

Tonight's Agenda

- a. Staff and Applicant presentation on ZAA;**
- b. Open Public Hearing and receive comment on ZAA;**
- c. Close Rezoning Public Hearing;**
- d. Staff and Applicant presentation on SUP;**
- e. Open Public Hearing and receive evidence on SUP;**
- f. Close SUP Public Hearing;**
- g. Action on the Rezoning (R-5 and O-2);**
- h. Action on the Special Use Permit (R-7).**

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- h. **Action on the Special Use Permit (R-7).**



Eastowne Redevelopment Special Use Permit Modification 100 Eastowne Dr

**Council Business Meeting
September 19, 2018**

Staff Recommendation:

That the Council

- Receive evidence;
- Enter documents into the record;
- Close the Public Hearing; and
- Adopt **R-7** Revised Resolution A (as amended), approving the Special Use Permit Modification.

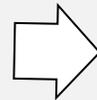


UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

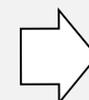
**Concept
Plan
Review**
Dec 2017



**Staff
Review**
Mar 2018



**Advisory
Board
Review**
Apr/May 2018



**Council
Public
Hearing**
May 2018



**Council
Action**
Sept 2018

UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

Action	Date
Transportation and Connectivity Advisory Board	April 24, 2018
Community Design Commission	May 7, 2018
Environmental Stewardship Advisory Board	May 8, 2018
Planning Commission	May 15, 2018
Public Hearing	May 23, 2018
Business Meeting (deferred)	June 27, 2018
Special Planning Commission	August 23, 2018
Open House	August 22, 2018
Special Community Design Commission	August 22, 2018
Special Planning Commission	September 4, 2018
Business Meeting	September 19, 2018

Special Use Permit Findings

- 1) Maintain or promote public health, safety, and welfare;
- 2) Comply with ordinance regulations;
- 3) Maintain or enhances contiguous property or is a public necessity; and
- 4) Meets goals of Comprehensive Plan.

UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION



UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

- 1) 150,000 sq. ft. 6-story building
- 2) Medical office and clinic uses
- 3) 1,100-space parking deck
- 4) Rezone to Office/Institutional-3



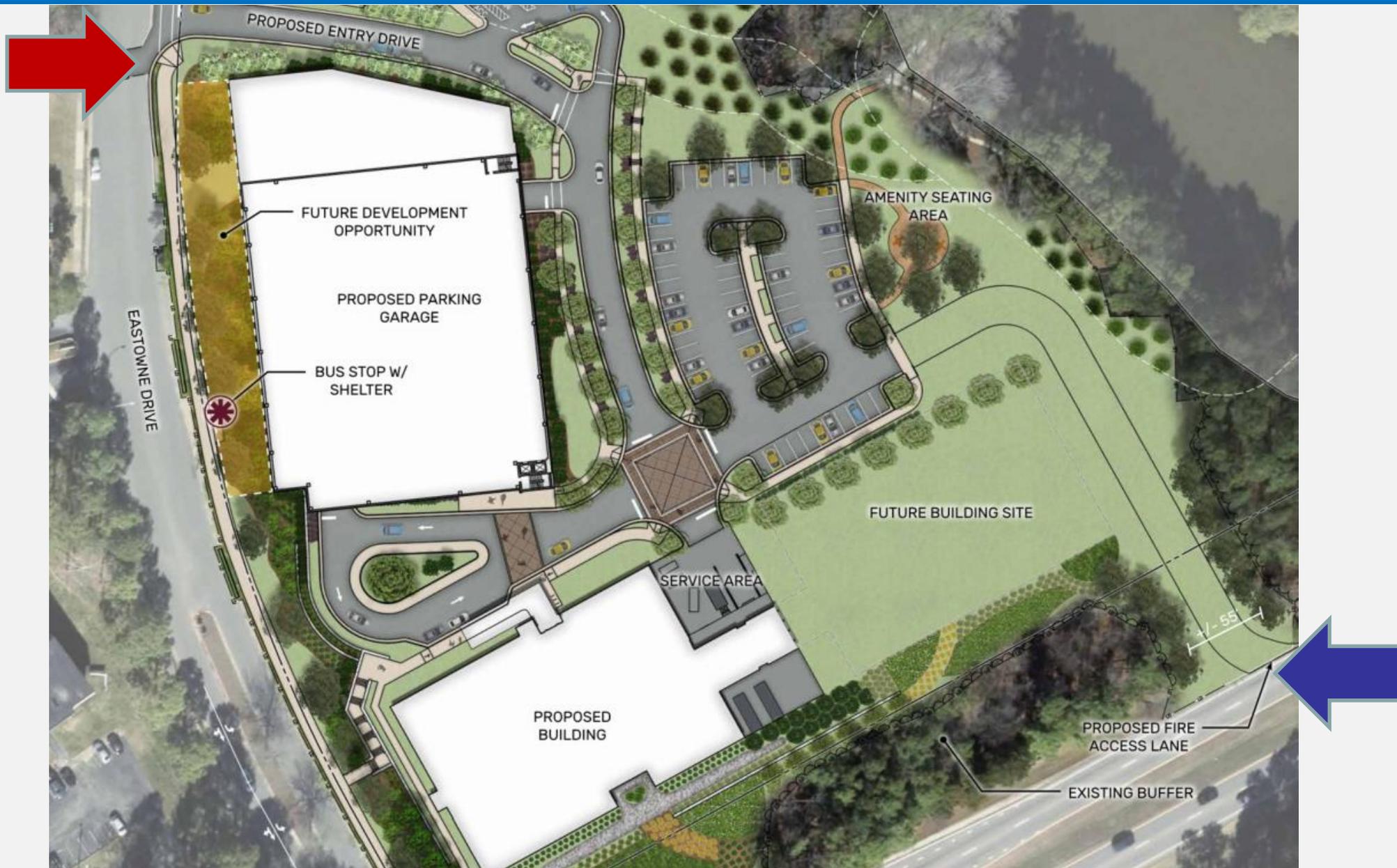
UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION



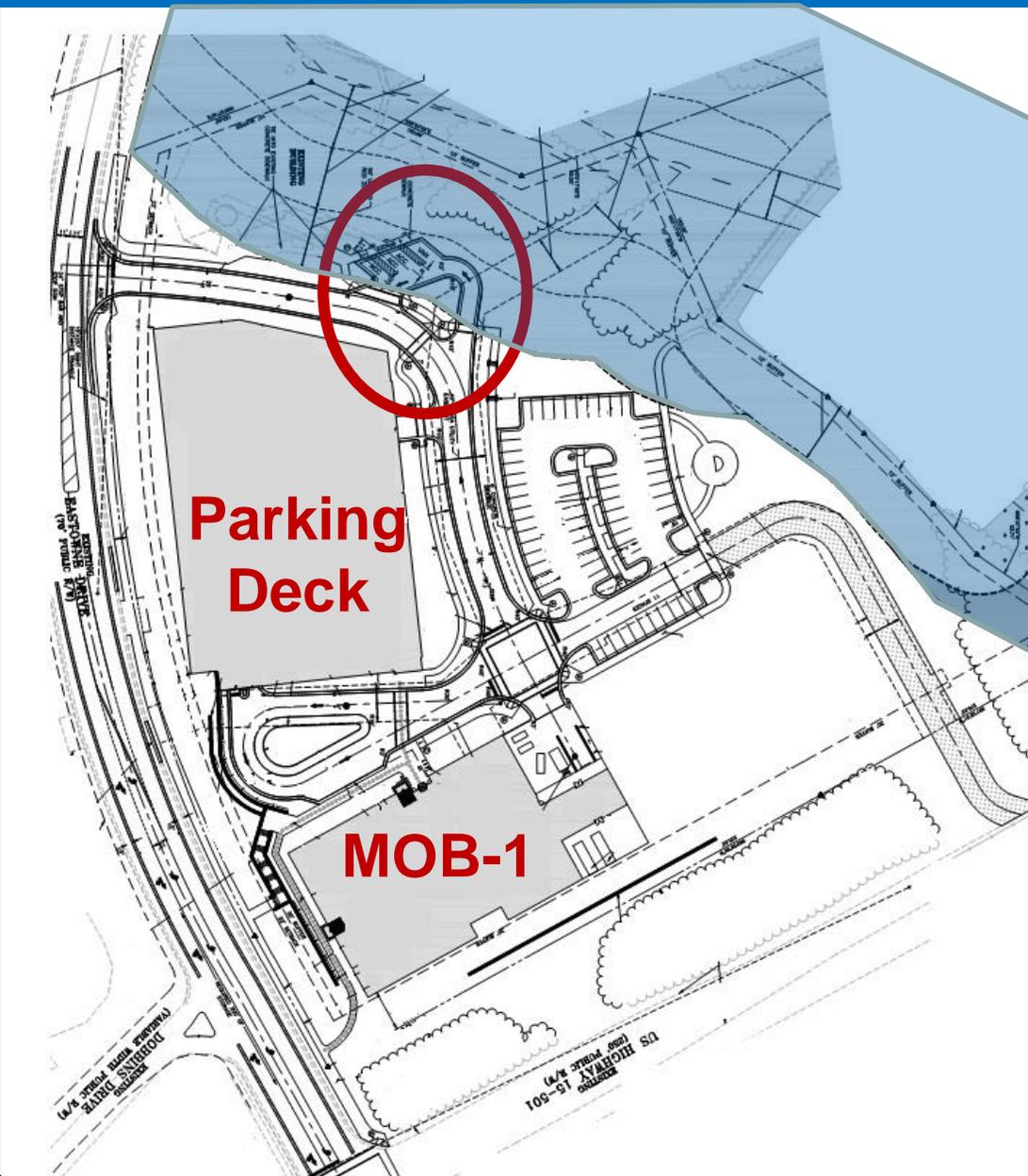
UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION



UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION



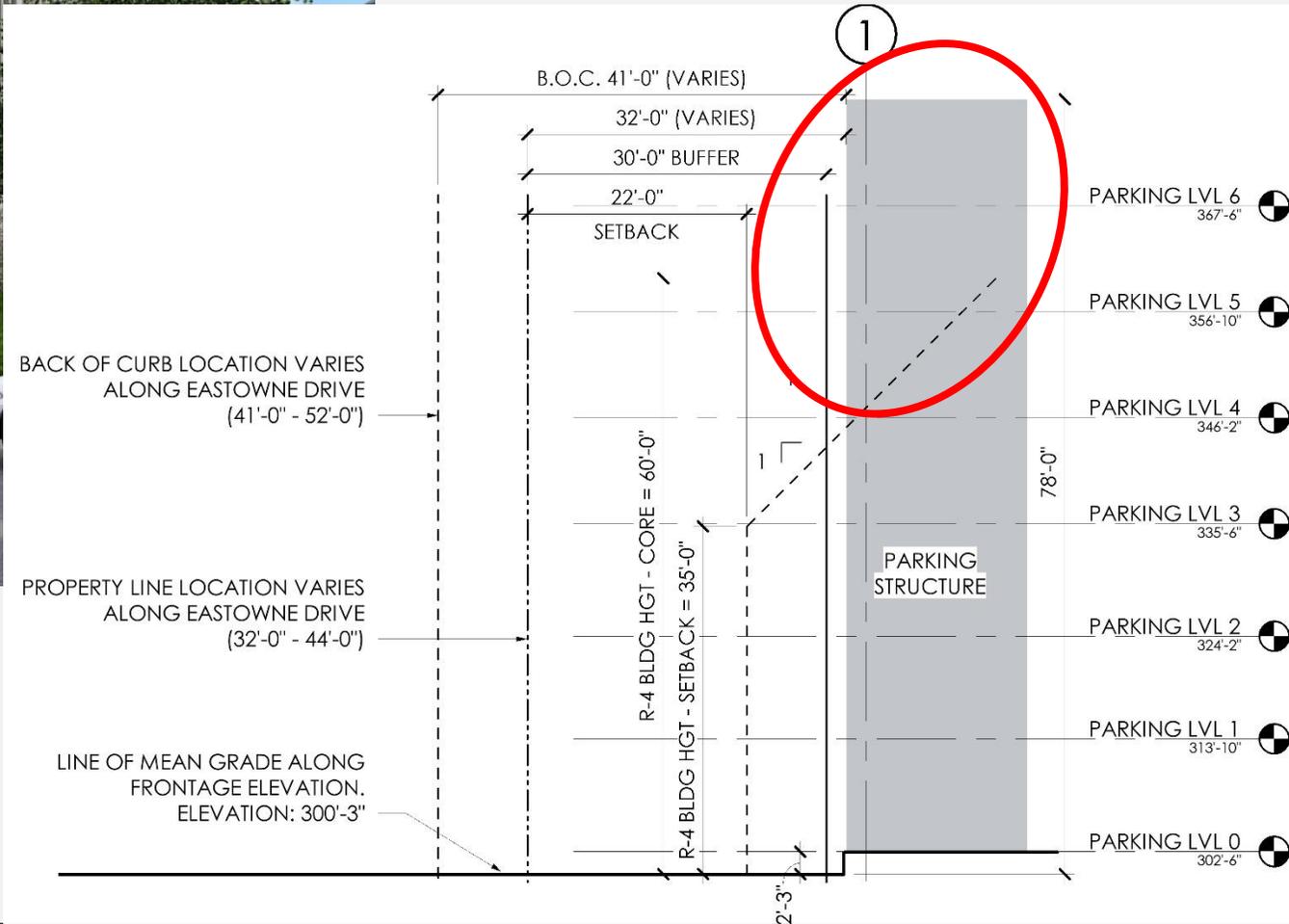
UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION



UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

Modification	Standard	Request
Building Height	35 feet at setback adjoining R-4 zoning district	78' Parking deck
Resource Conservation District	150' buffer around stream and 50' around pond	New encroachment proposed, but overall reduction
Buffer	30' Type D	Reduced plantings and reduction for two openings

UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION



UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

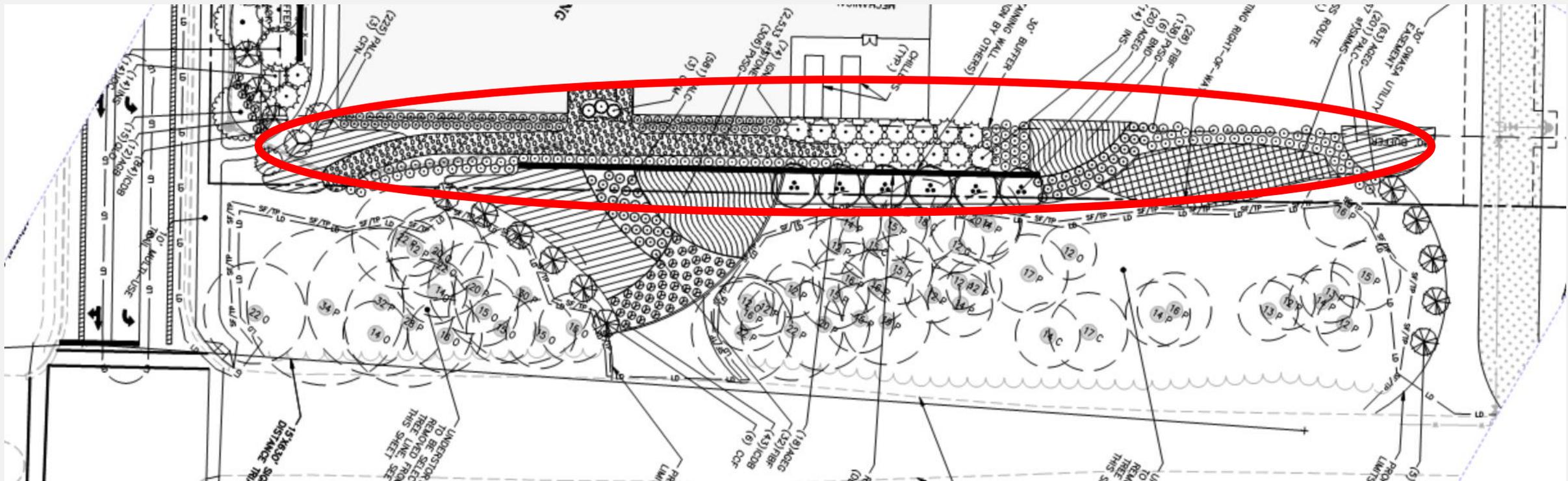
RCD Zone	Existing	To Be Removed	To Be Added	Total SF
Streamside Zone	4,080	2,178	0	2,630
Managed Zone	7,584	0	0	7,584
Upland Zone	15,719	9,152	3,806	10,373
Total SF	28,369	11,330	3,806	20,587

UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION



UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

25. Modified Buffers: Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall provide courtesy review comments on modified landscape buffers (South buffer – US 15-501).



Frequently Asked Questions

- Height
- Traffic
- Parking Garage
- Design
- Environmental
- Master Plan
- Signage
- Fire Lane
- Eastowne Drive

Added Stipulations

3. Urban Design Review
4. Parking Deck Appearance
5. Permitted Construction
6. Multi-Use Path
7. Master Plan
8. Future Traffic Analysis
9. As-built Traffic Analysis
10. Public Amenity Space
11. Height
12. Electric Vehicle Charging
13. Capacity for Additional Vehicle Charging
15. Intersection Improvement
20. Transit Stop
22. Buffered Bicycle Lanes
24. Eastowne Multi-Use Path
29. Tree Openings
30. Modified Buffers

UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

Added Stipulations

- 3. **Urban Design Review**
- 4. **Parking Deck Appearance**
- 5. **Permitted Construction**
- 6. **Multi-Use Path**
- 7. **Master Plan**
- 8. **Future Traffic Analysis**
- 9. **As-built Traffic Analysis**
- 10. **Public Amenity Space**
- 11. **Height**
- 12. **Electric Vehicle Charging**
- 13. **Capacity for Additional Vehicle Charging**
- 15. **Intersection Improvement**
- 20. **Transit Stop**
- 22. **Buffered Bicycle Lanes**
- 24. **Eastowne Multi-Use Path**
- 29. **Tree Openings**
- 30. **Modified Buffers**

UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

11. Height

Stipulation #11:

Building Height: That the building height is limited to 90 feet as measured from finished floor elevation, defined as the floor of the ground floor. All rooftop mechanical equipment and other structures shall be located below this measurement.

4. Parking Deck Appearance

Stipulation #4:

Parking Deck Appearance: The applicant shall install cladding on 80% of the parking deck's Eastowne Drive façade and provide a visual barrier for car head lights along the same elevation. The material shall be a mixture of complimentary building materials that will allow the deck to be naturally ventilated per NC Building Code. The applicant will clad the remaining elevations (North, South and East) with a combination of materials similar to those on the Eastowne Drive façade and will be installed over approximately 35% of the exposed elevations. Prior to issuance of a Zoning Compliance Permit, the developer shall obtain Community Design Commission approval of the parking deck elevations to confirm compliance with the standards of this stipulation.

Environmental Concerns

- **Energy Options**
- **Water Reuse/Conservation**
- **RCD, Impervious surfaces, and Erosion Control**

UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

Environmental Concerns

- **Energy Options**

Solar Readiness: Prior to issuance of a Certificate of Occupancy, conduit infrastructure will be run to the roof of the Medical Office Building – 1 and the top level of the parking structure to support solar photovoltaics on at least 80% of the unshaded, available top surface of each structure.

UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

Environmental Concerns

- **Water Reuse/Conservation**

Water Conservation: In order to minimize the need for irrigation, only a combination of xeriscaping and/or drought-tolerant, regional planting materials will be planted. No potable water shall be used for irrigation on-site.

Environmental Concerns

- **RCD Impervious Surfaces**
 - **Reducing by 7,782 sq. ft.**
 - **Total of 20,587 sq. ft.**
- **Impervious Surfaces**
 - **Reducing by 9,659 sq. ft.**
 - **Total 173,373 sq. ft.**
- **Erosion Control**

UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

Master Plan

- #7. Master Plan: Before any additional new buildings are developed on the 48 acres comprising the Eastowne UNC Health Care properties, the property owner will conduct a Master Planning process that is consistent with the Town's values as expressed in the Town's Strategic Plan and the 2020 Comprehensive Plan. In addition, the applicant will provide the applicant with an opportunity for public participation and input. The applicant will include at least one Town staff person appointed by the Town Manager on the Master Plan project team. The applicant will also pay for an Urban Designer selected by the Town, and the applicant will provide the Urban Designer throughout the master planning process. Once a draft of the Master Plan is prepared, the applicant will present a draft to the Advisory Boards and Town Council for their review and feedback. Following the drafting of the Master Plan, the applicant will bring development proposals through the Town's entitlement process.
- **Prior to any additional new buildings**
 - **Consistent with Town's Strategic Plan and 2020 Plan**
 - **Town Involvement**
 - **Urban Designer**
 - **Advisory Board and Town Council review and feedback**

UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

Signage

Entranceway Sign: The applicant will provide a well-landscaped entranceway sign at the site entrance along US 15-501. The sign may be located in the NCDOT right-of-way contingent upon NCDOT approval. Prior to the issuance of a building permit for the sign, the Community Design Commission shall provide courtesy comments for the sign design.

UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

Fire Lane



UNC EASTOWNE CAMPUS

US 15-501
CHAPEL HILL, NORTH CAROLINA

FIRE ACCESS EXHIBIT

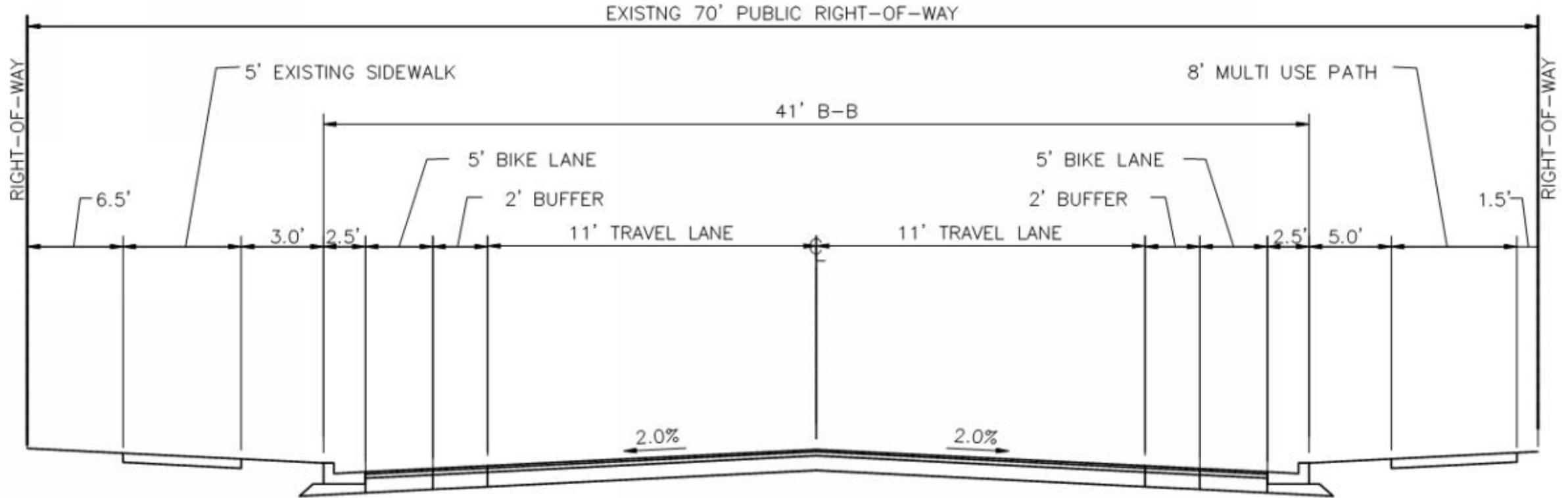
SEPTEMBER,
2018

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UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

Eastowne Drive



PROPOSED SECTION FOR EXISTING ROAD
(70' R/W, 41' B-B)

Staff Recommendation:

That the Council

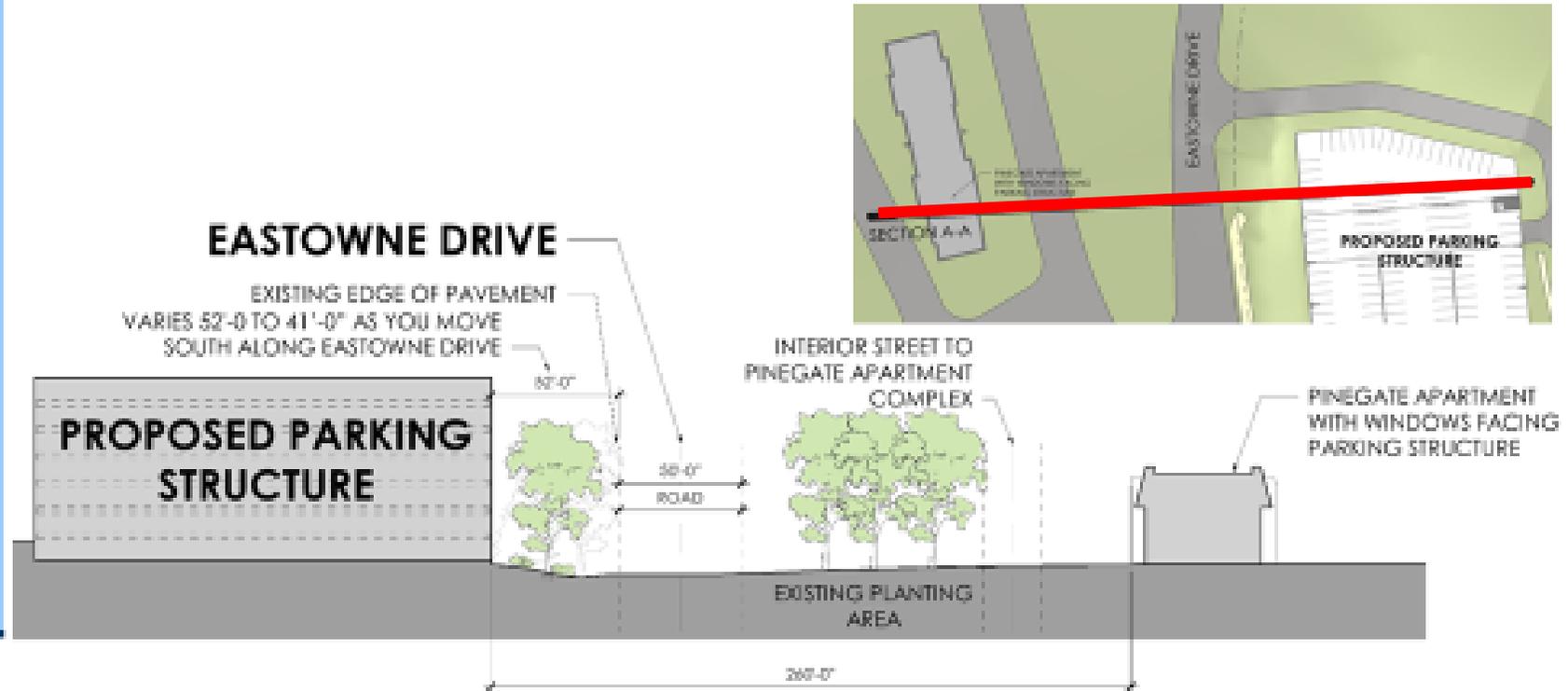
- Receive evidence;
- Enter documents into the record;
- Close the Public Hearing; and
- Adopt **R-7** Revised Resolution A (as amended), approving the Special Use Permit Modification.



UNC HEALTH CARE SPECIAL USE PERMIT MODIFICATION

UNC HEALTH CARE SYSTEM

Town Council Eastowne Section



- Proposed section thru site Eastowne Drive and Pine Gate Apartments.
- Parking structure is 41'-52' from existing Eastowne Drive pavement.
- Closest apartment building facing Structure is 260'

9-19-2018

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- Review of TIA Process
- What do the Eastowne UNC Health Care TIA studies tell us?
- How were trips calculated?
- What improvements are required?

Traffic Impact Analysis Process

- Follow Town/NCDOT Guidelines
- Take a Snapshot of **Existing** Traffic
- Predict Future Traffic **With** and **Without** the Project
- Assess Need for Improvements

How did we get there?

- Draft TIA prepared (March 2018) – Counts Taken with UNC/Local Schools in Session
- Final TIA completed (June 2018)
- Revised Traffic Analysis Completed based on a Maximum Trip Generation (August 2018)
- Public and Advisory Board Meetings (August 2018)

What does the Eastowne TIA (June 2018) tell us?

- With some minor improvements at 15-501 and Eastowne Drive, the existing roadway network, coupled with the committed improvements by Wegmans, can accommodate the projected traffic;
- Required improvements will be built as part of the project.

What does the revised Eastowne Traffic Analysis (August 2018) tell us?

- Used Very Conservative Estimates of Site Trip Generation
- Same Conclusion - With some minor improvements at 15-501 and Eastowne Drive, along with committed Wegmans improvements, the existing roadway network can still accommodate the projected traffic;
- Required improvements will be built as part of the project.

Traffic Analysis Background

TIA Version	Trip Generation AM Peak	Trip Generation PM Peak	LOS Requirements Met?
June 2018	230	237	Yes
August 2018	417	519	Yes

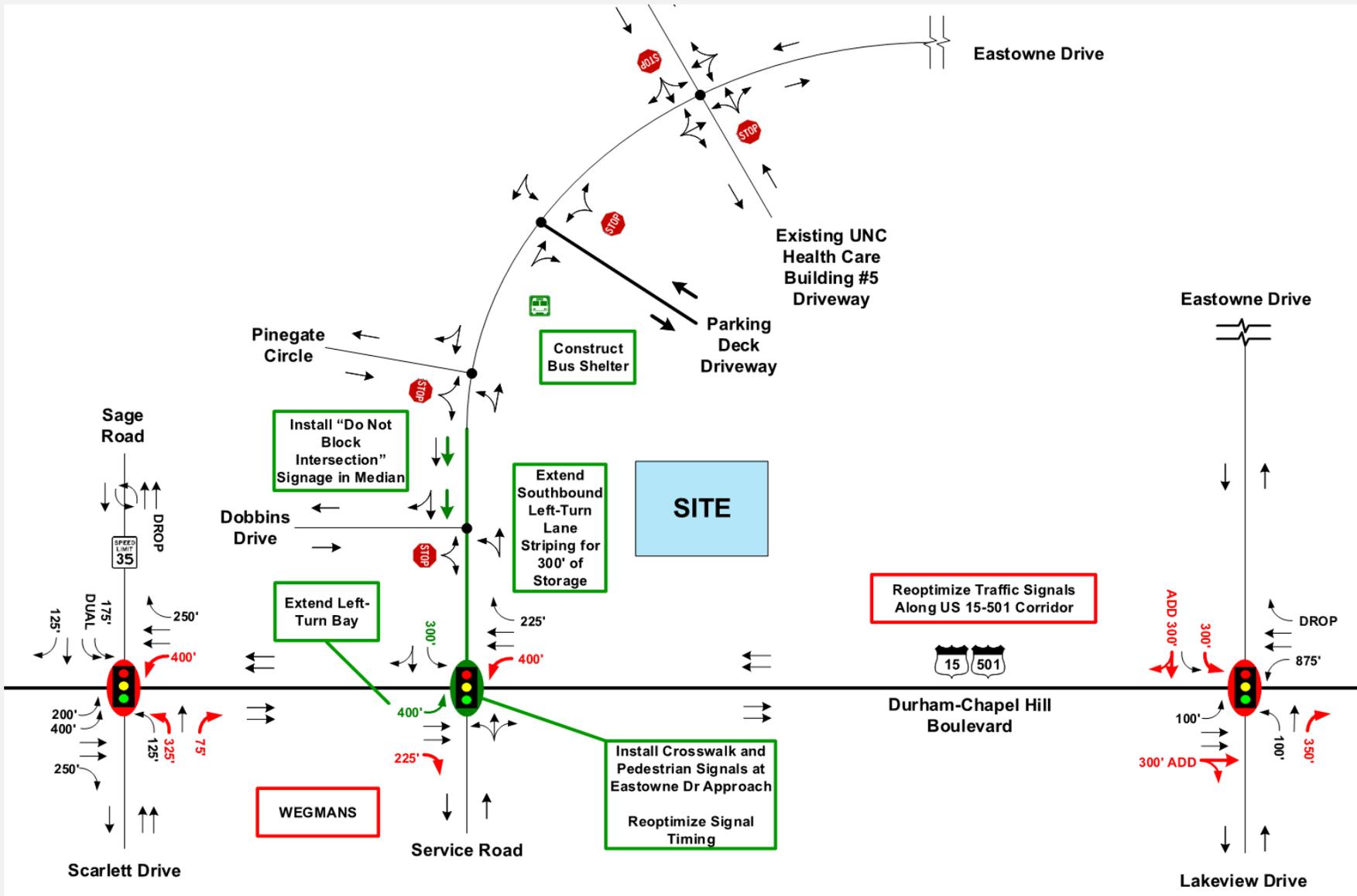
Notes:

- 1. August 2018 analysis was generated based on community feedback utilizing maximum, extrapolated trip generation from ITE Manual (building square footage).**
2. Trip Generation Not Based on Parking Deck Supply.
3. Many staff/patient trips already exist to Main Campus.
4. 250,000 Patient Estimate Correlates with Daily TIA Estimates.
5. Patient Scheduling Important to Estimating Trips

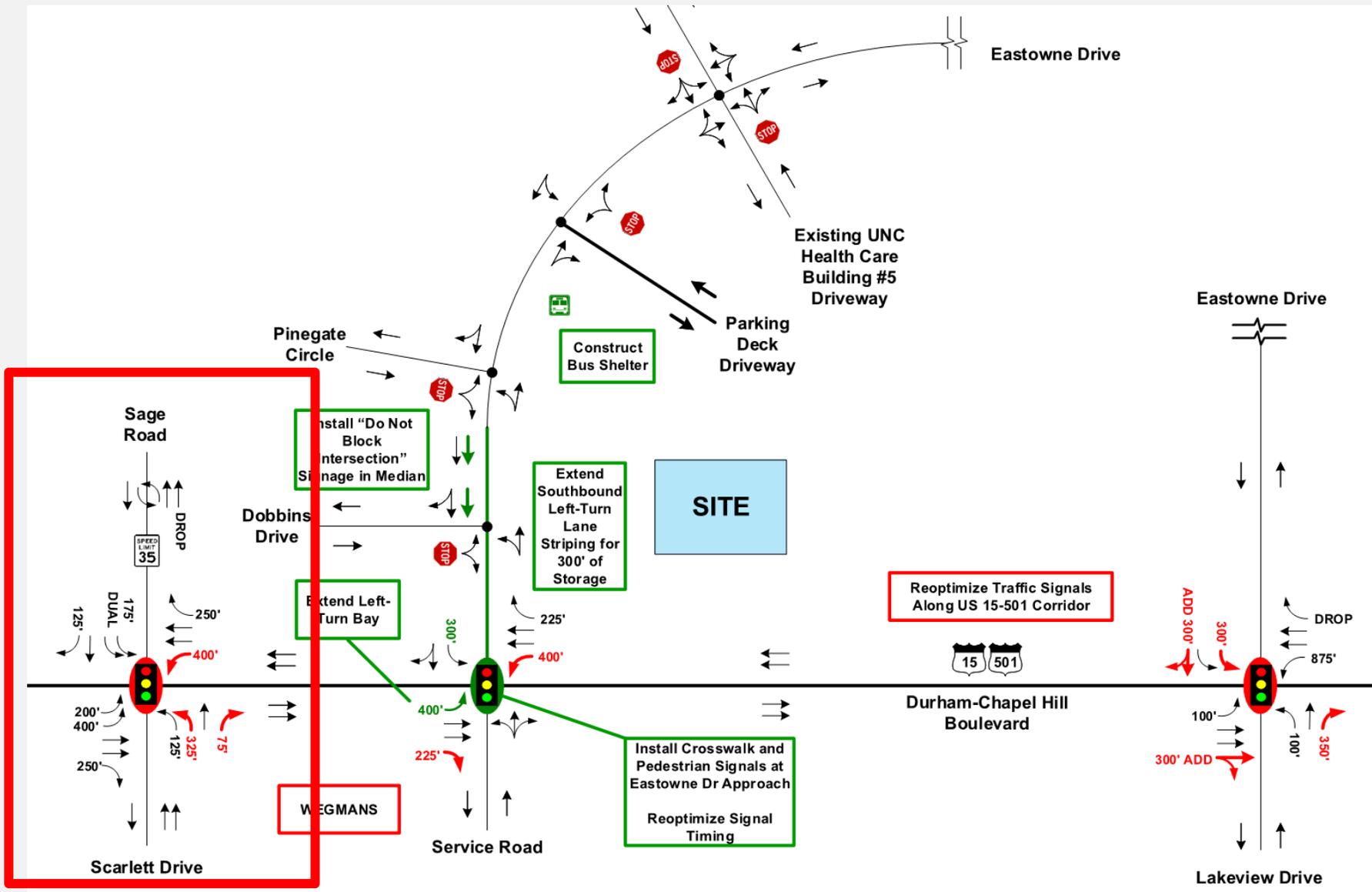
Where are we going?

- Follow-up Traffic Study to be done after building is occupied.
- If Additional Mitigation Required Due to Site Trip Generation – Applicant is Responsible.
- Study will provide helpful information to Master Planning Process and Future Traffic Study

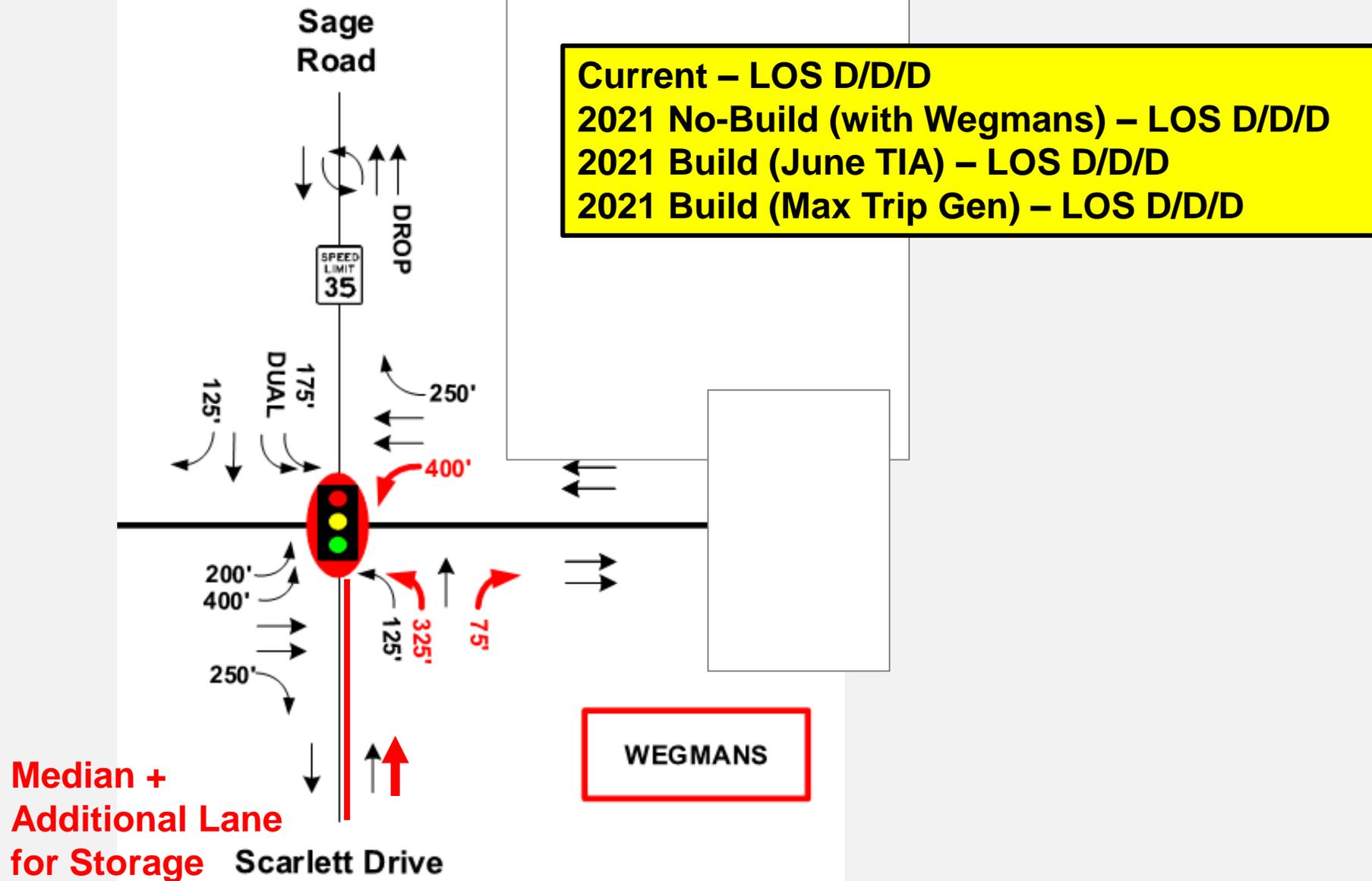
Traffic Analysis Discussion - Improvements



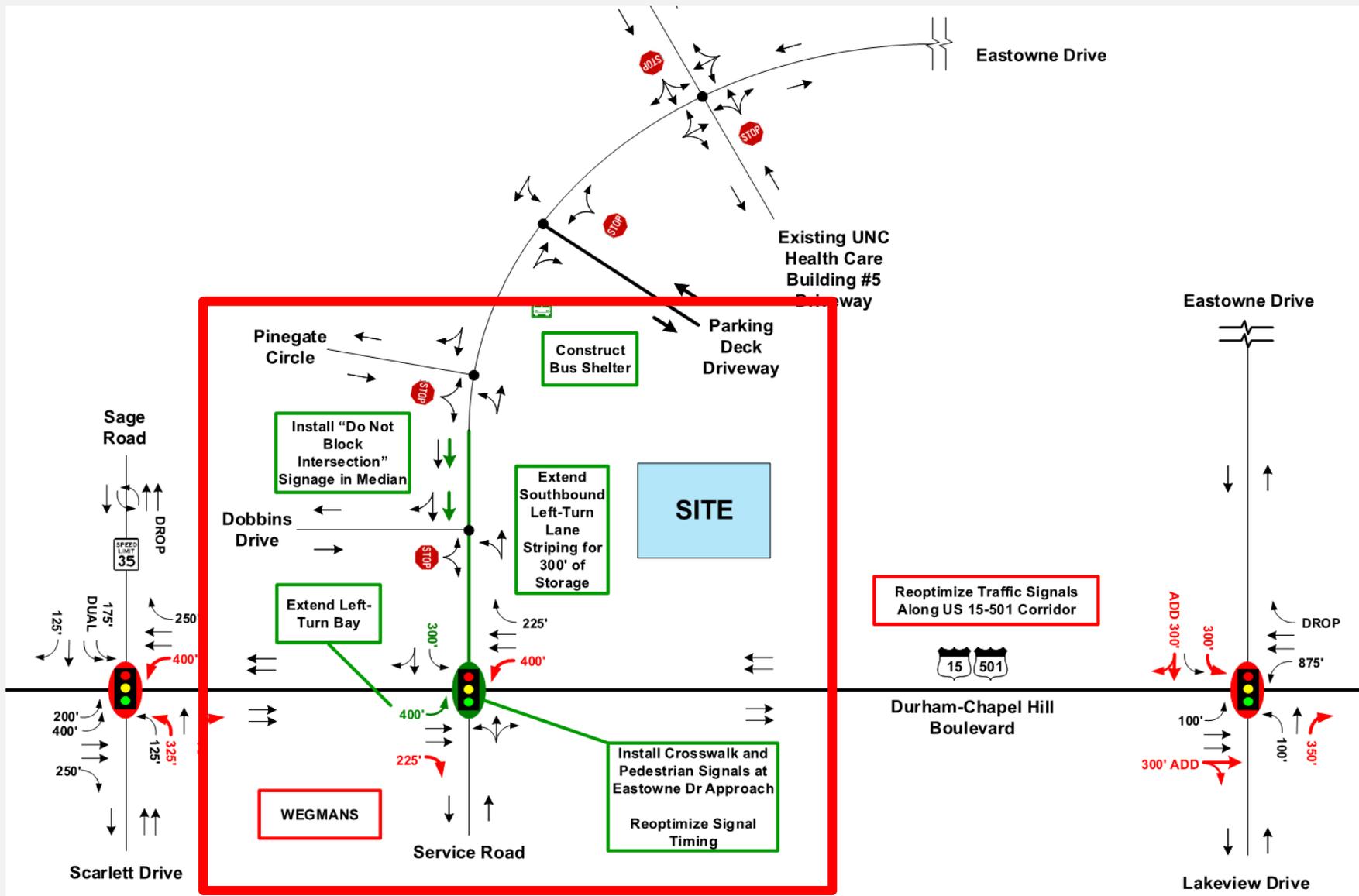
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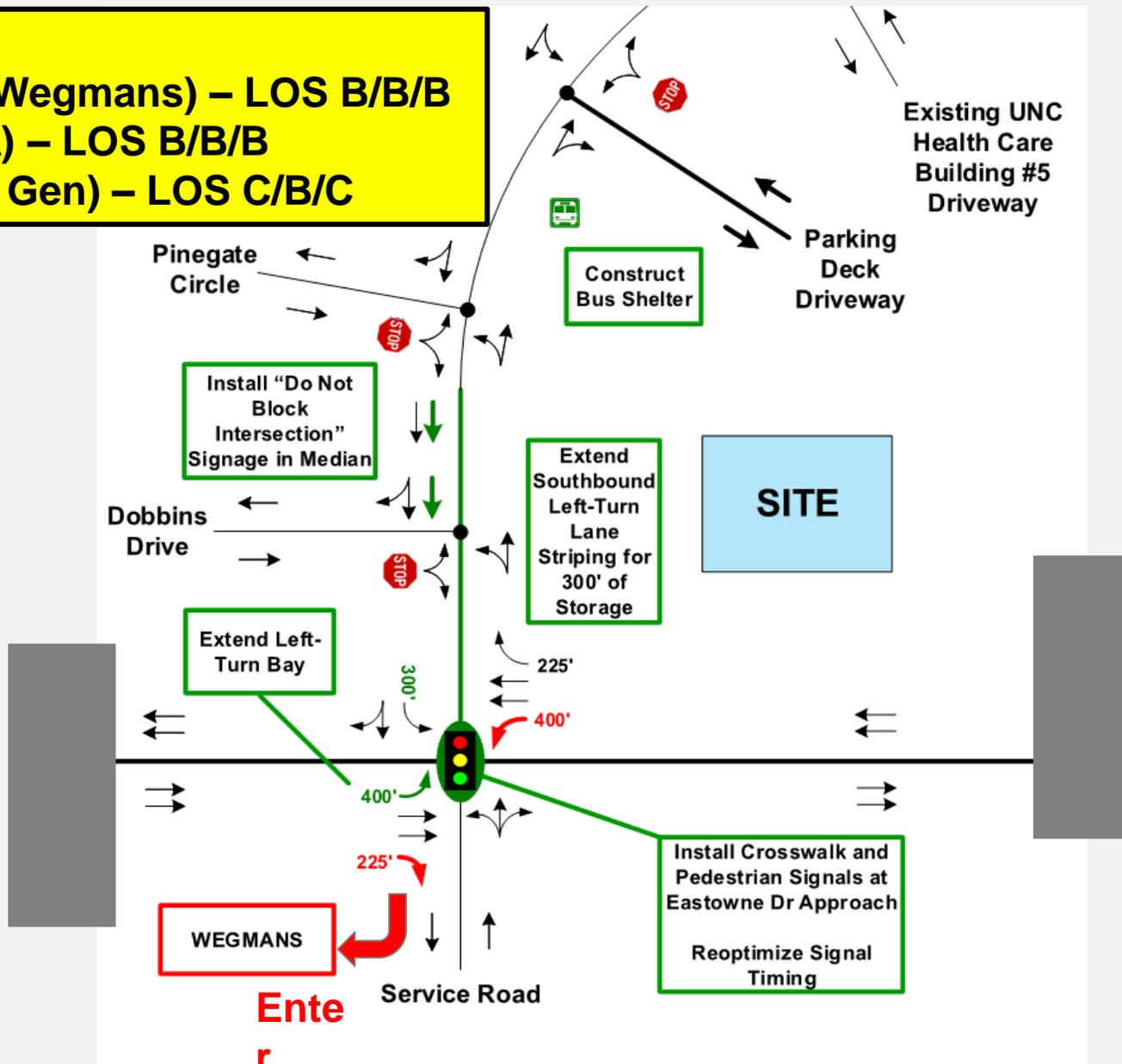


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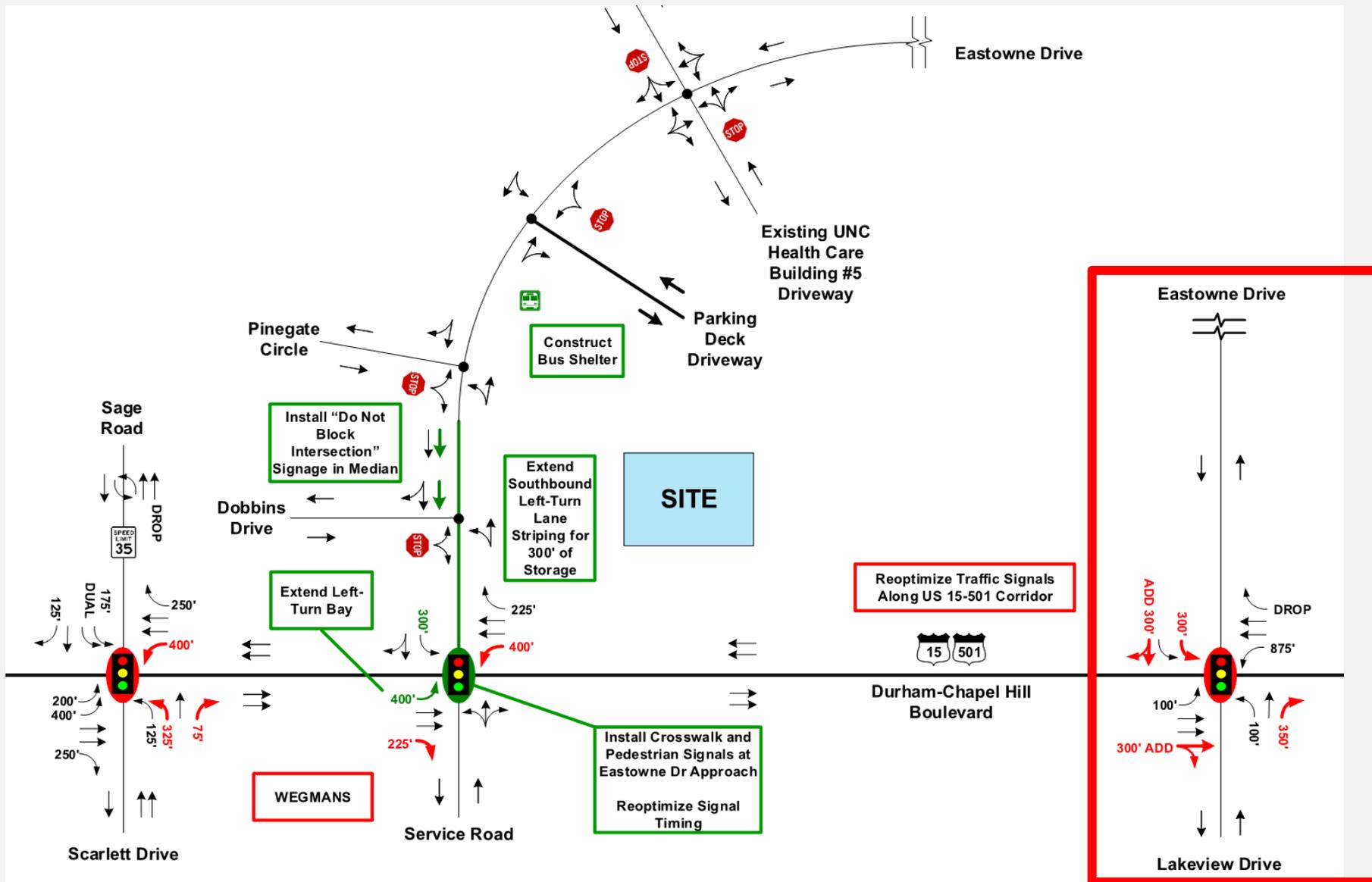


Traffic Analysis Discussion - Improvements

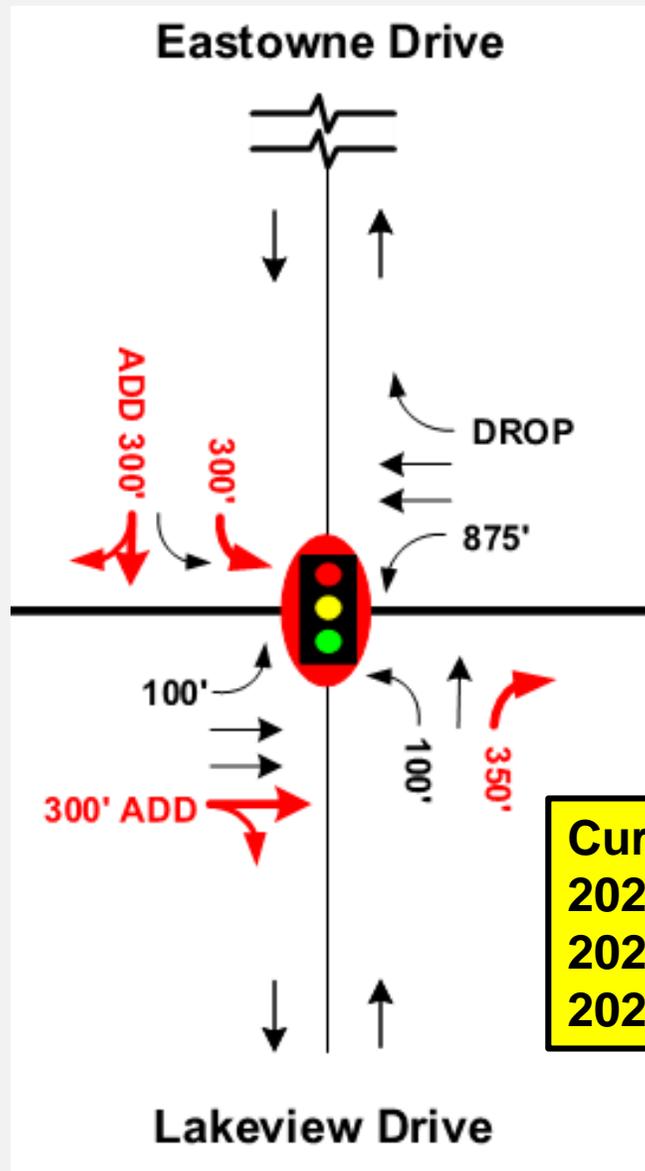
Current – LOS B/B/B
2021 No-Build (with Wegmans) – LOS B/B/B
2021 Build (June TIA) – LOS B/B/B
2021 Build (Max Trip Gen) – LOS C/B/C



Traffic Analysis Discussion - Improvements



Traffic Analysis Discussion - Improvements



Current – LOS C/B/D
2021 No-Build (with Wegmans) – LOS B/B/C
2021 Build (June TIA) – LOS B/B/D
2021 Build (Max Trip Gen) – LOS B/C/D