



LONG-RANGE PLANS EVALUATION
UNC Health Eastowne

The following report provides an evaluation by Planning Staff of the Concept Plan site, based on long-range planning considerations.


PROPERTY ADDRESS 400 Eastowne Drive	APPLICANT McAdams on behalf of UNC Health	CURRENT ZONING DISTRICT Office/Institutional-3 (OI-3); Office/Institutional-2 (OI-2); Mixed Use-Office/Institutional-1 (MU-OI-1)
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EXISTING LAND USE Office/institutional	PROPOSED LAND USE Medical office, research, administrative
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SURROUNDING PROPERTIES – EXISTING LAND USES
 Office to the north (north of Eastowne loop); residential, commercial, and proposed concept plans (e.g., Gateway) to the east and southeast; office to the south (Parkline); and Multifamily to the west (Pinegate).

FUTURE LAND USE MAP (FLUM) FOCUS AREA North 15-501 Corridor	FLUM SUB-AREA A
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OTHER APPLICABLE ADOPTED PLANS	
<input checked="" type="checkbox"/> Mobility and Connectivity Plan	<input checked="" type="checkbox"/> Cultural Arts Plan
<input checked="" type="checkbox"/> Parks Comprehensive Plan	<input checked="" type="checkbox"/> Stormwater Management Master Plan
<input checked="" type="checkbox"/> Greenways Master Plan	<input checked="" type="checkbox"/> Climate Action and Response Plan
<input type="checkbox"/> Chapel Hill Bike Plan	<input type="checkbox"/> West Rosemary Street Development Guide
	<input type="checkbox"/> Central West Small Area Plan

SUMMARY OF PLAN CONSIDERATIONS AFFECTING THE UNC HEALTH EASTOWNE SITE
 Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of UNC Health Eastowne is marked with the  symbol.

Future Land Use Map (FLUM)

The Future Land Use Map was adopted on December 9, 2020, and supersedes the 2020 Land Use Plan.

- Sites within the North 15-501 Corridor are designated for high intensity uses that “balance its role as a gateway to Town from points east and a destination that draws residents, employees, shoppers, and visitors from elsewhere.” Employment centers within proximity to future transit stops are encouraged in this area.
- Multifamily residential, Multifamily/Shops/Offices, Commercial/Office, and Parks/Gathering Spaces are listed as *Primary (predominate) Uses* for the Sub-area.
- Institutional/University/Civic and Townhouses/Residences are listed as *Secondary Uses* for the Sub-area (allowed, but not predominate).
- Typical building heights are suggested at 4-6 stories.
- The frontage along 15/501 is designated as an *Activated Street Frontage*. The suggested building height is 6 stories, and buildings should engage with the street without parking located in between.

Mobility and Connectivity Plan

- The Mobility and Connectivity Plan recommends multi-use paths along major roadways in the 15-501 corridor, bike lanes along Eastowne Drive, a bicycle/pedestrian overpass or underpass at the intersection of US 15-501 and Eastowne Drive, and significant transit-oriented improvements such as dedicated transit lanes in the center median of US 15-501. The plan also calls for an extension of the Dry Creek Trail through the site.

- The site is located near the proposed “Eastern Explorer” bicycle/pedestrian priority corridor.
- The applicant has proposed bike lanes along the Eastowne Drive loop.

Parks Comprehensive Plan

- No service areas for existing Neighborhood Parks are noted for this site and no new Neighborhood Parks are proposed in this area.
- The site is within the service area of a proposed Community Park along Ephesus Church Road.

Greenways Master Plan

- The existing Dry Creek Trail is proposed to extend to the site. The applicant should **coordinate with Chapel Hill Parks & Recreation** for the latest information on trail alignment, design, and construction timing.

Chapel Hill Bike Plan

- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design.

Cultural Arts Plan

- The Cultural Arts Plan identifies nearby locations that are opportunities for integrating public art, including the 15-501 gateway into Chapel Hill and a node at the western intersection of Eastowne Drive and 15-501.
- The applicant should **coordinate with Chapel Hill Community Arts & Culture** for more information on appropriate landscape and artistic treatments in this corridor.

Stormwater Management Master Plan

- The site is located in the Dry Creek Subwatershed. The applicant should **coordinate with Chapel Hill’s Stormwater Management Division** to understand relevant stormwater considerations.

Climate Action and Response Plan

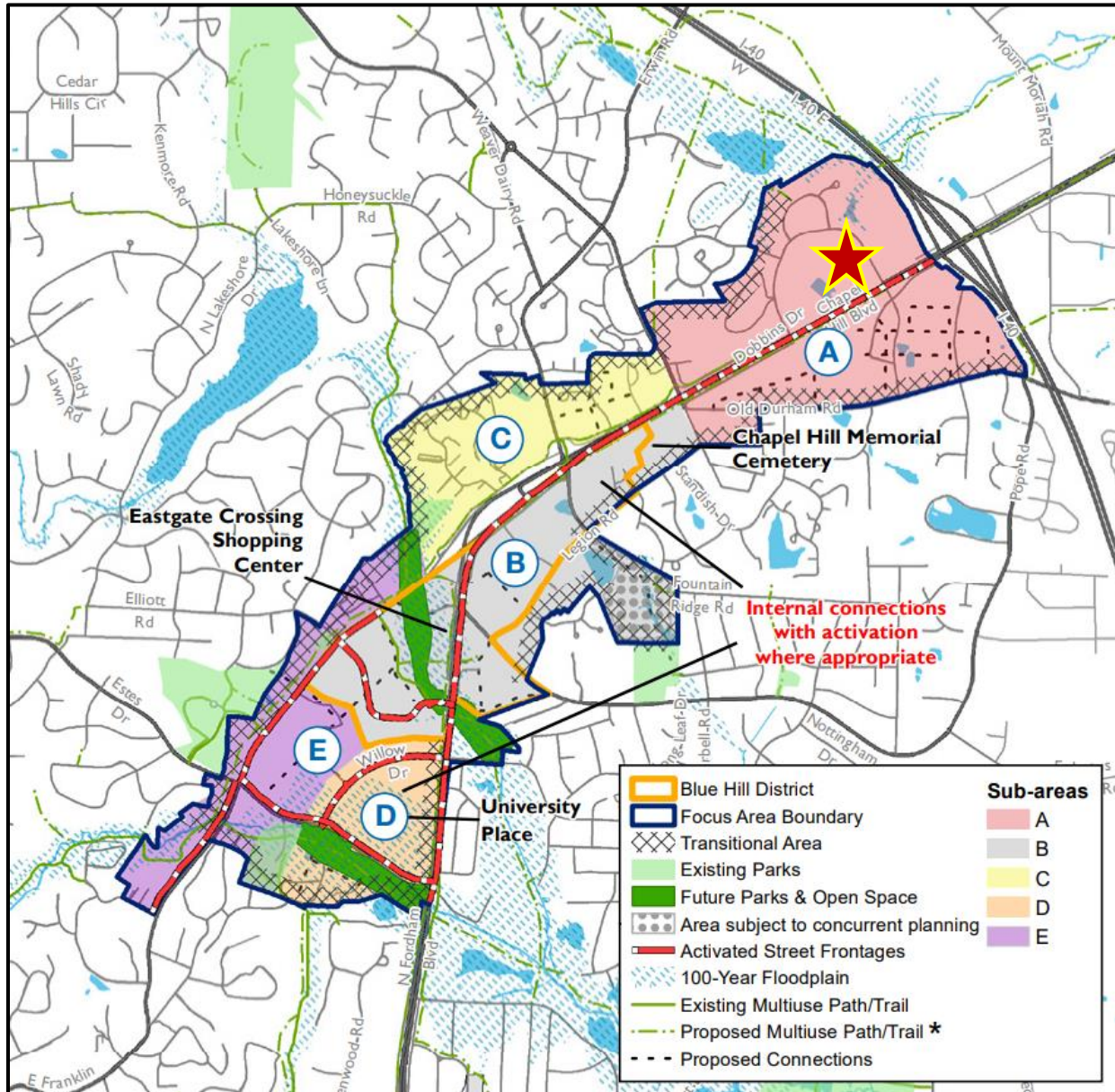
(Note: no map excerpt provided, as the Plan is generally text-based)

- Developing the site in accordance with the Future Land Use Map and Mobility Plan would contribute to the following Plan actions:
 - Create walkable, bikeable, transit-served neighborhoods
 - Increase bicycling, walking, and transit use
- Conditions for development could contribute to the other actions in the plan such as:
 - Increase transit ridership and implement Bus Rapid Transit
 - Net-zero emissions for new construction
 - Create a town-wide EV charging station network
 - Protect water quality, natural, and agricultural resources
 - Enhance green infrastructure

CONCEPT PLAN REPORT

UNC Health Eastowne

Future Land Use Map (Excerpt)

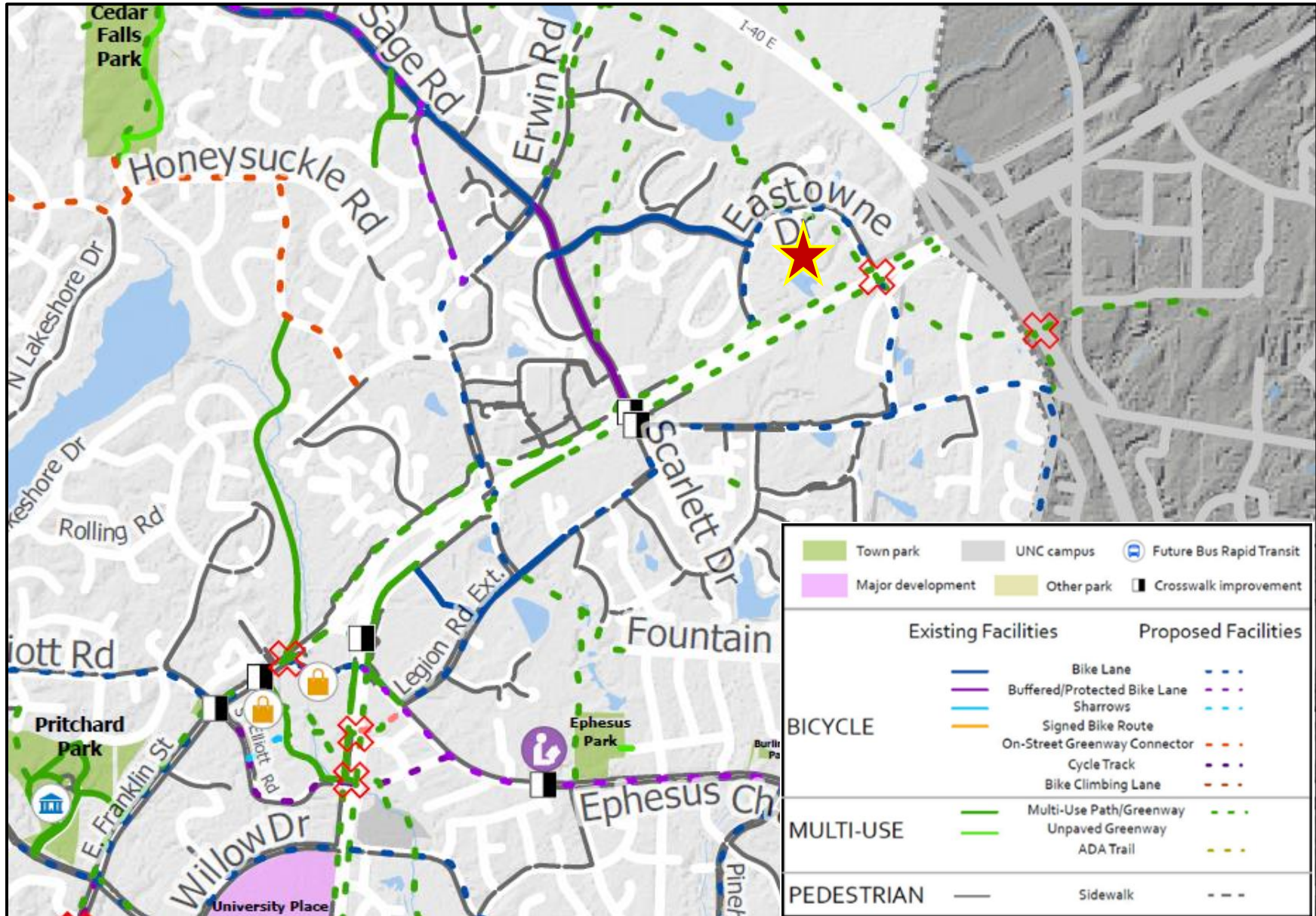


	Sub-Area A
Multifamily, Shops & Offices	●
Multifamily Residential	●
Commercial/Office	●
Parks and Green/Gathering Spaces	●
Townhouses & Residences	○
Institutional/University/Civic	○
Typical Height	4-6 stories
Transitional Area Height	Up to 4 stories
Activated Street Frontage Height	6 stories
<p>● Primary (predominant land uses)</p> <p>○ Secondary (appropriate, but not predominant)</p>	

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UNC Health Eastowne

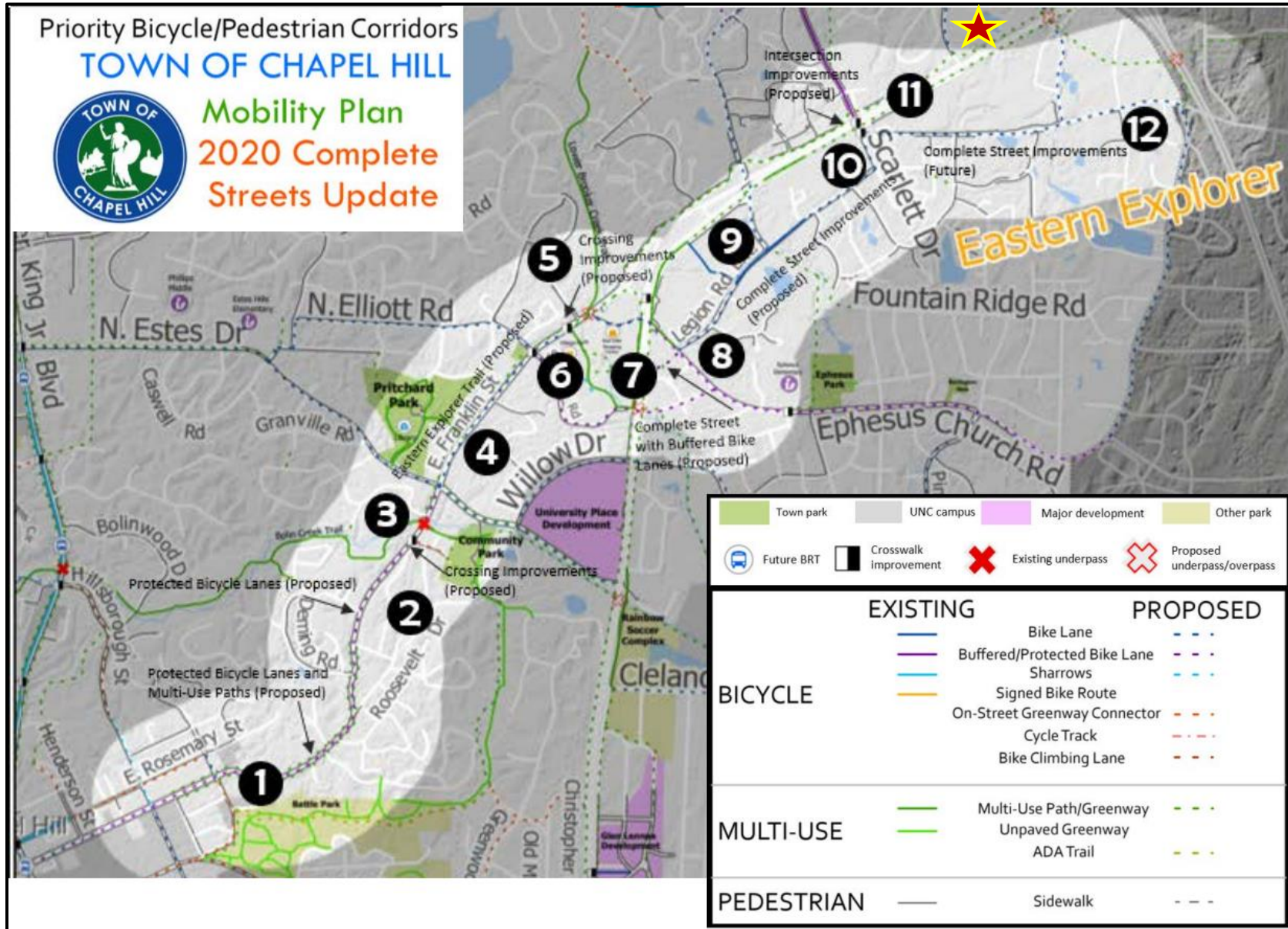
Mobility and Connectivity Plan (Excerpt)



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UNC Health Eastowne

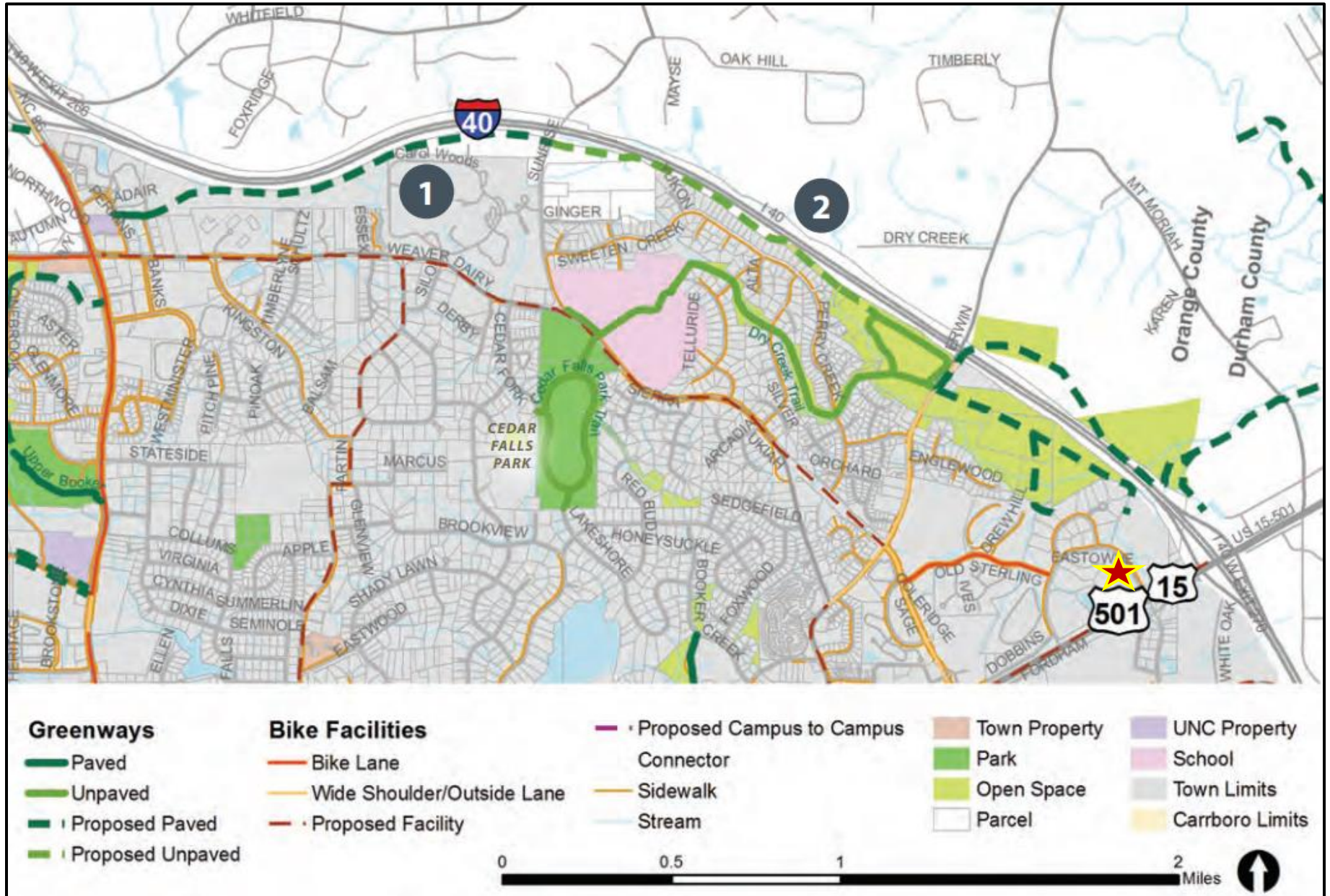
Mobility and Connectivity Plan (Excerpt)



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UNC Health Eastowne

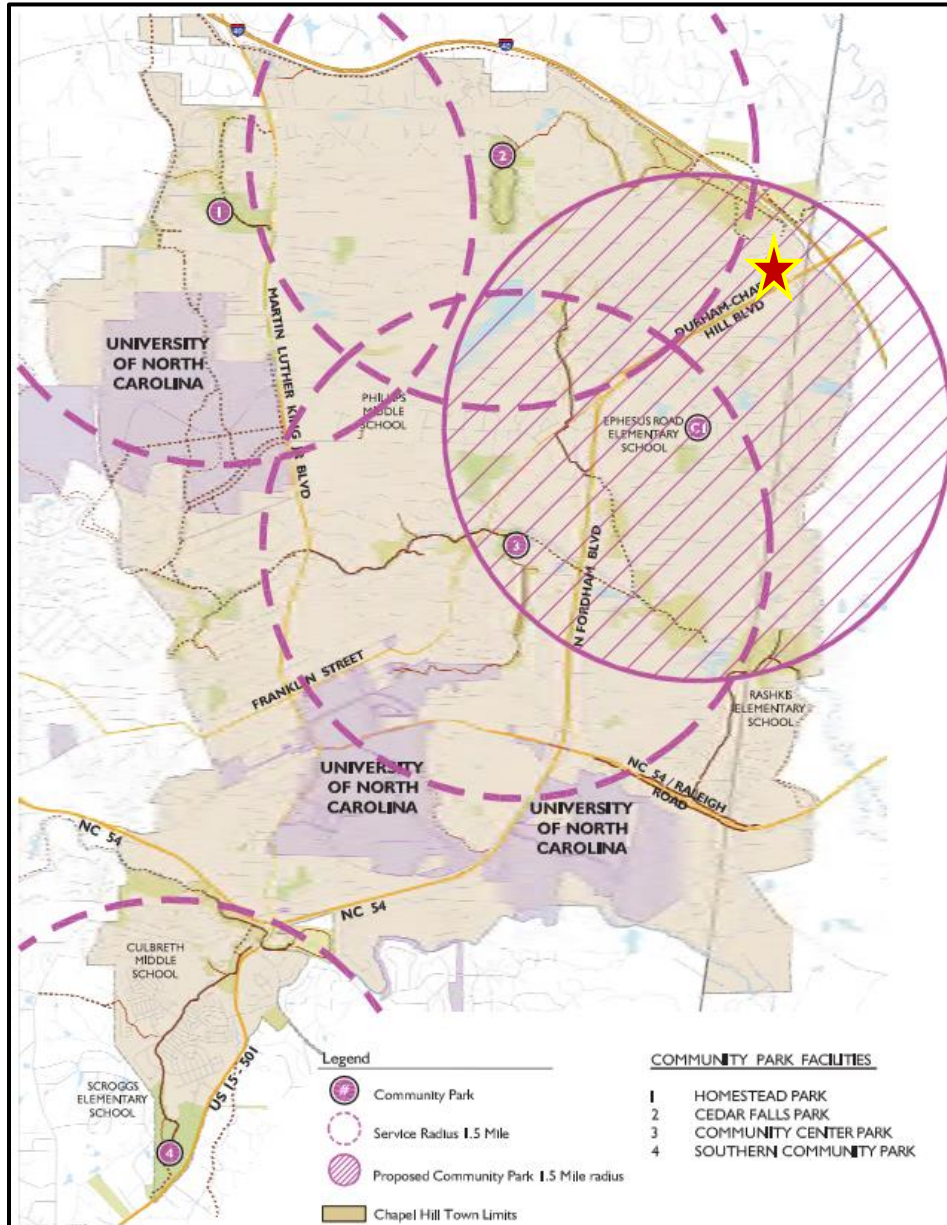
Greenways Master Plan (Excerpt)



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Parks Comprehensive Plan (Excerpt)



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Cultural Arts Plan (Excerpt)



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Stormwater Management Master Plan (Excerpt)

