

COMMUNITY DESIGN COMMISSION
CONCEPT PLAN COMMENTS
- UNC Health Eastowne -

December 15, 2022

The Community Design Commission conducted a review of the Concept Plan application at their meeting on December 15, 2022.

Below is a summary of comments made by members of the Commission about the Concept Plan:

1. The campus-wide planning approach proposed by UNC Health is very commendable.
2. Because of the site's multiple access points, numerous potential destinations, and mix of one- and two-way streets, there will be a high potential for visitor confusion. UNC Health should take special care to develop a clear system of signage and other wayfinding aids.
3. The northern "tail" of the central greenspace in the Eastowne loop appears to be a wasted space. The size and orientation of the central greenspace should be reconsidered in order to better utilize the available space.
4. Plans to maintain the central greenspace as a woodland area rather than a lawn are very encouraging.
5. UNC Health should consider how the campus as a whole will be perceived from the outside and take care to design and orient buildings in a manner that presents well to Eastowne Drive and US 15-501.
6. Buildings should be kept to less than 300 ft in length.
7. Parking garages should use façade treatments that minimize their visual impact.
8. Given that hospitals and other medical buildings are often designed from the "inside out," UNC Health should take care to ensure that high quality designs are used throughout the campus and that the pedestrian experience is given significant consideration.
9. The plan to have a parking structure between every health care building is problematic, especially as applied to buildings arrayed around the proposed Central Green. If executed as explained, the rather comfortable idea of buildings surrounding the Green will be severely compromised, if not destroyed.
10. When the initial Plan was presented to the CDC, we recommended that a covered walkway be built from the parking structure to the entryway. We reiterate this recommendation. This design element is applicable against heat as well as rain. Patients using canes, walkers and wheelchairs would very much appreciate this feature.
11. All waste receptacle and mechanical functions should be attractively hidden.

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12. UNC Health has an opportunity to set an example for the region and should strongly consider Environmentally Sustainable Site Planning practices which may include solar power, geothermal heat and cooling, capturing grey (used) water and the like.