Existing Need</th>
<th>Existing Surplus/Deficit</th>
<th>Total Future Need 1</th>
<th>Total Future Need 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-purpose fields*</td>
<td>8,346</td>
<td>12,500</td>
<td>18,500</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Softball fields</td>
<td>0.61</td>
<td>0.61</td>
<td>0.61</td>
<td>0.61</td>
<td>12</td>
<td>18</td>
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<tr>
<td>Basketball courts</td>
<td>0.21</td>
<td>0.21</td>
<td>0.21</td>
<td>0.21</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Tennis courts</td>
<td>0.61</td>
<td>0.61</td>
<td>0.61</td>
<td>0.61</td>
<td>8</td>
<td>12</td>
</tr>
<tr>
<td>Volleyball courts</td>
<td>0.22</td>
<td>0.22</td>
<td>0.22</td>
<td>0.22</td>
<td>3</td>
<td>5</td>
</tr>
</tbody>
</table>

*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

<table>
<thead>
<tr>
<th>Facility Type</th>
<th># Students</th>
<th>Area Required per Field/Court (ac)</th>
<th>Existing Supply</th>
<th>Existing Need (ac)</th>
<th>Existing Surplus/Deficit</th>
<th>Total Future Need 1 (ac)</th>
<th>Total Future Need 2 (ac)</th>
</tr>
</thead>
<tbody>
<tr>
<td># Students</td>
<td>8,346</td>
<td>3.046</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-purpose fields</td>
<td>2</td>
<td>12</td>
<td>12</td>
<td>0</td>
<td>16</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>Softball fields</td>
<td>2.5</td>
<td>2.5</td>
<td>7.5</td>
<td>(5)</td>
<td>10</td>
<td>12.5</td>
<td></td>
</tr>
<tr>
<td>Basketball courts</td>
<td>.5</td>
<td>0</td>
<td>1</td>
<td>(1)</td>
<td>1.5</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Tennis courts</td>
<td>.25</td>
<td>1</td>
<td>1.5</td>
<td>(5)</td>
<td>2</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Volleyball courts</td>
<td>.25</td>
<td>.25</td>
<td>.5</td>
<td>(.25)</td>
<td>.75</td>
<td>1.25</td>
<td></td>
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<tr>
<td>Recreational Track</td>
<td>4</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>4</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

- 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

Future Parking Demand

<table>
<thead>
<tr>
<th>Future Parking Demand</th>
<th>12,500</th>
<th>18,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faculty/Staff</td>
<td>1,483</td>
<td>2,190</td>
</tr>
<tr>
<td>Commuter Students</td>
<td>3,450</td>
<td>3,190</td>
</tr>
<tr>
<td>University Place</td>
<td>1,911</td>
<td>1,911</td>
</tr>
<tr>
<td>Visitors</td>
<td>83</td>
<td>132</td>
</tr>
<tr>
<td>HP, Other</td>
<td>37</td>
<td>55</td>
</tr>
</tbody>
</table>

Total: 5,000

Future Parking Program Demand:

<table>
<thead>
<tr>
<th>Parking Demand Ratios:</th>
<th>Main-Campus Occupancy</th>
<th>Parking Cars/Capita</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faculty/Staff</td>
<td>901</td>
<td>.75</td>
</tr>
<tr>
<td>Commuter Students</td>
<td>4,324</td>
<td>.38</td>
</tr>
<tr>
<td>Main-Campus Resident</td>
<td>1,211</td>
<td>.27</td>
</tr>
<tr>
<td>University Place</td>
<td>1,911</td>
<td>.10</td>
</tr>
</tbody>
</table>

Future Population:

<table>
<thead>
<tr>
<th>Future Population</th>
<th>12,500</th>
<th>18,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Faculty/Staff</td>
<td>1,725</td>
<td></td>
</tr>
<tr>
<td>Commuter Students</td>
<td>6,250</td>
<td></td>
</tr>
<tr>
<td>Main-Campus Resident Student</td>
<td>4,324</td>
<td></td>
</tr>
<tr>
<td>University Place Resident</td>
<td>1,911</td>
<td></td>
</tr>
</tbody>
</table>

Total: 14,944
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 academic/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:
  - Founds 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

### TABLE 2
**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 SUMMARY

- Reinforce academic core – extend to 501
- Increase use of 544 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
Residential Land Use, Mixed Use

Scheme A

Scheme B

Recreation, Parking, Stormwater and Buffer Landscapes

Scheme A

Scheme B

Campus Summary

Scheme A

Scheme B

Scheme A – 12,500 students

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

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

Scheme B – 12,500 students

- 450,000 GSF Academic Space
- 14,000 Beds
- Parking
  - Existing: 5996
  - Removed: 1832
  - Added: 3240
  - Total: 7554

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: 2718
  - Total: 7553
**Scheme B Summary**

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

**Campus Gateway & Connecting across 501**

- Landscape Gateway at corner of University & 501
- Shuttle connection across 501
- 3 Recreation Fields
- East Lots:
  - within existing property: xxx cars
  - acquired property: xxx cars

**Connecting across 501**

- 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: xxx cars
Circulation and Parking

12,500 Students: Commuter students given priority over residents

**Scheme A**

- **Supply:**
  - Existing: 3596
  - Removed: 1703
  - Added: 3137
  - Total: 5030

- **Need/Distribution:**
  - Faculty/Staff/Visionaries/HP: 1783
  - Resident Students: 1150
  - Commuter Students: 2097
  - Total: 5030

**Scheme B**

- **Supply:**
  - Existing: 3596
  - Removed: 1832
  - Added: 3240
  - Total: 5004

- **Need/Distribution:**
  - Faculty/Staff/Visionaries/HP: 1787
  - Resident Students: 1118
  - Commuter Students: 2099
  - Total: 5004

Garage

- 800 spaces

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Circulation and Parking

18,500 Students: Commuter students given priority over residents

**Scheme A**

- **Supply:**
  - Existing: 5048
  - Removed: 281
  - Added: 2791
  - Total: 7558

- **Need/Distribution:**
  - Faculty/Staff/Visionaries/HP: 2511
  - Resident Students: 1942
  - Commuter Students: 3105
  - Total: 7558

**Scheme B**

- **Supply:**
  - Existing: 5004
  - Removed: 164
  - Added: 2713
  - Total: 7553

- **Need/Distribution:**
  - Faculty/Staff/Visionaries/HP: 2505
  - Resident Students: 1942
  - Commuter Students: 3106
  - Total: 7553

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Horseshoe/Quad Precedent

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Horseshoe/Quad Precedent
Housing with Recreation Fields

THANK YOU