

Eastowne Campus Development

Council Meeting

January 11, 2023



Eastowne Development - Why?

- Move and decompress outpatient services from the Medical Center
- Provide affordable and accessible health care
- Better patient experience
- Keep it local – within the Chapel Hill community
- Increase bed capacity at the Medical Center by repurposing vacated Outpatient space
- Easy regional access from I-40
- Access to multiple patient services in one location

Eastowne Development – Use, Size, & Timeline

Primary Use: Health Care, Associated Functions, Research, and Site Specific Retail

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

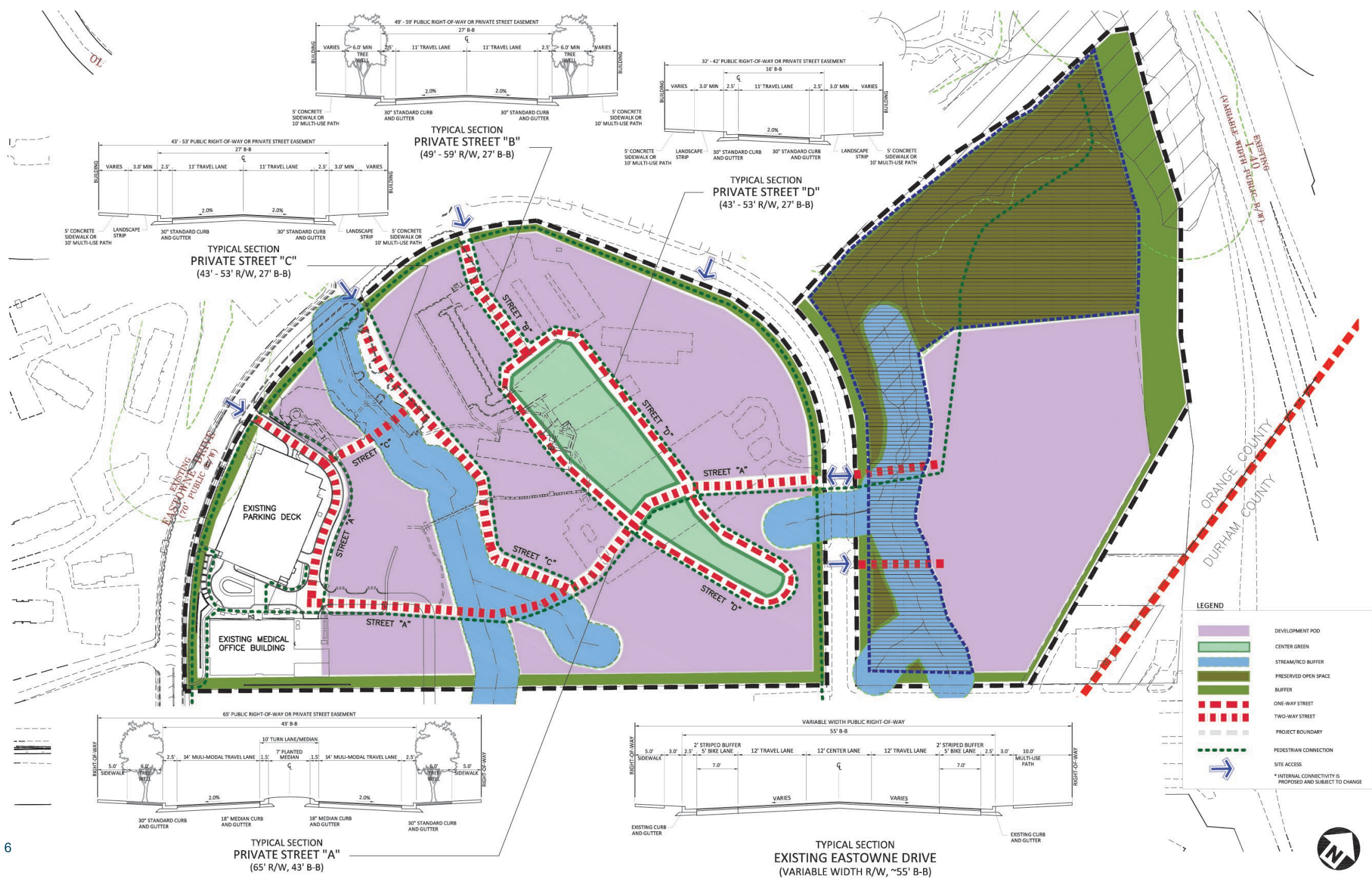
Number of buildings: 8-10 (plus structured parking)

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

Eastowne Development – Affordable Housing

- UNCH is committed to helping address the affordable housing challenge in our community
- Over the past 2 months UNC Health has been meeting with partners across the community:
 - Met with Bryan Properties regarding their proposed project along 15-501
 - Met with CASA regarding their project along Homestead Road
 - Engaged the Town of Chapel Hill's Affordable Housing and Community Team to learn more about different programs in the town
- UNCH and UNC Chapel Hill are conducting a housing survey – collecting information about where employees live, why they chose their current housing, and any challenges they have faced around housing. Results should be available in the Spring and will inform next steps.





Eastowne Development – Components of Final Package

Architectural and Engineering Design Guidelines to include:

1. Incorporate Complete Community Framework
2. Define maximum building height and volume
3. Define unified design elements and form-based evaluation tools for all buildings based on MOB 1
4. Define General building placement

Setbacks and adjacencies

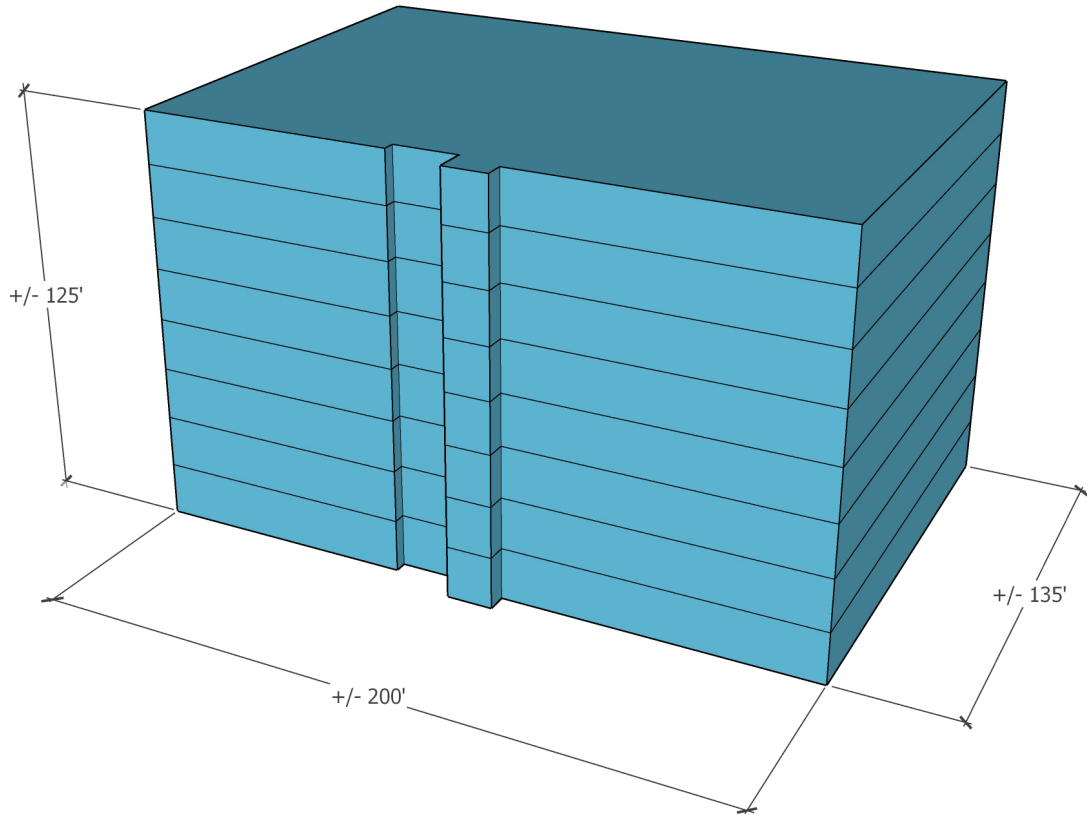
5. Define the minimum building frontage on Eastowne Drive and 15/501.
6. Define the maximum parking structure frontage on Eastowne Drive and 15/501
7. Define the shared parking ratio by uses
8. Define the tree coverage ratio
9. Define the minimum active open space area
10. Define the maximum impervious area
11. Create stormwater performance criteria

Existing Campus Development: Eastowne MOB I

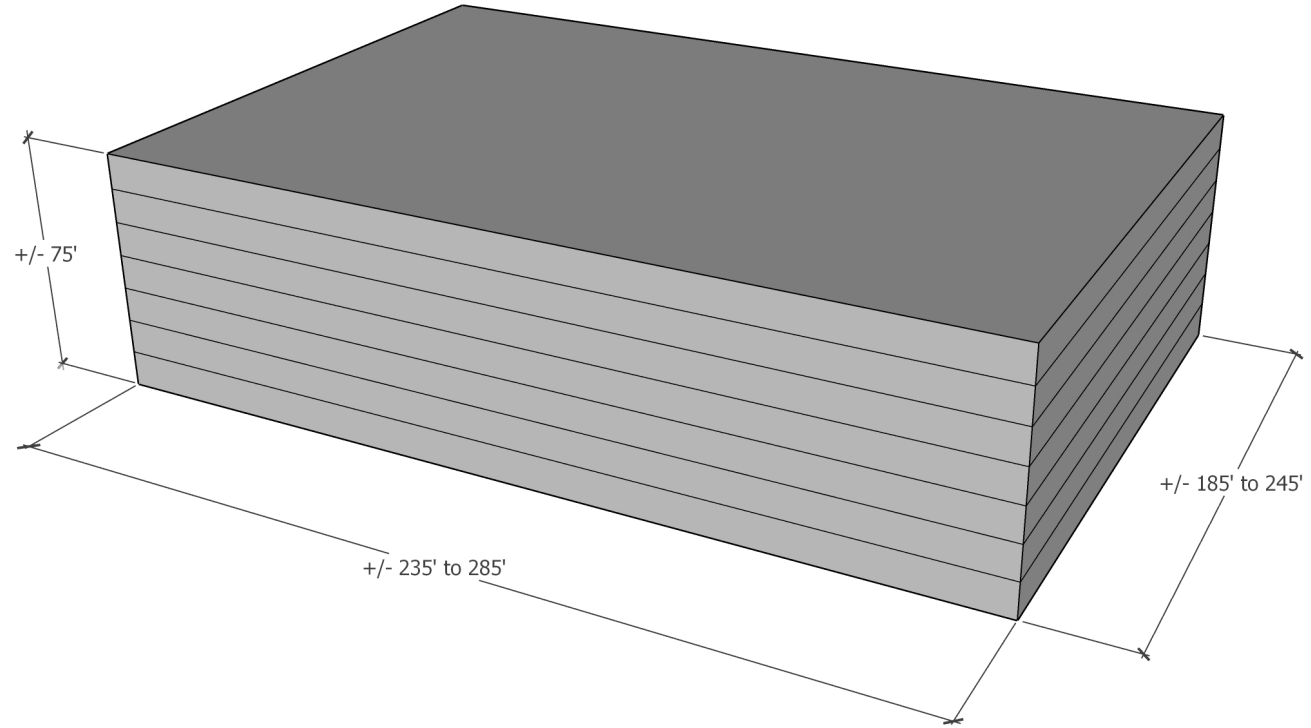


Project Highlights

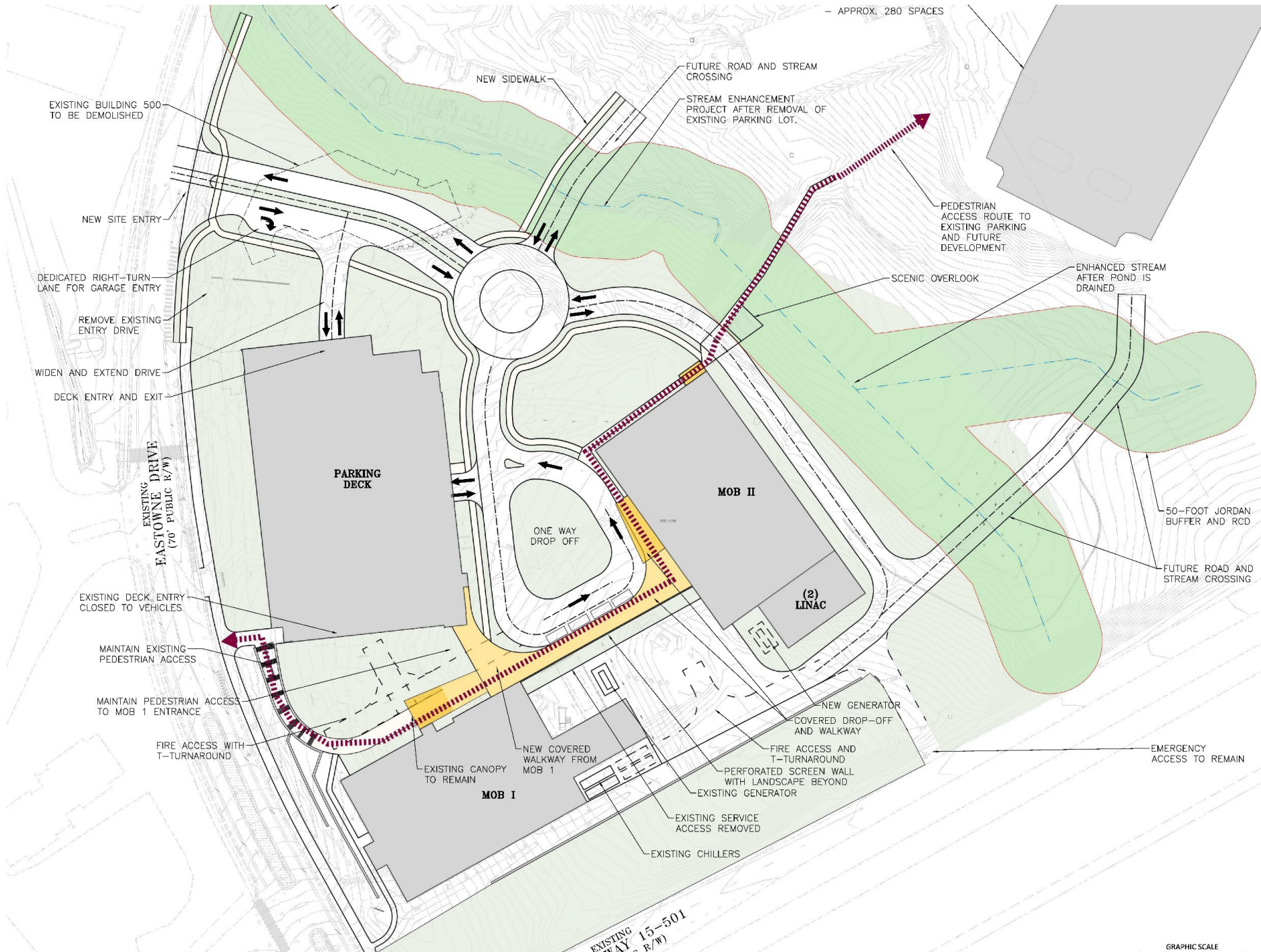
- ✓ Opened March 2021 (phased opening through April 2021)
- ✓ 150,000 sf six-story multi-disciplinary care building and 1,080 stall parking deck in Chapel Hill
- ✓ Represents a transformation in how care is delivered (and how space is designed) in the ambulatory setting
- ✓ Focused on enhancing the **patient experience**; positive feedback



Approximate Building Envelope



Approximate Parking Structure Envelope



Next Steps

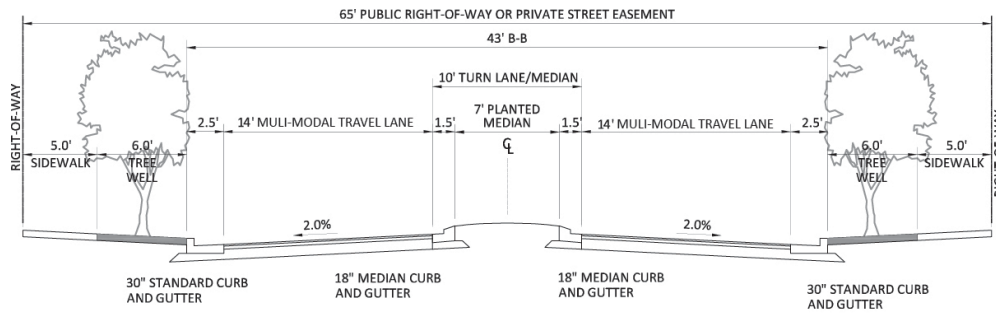
- The team will be visiting the Advisory Boards and holding a Public Information Session over the next couple months to garner additional feedback.
- Incorporating design concepts that are in keeping with the principles set forth by the Community Design Commission, the Complete Community framework and the needs of UNC Health.
- We will continue to evolve the concept plans leading up to final submission of the Conditional Zoning application for the site.
- We remain committed to working together to bring this vibrant, health and research-oriented campus to the community.

Questions & Discussion

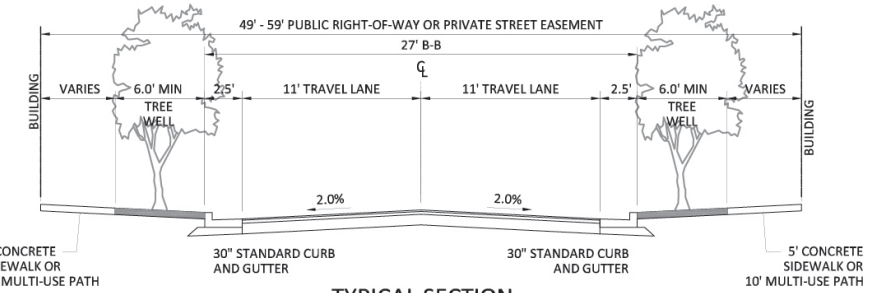
Appendix

Chapel Hill Complete Community Framework

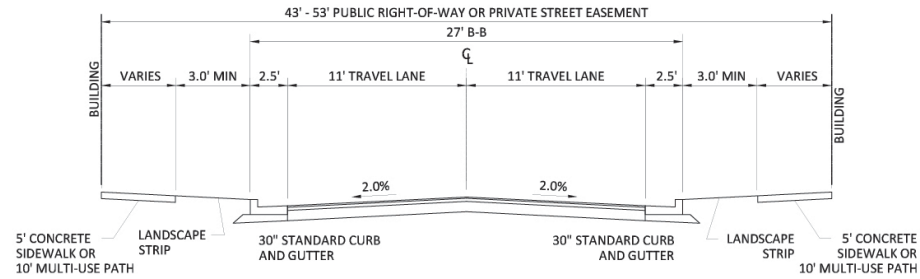




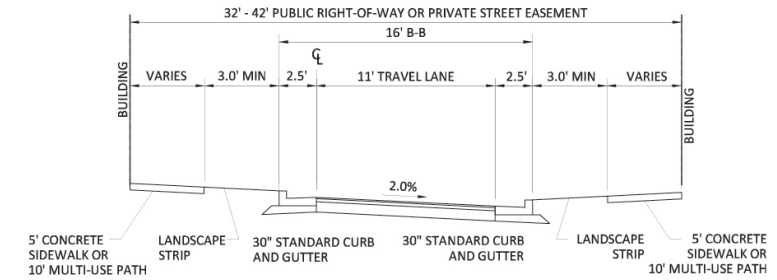
**TYPICAL SECTION
PRIVATE STREET "A"**
(65' R/W, 43' B-B)



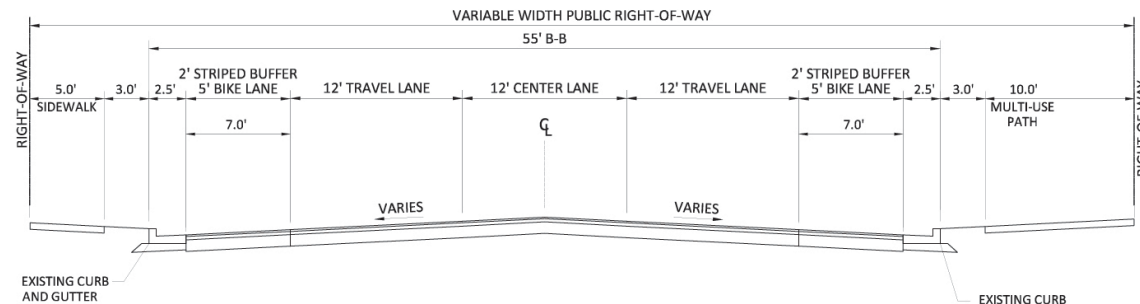
**TYPICAL SECTION
PRIVATE STREET "B"**
(49' - 59' R/W, 27' B-B)



**TYPICAL SECTION
PRIVATE STREET "C"**
(43' - 53' R/W, 27' B-B)



**TYPICAL SECTION
PRIVATE STREET "D"**
(43' - 53' R/W, 27' B-B)



**TYPICAL SECTION
EXISTING EASTOWNE DRIVE**
(VARIABLE WIDTH R/W, ~55' B-B)

Why Further Expansion is Needed

- COVID has shown us we need more health care capacity off the main campus
- Additional bed capacity will be exhausted at the Medical Center in the coming years
- UNC Health has established a model with Eastowne Medical Office Building I that is successful and that can be replicated in future sites at Eastowne to continue serving the community