

**Eastowne  
Medical Office Building  
(MOB)**



***May 23, 2018***

***Town of Chapel Hill***

***Town Council***

Simon George, UNC Health Care

# Eastowne MOB

## Existing Conditions



# Eastowne MOB

## Site Plan



Accessible Parking for Building 500

Surface Parking required for Building 500

Accessible Parking for MOB within 200' of the door

Secondary Emergency Access Connection

Added Greenway Trail along 15-501

# Eastowne MOB

## Site Plan Modifications in response to CDC, Council, and Staff Review

- Relocated Garage Entrance to internal street
- Parking Garage shifted away from Eastowne Dr.
- Added Bus stop on Eastowne Dr.
- Added 10' multi-use path along Eastowne Dr.
- MOB shifted 55' off Eastowne Dr. Right of Way



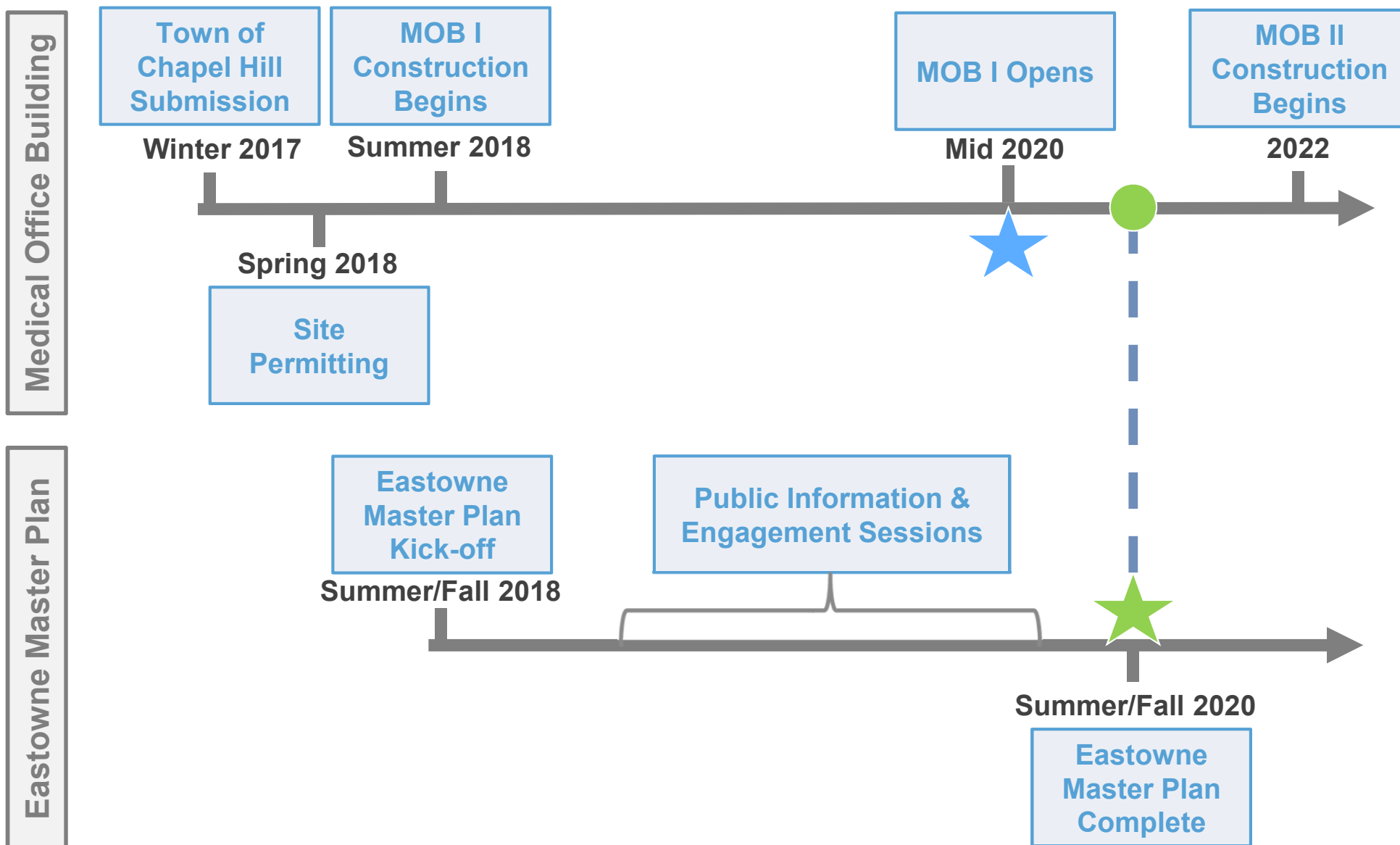
# Eastowne MOB I and Eastowne Master Planning

***“Difficult to evaluate without context such as Master Plan”***



# Eastowne MOB I and Eastowne Master Planning

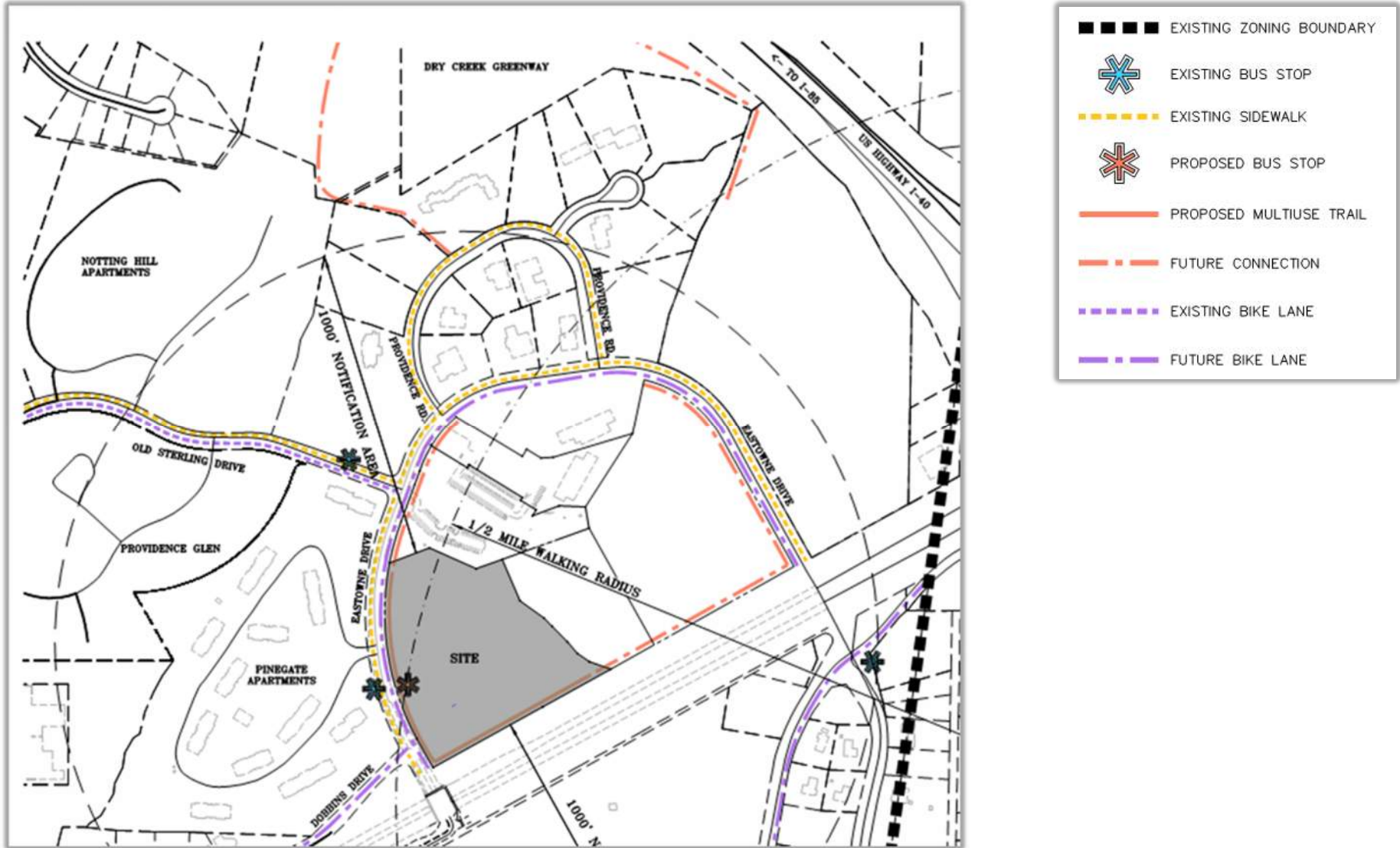
## Estimated Timeline



# Eastowne MOB

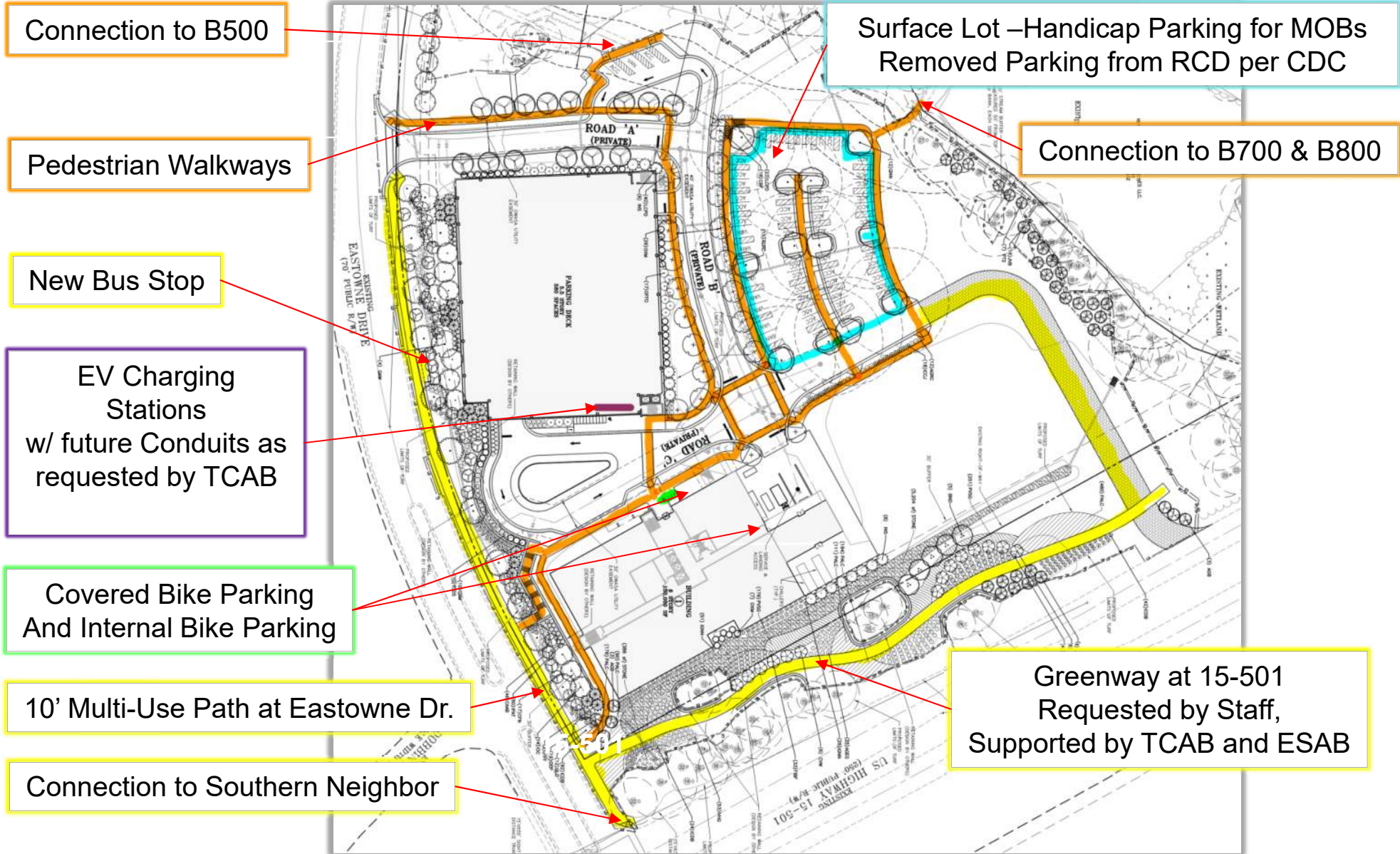
## Transportation and Connectivity

***“How does this project connect with the rest of Eastowne?”***



# Eastowne MOB

## Site Connectivity





# Eastowne MOB

## LUMO Modification Requests – NC Hwy 15-501 Buffer

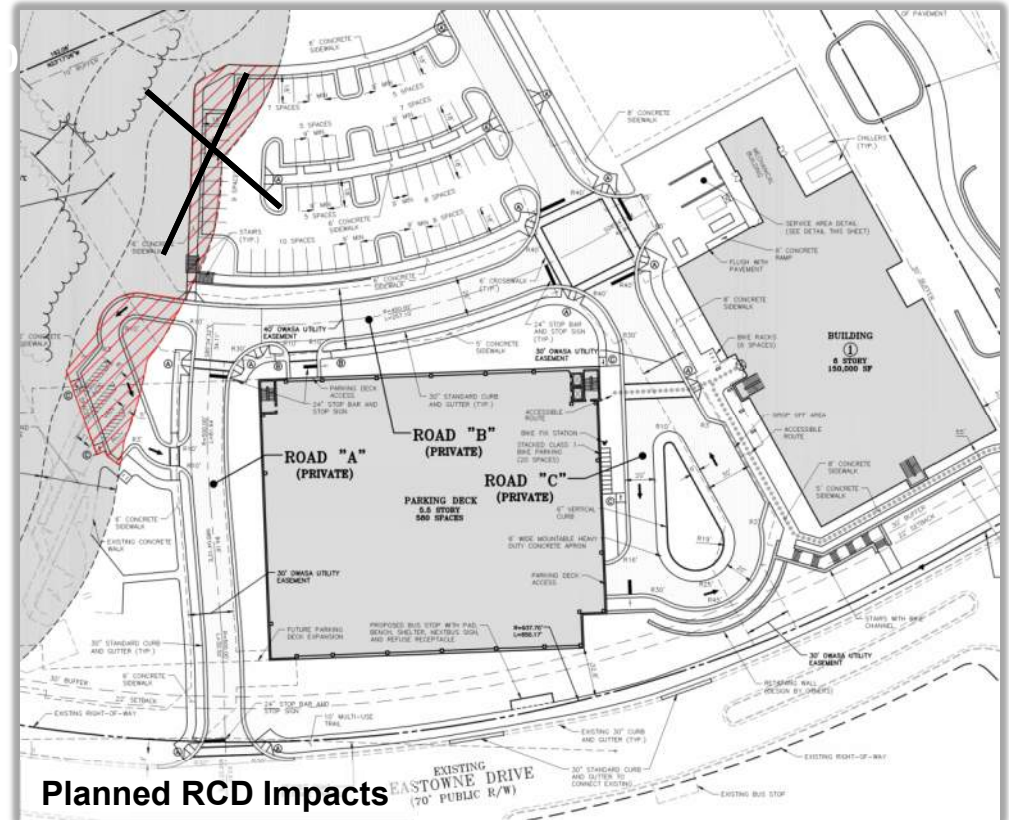
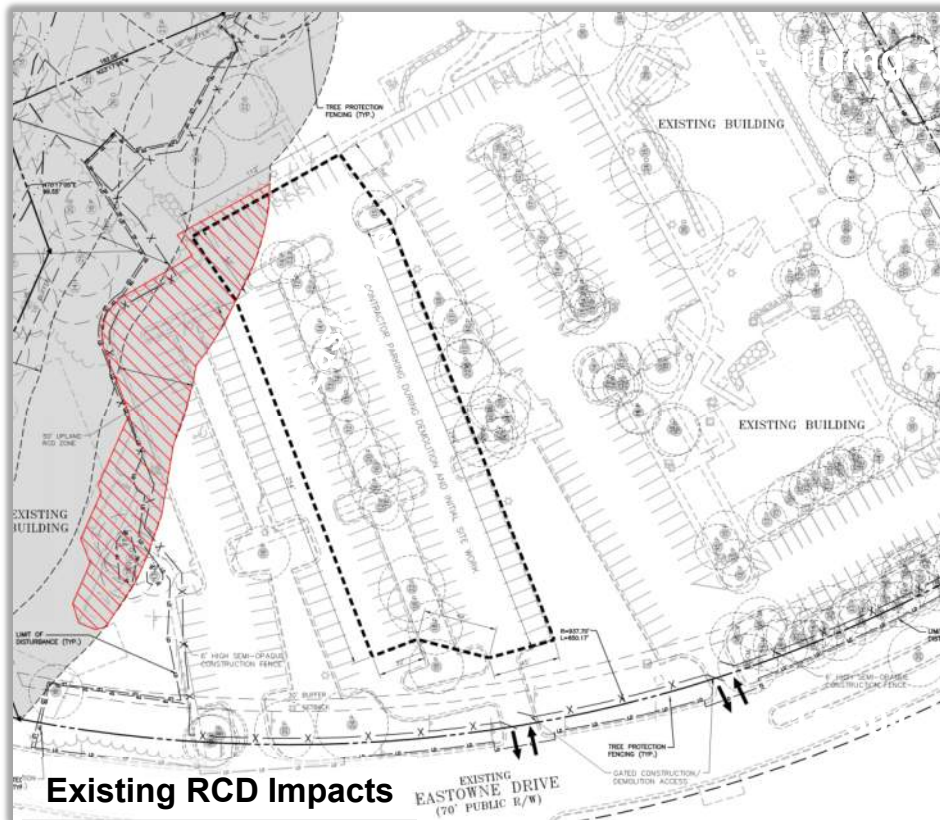
- ✓ Modification to 30' Type D buffer to allow treatment of 15-501 ROW and on site buffer with consistency from street edge to building
- ✓ Clearing and grading to construct 10' greenway trail while preserving selected specimen trees in coordination with Town's Urban Forester
- ✓ Where cleared, install new, drought tolerant landscape to enhance greenway experience, attractive view from 15-501, provide screen small "back of house" area



# Eastowne MOB

## LUMO Modification Requests – RCD Impact

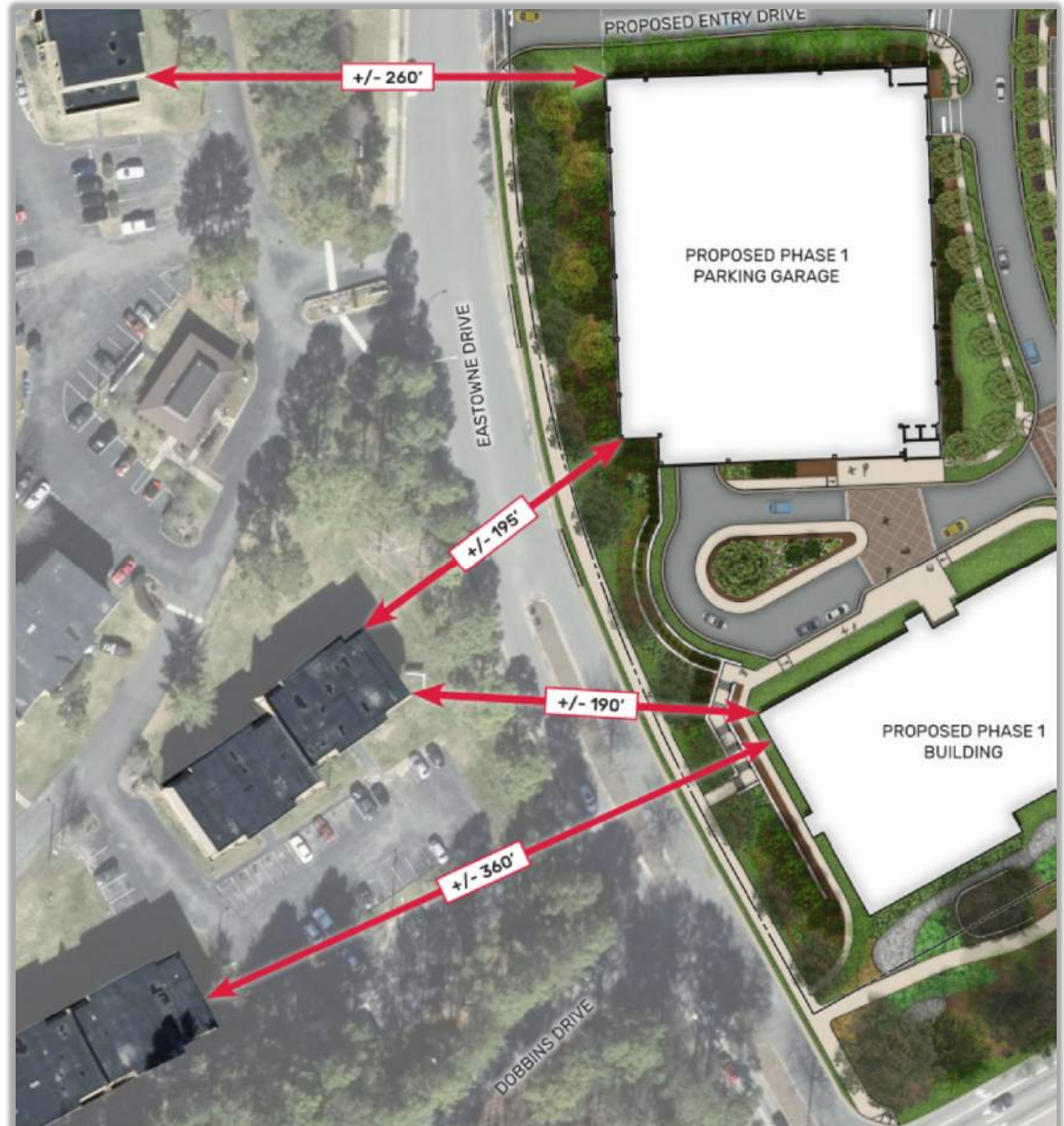
- ✓ Removing .06 Acres (2,613SF) of impervious from the RCD and revegetating
- ✓ Overall impervious surface is reduced
- ✓ Impacts to RCD is being reduced
- ✓ Impacts requested for removal of existing buildings and parking
- ✓ Impacts are required installing accessible parking for Building 500
- ✓ All non-ADA parking will be removed from RCD as requested by CDC



# Eastowne MOB

## LUMO Modification Requests – Building Height

- ✓ Ol-3 Zoning has no building height limitations
- ✓ Transitional Control Intensity Modification applies
- ✓ R-4 -22' & 35' maximum
- ✓ Modification requested is 74' for MOB building only. 42' for corner of parking deck



# Eastowne MOB

## LUMO Modification Requests – Building Height



Street Level View Across 15-501

# Eastowne MOB

## LUMO Modification Requests – Building Height



Aerial View

# Eastowne MOB

## Site Plan Comment by CDC

**No tree removal on future building pad of MOB #2 – Requested by CDC**

- ✓ Grading for emergency access road is required. If trees are preserved, retaining walls will need to be built that will have to be demolished.
- ✓ Rock and excess soil needs to be removed. Blasting activities are not desirable near an in-service medical building.



# Eastowne MOB – Original Design

View from 15-501

*“Provide an aesthetically pleasing building”*



# Eastowne MOB – Revised Design

View from 15-501





# Eastowne MOB

## View from Eastowne Drive



- ✓ Providing new Bus stop with Solar Powered Shelter
- ✓ Providing new 10' wide Multi Use trail along Eastowne Drive & 15-501
- ✓ Utilizing Landscaping as barrier between Eastowne Drive and the Parking Garage

**Thank you!**  
**We Welcome Feedback & Questions!**

## Appendix

# Eastowne MOB – Revised Design

View from Eastowne



# Eastowne MOB

## Building Design - Durability

- ✓ The fenestration design is based on a cost effective, low maintenance, high durability, and high performing approach.
- ✓ Primary building materials consist of Tiles, Low-E Glass, Insulated Metal Wall Panels, and High Albedo Roofing Materials.
- ✓ All insulating materials are continuous insulation to ensure long time effectiveness.
- ✓ Materials selected for the building were based on a long term life cycle requirement.
- ✓ Minimal maintenance requirements will help the building systems perform as designed for the lifespan of the building.
- ✓ The project is attempting to use materials that are locally and sustainably sourced as the basis-of-design.



# Eastowne MOB

## View from Eastowne Drive – Revised

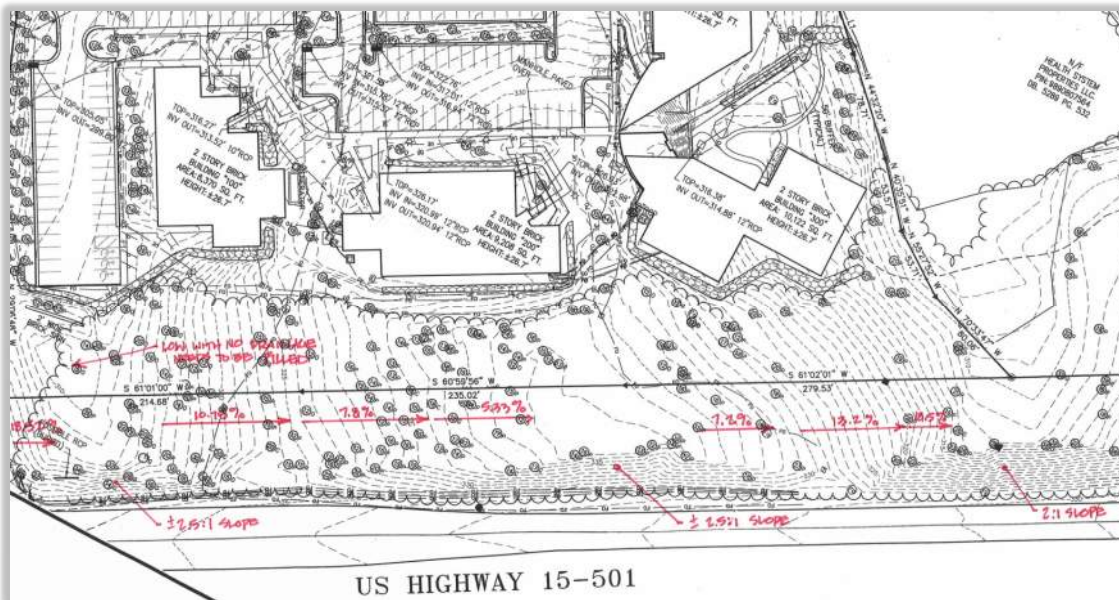


- ✓ Building is setback 55' off of Eastowne Drive
- ✓ Parking Garage is setback 75' off of Eastowne Drive
- ✓ Providing new Bus stop with Solar Powered Shelter
- ✓ Providing new 10' wide Multi Use trail along Eastowne Drive
- ✓ Spandrels added to block car lights and improve aesthetics
- ✓ Utilizing Landscaping as barrier between Eastowne Drive and the Parking Garage

# Eastowne MOB

## NC Hwy 15-501 Buffer

**“Create a multi-use path along 15-501 while keeping existing viable trees”**



- ✓ Project Team worked with Emily Cameron to create the current design.
- ✓ Visibility for patients is a critical component of out patient health care facilities.

# Eastowne MOB

View from 15-501





# Eastowne MOB

## Building Design - Energy

- ✓ Project energy model calculates a 21% improvement for Proposed Design as compared to a Baseline building modeled under ASRAE 90.1 2010 and 2016 Guidelines.
- ✓ Meets all mandatory requirements of ASHRAE 90.1
- ✓ High Efficiency Air Cooled Chillers
- ✓ Hot Water Heat
- ✓ Dual Flush Fixtures
- ✓ No Irrigation / Drought Tolerant Plant Materials
- ✓ Low VOC materials
- ✓ LEED 2009 -  
Approx. 52 Credits  
“Silver Equivalent”



# Eastowne MOB

## View from Eastowne Drive - Revised



- ✓ Building is setback 55' off of Eastowne Drive
- ✓ Parking Garage is setback 75' off of Eastowne Drive
- ✓ Providing new Bus stop with Solar Powered Shelter
- ✓ Providing new 10' wide Multi Use trail along Eastowne Drive
- ✓ Spandrels added to block car lights and improve aesthetics
- ✓ Utilizing Landscaping as barrier between Eastowne Drive and the Parking Garage

# Eastowne MOB

## View from Eastowne Drive - Original



- ✓ Building is setback 55' off of Eastowne Drive
- ✓ Parking Garage is setback 75' off of Eastowne Drive
- ✓ Providing new Bus stop with Solar Powered Shelter
- ✓ Providing new 10' wide Multi Use trail along Eastowne Drive
- ✓ Architecturally pleasing façade
- ✓ Utilizing Landscaping as barrier between Eastowne Drive and the Parking Garage

# Eastowne MOB Structured Parking

## View from Eastowne Drive



- ✓ Architecturally pleasing façade made of durable concrete that reduce heat island effect
- ✓ 6 Electric Vehicle Charging Stations plus conduit for 20% future stations.
- ✓ LED lighting with daylight harvesting
- ✓ “Open Deck” to minimize ventilation requirements
- ✓ Providing new Bus stop with Solar Powered Shelter
- ✓ Providing new 10’ wide Multi Use trail along Eastowne Drive

# Eastowne MOB

## Community Design Commission Feedback

- ✓ Relocate Parking Deck interior to the site
  - ✓ Greater Impact to RCD
  - ✓ Larger more imposing Parking Garage structure – 10 stories

