

Eastowne Campus Development

November 2022



Existing Campus Development: Eastowne MOB I



Project Highlights

- ✓ Opened March 2021 (phased opening through April 2021)
- ✓ 150,000 sf six-story multi-disciplinary care building and 1,080 stall parking deck in Chapel Hill
- ✓ Represents a transformation in how care is delivered (and how space is designed) in the ambulatory setting
- ✓ Focused on enhancing the **patient experience**; positive feedback

Eastowne Development - Why?

- Move and decompress outpatient services from the Medical Center
- Provide affordable and accessible health care
- Better patient experience
- Keep it local – within the Chapel Hill community
- Increase bed capacity at the Medical Center by repurposing vacated Outpatient space

Healthcare was changing prior to the pandemic

Personalization

Convenience

Affordability

Transparency



The pandemic accelerated that change and spurred more

How COVID Has Impacted Chronic Disease

Aside from its own direct and terrible death toll, the COVID-19 pandemic is intertwined with the trajectories of other dangerous health conditions – and the consequences are still playing out.

By [Steven Ross Johnson](#) | March 10, 2022, at 4:38 p.m.



The Impact of COVID-19 on Cancer Screening: Challenges and Opportunities

[Ramon S Cancino](#)^{1, 2} ; [Zhaohui Su](#)² ; [Ruben Mesa](#)^{2, 3} ;
[Gail E Tomlinson](#)^{2, 4} ; [Jing Wang](#)^{2, 5}

Published on 29.10.2020 in Vol 6, No 2 (2020): Jul-Dec



JMIR Cancer
Patient-Centered Innovations, Education and Technology for Cancer

COVID-19 pandemic triggers 25% increase in prevalence of anxiety and depression worldwide

2 March 2022 News release | Reading time: 3 min (927 words)



Pandemic-Driven Health Policies To Address Social Needs And Health Equity

MARCH 10, 2022

[William K. Bleser](#), [Humphrey Shen](#), [Hannah L. Crook](#), [Andrea Thoumi](#),
[Rushina Cholera](#), [Jay Pearson](#), [Rebecca G. Whitaker](#), [Robert S. Saunders](#)

HealthAffairs

Prepare for Shifts in Alternative Care Settings

2022 Environmental Scan



American Hospital Association

How COVID-19 has changed the way US consumers think about healthcare

June 4, 2021 | Article

by [Jenny Cordina](#), [Eric Levin](#), [Andrew Ramish](#), and [Nikhil Seshan](#)

McKinsey&Company

Our patients & community's expectations have evolved



Easy, affordable access is a must for our patients & community

**UNC Health must respond to the changing needs
and expectations of those we serve**

Recent Progress on Further Development at Eastowne Campus



In April 2022, engaged an Architect to develop preliminary site concepts and scaling options at Eastowne

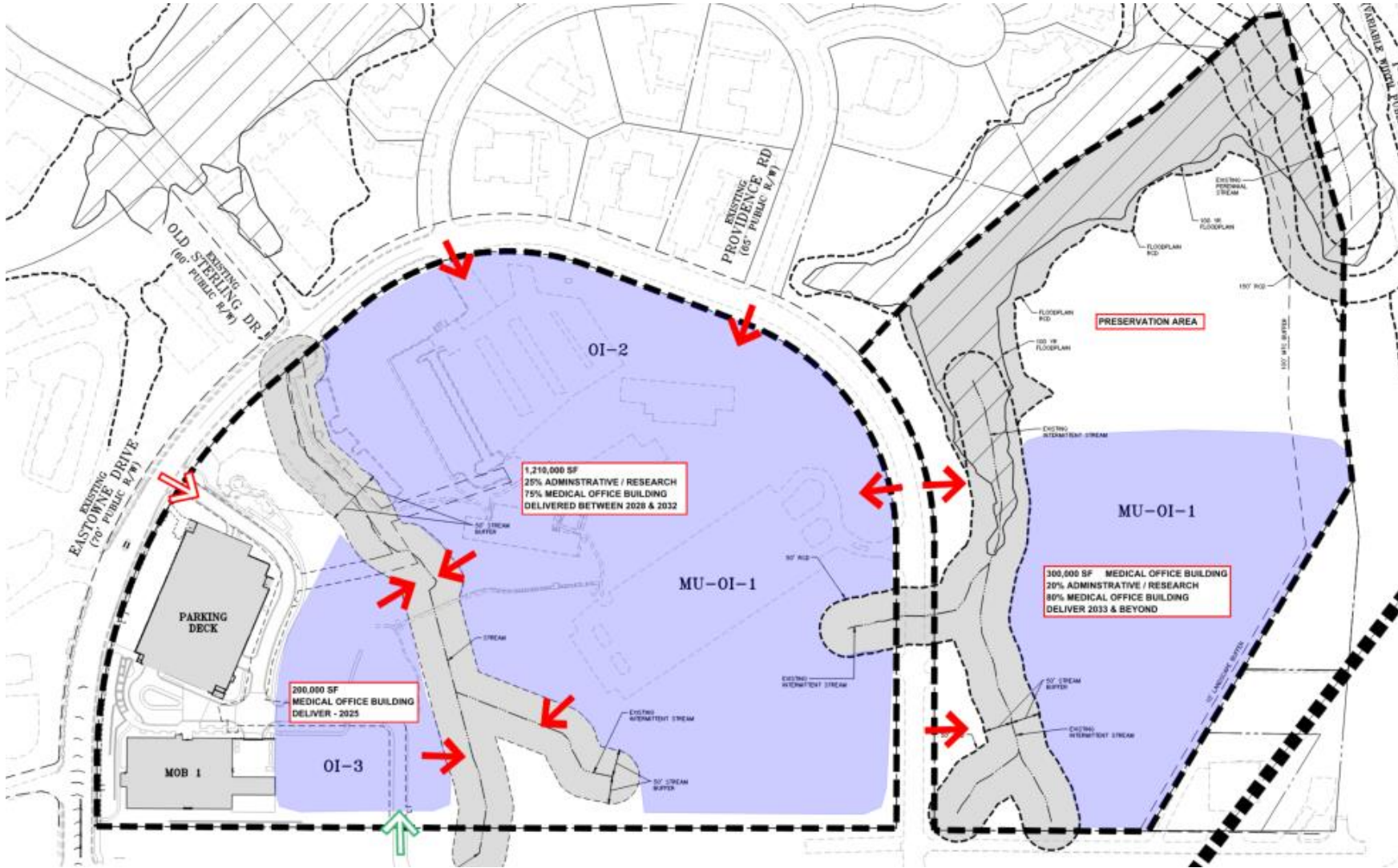


In July 2022, met with Planning Manager to determine a path towards resolution of the Development Agreement; in subsequent meetings determined **Conditional Zoning** is more suitable for Eastowne



Meeting weekly with the Town of Chapel Hill staff regarding Conditional Zoning milestones
Met with Council Members to re-introduce the project
Acknowledge that we need to update the Master Plan

Eastowne Development – 50 acre site



Eastowne Development – Use, Size, & Timeline

Primary Use: Health care, associated functions, research, and site specific retail

Size: ~1.6M sq. ft. - ~1.8M sq. ft.

Number of buildings: 8-10 (plus structured parking)

Development Timeline: 1 building every 3-5 years
Full build out 25+ years
Medical Office Building 2 - ASAP

Chapel Hill Complete Community Framework



Timeline

| | |
|--|---------------|
| Submit Conditional Zoning Application (& Drain Pond) | November 2022 |
| Final Conditional Zoning Application Submission | January 2023 |
| Town Council Conditional Zoning Vote | Spring 2023 |
| Submit ZCP for Eastowne MOB II | Summer 2023 |
| Eastowne MOB II Construction Begins | Fall 2023 |

Questions & Discussion

Appendix

We're a leader in research, discovery & innovation in Cancer

UNC Medical Center and the UNC Lineberger Comprehensive Cancer Center

20%

of all newly diagnosed cancer patients in N.C. are treated at UNC Medical Center and its affiliated clinics



rated "Exceptional" (highest rating) for 10+ years by the National Cancer Institute

\$732 million



overall extramural funding, including National Institutes of Health grants, since 2015

289

clinical trials of the latest treatments developed at UNC or available through affiliation with national clinical trials groups



9 cancer research programs

- cancer cell biology • immunology
- molecular therapeutics
- virology • cancer genetics
- clinical research • breast cancer
- cancer prevention and control
- cancer epidemiology



1

the only public comprehensive cancer center in the state of North Carolina



COMPASSIONATE AND EFFECTIVE

support through the UNC Comprehensive Cancer Support Program



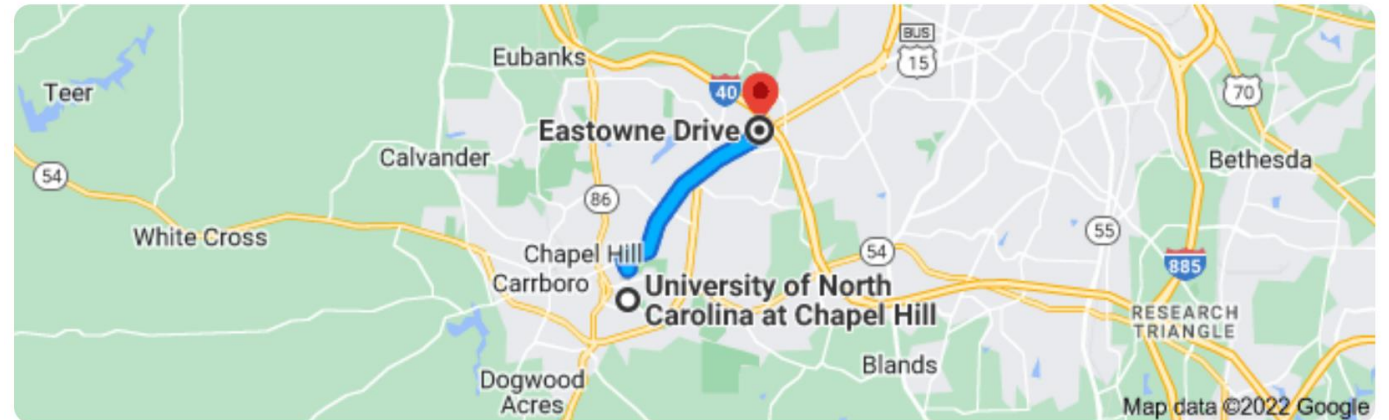
1 of 6

NCI Centers of Cancer Nanotechnology Excellence in the U.S.



Proximity to the University is ideal to further discovery & innovation

- UNC Lineberger Comprehensive Cancer Center has over **400 faculty members** and **500 additional research employees**
- Research spans the spectrum from the laboratory to the bedside to the **community**
- **Scientists and care providers work collaboratively** with a shared commitment to provide today's best care and tomorrow's best hope



10 min (3.9 mi)

*Today's best care,
Tomorrow's best hope*