COASTAL CAROLINA
UNIVERSITY

2023 MASTER PLAN UPDATE

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ACKNOWLEDGMENTS

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**Images courtesy of CCU website and social media and BOUDREAUX*

INTRODUCTION

Purpose

As President Benson kicked off the campus master planning process, he charged the Master Plan Core Team with his intention: "This is a unique opportunity to create a generational change." The Core Team accepted his charge and over eight months dove deeply into how the Coastal Carolina University campus can continue to develop to achieve its Mission and perpetually aspire to its Vision.

The 2023 CCU Master Plan responds to President Benson's charge and provides the framework for this generational change through the assessment of and response to space needs and the discernment of principles to shape the campus's physical environment. The master planning process parallelled CCU's strategic planning process. Both processes encouraged deep thinking, fostered rich conversations and opened doors to the cross pollination of ideas, programs and partnerships.

President Benson quoted Irish architect, Eillen Gray: *To create, one must first question everything.* The master plan did question everything such as: space needs for faculty, staff and students; existing rules, standards and ordinances; what the future can look like; the balance between built and natural environments; which partners need to be at the table; and what impact CCU can have on the region.

Mission

Coastal Carolina University is a public comprehensive liberal arts institution that seeks to develop students who are both knowledgeable in their chosen fields and prepared to be productive, responsible, healthy citizens with a global perspective.

Vision

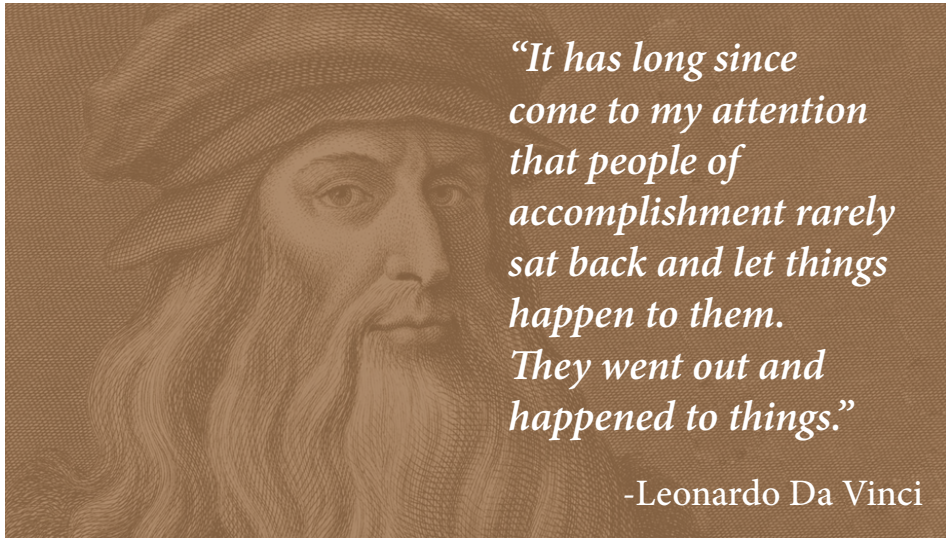
To become the public comprehensive university of choice in South Carolina.

CCU benefits from its unique coastal landscape, unified architectural character, and its compact, walkable campus. This master plan celebrates and enhances those attributes while seeking opportunities to densify the core campus in response to recent and projected enrollment growth. Touching all aspects of university life, the plan strategically locates future facilities to meet current and future space needs. The master plan provides a roadmap for implementation The master plan establishes guiding principles to ensure the physical and natural environments develop in concert with the Mission and Vision. The master plan is bold and will require continued leadership and discernment to bring to life.

"Make no little plans. They have no magic to stir men's blood and probably will not themselves be realized."

-Daniel Burnham

The CCU leadership is committed to realizing the bold vision of this master plan. While elements of this plan may adjust to meet the speed of enrollment growth, the timing of new academic programs, the availability of resources, and opportunities to leverage partnerships, the intent of the master plan is true and will guide facility decisions for the next decade and beyond.



CCU REACH

A TEALPRINT FOR THE FUTURE

The strategic plan, CCU Reach, Our Tealprint for the Future, was approved by the CCU Board of Trustees in December 2023. The master plan was approved at the same meeting. The strategic plan is inspired by the words of the alma mater, "We come to you to lead our search and learn to reach beyond ourselves… ."

The plan features keystones and three pillars: learning, living and legacy. Both the living pillar and the keystones are particularly aligned with the spirit of the master plan:

Celebrating our Thriving Campus Community

- **Promote the wellness and well-being of all members of campus community.**
- **Strengthen belonging with higher levels of engagement with scholarly events, cultural arts, and athletics.**
- **Create a collaborative and inclusive campus community.**

To ensure the master plan was informed by current data, CCU commissioned a parallel academic space analysis to assess current and future space needs across all colleges. The master plan team collaborated with CCU's consultant and participated in all information gathering, which informed decisions and the ultimate plan. 2024 marks CCU's 70th anniversary.

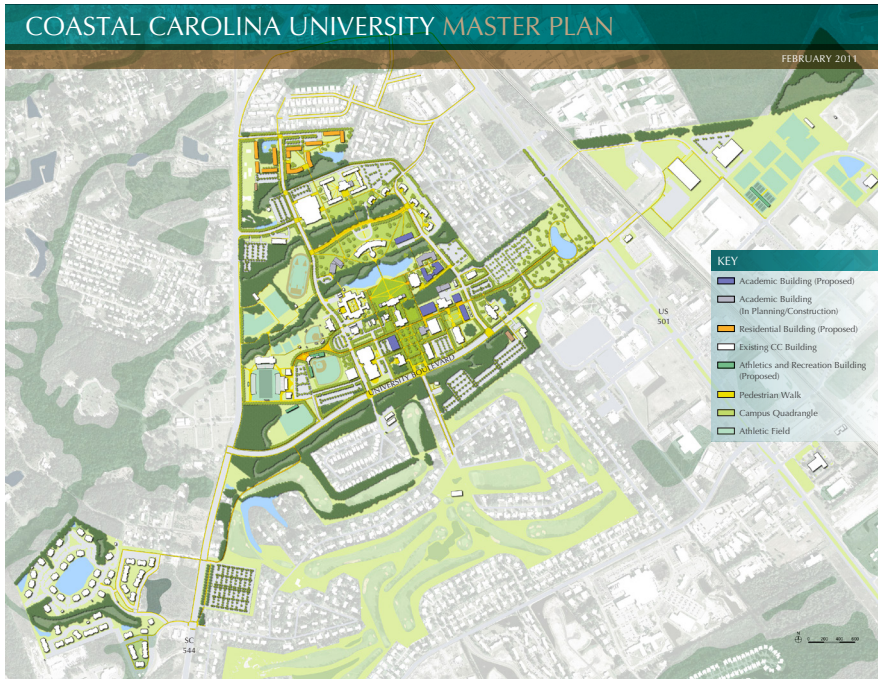
With this master plan in hand, they are well equipped to Reach for the future.

STRATEGIC INITIATIVES

CCU Reach is focused on three pillars: learning, living, and legacy, as well as keystones. The pillars anchor us in purpose and move us toward our shared vision while the keystones provide the infrastructure needed for the pillars to stand firmly.

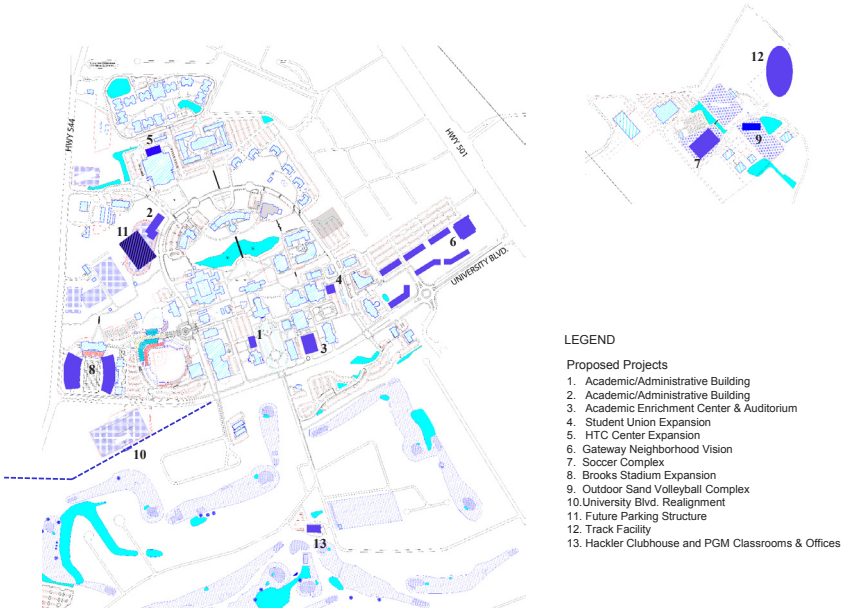
KEYSTONES

DRIVING EFFICIENCY AND SUSTAINABILITY



Coastal Carolina University Master Plan 2011

2016 Master Plan Update Summary of Projects



Coastal Carolina University Master Plan 2016 Update

History of CCU Planning

This master planning effort was commissioned as an update to the 2011 Master Plan. Since that time, CCU produced an in-house update in September 2016. The 2016 update included completed projects, both buildings and vehicular circulation, and consideration of locations for the next series of possible new facilities. Some of those facilities are now under construction, and others have been reconsidered and featured as part of this update.

While the 2011 Master Plan and its background data was referenced for academic and space programming analysis, this 2023 effort was characterized by a fresh look at current needs, priorities and enrollment growth. However, many of the 2011 key objectives hold true and are further strengthened in the 2023 Guiding Principles, especially as related to the following:

- Maintain a compact academic core with links to student life and student residences
- Relocate and change the pattern of parking
- Strengthen the pedestrian environment
- Preserve and enhance the distinctive pattern of wetland sloughs
- Focus long term growth within the triangle

Methodology

Campus wide engagement and rich research and analysis drove the vision and the recommendations of the 2023 CCU Master Plan Update. The planning process, which began in February 2023, involved four phases:

1. Research and Analysis
2. Community Engagement
3. Draft Master Plan
4. Final Master Plan

Research and Analysis: May – September 2023

BOUDREAUX, in collaboration with Dober Lidsky Mathey, analyzed each building on campus (walk-throughs and review of existing drawings) to validate existing space utilization and general conditions, existing residential bed counts and existing parking spaces. This analysis informed the master plan as well as the Academic Space Analysis conducted by Dober Lidsky Mathey (see page 12 for summary). In concert with the space analysis, BOUDREAUX and Dober Lidsky Mathey reviewed the Fall 2023 enrollment data to create a baseline for enrollment growth and space projections.

BOUDREAUX coordinated the criteria for a full campus survey, prompting the first CCU commissioned and completed full topographical survey. This survey served as the base map for the master plan and guided infrastructure recommendations. BOUDREAUX reviewed the City of Conway ordinances to ensure the master plan recommendations meet local building and resiliency requirements.

Pedestrian safety, especially crossing US 501 and SC 544, is of paramount importance. BOUDREAUX reviewed a previously completed study for a pedestrian overpass over SC 544 at Founders Drive in conjunction with related SC DOT requirements. Per conversations with DOT, any pedestrian bridge in this location will require a 500 foot setback from the traffic signal at the Founders Drive intersection. This constraint, coupled with utility right-of-way concerns, necessitates additional analysis, planning and collaboration between CCU, SC DOT and local governments.

Community Engagement: June – November 2023

The master plan reflects the ideas and vision of a broad cross section of the campus community, those who live and work on campus as well as those beyond the campus. BOUDREAUX and Dober Lidsky Mathey met with every College Dean and Department Chair and the majority of campus and related organizations. The input and aspirations heard during the 57 campus meetings and various modes of community engagement are expressed in the guiding principles and the overall themes driving the master plan and in the final recommendations.

In addition to the campus community, BOUDREAUX reached out to the local community, building new relationships with the City of Conway, and City of Myrtle Beach, all committed to leveraging opportunities and resources to advance the work and impact of CCU.

Draft Master Plan: June - December 2023

With campus analysis complete, goals and guiding principles taking shape, and preliminary data from the Academic Space Analysis indicating a deficit of academic space, and the Board of Trustees providing enrollment growth guidance, BOUDREAUX explored locations for future buildings on campus. Referencing the 2016 in-house update of the 2011 Master Plan, BOUDREAUX discussed and challenged previous assumptions. The effort began with engaging the CCU leadership team creating various build-out scenarios on the base map with to-scale building blocks to visually understand the space needed over ten years and its impact on the landscape. These tools proved valuable throughout the various iterations of the plan, which were reviewed with the Core Team and revised based on input from the Town Halls. The master plan was approved by the Board of Trustees on December 13, 2023, allowing BOUDREAUX to produce the final master plan report.

Master Plan
Presented to CCU for adoption on
December 13, 2023

EXECUTIVE SUMMARY

CCU is growing. Growing in popularity, as demonstrated in expanding student enrollment numbers. Growing in impact and influence, as seen through coastal research and new local and regional partnerships. Growing in academics and athletics, as celebrated through national rankings and the passion of the Teal Nation.

What is not growing? Land.

This 2023 CCU Master Plan Update addresses the increasing successes and needs of the university in concert with sustainable facilities recommendations and enhancement of the land CCU calls home. This master plan delved deeply into academic, space and infrastructure analyses to inform a phased build-out of the campus based in visionary principles and realistic financial and political resources.

The master plan is an exercise in numbers, in understanding what the physical environment can support and in what the most strategic investments are for now and for the future. Driven first by the realities of numbers (enrollment, faculty and staff, existing square footage of facilities existing available and buildable real estate, and existing capacities of infrastructure), the Planning Team established a picture of what is needed to meet existing enrollment (rightsizing) and what is needed to meet future enrollment and university programs (projected).

Based on the numbers and analyses, the planning team explored with CCU leadership numerous options for meeting existing and projected needs. The team provided several concepts of where buildings could go, what land should remain green and open, strategic locations for new infrastructure, and where Third Places could occur to elevate student life and the sense of community and connection with the Teal Nation. Third Places will become more important to college life as CCU continues to grow and as technology permeates more aspects of life. Taking advantage of the beautiful campus, Third Places should be incorporated into garden areas, the spaces between buildings and in nooks and crannies, both inside and out of doors.

This master plan report provides summaries and details of the analysis, recommendations and illustrations for how these recommendations can come to life on campus.

Third Places

In his seminal book, *The Great Good Place* (1991), Ray Oldenburg articulated we have three places around which our lives are centered. Home is our first place. Where we work is our second place. Third Places are where we gather with family, friends, meet new people. Third Places are where we build community and connect to each other and places.

Oldenburg explains Third Places further as:

- Public places on neutral ground where people can gather and interact… allow people to put aside their concerns and simply enjoy the company and conversation around them
- Host the regular, voluntary, informal, and happily anticipated gatherings of individuals beyond the realms of home and work
- Central to local, functioning democracy, social equity and community vitality
- Essential to community and public life

Space Needs

The Planning Team, led by Dober Lidsky Mathey, used the space standards established in the *2006 South Carolina Commission on Higher Education, Space Planning Manual for Public Colleges and Universities* to determine existing and projected space needs. The team evaluated the average classroom and laboratory utilizations. In addition, the Planning Team interviewed and surveyed all Deans and department chairs to verify needs relative to current and future faculty and staff growth. These analyses provided a comprehensive view of space needs, which are the foundation of the facilities and infrastructure recommendations. To meet current academic needs on campus, CCU needs to construct a total of 153,555 gsf of academic office and classroom space. To accommodate future growth, CCU needs to construct and additional 87,569 gsf of academic office and classroom space.

Guiding Principles

To guide the implementation of the master plan and campus land use decisions, the Planning Team created Guiding Principles, which should be used as benchmarks to ensure the campus develops sustainably and perpetuates the Vision and Mission of the university. These principles are presented in full in the Master Plan Recommendations chapter.

1. *The Coastal Carolina Campus is a center of academic excellence.*
2. *The Coastal Carolina Campus is pedestrian focused.*
3. *The Coastal Carolina Campus is an arboretum.*
4. *The Coastal Carolina Campus is resilient.*
5. *The Coastal Carolina Campus is an integrated community.*
6. *The Coastal Carolina Campus is a place that inspires innovation, creativity and wellness.*
7. *The Coastal Carolina Campus is welcoming, safe and accessible.*
8. *The Coastal Carolina Campus is a vibrant community.*

Informed with input from the leadership team, faculty and staff analysis and the potential of the campus landscape, the Planning Team created the long term vision for the university, as presented in the illustration. The following chapters detail the analysis, input and the recommendations. This master plan is a living document, a vision to be championed and implemented over time as resources are available and as needs dictate. CCU is poised to become, even more than it is now, a university of choice for learning, researching, experiencing college life, expanding horizons, and contributing positively to our communities.

ANALYSIS

Academic Space

The Academic Space Analysis component of the campus master plan was developed and refined through an iterative process in conjunction with key stakeholders. The principal factors driving demand for additional space are undergraduate and graduate student enrollment and faculty growth projections that were informed by the CCU's 2023 Strategic Plan and by South Carolina's Commission on Higher Education space standards. The effort to develop projections for academic growth and the corresponding demand for space was conducted through the following efforts.

- Deans and Department chairs completed summary program documents and responded to a list of questions prior to in-person interviews. (***Appendix A2,A3, &A4***)
- Analysis of utilization rates of existing classrooms and conference rooms. (***Appendix A1***)
- Evaluation of the space each College currently occupies within the academic buildings.
- Interviews with each of the College Deans to gain an understanding of space needs, enrollment and faculty projections.
- Interview with Academic Affairs and the Provost to discuss general growth trends.
- Draft enrollment and faculty projections furnished to the planning team by each department.
- Refined enrollment and faculty projections furnished to the planning team by Academic Affairs as informed by the Strategic Planning process and the assumption of 1% growth per year.
- Review and refinement of final growth and space projections by the Provost and Academic Affairs.

While enrollment and faculty growth were drivers for the projected space needs, other factors contributed to the proposed space projections including the following.

- An analysis of existing academic space and a comparative exercise in rightsizing using contemporary academic space standards established by the South Carolina Commission on Higher Education.
- An overarching recognition and goal that the university will continue to conduct research in the future and that faculty hires and an increase in graduate students will create demand for additional research space to serve contemporary needs.
- A goal to encourage and enable a greater degree of inter-disciplinary teaching and research between colleges, departments and disciplines.

The information gathered served as the basis for the Academic Space Analysis. This report discusses growth in terms of rightsizing and future growth.

Rightsizing refers to the amount of academic space needed to accommodate the current enrollment at CCU. Future growth refers to the amount of academic space needed to accommodate the projected increase in enrollment. Currently, CCU is at a deficit of academic space and student life space relative to the current enrollment and staff count.

The rightsizing effort is adding key infrastructure and buildings to provide the appropriate amount of space for the current student and staff population. Future growth is the planning of future infrastructure and facilities to accommodate the projected growth of CCU.

Academic Space Summary

In order to convert the academic growth projections into actual space needs, the team developed a space projection model that undertook two primary functions:

1. To take existing net assignable square footage belonging to each College and department and apply contemporary South Carolina space standards to instructional and research space, offices, administrative space and other departmental space, in order to project an ideal "rightsizing" of existing space.

2. To take projected student, faculty and staff increases and identify physical space needs to accommodate the anticipated growth which is assumed to be 1% per year.

The rightsizing exercise is intended not as an achievable and implementable initiative, but is used to measure current deficiencies which, over time, can be addressed in the development of new academic facilities as well as the renovation of existing academic buildings.

The projected space model must be understood as a high-altitude measure of order of magnitude space needs under the projected growth scenarios. It provides a framework to understand the scale and ambitions of the campus development over time but will be calibrated and determined by the actual growth that the colleges will see in the future. It is also important to understand that any new or renovated development on campus will be informed by a detailed programming exercise that will further refine and adjust the master plan projections as necessary.

The space model generates space needs as a function of the following factors:

- Projected faculty hires for each department and the anticipated need for office and support space.
- Anticipated need for additional instructional labs and other specialized instructional space based on undergraduate and graduate enrollment.
- Projected graduate students and the anticipated need for instructional, office, and research space.
- Assumptions about the percentage of research active faculty in each department and the anticipated need for space and support.

The space requirements were adjusted for the needs of each department with, for example, science and engineering lab requirements adjusted to factor for more space as compared to research space for humanities and social science and other non-STEM disciplines.

A summary of the existing, rightsized, and projected academic space requirements follows. All spaces identified are net square feet (NSF). It is important to note the difference between Net square feet and Gross Square Feet (GSF). Net square feet is defined as the space utilized by occupants of the building for specific activities. In a classroom building, those spaces would be offices, classrooms, laboratories, etc. Gross square feet is the total square footage of the building including the functions that make up net square feet but also functions like corridors, mechanical/electrical rooms, restrooms, storage spaces and other support spaces. For the purposes of this study, we are using a grossing factor of 60% to calculate gross square feet.

Existing Academic Space:	329,986 NSF
Space required to Right-Size existing facilities:	425,958 NSF (an increase of 95,972 NSF)
Space required for the future:	480,706 NSF (an increase of 150,720 NSF)

In order to right size CCU, an additional 153,555 gross square feet of space is needed. To accommodate future growth an additional 87,596 gross square feet of space is projected.

Refer to ***Appendix A*** for a detailed breakdown of the growth analysis broken down by College.

General Purpose University Classrooms

Included in the academic space projections process is an in-depth analysis of general-purpose classrooms. There are a number of classrooms identified as being controlled by departments which, for the sake of the academic space rightsizing and growth projection exercises, were included in the general pool of classrooms.

The findings of the classroom utilization study suggest that CCU has an insufficient number of classrooms which is causing a high utilization rate of the existing rooms - a utilization rate higher than South Carolina standards and significantly higher than a classroom utilization database of 132 colleges and universities.

Classrooms at the university are currently scheduled 33 hours per week during the day. South Carolina standards require that the typical classroom should be scheduled 30 hours per week. The average over the 132 colleges and universities is 20 hours per week.

Recognizing that the inventory may also benefit from some rightsizing to better align with projected course section sizes, there is an opportunity with new and renovated projects to create new classrooms that are better suited to changing course section sizes. The master plan also recognizes that many classrooms are not well suited to current pedagogies that emphasize active learning and team learning models. The proportion, square footage per station size, as well as technology and general age and condition of many classrooms suggest the need for renovations.

Without changing the number of classrooms, the rightsizing exercise indicates that the university needs to add 6,584 NASF to adjust the sizes of rooms.

The real need, though, is to increase the quantity of classrooms to reflect the South Carolina standard of 30 hours per week. To do so, the university will need to add 11 classrooms to the inventory today and an additional 10 classrooms in the future – a total of 21 classrooms.

Bear in mind that 30 hours per week is a difficult target to achieve despite CCU's experience – the average for the 132 institutions is 20 hours per week. The higher the classroom utilization rate, the less likely students will have time for extracurricular activities, sports, clubs, and other social activities. We typically recommend 25 hours as a target. This is a policy decision that CCU will need to review..

If the university were to reduce the number of classroom hours per week to 25 hours, then the number of classrooms that will need to be added is 31 today, and an additional 11 rooms in the future - a total of 42 classrooms.

Enrollment

Considerations around enrollment have been updated since the 2011 Master Plan. A target enrollment of 12,500 was established for the 2011 plan. Current enrollment at the outset of this master plan update is shown in the matrix below. Rather than set a specific growth target, the Board of Trustees has determined that CCU should plan around reasonably expected annual growth at a rate of one percent per year. For purposes of space planning, housing and parking projections, the matrix below was developed to project enrollment as if the one percent growth per year manifests itself. CCU leadership will keep a close eye on actual growth realized and continue to update the master plan accordingly. One factor discussed during the master planning process is the looming enrollment cliff and what if any impact it will have on CCU and SC institutions of higher education in general. The enrollment cliff refers to the dramatic drop off in college-age population beginning in 2025. This is a result of the approximately 15% decline in birth rate between 2008 and 2011 during the Great Recession. The impact of the enrollment cliff is expected to be uneven across the country and SC is believed to be well positioned to be minimally impacted with its population growth helping to offset.

TEN YEAR ENROLLMENT PROJECTIONS

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Notes
New Freshmen	2,793	2,821	2,849	2,878	2,906	2,935	2,965	2,994	3,024	3,055	3,085	(assumes 1% growth per year)
Transfers/Readmits/ Non-Degree Transients	1,137	1,148	1,160	1,171	1,183	1,195	1,207	1,219	1,231	1,244	1,256	(assumes 1% growth per year)
Continuing Freshmen	422	426	430	435	439	444	448	452	457	462	466	(assumes 1% growth per year)
Sophomores	2,040	2,039	2,059	2,080	2,101	2,122	2,143	2,164	2,186	2,208	2,230	(assumes 73% of freshman retained on average = Average of last 4 years)
Juniors	1,839	2,040	2,039	2,059	2,080	2,101	2,122	2,143	2,164	2,186	2,208	
Seniors	1,953	1,839	2,040	2,039	2,059	2,080	2,101	2,122	2,143	2,164	2,186	
New Graduates	247	249	252	254	257	260	262	265	267	270	273	(assumes 1% growth per year)
Continuing Graduates and Non-Degree	248	247	249	252	254	257	260	262	265	267	270	10% currently virtual
TOTAL ANTICIPATED ENROLLMENT	10,679	10,810	11,079	11,168	11,280	11,393	11,507	11,622	11,738	11,855	11,974	

Parking

Parking needs were often cited by stakeholders as a pressing concern. Recent policy changes requiring University Place residents to use shuttles instead of moving their cars from one university lot to another has yielded success. The master plan process included analysis of available existing parking, existing parking to be displaced by proposed future development, long term parking needs based on enrollment and faculty/staff projections, and City of Conway/ CCU Parking Agreements dated September 2023.

As part of the densification strategy, parking decks are recommended to help meet future parking demand. Simultaneous to the completion of this master plan update, CCU was soliciting the services of a specialty consultant to complete a mobility study. Detailed recommendations related to parking, transit, cycling, and pedestrian enhancements have been purposefully deferred pending the results of the study.

Housing

On campus student housing needs received considerable analysis during the master planning process. CCU has a freshman and sophomore live on requirement which will continue into the foreseeable future. Based upon data provided by University Housing, approximately 85% of enrolled freshman and sophomores meet the live on requirement. This metric was applied to enrollment projections to assess number of beds required to meet the live on requirement.

Currently on campus housing needs are being met through a long term lease of The Cove and by housing more students in rooms than the spaces were originally designed to accommodate (expanded capacity.) University Housing has relied on expanded capacity in some way since 2010 to accommodate policy and preference driven demand. While data shows that retention of students who live in expanded capacity rooms (e.g. three students in a room designed as a double) is lower than that of students who lived in spaces being utilized as designed, University Housing is currently experiencing documented increased demand from transfer and returning students and from freshmen not required to live on campus given increase cost of off campus housing. There is also a growing observed by the Office of Admissions and Merit Awards and University Housing that students and families are asking about housing availability beyond the requirement as they begin their college search.

Currently, the number of available beds exceeds the demand to meet the live on requirement and at 1% growth per year this will remain the case for 10 years. However, University Housing aspires to respond to the demand beyond the live on requirement given the myriad of benefits that result when students live on campus, including: improved academic performance, higher retention rates, increased involvement, and deeper intangible and emotional connections to CCU.

Fall 2023 actual bed count including The Cove:
5,363

Fall 2023 designed bed count including The Cove:
5,016

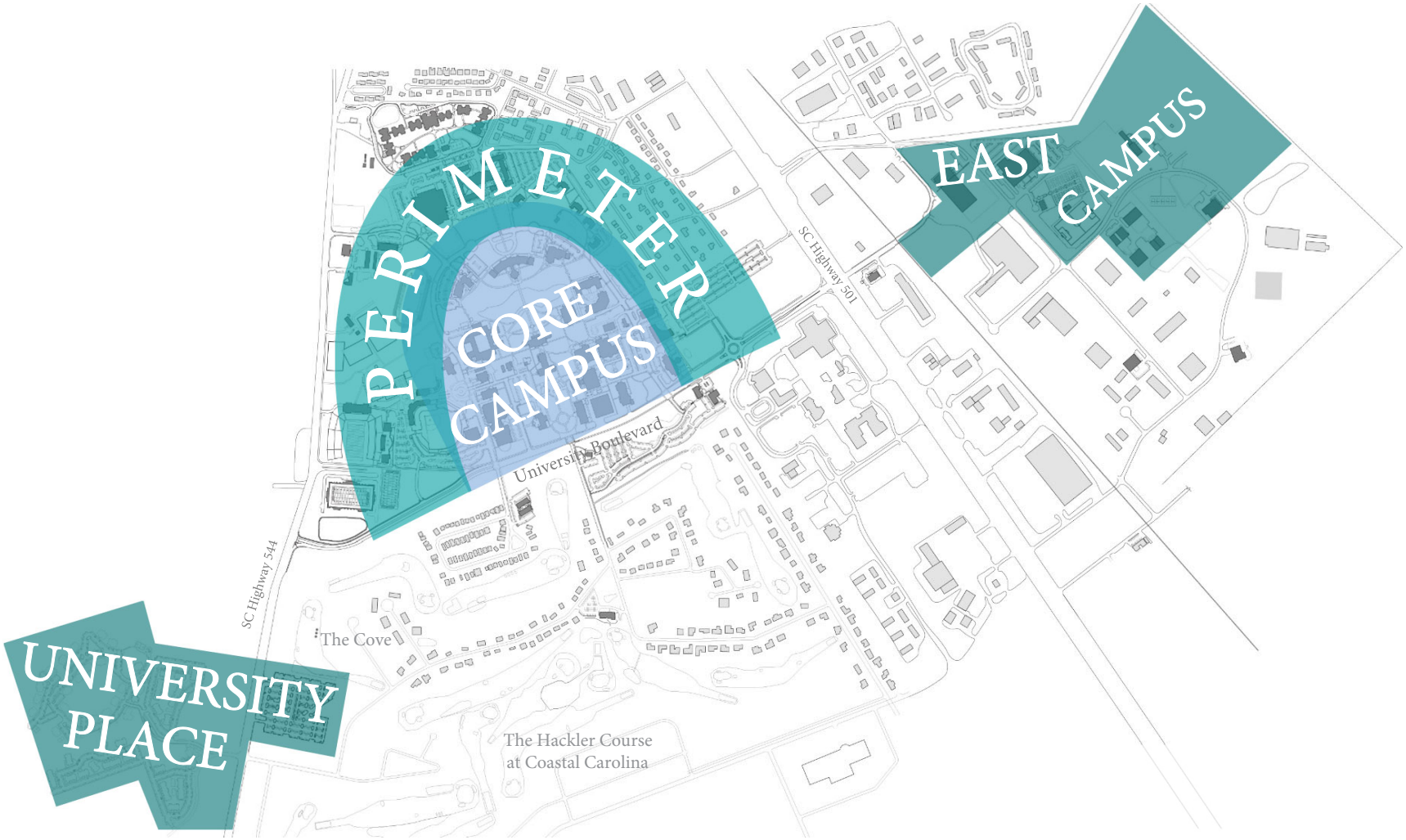
Total bed shown in the master plan
with demolition of The Woods and purchase of The Cove:
5,694

Key Recommendations related to University Housing and depicted on the master plan include:

- Purchase of The Cove to become part of the permanent part of the offerings for sophomores and above.
- Phased replacement of The Woods with higher density housing to increase the number of students who live in the core of campus
- Provide Honors College Housing as a way to continue to grow Honors enrollment
- Provide flexibility in future decision making to accommodate specialty housing for distinct populations such as student athletes or members of fraternities and sororities

Campus Districts

CCU is organized into four main districts: Core Campus, defined by University Boulevard to the south and Chanticleer Drive to the west, north and east; Perimeter Campus, a ring outside of Chanticleer Drive and bound by SC 544 on the west and US 501 to the east; East Campus, approximately 93 acres of property east of US 501, and University Place, a large student residential complex south of University Boulevard on SC 544. Campus assets also include the Hackler Golf Course and The Cove, a leased residential district adjacent to University Place.



Campus Districts

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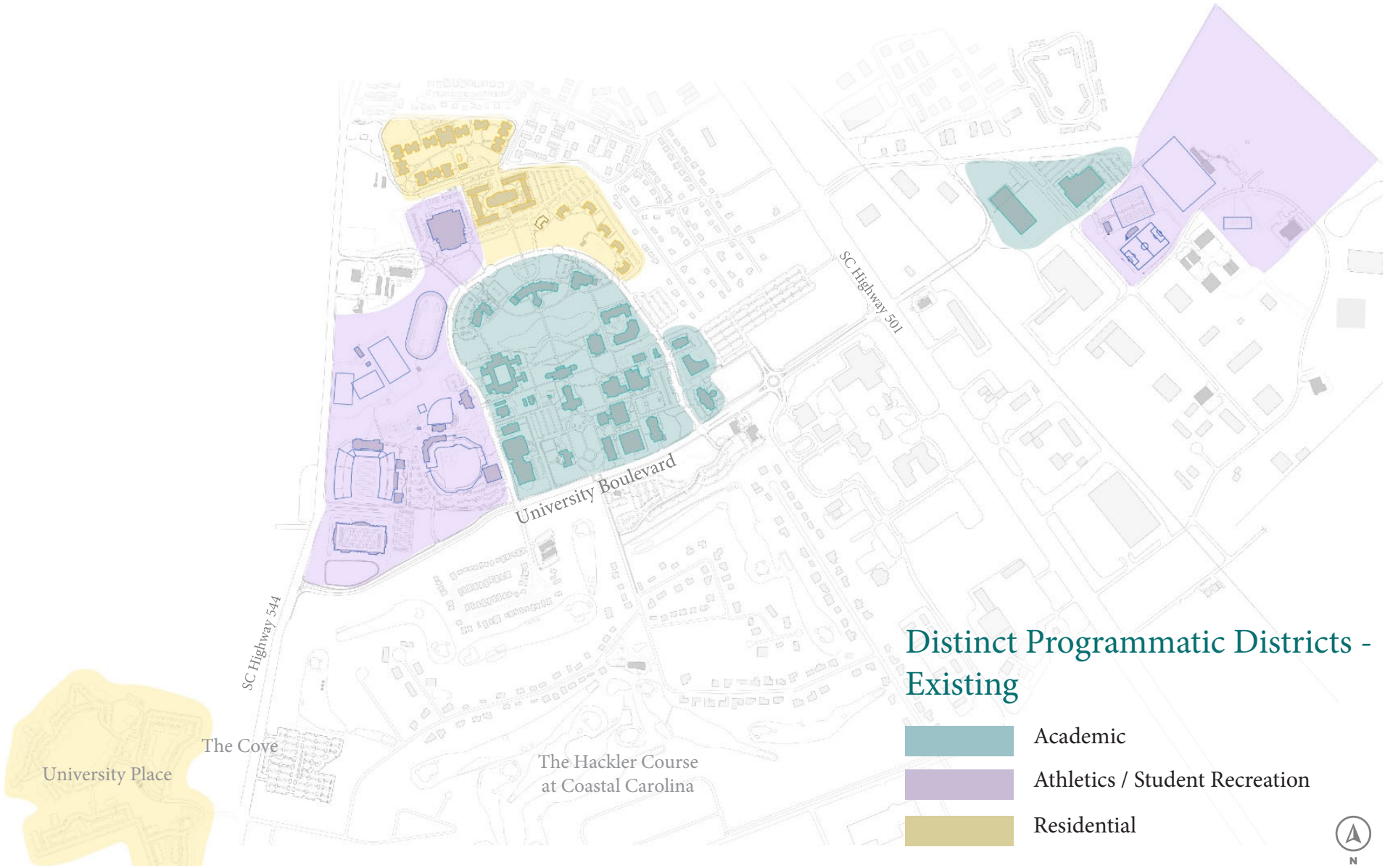
Distinct Programmatic Districts - Existing

The Core Campus district features buildings and spaces that support administrative, academic and student life programs at the university. Within the Perimeter District, academics and administrative facilities stretch across Chanticleer Drive to the east, residential neighborhoods occupy the north, and auxiliary, facilities, athletics and recreational programs are located to the west. East Campus houses primarily auxiliary, facilities, academic and athletics programs, while University Place is a solely residential district. The area south of University Drive, including The Hackler Golf Course, Public Safety, Student Health, Lackey Chapel, housing and parking, is a mixed-use district lacking a strong, distinct programmatic identity.



Property Ownership

Properties considered as opportunities for future development by the master plan are owned by four distinct entities: Coastal Carolina University, the Coastal Educational Foundation, the Horry County Higher Education Commission, and the CCU Student Housing Foundation. The steps required to transfer property from one of these entities to CCU is a time consuming process therefore it is recommended that transfer of key pieces of property be started well in advance of the need to build on those sites.

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University

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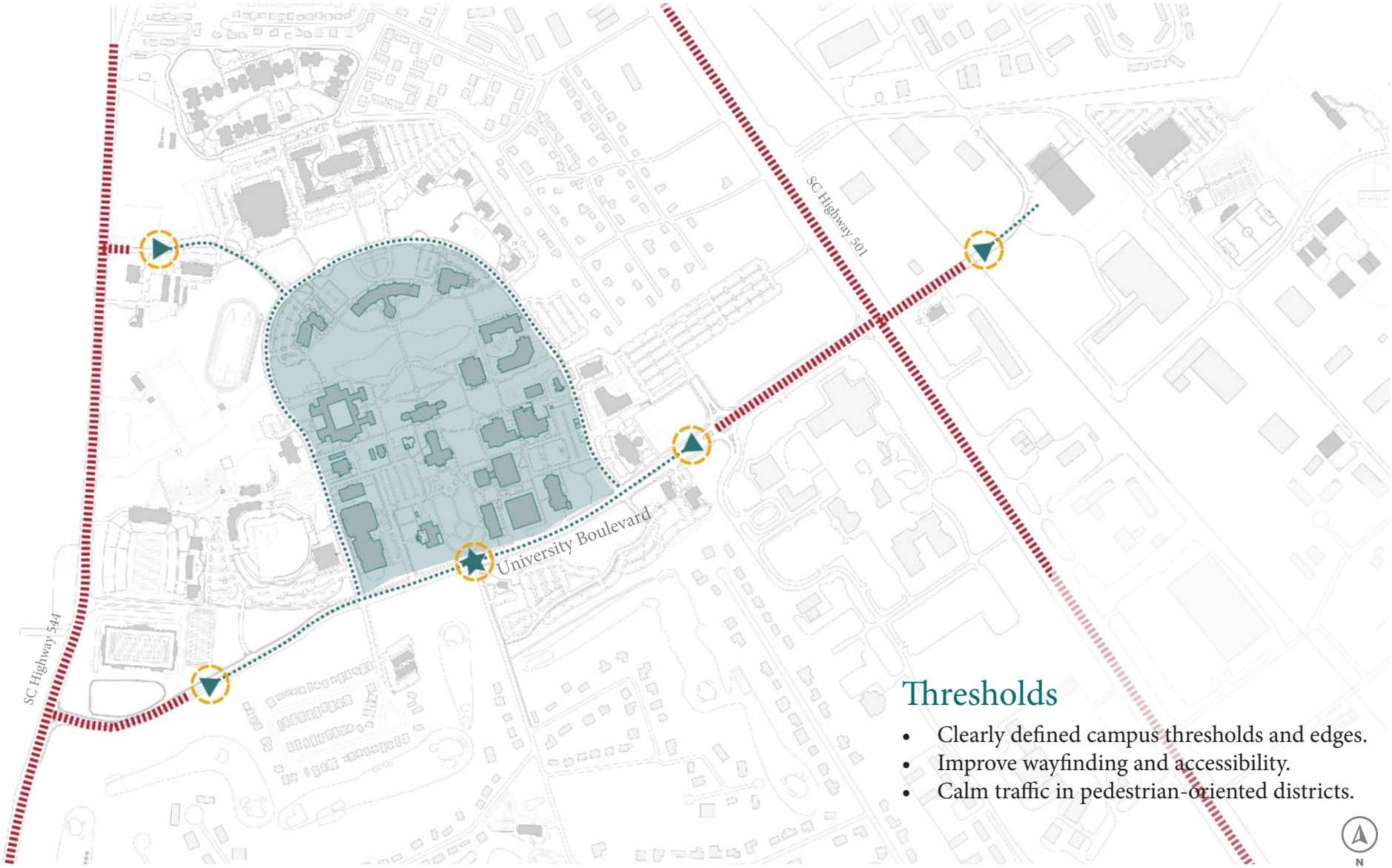
Campus Thresholds

The main campus is situated between US 501 and SC 544, creating a complex edge condition and multiple thresholds into CCU. Vehicular, pedestrian nodes and thresholds along University Boulevard, Founders Drive and leading to East Campus provide opportunities to announce arrival with building massing as well as architectural and landscape features.

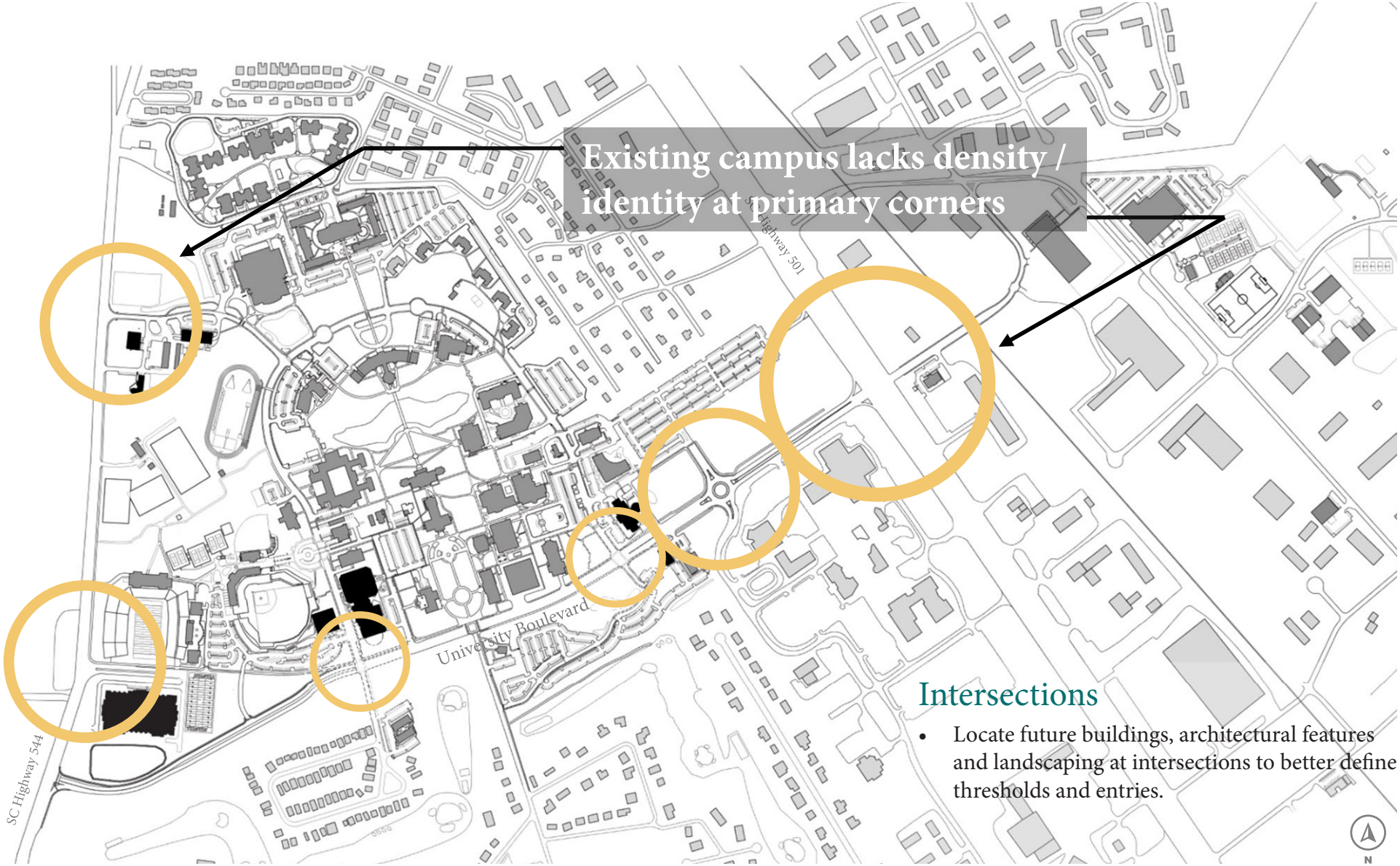


Thresholds

- Clearly defined campus thresholds and edges.
- Improve wayfinding and accessibility.
- Calm traffic in pedestrian-oriented districts.

Campus Intersections

Prominent intersections across campus are often undefined, open spaces. Densifying important intersections through building placement, architectural features and landscaping will strengthen the character of CCU's built environment. Character-enhancing improvements, such as monumental signage and landscaping can have a significant impact at intersections where DOT/Santee Cooper easements are limiting factors for development.

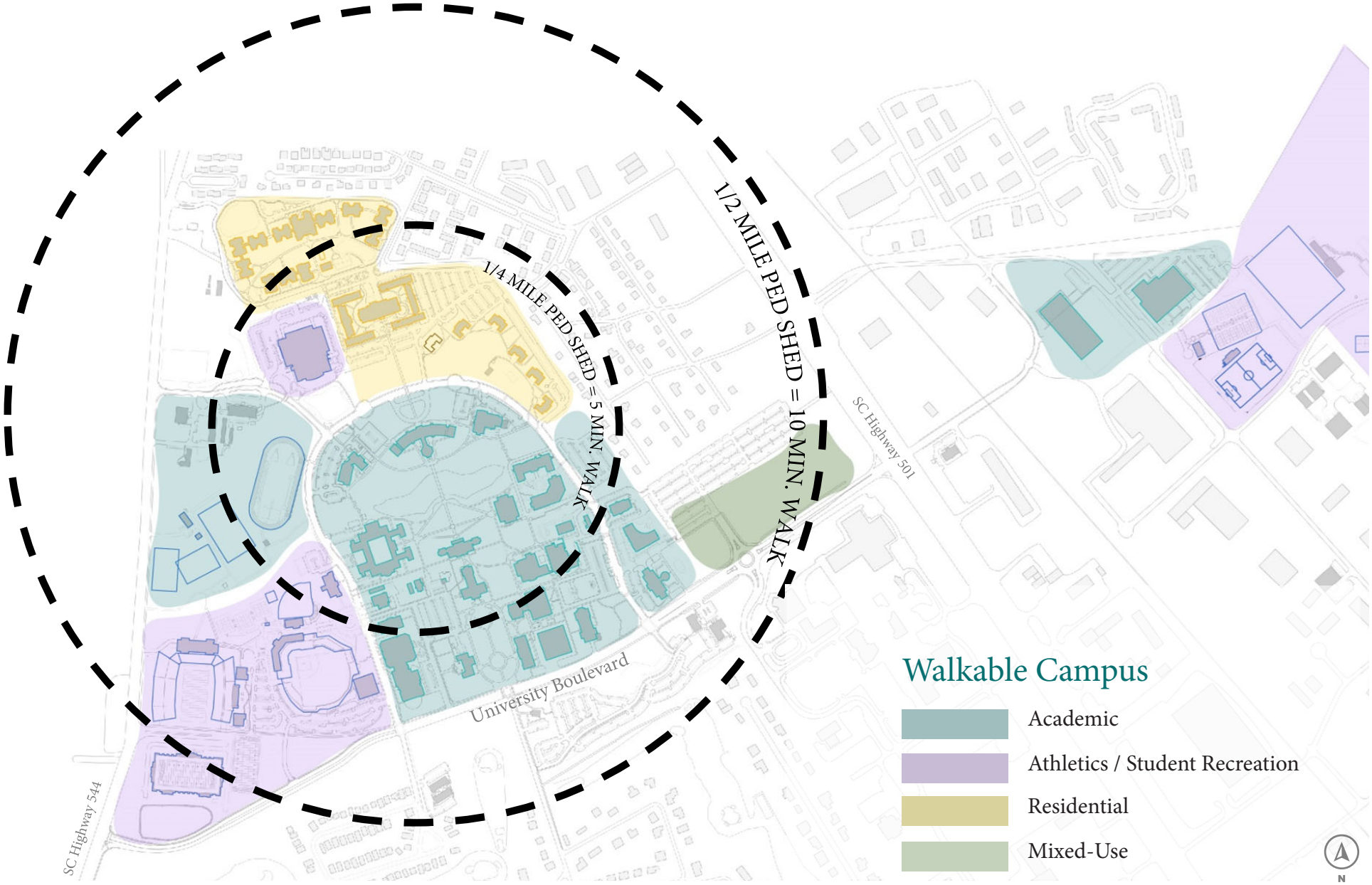


Intersections

- Locate future buildings, architectural features and landscaping at intersections to better define thresholds and entries.

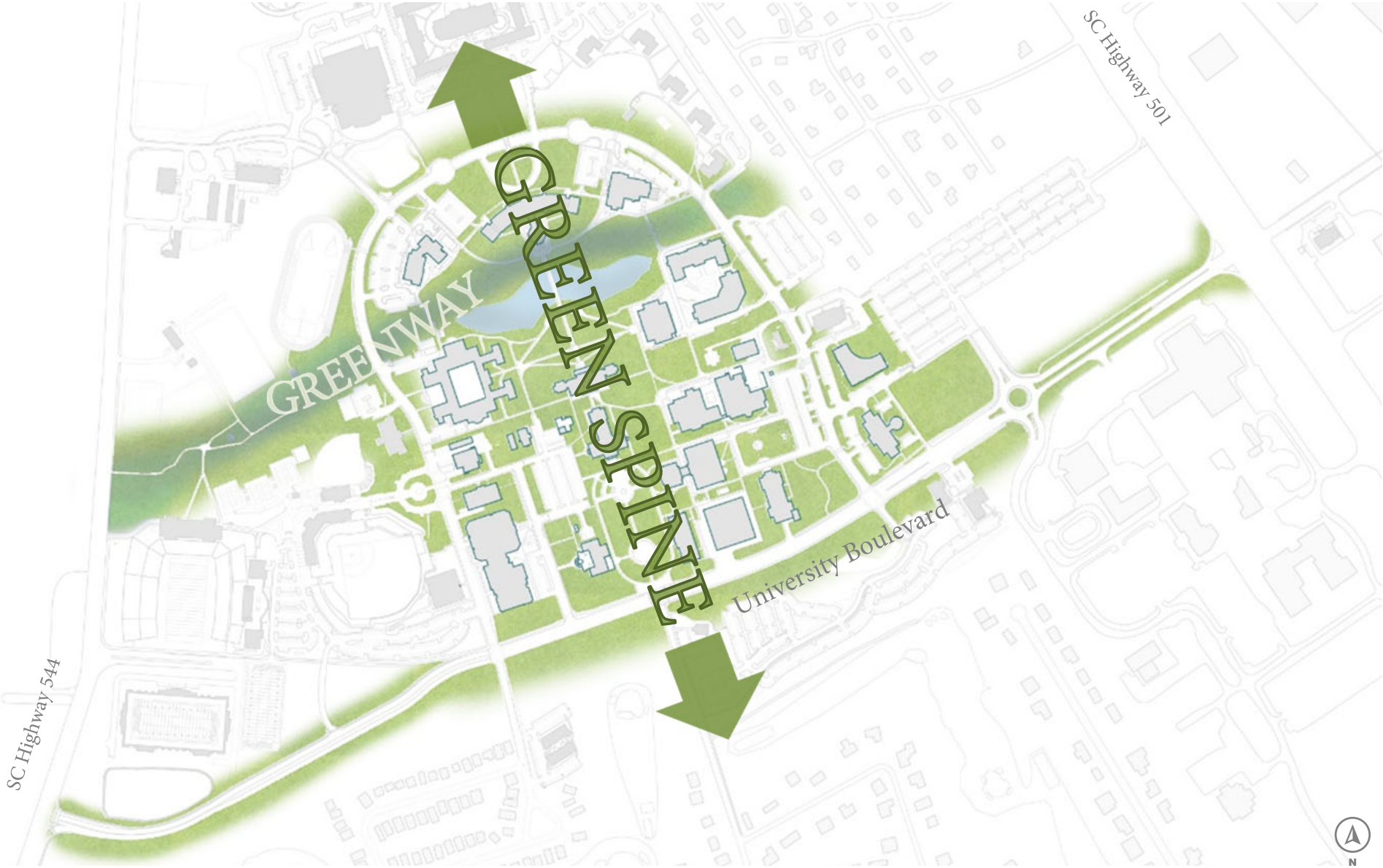
Walkable Campus Diagram

CCU is a walkable, pedestrian-focused campus, with the extents of Main Campus accessible within a 10 minute walk. Future development should enhance the safety and experience for pedestrians on campus with well-designed pathways for pedestrians, bikes and scooters. A robust shuttle system connecting Main Campus to East Campus will discourage pedestrians from attempting the unsafe crossing of US 501.



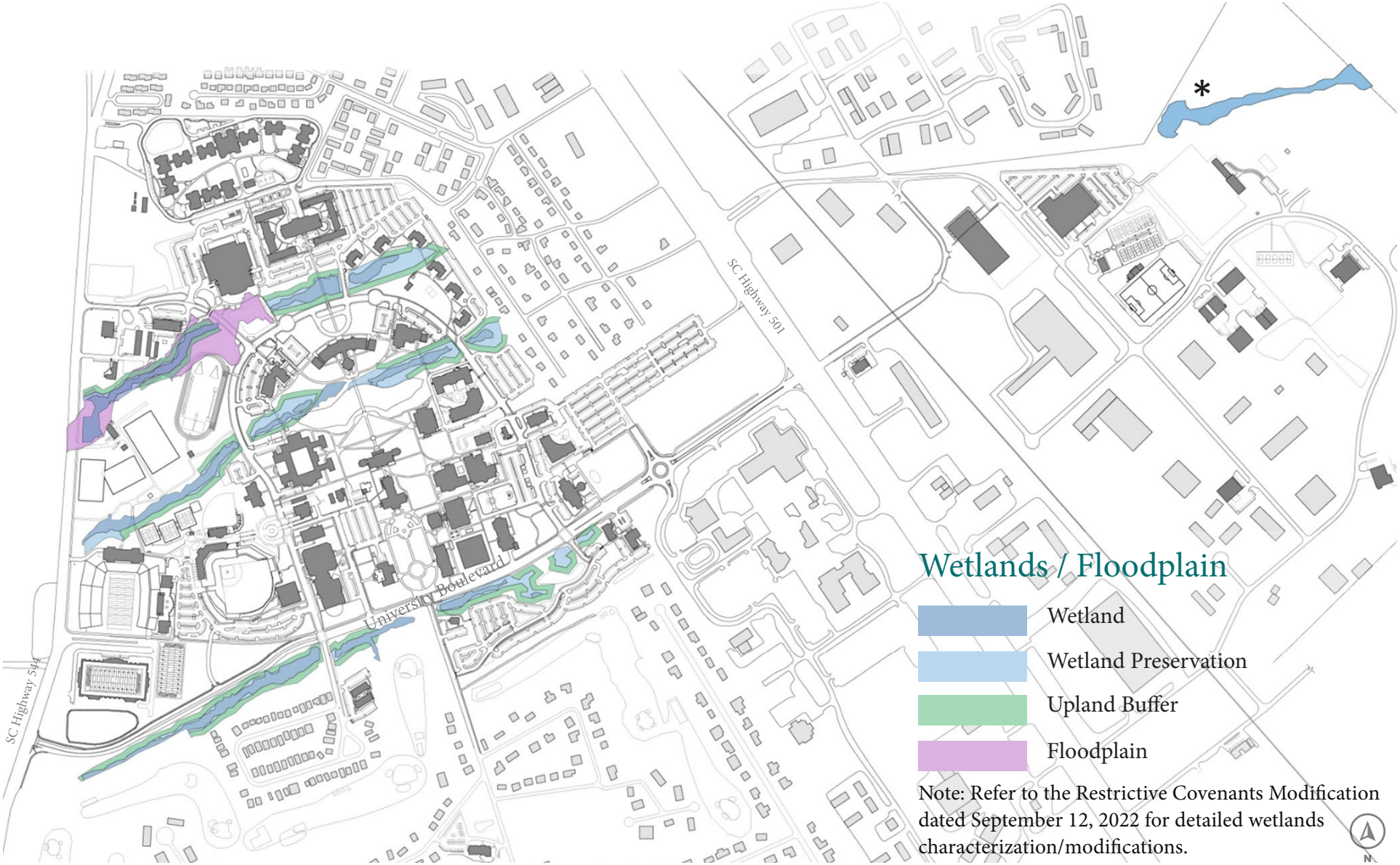
Existing Campus Green Spaces

The CCU campus features a network of natural and curated green spaces. Strong, axial green spaces, such as the green spine connecting Blanton Park, Prince Lawn and north campus are intersected by pedestrian greenways and wetlands connecting east and west campus. Future development should aim to strengthen and extend these green networks, improve pedestrian accessibility and connectivity across campus, and create exterior third-spaces.



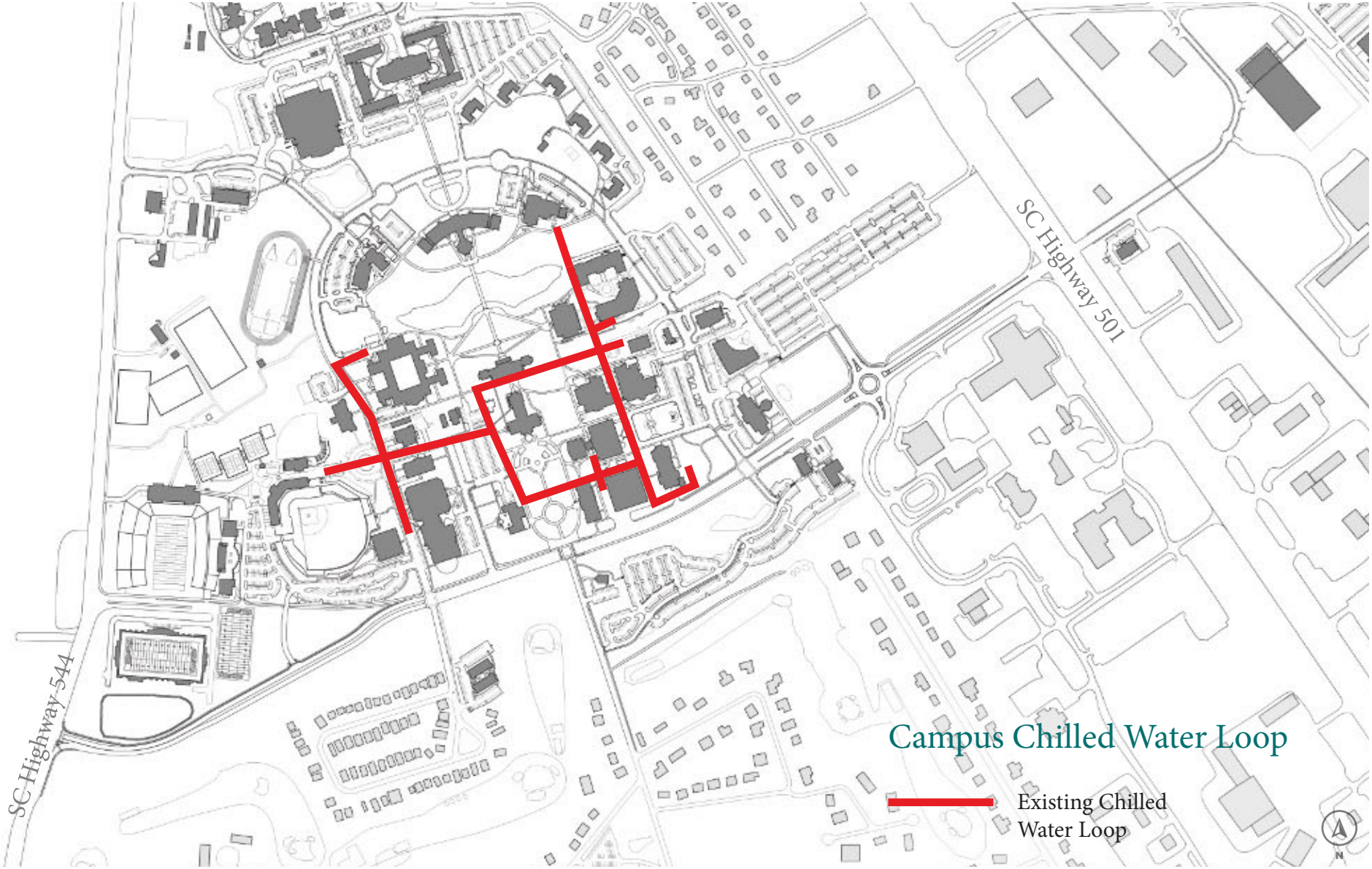
Campus Wetlands and Floodplains

The CCU Core Campus is distinguished by a series of east-west wetland sloughs that organize and constrain campus development. The wetlands serve as "light-touch" pedestrian thresholds between more curated green spaces. Future development on sites adjacent to existing wetlands shall respect required wetland buffers and flood plains. As a wetland slough may also be present on East Campus, the master plan recommends an official wetlands study prior to any future development in this area.



Existing Campus Chilled Water Loop

The center of campus is fed from the Central Energy Plant 1 (CEP-1) which sits behind Mense Hall along Chanticleer Drive East. All of the existing buildings within the loop (also included in ***Appendix B1***) of Chanticleer Drive are fed from CEP-1 with the exception of the Wall Building, Penny Hall and Brittain Hall. CEP-1 is currently at max capacity and an expansion to the central loop is currently being considered.



Existing Stormwater

The existing private regional drainage system within campus consists of interconnected catchment basins, ponds, wetlands, and open channels that generally drain southwest across SC 544 at three locations. See Drainage Map, ***Appendix C***. This report assumes that the current campus pervious to impervious ratio is adequate and shall be the baseline comparison for the future master plan stormwater improvements.

Existing Water System

The existing domestic water supply system serving the main campus is owned and maintained by the City of Conway. Campus water supply is provided via three primary watermain feeds: an 8" off US 501 at the intersection of University Boulevard, an 8" off SC 544 at the intersection of University Boulevard and an 8" off SC 544 at the intersection of Founders Drive. These feeds supply a generally interconnected looped system within campus.

Localized hydrant flow and pressure tests were performed by The City of Conway on 9/7/2023 to establish a baseline pressure throughout the water supply system. See City of Conway fire flow test reports, ***Appendix D***. A static system pressure of 45 psi was witnessed across campus. Upon testing pressure during a full hydrant flow condition, a low pressure of 35 psi was recorded. Note that testing was performed during a non-peak flow window, at approximately 4pm on a weekday.

Existing Sanitary Sewer

The existing sanitary sewer system serving the main campus is owned and maintained by the Grand Strand Water and Sewer Authority. Campus Sanitary sewer service is provided via two primary forcemain feeds, an 8" forcemain along University Boulevard and a 6" forcemain along SC 544. These regional forcemains are utilized via public and private sewer pump stations located throughout campus. See Sanitary Sewer Map, ***Appendix E***.

Community Engagement: June 2023 and November 2023

CCU leadership supported a robust and broad-reaching community engagement process. Hearing from all sectors of the university elevated BOUDREAUX'S understanding of CCU's culture, needs and potential. The ideas, expertise and vision from all stakeholders shaped the guiding principles and master plan. BOUDREAUX hopes each stakeholder sees a reflection of ideas shared. During the Town Hall Meetings and the first Core Team Meeting, the Planning Team asked, "What is one word that describes CCU?" Participants shared the following words. The larger the words appear, the more they were shared.

Another ongoing benefit to the master plan community engagement is lines of communications opened and relationships enhanced between the leadership of the cities of Conway and Myrtle Beach and the leadership of CCU. CCU leadership also met with neighboring Horry Georgetown Technical College to share the direction of the master plan and to discuss partnership opportunities between the two institutions.

2023 Community Engagement Timeline

February 8	Master Plan Kick-off with Core Team
June 26-29	Master Planning Workshop and Stakeholder Meetings
July 24	Leadership Team Progress Review
August 29	Core Team Update
September 9	Board of Trustees Update
October 23	Core Team Update
October 26	Board of Trustees Update
November 14	Town Hall Meetings (two faculty/staff, two student): 180+ participants
November 27	Core Team Update
December 4	Leadership Team Meeting
December 6	Board of Trustees Executive Committee Progress Review
December 13	Board of Trustees Review and Approval

Stakeholder Groups

University Libraries
Advancement & Alumni Engagement
Chanticleer Athletic Foundation
Admissions
Registrar
Public Safety, Fire Safety, Game Day Traffic
Staff Senate
Faculty Senate
Coastal Education Foundation
Institutional Research
Office of Resilience
University Housing
Food Service
Transportation and Campus Environments
Scheduling and Event Services
Student Affairs
Facilities Team
Accessibility and Disability Services
Athletics / Student Recreation
Santee Cooper
City of Conway
City of Myrtle Beach

In addition to the 57 stakeholder meetings during the Research & Analysis Phase, BOUDREAUX facilitated a series of town hall meetings to provide students, faculty and staff a preliminary view of the draft master plan and guiding principles. Each of the four town hall meetings featured live interactive polling, which allowed participants to respond to questions utilizing their cell phones. The complete list of questions and survey results are provided in Appendix F. A summary of the November 14 town hall meetings is below:

- 4 Sessions
- 158 Faculty & Staff Participants
- 22 Student Participants
- Greatest Needs / Opportunities:
- Housing
- Parking
- Large, Multi-Purpose / Performing Arts Venue

The feedback resulted in a significant revision to the master plan in response to the emphasis placed on the need for a large, multi-purpose event venue.

MASTER PLAN RECOMMENDATIONS

Guiding Principles

1 The Coastal Carolina Campus is a center of academic excellence.

Establishing a desire and ethic for life-long learning is the core purpose of higher education. The campus environment, both buildings and landscapes, testifies to this high calling of the university. The main campus serves as the center of this purpose and demonstrates, constantly, the pursuit of academic excellence by bringing scholars and students together in meaningful ways. Beyond the classrooms and laboratories, the buildings and the landscape teach, inspiring a different level of thinking as well as a desire to collaborate and contribute to the community.

2. The Coastal Carolina Campus is pedestrian focused.

People are the most valuable asset of the university; therefore, accessible and safe pathways throughout the campus are critical. The main campus exemplifies a pedestrian-focused campus with its well-designed pathways, visible safety elements that define these pathways and amenities to make walking enjoyable and the preferred way to navigate campus. Pedestrian pathways provide personal intersections for chance and intentional encounters, which introduce discovery, tempt connections and nurture relationships. Clearly identified bike paths and bike parking will increase safety as people walk through campus. The campus will also provide clearly identified scooter parking. The campus demonstrates the commitment to its people by the location of buildings, pathways, green space, and gathering places known as “third places” - those beyond the office/classroom and living space.

3 The Coastal Carolina Campus is an arboretum.

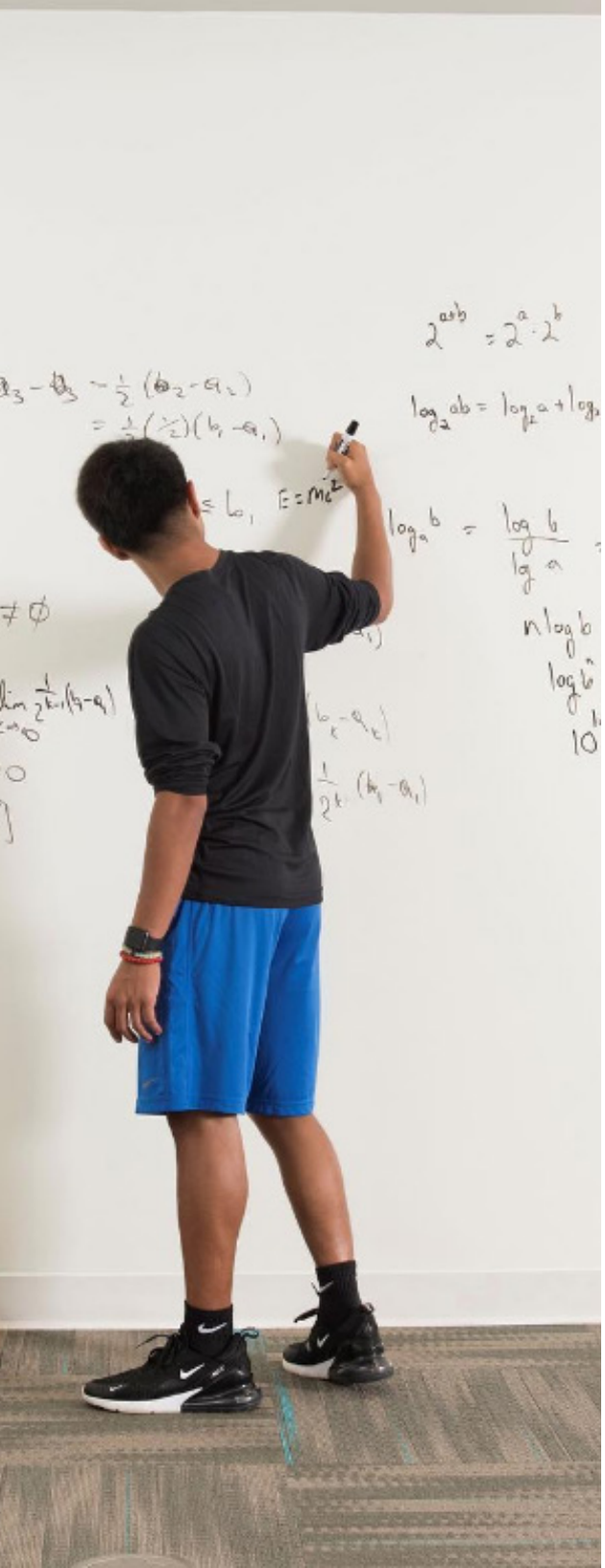
The university is at home on a diverse and beautiful landscape, covered in majestic trees and native plants, surrounded by unique watersheds and integrated into the coastal plain. The university holds an important responsibility as steward of this one-of-a-kind place. Following the advice of Mark Twain's who once said, "Buy land, they're not making it anymore, " the university should buy adjacent land as it continues to grow, while still adhering to its higher calling to care for and ensure the perpetual health of the land that they own, both now and in the future. The designation and management of the landscape as the CCU Arboretum, is a testament to the university's commitment to sustainability and resilience. Future development on campus should perpetuate and enhance the Arboretum.

4 The Coastal Carolina Campus is resilient.

The university makes decisions, not in a reactionary vacuum or for singular projects but based on meeting the academic and student life purposes in concert with the long-term benefit to the campus environment, financial and human resources, and the sustainability of the region. The buildings are designed and constructed to optimally perform and elevate human performance with minimal carbon footprint. Projects are planned with multiple functions and flexibility, leveraging resources. The university requires innovation in materials, building systems and landscaping and is committed to investments that ensure long-term, sustainable performance and efficient costs to operate. Respecting the coastal environment, the university exemplifies emergency preparedness, management and return to operations.

5 The Coastal Carolina Campus is an integrated community.

Internally and externally, the university provides welcoming and collaborative places and opportunities. Facilities and open space are woven together to create a human-scaled and accessible environment. Cross-disciplined academic departments and programs seek to weave teaching, research and practice together to create interesting dialogue and discovery. Students from all walks of life and places intersect constantly and are challenged to think and act beyond what is known and comfortable. The university and the people beyond the gates of academia seek opportunities to collaborate and leverage resources to advance the region. The university community cares for all.



6 The Coastal Carolina Campus is a place that inspires innovation, creativity and wellness.

The beauty of the campus, the coastal environment, the quality of the teaching and research facilities, access to health and wellness programs and facilities, the sense of safety and community, the walkability, the intersection of disciplines, the openness of ideas and discovery provide a place of wonder for ideas, creativity and wellness to thrive.

7 The Coastal Carolina Campus is welcoming, safe and accessible.

The university brand, promotion and wayfinding beckon and welcome all to campus. People know when they have crossed over into campus and immediately feel welcomed, informed and confident. The beauty of the campus with the ageless sentinels of the live oaks and the well-maintained gardens and green spaces cause people to take deep breaths and enjoy the campus. The buildings are well-designed and complement the landscape, both equal partners.

8 The Coastal Carolina Campus is a vibrant community.

The university is, in many aspects, a small town. Vibrant small towns are organized around an identifiable heart of the community where people gather and enjoy various activities, where buildings define civic spaces, where people can get there by walking or biking, and where the spirit of the community thrives. CCU has two identifiable and beloved hearts of the campus: Blanton Park and Prince Lawn. These places are where students, faculty, staff, and visitors gather and enjoy various activities such as meeting for a cup of coffee, relaxing or studying in the shade, picnicking, participating in a class, listening to music, or attending campus events. As the campus develops, the leadership is intentional about reinforcing these centers of activity through the siting of new buildings and the enhancement of existing green spaces. New buildings provide the framework for continuing to elevate the sense of community on campus. Decisions about the ground floors of buildings and the in-between spaces create places for informal gathering such as shared lounges, study spaces, and cafes. These gathering spaces define and activate adjacent outdoor spaces.

Master Plan Themes and Drivers

Based on analysis and input from the campus community, the following themes emerged for the purpose of the master plan.

Maturity: CCU has matured into a major university, attracting top faculty, staff and students while coming into its own as a respected center for research and innovations for coastal environments. Its physical campus, policies, and processes should reflect this maturity. How can CCU continue to mature while being timeless, relevant and reach to its full potential?

Density: Due to the land-locked nature of the campus and desire to maintain the welcoming, walkable, and comfortable first impression CCU is often noted for, future growth and facilities should be concentrated in the central core. New buildings should minimize their footprints on the landscape. Multi-story buildings, including ones higher than three stories, leave more land for greenspace and resilient design and are encouraged.

Support reasonably, expected annual growth: It is easy to imagine exponential growth in student enrollment, given the trends over the past few years. However, the master plan responds to the Board of Trustees more measured approach to projecting future space needs: 1% growth per year. The master plan allows for implementation flexibility if growth increases more quickly or slowly than projected.

The following goals and strategies provided the framework for the master plan design and drove the recommendations for implementation.

Academics

All academics and student life will be centered on core campus.

Student Housing

Will continue to focus on freshman and sophomore communities. Number of beds will be increased to first meet current need and then grow to support overall growth as well as capture increasing number of students who choose to reside on campus.

Parking

Concentrated on perimeter of campus.

Placemaking

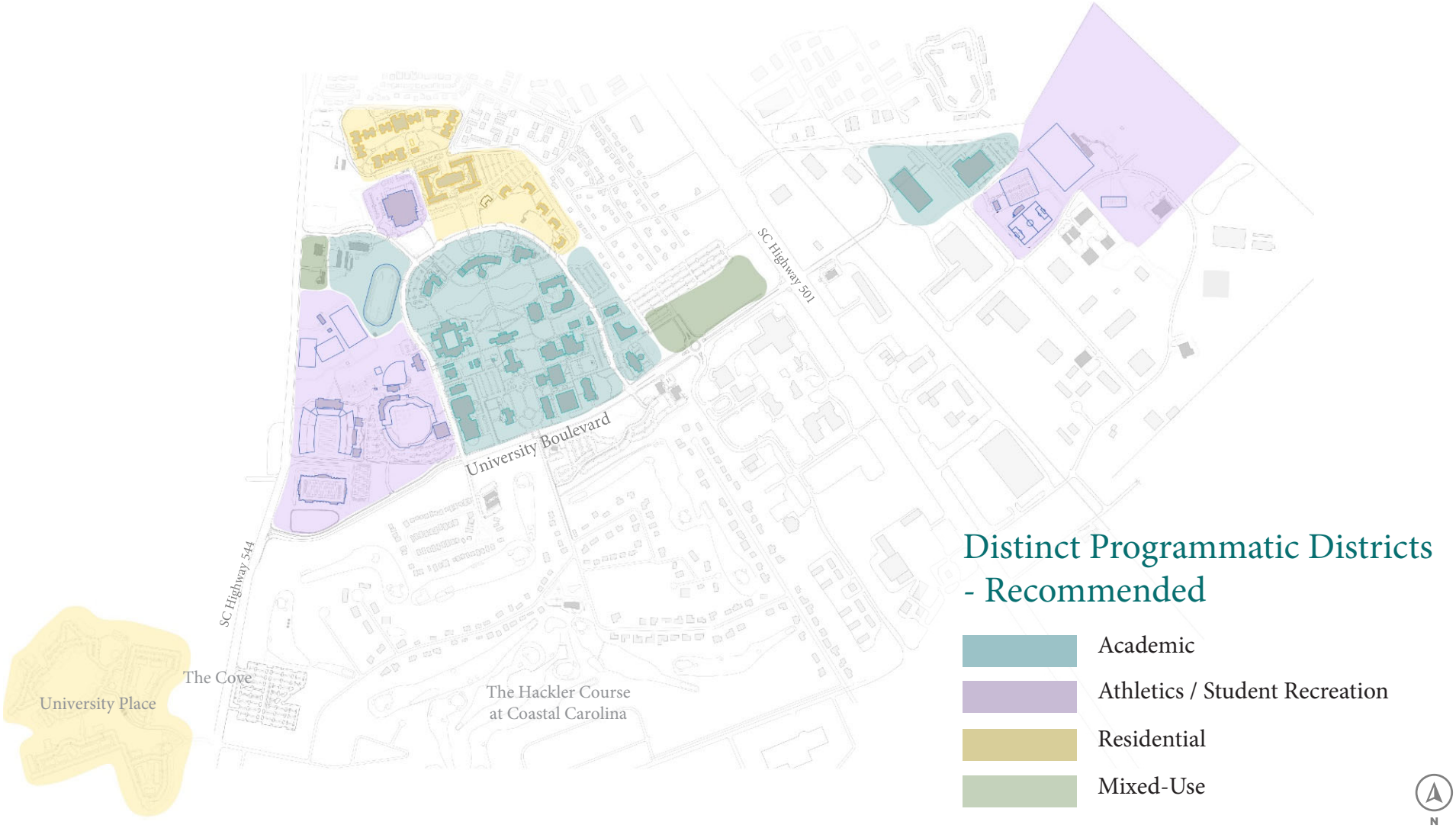
Integrated into core campus and new projects.
Campus promoted along SC Highway 501,
SC Highway 544 and University Boulevard

Pedestrian Pathways

Safe and accessible pathways are integrated into all campus improvements

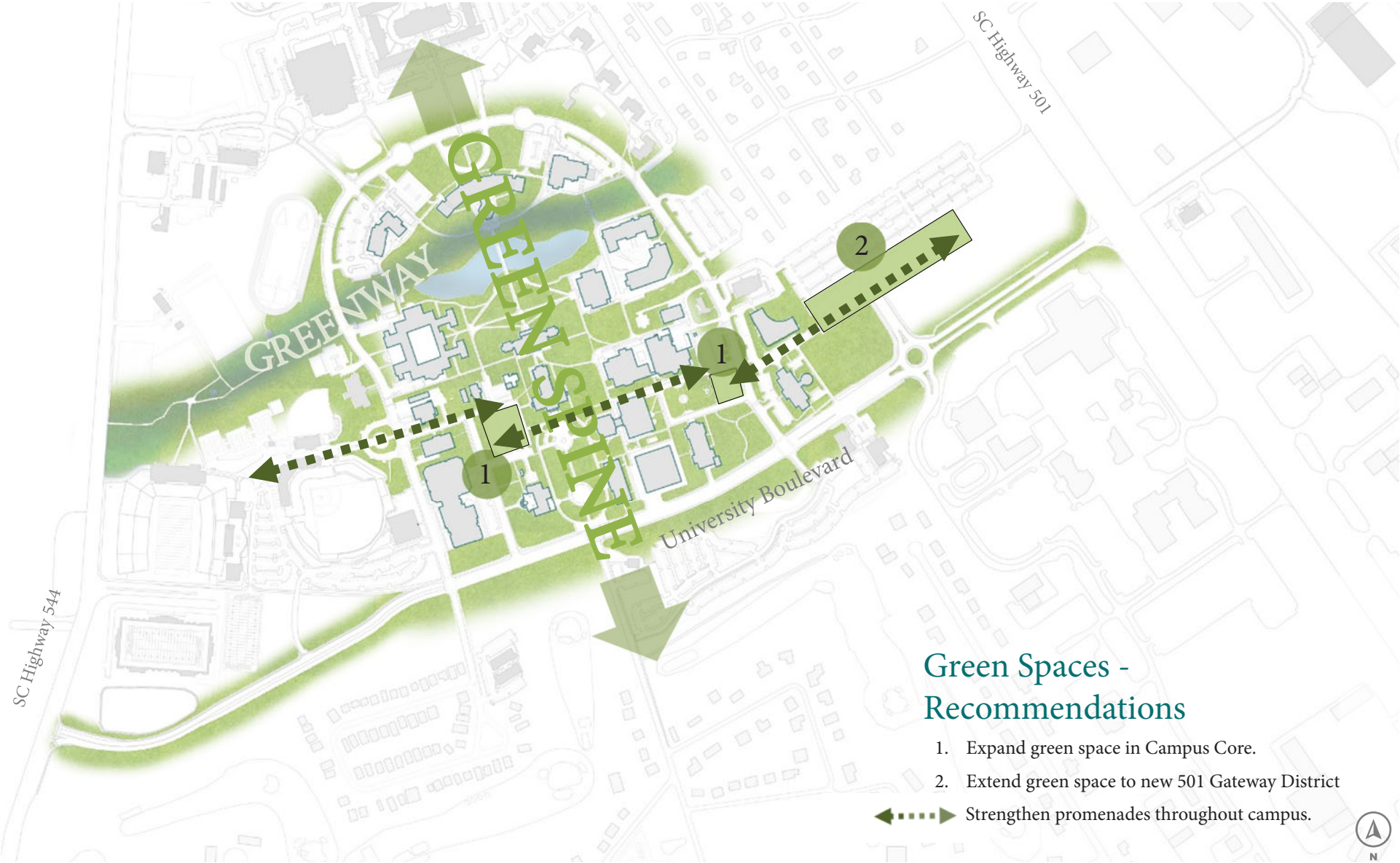
Distinct Programmatic Districts - Recommended

New buildings on Core Campus should reinforce the academic and student life character of this district. An expansion of athletic facilities to existing open space in the East Campus district allows for select academic programs on East Campus to relocate to Perimeter Campus. Additionally, the northwestern and eastern areas of Perimeter Campus, currently recreational, parking and open space, are prime locations for new facilities and spaces that meet current and future academic and student life needs, further reinforcing the programmatic character of Main Campus while also improving pedestrian safety and walkability. A new Gateway District, bound to the east by US 501 and the south by University Boulevard, presents an opportunity for a mixed-use district (student life, academics, administration, history/archives and shared community facilities), defined by marquee buildings and spaces that amplify the character of CCU and create a welcoming threshold for campus.

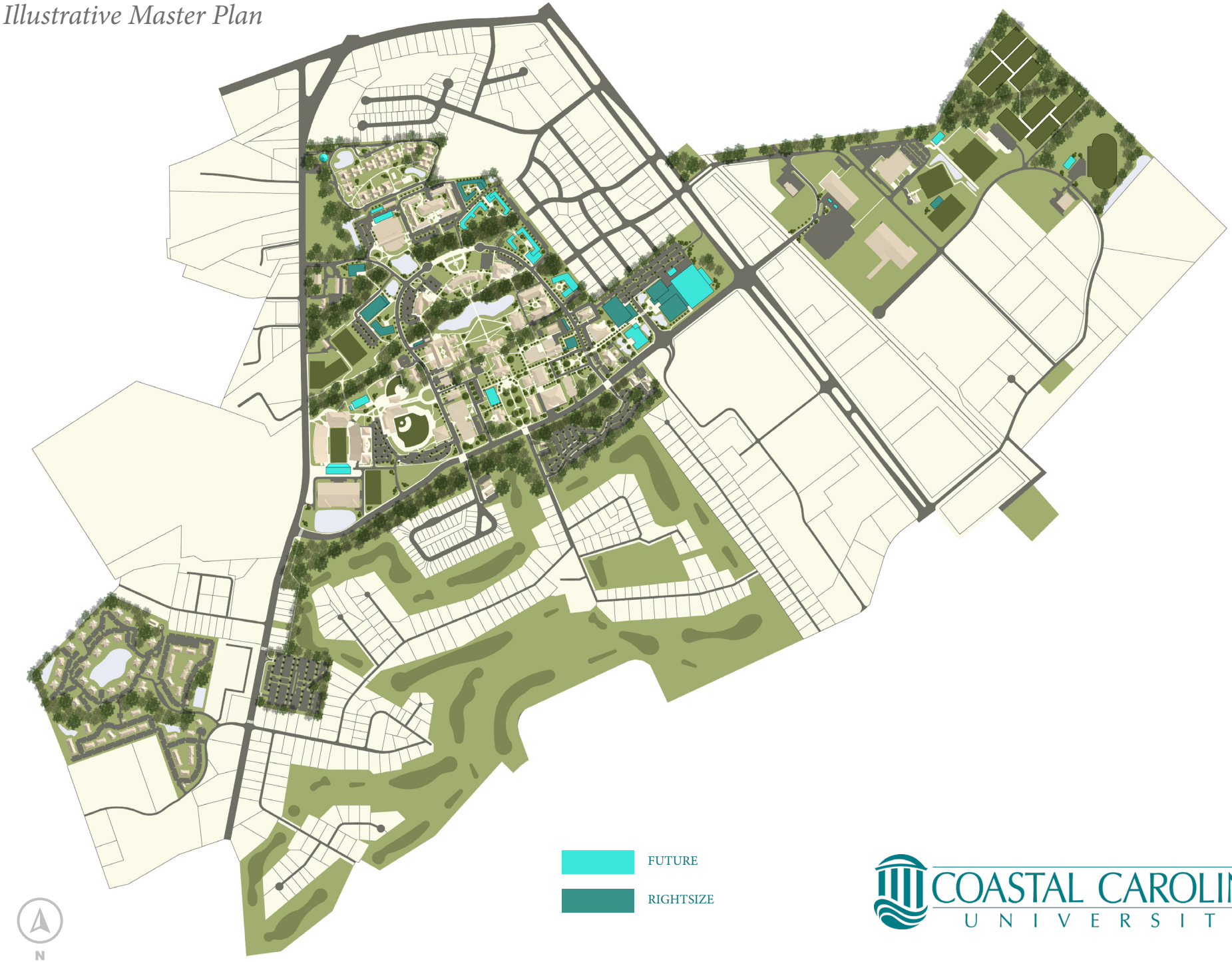


Recommended Green Spaces

The master plan seeks to strengthen and extend the network of existing green spaces on campus, particularly those connecting the west campus athletic district to the new Gateway District along US 501. Future development densifying campus shall balance preservation of existing wetlands with the creation of new exterior third-places that enhance campus life and improve pedestrian accessibility and connectivity across campus.

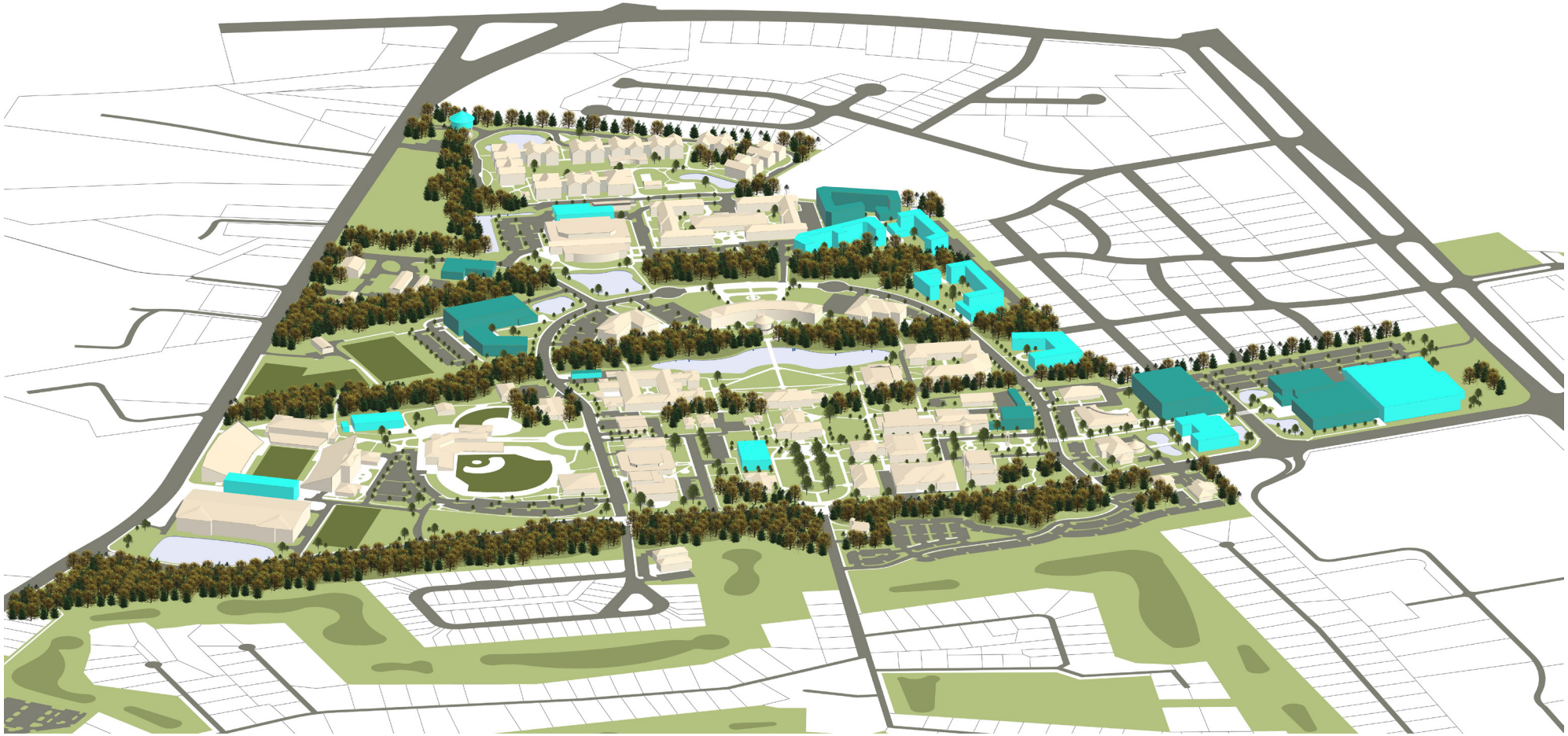


Illustrative Master Plan



COASTAL CAROLINA UNIVERSITY

Illustrative Master Plan Aerial View



COASTAL CAROLINA UNIVERSITY

Illustrative Master Plan

LEGEND:

1a. Academic Building
1b. Academic Building
2. Athletic Operations
3. Athletic/Recreation Support Building
4. Athletic Dining & Wellness
5. Central Plant Expansion
6. Club Sports & Intramural Sports Field
7. Combined Convocation Center/Center for the Arts
8. Facilities Warehouse – East Campus
9. Health and Human Performance (HHP) Building
10. Honors College/Housing
11a. Housing with Residential Hub
11b. Housing – Specialty
12. HTC Center Expansion
13. Music and Band Building
14. Parking Deck with Ground Level Post Office
15. Parking Deck
16. Soccer Concession/Restroom/Team Locker Room Building
17. Student Union Expansion & Transportation Hub
18. Track & Field
19. Transportation Hub – East Campus
20. Water Tower
21. Welcome & History Center/University Services

New Building Summaries

Following is a summary of the key programmatic elements of each item proposed in the master plan and notes about potential impacts on other facilities. Items that are considered part of the rightsizing effort are dark teal. Light teal items are for future growth. The number and size of academic buildings are a resultant of the Academic Space Analysis.

1A - Academic Building

- A new 3-story, 45,000 GSF General Academic Building is proposed for a site on Blanton Circle, adjacent to Atheneum Hall on what is the current location of the J parking lot. Multipurpose, flexible and shared classroom space will meet the future academic needs of CCU. The building will also house student life space on the first floor that extends into and further activates Blanton Circle.

1B – Academic Building

- A new 3-story Academic Building is proposed for the site on the East side of Chanticleer Drive East, the location of the current HH parking lot. The building will be constructed in two phases and is scaled to meet current and future needs of the Gupta College of Science. Phase 1 will add 90,000 GSF while Phase 2 will add 30,000 GSF.
- With completion of Phase 1, Marine Science will relocate out of the Coastal Science Center building freeing up approximately 12,500 NSF.

2 - Athletic Operations

- A new Athletics Operation facility, proposed for a site at the south end of Brooks Stadium, will contain strength training facilities for football, lockers rooms and offices for lacrosse, large event space and general administrative, office and meeting space for coaches. Additional stadium seating will be included in the project, including premium individualized and club level end zone seating. This building is conceived of as a 3-story building ranging from 90,000 to 120,000 GSF.
- Recommendations: A detailed programming effort and feasibility study should be completed for this facility.

3 - Athletic/Recreation Support Building

- A new Athletic/Recreation Support Building is proposed for the East Campus site adjacent to track and field on Century Circle. This facility will house restrooms, locker rooms, training space, equipment storage and support space for East Campus athletic and recreational venues. This building is conceived of as a single-story building ranging from 8,000 to 12,000 GSF.

4 – Athletic Dining and Wellness

- A new Athletic Dining and Wellness facility supporting the increased mental-health and nutritional wellness needs for student athletes is proposed for the site adjacent to Brooks Stadium that currently houses tennis courts. The building will include a food service dining hall, academic support space (tutoring, counseling, etc.), administrative, study and student recreation/common areas for athletes (including e-sports), and dedicated space for physical therapy, rehabilitation, and training. This building is conceived of as a 2-story building ranging from 30,000 to 40,000 GSF.
- By providing food service for Athletes in this new building, this will reduce the food service load on Chauncey's Choice.
- Recommendations: CCU to confirm location of existing storm sewer infrastructure on proposed site to confirm feasibility of the proposed location of the building.

5 – Central Plant Expansion

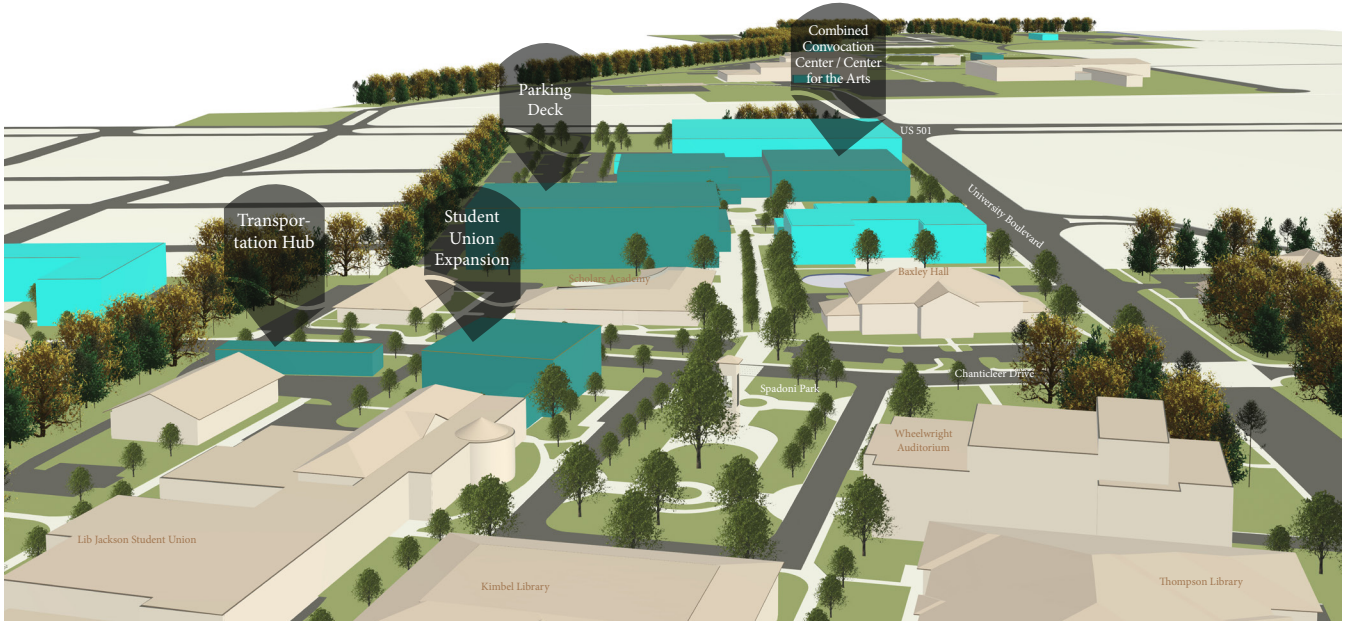
- The current chill water loop system must be expanded to accommodate future growth which requires additional central plant expansion locations. Refer to the infrastructure recommendations in the next section for additional information related to each of the proposed central plant expansion locations.

6 – Club Sports and Intramural Sports Field

- The easternmost site along Century Circle on East Campus is an opportunity to maximize the number of Club and Intramural fields. The configuration and number of fields will depend on the presence of wetlands on this site. A new parking lot is envisioned to provide access to existing and new recreational facilities on East Campus.
- The proposed Century Circle site is currently owned by the Horry County Higher Education Commission and will require property transfer.
- Recommendations: An East Campus wetlands survey was not available at the time of the master plan and is needed to confirm no-build areas on the proposed site.

7 – Combined Convocation Center / Center for the Arts

- A new Convocation Center and Center for the Arts will anchor a new Gateway District proposed for the site located on the corner of US 501 and University Boulevard. This "gateway" building is strategically positioned at the end of a new pedestrian greenway connecting to Spadoni Park and Core Campus.
- The new 100,000 GSF Center for the Arts will meet a significant need for a performing arts facility for both the CCU campus internal programming and for external programming in the performing arts arena. In addition to academic, administrative and office space for the Department of Theater, the facility includes a 1,200-seat performance hall, a 250 seat black box theater, a 750 seat concert hall and a lobby appropriate for public functions. The 60,825 GSF included in the building to accommodate the Department of Theater includes 18,600 GSF new program space.
- The Center for the Arts is conceived as a "partner" building to a future Convocation Center on the same site. The "gateway" nature of the new Center for the Arts (and future Convocation Center) necessitates an architectural strategy that treats all building facades with care. Building massing, architectural and material details, and landscape elements will be deployed to thoughtfully screen any "back-of-house" features,
- The construction of a new Center for the Arts and future Convocation Center necessitates a new chilled water plant (CEP-4) that will serve the Gateway District.
- Construction of the Center for the Arts will relocate approximately 10,150 NSF of space that is occupied by the Department of Theater in Edwards and approximately 16,000 NSF of space in the Burroughs and Chapin Building.
- A new 120,000 GSF, 7,000 seat Convocation will allow the University to accommodate large-scale events, such as commencement, in one facility, and will foster community interaction and engagement, providing opportunities for local high schools to utilize the facility for graduations. Additionally, this facility would create a streamlined ability for events in both HTC and the Convocation Center, considering basketball would have options for practice/games.
- Recommendation: Budget for and implement robust feasibility study for the combined Center for the Arts & Convocation Center project to confirm program, budget and business model, and produce concept plan and fundraising renderings. The feasibility study should also consider the impact of this combined project on space utilization in the HTC Center. CCU can use their existing IDQ to complete this feasibility study.



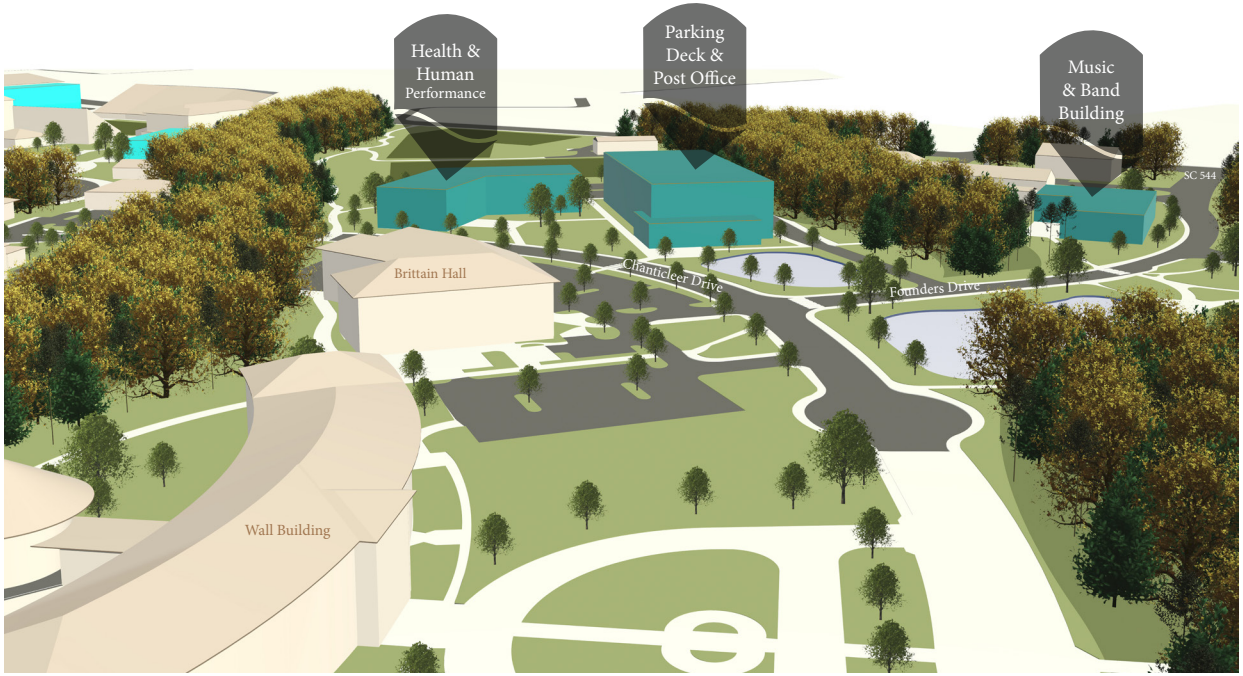
The Gateway District features marquee buildings that will bring the architectural character of the University to this prominent threshold site along US 501. A new combined Convocation Center and Center for the arts will serve as a landmark at the east end of a new pedestrian greenway that extends from Core Campus through Spadoni park, anchored on the west end by the Graham Bell Tower landmark. The Gateway district, a hub of activity connecting the larger community to University life, also features a new parking deck and a new Welcome & History Center.

8 – Facilities Warehouse – East Campus

- A new 15,000 GSF Facilities Warehouse is proposed on the vacant lot to the northwest of the Coastal Science Center adjacent to existing Intramural fields. The warehouse supplements Facilities warehouse buildings that will be lost with the construction of the new Music & Band Building on Founders Drive and could also house maintenance and service equipment for East Campus athletics fields and facilities.
- As academic space moves from East Campus to Main Campus, space for Facilities may also be housed in the Coastal Science Center and/or the Burroughs & Chapin buildings.
- Recommendations: Continue conversations at the leadership level related to Facilities needs and long-term planning, including the pros & cons related to a Facilities presence on East Campus vs. Main Campus. An East Campus wetlands study will be needed to confirm the buildable area on the proposed site.

9 – Health and Human Performance (HHP) Building

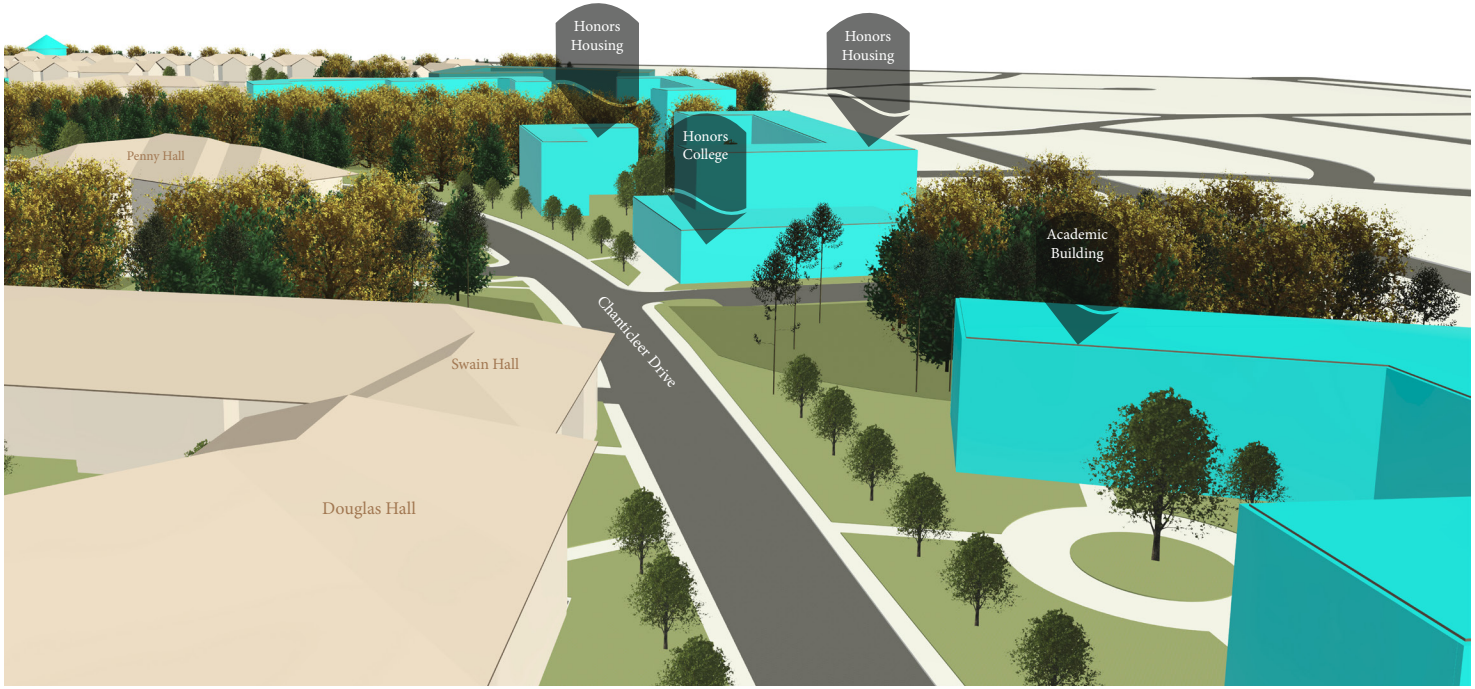
- A new 3-story, 64,000 GSF building housing the College of Health & Human Performance Building is proposed for the Chanticleer Drive West site across from Brittain Hall. This project will necessitate the relocation of the current track & field facility to East Campus.
- The ground floor of the building will house a 10,000 NSF Faculty / Student Health and Wellness facility, relocated from its current location along University Boulevard.
- New parking and building locations within the new HHP District were designed with a sensitivity to existing wetlands and flood plains to the north and east of the site. The upper floors will house academic (classroom and laboratories) and administrative support/ office space for the College of Health and Human Performance. The new HHP Building and adjacent parking garage will be surrounded by a green space and entry plaza oriented towards Core Campus. The project also includes a new 120 space parking lot to the west of the building. The lot will serve the new Student Health Services facility, the HHP building and adjacent practice fields.
- With the completion of the HHP Building, Williams Brice will be mostly vacant and the Student Health building will be mostly vacant. Vacant space opens up in Sands Hall with the relocation of the Post Office into the new parking deck.
- The proposed Chanticleer Circle West site is currently owned by the Coastal Educational Foundation and is currently undergoing property transfer.
- The project was approved by the CCU Board of Trustees on September 8, 2023.



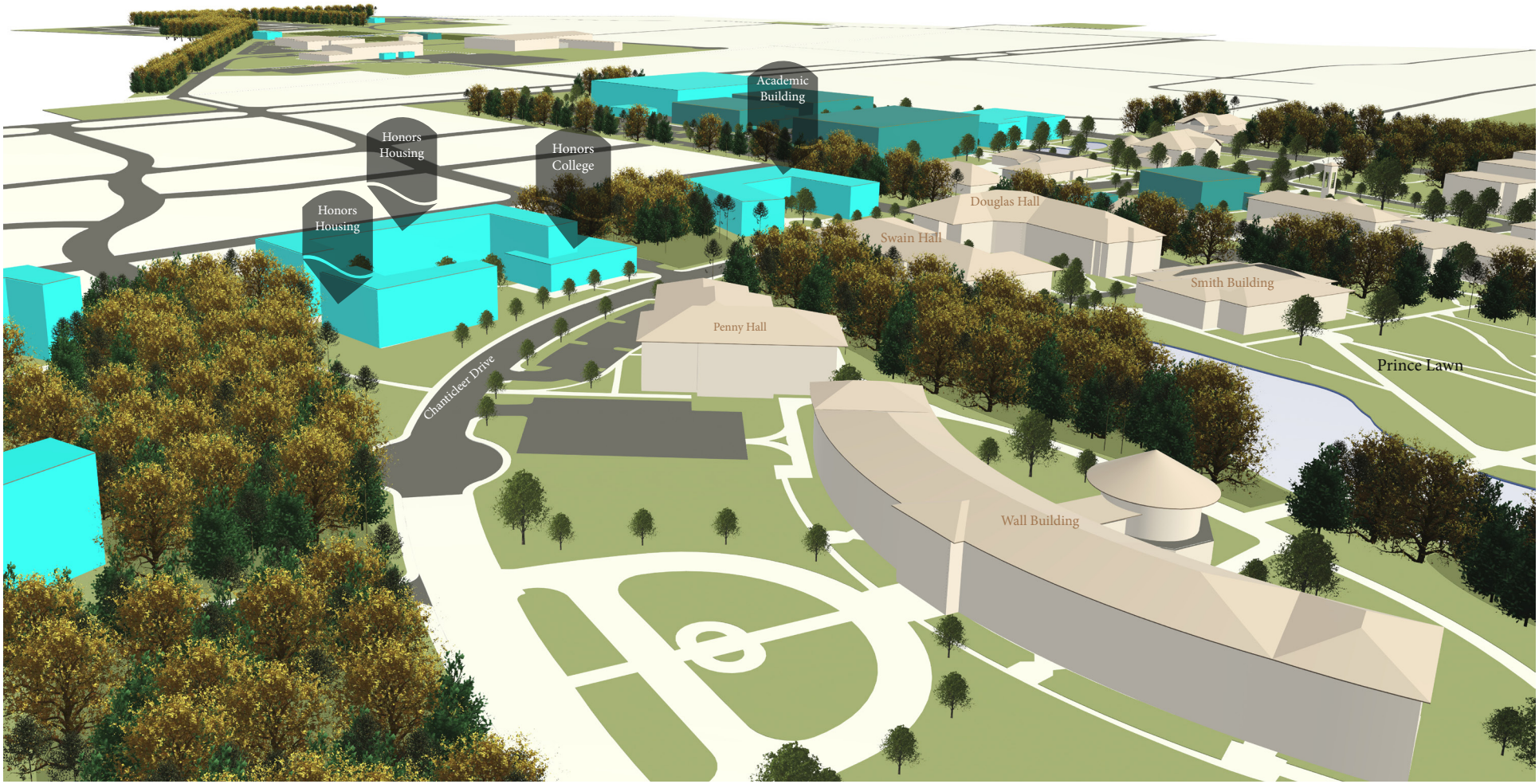
A new Health and Human Performance District will serve as a threshold to Core Campus for those entering the University from the west. Together with a new Music and Band building on Founders Drive, this district extends the architectural character of campus, with prominent views from SC 544. The new Health and Human Performance building sits adjacent to a new parking structure and together they define a new green space that creates a welcoming gesture to Brittain Hall and the pedestrian pathways connecting to Prince Lawn. A Post Office on the ground level of the parking structure brings a human scale and activity to this new district.

10 – Honors College / Housing

- This site includes a new 5-story, 141,500 GSF residential building is proposed for the southernmost portion of the Woods residential district (current location of the Maple, Cypress and Oak residential buildings). The 500-bed building will accommodate 250 first year beds, between 150-250 second year beds and between 50-100 third and fourth year beds within a dynamic living-learning Honors community. The housing building is planned with a 250 GSF per unit factor for freshmen and sophomore beds and 415 GSF per unit factor for upperclassmen apartments. The unit configuration includes a mix of singles, traditional double occupancy with wet core (central privatized restrooms) and suites, along with apartments that appeal to upperclassmen.
- This site also includes a 20,000 GSF Honors College building which includes classrooms, faculty/staff offices, dining space and multipurpose and community space.
- The master plan process featured several conversations regarding the optimal location of the Honors College on the CCU campus. The pros & cons for two options were considered: (1) Blanton Circle location in Core Campus – "a marquee program in a marquee location," and (2) The proposed Woods location, prioritizing a "integrated," co-located model where the Honors College and Honors Housing comprise a single, living-learning academic and residential community. The co-located model shown on the master plan is preference of current leadership, in part because the proposed location has a strong identity on corner site along Chanticleer Drive, and the Honors College presence will create synergy with adjacent academic buildings, both existing and future.
- The proposed location of the building avoids existing wetlands on the site and is sensitive to strategic tree preservation or replanting in support of campus arboretum concept.
- Approximately 210 beds will be displaced with the demolition of the Maple, Cypress and Oak residential buildings. Portions of Kearns Hall becomes available for renovation to provide much needed academic/ classroom space.
- Recommendation: Continued conversations on the value of the co-located Honors College & Honors Housing model as the project becomes real.



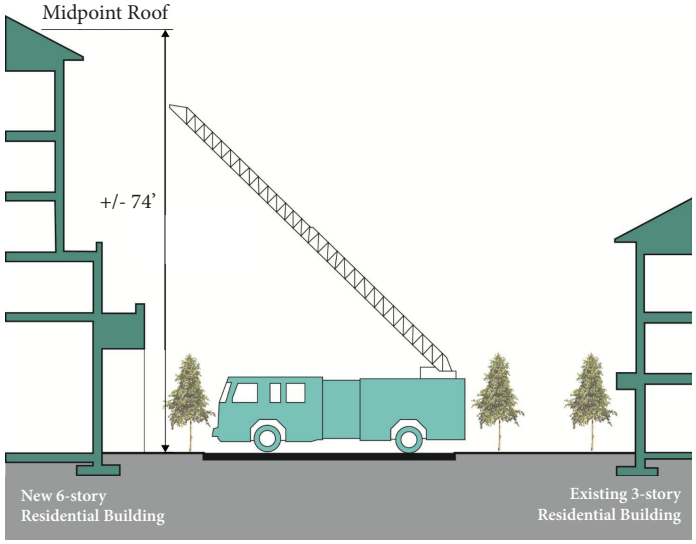
The academic/administrative wing of the Honors Complex is a prominent architectural anchor along Chanticleer Drive. It shall be distinct and reflect the caliber of Honors program and its value to the university.



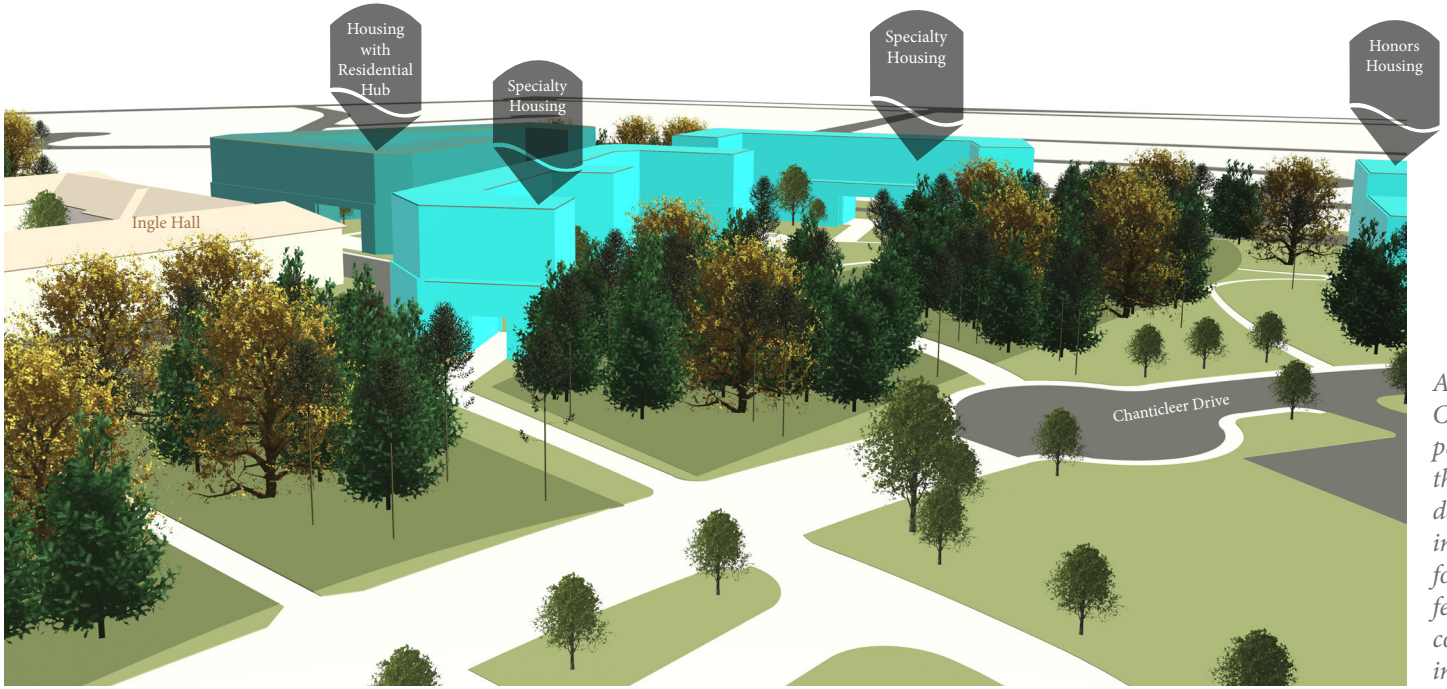
The Honors Complex will be a dynamic living-learning academic and residential community. The complex is positioned prominently on a Chanticleer Drive corner site, a threshold to a new a network of outdoor green spaces connecting the academic buildings on Core Campus to a new residential district to the north.

11A – Housing with Residential Hub

- A new 6-story, 200,000 GSF residential building is proposed on a site currently housing the existing BB parking lot north of the Woods residential district. As CCU continues to grow, the 600 bed residence hall allows CCU to continue to accommodate the current live on requirement for first and second year students and will providing flexibility to house upper class students. The building is planned with a 250 GSF per unit factor with a unit configuration that includes a mix of singles, traditional double occupancy with wet core (central privatized restrooms) and suites. The building includes approximately 15,000 GSF residential support space which will include dining, wellness and student collaboration spaces.
- Construction of the dining component with this new housing complex will relieve some of the current load on Hicks Dining Hall.
- The master plan proposes residential structures between 4-6 stories in height, introducing mid-rise structures to campus. Taller residential buildings will allow CCU to meet current and future housing needs sooner, eliminating the necessity for acquiring additional land for future development and housing as more students move on Main Campus. This strategy also preserves greenspace, providing natural landscapes and opportunities to manage water on campus. Utilizing a modern approach to residential construction, you can build 6 story buildings and remain under the local fire department's 75 feet height restriction as they do not have the equipment to reach above that height as shown in the diagram to the right.



New six-story residential structures maximize the number of beds on core campus. Architectural elements, such as cornices and expression lines on the facades, when paired with massing strategies that step back on higher levels, will provides character and articulation at the pedestrian level that aligns with existing University character and heights of existing campus context.



A new residential district connects to Core Campus through a series of green spaces and pedestrian pathways that extend through the wetlands. Six-story residential structures define courtyards that serve as thresholds into the buildings as well as spaces of activity for students. Ground-floor residential hubs, featuring dining, wellness, and student collaboration spaces, extend residential activity into the adjacent courtyards and green spaces.

11B - Housing – Specialty

- Comprised of two new 6-story structures totaling 240,000 GSF, these residential buildings are proposed for the northernmost portion of the Woods residential district (current location of the Palmetto, Elm and Dogwood residential buildings). These two 400-bed buildings will meet future housing needs on campus within a dynamic living-learning community.
- The building is planned with a 250 GSF per unit factor with a configuration that includes a mix of singles, traditional double occupancy with wet core (central privatized restrooms) and suites.
- The building includes approximately 20,000 GSF residential support space, including dining, wellness and student collaboration spaces.
- This housing community can meet the demand for housing by the general student body or could be designed for special populations, such as athletics and Greeks, depending on needs that emerge.
- The proposed siting of the buildings avoids existing wetlands on the site and is sensitive to strategic tree preservation or replanting in support of campus arboretum concept.

12 – HTC Center Expansion

- This project, a carry-over from the 2011 master plan, proposes a new 20,000 GSF addition to the north end of the HTC Center, including two indoor practice courts, one each for men and women.
- Recommendation: Study the feasibility of this location relative to existing HVAC infrastructure on the north side of the HTC Center. CCU can use their existing IDQ to complete this feasibility study.

13 – Music and Band Building

- A new 1/1.5-story, 22,500 GSF Music and Band Building housing the Department of Music and the Chanticleer Regiment (Marching Band) is proposed for the Founders Drive site that is the current location of Sands Hall. The new Music and Band Building will serve as an architectural gateway for the SC 544 entrance to campus. The new building includes approximately 1,600 GSF of new program space for the Department of Music. Relocating Marching Band from their current East Campus Band Hall places the Chanticleer Regiment in proximity to existing practice fields on Main Campus.
- Approximately 5,100 NSF (5,075 GSF) of space for the Department of Music will be relocated out of the existing East Campus Band Hall and this building will now be vacant. Approximately 3,172 NSF will be relocated out of Edwards and approximately 4,100 NSF will be relocated out of Sands Hall. Construction of this project would require demolition of Sands Hall (which would be vacant) and facilities buildings 3 and 4 on the adjacent property.

14 – Parking Deck with Ground Level Post Office

- Serving the parking needs for the HHP Building, HTC Center and surrounding areas of campus, a new multi-story parking structure with up to 600 spaces adjacent to the new HHP building will be constructed. A new Post Office, relocated from its current location in Sands Hall, is located in the ground level of the parking deck. Vehicular access into the new HHP District is from Founders Drive. The parking structure and the new HHP building will have a green space and entry plaza oriented towards Core Campus. New parking and building locations within the new HHP District were designed with a sensitivity to existing wetlands and flood plains to the north and east of the site.
- The proposed Chanticleer Circle West site is currently owned by the Coastal Education Foundation and is currently undergoing property transfer.
- The project was approved by the CCU Board of Trustees on September 8, 2023.

15 – Parking Deck

- A new multi-story parking structure with up to 900 spaces is proposed on the westernmost end of the existing GG parking lot. The deck is sized to accommodate new Gateway District structures, including the new Center for the Arts, a future Convocation Center, and a future Welcome Center.
- The parking structure is strategically positioned adjacent to a new pedestrian greenway connecting to Spadoni Park and Core Campus. A portion of the parking structure at the ground level is envisioned to house program that will activate the pedestrian greenway, such as student life or public safety.

16 – Soccer Concession / Restroom / Team Locker Room Building

- A new support building is proposed adjacent to the new soccer field on East Campus. The project is funded, designed, and constructed as a part of the soccer field project, beginning in January 2024.

17 – Student Union Expansion & Transportation Hub

- A new 55,000 GSF addition is proposed to the eastern side of the Lib Jackson Student Union, increasing capacity for student life activities on campus. The expansion will include a multi-use space with total seating capacity for approximately 1,000 people, allowing for lectures and meeting spaces for larger events. This large event space can accommodate larger orientation sessions.
- The Student Union Expansion will result in the displacement of existing on-grade parking and will require the relocation of the existing shuttle transportation pavilions along Chanticleer Drive East. A new Main Campus Transportation Hub will be located north of the Lib Jackson addition on the site currently occupied by Mense Hall.
- The master plan recommends the expansion of Spadoni Park to meet Chanticleer Drive East, expanding an important public space for the University and facilitating pedestrian connectivity and the expansion of green space toward a future Gateway District to the east.
- Recommendation: Project budget will need to be updated to accommodate additional site work necessitated by an expansion of Spadoni Park and the relocation of the transportation pavilions.

18 – Track and Field

- The new Health & Human Performance District on Main Campus necessitates the relocation of the existing track and field on Chanticleer Drive West to a new site on East Campus.
- The new track & field facility, oriented along a north/south axis, includes bleachers for spectator seating and a new parking lot.
- The proposed Century Circle site is currently owned by the CCU Student Housing Foundation and will require property transfer.
- The timing of this project, relative to property transfer and a future Health and Human Performance Building project, may necessitate a temporary location for track and field activities.
- Temporary Club/Intramural Sports fields will be housed on this site prior to the construction of the new track and field project.
- Recommendation: Details of the track and field project, including the location of throwing events, to be confirmed as a part of a future programming exercise.

19 –Transportation Hub – East Campus

- A new open-air shuttle transportation pavilion structure is proposed as an architectural gateway element for East Campus, strategically located in front of the Burroughs and Chapin Building to serve CCU functions on East Campus. This new pavilions will bring the architectural character from Main Campus to an important East Campus threshold. The CCU shuttle service (Black and Walmart routes, at least twice daily) currently provides a safe way for students to cross US 501 for access to East Campus.
- A new East Campus Transportation Hub is prioritized to align with the East Campus parking lot projects already designed and scheduled for construction.

20 – Water Tower

- CCU has been in conversation with the City of Conway about adding a water tower on campus to increase regional water pressure. As the City of Conway has not improved waterline mains to improve pressure for the campus and the region at this time, a new water tower is being considered to accommodate future demand.
- A new water tower is proposed on a site along SC 544 adjacent to the Student Housing Complex north of Chanticleer Drive.
- Design considerations for locating a water tower: An 80’ x 80’ minimum site area required, a location central to campus and a site with the highest ground elevation for pressure efficiency.
- A water tower provides the potential to create a painted, branded landmark for CCU that will be visible from SC 544.
- Refer to the following infrastructure recommendations following in this section for additional information relative to the water tower.
- Recommendation: Further explore partnership with the City of Conway to discuss ownership and maintenance.

21 – Welcome & History Center / University Services

- A new 3-story, 80,000 GSF hybrid facility is proposed in the Gateway District along University Boulevard. The Welcome and History Center building will be integral to the entry experience and becomes the front door to campus – the first point of contact, another marquee building exemplifying the unique architecture and landscape character of the CCU campus. The new facility will provide space for guest arrivals, multipurpose events and conferences, display and storage of CCU History and archives, and administrative space for University Services.

Infrastructure Recommendations

Stormwater

Following is a summary of the necessary stormwater management improvements that are needed on each individual project site.

1A - Academic Building is proposed at a location that is primarily impervious surface consisting of existing asphalt parking, concrete curb, and sidewalks. This location appears to drain north via piping to drainage channel B. Upon removal of existing elements and installation of new buildings, foundation plantings, and adjoining pedestrian improvements associated with #1A, it appears the impervious area will not be increased within this catchment region.

1B - Academic Building is proposed at a location that is primarily impervious surface consisting of existing asphalt parking lot, concrete curb, and sidewalks. This location appears to drain south via sheet flow to drainage channel B. Upon removal of existing elements and installation of new buildings, foundation plantings, and adjoining pedestrian improvements associated with #1B, it appears the impervious area will not be increased within this catchment region.

2 - Athletic Operations is proposed at a location that is primarily impervious surface consisting of existing roadway, concrete curb, and sidewalks. This location appears to drain south via piping and open channel flow to drainage channel A. This location is intended to be modified by the relocation of University Boulevard which will reduce the total impervious area within this region. Upon removal of existing elements and installation of new buildings, foundation plantings, and adjoining pedestrian improvements associated with #2, it appears the impervious area will not be increased within this catchment region.

3 - Athletic / Recreation Support Building is proposed at a location that is currently undeveloped. The parcel fronting Century Circle contains a shared stormwater pond with the adjoining parcel to the east. At the time of development, the proposed drainage infrastructure must be consistent with the constraints set forth by the Atlantic Center Commercial Park Master Stormwater Report.

4 - Athletic Dining / Wellness is proposed at a location that is primarily impervious surface consisting of existing tennis courts, and sidewalks. This location appears to drain north via sheet flow to drainage channel C. Upon removal of existing elements and installation of new buildings, foundation plantings, and adjoining pedestrian improvements associated with #4, it appears the impervious area will not be increased within this catchment region.

7 - Combined Convocation Center / Center of the Arts is proposed at a location that is primarily a pervious surface consisting of landscaping, frisbee golf course, grass field, sidewalks, and asphalt parking. This location appears to drain west via piping and open channel flow to drainage channel B. At this time the extents that #7 will encumber, which includes the building, pedestrian space, modified parking, and vehicular access is approximately 8.5 acres. To sustain this modification of land use and increase in regional impervious area it is recommended that stormwater ponds are supplied with a cumulative area of a minimum 1.9 acres. Upon development the proposed stormwater infrastructure must meet or exceed water quantity and quality standards set forth by the state and the local municipality. #7 has the potential of sharing future stormwater improvements with Elements #15 and #21.

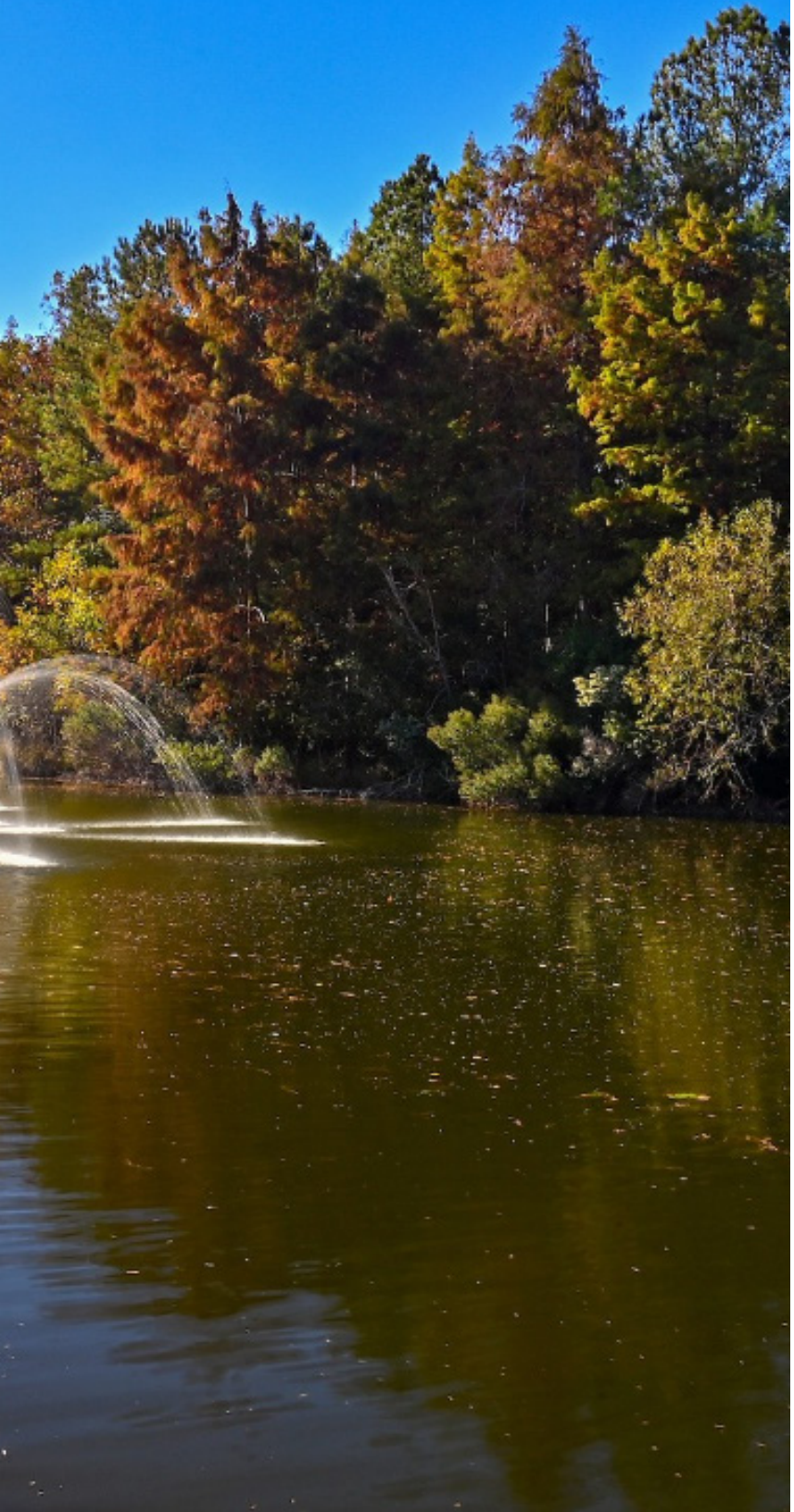
8 - Facilities Warehouse – East Campus is proposed at a location that is currently undeveloped. The parcel is set back off Century Circle with no direct access to the Atlantic Center Master Stormwater system. At the time of development, stormwater infrastructure must be extended to this parcel, or a dedicated stormwater pond is to be implemented. If an isolated stormwater pond is utilized it may discharge to the adjacent open channel ditch located along the north property line. The proposed drainage infrastructure must be consistent with the constraints set forth by the Atlantic Center Commercial Park Master Stormwater Report.

9 - Health and Human Performance (HHP) Building is proposed at a location that is a mix of pervious and impervious surfaces consisting of existing concrete, asphalt, and sidewalks. This location appears to drain north via piping to drainage channel D. Upon removal of existing elements and installation of new buildings, foundation plantings, and adjoining pedestrian improvements associated with #9, it appears the impervious area will not be increased within this catchment region.

10 - Honors College / Housing is proposed at a location that is a mix of pervious and impervious surfaces consisting of residence halls, asphalt parking, sidewalks, grass fields, and wooded areas. This location appears to drain south via piping to drainage channel C. At this time the extents that #10 will encumber, which includes the buildings, pedestrian space, and vehicular access is approximately 2.7 acres. To sustain this modification of land use and increase in regional impervious area it is recommended that stormwater ponds are supplied with a cumulative area of a minimum 0.7 acres. Upon development the proposed stormwater infrastructure must meet or exceed water quantity and quality standards set forth by the state and the local municipality. #10 has the potential of sharing future stormwater improvements with Element #11.

11A - Housing with Residential Hub is proposed at a location that is primarily impervious surface consisting of asphalt parking lots, residence halls, and sidewalks. This location appears to drain east via piping and stormwater pond to drainage channel E. Upon removal of existing elements and installation of new buildings, foundation plantings, and adjoining pedestrian improvements associated with #11, it appears the impervious area will not be increased at this within this catchment region. Improvements to the existing stormwater pond located at this location are recommended. Upon development, the existing pond size is to be increased and all immediate drainage infrastructure up and downstream are to be inspected and repaired if necessary. #11A has the potential of sharing future stormwater improvements with Element #10.

11B - Housing – Specialty is proposed at a location that is primarily impervious surface consisting of asphalt parking lots, residence halls, and sidewalks. This location appears to drain east via piping and stormwater pond to drainage channel E. Upon removal of existing elements and installation of new buildings, foundation plantings, and adjoining pedestrian improvements associated with #11, it appears the impervious area will not be increased at this within this catchment region. Improvements to the existing stormwater pond located at this location are recommended. Upon development, the existing pond size is to be increased and all immediate drainage infrastructure up and downstream are to be inspected and repaired if necessary. #11B has the potential of sharing future stormwater improvements with Element #10.



12 - HTC Center Expansion is proposed at a location that is primarily pervious surface consisting of grass, and sidewalks. This location appears to drain west via piping to existing Pond A. Due to the increase in impervious area generated by #12 it is recommended that Pond A be expanded westward to compensate for the increased flow and to better serve the regional basin. It is also recommended that Pond A and B become interconnected to maximize shared storage. Upon development the pond expansion must meet or exceed water quantity and quality standards set forth by the state and the local municipality.

13 - Music / Band Building is proposed at a location that is primarily impervious surface consisting of asphalt parking, post office building, and sidewalks. This location appears to drain south via surface flow to drainage channel D. Upon removal of existing elements and installation of new buildings, foundation plantings, and adjoining pedestrian improvements associated with #13, it appears the impervious area will not be increased at this within this catchment region.

14 - Parking Deck with Ground Level Post Office is proposed at a location that is a mix of pervious and impervious surfaces consisting of existing concrete, asphalt, sidewalks, and grass field. This location appears to drain north via sheet flow to drainage channel D. At this time the extents that #14 will encumber, which includes the building, pedestrian space, and vehicular access is approximately 3.6 acres. To sustain this modification of land use and increase in regional impervious area it is recommended that stormwater ponds are supplied with a cumulative area of a minimum 0.9 acres. Upon development the proposed stormwater infrastructure must meet or exceed water quantity and quality standards set forth by the state and the local municipality. #14 has the potential of sharing future stormwater improvements with Element #9.

15 - Parking Deck is proposed at a location that is primarily impervious surface consisting of existing asphalt parking lot, concrete curb, and sidewalks. This location appears to drain south via pipe to drainage channel E. Upon removal of existing elements and installation of new buildings, foundation plantings, and adjoining pedestrian improvements associated with #1B, it appears the impervious area will not be increased within this catchment region. #15 has the potential of sharing future stormwater improvements with Elements #7 and #21.

16 - Soccer Concession/Restroom/Team Locker Room Building is proposed at a location that is primarily impervious surface consisting of an existing building, concrete, and sidewalks. The parcel fronting Atlantic Avenue and Century Circle contains a shared stormwater pond. Upon removal of existing elements and installation of new buildings, foundation plantings, and adjoining pedestrian improvements associated with #16, it appears the impervious area will not be increased within this catchment region. At the time of development, any proposed drainage infrastructure must be consistent with the constraints set forth by the Atlantic Center Commercial Park Master Stormwater Report.

17 - Student Union Expansion & Transportation Hub is proposed at a location that is primarily impervious surface consisting of existing asphalt parking lot, concrete curb, and sidewalks. This location appears to drain north via piping to drainage channel B. Upon removal of existing elements and installation of new buildings, foundation plantings, and adjoining pedestrian improvements associated with #17, it appears the impervious area will not be increased within this catchment region.

21 - Welcome and History Center/University Services is proposed at a location that is primarily a pervious surface consisting of landscaping, grass field, and sidewalks. This location appears to drain west via surface flow to drainage channel E. At this time the extents that #21 will encumber, which includes the building and pedestrian space is approximately 2.0 acres. To sustain this modification of land use and increase in regional impervious area it is recommended that stormwater ponds are supplied with a cumulative area of a minimum 0.4 acres. Upon development the proposed stormwater infrastructure must meet or exceed water quantity and quality standards set forth by the state and the local municipality. #21 has the potential of sharing future stormwater improvements with Elements #7 and #15.

Note: The Illustrative Master Plan graphic (pp. 38-40) does not depict all recommended stormwater pond improvements/additions. A thorough stormwater analysis is recommended as design begins for each site/project.

Domestic Water System

Projected Water System Demands

Building locations and identifiers presented are based on the master plan. Building areas and uses to determine water demands are based on conceptual programming and are subject to change based on the final programming of each building. Required domestic water demand based on SCDHEC Standard for Wastewater Facility Construction, Regulation 61-67.

Future Water System Recommendations

To establish future water supply pressures an existing campus water distribution model was generated. The distribution systems' locations and sizes were determined by Survey data, record drawings, and coordination with the City of Conway Public Works. Existing dynamic pressures were interpolated from fire flow testing results performed by The City of Conway on 9/7/2023.

Per SCDHEC, a minimum pressure of 20 psi must be maintained within a domestic water distribution system during heavy demand flows (i.e. Peak flow, fire flow or flushing flow). Future demands were applied to the water distribution model in sequence to establish when critical low pressure would occur.

As a conservative measure the regional model was supplied with water pressure from the furthest existing water main, along Highway 501. A heavy flow demand (600 gpm) was then applied centrally to the campus distribution system to emulate simultaneous fire flow and regional peak demand. Results depict a relatively uniform campus pressure of 33 psi.

RightSizing Water Demand

Rightsizing master plan elements consist of #9, #11A, #14 and #17. Anticipated water supply demands for the rightsizing master plan elements were applied to the existing distribution model. The same heavy flow demand was applied. Results depict a relatively uniform campus pressure of 29 psi.

At this time, it appears that the right-sizing master plan predicted water system pressure maintains the SCDHEC and NFPA minimum pressure standards. That being said, due to the varying nature of the campus's water usage and the consistent growth along the Highway 501 and 544 corridors it is recommended that any increased demand beyond the right-sizing effort should include improvements to the regional water supply in order to generate higher service pressure. Up to date domestic water system pressure testing should be conducted at the time of each master planned element's development to ensure demand pressures can be met at that time.

Required Domestic Demand (Gallons per Day)

1A. Academic Building	8,000 gpd
1B. Academic Building	15,100 gpd
2. Athletic operations	8,900 gpd
3. Athletic / Recreation Support Building	2,700 gpd
4. Athletic Dining / Wellness	6,700 gpd
5. Central Plan Expansion	NA
6. Club / Intermural Fields	NA
7. Combined Convocation Center / Center of the Arts	44,800 gpd
8. Facilities Warehouse – East Campus	350 gpd
9. Health and Human Performance (HHP) Building	9,000 gpd
10. Honors College / Housing	47,800 gpd
11A. Housing with Residential Hub	63,000 gpd
11B. Housing – Specialty	61,700 gpd
12. HTC Center Expansion	1,000 gpd
13. Music / Band Building	4,100 gpd
14. Parking Deck with Ground Level Post Office	2,000 gpd
15. Parking Deck	2,000 gpd
16. Soccer Concession/Restroom / Team Locker Room Building	100,000+ gpd
17. Student Union Expansion & Transportation Hub	16,900 gpd
18. Track and Field	NA
19. Transportation Hub- East Campus	NA
20. Water Tower	NA
21. Welcome and History Center / University Services	15,100 gpd

Sanitary Sewer System

Projected Sanitary Sewer System Demands

Building areas and uses to determine sanitary sewer demands are based on the on conceptual programming and are subject to change based on the final programming of each building.

Future Sanitary Sewer System Recommendations

Future sanitary sewer demands are anticipated to be served by future pump stations which will be owned and maintained by Grand Strand Water and Sewer Authority. The existing pump stations, both private and GSWSA, will remain online where applicable as master plan elements are developed. Some master plan elements have the potential to be consolidated into sanitary sewer regions for the most effective distribution of future sanitary sewer infrastructure. See Sanitary Sewer Map Appendix E.

Existing sanitary sewer forcemain pressures are subject to change. Note that Grand Strand Water and Sewer Authority currently does not have record drawings on hand for the existing pump station #1 or #5. Upon proposed development these pump stations will need to be field inspected to verify potential capacity.

Required Domestic Demand (Gallons per Day)

1A. Academic Building	8,000 gpd
1B. Academic Building	15,100 gpd
2. Athletic operations	8,900 gpd
3. Athletic / Recreation Support Building	2,700 gpd
4. Athletic Dining / Wellness	6,700 gpd
5. Central Plan Expansion	NA
6. Club / Intermural Fields	NA
7. Combined Convocation Center / Center of the Arts	44,800 gpd
8. Facilities Warehouse – East Campus	350 gpd
9. Health and Human Performance (HHP) Building	9,000 gpd
10. Honors College / Housing	47,800 gpd
11A. Housing with Residential Hub	63,000 gpd
11B. Housing – Specialty	61,700 gpd
12. HTC Center Expansion	2,000 gpd
13. Music / Band Building	4,100 gpd
14. Parking Deck with Ground Level Post Office	2,000 gpd
15. Parking Deck	2,000 gpd
16. Soccer Concession/Restroom / Team Locker Room Building	100,000+ gpd
17. Student Union Expansion & Transportation Hub	16,900 gpd
18. Track and Field	NA
19. Transportation Hub- East Campus	NA
20. Water Tower	NA
21. Welcome and History Center / University Services	15,100 gpd

1A - Academic Building has access to existing sanitary sewer services which feed pump station #4. Nature of pump station and capacity to be evaluated by Grand Strand Water and Sewer at time of development.

1B - Academic Building appears to be isolated from the campus gravity sewer network and would require a sewer pump station. The proposed pump station can tie into existing 6" forcemain adjacent to the site and along the eastern campus boundary. If a new station is installed to serve #1A there is the potential to consolidate regional sanitary sewer by abandoning private grinder #3 and rerouting service to the new #1B station.

2 - Athletic Operations is an expansion to an existing facility which is currently served by existing pump station #6. It appears #2 may be served by the existing pump station. Nature of pump station and capacity to be evaluated by Grand Strand Water and Sewer at time of development. #2 has the potential of sharing future service improvements with #4.

3 - Athletic / Recreation Support Building has access to an existing gravity sewer service along Century Circle, which feeds an existing pump station. It appears #3 may be served by the existing pump station. Nature of pump station and capacity to be evaluated by Grand Strand Water and Sewer at time of development.

4 - Athletic Dining / Wellness is located adjacent to an existing gravity sewer lateral which feeds pump station #6. It appears #2 may be served by the existing pump station. Nature of pump station and capacity to be evaluated by Grand Strand Water and Sewer at time of development. #4 has the potential of sharing future service improvements with #1.

7 - Combined Convocation Center / Center of the Arts is in proximity to existing pump station #2, but it appears that this station does not have adequate capacity. #7 will require a new pump station which may tie into the existing force main stub out located along the parcel's Highway 501 frontage. #7 has the potential of sharing future service improvements with #15 and #21.

8 - Facilities Warehouse – East Campus has access to an existing gravity sewer service along Century Circle, which feeds an existing pump station. It appears #8 may be served by the existing pump station. Due to the proximity of the existing gravity sewer, final service elevations and slopes will need to be evaluated to determine if an intermediate grinder pump is necessary to reach the existing service lateral. Nature of pump station and capacity to be evaluated by Grand Strand Water and Sewer at time of development.

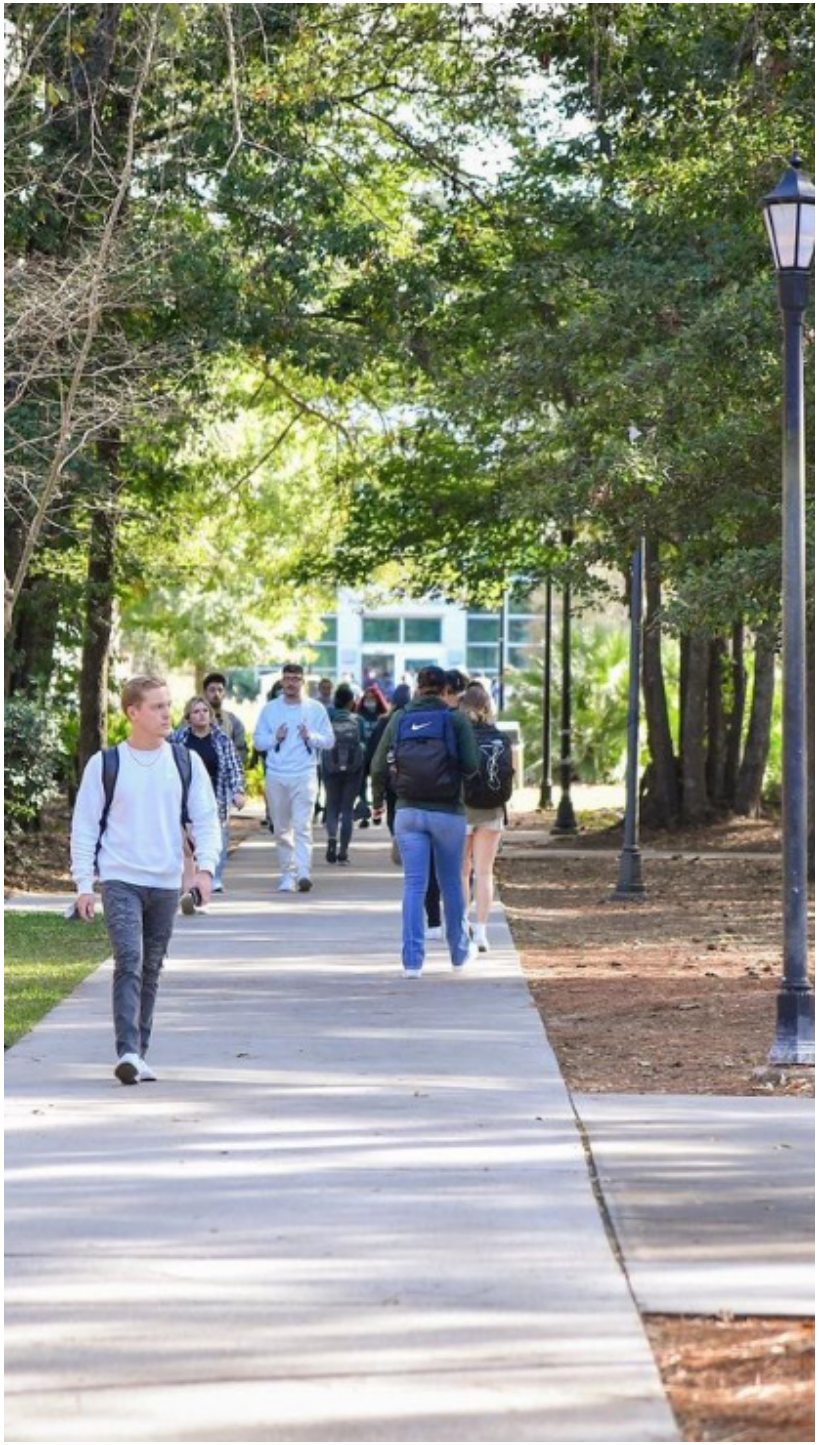
9 - Health and Human Performance (HHP) Building appears to be isolated from the campus gravity sewer network and would require a sewer pump station. The future station has two potential means of discharge. Option 1, install sewer forcemain along roadway with repump connection into an existing manhole along Chanticleer Drive or Founders Drive. The repump is contingent on the available capacity of existing pump station #1 at the time of development. Option 2, install sewer forcemain along Founders Drive and tap existing sewer forcemain within Highway 544. #9 has the potential of sharing future service improvements with #14.

10 - Honors College / Housing requires the removal of two existing residence halls. The current halls are served via a gravity sewer service lateral which feeds existing pump station #1. The proposed #10 appears to generate a larger sanitary sewer demand than the existing residence halls. #10 has three potential means of sanitary sewer service. Option 1, upon development the nature of the existing pump station and capacity are to be evaluated by Grand Strand Water and Sewer. If capacity is available once the two residence halls are offline #10 may utilize the existing gravity sewer lateral. Option 2, if capacity is not available within the existing pump station, then the existing station would be modified to accommodate the increased demand. Option 3, if capacity is not available within the existing pump station, then a new pump station would be required, which may tie into the existing 6" forcemain adjacent to the site and along the Eastern campus boundary. #10 has the potential of sharing future service improvements with #11.

11A - Housing with Residential Hub which will require the removal of existing residence halls. The current residence halls are served via a gravity sewer service lateral which feeds existing pump station #1. The proposed #11 appears to generate a larger sanitary sewer demand than the existing residence halls. #11 has three potential means of sanitary sewer service. Option 1, upon development the nature of the existing pump station and capacity are to be evaluated by Grand Strand Water and Sewer. If capacity is available once the residence halls are offline #11 may utilize the existing gravity sewer lateral. Option 2, if capacity is not available within the existing pump station, then the existing station would be modified to accommodate the increased demand. Option 3, if capacity is not available within the existing pump station, then a new pump station would be required, which may tie into the existing 6" forcemain adjacent to the site and along the Eastern campus boundary. #11 has the potential of sharing future service improvements with #10.

11B - Housing – Specialty consist of multiple buildings which will require the removal of existing residence halls. The current residence halls are served via a gravity sewer service lateral which feeds existing pump station #1. The proposed #11 appears to generate a larger sanitary sewer demand than the existing residence halls. #11 has three potential means of sanitary sewer service. Option 1, upon development the nature of the existing pump station and capacity are to be evaluated by Grand Strand Water and Sewer. If capacity is available once the residence halls are offline #11 may utilize the existing gravity sewer lateral. Option 2, if capacity is not available within the existing pump station, then the existing station would be modified to accommodate the increased demand. Option 3, if capacity is not available within the existing pump station, then a new pump station would be required, which may tie into the existing 6" forcemain adjacent to the site and along the Eastern campus boundary. #11 has the potential of sharing future service improvements with #10.

12 - HTC Center Expansion is an expansion to an existing facility which is currently served by existing pump station #1. It appears #12 may be served by the existing pump station. Nature of pump station and capacity to be evaluated by Grand Strand Water and Sewer at time of development.



13 - Music / Band Building requires the removal/relocation of the existing Campus Post Office. The current Post Office facility is served via a gravity sewer lateral which feeds the existing pump station #1. It appears #13 may be served by the existing pump station. Nature of pump station and capacity to be evaluated by Grand Strand Water and Sewer at time of development.

14 - Parking Deck with Ground Level Post Office appears to be isolated from the campus gravity sewer network and will require a sewer pump station. The future station has two potential means of discharge. Option 1, install sewer forcemain along roadway with repump connection into an existing manhole along Chanticleer Drive or Founders Drive. The repump is contingent on the available capacity of existing pump station #1 at the time of development. Option 2, install sewer forcemain along Founders Drive and tap existing sewer forcemain within Highway 544. #14 has the potential of sharing future service improvements with #9.

15 - Parking Deck is in proximity to existing pump station #2, but this station does not have adequate capacity. It appears #15 may be served by the existing pump station. #15 has the potential of sharing future service improvements with #7 and #21.

16 - Soccer Concession/Restroom/Team Locker Room Building has access to an existing gravity sewer service along Century Circle, which feeds an existing pump station. Due to the potential inconsistent high peak flow of #16, the available pump station capacity is to be evaluated by Grand Strand Water and Sewer at time of development.

17 - Student Union Expansion & Transportation Hub does not have direct access to a gravity sewer service. The nearest existing pump station is #4. #17 has two potential means of sanitary sewer service. Option 1, upon development the nature of the existing pump station and capacity are to be evaluated by Grand Strand Water and Sewer. If capacity is available #17 may utilize nearby existing gravity sewer laterals by means of a standalone private grinder station. Option 2, if capacity is not available within the existing pump stations, then a new pump station would be required, which would run down Chanticleer Drive and tie into the existing 6” within University Boulevard.

21 - Welcome and History Center/University Services is in proximity to existing pump station #2, but this station does not have adequate capacity. #21 will require a new pump station which may tie into the adjacent existing 6" force or the force main stub out located along the Highway 501 frontage. #21 has the potential of sharing future service improvements with #7 and #15.

Potential Regional Sanitary Sewer Improvements

If multiple adjoining Master Plan Elements are to be developed simultaneously it may be appropriate to evaluate the cumulative future demand against the existing sanitary sewer system capacity to establish if a singular infrastructure solution may be implemented to accommodate the increased sanitary sewer demand at this location:

- #2 & #4
- #9 & #14
- #10 & #11
- #7, #15 & #21

Mechanical - Chilled Water Plants and Loops

It is estimated that approximately 3,000 additional tons would be required to condition the following buildings in the master plan:

- 1A) Academic Building
- 1B) Academic Building
- 2) Athletic Operations
- 4) Athletic Dining & Wellness
- 7) Combined Convocation Center / Center for the Arts
- 9) Health and Human Performance (HHP) Building
- 10) Honors College / Housing
- 11A) Housing w/ Residential Hub
- 11B) Housing – Specialty
- 12) HTC Center Expansion
- 14) Parking Deck w/ Ground Level Post Office
- 15) Parking Deck
- 17) Student Union Expansion & Transportation Hub
- 21) Welcome & History Center / University Services

It's assumed that some of the new buildings would not be added to the loop(s) due to remoteness and/or size. The new buildings that are not expected to be connected to the chilled water plant loop(s) are the following:

- 3) Athletic / Recreation Support (East Campus)
- 8) Facilities Warehouse (East Campus)
- 13) Music and Band Building (remoteness from loop)
- 16) Soccer Concession / Restroom / Team Locker Room (East Campus)
- 19) East Campus Transportation Hub (East Campus)

The chilled water system currently consists of two loops served by two independent chilled water plants, CEP-1 (Main Campus Loop) and CEP-2 (Housing Loop). There have been plans to add a third plant and extend the Main Campus Loop at the Edwards Humanities Building to augment the ability of CEP-1 to serve existing buildings and additional buildings within the Blanton Circle.

CEP-2 Housing Loop Expansion to add Buildings 10, 11, 12

CEP-2, Housing Loop, is located on the North side of campus between HTC arena and Housing. The loop is currently using all available capacity. The plant has the available footprint to add an additional 450-ton chiller and cooling tower. Additionally, this plant has experienced some operational issues with cooling tower plant balancing due to elevation differences in the two existing cooling tower basins. Some modifications are required to alleviate this condition.

CEP-2 will require an increase in footprint and in chiller tonnage to serve new housing buildings 10/11, and HTC Arena Expansion (12). Approximately 1,250-1,750 tons is needed to condition those buildings as well as provide some redundancy. This would be done by expanding the plant West into the current parking lot. Some existing underground piping may be required to be increased in size to handle the added water flow.

CEP-3 – Chilled Water Energy Plant and Main Loop Augmentation to add Wall Building, Brittain Hall and Buildings 1, 9, 14, 17, 20

CEP-3 is required to complete the Main Loop along the north side of the pond. This plant is to be located at the Edwards Humanities Building, north of the parking lot.

It was originally planned to add two, 500-ton chillers and cooling towers. Given the required load of the new buildings in the master plan, this plant should be constructed to add 1,500 tons to the loop.

The Main Campus Loop is served by CEP-1, located on Chanticleer Dr E between Science Annex II and the Lib Jackson Student Union. It currently has the capacity to provide 2,800 tons of cooling and cannot be expanded without expanding the building footprint. Expanding the building footprint would be difficult given the planned Transportation Hub and Student Union Expansion. During the summer of 2023, the chilled water demand from the building loop was approximately 2,300 tons; however, once Thompson Library is fully operational the demand will reach 2,800 tons and the plant has no capacity for additional buildings to be added to the loop. This will also eliminate any spare capacity of the plant, eliminating the ability of the system to meet the loop demand if one chiller is not operational during peak cooling demand. This loop needs additional capacity to be added as soon as possible. Wall Building and Brittain Hall are on the North side of the loop but are not connected to the loop. The loop is incomplete on this side of the pond, ending at Penny Hall on the East end and Edwards Humanities on the West end. There are currently plans to expand the loop to this part of the campus and add these two buildings. The addition of these two buildings and Buildings 1, 9, 14, 17, 20 will require the additional CEP be added to the system.

CEP-4, East Loop

Provide a chilled water plant to serve the Convocation Center (7), Welcome Center (21), and Public Safety Building (15) with added capacity to serve the existing buildings on the East side of Chanticleer Drive in the future. This plant is estimated to be approximately 1,500 tons.

CEP-5, Athletics Loop

Provide an Athletics plant and loop of approximately 500 tons to serve buildings 2,4,5, softball, baseball, and the North End Zone Building. This would take softball and baseball off the central loop, but the connection would remain for redundancy and cross connectivity. The plant would be provided in between the existing End Zone Building and the new Athletics Dining / Wellness Building (4).

Loop Connectivity

Forming four (4) chilled water loops around the campus and connecting them together will allow the campus to enjoy multiple options and load sharing of chiller plants with the use of interconnecting valves between each loop. This will provide added redundancy and reduce the potential for catastrophic failures.

Natural Gas

The existing gas infrastructure on campus is expected to be adequate for this expansion. New gas lines shall be provided to each of the new buildings to serve domestic water heating, heating hot water boilers, and cooking requirements.

Electrical Infrastructure

Medium Voltage Power Lines Along Hwy 501

Consideration for relocating the High Voltage Transmission lines that currently reside along Hwy 501 in front of the existing Disc Golf Course where the new Multi-Purpose Auditorium will be located was addressed to the owner of these lines, Santee Cooper. Unfortunately, it is not possible to relocate the lines without extensive work and cost, procuring an alternate path for Santee Cooper to run new underground lines and paying for the relocation. Pedestrian walkways or a patio could be constructed below these lines with approval of Santee Cooper and is usually contingent on the construction allowing Utility Equipment access to repair lines as needed.

Right-of-Way Along Hwy 544

Santee Cooper has a distribution and transmission right-of-way along Hwy 544. The west facades of the Brooks Stadium bleachers and the Indoor Practice Facility both lie outside of this ROW.

Road Map

Roadmap / Phasing

As described in the Academic Space Analysis section, the master plan categorizes future capital projects into two categories, rightsizing and future growth. Time and focus was spent to sequence those projects in the rightsize category which are on a shorter time horizon based on priorities, current thinking relative to timing of available funding, and need for land transfer from one of the foundations to the university. Projects that are in the future growth category will be evaluated as part of regular updates to the master plan under the leadership of the master plan Committee depending on enrollment and academic program growth.

It should also be noted that new facility construction will free up space in existing facilities which will serve as swing space and/or be renovated to further meet the highest needs as determined guided by the Master Plan Committee. Most notable of the forthcoming renovation projects is Williams-Brice Physical Education Center as the academic units housed there (Kinesiology and Recreation and Sport Management) will relocate to the new Health and Human Performance Building. In addition to the new HHP Building, the Student Union Expansion and the Combined Convocation Center/Center for the Arts complex are priorities, with the remaining projects sequenced to meet the needs of the University.

LEGEND:

1a. Academic Building
1b. Academic Building
2. Athletic Operations
3. Athletic/Recreation Support Building
4. Athletic Dining & Wellness
5. Central Plant Expansion
6. Club Sports & Intramural Sports Field
7. Combined Convocation Center/Center for the Arts
8. Facilities Warehouse – East Campus
9. Health and Human Performance (HHP) Building
10. Honors College/Housing
11a. Housing with Residential Hub
11b. Housing – Specialty
12. HTC Center Expansion
13. Music and Band Building
14. Parking Deck with Ground Level Post Office
15. Parking Deck
16. Soccer Concession/Restroom/Team Locker Room Building
17. Student Union Expansion & Transportation Hub
18. Track & Field
19. Transportation Hub – East Campus
20. Water Tower
21. Welcome & History Center/University Services

Additional Recommendations

As CCU continues to mature in its processes and grow as a university, there are several items that were discussed during the master planning effort that the planning team felt needed to be documented as additional future action items for CCU to accomplish:

1. Now that CCU has an accurate survey, CCU should push to integrate all of its infrastructure into its campus Geographic Information System (GIS).
2. For all existing buildings, CCU needs to conduct an analysis of pathways to and into main entrances of buildings to determine if there are opportunities to provide improved access.
3. Develop a campus wide plan for addressing trash, waste and recycling is recommended including determining a location for a centralized trash/recycle area.
4. A comprehensive study needs to be conducted for the entire campus to improve wayfinding in and around campus. This may include a signage master plan and is an opportunity to reinforce campus branding and identity.
5. CCU should continue conversations with SC DOT relative to pedestrian crossings at SC544/Founders Drive and US 501/University Boulevard.
6. It is our understanding that CCU intends to facilitate a Mobility Study which will address pedestrian traffic, bike traffic, scooter traffic, a detailed parking analysis among other things. Once this study is completed, CCU will need to revisit the locations of the recommended parking garages and the recommended sizes and update the master plan accordingly.
7. The draft of the Arboretum Master Plan that is being developed should be updated to coordinate with the goals stated within this Master Plan.
8. A Master Plan Committee should be established and meet regularly to ensure that new proposed projects are in keeping with this master plan. This committee should also be charged with regular updates to the master plan not less than every five years.

APPENDIX A-1

Academic Space Analysis: Results

Academic Space Analysis: Results

Seat Capacity of Classrooms	Number of Classrooms	Utilization: Hours / Week
100 - 130 Seats	5 Classrooms	36 Hours / Week
80 - 99 Seats	1 Classrooms	38 Hours / Week
60 - 79 Seats (actually all 61)	8 Classrooms	34 Hours / Week
50 - 59 Seats	8 Classrooms	35 Hours / Week
40 - 49 Seats	19 Classrooms	37 Hours / Week
30 - 39 Seats	43 Classrooms	34 Hours / Week
20 - 29 Seats	12 Classrooms	33 Hours / Week
11 - 19 Seats	1 Classrooms	23 Hours / Week
	97 Classrooms	33.3 Hours / Week

- To reach the 30 hour standard, CCU would need to add 11 classrooms to the inventory
- Given the 97 classrooms and the 30 hours per week standard, CCU's enrollment is over capacity by 1,500 students

APPENDIX A-2

Academic Space Analysis: Program Summary

Coastal Carolina University
Academic Allocation Audit

Department or Program _____

FACULTY	CURRENTLY	PROJECTED
Faculty, Full-time T/TT		
Full-time Lecturer, Instructor		
Part-time, Adjunct Faculty		
Total FTE Faculty		
Emeriti Faculty (Productive)		
Visiting Faculty		
% Faculty doing Research:		
Wet Lab Based	%	%
Dry Lab Based	%	%
Office Based	%	%

NON-FACULTY RESEARCHERS	CURRENTLY	PROJECTED
Research Associates, Full-time		
Research Associates, Part-time		
Undergraduate Researchers		

STUDENTS[1]	CURRENTLY	PROJECTED
Undergraduate Majors		
Masters		
PhDs		
Post Docs		
Research Fellows		
GTA's		
GRA's		

ON-LINE STUDENTS	CURRENTLY	PROJECTED
Fully On-Line Students		

ADMINISTRATIVE STAFF	CURRENTLY	PROJECTED
Full-time Staff, Private Office		
Full-time Staff, Shared Office		
Part-time Staff		
Technician		
Student Workers		

LAB SECTION SIZE	CURRENTLY	PROJECTED
Undergrad Lab Section Size		
Graduate Lab Section Size		

[1] Do not count students who are fully on-line; there is a separate section for doing so.

BOUDREAUX
inspired design

DOBER LIDSKY MATHEY
CREATING CAMPUS SOLUTIONS

APPENDIX A-3

Academic Space Analysis: Questions for the Deans

Coastal Carolina University
Academic Allocation Audit

The Deans

As part of the Academic Allocation Audit, we would like to meet with each dean to learn about the focus of their college, to learn about current programs and the changes that might be planned. Essentially, we would like to understand the academic context before we meet with each of the department chairs.

The questions below are an example of the those that might be asked during our meeting. The questions are listed below to help each dean prepare for our meeting although the actual questions will be adjusted to reflect the nature of the college and the specific disciplines.

Questions for the University/Deans

- Do the colleges have their own strategic plans? Do these plans fit within the context of the University's incipient strategic plan discussions?
- Do the colleges have a history of working together?
- Does Coastal Carolina have any plans for new programs or electives?
- Are there any projections for new graduation requirements?
- Are there any plans for new degree programs?
- Does Coastal Carolina have any policies that encourage faculty to collaborate or joint teach?
- What is the University's policy on faculty loading? Does that policy enhance or hinder the possibility of team teaching, interdisciplinary teaching or research, or the extent of faculty and student research?
- Do each of the University's centers and institutes have a physical presence?
- Are there any plans for additional centers and institutes?
- Is there a University policy to provide work space for all graduate students or for just funded graduate students? Or is it left to the colleges to decide?
- Are there department that the University wishes to nurture – strengthen – change?
- Which is the strongest department and which the weakest in each of the colleges?
- How informed is the University's administration and Board in terms of the changes taking place in teaching and research nation-wide? How informed are they about the changes taking place on campus and at the University's peer institution?
- There are examples of other universities creating joint programs or encouraging collaboration in one way or another: Business and Engineering, the Arts and Sciences (STEM and STEAM), Science and Health Care. Are these types of collaborations happening on the Coastal Carolina Campus?

APPENDIX A-4

Academic Space Analysis: Questions for the Department Chairs

Coastal Carolina University
Academic Allocation Audit

Department Chairs

As part of the Academic Allocation Audit, we would like to meet with each academic department to learn about current programs and changes that might be planned. We would like to understand the size of the department – number of faculty, students, and staff and the nature of the space that supports the department's teaching and research.

The questions below are an example of the those that might be asked during our meeting. The questions are listed below to help each chair prepare for our meeting although the actual questions will be adjusted to reflect the nature of the specific disciplines.

There is a form that we would like each department chair to fill in, prior to our meeting if possible. The form lists the various categories of faculty, staff, and students that might be associated with the department. There are two columns of information that we are seeking: the current number of people and a projection of the future assuming a ten-year time frame. Please feel free to modify the categories to better describe the department.

Questions for Department Chairs

Faculty

- What are the current and projected number of full-time and part-time faculty for your department?
- How many faculty will retire in the next 10 to 15 years? What are the implications for staffing, teaching, and service? If the percentage is high, are there plans to redirect the department's focus?
- What percentage of faculty is doing funded research? How might that percentage change in the future?

Students

- What are the current and projected number of undergraduates, graduates, PhDs, and Post Docs in your department? Has the University established targets?
- How many of your students are fully on-line?
- To what extent are undergraduate students currently involved in research? How might it be different in the future?
- Do students work on independent projects? Or in teams? Is there a capstone project?
- Do places for collaborative student work currently exist in the department?
- What issues and concerns do students raise concerning their Coastal Carolina experience?

Instructional Methodology – Teaching vs Learning

- How current are the faculty concerning research on learning? How has the way in which faculty and students interact changed in response to that research?
- How many faculty are using active learning techniques, the flipped classroom, hybrid courses, experiential learning?
- At some universities, there are faculty experimenting with techniques and software to keep students engaged in large section venues. Is that happening in your department?
- How many faculty have a course where they are working collaboratively with another faculty?
- What plans, if any, does the department have to engage the non-major?

Shared Resources

- What is the potential for shared equipment, space, and clerical and technical staff between departments? Between colleges?

APPENDIX A-5

Academic Space Analysis: Summary of Existing Space, Right-Sized Space & Furniture Needs

Coastal Carolina University									
1% Enrollment Growth/Year - 10 Years									
Summary of Existing Space, Right-Sized Space, and Future Space Needs									
College	**Existing NASF**	**Right-Sized Using SC Standards**	**Delta: Existing vs Right-sized**		**Future Need NASF Using Space Standards**	**Delta: Existing vs Future**			
College of Business	18,525	29,694	11,169		33,637	15,112			
College of Education & Social Sciences	10,275	35,063	24,788		41,114	30,839			
Colleg of Health & Human Performance	26,004	26,143	139		34,340	8,336			
College of Humanities & Fine Arts	88,184	99,446	11,262		112,040	23,856			
College of Science	95,082	134,127	39,045		152,615	57,533			
HTC Honors College	6,726	8,244	1,518		7,742	1,016			
Graduate & Continuing Studies	2,261	3,728	1,467		4,286	2,025			
			-						
University Classrooms	82,929	89,513	6,584		94,933	12,004			
			-						
			-						
			-						
			-						
			-						
	329,986	**425,958**	**95,972**		480,706	150,720	Total Net Assignable Square Feet		
			60%			60%	Using 60% Net-to-Gross		
			159,954			251,200	Gross Square Feet		
	247,057	336,445	89,388		385,773	138,716			

Summary					X	Every number or text in a blue box is a variable and can be changed					
					Y	Pink boxes are planning factors that can be changed					
					Z	White boxes are formulas or fixed values that are not to be changed					
			College of Business		**College of Education and Social Sciences**						
Coastal Carolina University			**College of Business**		**Anthropology & Geography**	**Education Sciences & Organization**	**Educational Studies**	**Life Programs**	**Political Science**	**Sociology**	**Teacher Education**
FACULTY											
Faculty, Full-time T/TT			51		8	4	18	-	14	15	14
Full-time Lecturer, Instructor			27		5	-	4	-	3	-	2
Part-time, Adjunct Faculty			18		3	-	16	-	2	2	14
Total FTE Faculty			-		-	-	-	-	-	-	-
Emeriti Faculty (Productive)			-		-	-	-	-	-	-	-
Visiting Faculty			-		-	-	2	-	-	3	-
% Faculty doing Research:					0.0	0.0	0.0	0.0	0.0	0.0	0.0
Wet Lab Based			0%		29%	0%	0%	0%	0%	0%	10%
Dry Lab Based			0%		43%	0%	0%	0%	0%	0%	10%
Office Based			100%		100%	100%	50%	0%	100%	100%	80%
					0	-	0	0	0		0
NON-FACULTY RESEARCHERS					0	-	0	0	0	0	0
Research Associates, Full-time			0.0		0.0	0.0	0.0	0.0	0.0	0.0	4.0
Research Associates, Part-time			0.0		0.0	0.0	0.0	0.0	0.0	0.0	3.0
Undergraduate Researchers			0.0		4.0	0.0	0.0	0.0	0.0	0.0	3.0
					0.0	0.0	0.0	0.0	0.0	0.0	0.0
					0.0	0.0	0.0	0.0	0.0	0.0	0.0
Undergraduate Majors			2,708		41	-	83	42	132	369	498
Masters			101		-	31	116	-	-	-	22
PhDs			-		-	47	-	-	-	-	-
Post Docs			-		-	-	-	-	-	-	-
Research Fellows			-		-	2	-	-	4	-	-
GTA's			-		-	3	2	3	-	-	-
GRA's			17		-	-	-	-	2	-	-
GAs			-		-	-	-	-	-	-	-
ON-LINE STUDENTS					0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fully On-Line Students			44		0	0	116	0	0	0	0
			0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
ADMINISTRATIVE STAFF			0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Full-time Staff, Private Office			15		2	2	2	7	2	2	2
Full-time Staff, Shared Office			0		0	0	0	4	0	0	5
Part-time Staff			0		0	0	0	0	0	0	11
Technician			0		0	0	0	0	0	0	0
Student Workers			11		0	2	0	5	2	3	3
			0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
LAB SECTION SIZE			0		0.0	0.0	0.0	0.0	0.0	0.0	0.0
Undergrad Lab Section Size			26		17	0	19	4	3	22	22
Graduate Lab Section Size			25		0	0	0	0	0	0	0
			0		0	0	0	0	0	0	0
Lab Weekly Student Contact Hours			2934		720	0	160	57	7	256	134
Lab Weekly Student Contact Hours			0		0	0	0	0	0	0	0

Graduate & Continuing Education	College of Health and Human Performance									
Graduate & Continuing Education	Health Science	Kinesiology	Nursing	Public Health	Recreation & Sport Management	ROTC	Comm, Media & Culture	English, Digital Culture & Design	History & Social Studies	Intellegence & Security Stud
3	4	15	-	8	10	-	17	22	15	8
-	-	6	-	4	3	-	7	21	8	2
-	3	11	-	13	7	4	10	27	9	2
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	2	-	-	-
-	-	-	-	-	-	-	-	2	-	-
0										
0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
0	0%	50%	0%	0%	0%	0%	0%	0%	0%	0%
0	0%	50%	0%	100%	100%	100%	55%	0%	100%	100%
	0	0	0	0	0	0	-	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	14.0	0.0	7.0	0.0	0.0	11.0	0.0	0.0	4.0
0	-	-	-	-	-	-	-	0.0	0.0	0.0
0	0	0	0	0	0	0	-	-	-	-
-	-	470	40	239	572	-	531	104	79	303
-	-	-	-	-	28	-	22	14	-	-
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	8	5	15	-	-
-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-
0	0	0	0	0	0	0	-	0.0	0.0	0.0
0	0	0	0	16	0	0	0	0	0	0
0	0.0	0.0	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0
0	0.0	0.0	0.0	0.0	0.0	0.0	0	0.0	0.0	0.0
18	2	2	0	2	2	2	2	2	2	0
5	0	2	0	0	0	2	0	0	0	2
0	0	0	2	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	3	2	0	6	3	3	0
0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0
0	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0
0	19	12	12	0	0	12	18	13	0	17
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	136	755	0	27	0	755	278	269	0	631
0	0	0	0	0	0	0	0	0	0	0

College of Humanities and Fine Arts							College of Science					
Interdisciplinary Studies	LIS	Music, MBE, Technology	Philosophy & Religious Studies	Theatre	Visual Arts	Edwards College	Biology	Chemistry	Computing Sciences	Marine Science	Mathematics & Statistics	Physics & Engineering Science
5	9	16	11	13	18	-	17	10	7	21	18	11
-	13	8	6	4	-	-	10	8	6	5	19	5
2	9	15	4	5	9	-	11	2	10	11	5	8
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	2	-	-	-
-	2	-	2	-	2	-	-	-	2	-	-	-
0%	50%	0%	60%	0%	0%		93%	75%	0%	79%	0%	18%
0%		0%	0%	0%	0%		0%	12%	0%	5%	0%	9%
100%	50%	0%	100%	100%	0%		7%	0%	30%	16%	44%	20%
0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0	0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	72.0	0.0	132.0	0.0	54.0
0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0	0
-	-	-	-	-	-	-	0	0	0	0	0	0
158	47	113	21	164	258	1,808	550	88	284	912	31	157
9	-	16	-	-	-	61	7	-	11	50	-	-
-	-	-	-	-	-	-	-	-	-	14	-	-
-	-	-	-	-	-	-	-	-	-	2	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	20	7	-	-	33	-	7
4	-	-	-	-	-	-	3	-	-	14	-	-
-	-	-	-	-	-	11	-	-	-	-	-	-
0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	16	0	0	0
0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0	0
0.0	0.0	0.0	0.0	0.0	0.0	0	0	0	0	0	0	0
2	2	3	2	5	2	18	2	2	2	6	2	0
0	0	0	0	0	0	3	0	2	0	3	0	2
0	0	0	0	0	0	0	0	0	0	4	0	0
0	0	0	0	5	0	0	0	0	0	0	0	0
0	3	17	0	47	8	0	2	7	13	11	2	7
0	0	0	0	0.0	0.0	0	0	0	0	0	0	0
0	0	0	0	0.0	0.0	0	0	0	0	0	0	0
0	10	9	0	15	14	0	20	17	21	18	15	14
0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0
0	28	713	0	1361	3493	0	4781	1898	2790	3272	412	271
0	0	0	0	0	0	0	0	0	0	0	0	0

			Honors College
Psychology	**Center for Marine & Wetland Studies**		**Honors College**
10	2		11
3	3		4
13	2		2
-	-		-
-	-		-
2	-		-
			0
22%	100%		0%
50%	100%		0%
18%	100%		0%
			0
0	0		0
0.0	0.0		0.0
0.0	2.0		0.0
0.0	0.0		11.0
0	0		0.0
0	0		0.0
825	-		830
-	5		-
-	2		-
-	-		-
-	-		-
-	-		-
-	-		-
-	-		-
0	0		0.0
0	0		4
0	0		0.0
0	0		0.0
2	1		6
0	3		0
0	0		0
0	8		0
3	19		17
0	0		0.0
0	0		0.0
21	6		18
0	0		0
0	0		0
1279	48		18
0	0		0

Space Planning Guidelines Offices		NSF/Person
Senior Administrators		200
Department Heads, Chairs, Directors		160
Instructional/Faculty or Professionals		140
Lecturers		120
Administrative and clerical		120
Technical		100
Cubicles		60
PhD Students/person		40
GRAs & TAs/person		40
Postdocs/person		100
Visiting Faculty/Research Associates		140
Adjuncts, Emeriti Shared Office/person		60
Department Office/Reception		180
Student Workers		20
Conference Room/person		25
Informal Small Group Collaboration /person		20
Lounge and Gathering/person		20
Office Support		20%
Classrooms		
Average Room Hours/Week		30
Station Occupancy Ratio		60%
Instructional Class Labs		
Average Room Hours/Week		20
Station Occupancy Ratio		75%
NASF per Station Instructional Labs		**NASF**
		33
		50
		70
		108
		30%
Research Space Allocation		
NASF per Researcher		**NSF/Person**
		50
		100
		200
		300
Support		30%

College of Business

Department NASF			18,525
		College of Business	
FACULTY			**Office NASF**
Faculty, Full-time T/TT		51.0	7,140
Full-time Lecturer, Instructor		27.0	3,240
Part-time, Adjunct Faculty (share)		18.0	1,080
Total FTE Faculty		0.0	
Emeriti Faculty (Productive)		0.0	-
Visiting Faculty		0.0	-
% Faculty doing Research:			
Wet Lab Based		0%	
Dry Lab Based		0%	
Office Based		100%	
Additional Allocation for Chair (140 +20 = 160			20
NON-FACULTY RESEARCHERS			
Research Associates, Full-time		0.0	-
Research Associates, Part-time		0.0	-
Undergraduate Researchers		0.0	
STUDENTS			
Undergraduate Majors		2708.0	
Masters		101.0	
PhDs		0.0	-
Post Docs		0.0	-
Research Fellows		0.0	
GTA's		0.0	-
GRA's		17.0	
GA's			
ON-LINE STUDENTS			
Fully On-Line Students		44.0	
ADMINISTRATIVE STAFF			
Full-time Staff, Private Office		15.0	1,800
Full-time Staff, Shared Office		0.0	-
Part-time Staff		0.0	-
Technician		0.0	-
Student Workers		11.0	110
			13,390
College Office			180
College Conference Room (can be distributed)			1,950
Office Support, Workroom, Copier, Files, Storage			3,104
Informal Small Group Collaboration Areas			
Department Lounge			
Total Office and Office Related Support Spaces			18,624
LAB SECTION SIZE			
Undergrad Lab Section Size		26.0	
Graduate Lab Section Size		25.0	
Instructional Laboratories			
Lab Weekly Student Contact Hours		2,934	
Lab Weekly Student Contact Hours		-	
Number of Labs Required		6	
NASF per Lab		1,140	
Total Instructional Lab NASF		6,840	
Lab Support, Prep, Instrumentation, Storage		2,930	
		9,770	9,770
Faculty Doing Research			
Faculty		51	2,550
Researcher		-	-
Undergrad		-	-
Support			1,093
			3,643
Department Resources			
Dean's Suite			1,600
			1,600
			33,637

College of Education and Social Sciences

Department NASF		2,735		871		1,320		364		1,763		1,866		1,356	
	Anthropology & Geography		Education Sciences & Organization		Educational Studies		Life Programs		Political Science		Sociology		Teacher Education		
FACULTY		Office NASF		Office NASF		Office NASF		Office NASF		Office NASF		Office NASF		Office NASF	TOT
Faculty, Full-time T/TT	8.0	1,120	4	560	18	2,520	0	-	14	1,960	15	2,100	14	1,960	73.0
Full-time Lecturer, Instructor	5.0	600	0	-	4	480	0	-	3	360	0	-	2	240	14.0
Part-time, Adjunct Faculty (share)	3.0	180	0	-	16	960	0	-	2	120	2	120	14	840	37.0
Total FTE Faculty	0.0		0		0		0		0		0		0		-
Emeriti Faculty (Productive)	0.0	-	0	-	0	-	0	-	0	-	0	-	0	-	-
Visiting Faculty	0.0	-	0	-	2	280	0	-	0	-	3	420	0	-	5.0
% Faculty doing Research:	0.0		0		0		0		0		0		0		-
Wet Lab Based	29%		0%		0%		0%		0%		0%		10%		
Dry Lab Based	43%		0%		0%		0%		0%		0%		10%		
Office Based	28%		100%		50%		0%		100%		100%		80%		
Additional Allocation for Chair (140 +20 = 160	0.0	20	0	20	0	20	0	20	0	20	0	20	0	20	-
NON-FACULTY RESEARCHERS															
Research Associates, Full-time	0.0	-	0	-	0	-	0	-	0	-	0	-	4	560	4.0
Research Associates, Part-time	0.0	-	0	-	0	-	0	-	0	-	0	-	3	180	3.0
Undergraduate Researchers	4.0		0		0		0		0		0		3		7.0
	0.0		0		0		0		0		0		0		-
STUDENTS															
Undergraduate Majors	41.0		0		83		42		132		369		498		1,165.0
Masters	0.0		31		116		0		0		0		22		169.0
PhDs	0.0	-	47	1,880	0	-	0	-	0	-	0	-	0	-	47.0
Post Docs	0.0	-	0	-	0	-	0	-	0	-	0	-	0	-	-
Research Fellows	0.0		2		0		0		4		0		0		6.0
GTA's	0.0	-	3	120	2	80	3	120	0	-	0	-	0	-	8.0
GRA's	0.0		0		0		0		2		0		0		2.0
GA's	0.0		0		0		0		0		0		0		-
ON-LINE STUDENTS															
Fully On-Line Students	0.0		0		116		0		0		0		0		116.0
	0.0		0		0		0		0		0		0		-
ADMINISTRATIVE STAFF															
Full-time Staff, Private Office	2.0	240	2	240	2	240	7	840	2	240	2	240	2	240	19.0
Full-time Staff, Shared Office	0.0	-	0	-	0	-	4	240	0	-	0	-	5	300	9.0
Part-time Staff	0.0	-	0	-	0	-	0	-	0	-	0	-	11	660	11.0
Technician	0.0	-	0	-	0	-	0	-	0	-	0	-	0	-	-
Student Workers	0.0	-	2	20	0	-	5	50	2	20	3	30	3	30	15.0
		2,160		2,840		4,580		1,270		2,720		2,930		5,030	
Department Office		180		180		180		180		180		180		180	
Department Conference Room								-							
Office Support, Workroom, Copier, Files, Storage		468		604		952		290		580		622		1,042	
Informal Small Group Collaboration Areas															
Department Lounge															
Total Office and Office Related Support Spaces		2,808		3,624		5,712		1,740		3,480		3,732		6,252	
LAB SECTION SIZE															
Undergrad Lab Section Size	17.0		0.0		19.0		4.0		3.0		22.0		22.0		
Graduate Lab Section Size	0.0		0.0		0.0		0.0		0.0		0.0		0.0		
Instructional Laboratories															
Lab Weekly Student Contact Hours	720		-		160		57		7		256		134		
Lab Weekly Student Contact Hours	-		-		-		-		-		-		-		
Number of Labs Required	2										1.00		1.00		
NASF per Lab	750										970		970		
Total Instructional Lab NASF	1,500										970		970		
Lab Support, Prep, Instrumentation, Storage	640										420		420		
	2,140	2,140		-		-		-		-	1,390	1,390	1,390	1,390	
Faculty Doing Research															
Faculty	8	1,264	4	200	9	450	-	-	14	700	15	750	14	700	
Researcher	-	-	-	-	-	-	-	-	-	-	-	-	4	200	
Undergrad	4	200	-	-	-	-	-	-	-	-	-	-	3	150	
Support		627		-		-		-		-		-		-	
		2,091		200		450		-		700		750		1,050	
Department Resources															
		0		0		0		0		0		0		0	
		7,039		3,824		6,162		1,740		4,180		5,872		8,692	

10,275	
ALS	**FACULTY**
10,220	Faculty, Full-time T/TT
1,680	Full-time Lecturer, Instructor
2,220	Part-time, Adjunct Faculty
-	Total FTE Faculty
-	Emeriti Faculty (Productive)
700	Visiting Faculty
-	% Faculty doing Research:
-	Wet Lab Based
-	Dry Lab Based
-	Office Based
140	Additional Allocation for Chair (140 +20 = 160
	NON-FACULTY RESEARCHERS
560	Research Associates, Full-time
180	Research Associates, Part-time
-	Undergraduate Researchers
-	
	STUDENTS
-	Undergraduate Majors
-	Masters
1,880	PhDs
-	Post Docs
-	Research Fellows
320	GTA's
-	GRA's
-	GA's
	ON-LINE STUDENTS
-	Fully On-Line Students
-	
	ADMINISTRATIVE STAFF
2,280	Full-time Staff, Private Office
540	Full-time Staff, Shared Office
660	Part-time Staff
-	Technician
150	Student Workers
21,530	
1,260	Department Office
1,825	College Conference Room (can be distributed)
4,558	Office Support, Workroom, Copier, Files, Storage
-	Informal Small Group Collaboration Areas
-	Department Lounge
4,920	Subtotal
5,241	Subtotal
1,600	Dean's Suite
180	3 Faculty
-	
41,114	**Total**

College of Humanities and Fine Arts

Department NASF		2,027		4,622		1,845		2,360		263		2,803		12,296		
	Comm, Media & Culture		**English, Digital Culture & Design**		**History & Social Studies**		**Intelligence and Security Studies**		**Interdisciplinary Studies**		**LIS**		**Music, MBE, Technology**			
FACULTY		**Office NASF**		**Office NASF**		**Office NASF**		**Office NASF**		**Office NASF**		**Office NASF**		**Office NASF**		
Faculty, Full-time T/TT	17.0	2,380	22	3,080	15	2,100	8	1,120	5.0	700	9.0	1,260	16.0	2,240		
Full-time Lecturer, Instructor	7.0	840	21	2,520	8	960	2	240	0.0	-	13.0	1,560	8.0	960		
Part-time, Adjunct Faculty (share)	10.0	600	27	1,620	9	540	2	120	2.0	120	9.0	540	15.0	900		
Total FTE Faculty	0.0		0		-		-		0.0		0.0		0.0			
Emeriti Faculty (Productive)	2.0	120	0	-	-	-	-	-	0.0	-	0.0	-	0.0	-		
Visiting Faculty	0.0	-	2	280	-	-	-	-	0.0	-	2.0	280	0.0	-		
% Faculty doing Research:	0.0		0		-		-		0.0		0.0		0.0			
Wet Lab Based	0%		0%		0%		0%		0%		50%		0%			
Dry Lab Based	0%		0%		0%		0%		0%		0%		0%			
Office Based	55%		0%		100%		100%		100%		50%		0%			
Additional Allocation for Chair (140 +20 = 160		20	0	20	-	20	-	20	0	20	0	20	0.0	20		
NON-FACULTY RESEARCHERS																
Research Associates, Full-time	0.0	-	0.0	-	-	-	-	-	0.0	-	0.0	-	0.0	-		
Research Associates, Part-time	0.0	-	0.0	-	-	-	-	-	0.0	-	0.0	-	0.0	-		
Undergraduate Researchers	11.0		0.0		-		4		0.0		0.0		0.0			
	0.0		0.0		-		-		0.0		0.0		0.0			
STUDENTS																
Undergraduate Majors	531.0		104.0		79		303		158.0		47.0		113.0			
Masters	22.0		14.0		-		-		9.0		0.0		16.0			
PhDs	0.0	-	0.0	-	-	-	-	-	0.0	-	0.0	0.0	0.0	0.0		
Post Docs	0.0	-	0.0	-	-	-	-	-	0.0	-	0.0	0.0	0.0	0.0		
Research Fellows	0.0		0.0		-		-		0.0		0.0		0.0			
GTA's	5.0	200	15.0	600	-	-	-	-	0.0	-	0.0	0.0	0.0	0.0		
GRA's	0.0		0.0		-		-		4.0		0.0		0.0			
GA's	0.0		0.0		-		-		0.0		0.0		0.0			
ON-LINE STUDENTS																
Fully On-Line Students	0.0		0.0		-		-		0.0		0		0.0			
	0.0		0.0		-		-		0.0		0		0.0			
ADMINISTRATIVE STAFF																
Full-time Staff, Private Office	2.0	240	2.0	240	2	240	-	-	2.0	240	2.0	240.0	3.0	360.0		
Full-time Staff, Shared Office	0.0	-	0.0	-	-	-	2	120	0.0	-	-	-	-	-		
Part-time Staff	0.0	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-		
Technician	0.0	-	0.0	-	-	-	-	-	0.0	-	-	-	-	-		
Student Workers	6.0	60	3.0	30	3	30	-	-	0.0	-	3.0	30.0	17.0	170.0		
	0.0		0.0		-		-		0.0		-		-			
		4,460		8,390		3,890		1,620		1,080		3,930.0		4,650.0		
Department Office		180		180		180		180		180		180.0		180.0		
Department Conference Room																
Office Support, Workroom, Copier, Files, Storage		928		1,714		814		360		252		822		966		
Informal Small Group Collaboration Areas																
Department Lounge																
Total Office and Office Related Support Spaces		5,568		10,284		4,884		2,160		1,512		4,932		5,796		
LAB SECTION SIZE																
Undergrad Lab Section Size	18.0		13		0		17		0		10		9			
Graduate Lab Section Size	0.0		0		0		0		0		0		0			
Instructional Laboratories																
Lab Weekly Student Contact Hours	278		269		-		631		-		27		713			
Lab Weekly Student Contact Hours	-		-		-		-		-		-		-			
Number of Labs Required			1				2				0		4			
NASF per Lab			570		-		750				440		600			
Total Instructional Lab NASF			570		-		1,500				-		2,400			
Lab Support, Prep, Instrumentation, Storage			240		-		640				-		1,030			
		-	810	810	-	-	2,140	2,140			-	-	3,430	3,430		
Faculty Doing Research																
Faculty	9	468	-	-	15	750	8	400	5	250	9	450	-	-		
Researcher	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Undergrad	11	550	-	-	-	-	4	200	-	-	-	-	-	-		
Support		436		-		-		-		-		-		-		
		1,454		-		750		600		250		450		-		
Department Resources																
													Recital Hall	2800		
													Rehersal	800		
													Practice Rooms	640		
		0		0		0		0		0		0		4240		
		7,022		11,094		5,634		4,900		1,762		5,382		13,466		

	1,548		26,794		12,886					88,184	
Philosophy & Religious Studies		**Theatre**		**Visual Arts**		**Edwards College**					
	Office NASF		**Office NASF**		**Office NASF**		**Office NASF**	**TOTALS**			**FACULTY**
11.0	1,540	13	1,820	18	2,520			134.0	18,760		Faculty, Full-time T/TT
6.0	720	4	480	0	-			69.0	8,280		Full-time Lecturer, Instructor
4.0	240	5	300	9	540			92.0	5,520		Part-time, Adjunct Faculty
0.0		0		0				-	-		Total FTE Faculty
0.0	-	0	-	0	-			2.0	120		Emeriti Faculty (Productive)
2.0	280	0	-	2	280			8.0	1,120		Visiting Faculty
0.0		0		0				-	-		% Faculty doing Research:
60%		0%		0%				1.1	-		Wet Lab Based
0%		0%		0%				-	-		Dry Lab Based
100%		100%		0%				6.1	-		Office Based
0	20	0	20	0	20			-	200		Additional Allocation for Chair (140 +20 = 160
								-	-		**NON-FACULTY RESEARCHERS**
0.0	-	0	-	0	-			-	-		Research Associates, Full-time
0.0	-	0	-	0	-			-	-		Research Associates, Part-time
0.0		0		0				15.0	-		Undergraduate Researchers
0.0		0		0				-	-		
								-	-		**STUDENTS**
21.0		164		258				1,778.0	-		Undergraduate Majors
0.0		0		0				61.0	-		Masters
0.0	0.0	0	-	0	-			-	-		PhDs
0.0	0.0	0	-	0	-			-	-		Post Docs
0.0		0		0				-	-		Research Fellows
0.0	0.0	0	-	0	-			20.0	800		GTA's
0.0		0		0				4.0	-		GRA's
0.0		0		0				-	-		GA's
								-	-		**ON-LINE STUDENTS**
0		0		0				-	-		Fully On-Line Students
0		0		0				-	-		
								-	-		**ADMINISTRATIVE STAFF**
2.0	240.0	5	600.0	2	240.0			22.0	2,640		Full-time Staff, Private Office
-	-	0	-	0	-			2.0	120		Full-time Staff, Shared Office
-	-	0	-	0	-			-	-		Part-time Staff
-	-	5	500.0	0	-			5.0	500		Technician
-	-	47	470.0	8	80.0			87.0	870		Student Workers
-		0		0				-	-		
	3,040.0		4,190.0		3,680.0				38,930		
	180.0		180.0		180.0				1,800		Department Office
									3,350		College Conference Room (can be distributed)
	644		874		772				8,146		Office Support, Workroom, Copier, Files, Storage
									-		Informal Small Group Collaboration Areas
									-		Department Lounge
	3,864		5,244		4,632						
0		15		14							
0		0		0							
-		1,361		3,493							
-		-		-		-					
		5		12							
		2,160		620							
		10,800		7,440							
		4,630		3,190							
		15,430	15,430	10,630	10,630				32,440		
18	880	13	650	-	-						
-	-	-	-	-	-						
-	-	-	-	-	-						
	-		-		-						
	880		650		-				5,034		
		Costume Storage	1,200						1,600		Dean's Suite
		Theater Storage	12,500								
		Blackbox	2,800								
	0		16,500		0				20,740		
	4,744		37,824		15,262				**112,040**	**Total**	

College of Health and Human Performance

Department NASF			1,730			19,891			1,548			140			2,451			244		26,004
		Health Science			**Kinesology**			**Nursing**			**Public Health**			**Recreation & Sport Mngt**			**ROTC**		
FACULTY			**Office NASF**			**Office NASF**			**Office NASF**			**Office NASF**			**Office NASF**			**Office NASF**	**TOTALS**	
Faculty, Full-time T/TT		4.0	560		15	2,100		0	-		8	1,120		10	1,400		0	-	37.0	5,180
Full-time Lecturer, Instructor		0.0	-		6	720		0	-		4	480		3	360		0	-	13.0	1,560
Part-time, Adjunct Faculty (share)		3.0	180		11	660		0	-		13	780		7	420		4	240	38.0	2,280
Total FTE Faculty		0.0			0			0			0			0			0		-	-
Emeriti Faculty (Productive)		0.0	-		0	-		0	-		0	-		0	-		0	-	-	-
Visiting Faculty		0.0	-		0	-		0	-		0	-		0	-		0	-	-	-
% Faculty doing Research:		0.0			0			0			0			0			0		-	-
Wet Lab Based		0%			0%			0%			0%			0%			0%			-
Dry Lab Based		0%			50%			0%			0%			0%			0%			-
Office Based		0%			50%			0%			100%			100%			100%			-
Additional Allocation for Chair (140 +20 = 160		0.0	20		0	20		0	20		0	20		0	20		0	20	-	120
NON-FACULTY RESEARCHERS																				
Research Associates, Full-time		0.0	-		0	-		0	-		0	-		0	-		0	-	-	-
Research Associates, Part-time		0.0	-		0	-		0	-		0	-		0	-		0	-	-	-
Undergraduate Researchers		0.0			14			0			7			0			0		21.0	-
STUDENTS																				
Undergraduate Majors		0.0			470			40			239			572			0		1,321.0	-
Masters		0.0			0			0			0			28			0		28.0	-
PhDs		0.0	-		0	-		0	-		0	-		0	-		0	-	-	-
Post Docs		0.0	-		0	-		0	-		0	-		0	-		0	-	-	-
Research Fellows		0.0			0			0			0			0			0		-	-
GTA's		0.0	-		0	-		0	-		0	-		0	-		8	320	8.0	320
GRA's		0.0			0			0			0			0			0		-	-
GA's		0.0			0			0			0			0			0		-	-
ON-LINE STUDENTS																				
Fully On-Line Students		0.0			0			0			16			0			0		16.0	-
ADMINISTRATIVE STAFF																				
Full-time Staff, Private Office		2.0	240		2	240		0	-		2	240		2	240		2	240	10.0	1,200
Full-time Staff, Shared Office		0.0	-		2	120		0	-		0	-		0	-		2	120	4.0	240
Part-time Staff		0.0	-		0	-		2	120		0	-		0	-		0	-	2.0	120
Technician		0.0	-		0	-		0	-		0	-		0	-		0	-	-	-
Student Workers		0.0	-		0	-		0	-		3	30		2	20		0	-	5.0	50
		0.0			0			0			0			0			0		-	-
			1,000			3,860			140			2,670			2,460			940		11,070
Department Office			180			180			180			180			180			180		1,080
Department Conference Room																				925
Office Support, Workroom, Copier, Files, Storage			236			808			64			570			528			224		2,430
Informal Small Group Collaboration Areas																				-
Department Lounge																				-
Total Office and Office Related Support Spaces			1,416			4,848			384			3,420			3,168			1,344		
LAB SECTION SIZE																				
Undergrad Lab Section Size		19.0			12			12			0			0			0			
Graduate Lab Section Size		0.0			0			0			0			0			0			
Instructional Laboratories																				
Lab Weekly Student Contact Hours		136			755			-			27			-						
Lab Weekly Student Contact Hours		-			-			-			-			-			-			
Number of Labs Required		1			3						1									
NASF per Lab		840			1,730						-			-						
Total Instructional Lab NASF		840			5,190						-			-						
Lab Support, Prep, Instrumentation, Storage		360			2,220						-			-						
		1,200	1,200		7,410	7,410					-	-		-	-					8,610
Faculty Doing Research																				
Faculty		-	-		15	1,875		-	-		8	400		10	500		-	-		
Researcher		-	-		-	-		-	-		-	-		-	-		-	-		
Undergrad		-	-		14	700		-	-		7	350		-	-		-	-		
Support			-			-			-			-			-			-		
			-			2,575			-			750			500			-		3,825
Department Resources																				
								Clinical Skills Lab	1,800											1,600
								Sim Lab & Control	1,200											
								Chem Lab	1,200											
								Home Care Sim	600											
			0			0			4,800			0			0			0		4,800
			2,616			14,833			384			4,170			3,668			1,344		**34,340**

FACULTY
Faculty, Full-time T/TT
Full-time Lecturer, Instructor
Part-time, Adjunct Faculty
Total FTE Faculty
Emeriti Faculty (Productive)
Visiting Faculty
% Faculty doing Research:
Wet Lab Based
Dry Lab Based
Office Based
Additional Allocation for Chair (140 +20 = 160
NON-FACULTY RESEARCHERS
Research Associates, Full-time
Research Associates, Part-time
Undergraduate Researchers
STUDENTS
Undergraduate Majors
Masters
PhDs
Post Docs
Research Fellows
GTA's
GRA's
GA's
ON-LINE STUDENTS
Fully On-Line Students
ADMINISTRATIVE STAFF
Full-time Staff, Private Office
Full-time Staff, Shared Office
Part-time Staff
Technician
Student Workers
Department Office
Department Conference Room (can be distributed)
Office Support, Workroom, Copier, Files, Storage
Informal Small Group Collaboration Areas
Department Lounge
Dean's Suite
Total

College of Science

Department NASF		17,333		14,563		4,657		26,786		6,217		11,286	
	Biology		Chemistry		Computing Sciences		Marine Science		Mathematics & Statistics		Physics & Engineering Sci		Psych
FACULTY		Office NASF		Office NASF		Office NASF		Office NASF		Office NASF		Office NASF	
Faculty, Full-time T/TT	17.0	2,380	10	1,400	7.0	980	21.0	2,940	18.0	2,520	11.0	1,540	10
Full-time Lecturer, Instructor	10.0	1,200	8	960	6.0	720	5.0	600	19.0	2,280	5.0	600	3
Part-time, Adjunct Faculty (share)	11.0	660	2	120	10.0	600	11.0	660	5.0	300	8.0	480	13
Total FTE Faculty	0.0		0		0.0		0.0		0.0		0.0		0
Emeriti Faculty (Productive)	0.0	-	0	-	2.0	120	0.0	-	0.0	-	0.0	-	0
Visiting Faculty	0.0	-	0	-	2.0	280	0.0	-	0.0	-	0.0	-	2
% Faculty doing Research:	0.0		0		0.0		0.0		0.0		0.0		0
Wet Lab Based	93%		75%		0%		79%		0%		18%		22%
Dry Lab Based	0%		12%		0%		5%		0%		9%		50%
Office Based	7%		0%		30%		16%		44%		20%		18%
Additional Allocation for Chair (140 +20 = 160	0.0	20	0	20	0.0	20	0.0	20	0.0	20	0.0	20	0
NON-FACULTY RESEARCHERS													
Research Associates, Full-time	0.0	-	0	-	0.0	-	0.0	-	0.0	-	2.0	280	0
Research Associates, Part-time	0.0	-	0	-	0.0	-	0.0	-	0.0	-	0.0	-	0
Undergraduate Researchers	0.0		72		0.0		132.0		0.0		54.0		0
STUDENTS													
Undergraduate Majors	550.0		88		284.0		912.0		31.0		157.0		825
Masters	7.0		0		11.0		50.0		0.0		0.0		0
PhDs	0.0	-	0	-	0.0	-	14.0	560	0.0	-	0.0	-	0
Post Docs	0.0	-	0	-	0.0	-	2.0	200	0.0	-	0.0	-	0
Research Fellows	0.0		0		0.0		0.0		0.0		0.0		0
GTA's	7.0	280	0	-	0.0	-	33.0	1,320	0.0	-	7.0	280	0
GRA's	3.0		0		0.0		14.0		0.0		0.0		0
GA's	0.0		0		0.0		0.0		0.0		0.0		0
ON-LINE STUDENTS	0.0		0		0.0		0.0		0.0		0.0		0
Fully On-Line Students	0.0		0		16.0		0.0		0.0		0.0		0
	0.0		0		0.0		0.0		0.0		0.0		0
ADMINISTRATIVE STAFF	0.0		0		0.0		0.0		0.0		0.0		0
Full-time Staff, Private Office	2.0	240	2	240	2.0	240	6.0	720	2.0	240	0.0	-	2
Full-time Staff, Shared Office	0.0	-	2	120	0.0	-	3.0	180	0.0	-	2.0	120	0
Part-time Staff	0.0	-	0	-	0.0	-	4.0	240	0.0	-	0.0	-	0
Technician	0.0	-	0	-	0.0	-	0.0	-	0.0	-	0.0	-	0
Student Workers	2.0	20	7	70	13.0	130	11.0	110	2.0	20	7.0	70	3
	0.0		0		0.0		0.0		0.0		0.0		0
		4,800		2,930		3,090		7,550		5,380		3,390	
Department Office		180		180		180		180		180		180	
Department Conference Room													
Office Support, Workroom, Copier, Files, Storage		996		622		654		1,546		1,112		714	
Informal Small Group Collaboration Areas													
Department Lounge													
Total Office and Office Related Support Spaces		5,976		3,732		3,924		9,276		6,672		4,284	
LAB SECTION SIZE													
Undergrad Lab Section Size	20.0		17		21		18		15		14		21
Graduate Lab Section Size	0.0		0		0		10		0		0		0
Instructional Laboratories													
Lab Weekly Student Contact Hours	4,781		1,898		2,790		3,272		412		271		1,279
Lab Weekly Student Contact Hours	-		-		-		-		-		-		-
Number of Labs Required	12		6		7		9		1		1		3
NASF per Lab	1,330		1,590		920		1,200		660		930		920
Total Instructional Lab NASF	15,960		9,540		6,440		10,800		660		930		2,760
Lab Support, Prep, Instrumentation, Storage	6,840		4,090		2,760		4,630		280		400		1,180
	22,800	22,800	13,630	13,630	9,200	9,200	15,430	15,430	940	940	1,330	1,330	3,940
Faculty Doing Research													
Faculty	17	4,803	9	2,610	2	105	21	5,460	8	396	5	1,001	9
Researcher	-	-	-	-	-	-	-	-	-	-	2	100	-
Undergrad	-	-	72	3,600	-	-	132	6,600	-	-	54	2,700	-
Support		2,058		-		-		-		-		-	
		6,861		6,210		105		12,060		396		3,801	
Department Resources													
		-		-		-		-		-		-	
		35,637		23,572		13,229		36,766		8,008		9,415	

5,747			8,493			95,082		
ology		**Ctr for Marine & Wetland**						
Office NASF			**Office NASF**		**TOTALS**		**FACULTY**	
1,400		1	140		95.0	13,300	Faculty, Full-time T/TT	
360		3	360		59.0	7,080	Full-time Lecturer, Instructor	
780		2	120		62.0	3,720	Part-time, Adjunct Faculty	
		0			-	-	Total FTE Faculty	
-		0	-		2.0	120	Emeriti Faculty (Productive)	
280		0	-		4.0	560	Visiting Faculty	
		0			-	-	% Faculty doing Research:	
		100%			387%	0%	Wet Lab Based	
		0%			76%	0%	Dry Lab Based	
		0%			135%	0%	Office Based	
20		0	20		-	160	Additional Allocation for Chair (140 +20 = 160	
							NON-FACULTY RESEARCHERS	
-		16	2,240		18.0	2,520	Research Associates, Full-time	
-		2	120		2.0	120	Research Associates, Part-time	
		0			258.0	-	Undergraduate Researchers	
							STUDENTS	
		0			2,847.0	-	Undergraduate Majors	
		5			73.0	-	Masters	
-		2	80		16.0	640	PhDs	
-		0	-		2.0	200	Post Docs	
		0			-	-	Research Fellows	
-		0	-		47.0	1,880	GTA's	
		0			17.0	-	GRA's	
		0			-	-	GA's	
		0					**ON-LINE STUDENTS**	
		0			16.0	-	Fully On-Line Students	
		0			-	-		
		0					**ADMINISTRATIVE STAFF**	
240		1	120		17.0	2,040	Full-time Staff, Private Office	
-		3	180		10.0	600	Full-time Staff, Shared Office	
-		0	-		4.0	240	Part-time Staff	
-		8	800		8.0	800	Technician	
30		19	190		64.0	640	Student Workers	
		0			-	-		
3,110			4,370			34,620		
180			180			1,440	Department Office	
						3,850	Department Conference Room	
658			910			7,212	Office Support, Workroom, Copier, Files, Storage	
							Informal Small Group Collaboration Areas	
							Department Lounge	
3,948			5,460					
		6						
		0						
		48						
		-			-			
3,940						67,270		
1,530		1	300					
-		16	800					
-		-	-					
-			-					
1,530			1,100			32,063		
						1,600	Dean's Suite	
						240	4 Faculty	
-			-			-		
9,418			6,560			**152,615**		**Total**

HTC Honors College

Department NASF			6,726	
		Honors College		
FACULTY			**Office NASF**	
Faculty, Full-time T/TT		11.0	1,540	
Full-time Lecturer, Instructor		4.0	480	
Part-time, Adjunct Faculty (share)		2.0	120	
Total FTE Faculty		13.0		
Emeriti Faculty (Productive)		0.0	-	
Visiting Faculty		0.0	-	
% Faculty doing Research:		0.0		
Wet Lab Based		0%		
Dry Lab Based		0%		
Office Based		0%		
Additional Allocation for Chair (140 +20 = 160		0.0	20	
NON-FACULTY RESEARCHERS				
Research Associates, Full-time		0.0	-	
Research Associates, Part-time		0.0	-	
Undergraduate Researchers		11.0		
		0.0		
STUDENTS				
Undergraduate Majors		830.0		
Masters		0.0		
PhDs		0.0	-	
Post Docs		0.0	-	
Research Fellows		0.0		
GTA's		0.0	-	
GRA's		0.0		
GA's		0.0		
ON-LINE STUDENTS				
Fully On-Line Students		4.0		
		0.0		
ADMINISTRATIVE STAFF				
Full-time Staff, Private Office		6.0	720	
Full-time Staff, Shared Office		0.0	-	
Part-time Staff		0.0	-	
Technician		0.0	-	
Student Workers		17.0	170	
		0.0		
			3,050	
Department Office			180	
Department Conference Room			375	
Office Support, Workroom, Copier, Files, Storage			721	
Informal Small Group Collaboration Areas				
Honors Lounge			500	
Total Office and Office Related Support Spaces			4,826	
LAB SECTION SIZE				
Undergrad Lab Section Size		18.0		
Graduate Lab Section Size		0.0		
Instructional Laboratories				
Lab Weekly Student Contact Hours		18		
Lab Weekly Student Contact Hours		-		
Number of Labs Required		1		
NASF per Lab		790		
Total Instructional Lab NASF		790		
Lab Support, Prep, Instrumentation, Storage		340		
		1,130	1,130	
Faculty Doing Research				
Faculty		-	-	
Researcher		-	-	
Undergrad		11	550	
Support			236	
			786	
Department Resources				
			1,000	Dean's Suite
Total College Net Square Feet			**7,742**	

Graduate and Continuing Studies

Department NASF			2,261		
		Grad & Continuing Studies			
FACULTY			**Office NASF**		
Faculty, Full-time T/TT		3.0	420		
Full-time Lecturer, Instructor		0.0	-		
Part-time, Adjunct Faculty (share)		0.0	-		
Total FTE Faculty		0.0			
Emeriti Faculty (Productive)		0.0	-		
Visiting Faculty		0.0	-		
% Faculty doing Research:		0.0			
Wet Lab Based		0.0			
Dry Lab Based		0.0			
Office Based		0.0			
Additional Allocation for Chair (140 +20 = 160		0.0	20		
NON-FACULTY RESEARCHERS					
Research Associates, Full-time		0.0	-		
Research Associates, Part-time		0.0	-		
Undergraduate Researchers		0.0			
		0.0			
STUDENTS					
Undergraduate Majors		0.0			
Masters		0.0			
PhDs		0.0	-		
Post Docs		0.0	-		
Research Fellows		0.0			
GTA's		0.0	-		
GRA's		0.0			
GA's		0.0			
ON-LINE STUDENTS					
Fully On-Line Students		0.0			
ADMINISTRATIVE STAFF					
Full-time Staff, Private Office		18.0	2,160		
Full-time Staff, Shared Office		5.0	300		
Part-time Staff		0.0	-		
Technician		0.0	-		
Student Workers		0.0	-		
		0.0			
			2,900		
Department Office			180		
Department Conference Room			75		
Office Support, Workroom, Copier, Files, Storage			631		
Informal Small Group Collaboration Areas					
Department Lounge					
Total Office and Office Related Support Spaces			3,786		
LAB SECTION SIZE					
Undergrad Lab Section Size		0.0			
Graduate Lab Section Size		0.0			
Instructional Laboratories					
Lab Weekly Student Contact Hours		-			
Lab Weekly Student Contact Hours		-			
Number of Labs Required		1			
NASF per Lab		-			
Total Instructional Lab NASF		-			
Lab Support, Prep, Instrumentation, Storage		-			
		-	-		
Faculty Doing Research					
Faculty		-	-		
Researcher		-	-		
Undergrad		-	-		
Support			-		
			-		
Department Resources					
			500	Dean's Suite	
Total College Net Square Feet			**4,286**		

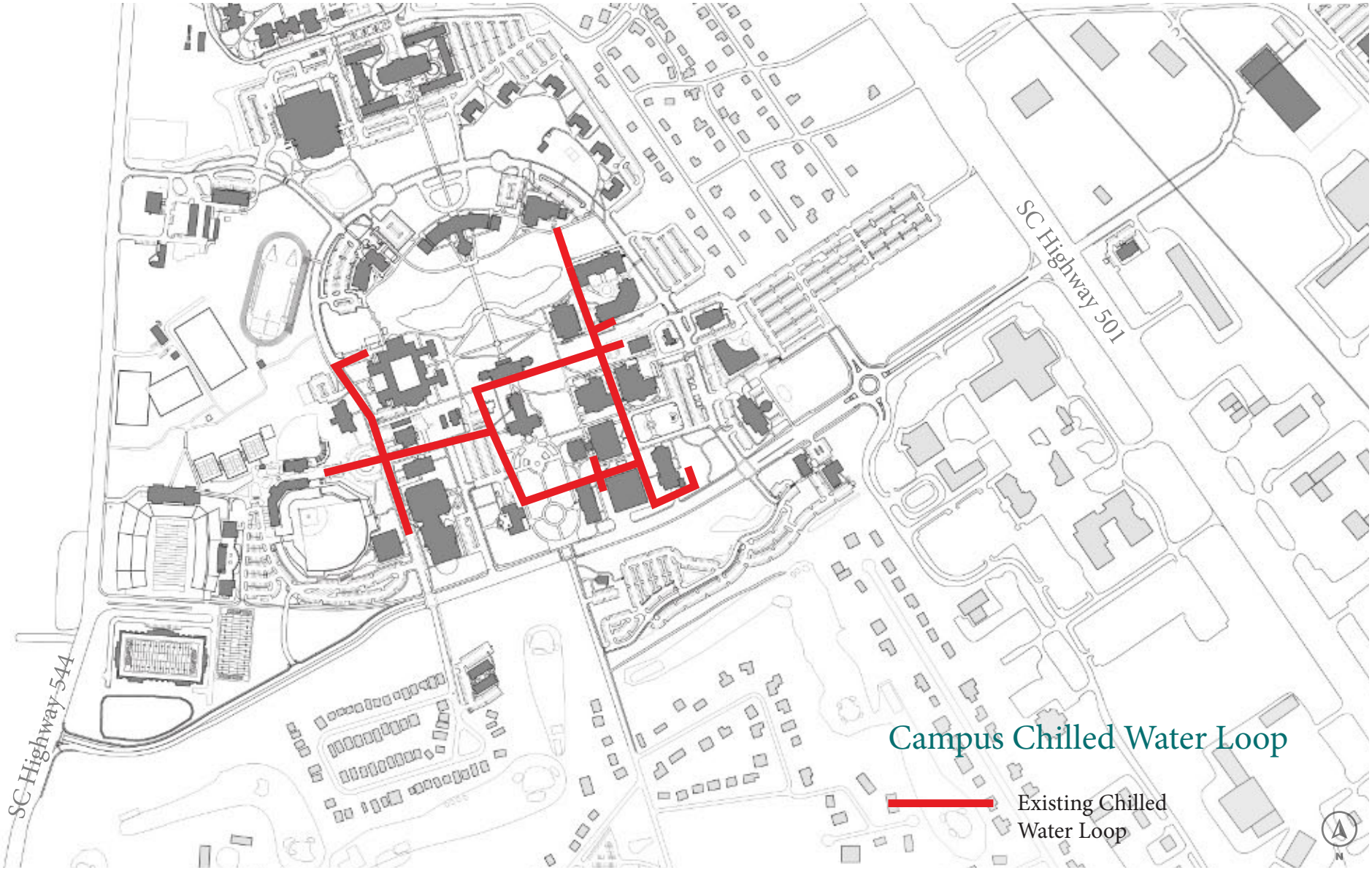
University Classrooms

		Number of Rooms	NASF	Number of Stations	Scheduled Sections	Mean Section Size	Weekly Contact Hours	% Station Utilization	Hours per Week	
Existing Classrooms		97	77,750	4,120	1,262	23	75,917	58%	33.3	
Existing Auditoriums		3	5179	381	26	30	1511	25%	18.6	
		100	82,929							
		# of Rooms	**Hours/Week**	**RoomsxHours**	**Standard Hours**	**E/F= # of Rooms**	**D/C*G NASF**			
Needed Classrooms at Standard 30 Hours		97	33.3	3,230	30	108	86,303			
Needed Auditoriums at Standard 30 Hours		3	18.6	56	30	2	3,211			
						110	89,513			
Future Classrooms		**FTE Students**	**Scheduled Sections**		**# of Rooms**	**NASF**				
Existing FTE Students		8,964	1,262		108	86,303				
Future FTE Students at 1% growth per year x 10 Years		9,902	1,388		118	**94,933**		94,933		
								(0)	NASF Need at x hours	
									60%	N:G
								(0)	GSF Additional	

APPENDIX B-1

Existing Campus Chilled Water Loop Plan

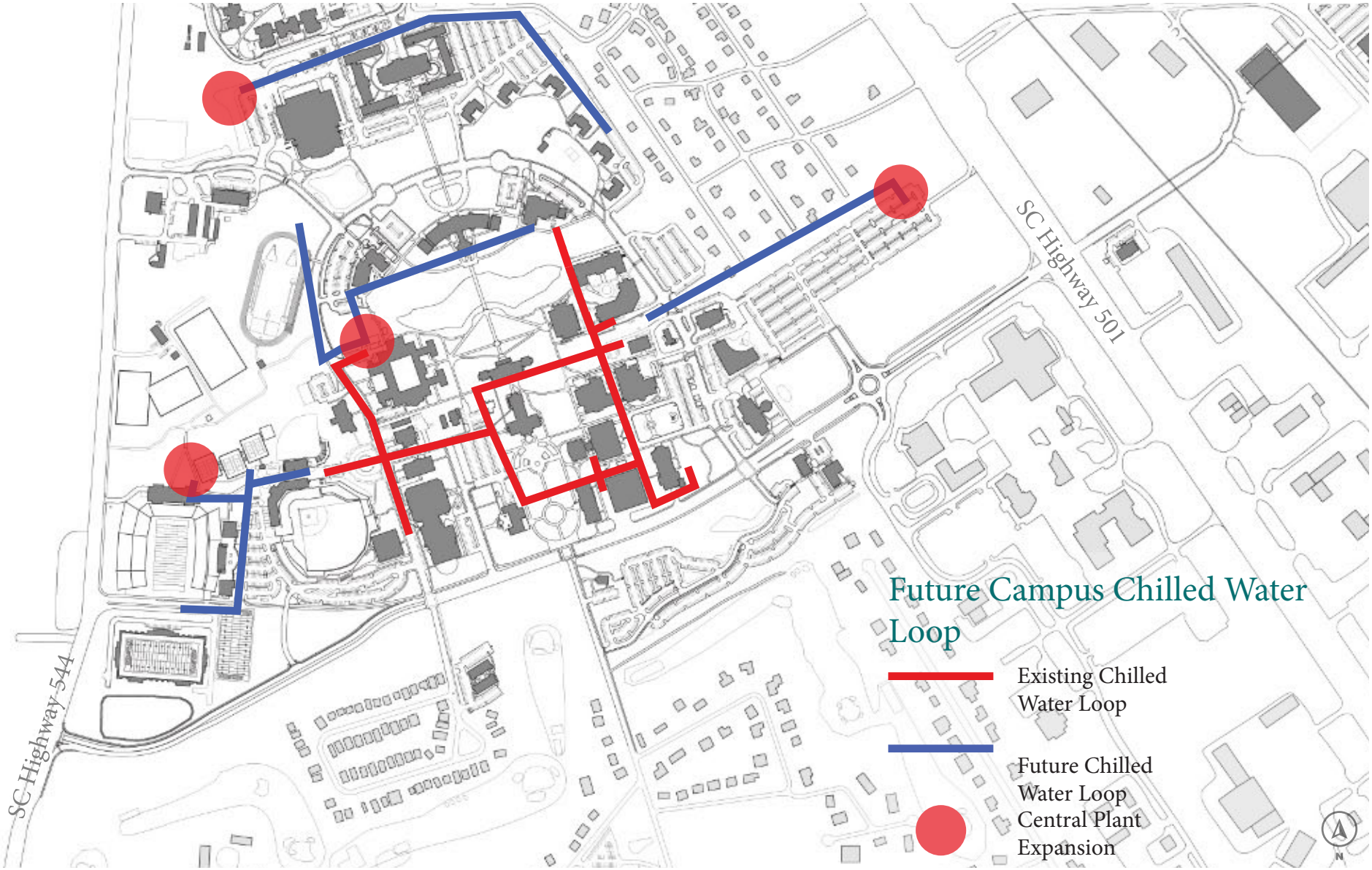
Existing Campus Chilled Water Loop Plan



APPENDIX B-2

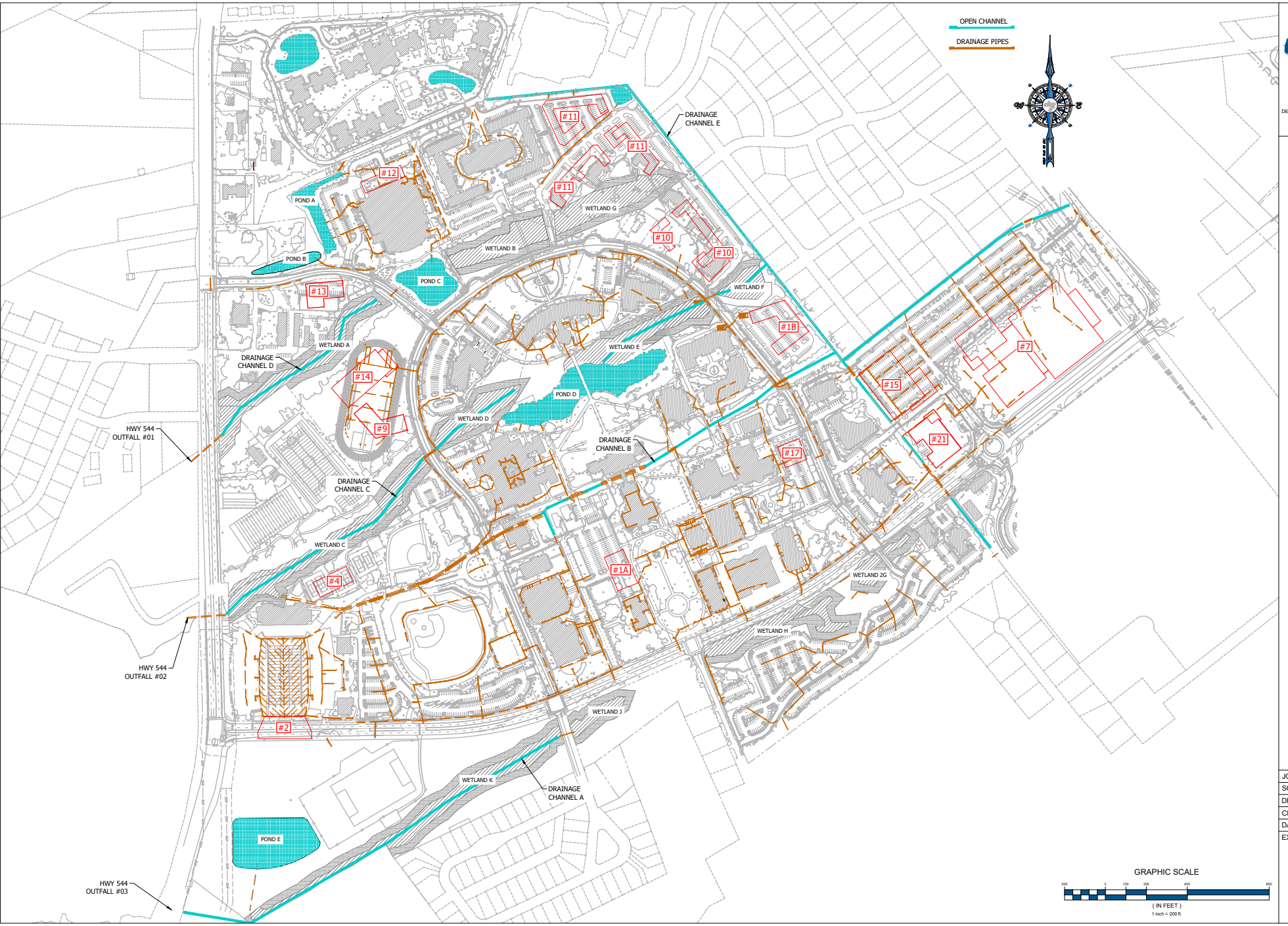
Expansion Campus Chilled Water Loop Plan

Expansion Campus Chilled Water Loop Plan



APPENDIX C

Stormwater Drainage Map



DEVELOPMENT RESOURCE GROUP, LLC
4703 OLEANDER DRIVE
MYRTLE BEACH, SC 29577
843-839-3350 | DRGPLLC.COM

DRAINAGE MAP

COASTAL CAROLINA UNIVERSITY

JOB NO:	23168
SCALE:	1" = 200'
DESIGNED BY:	TJA III
CHECKED BY:	PTH
DATE:	1/17/2024
EXHIBIT NUMBER:	

FIGURE 4

APPENDIX D

City of Conway Fire Flow Test Reports

City of Conway
Fire Flow Test Report

Date:	9/7/2023	Customer:	Philip Hronbeck
Name of Tester:	Johnny Lewis	Phone Number	(843) 248-1770
Location of Hydrant	CCU		
Time of Test	3:48		
Test Hydrant	E9-074	Flow Hydrant	E9-015
Hydrant Coefficient	0.8	Hydrant Coefficient	0.8
Static Pressure	45 psi	Flow Hydrant:	1000 GPM
			GPM
Residual Pressure:	40 psi	Flow Time:	4 Minutes
		Total Gallons Used	4000 GPM

City of Conway Employee who witnessed test

R.Digiovanni

B.Keith

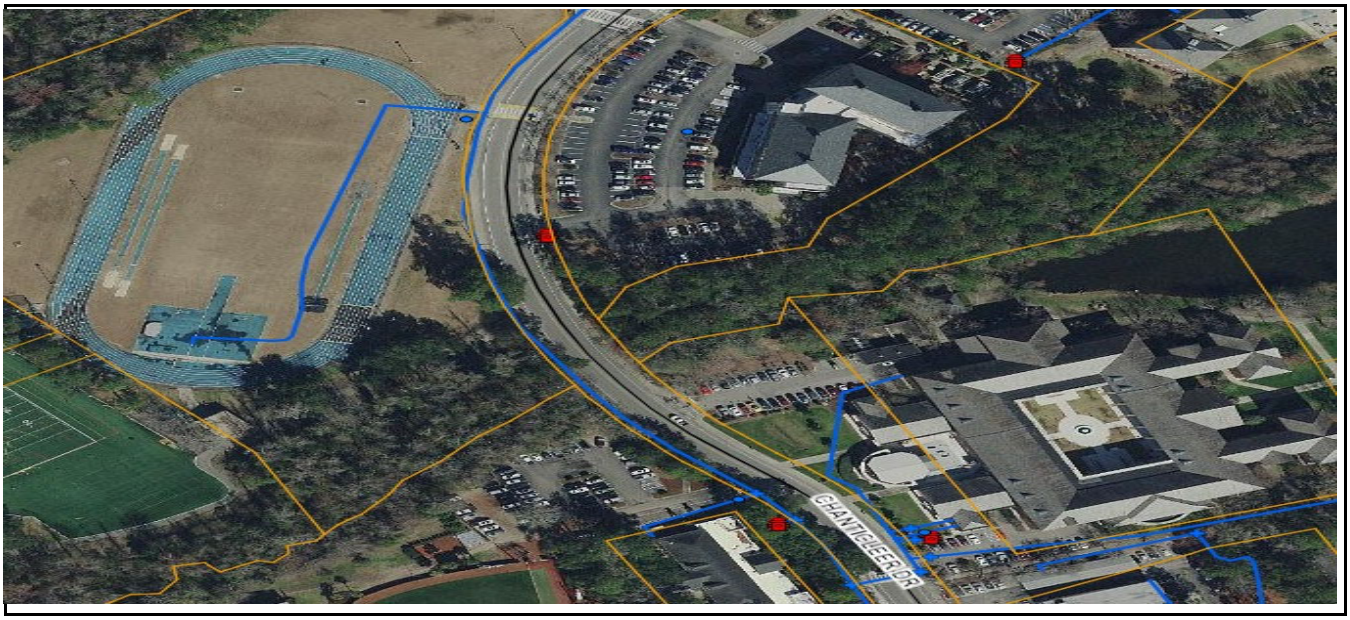


FIGURE 6.1

City of Conway
Fire Flow Test Report

Date:	9/7/2023	Customer:	Philip Hronbeck
Name of Tester:	Johnny Lewis	Phone Number	(843) 248-1770
Location of Hydrant	CCU		
Time of Test	3:37		
Test Hydrant	E9-153	Flow Hydrant	E9-150
Hydrant Coefficient	0.8	Hydrant Coefficient	0.8
Static Pressure	45 psi	Flow Hydrant:	930 GPM
			GPM
Residual Pressure:	35 psi	Flow Time:	4 Minutes
		Total Gallons Used	3720 GPM

City of Conway Employee who witnessed test

R.Digiovanni

B.Keith

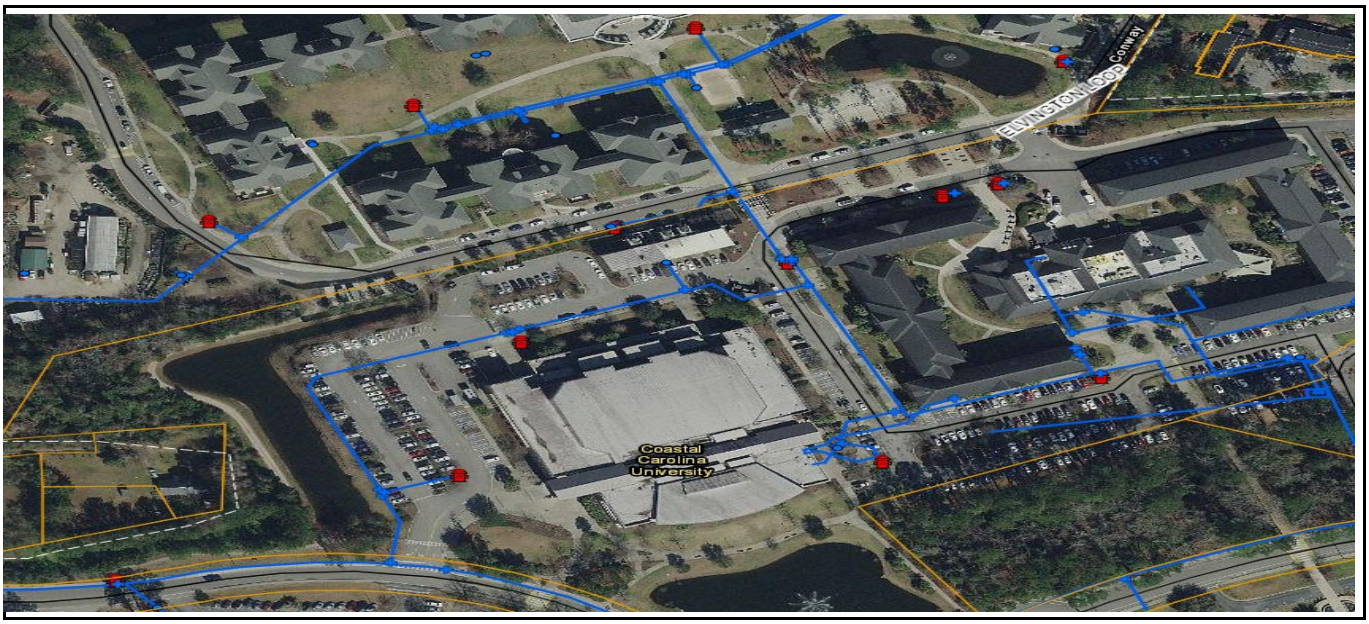


FIGURE 6.2

City of Conway
Fire Flow Test Report

Date:	9/7/2023	Customer:	Philip Hronbeck
Name of Tester:	Johnny Lewis	Phone Number	(843) 248-1770
Location of Hydrant	CCU		
Time of Test	3:20		
Test Hydrant	E9-113	Flow Hydrant	E9-110
Hydrant Coefficient	0.8	Hydrant Coefficient	0.8
Static Pressure	45 psi	Flow Hydrant:	850 GPM
			GPM
Residual Pressure:	35 psi	Flow Time:	4 Minutes
		Total Gallons Used	3400 GPM

City of Conway Employee who witnessed test

R.Digiovanni

B.Keith

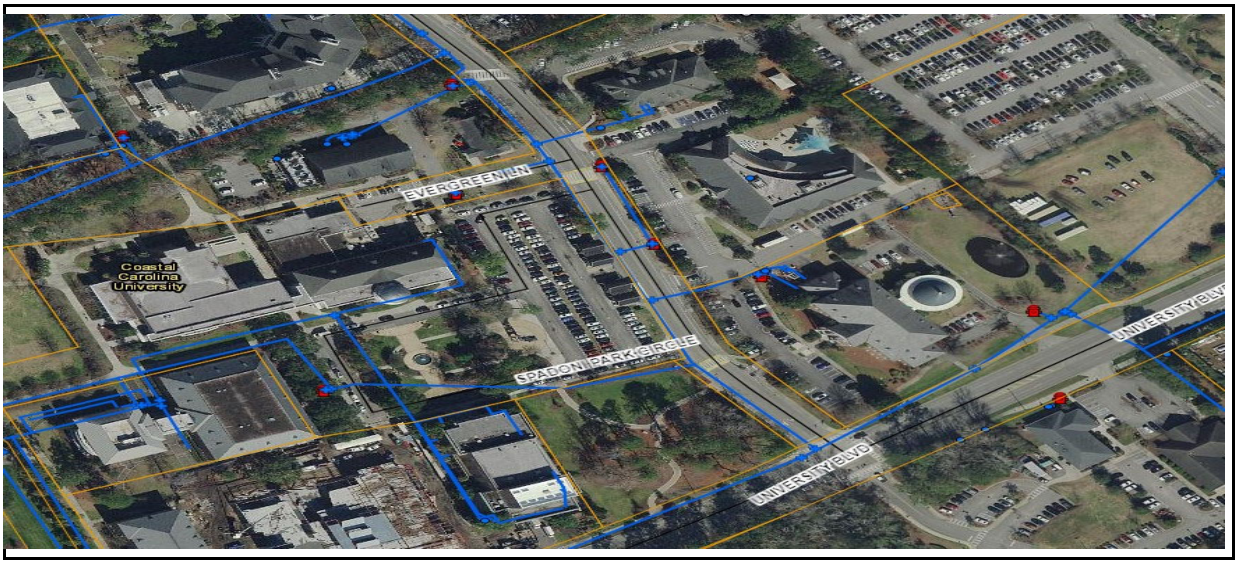
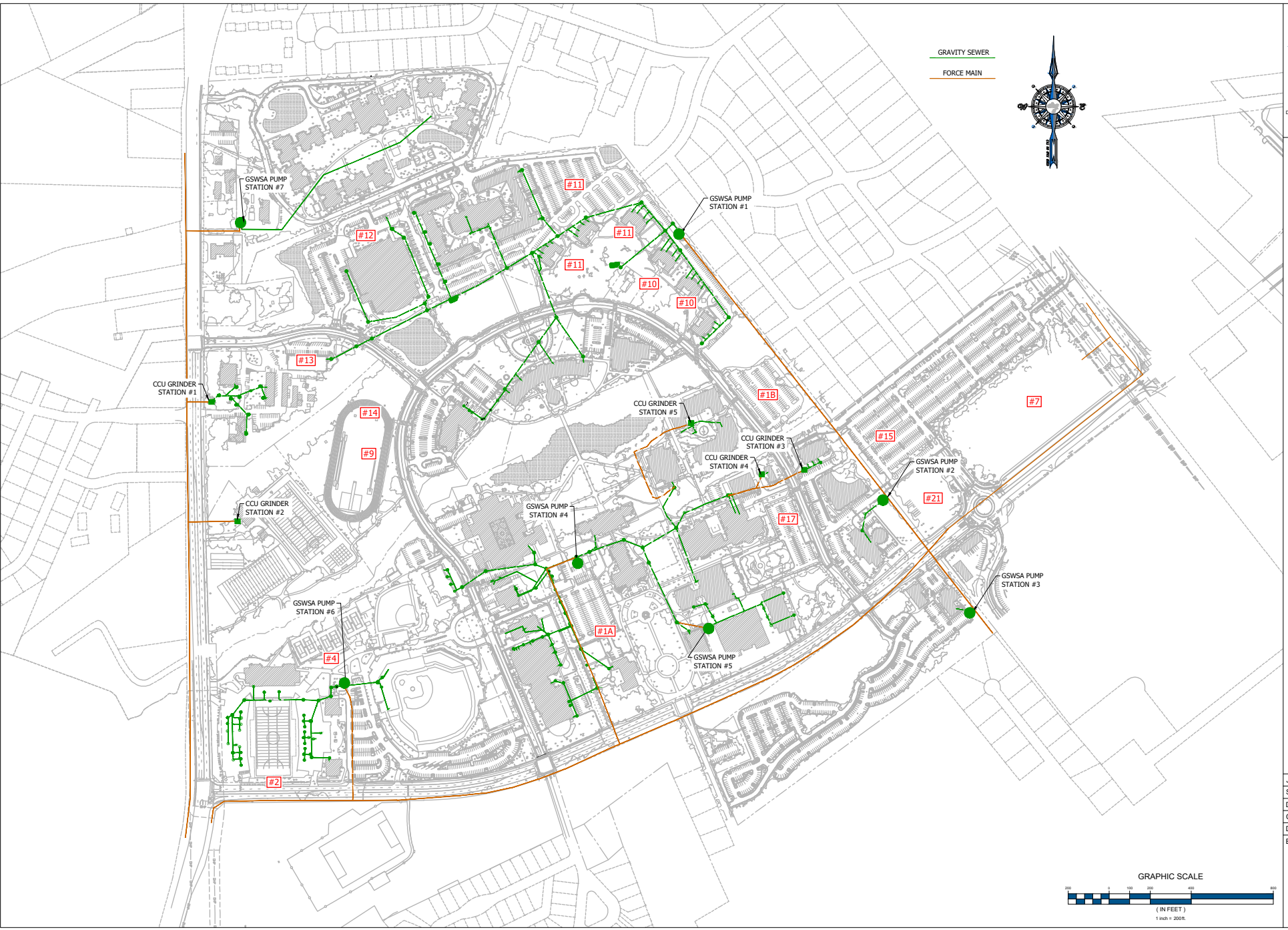


FIGURE 6.3

APPENDIX E

Sanitary Sewer Map



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SANITARY SEWER MAP

COASTAL CAROLINA UNIVERSITY

JOB NO:	23168
SCALE:	1" = 200'
DESIGNED BY:	TJA III
CHECKED BY:	PTH
DATE:	1/16/2024
EXHIBIT NUMBER:	

FIGURE 7

APPENDIX F

Town Hall Survey Summary

Event summary report
Coastal Carolina University Faculty / Staff

Active users	78
Engagement score	588
Engagement per user	7.5

Questions	4
Likes / dislikes	1 / 0
Anonymous rate	100%

Poll votes	583
Polls created	11
Votes per poll	53

Popular questions

Anonymous
14 Nov, 1:48pm
0 1

How can we work to change student perception that this is NOT a walkable campus? They want to drive everywhere and be able to park in front of their building.

Anonymous
14 Nov, 8:35pm
0 0

Growth

Anonymous
14 Nov, 8:35pm
0 0

Friendly

Anonymous
14 Nov, 8:36pm
0 0

Community

Topics

Friendly Community perception drive able park work student everywhere walkable change campus building

Influential users

Anonymous users 4 1

Event summary report
Coastal Carolina University Student

Active users	9
Engagement score	**41**
Engagement per user	**4.6**

Questions	3
Likes / dislikes	**0 / 0**
Anonymous rate	**100%**

Poll votes	38
Polls created	**6**
Votes per poll	**6**

Popular questions

Anonymous
14 Nov, 3:39pm
0 0
Fun

Anonymous
14 Nov, 4:12pm
0 0
Off campus only parking space

Anonymous
14 Nov, 5:08pm
0 0
Fun

Topics

campus Fun space parking

Influential users

Anonymous users 3 0

Event summary report
Coastal Carolina University Faculty / Staff

Active users
[illegible]

Engagement score	[illegible]
Engagement per user	7.2

Questions
1

Likes / dislikes	0 / 0
Anonymous rate	100%

Poll votes
[illegible]

Polls created	11
Votes per poll	[illegible]

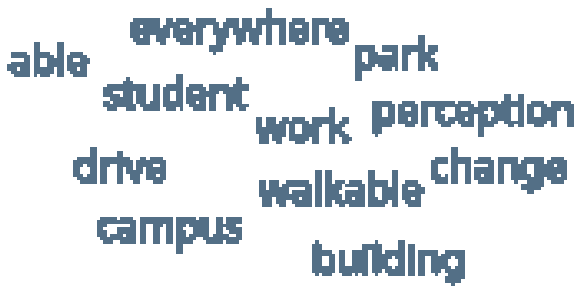
Popular questions

Anonymous
today 1:16pm

0 0

How can we work to change student perception that this is NOT a walkable campus? They want to drive everywhere and be able to park in front of their building.

Topics



Influential users

Anonymous users 1 0

Event summary report
Coastal Carolina University Student

Active users	
12	
Engagement score	45
Engagement per user	4.7

Questions	
3	
Likes / dislikes	0 / 0
Anonymous rate	100%

Poll votes	
42	
Polls created	6
Votes per poll	6

Popular questions

Anonymous
14 Nov, 12:11pm
0 0
Teal

Anonymous
14 Nov, 12:11pm
0 0
Football

Anonymous
14 Nov, 12:11pm
0 0
Friends

Anonymous
14 Nov, 12:11pm
0 0
Fun

Anonymous
14 Nov, 12:11pm
0 0
Fun

Topics

football
Fun
teal
friends

Influential users

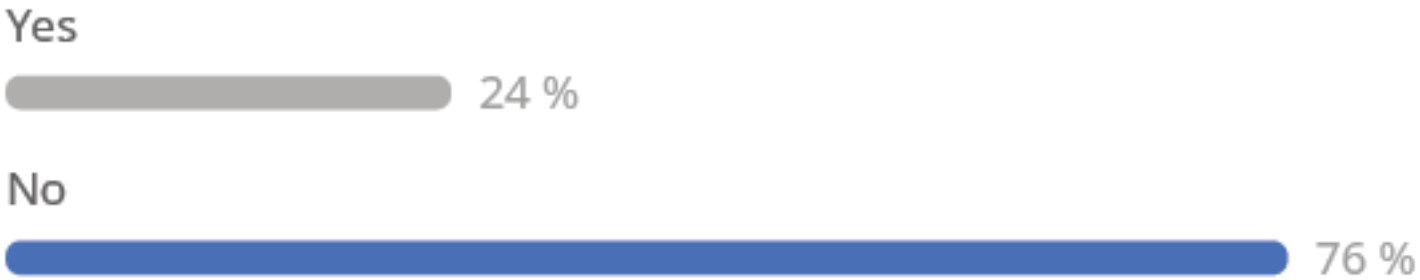
Anonymous users 3 0

What is the iconic place on campus - the place that says "This is Coastal Carolina University"

054

Do you have enough office space?

0 5 8

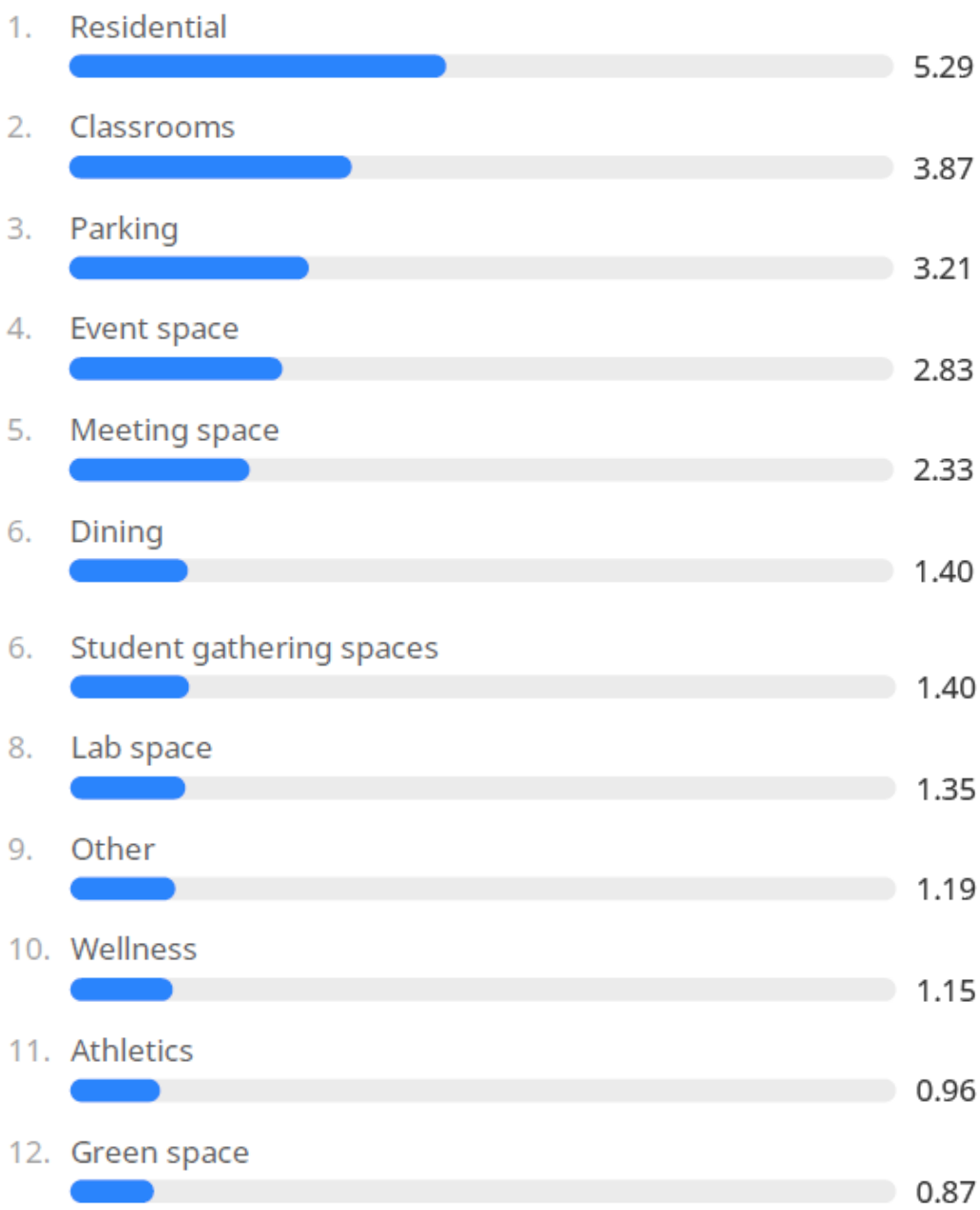


What are the department/office areas greatest challenges or needs?

0 5 8

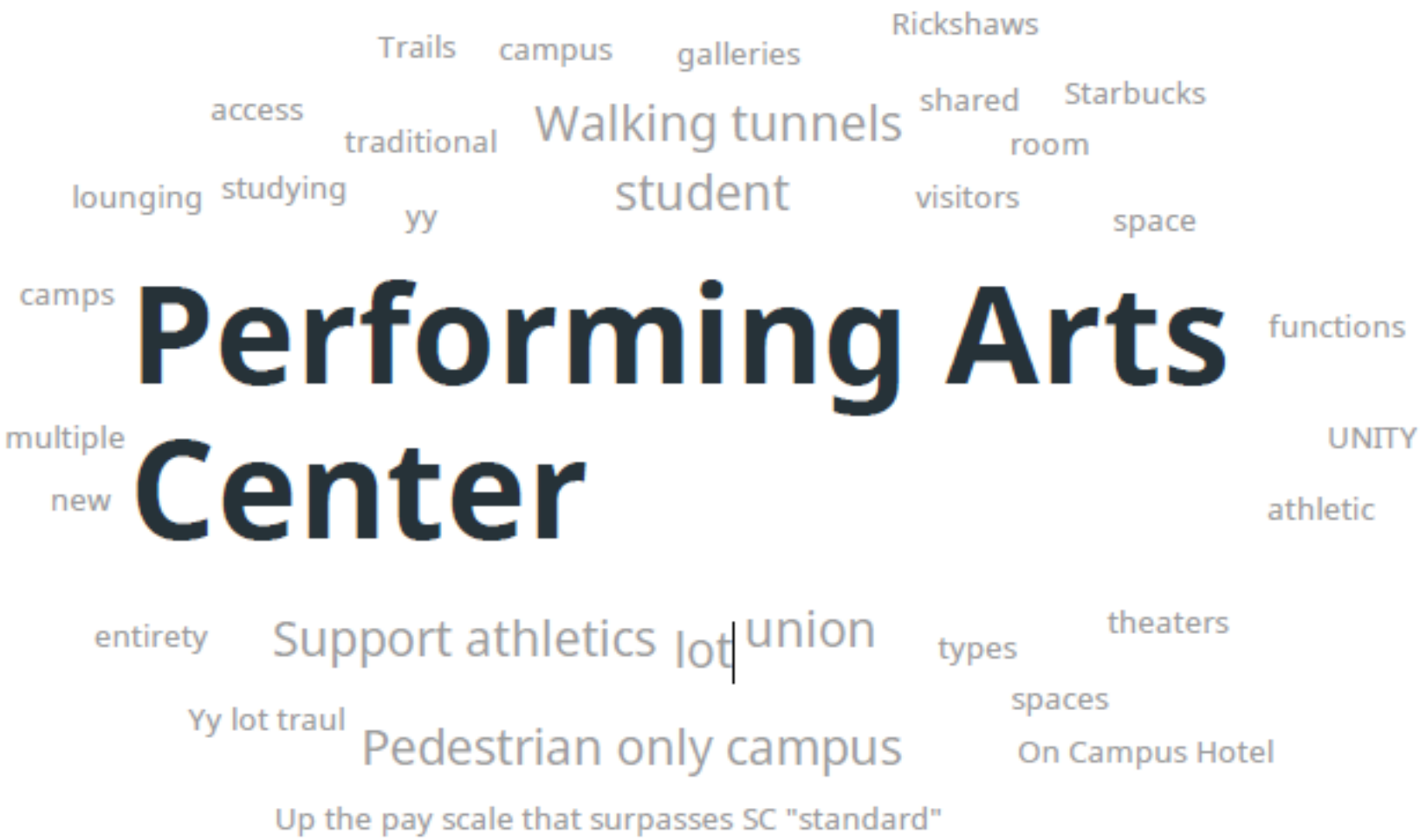
What is the greatest space need on campus?

052



What is one BIG BOLD IDEA to improve the CCU campus?

0 3 9



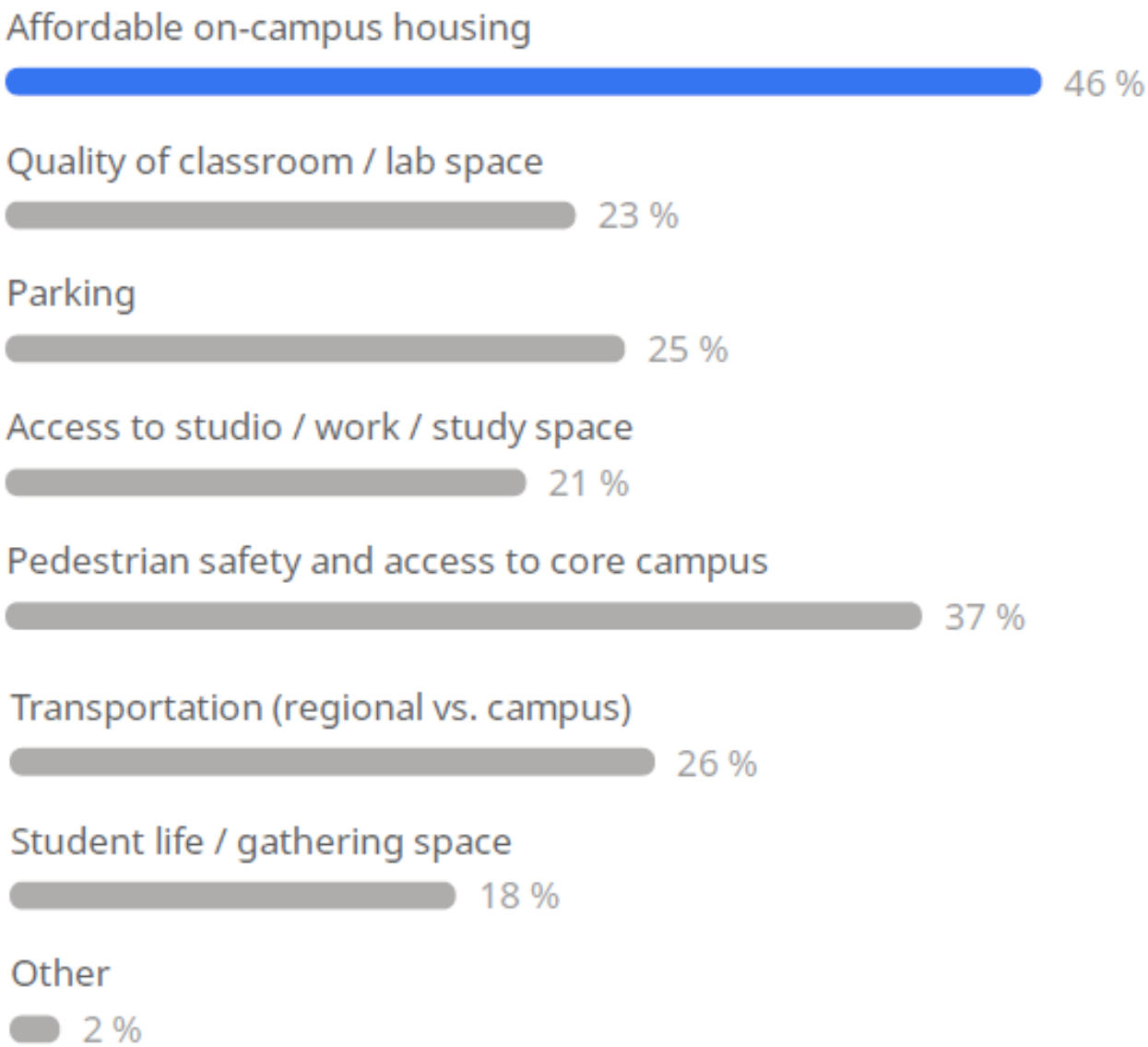
What is the most important first step the university can take relative to the master plan?

0 4 2

1. Construct new student housing — 1.86
2. Update faculty and staff offices (right size, and increase quality) — 0.83
3. Construct a new academic building with innovative classrooms and labs — 0.79
4. Provide larger event space for student and university wide functions — 0.50
4. Provide additional parking — 0.50
6. Improve pedestrian connectivity — 0.43
6. Improve campus transportation — 0.43
8. Provide more scape for student activities — 0.24
9. Provide more dining options on campus — 0.17
10. Provide more outdoor gathering spaces and green space — 0.10
11. Provide more intramural and club athletic facilities and space — 0.07
12. Provide more collaborative space for faculty and staff — 0.05
12. Other — 0.05

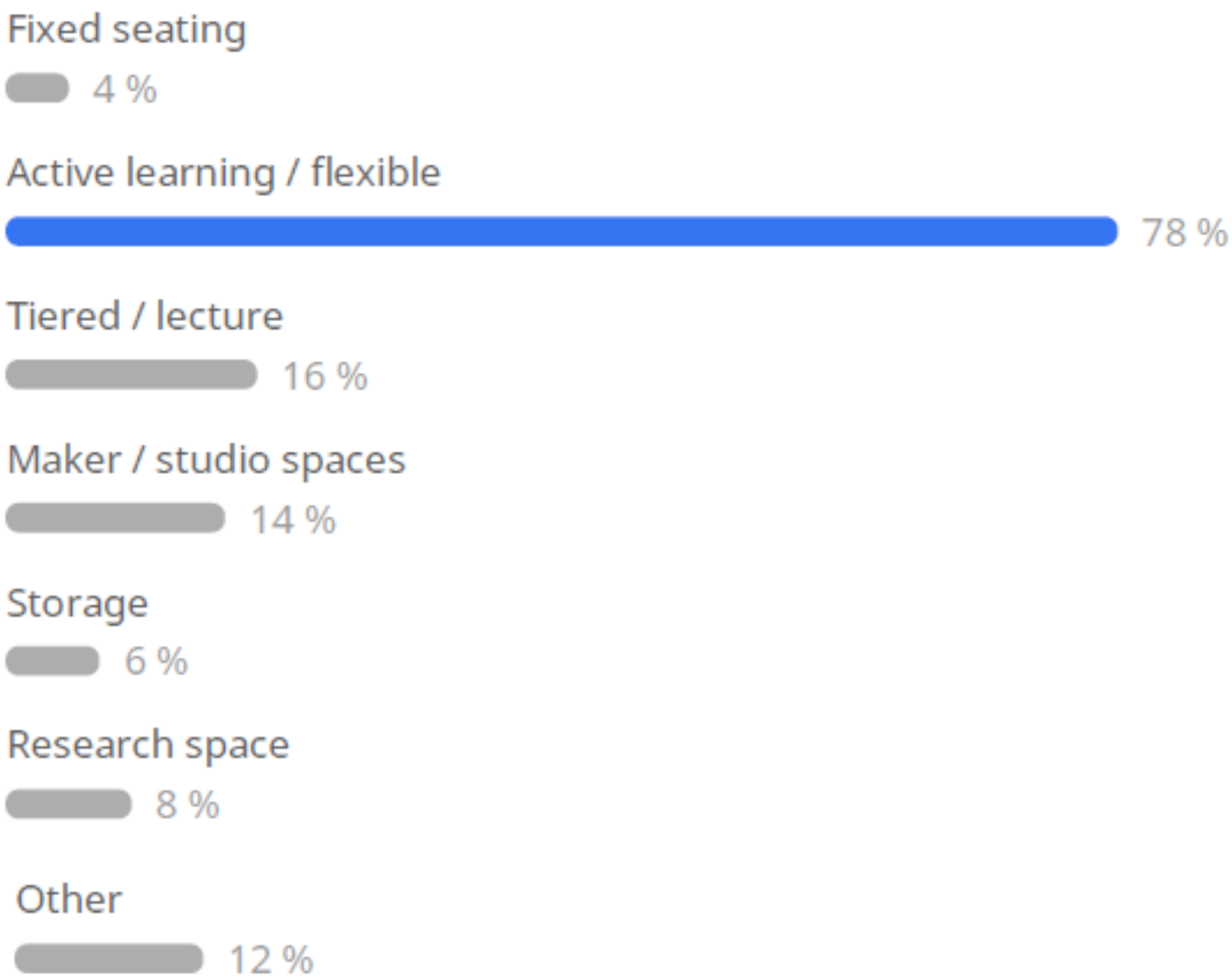
What is the greatest challenge facing students at CCU, relative to the physical campus facilities?

057



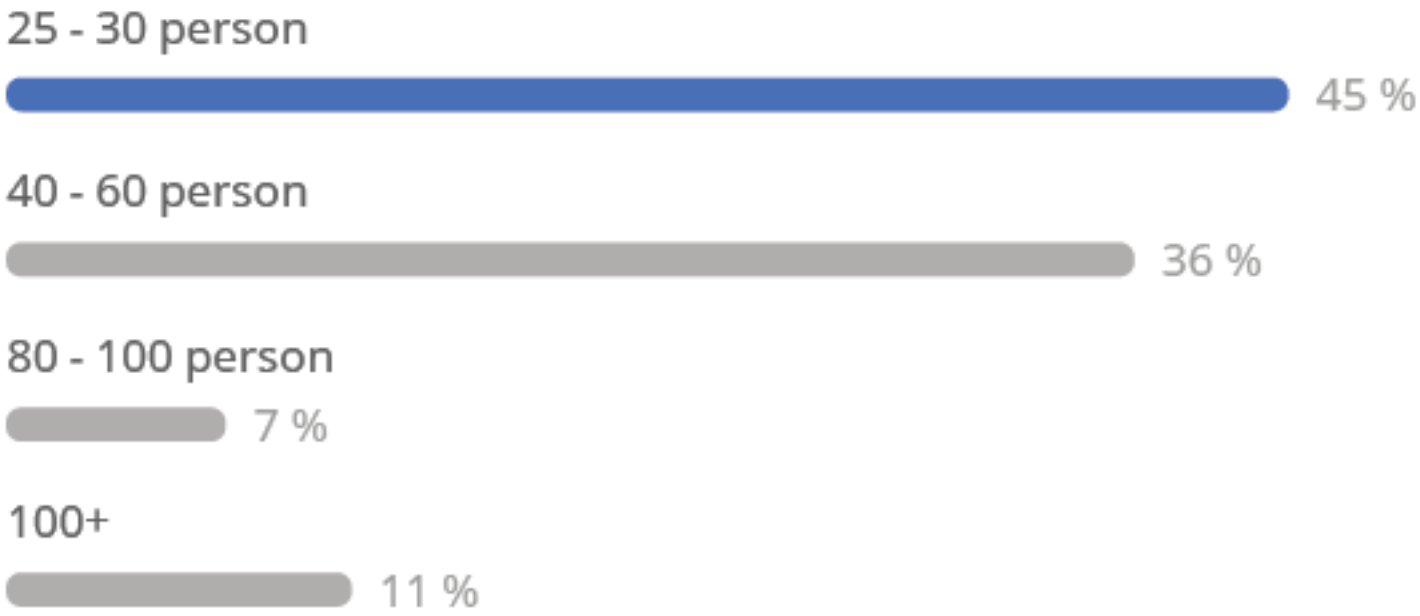
What type of classrooms are needed on campus?

0 5 0



What size classrooms are needed on campus?

0 4 4



What shared space amenities are needed?

0 5 5

1. Departmental conference room — 2.44
2. Small meeting rooms / student advising rooms — 2.16
3. Storage — 1.75
4. Other — 1.44
5. Faculty and staff club — 1.07
6. Work rooms (copier, prep space) — 0.96
7. Breakrooms — 0.91