

Eastowne

Medical Office Building
Development

January 31, 2018

Town of Chapel Hill

Simon George, *UNC Health Care*



Where: Eastowne Medical Office Building (MOB) Site

Site is located off of NC 15-501 and US I-40

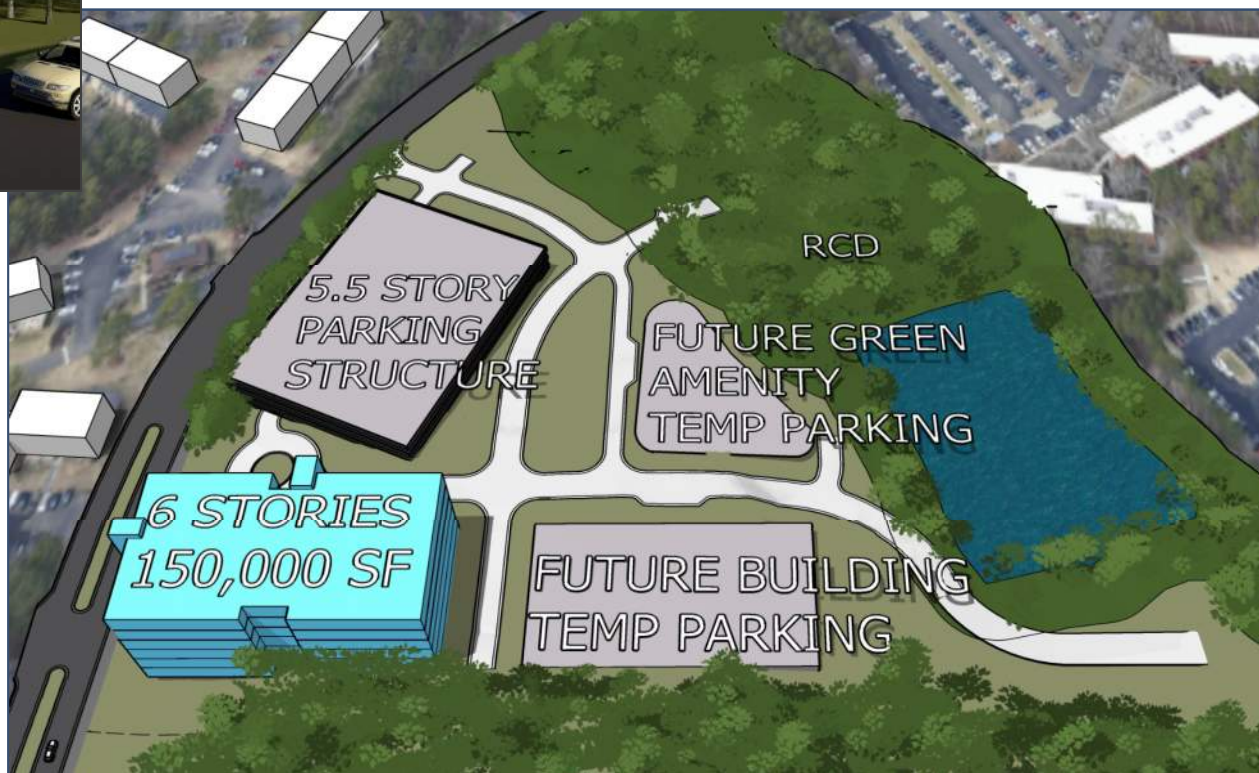


Project Summary: Eastowne MOB Development



Medical Office Building I

- 150K SF MOB
- Approx. 580 stall parking deck
- 35' buffer for parking deck
- Building 500 remains



Project Summary: Eastowne MOB Development



Medical Office Building II

- 150K SF MOB
- Additional 520 stall parking deck expansion
- RCD public gathering area
- Building 500 demolished



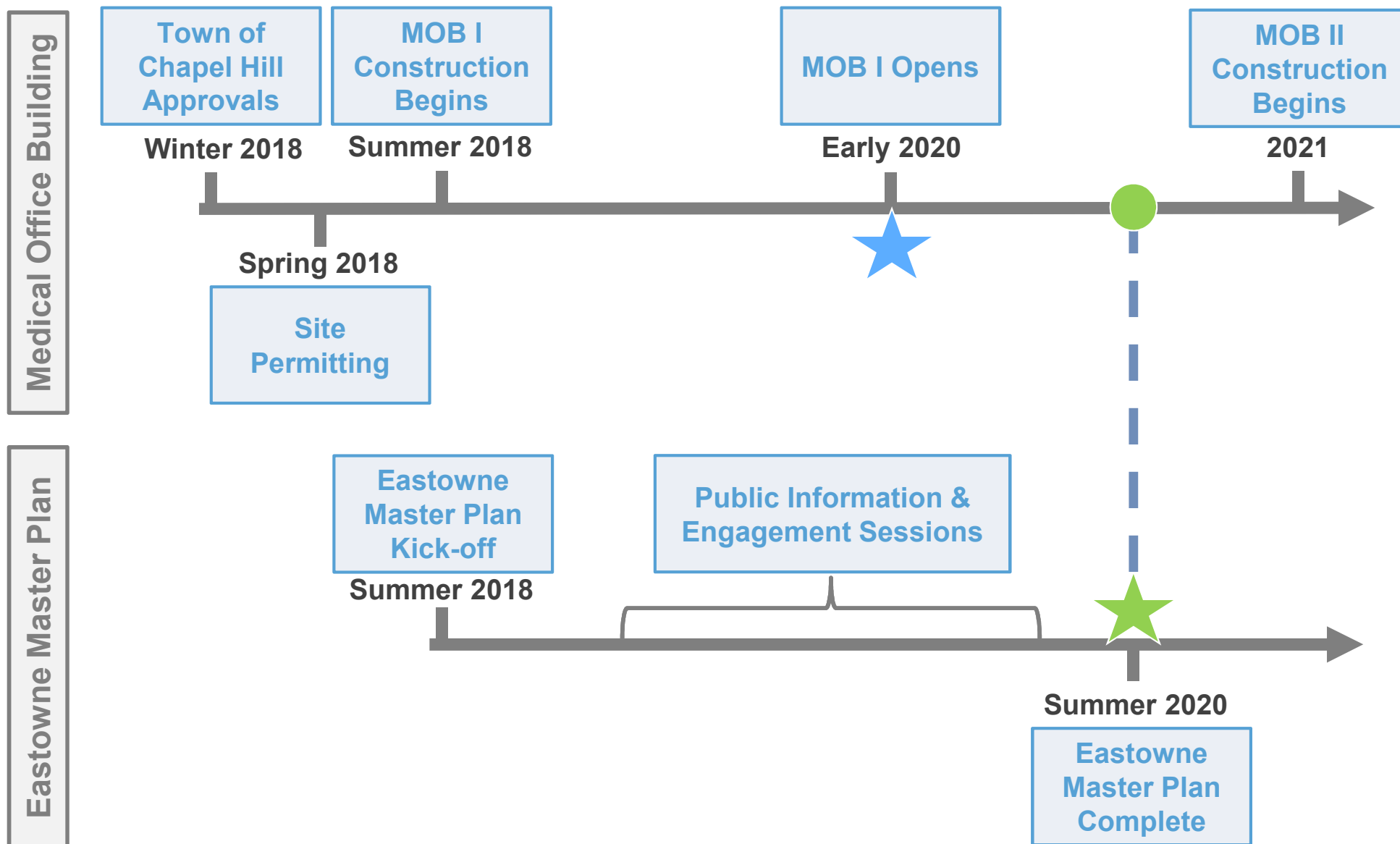
Importance of Eastowne MOB I & II to the Community and UNC Health Care

- Increases accessibility
- Improves patient experience
- Wellness with walkways and connectivity
- Allows for growing clinics in area
- Consolidates services
- Decongests UNC Medical Center campus



- Improves conditions within the RCD
- Creates state of the art facilities
- Replaces outdated & inefficient buildings
- Opportunity to recycle existing materials
- Uses existing utilities/infrastructure

Estimated Timeline: Eastowne MOB I & II and Eastowne Master Planning



Community Design Commission Feedback



Feedback: Difficult to evaluate without context such as Master Plan

Response: UNC Health Care only has an unvetted concept plan for the overall area

- Eastowne MOB I & II are isolated
- MOB Development easily integrated into future master plan
- Revised concept plan application



Community Design Commission Feedback



Feedback: Provide signature building

Response: Emphasis on attractive architecture using high quality materials

Feedback: Keep development walkable

Response: Proposed plan will feature a walkable environment

Feedback: Preserve natural areas

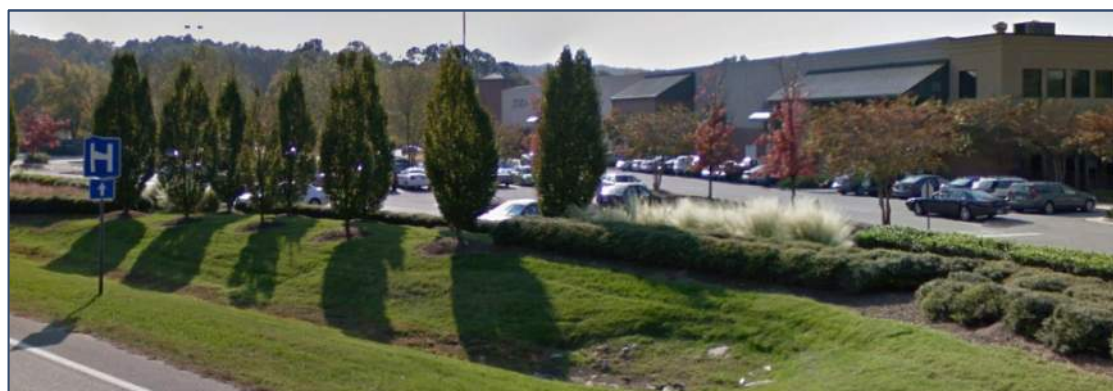
Response: Proposed plan reduces impact on RCD and introduces additional green space



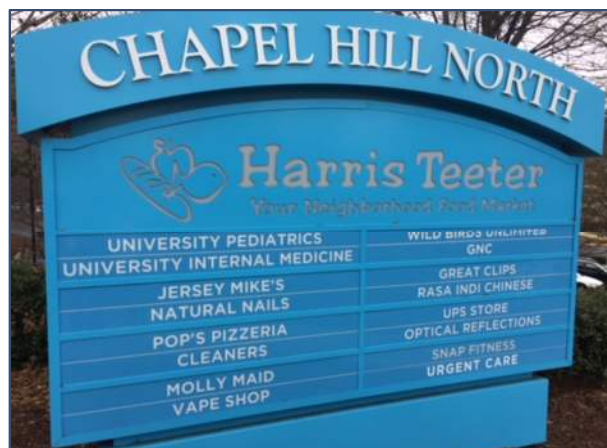
Community Design Commission Feedback

Feedback: Buffer requirements along 15-501

Preferred
Option



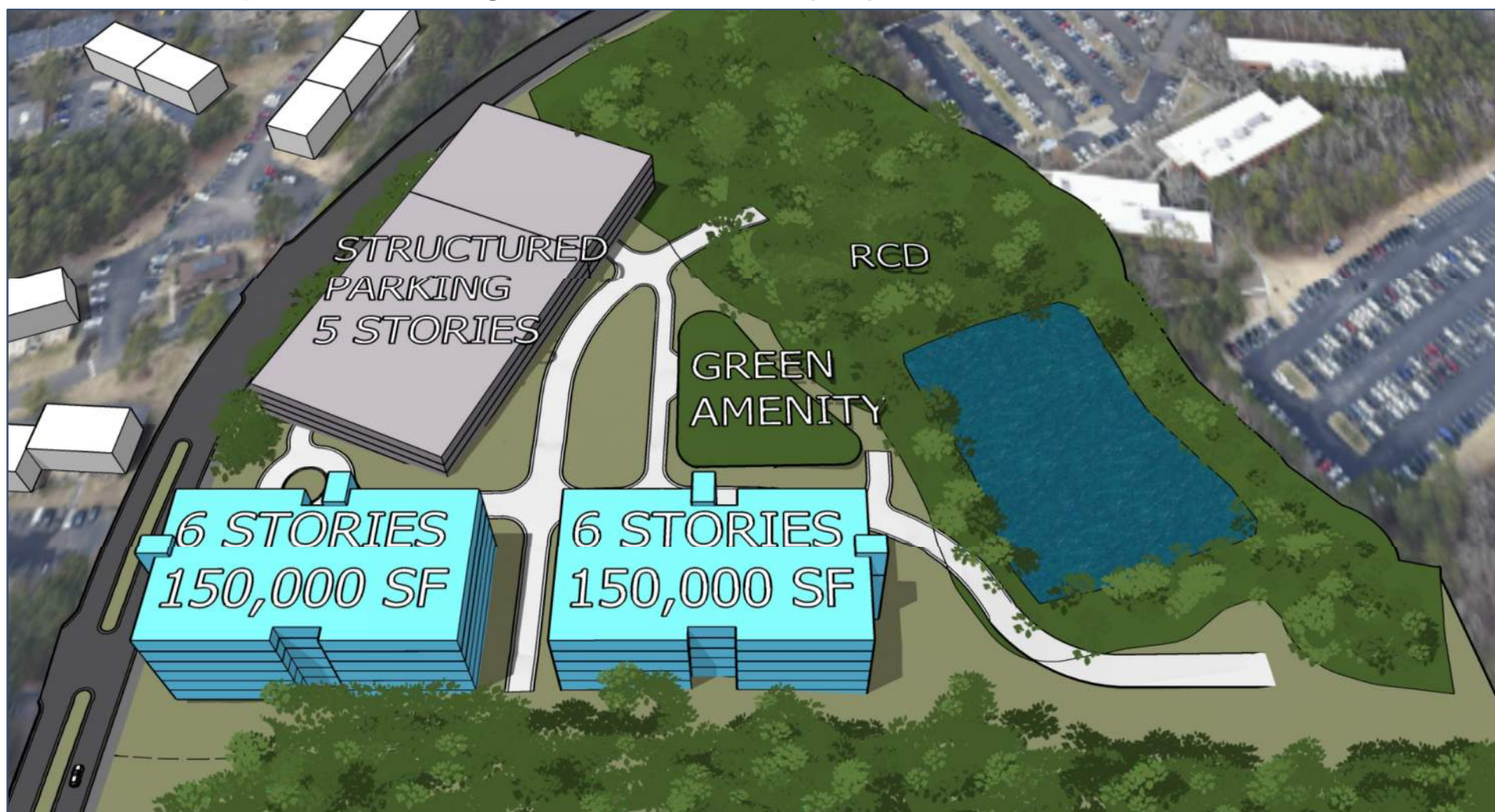
Option 2



Community Design Commission Feedback

Feedback: Parking deck location

Preferred Option: Parking deck location as proposed



Community Design Commission Feedback

Preferred Option: Parking deck location as proposed



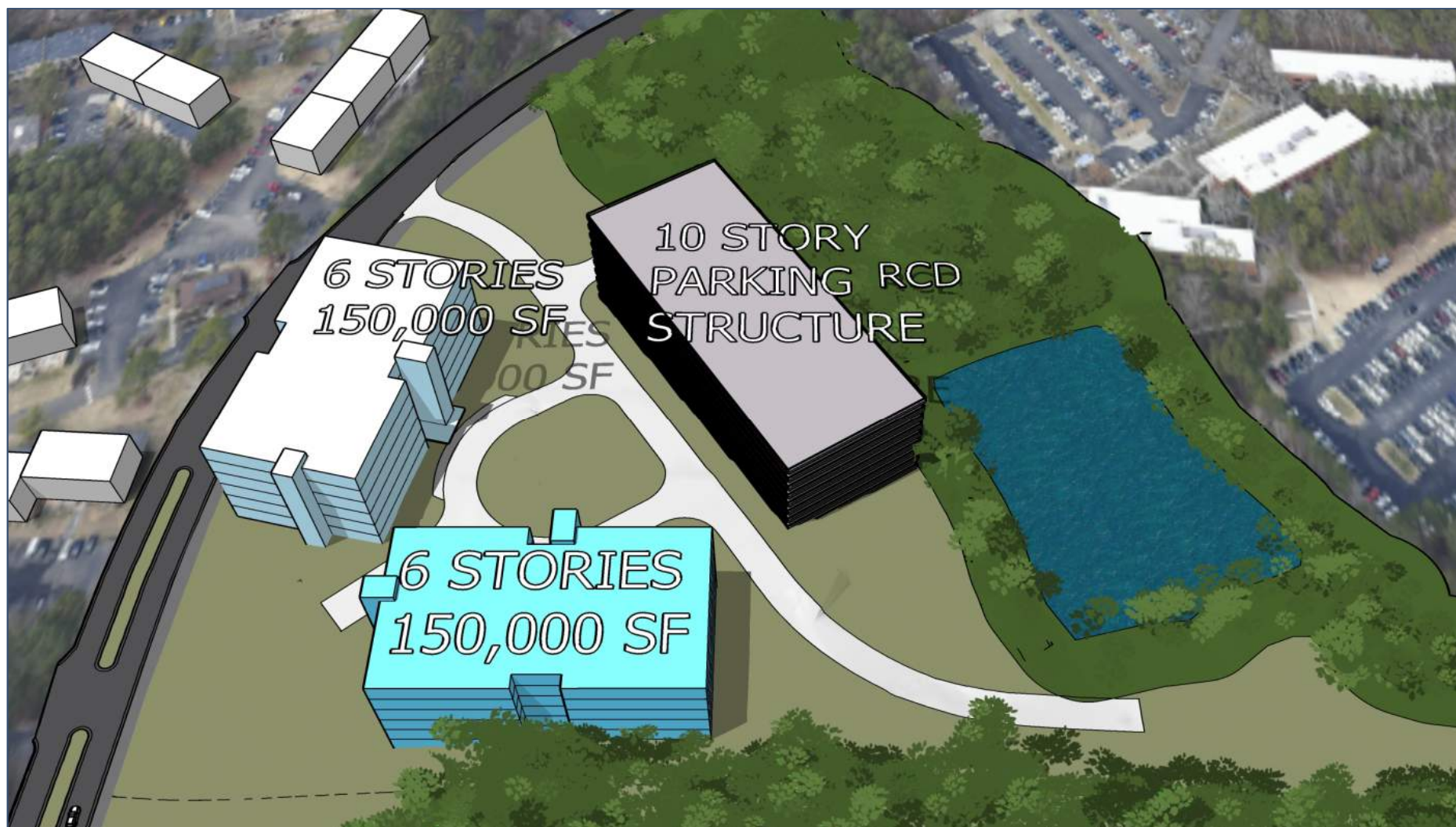
View from corner of 15-501
and Eastowne Drive

View from
Eastowne Drive



Community Design Commission Feedback

Option 2: Alternative parking deck location



Community Design Commission Feedback

Option 2: Alternative parking deck location



View from Eastowne Drive

View from PineGate Apartments from Eastowne Drive



Eastowne MOB I & II Development

Thank you!

We Welcome Feedback and Questions

Existing Site Conditions: Eastowne MOB I & II

