





**LEGEND**

-  = UNC Health Care Eastowne MOB Phase 1
-  = UNC Health Care Master Plan Site
-  = Blue Hill District TIA Model Network
-  = Additional Model Network to be Added



**CHAPEL HILL**

**DURHAM**

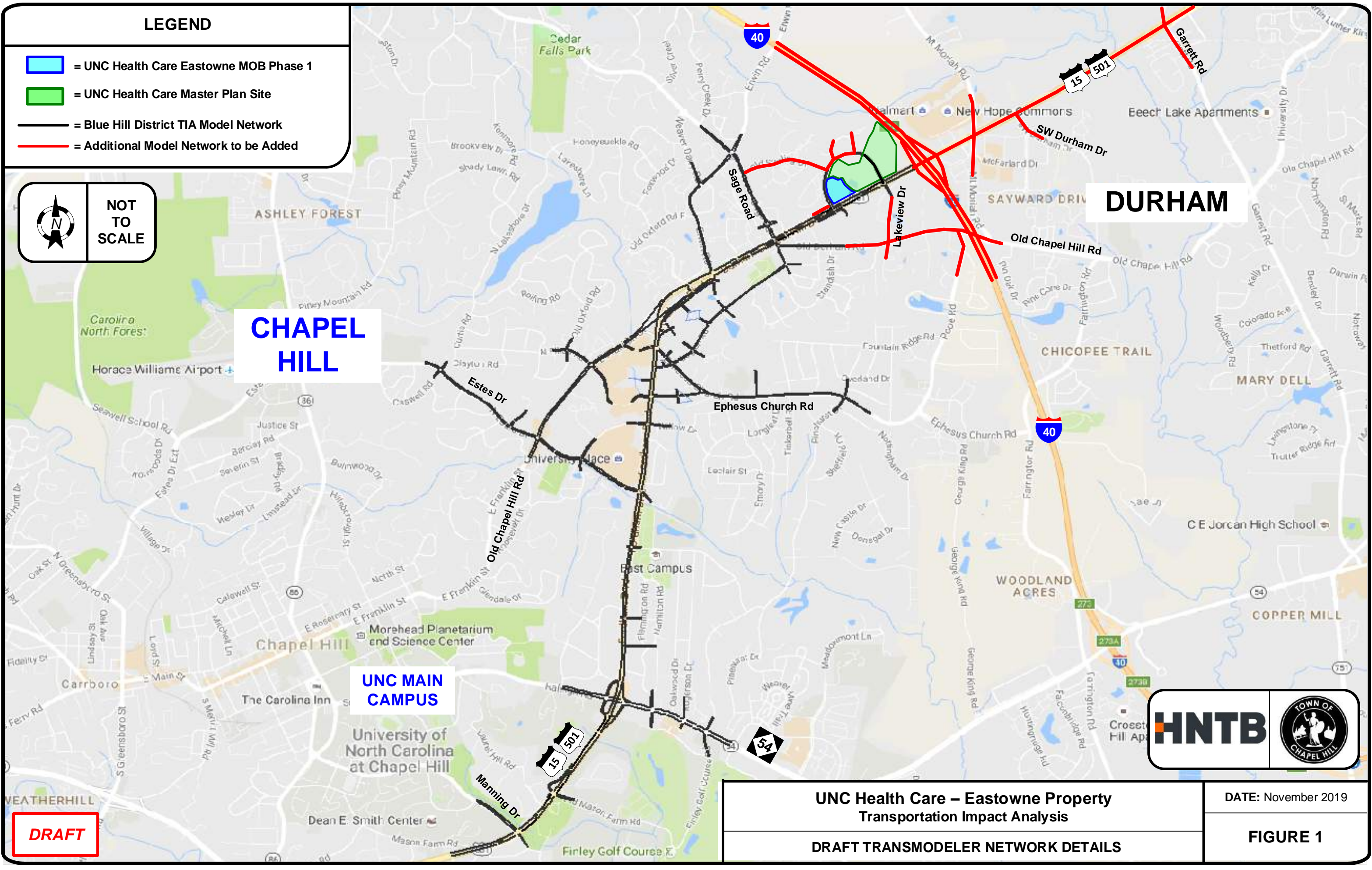
**UNC MAIN CAMPUS**

**DRAFT**






**UNC Health Care – Eastowne Property  
Transportation Impact Analysis**  
**DRAFT TRANSMODELER NETWORK DETAILS**

DATE: November 2019  
**FIGURE 1**

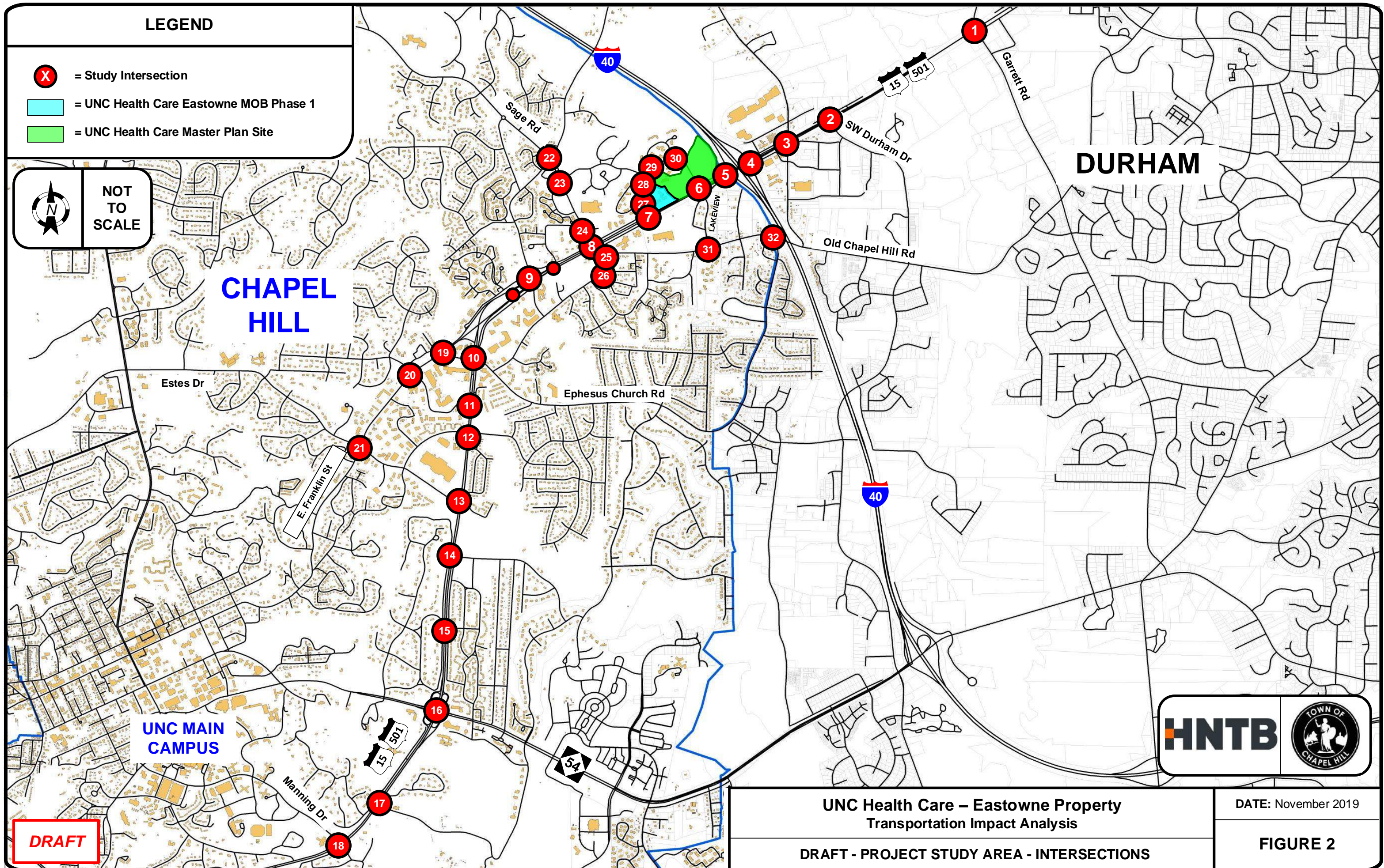




**LEGEND**

-  = Study Intersection
-  = UNC Health Care Eastowne MOB Phase 1
-  = UNC Health Care Master Plan Site

 **NOT TO SCALE**



**DRAFT**

**UNC Health Care – Eastowne Property  
Transportation Impact Analysis**  
DRAFT - PROJECT STUDY AREA - INTERSECTIONS










DATE: November 2019

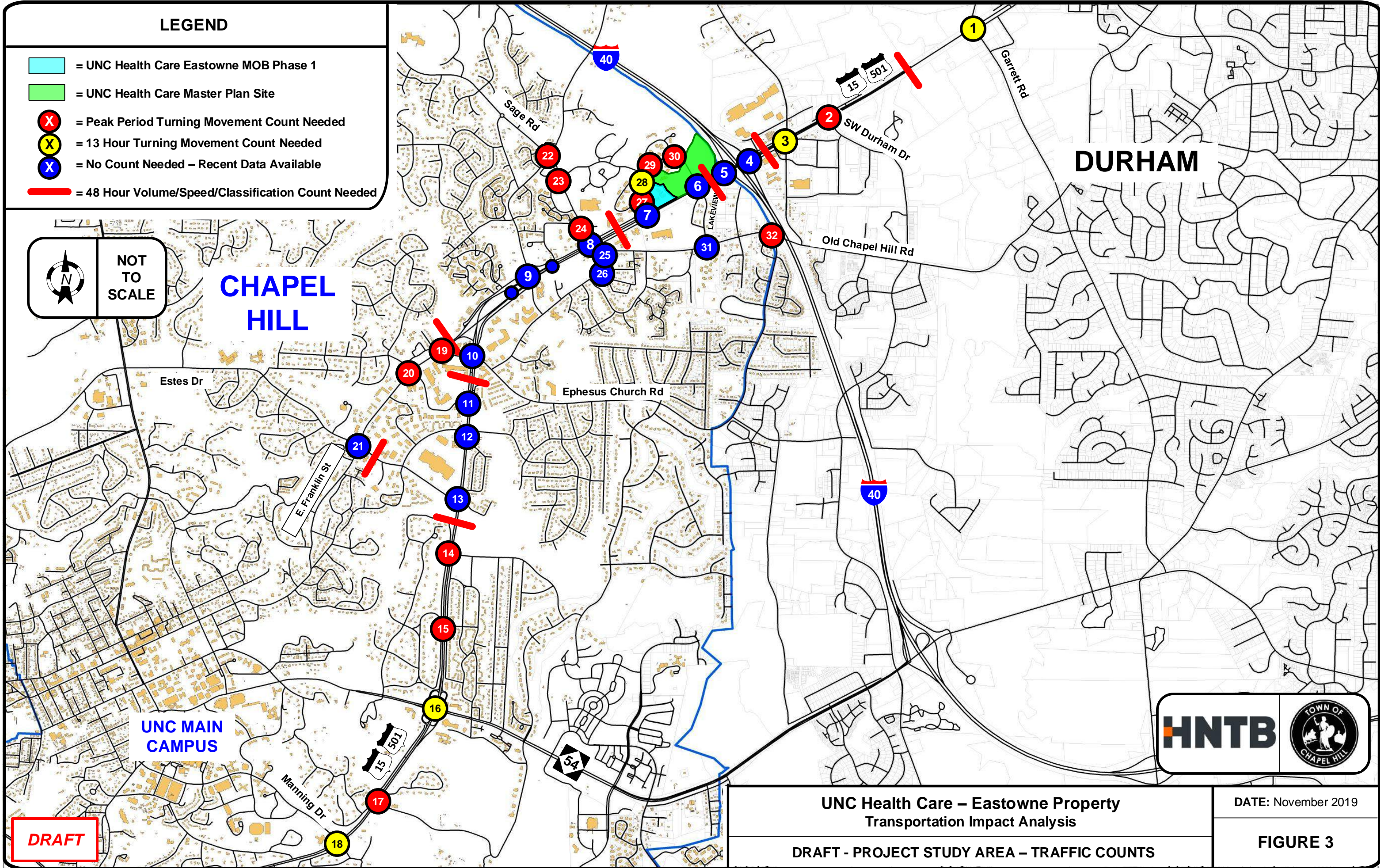
**FIGURE 2**



**LEGEND**

-  = UNC Health Care Eastowne MOB Phase 1
-  = UNC Health Care Master Plan Site
-  = Peak Period Turning Movement Count Needed
-  = 13 Hour Turning Movement Count Needed
-  = No Count Needed – Recent Data Available
-  = 48 Hour Volume/Speed/Classification Count Needed

 NOT TO SCALE



**DRAFT**

**UNC Health Care – Eastowne Property  
Transportation Impact Analysis**  
DRAFT - PROJECT STUDY AREA – TRAFFIC COUNTS










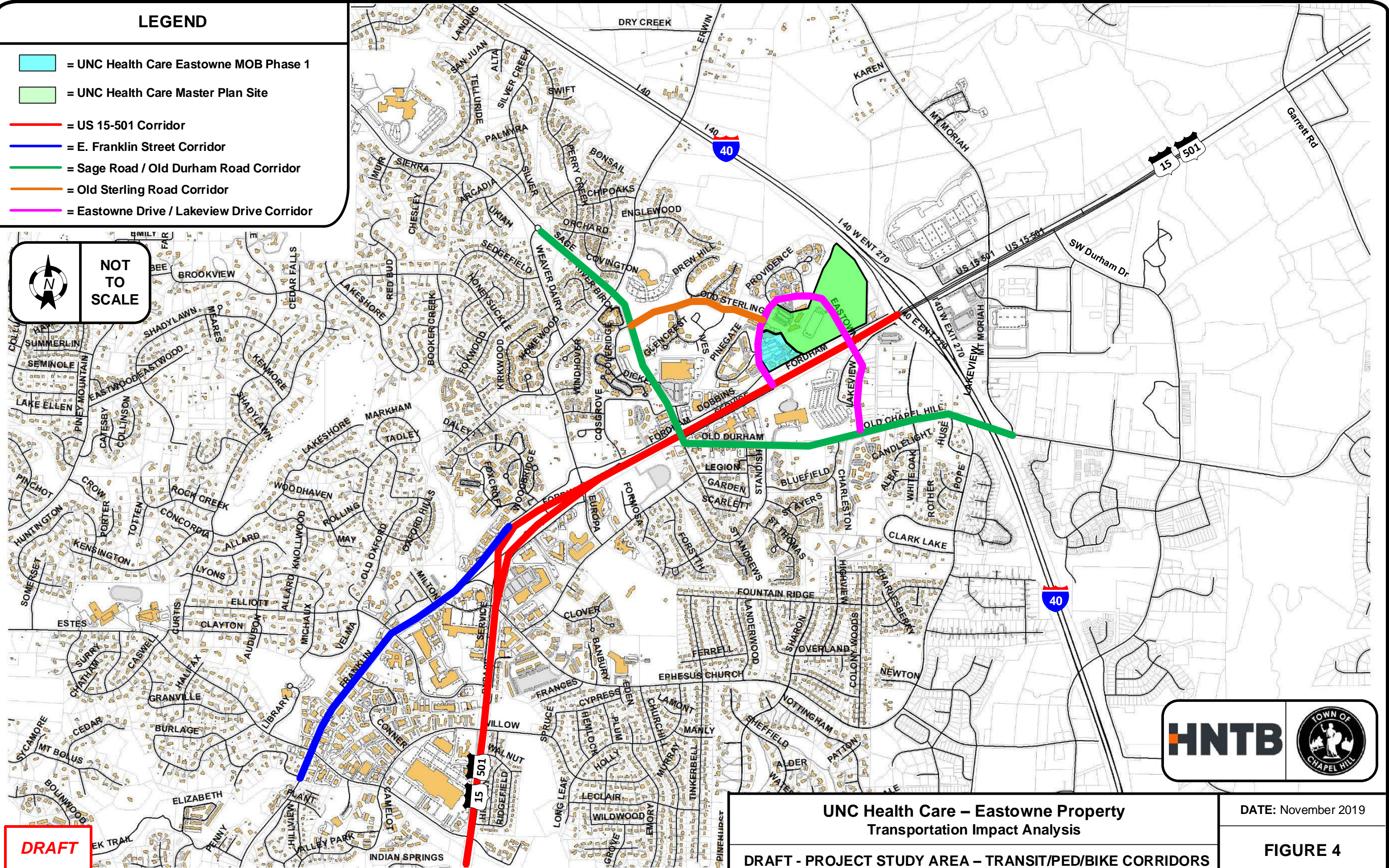
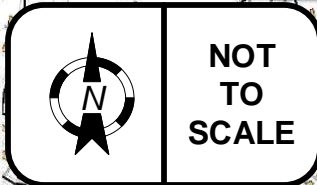
DATE: November 2019

**FIGURE 3**



# LEGEND

-  = UNC Health Care Eastowne MOB Phase 1
-  = UNC Health Care Master Plan Site
-  = US 15-501 Corridor
-  = E. Franklin Street Corridor
-  = Sage Road / Old Durham Road Corridor
-  = Old Sterling Road Corridor
-  = Eastowne Drive / Lakeview Drive Corridor



## UNC Health Care – Eastowne Property Transportation Impact Analysis

DATE: November 2019




**DRAFT**

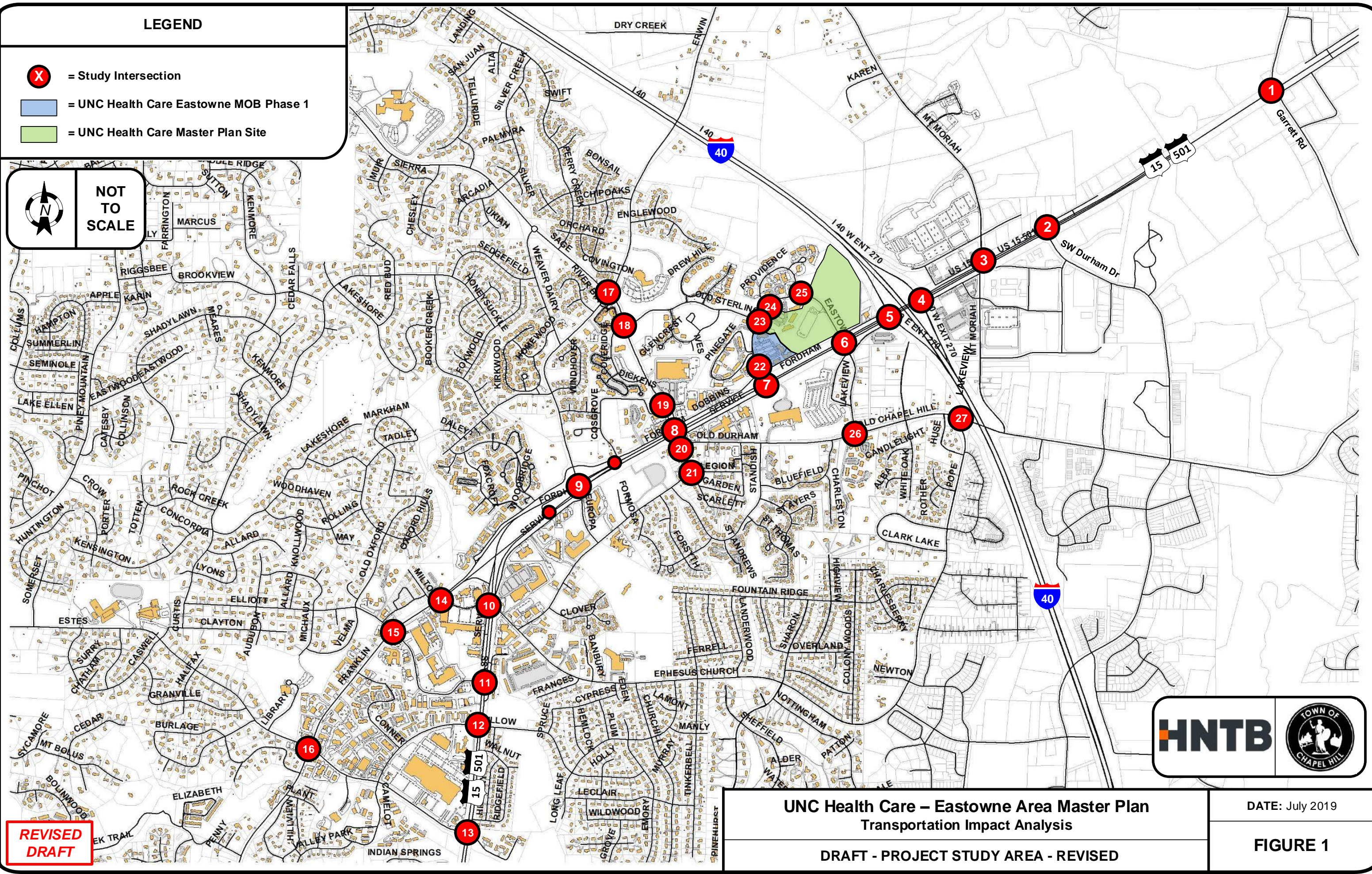
DRAFT - PROJECT STUDY AREA – TRANSIT/PED/BIKE CORRIDORS

FIGURE 4



**LEGEND**

-  = Study Intersection
-  = UNC Health Care Eastowne MOB Phase 1
-  = UNC Health Care Master Plan Site



**REVISED DRAFT**

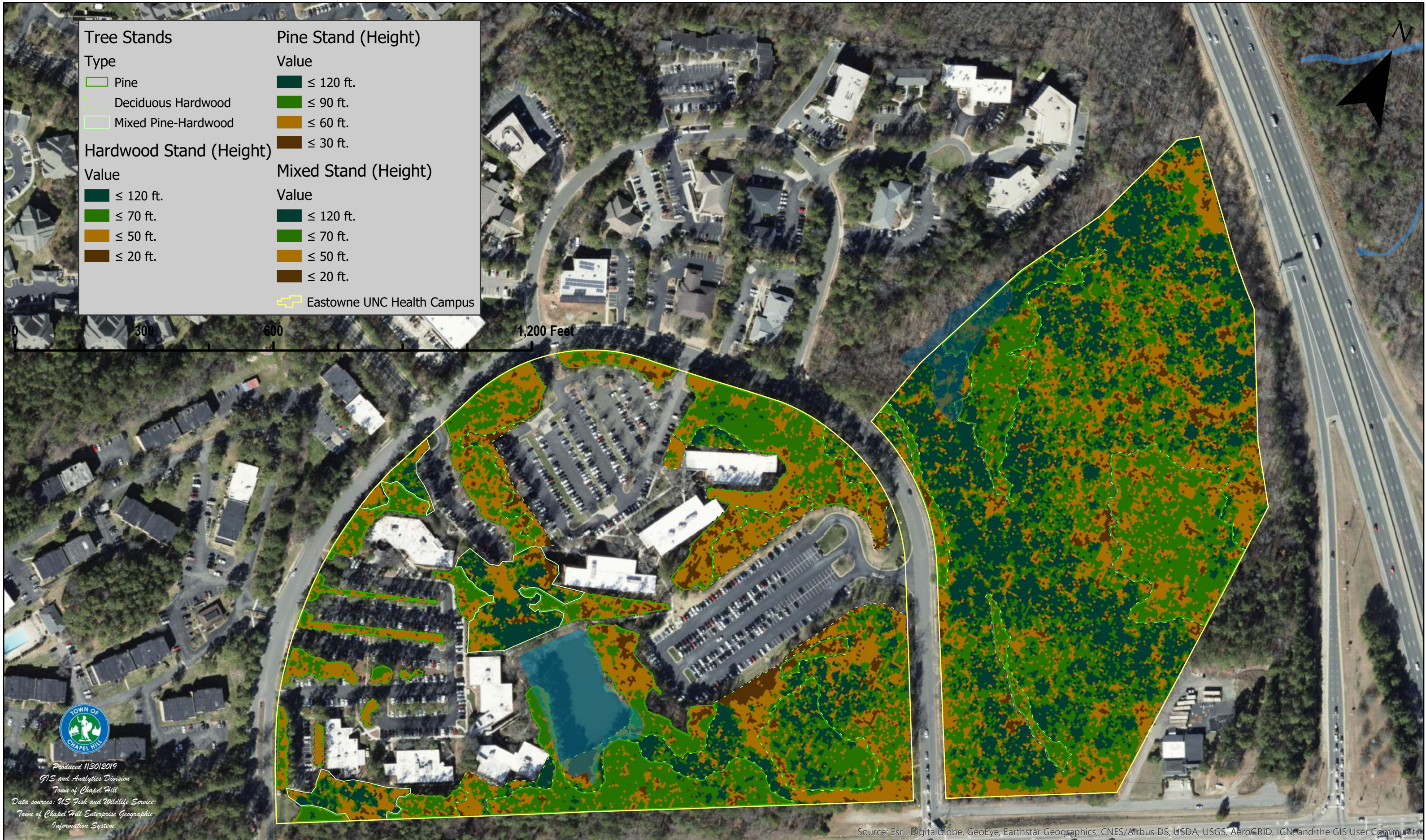


**UNC Health Care – Eastowne Area Master Plan  
Transportation Impact Analysis**  
DRAFT - PROJECT STUDY AREA - REVISED

DATE: July 2019  
**FIGURE 1**

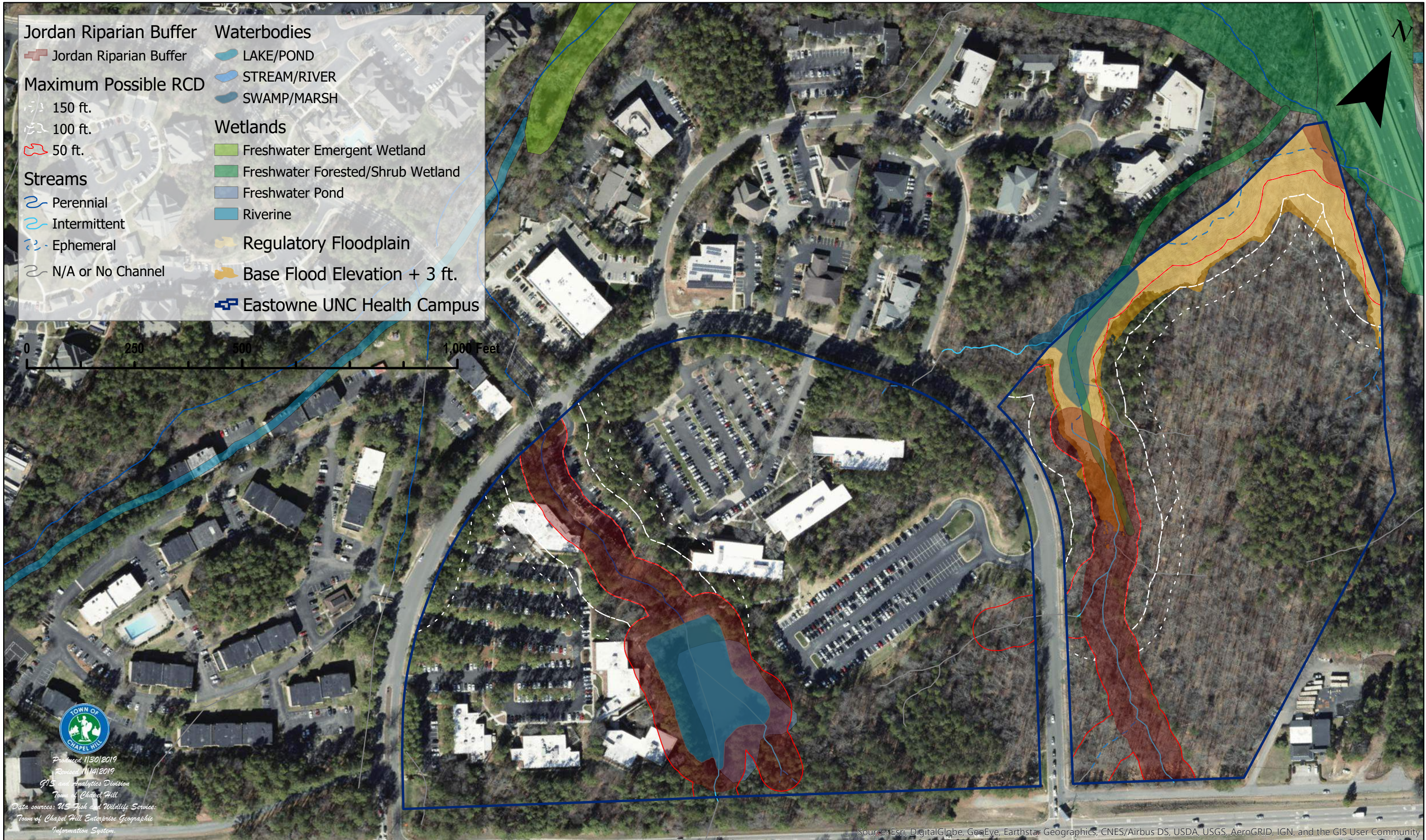


# Eastowne UNC Health Tree Canopy Height



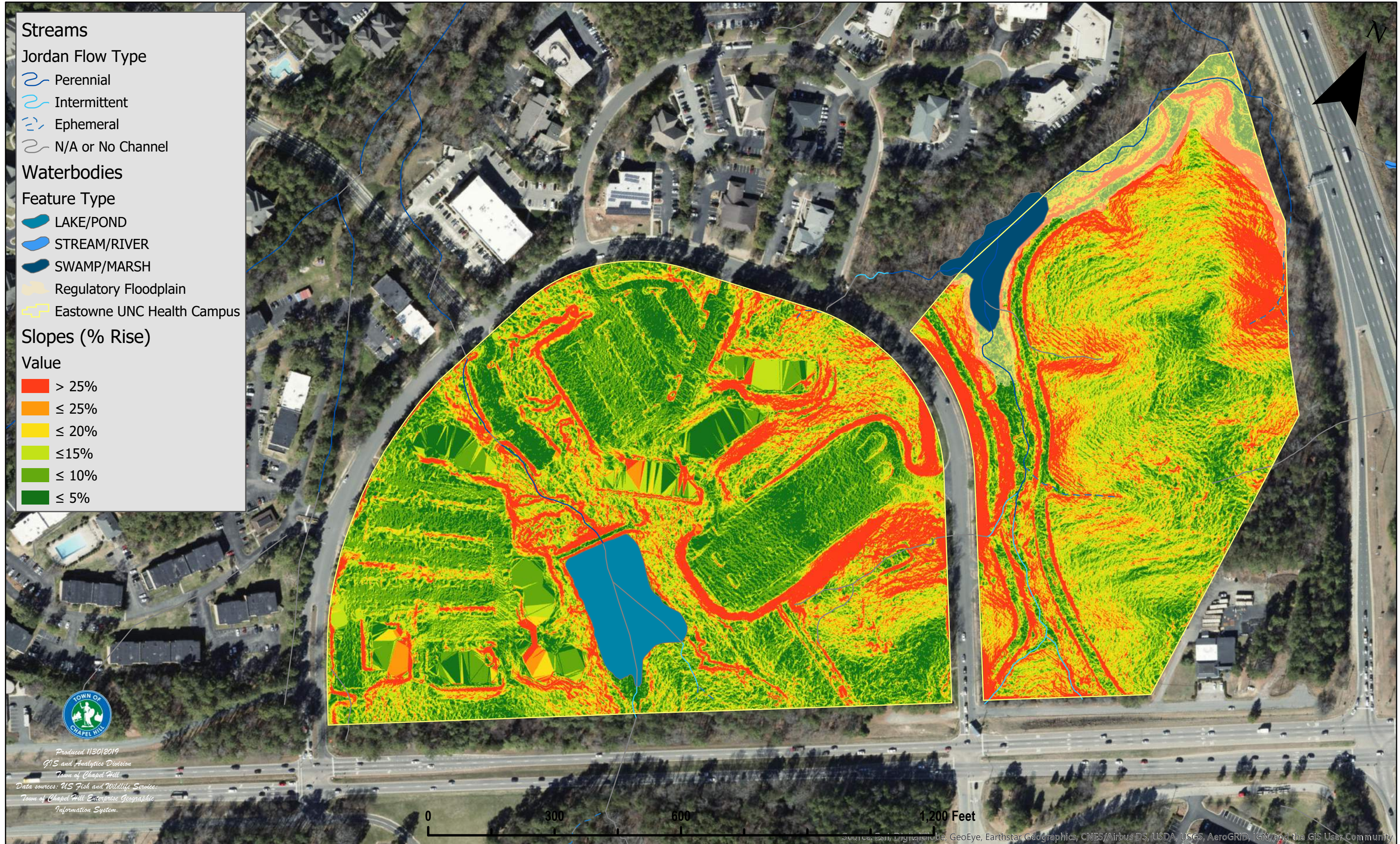


# Eastowne UNC Health Campus Hydrology








# Eastowne UNC Health Campus Slope





# Eastowne UNC Health Campus Steep Slopes

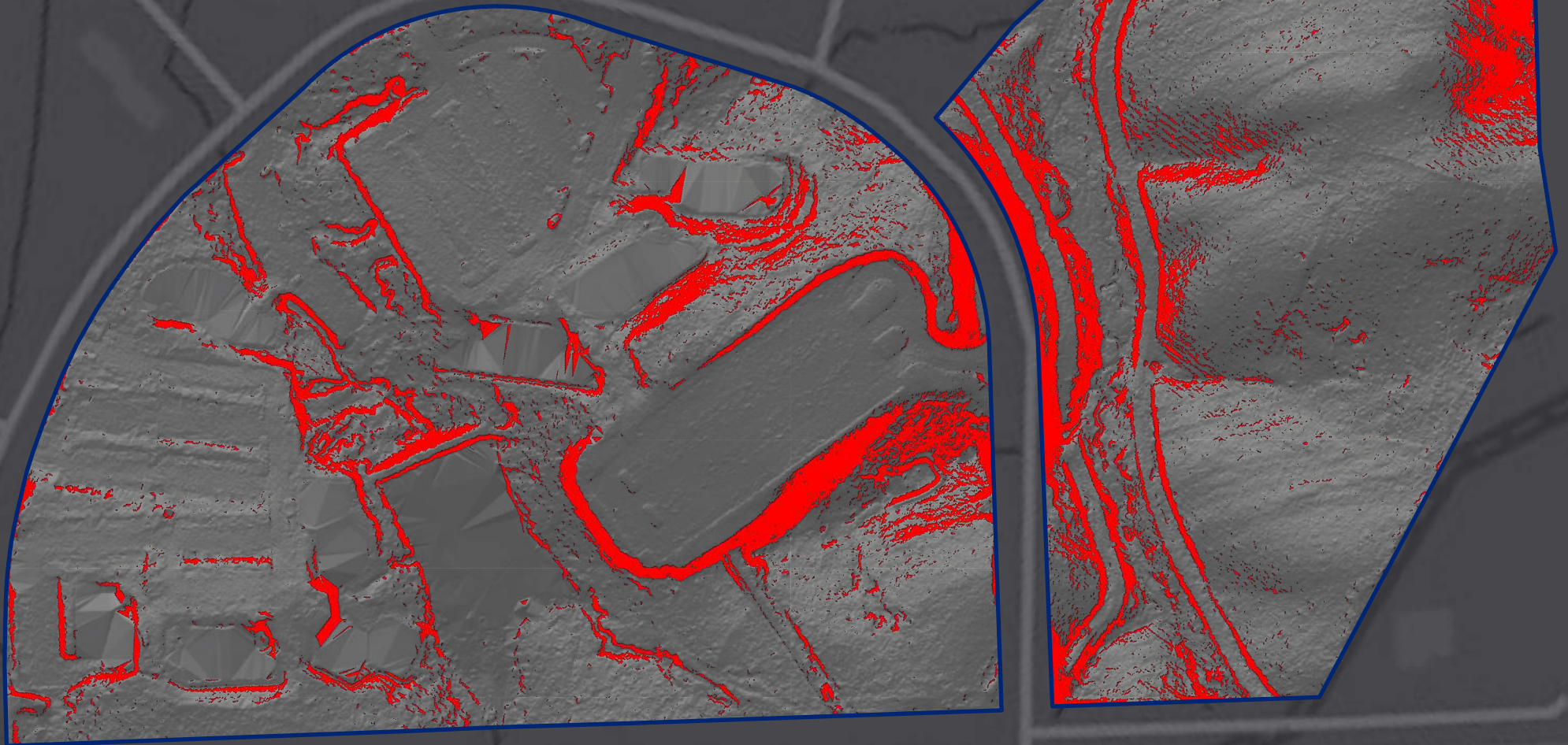
 Eastowne UNC Health Campus  
Steep Slopes  
Value  
 Slopes  $\geq 25\%$



0 250 500 Feet

1 inch equals 225 feet

Map to scale at 8.5 in. x 11 in.



Produced 11/12/2019

GIS and Analytics

Town of Chapel Hill

Datasource: Town of Chapel Hill

Enterprise Geographic Information System



DURHAM CHAPEL HILL BLVD





# Eastowne UNC Health Campus Suitability Analysis (Weighted Overlay)

## Suitability Analysis Results

### Composite Score

- 0 | Constrained by Regulation
- 4 | Least Suitable
- 5
- 6
- 7
- 8
- 9 | Most Suitable
- Regulating Plan Alternate 1
- Setback (10 ft.)
- Preservation Area

## Suitability Criteria

Suitability Criteria	Criteria Weight (%)
Hardwood Stand	35
Pine Stand	20
RCD	15
Mixed Stand	15
Slope	14
Jordan Buffer	1



Tree stand classifications are represented by stand height, where taller stands are more ecologically valuable and therefore less suitable for development.

Slopes are more suitable as percent rise decreases, and steep slopes are slopes greater than 25% rise.

Jordan buffers are classified as Constrained by Regulation due to the various processes required prior to initiating allowable and/or mitigated impacts to a regulatory buffer.

Resource Conservation District (RCD) buffers are progressively less restrictive as buffers distances increase. Overall, stream buffers do not affect suitability outside of the buffered area.



Produced 7/17/2019  
 Revised 11/13/2019  
 GIS and Analytics Division  
 Town of Chapel Hill

Data sources: US Fish and Wildlife Service,  
 Town of Chapel Hill Enterprise Geographic  
 Information System.



# Eastowne UNC Health Campus Suitability Analysis (Weighted Overlay)

**Suitability Analysis Results**

Composite Score

- 0 | Constrained by Regulation
- 4 | Least Suitable
- 5
- 6
- 7
- 8
- 9 | Most Suitable

Regulating Plan Alternate 2

Setback

Preservation Area

Suitability Criteria	Criteria Weight (%)
Hardwood Stand	35
Pine Stand	20
RCD	15
Mixed Stand	15
Slope	14
Jordan Buffer	1

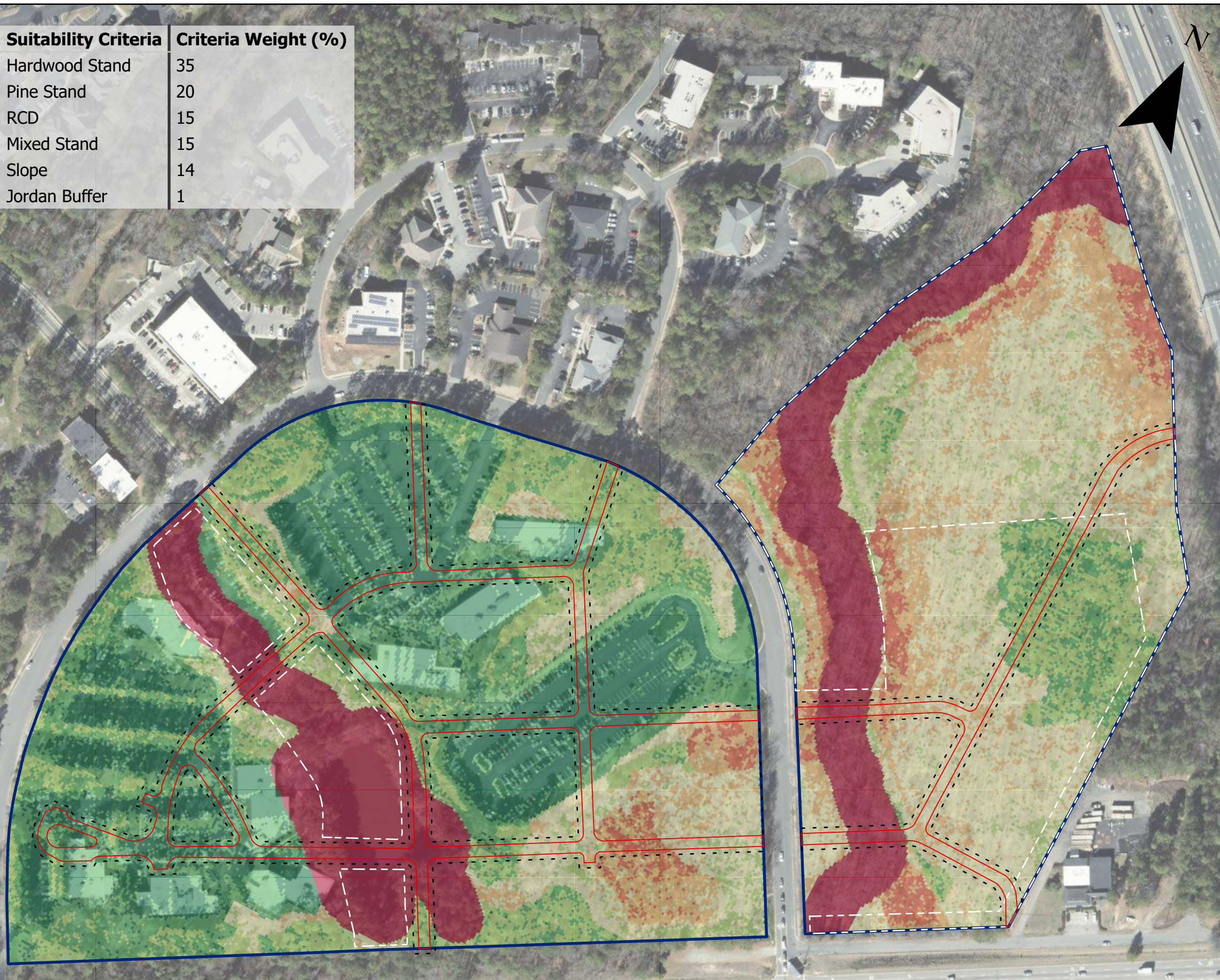



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 GIS and Analytics Division  
 Town of Chapel Hill  
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 Information System.



# Eastowne UNC Health Campus Suitability Analysis (Weighted Overlay)

## Suitability Analysis Results

Value

0 | Constrained by Regulation

4 | Least Suitable

5

6

7

8

9 | Most Suitable

## Suitability Criteria Criteria Weight (%)

Hardwood Stand 35

Pine Stand 20

RCD 15

Mixed Stand 15

Slope 14

Jordan Buffer 1

0 187.5 375 750 Feet

Tree stand classifications are represented by stand height, where taller stands are more ecologically valuable and therefore less suitable for development.

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community