

# Town of Chapel Hill Council Work Session

Town Council

March 15, 2023



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# Key Points for Today

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Share an update on the Eastowne development planning work:

- Where are we now; Timeline and Milestones
- Overall campus project scope
  - Layout
  - Number of buildings
  - Probable phasing
- Reinforcing the framework of a Complete Community
- Report out on Housing
- Outstanding Points of Negotiation
- Traffic Impact Analysis
- Where are we going; Timeline and Milestones

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# Original Proposed Eastowne Development – Use, Size, & Timeline

Primary Use: Health care and associated functions, research, and site specific retail

Size: ~1.6M sq. ft. - ~1.8M sq. ft.

Number of buildings: ~8 (plus structured parking)

Development Timeline: 1 building every 3-5 years

Full build out 25+ years

Medical Office Building 2 - ASAP

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# Recent Progress

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Many productive meetings between Planning Staff and UNC Health team



Conducted Traffic Impact Analysis that shows if we build more than 1.1M net new sq. ft. major road improvements at 15-501 and I-40 would be required



Continue to refine campus layout options for Eastowne campus

Continued discussion regarding affordable housing

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# Revised Proposed Eastowne Development – Use, Size, & Timeline

Primary Use: Health care and associated functions, research, and site-specific retail

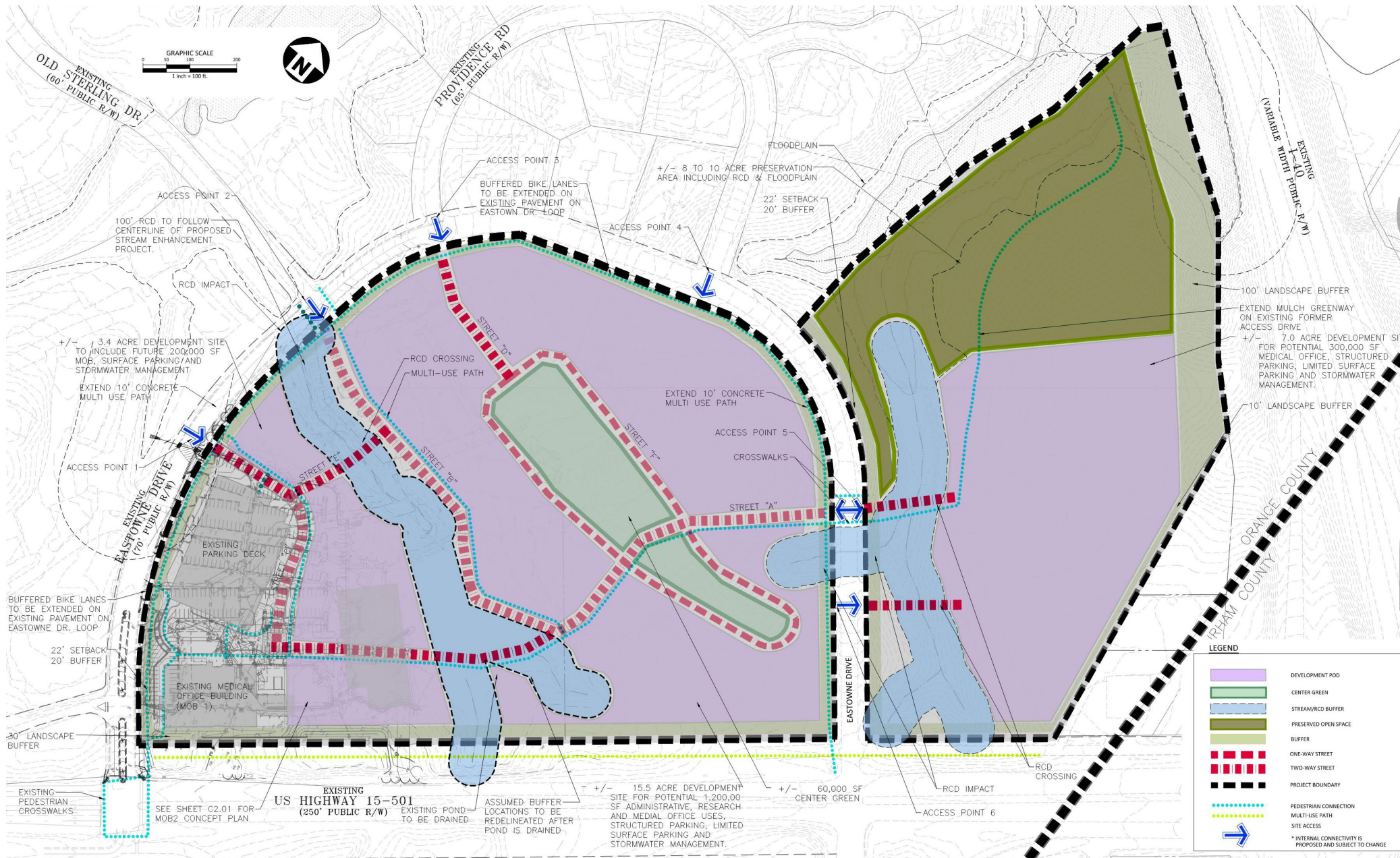
Size: ~1.1M sq. ft. net new (excluding ET1)

Number of buildings: 6 (plus 3-4 structured parking) (excluding ET1)

Development Timeline: 1 building every 3-5 years  
Full build out 25+ years  
Medical Office Building 2 - ASAP

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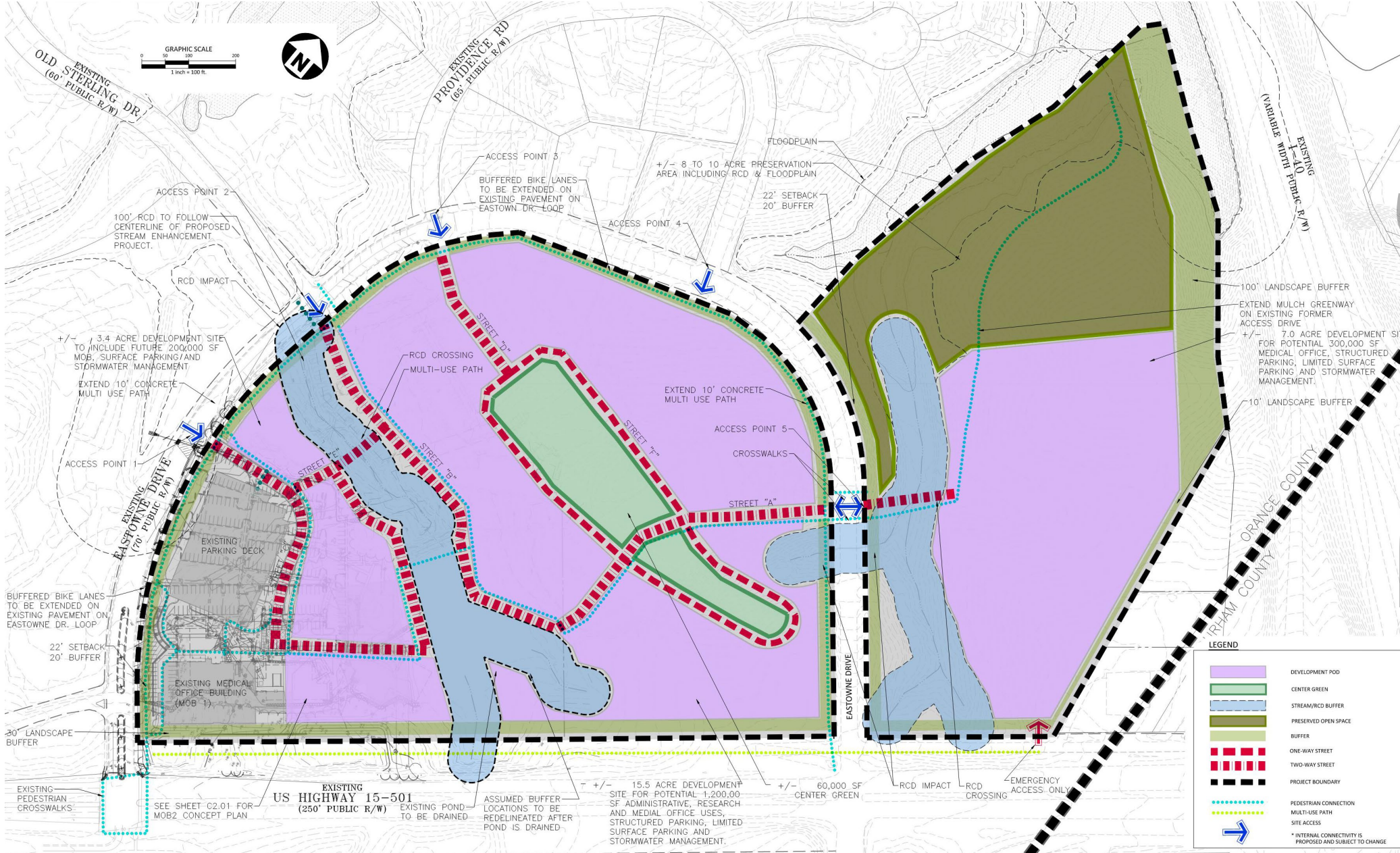
# Submitted Concept Site Plan



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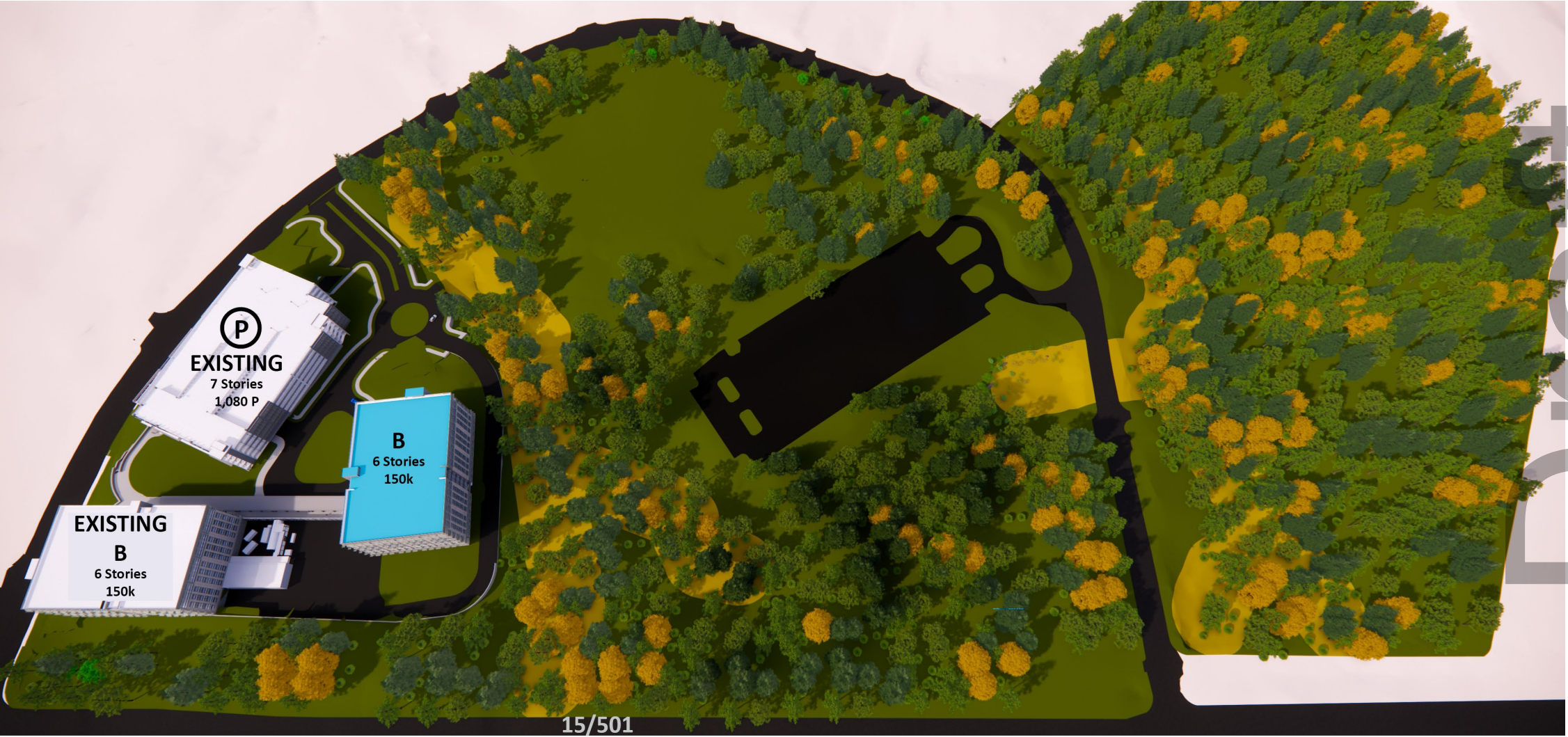
# Revised Concept Site Plan



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# Eastowne Development at Phase 2





# Eastowne Development at Full Build Out



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# Eastowne Development at Full Build Out with Parking on N20 (if required)



# View from Parkline/ 15-501



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# East Entrance to center green with six story parking decks



\* We are using this rendering to express massing and general circulation only and DOES NOT illustrate intended building or site design. ALL existing and or negotiated standards for planting and pedestrian paths will be followed.

# East Entrance to center green with six story parking decks



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\* We are using this rendering to express massing and general circulation only and DOES NOT illustrate intended building or site design. ALL existing and or negotiated standards for planting and pedestrian paths will be followed.

# West Entrance to center green with six story parking decks

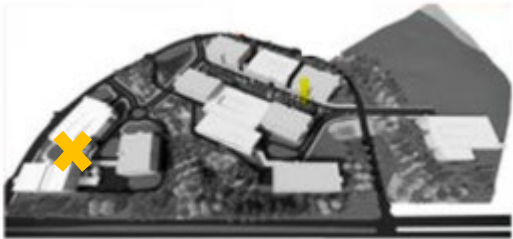


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# View from existing parking deck with MOB II on the right



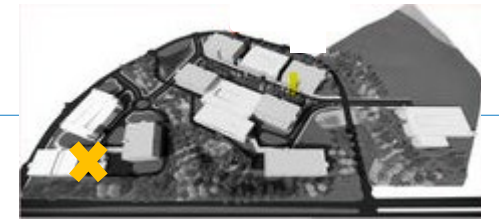
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**GAD**  
GESTALT ARCHITECTURE + DESIGN

**UNC**  
HEALTH

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# View from MOB I with MOB II (and walkway) on the right



\* We are using this rendering to express massing and general circulation only and DOES NOT illustrate intended building or site design. ALL existing and or negotiated standards for planting and pedestrian paths will be followed.

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# Connectivity Through and Around the Site



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\* All pedestrian path locations are shown for conceptual progress only and are subject to change

# Complete Community Diagram

## Parkline East Village

### Potential Wider Development Framework Diagram



-  Area Extent of 4 Current Development Projects
-  Pedestrian Connection-Primary
-  Pedestrian Connection-Secondary
-  Multi-use Trail
-  Courtyard, Park, Greenway, Stormwater, RCD
-  "The Hub" Community Gathering Space
-  Build-to Edge
-  Bus Stop-current



03-15-23 update

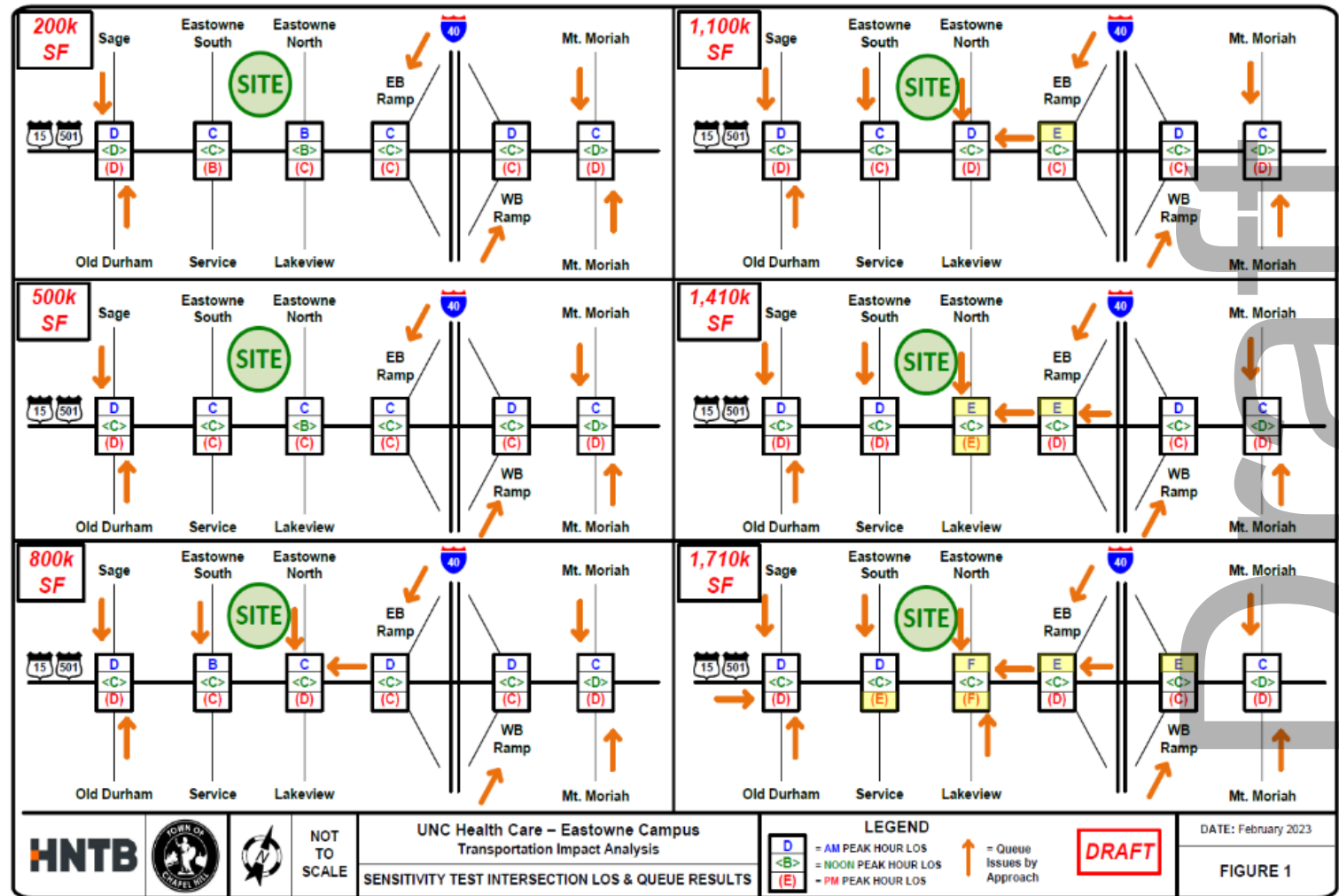
The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished

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# Traffic Sensitivity Study

- Traffic mitigation requirements were studied for 6 development densities.
- Significant coordination with Town Staff, HNTB and UNC Health Team to determine appropriate study points and methodology
- UNC Health rightsized the Eastowne development based on practical road network improvements and patient needs.
- To avoid heavy modification to I-40/15-501 interchange, 1.1MSF was selected for max density.



# Traffic Impact Analysis

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Our original plan was to develop up to 1.7 million square feet of medical office, research and support services during the next 20-25 years

At the beginning of 2023, an incremental sensitivity analysis, to understand what thresholds of development on the Eastowne site would begin to stress the adjacent roadways

Based on the sensitivity analysis of the adjacent roadways, 1.7 million square feet of development would stress the system to a point of requiring roadway improvements beyond UNC Health's ability to mitigate, specifically modifications to the I-40 / 15-501 interchange

Therefore, the proposed development at Eastowne should be held to 1.1 million square feet net new (1.25M sq. ft with ET 1) to limit the traffic improvements that would be triggered by a larger development

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# Outstanding Points of Negotiation

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- UNC Health remains committed to working with the Town of Chapel Hill to address outstanding points of negotiation including: affordable housing, pedestrian crossing across 501, and payment for public services.
- UNC Health continues to meet with housing partners across the community:
  - Ongoing discussions with Town of Chapel Hill's Affordable Housing & Community Team
  - Meeting with community partners regarding projects in the vicinity of Eastowne
  - UNC Health and UNC Chapel Hill actively conducting a housing survey to collect information about where employees live and challenges they face around housing.
- UNC Health is evaluating property tax options and payment of fees for public services.
- Ultimately, UNC Health and the Town of Chapel Hill **must work together** to determine the priorities and where to place the finite resources available to support these key issues.

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# Current Timeline

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- March 15** Town of Chapel Hill Council Work Session
- March 20** Public Information Session
- April 18** Planning Commission
- April 26** Open Public Hearing
- May 24** Town Council Vote on Conditional Zoning for Eastowne

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