

NARRATIVE

UNC Health Eastowne

EXISTING CONDITIONS

The original Eastowne development was constructed with single and two-story office buildings in the 1970's and 1980's that are approaching the end of their useful life. The current site is strategically located adjacent to I-40 and 15-501 with the Phase 1 development being located at the western intersection of Eastowne Drive and 15-501. The first medical office building (MOB 1), completed in 2021, lies in the southwest corner of the site which is bound on the eastern and northern boundaries by a Resource Conservation District (RCD). A parking deck was constructed with MOB 1 and accommodates parking for both MOB 1 and future MOB 2. The balance of the "inner loop" consists of four office buildings and surface parking. The "Northern 20" is undeveloped.

PROJECT PLAN

The redevelopment project will consist of approximately 1,700,000 square feet of buildings total when complete. The buildings will be modern and energy efficient, constructed with a steel frame and skinned with attractive glass systems and complimented with architectural opaque cladding. The skin will be designed in consideration of the site's prominence at this gateway entrance into Chapel Hill and will be consistent with the UNC Health brand as well as the design of MOB 1.

MOB 2 will be built adjacent to the MOB 1 site and will optimize access for patients, and will be the second phase of a welcoming, urban gateway for this project and to the Town. Parking will be accommodated via the existing parking garage and limited accessible surface parking in close proximity to the second building. In order to promote walkability, pedestrian bridge will be installed across the newly enhanced stream created after the pond is drained. This pedestrian bridge will provide access across the RCD to the balance of the existing buildings and will allow staff to effectively move throughout the inner loop.

Future phases of the "inner loop" will front a "center green" that provides calming, natural views for patients, staff and visitors. The buildings will be oriented to maximize energy efficiency and views for patients and staff inside the facilities. A one-way loop around the center green will allow vehicles to drop off patients at the front entrances and then quickly move to vertical parking structures while providing a traffic calming measure due to its smaller cross section. There will ultimately be two internal roads that connect MOB 1 and MOB 2 to the balance of the inner loop. This road section will be designed for efficient movement of patients and visitors throughout the campus and will be phased as required once future phases are developed. The internal roads will be designed for both multimodal traffic.

GOALS AND OBJECTIVES

The primary goal of the project is to redevelop this site with modern, higher density medical, research and associated uses that allow UNC Health to meet the demands for both outpatient services while decompressing the medical center which will allow the ability to create more inpatient bed capacity. Moving and increasing the outpatient services from the medical center to Eastowne will allow UNC Health to provide a modern, welcoming, patient centered, family-friendly, care delivery system while simultaneously allowing for backfill of vacated space at main campus with inpatient beds.

The development will add a critical and significant component to the gateway into Chapel Hill along 15-501 and the Complete Community vision for this area. The projects will be a mixture of modern, sophisticated buildings that complement the architecture achieved at MOB 1 but will vary in size and scale as the needs are defined. Parking will be provided vertically by parking structures with architecture complementary of the adjacent buildings where visible from 15-501 or Eastowne Drive.

Connectivity via pedestrian, biking, vehicular and public transit will be provided to give patients, staff and visitors multiple ways to ingress and egress into the campus. It is our goal to create an inviting development that effectively and quickly gets patients parked and safely moving throughout the campus.

Project timing is also a critically important goal of the development. To stay competitive in the increasingly challenging healthcare landscape, UNC Health must be able to quickly adapt to the healthcare needs of the State. Building on UNC Health's superb relationship with the Town of Chapel Hill will be instrumental to reach our goal of a Fall 2023 construction start for MOB 2 as well as the flexibility we need to move rapidly as the healthcare landscape inevitably changes in the future.



Description of Public Art Proposal

UNC Health Eastowne

UNC Health has always been supportive of arts both public and private. We envision public art that is located at the main entrances to the Campus from Eastowne Drive with emphasis on the inner loop development. Public Art should complement our mission to improve the health and well-being of North Carolinians and others whom we serve, and reflect our focus on world changing research, and building an inclusive and equitable culture.

UNC Health commits to working with the Chapel Hill Cultural Arts Commission in the selection and placement of public art. UNC Health shall make the final artwork selection in concert with interior pieces that will aid our medical teams in promoting healing, health and wellness.

Working with local artists is preferred when suitable.

November 21, 2022

Judy Johnson
Town of Chapel Hill Planning Department
405 Martin Luther King Jr Boulevard
Chapel Hill, North Carolina 27514

RE: UNC Health Eastowne Statements of Compliance with the Comprehensive Plan and Design Guidelines

STATEMENT OF JUSTIFICATION

The proposed zoning brings the subject parcels into greater conformance with the Town's Comprehensive Plan. The property is currently zoned OI-3, OI-2, and MU-OI-1, and OI-3 zoning is requested for all parcels to fulfill the themes and goals of the comprehensive plan elaborated on below. Land uses envisioned within the North 15-501 Corridor Sub-Area A include multifamily, shops & offices, commercial/office, and parks as primary uses and townhomes and institutional as secondary uses. A large portion of the land located in Sub Area A across 15-501 is planned as residential. The proposal for a medical office campus contributes to the mix of land uses desired in this area to create a well-rounded community. Statements below further support the case for the requested OI-3 zoning district.

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

The UNC Health Eastowne submittal is proposed in accordance with the CH2020 Comprehensive Plan. The proposed plan addresses the following themes with their corresponding goals: A Place for Everyone, Community Prosperity and Engagement, Getting Around, Good Places, New Spaces, Nurturing our Community, and Town and Gown Collaboration.

THEME 1: A PLACE FOR EVERYONE

UNC Health Eastowne will meet the following goals under Theme 1:

- Family-friendly, accessible exterior and interior places throughout the town for a variety of active uses.
- A welcoming and friendly community that provides all people with access to opportunities

Redevelopment of this site will add new medical offices to the Town's inventory. The new medical offices will allow for improved levels of medical service to the citizens of Chapel Hill and surrounding areas. The master plan has been designed to emphasize green space internal to the development and integrate into the surrounding community. Development of this site will provide an abundance of job opportunities in a well-designed, welcoming medical campus. Development of the site will also include structured parking which will allow for vertical development of the parcel to lessen the environmental impacts typically caused by areas of sprawling surface parking with associated land disturbance and run-off.

THEME 2: COMMUNITY PROSPERITY AND ENGAGEMENT

UNC Health Eastowne meets the following goals under Theme 2:

- Foster success of local businesses
- Promote a safe, vibrant, and connected (physical and person) community

Development of new, energy-efficient modern medical office facilities will add to the prosperity of the Chapel Hill community by allowing denser non-residential growth in the North 15-501 corridor. The UNC Health System will be able to expand to provide jobs to many Chapel Hill residents and attract new residents as well.

THEME 3: GETTING AROUND

UNC Health Eastowne meets the following goals under Theme 3:

- A connected community that links neighborhoods, businesses, and schools through the provision of greenways, sidewalks, bike facilities, and public transportation
- Connect to a comprehensive regional transportation system
- Create a comprehensive transportation system that provides everybody safe and reasonable access to all the community offers
- A community that has a parking system based on strategies that support the overall goals of a holistic transportation system

This redevelopment project is located adjacent to an existing major transportation corridor, US 15-501, which will allow for easy ingress and egress. Additionally, it is located along an existing bus route to promote and support alternative means of transportation. The project will provide a pedestrian network including greenways and sidewalks to allow for connectivity within and outside of the medical campus. This project supports the initiative to create a connected community by linking neighborhoods through various means of transportation.

THEME 4: GOOD PLACES, NEW SPACES

UNC Health Eastowne meets the following goals under Theme 4:

- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan
- A range of neighborhood types that addresses residential, commercial, social, and cultural needs and uses while building and evolving Chapel Hill's character for residents, visitors, and students
- Open and accessible common spaces for community gathering, cultural uses, and community development
- Future land use, form, and density that strengthen the community, social equity, economic prosperity, and natural environment

The UNC Health Eastowne development will add new, modern medical offices to a site that is currently occupied by older, obsolete buildings. The new buildings will be designed to meet the requirements of the Land Use Management Ordinance which will allow for the development of interesting buildings and spaces to serve the

citizens of Chapel Hill and surrounding areas. It will contribute to the mix of land uses envisioned for the North 15-501 Corridor, balancing the planned residential developments across 15-501 with the non-residential UNC Health Eastowne component. The development plans to incorporate a central green space as a spine to the development that correlates with the planned green space in Parkline East, creating a well-connected community.

THEME 5: NURTURING OUR COMMUNITY

UNC Health Eastowne meets the following goals under Theme 5:

- Maintain and improve air quality and water quality, and manage stormwater to heal local waterways and conserve biological ecosystems within the town boundaries and the Extra Territorial Jurisdiction
- Protect, acquire, and maintain natural/undeveloped open spaces and historic sites in order to protect wildlife corridors, provide recreation, and ensure safe pedestrian and bicycle connections. These spaces could include, among other things, Significant Natural Heritage Areas (SNHA) lands adjacent to and connecting various properties such as riparian lands, etc.
- Support the Parks and Recreation Master Plan and the Greenways Master Plan to provide recreation opportunities and ensure safe pedestrian and bicycle connections
- Protect neighborhoods from the impact of development such as stormwater runoff, light and noise pollution, and traffic

Redevelopment of the subject parcel will enable the construction of upgraded structures, as well as an upgrade on all associated site improvements, such as stormwater controls, impervious surfaces, landscaping, open spaces, etc. While some stream crossings will be necessary, UNC Health Eastowne will strive to protect a majority of the environmentally sensitive areas on site and commit to maintaining open space throughout the development. Pedestrian and bicycle routes will be provided throughout and connect to the overall transportation system to provide alternative means of transportation that support the climate action goals of the Town.

THEME 6: TOWN AND GOWN COLLABORATION

UNC Health Eastowne meets the following goals under Theme 6:

- The University, the UNC Health Care System, and the Town will coordinate closely to manage development in ways that respect history, traditions, and the environment while fostering revitalization and innovation
- Promote access for all residents to health-care centers, public services, and active lifestyle opportunities

Modern medical office facilities will allow UNC Health Care to better attract talent to keep them in and around Chapel Hill after graduation. The new buildings will also meet all accessibility requirements so that all citizens are able to utilize the facility without the issues typically found in older office buildings. The project promotes easy access for students and residents to health care centers, public services, and creates a platform for more active lifestyle opportunities.

Sincerely,

MCADAMS



Jessie Hardesty
Planner II, Planning + Design