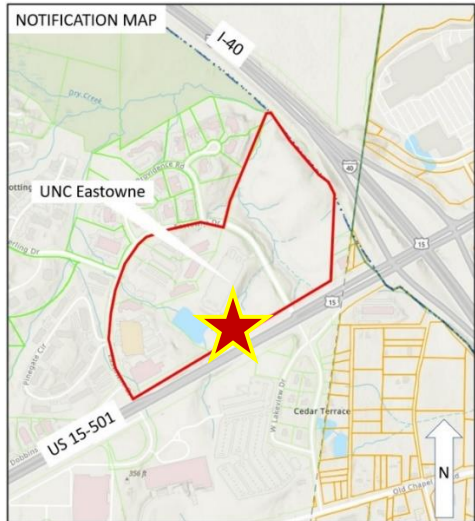




**CONCEPT PLAN REVIEW: UNC HEALTH CARE, 100-800 EASTOWNE DRIVE  
(Project #CP-22-6)**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Mary Jane Nirdlinger, Interim Director  
Judy Johnson, Assistant Director  
Tas Lagoo, Senior Planner

PROPERTY ADDRESS	MEETING DATE	APPLICANT
100-800 Eastowne Drive	January 11, 2023	Jessica Hardesty, McAdams, on behalf of Health Systems Property, LLC
<p><b>STAFF RECOMMENDATION</b></p> <p>That the Council adopt the attached resolution transmitting comments to the applicant regarding the proposed development.</p>		
<p><b>PROCESS</b></p> <p>Council hears from the applicant, receives comments from the Community Design Commission, the Stormwater Management Utility Advisory Board following their meeting on January 24, 2023, hears public comments, and offers suggestions to the applicant.</p> <p>Because this review is a Concept Plan submittal, statements by individual Council members this evening do not represent an official position or commitment on the part of a Council member with respect to the position he or she may take when and if the Council considers a formal application.</p>	<p><b>DECISION POINTS</b></p> <p>A Special Use Permit was issued in 2019 for Medical Office Building 1. The applicant will be requesting a Conditional Zoning review for the formal application.</p>	
<p><b>PROJECT OVERVIEW</b></p> <p>The site is the current location of Medical Office Building 1 and multiple low-rise office buildings. Zoning for the site is Office/Institutional-2 (OI-2), Office/Institutional-3 (OI-3), and Mixed Use-Office/Institutional-1 (MU-OI-1).</p> <p>The proposal includes construction of 8-10 medical office buildings and associated parking garages over a 10-15 year period. Additionally UNC Health Care has been engaged in conversations with Town staff regarding options to support the Council’s affordable housing goals.</p>	<p><b>PROJECT LOCATION</b></p> 	
<p><b>ATTACHMENTS</b></p>	<ul style="list-style-type: none"> <li>• Long-Range Plans Evaluation</li> <li>• Draft Staff Presentation</li> <li>• Resolution A, Transmitting Council Comments</li> <li>• Community Design Commission comments</li> <li>• Stormwater Management Utility Advisory Board <i>(to be forward following 1/24/2023 meeting)</i></li> <li>• Applicant Materials</li> <li>• Applicant Draft Presentation <i>(to be distributed)</i></li> </ul>	



## Long Range Plans Evaluation

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

<b>PROPERTY ADDRESS</b> 100-800 Eastowne Drive	<b>CURRENT ZONING DISTRICT</b> Office/Institutional-3 (OI-3); Office/Institutional-2 (OI-2); Mixed Use-Office/Institutional-1 (MU-OI-1)		
<b>EXISTING LAND USE</b> Office/Institutional	<b>PROPOSED LAND USE</b> Medical office, research, administrative		
<b>SURROUNDING PROPERTIES – EXISTING LAND USES</b> 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 Apartments).			
<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> North 15-501 Corridor	<b>FLUM SUB-AREA</b> A		
<b>OTHER APPLICABLE ADOPTED PLANS</b> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Mobility and Connectivity Plan  <input checked="" type="checkbox"/> Parks Comprehensive Plan  <input checked="" type="checkbox"/> Greenways Master Plan  <input type="checkbox"/> Chapel Hill Bike Plan         </td> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Cultural Arts Plan  <input checked="" type="checkbox"/> Stormwater Management Master Plan  <input checked="" type="checkbox"/> Climate Action and Response Plan  <input type="checkbox"/> West Rosemary Street Development Guide  <input type="checkbox"/> Central West Small Area Plan         </td> </tr> </table>		<input checked="" type="checkbox"/> Mobility and Connectivity Plan <input checked="" type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input type="checkbox"/> Chapel Hill Bike Plan	<input checked="" type="checkbox"/> Cultural Arts Plan <input checked="" type="checkbox"/> Stormwater Management Master Plan <input checked="" type="checkbox"/> Climate Action and Response Plan <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan
<input checked="" type="checkbox"/> Mobility and Connectivity Plan <input checked="" type="checkbox"/> Parks Comprehensive Plan <input checked="" type="checkbox"/> Greenways Master Plan <input type="checkbox"/> Chapel Hill Bike Plan	<input checked="" type="checkbox"/> Cultural Arts Plan <input checked="" type="checkbox"/> Stormwater Management Master Plan <input checked="" type="checkbox"/> Climate Action and Response Plan <input type="checkbox"/> West Rosemary Street Development Guide <input type="checkbox"/> Central West Small Area Plan		
<b>SUMMARY OF PLAN CONSIDERATIONS AFFECTING THE UNC HEALTH EASTOWNE SITE</b> Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of UNC Health Eastowne is marked with the  symbol.			
<p><b><u>Future Land Use Map (FLUM)</u></b></p> <p>The Future Land Use Map was adopted on December 9, 2020, and supersedes the 2020 Land Use Plan.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Multifamily residential, Multifamily/Shops/Offices, Commercial/Office, and Parks/Gathering Spaces are listed as <i>Primary (predominate) Uses</i> for the Sub-area.</li> <li>• Institutional/University/Civic and Townhouses/Residences are listed as <i>Secondary Uses</i> for the Sub-area (allowed, but not predominate).</li> <li>• Typical building heights are suggested at 4-6 stories.</li> <li>• The frontage along 15/501 is designated as an <i>Activated Street Frontage</i>. The suggested building height is 6 stories, and buildings should engage with the street without parking located in between.</li> </ul>			
<p><b><u>Mobility and Connectivity Plan</u></b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The site is located near the proposed “Eastern Explorer” bicycle/pedestrian priority corridor.</li> <li>• The Plan proposes bike lanes along the Eastowne Drive loop.</li> </ul>			

### **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**

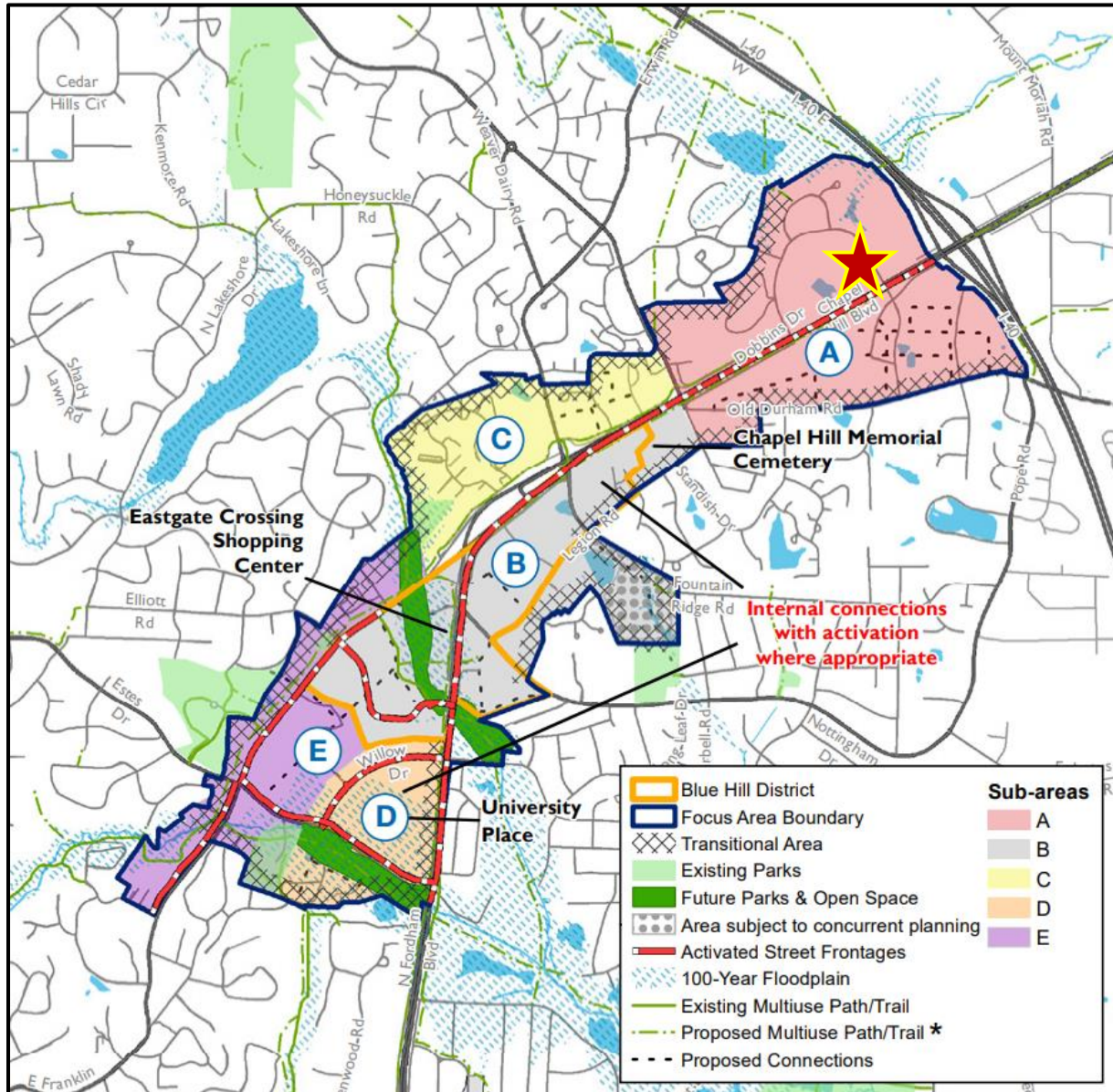
*(Note: no map excerpt provided, as the Plan is generally text-based)*

- 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 electric vehicle charging station network
  - Protect water quality, natural, and agricultural resources
  - Enhance green infrastructure

# CONCEPT PLAN REPORT

UNC Health Eastowne

Future Land Use Map (Excerpt)

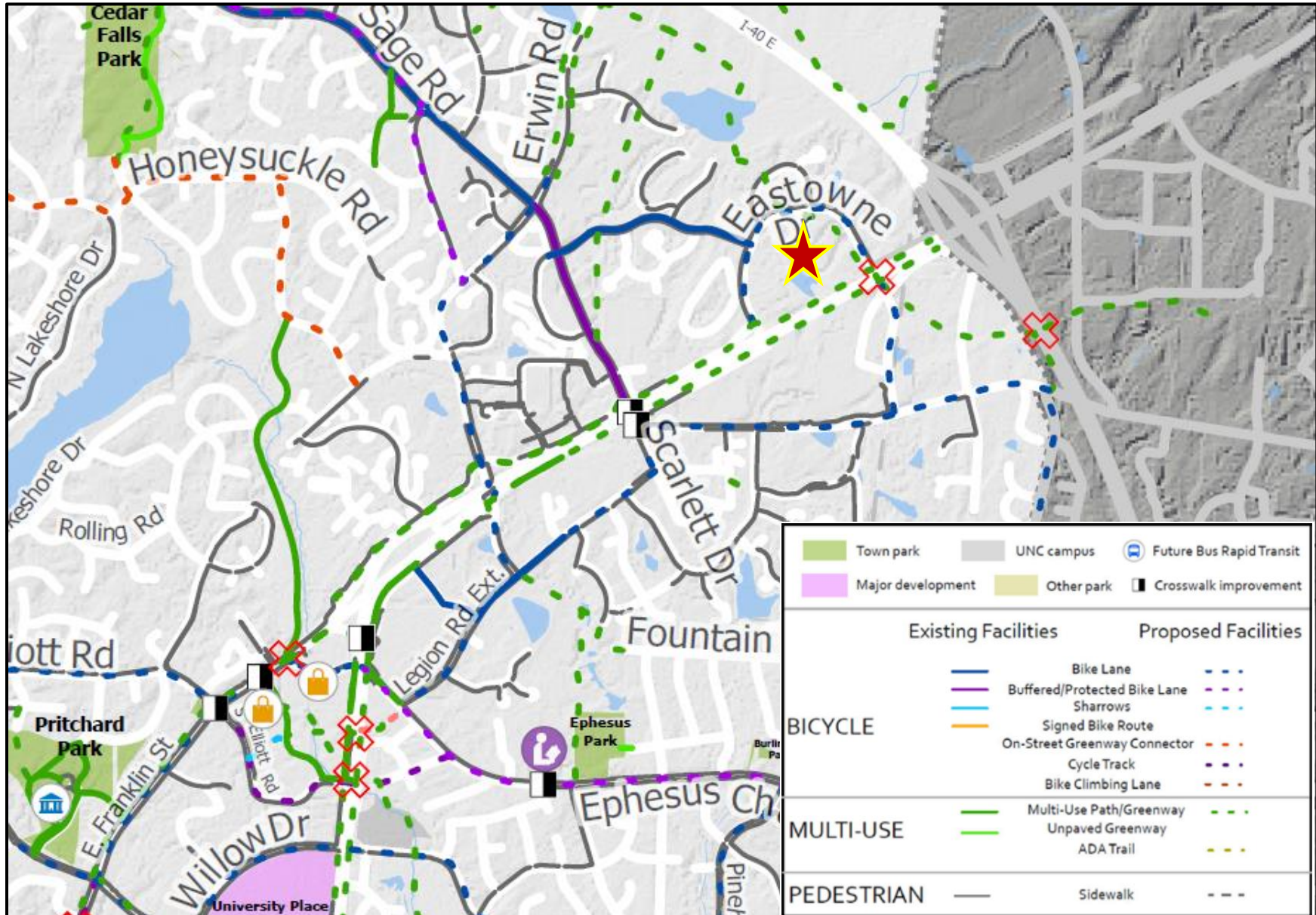


	Sub-Area A
Multifamily, Shops & Offices	●
Multifamily Residential	●
Commercial/Office	●
Parks and Green/Gathering Spaces	●
Townhouses & Residences	○
Institutional/University/Civic	○
Typical Height	4-6 stories
Transitional Area Height	Up to 4 stories
Activated Street Frontage Height	6 stories
	<p>● Primary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

# CONCEPT PLAN REPORT

UNC Health Eastowne

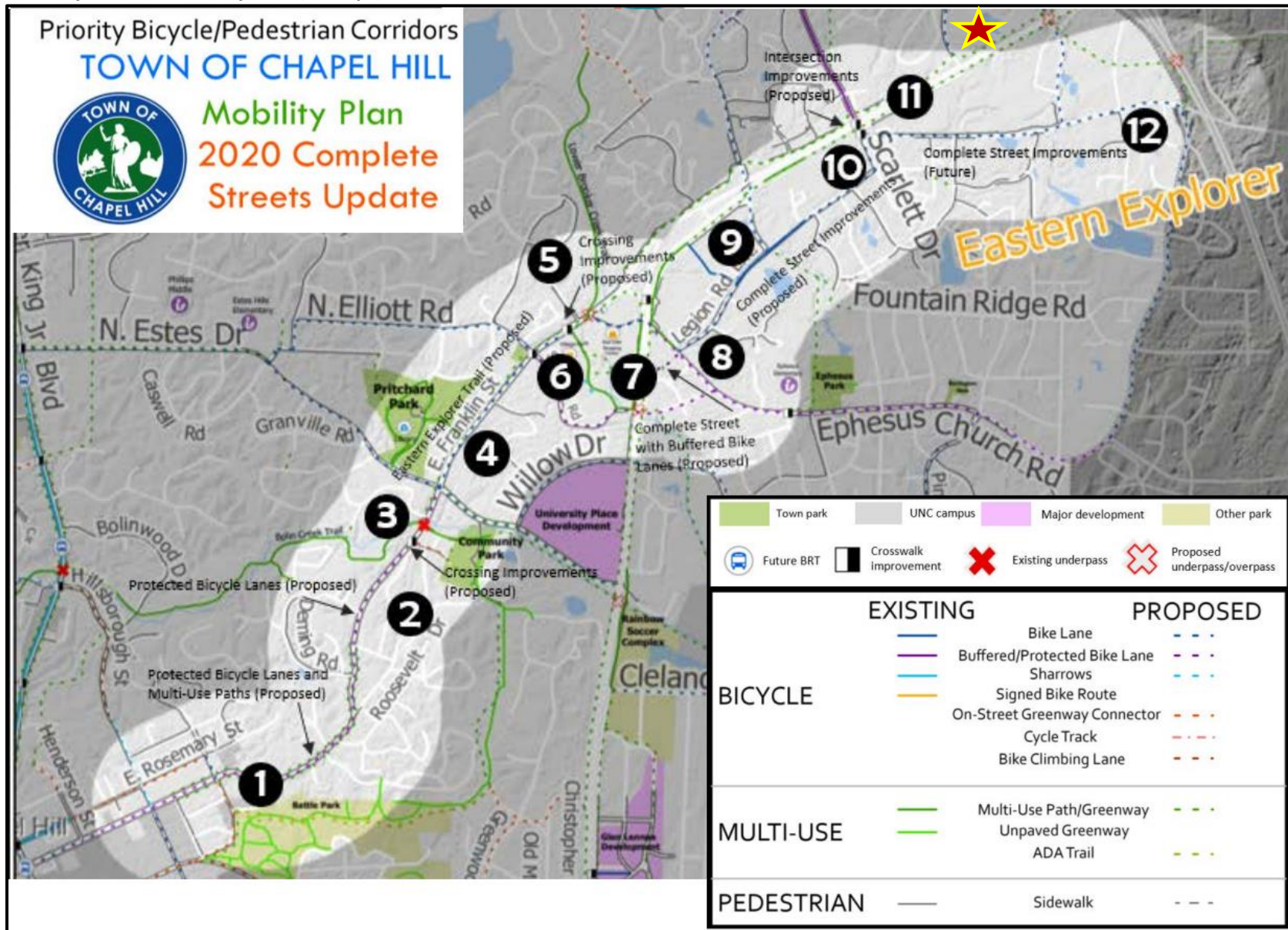
## Mobility and Connectivity Plan (Excerpt)



# CONCEPT PLAN REPORT

UNC Health Eastowne

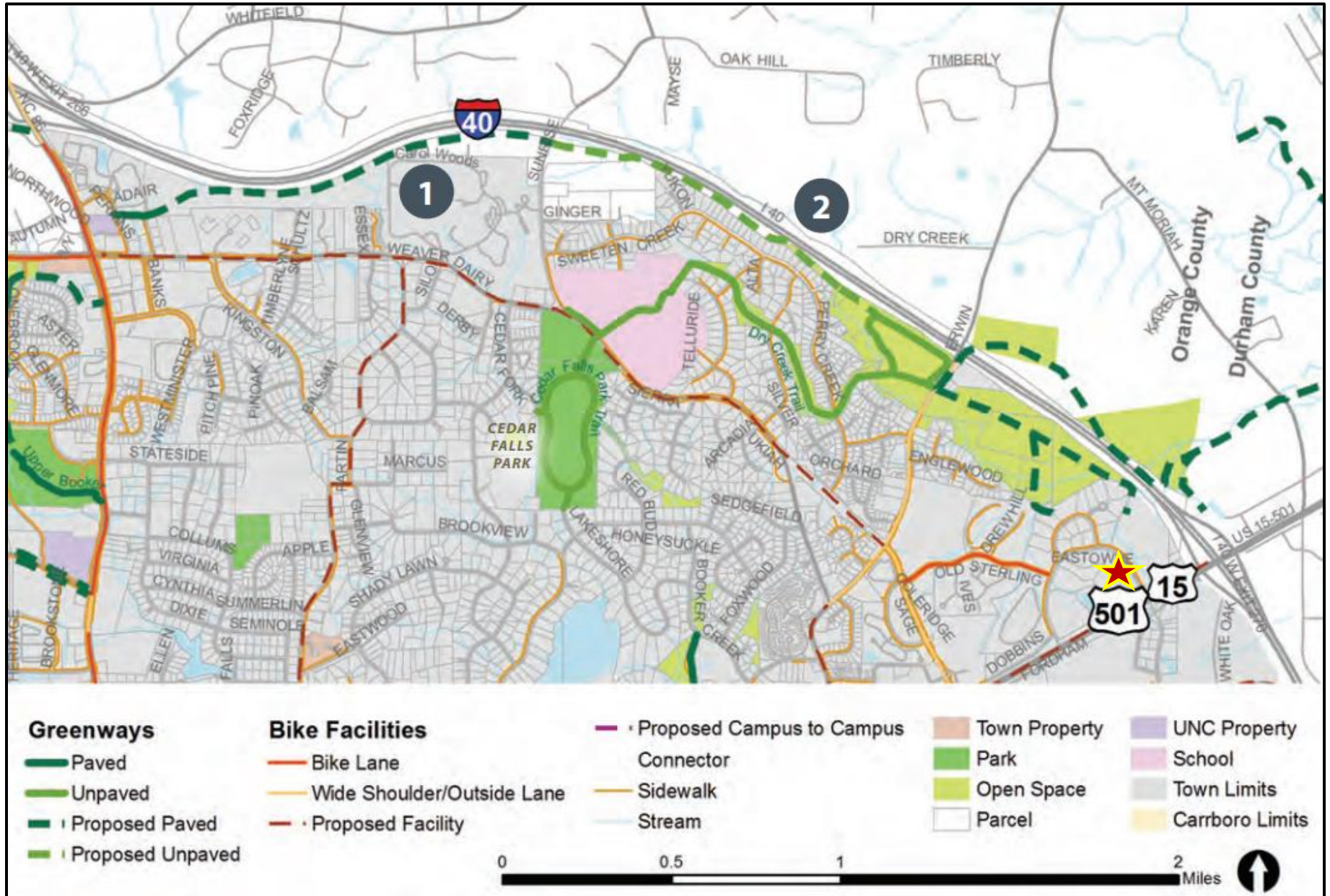
## Mobility and Connectivity Plan (Excerpt)



# CONCEPT PLAN REPORT

UNC Health Eastowne

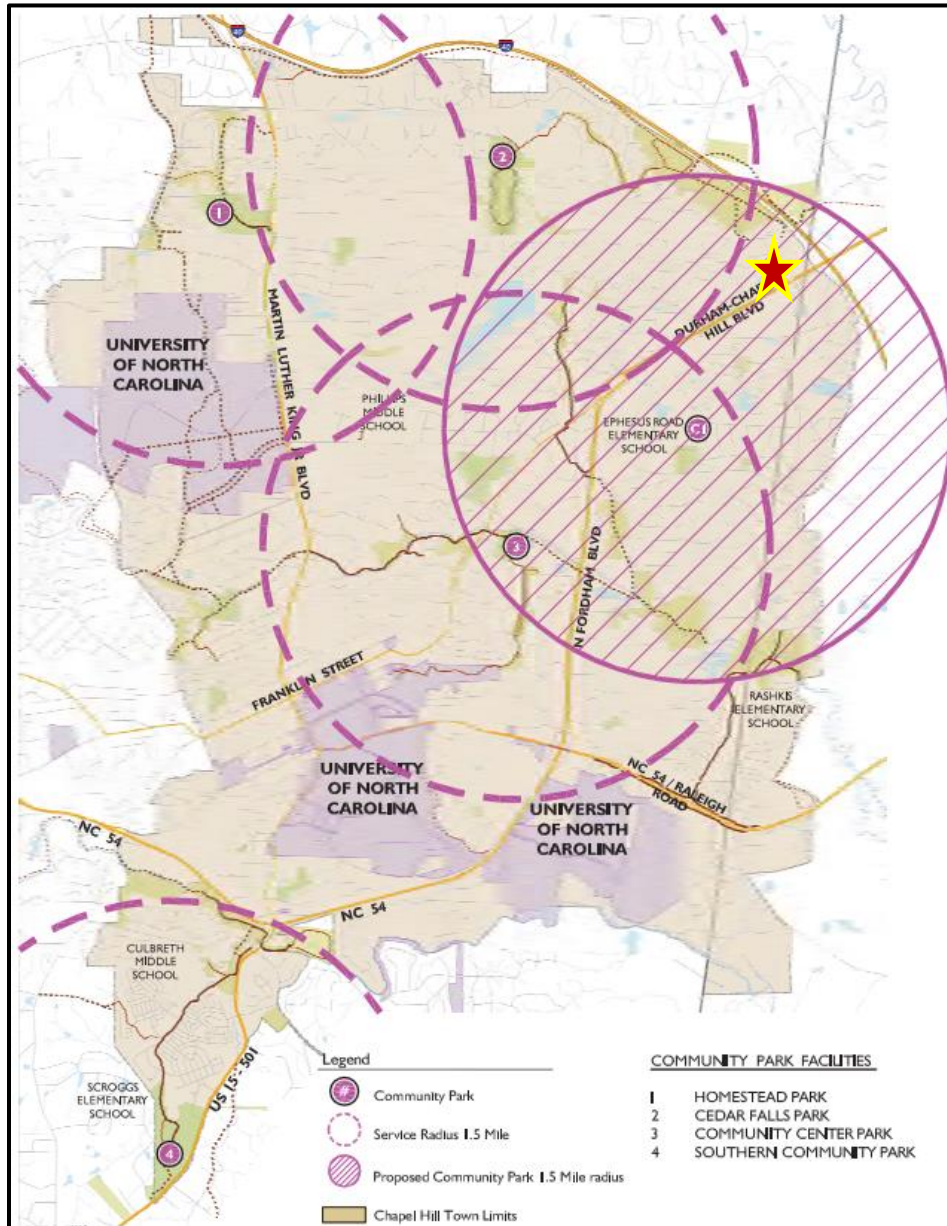
## Greenways Master Plan (Excerpt)



# CONCEPT PLAN REPORT

UNC Health Eastowne

## Parks Comprehensive Plan (Excerpt)





# CONCEPT PLAN REPORT

UNC Health Eastowne

Cultural Arts Plan (Excerpt)



# CONCEPT PLAN REPORT

UNC Health Eastowne

## Stormwater Management Master Plan (Excerpt)

