SPECIAL USE PERMIT APPLICATION



TOWN OF CHAPEL HILL Planning Department

405 Martin Luther King Jr. Blvd.

Chapel Hill, NC 27514

phone (919) 969-5066 fax (919) 969-2014

www.townofchapelhill.org

Date: 8/31/18 9890800195 Parcel Identifier Number (PIN): Section A: Project Information EASTOWNE REDEVELOPMENT - MOBI Project Name: 27514 100 EASTOWNE DIZ. Zip Code: **Property Address:** Existing Zoning District: 0I-2 Use Groups (A, B, and/or C): DEMOLITION OF 4 EXISTING OFFICE BUILDINGS AND CONSTRUCTION OF **Project Description:** A 153,000 SE MOB WITH SURFACE AND STRUCTURED PARKING Section B: Applicant, Owner, and/or Contract Purchaser Information Applicant Information (to whom correspondence will be mailed): WILLIAM H. DERKS Name: 2905 MERIDIAN PARKWAY Address: DURHAM State: NC Zip Code: 27713 City: Email: DECKS @ MCAPAMS CO. COM 919-361-5000 Phone: The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate. H. Duly Signature: **Owner/Contract Purchaser Information:** Owner Contract Purchaser HEALTH SYSTEM PROPERTIES LLC Name: Address: 211 FRIDAY CENTER DRIVE CHAPEL HILL State: Zip Code: 27517 City: NC 984-974-0240 Email: SIMON. GEORGE & UNCHEALTH. UNC. EDU Phone: The undersigned applicant hereby certifies that, to the best of their knowledge and belief, all information supplied with this application and accurate. Simon George Signature: Date: 08/31/18 Click here for application submittal instructions.



PROJECT FACT SHEET

TOWN OF CHAPEL HILL Planning Department

Section A: Project Information				SON!	Tree All	
Use Type: (check/list all that apply)						-
Office/Institutional Residential	☐ Mixed-Use	Other:				
Overlay District: (check all that apply)						
Historic District Neighborhoo	d Conservation Distric	ct 🔲 Airport Hazai	rd Zone			
Section B: Land Area						
Net Land Area (NLA): Area within zoning lot boo	undaries			NLA=	365,033	sq. ft.
the following (a or b) not		ontage) x ½ width of p		CSA=	36,905	sq. ft.
to exceed 10% of NLA b) Credited Permanded dedicated open sp		al adjacent frontage) x :	½ public or	COS=		sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Are	a (not to exceed NLA	+ 10%)		GLA=	401,536	sq. ft.
Section C: Special Protection Areas, Land	d Disturbance, and	d Impervious Area	- 107 n 719	342		
Special Protection Areas: (check all those to		100 Year Floodplain	☐ Water	rshed Pro	otection Dist	rict
Land Disturbance					Total (sq. f	t.)
Area of Land Disturbance (Includes: Footprint of proposed activity plus work a all grading, including off-site clearing)	area envelope, staging a	rea for materials, access/6	equipment pa	ths, and	351,5	165 74
Area of Land Disturbance within RCD					18,8	36
Area of Land Disturbance within Jordan Buffer		150			9,79	13
Impervious Areas	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed	(sq. ft.)	Total (se	q. ft.)
Impervious Surface Area (ISA)	183,032	164,529	154,8	370	173,3	73
Impervious Surface Ratio: Percent Impervious	45.6	41.0	38		43.	
Surface Area of Gross Land Area (ISA/GLA)% If located in Watershed Protection District, % of impervious surface on 7/1/1993	-1 2.4	41.0	70		70.	

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Section D: Dimensions

Dimensional Unit (sq. ft.)	Existing (sq. ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)
Number of Buildings - 5	103,030	77,484	153,000	178,546
Number of Floors	2	2	6	7 \$ 6
Recreational Space	0	0	0	0

Residential Space											
Dimensional Unit (sq. ft.)	Existing (sq.ft.)	Demolition (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)							
Floor Area (all floors – heated and unheated)											
Total Square Footage of All Units											
Total Square Footage of Affordable Units			• /								
Total Residential Density		Α. Λ									
Number of Dwelling Units		NA									
Number of Affordable Dwelling Units											
Number of Single Bedroom Units	_										
Number of Two Bedroom Units											
Number of Three Bedroom Units											

	Non-Re	sidential Space (Gros	ss Floor Area in Squar	e Feet)	
Use Type	Existing	Proposed	Uses	Existing	Proposed
Commercial					5 15 × 15 / 15
Restaurant			# of Seats		
Government					
Institutional				Note: Story	
Medical					
Office	15,546	153,000			
Hotel			# of Rooms		
Industrial					
Place of Worship			# of Seats		
Other					

	Dimensional Requirements	Required by Ordinance	OI - 2 Existing	OT Prop EASTOWNE	osed
	Street		22	22	0
Setbacks	Interior (neighboring property lines)		8	8	0
(minimum)	Solar (northern property line)		9	9	0
Height	Primary		34	*	NA
(maximum)	Secondary		60	*	NA
Sharaka	Frontages		40	40	15
Streets	Widths		40	50	15

* SEE BUILDING HEIGHT MODIFICATION MEMO



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Section F: Adjoining or Connecting Streets and Sidewalks

Note: For approval of proposed street names, contact the Engineering Department.

Street Name	Right-of-Way Width	Pavement Width	Number of Lanes	Existing Sidewalk*	Existing Curb/Gutter
EASTOWNE DRIVE	70'	501	2	₩ Yes X	☐ Yes
15-501	260'		6	☐ Yes	☐ Yes

* EXISTING SIDEWALL ON OPPOSITE SIDE

List Proposed Points of Access (Ex: Number, Street Name):

*If existing sidewalks do not exist and the applicant is adding sidewalks, please provide the following information:

	Sidewalk	Information	
Street Names	Dimensions	Surface	Handicapped Ramps
EASTOWNE DRIVE	10'	CONCRETE	Yes No N/A
			Yes No N/A

Section G: Parking Information

			SURFACE	TECK
Parking Spaces	Minimum	Maximum	Pro	posed
Regular Spaces	NA	NA	65	1034
Handicap Spaces]	4	66
Total Spaces			1,11	69
Loading Spaces				2_
Bicycle Spaces		V.	Z	6
Surface Type	V	V	ASPHAUT	CONCRETE

Section H: Landscape Buffers

Location (North, South, Street, Etc.)	Minimum Width	Proposed Width	Alternate Buffer	Modify Buffer
EAST (INTERNAL)	16'	10'	Yes	Yes
NORTH (INTERNAL)	10'	16'	Yes	☐ Yes
SOUTH (15-501)	30'	30'	Yes	Yes
WEST (EASTOWNE DR.)	20'	20'	Yes	Yes



PROJECT FACT SHEET TOWN OF CHAPEL HILL **Planning Department**

Section I: Land Use Intensity

Existing Zoning District: Proposed Zoning Change (if any): 01-3

* SEE ATTACHED SPREADSHEET

Z	Zoning – Area – Ra	tio	Imperv	ious Surface Thre	Minimum and Maximum Limitations		
Zoning District(s)	Floor Area Ratio (FAR)	Recreation Space Ratio (RSR)	Low Density Residential (0.24)	High Density Residential (0.50)	Non- Residential (0.70)	Maximum 🔆 Floor Area (MFA) = FAR x GLA	Minimum Recreation Space (MSR) = RSR x GLA
OI-3	0.566	0.015			0.70		6,023
TOTAL							
RCD Streamside	0.01				0.10		
RCD Managed	0.019	21			0.20		I
RCD Upland	0.566				0.20		

Section J: Utility Service Check all that apply: ☐ OWASA Individual Well Other Community Well Water Community Package Plant OWASA Individual Septic Tank Other Sewer Above Ground **Electrical** Underground Telephone Underground Above Ground ☐ Town Private **Solid Waste**



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The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department (Planning) at (919) 969-5066 or at planning@townofchapelhill.org.

	Application fee (including Engineering Review fee) (refer to fee schedule) Amount Paid \$ 53,685	,
V	Pre-application meeting –with appropriate staff	
V	Digital Files – provide digital files of all plans and documents	
V	Recorded Plat or Deed of Property	
V	Project Fact Sheet	
V	Traffic Impact Statement – completed by Town's consultant (or exemption)	
V	Description of Public Art Proposal	
V	Statement of Justification	
V	Response to Community Design Commission and Town Council Concept Plan comments	
NA	Affordable Housing Proposal, if applicable	
NA	Provide existing Special Use Permit, if Modification	
V	Mailing list of owners of property within 1,000 feet perimeter of subject property (see GIS notification tool)	
V	Mailing fee for above mailing list (mailing fee is double due to 2 mailings) Amount Paid \$ 486.4	9
V	Written Narrative describing the proposal	
V	Resource Conservation District, Floodplain, & Jordan Buffers Determination – necessary for all submittals	
V	Jurisdictional Wetland Determination – if applicable	
V	Resource Conservation District Encroachment Exemption or Variance (determined by Planning)	
NA	Jordan Buffer Authorization Certificate or Mitigation Plan Approval (determined by Planning)	
V	Reduced Site Plan Set (reduced to 8.5" x 11")	

Stormwater Impact Statement (1 copy to be submitted)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Existing and proposed impervious surface area in square feet for all subareas and project area
- d) Ground cover and uses information
- e) Soil information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Backwater elevations and effects on existing drainage conveyance facilities
- I) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- m) Water quality volume calculations
- n) Drainage areas and sub-areas delineated
- o) Peak discharge calculations and rates (1, 2, and 25-year storms)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Volume calculations and documentation of retention for 2-year storm



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- r) 85% TSS removal for post-development stormwater runoff
- s) Nutrient loading calculations
- t) BMP sizing calculations
- u) Pipe sizing calculations and schedule (include HGL & EGL calculations and profiles)

Plan Sets (10 copies to be submitted no larger than 24" x 36")

Plans should be legible and clearly drawn. All plan set sheets should include the following:

- Project Name
- Legend
- Labels
- North Arrow (North oriented toward top of page)
- · Property boundaries with bearing and distances
- Scale (Engineering), denoted graphically and numerically
- Setbacks
- Streams, RCD Boundary, Jordan Riparian Buffer Boundary, Floodplain, and Wetlands Boundary, where applicable
- Revision dates and professional seals and signatures, as applicable

Cover Sheet

a) Include Project Name, Project fact information, PIN, and Design Team

Area Map

- a) Project name, applicant, contact information, location, PIN, & legend
- b) Dedicated open space, parks, greenways
- c) Overlay Districts, if applicable
- d) Property lines, zoning district boundaries, land uses, project names of site and surrounding properties, significant buildings, corporate limit lines
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names
- f) 1,000' notification boundary

Existing Conditions Plan

- a) Slopes, soils, environmental constraints, existing vegetation, and any existing land features
- b) Location of all existing structures and uses
- c) Existing property line and right-of-way lines
- d) Existing utilities & easements including location & sizes of water, sewer, electrical, & drainage lines
- e) Nearest fire hydrants
- f) Nearest bus shelters and transit facilities
- g) Existing topography at minimum 2-foot intervals and finished grade
- h) Natural drainage features & water bodies, floodways, floodplain, RCD, Jordan Buffers & Watershed boundaries



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Detailed Site Plan

- a) Existing and proposed building locations
- b) Description & analysis of adjacent land uses, roads, topography, soils, drainage patterns, environmental constraints, features, existing vegetation, vistas (on and off-site)
- c) Location, arrangement, & dimension of vehicular parking, width of aisles and bays, angle of parking, number of spaces, handicapped parking, bicycle parking. Typical pavement sections & surface type.
- d) Location of existing and proposed fire hydrants
- e) Location and dimension of all vehicle entrances, exits, and drives
- f) Dimensioned street cross-sections and rights-of-way widths
- g) Pavement and curb & gutter construction details
- h) Dimensioned sidewalk and tree lawn cross sections
- i) Proposed transit improvements including bus pull-off and/or bus shelter
- j) Required landscape buffers (or proposed alternate/modified buffers)
- k) Required recreation area/space (including written statement of recreation plans)
- I) Refuse collection facilities (existing and proposed) or shared dumpster agreement
- m) Construction parking, staging, storage area, and construction trailer location
- n) Sight distance triangles at intersections
- o) Proposed location of street lights and underground utility lines and/or conduit lines to be installed
- p) Easements
- g) Clearing and construction limits
- r) Traffic Calming Plan detailed construction designs of devices proposed & associated sign & marking plan

Stormwater Management Plan

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) RCD and Jordan Riparian Buffer delineation and boundary (perennial & intermittent streams; note ephemeral streams on site)
- d) Proposed drainage and stormwater conditions
- e) Drainage conveyance system (piping)
- f) Roof drains
- g) Easements
- h) BMP plans, dimensions, details, and cross-sections
- i) Planting and stabilization plans and specifications

Landscape Protection Plan

- a) Rare, specimen, and significant tree survey within 50 feet of construction area
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Certified arborist tree evaluation, if applicable
- e) Significant tree stand survey
- f) Clearing limit line
- g) Proposed tree protection/silt fence location
- h) Pre-construction/demolition conference note
- i) Landscape protection supervisor note
- j) Existing and proposed tree canopy calculations, if applicable



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Planting Plan

- a) Dimensioned and labeled perimeter buffers
- b) Off-site buffer easement, if applicable
- c) Landscape buffer and parking lot planting plan (including planting strip between parking and building, entryway planting, and 35% shading requirement

Steep Slope Plan

- a) Classify and quantify slopes 0-10%, 10-15%, 15-25%, and 25% and greater
- b) Show and quantify areas of disturbance in each slope category
- c) Provide/show specialized site design and construction techniques

Grading and Erosion Control Plan

- a) Topography (2-foot contours)
- b) Limits of Disturbance
- c) Pertinent off-site drainage features
- d) Existing and proposed impervious surface tallies

Streetscape Plan, if applicable

- a) Public right-of-way existing conditions plan
- b) Streetscape demolition plan
- c) Streetscape proposed improvement plan
- d) Streetscape proposed utility plan and details
- e) Streetscape proposed pavement/sidewalk details
- f) Streetscape proposed furnishing details
- g) Streetscape proposed lighting detail

Solid Waste Plan

- a) Preliminary Solid Waste Management Plan
- b) Existing and proposed dumpster pads
- c) Proposed dumpster pad layout design
- d) Proposed heavy duty pavement locations and pavement construction detail
- e) Preliminary shared dumpster agreement, if applicable



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Construction Management Plan

- a) Construction trailer location
- b) Location of construction personnel parking and construction equipment parking
- c) Location and size of staging and materials storage area
- d) Description of emergency vehicle access to and around project site during construction
- e) Delivery truck routes shown or noted on plan sheets

Energy Management Plan

- a) Description of how project will be 20% more energy efficient than ASHRAE standards
- b) Description of utilization of sustainable forms of energy (Solar, Wind, Hydroelectric, and Biofuels)
- c) Participation in NC GreenPower program
- d) Description of how project will ensure indoor air quality, adequate access to natural lighting, and allow for proposed utilization of sustainable energy
- e) Description of how project will maintain commitment to energy efficiency and reduced carbon footprint over time
- f) Description of how the project's Transportation Management Plan will support efforts to reduce energy consumption as it affects the community

Exterior Elevations

a) An outline of each elevation of the building, including the finished grade line along the foundation (height of building measured from mean natural grade)

Eastowne Redevelopment - MOB 1

(OI-3 Zoning District)

SUP area calculations - Aug. 31, 2018

Floor Area															
Parcel	Acreage	<u>sf</u>	Resour	ce Conservation D	District	_	Floor Area Ratios / Allowable Floor Area				Total Floor Areas				
	Parcel												Proposed	Existing	
	area					Remaining parcel						Proposed	Mech.	Building	Total
	+10%		Stream Side	Managed Use	Upland	area outside RCD	Standard	Stream Side	Managed Use	<u>Upland</u>	Allowed	MOB 1	Bldg.	<u>(500)</u>	Proposed
							0.566	0.01	0.019	0.566					
Buildings 100-500 (8.38 ac)	9.218	401,536	29,703	20,077	24,540	327,216	185,204	297	381	13,890	199,772	150,000	3,000	25,546	178,54
mpervious Area															
Parcel	Acreage	sf	Resour	ce Conservation D	istrict	Unencumbered	Imperviou	s Area Ratios /	Allowable Impervi	ous Area					
			Stream Side	Managed Use	Upland	area outside RCD	Standard	Stream Side	Managed Use	Upland					
							0.7	0.1	0.2	0.2					
Buildings 100-500 (8.41 ac)	9.218	401,536	29,703	20,077	24,540										
existing Impervious		154,656	4,080	8,570	15,719										
Jnencumbered area		246,880	25,623	11,507	8,821	200,929	140,650	2,562	2,301	1,764					
otal Impervious Area Allowed	7.583	330,303	82.26%												
Disturbed Area															
Parcel	Acreage	<u>sf</u>	Resour	ce Conservation D	istrict	Unencumbered		Disturbed	Area Ratio						
		65	Stream Side	Managed Use	Upland	area outside RCD	Standard	Stream Side	Managed Use	Upland					
							0.9	0.2	0.4	0.4					
Buildings 100-500 (8.41 ac)	9.218	401,536	29,703	20,077	24,540										
xisting Disturbed Area		154,656	4,080	8,570	15,719										
Inencumbered area		246,880	25,623	11,507	8,821	200,929	180,836	5,125	4,603	3,528					
otal Disturbed Area Allowed	8.657	377,117	93.92%												



NARRATIVE

SPECIAL USE PERMIT APPLICATION **Eastowne - Medical Office Building**

Existing Conditions

The original Eastowne development was constructed with single and two-story office buildings in the 1970's and 1980's. The current, nearly 48-acre site, is strategically located adjacent to I-40 and 15-501 with the Phase 1 development being located at the western intersection of Eastowne Drive and 15-501. The initial medical office building lies in the southeast corner of the site which is bound on the eastern and northern boundaries by a large existing pond and Resource Conservation District (RCD). There are five existing office buildings with associated parking on the site. Four of the buildings will be demolished to create the room for the medical office building and the associated parking deck and site improvements.

Project Plan

Four of the five existing buildings totaling approximately 77,484 gross square feet will be demolished. The fifth building, totaling 25,546 gross square feet, will remain operational during construction of the first medical office building and parking deck. Building 500 will eventually be demolished to support full build out of this area.

The proposed 153,000 square foot, 6-story, medical office building will be modern, energy efficient, constructed with a steel frame and skinned with attractive glass curtain wall and storefront systems and complimented with architectural precast panels. The skin will be designed to consider the sites prominence at this gateway entrance into Chapel Hill and be consistent with the UNC Health Care brand.

The building will front 15-501 to optimize visibility and create the beginning of a welcoming, urban gateway for this project and to the Town. Parking will be a combination of new or existing surface parking to support the existing building that will remain and structured parking to accommodate patients, staff and visitors for the new medical office building. When completed an approximately 5 ½ story, approximately 580space parking structure will front along Eastowne Drive with a well landscaped buffer along the street right-of-way. By utilizing structured parking, the initial development will minimize the development footprint and the associated impervious surface area. This also allows a more compact, walkable development that maximizes open and green spaces. Access into the site will be north of the parking deck to reduced conflicts with the traffic at the intersection of Eastowne and 15-501. The internal roads will be designed to allow future extension into the remaining properties to the north and east which are also owned by UNC Health Care to allow for both pedestrian and vehicular interconnections to the future development.



Goals and Objectives

The primary goal of the project is to redevelop this site with modern, higher density medical office uses while creating a prominent gateway into Chapel Hill along 15-501. To achieve these goals, we are now embarking on a design for the buildings that will utilize modern building technologies and construction methods to provide a clean, sophisticated and striking commercial development.

Project timing is also a critically important goal of the development. To stay competitive in the increasingly challenging healthcare landscape, UNC Health Care needs to continue to improve the patient experience. The initial project will consolidate a significant amount of services that are scattered throughout the healthcare system in Chapel Hill while simultaneously upgrading the buildings and improving patient access. Building on UNC Health Care's superb relationship between the Town of Chapel Hill will be instrumental to reach our goal of a Summer 2018 construction start is to be achievable. UNC Health Care is targeting early 2020 to open the first office building.



STATEMENT OF JUSTIFICATION

SPECIAL USE PERMIT APPLICATION

Eastowne - Medical Office Building

Summary Statement

UNC Healthcare proposes to redevelop property in the northeast corner of the intersection of Eastowne Drive and 15-501. The subject property is bounded on the eastern and northern boundaries by a large existing pond and Resource Conservation District (RCD). The development will eventually include two medical office buildings and the associated parking structure. The initial construction will incorporate one 153,000 sf, 6-story medical office building and a parking deck with 580 vehicular spaces. Four of the five existing buildings will be demolished to create the room for the first medical office building, parking deck, and other site improvements. Some surface parking will remain and/or be constructed to serve the existing office building which will remain in place as part of the initial redevelopment.

The full build out of the development, not included in this Special Use Permit request, will include a second, 153,000 square foot of medical office building, expansion of the parking structure, and the creation of a green park amenity on the site.

The specific findings and justifications are provided below. Redevelopment in this location is necessary to replace existing office space that was built in the 1980's and no longer serves as a functional space in terms of layout, efficiency, accessibility, and general design as necessary for UNC Health Care's purposes. The project will also reduce the impact of the development on traffic, impervious surfaces, and existing infrastructure vs greenfield construction on undeveloped land.

Required Findings of Fact

Finding #1 – "That the use or development is located, designed and proposed to be operated so as to maintain or promote the public health, safety and general welfare."

<u>Emergency Services</u> - The Eastowne Medical Office project is located adjacent to public streets and is designed to allow for Emergency Services to access the site. The new buildings will be constructed in compliance with all life safety code requirements to protect tenants, visitors, and the general public.

<u>Utilities and Solid Waste Services</u> – This project will receive public water and sewer services from OWASA and will meet all relevant public health safety standards. Both water and sewer services are available to serve the property and adequately sized to handle the increased volume from the additional office square footage.



Electricity will be provided by Duke Energy through the existing electrical distribution system. All electrical system equipment installed to serve the property will comply with Duke Energy standard practices to ensure the health and safety of the general public.

Solid waste management and recycling services will be provided to the development in compliance with the standards of Orange County Solid Waste.

<u>Floodway / Floodplain & Resource Conservation District (RCD)</u> – No FEMA regulated floodplain is present on the site as shown on FEMA FIRM 3710979900K.

The site, as currently developed, has existing structures and impervious surfaces located within the Resource Conservation District. As part of the redevelopment of this property, the amount of disturbance within the RCD will be reduced, which will benefit the sensitive environmental features located in this area.

<u>Traffic / Connectivity</u> – The applicant has requested that a traffic impact analysis be conducted based on the concept plan for the redevelopment of the property. It is the applicant's intention to implement any recommended improvements to the transportation network contained within the TIA.

Finding #2 – "That the use or development would comply with all the required regulations and standards of the Land Use Management Ordinance."

This project is designed to be in compliance with the Land Use Management Ordinance and other plans and policies of the Town of Chapel Hill, and any other state or federal requirements.

Finding #3 – "That the use or development is located, designed and proposed to be operated so as to maintain or enhance the value of contiguous property, or that the use of development is a public necessity."

This project is designed to maintain or enhance the value of contiguous property. The new office buildings will replace older buildings constructed in the 1970's that not longer serve as viable and functional office space. The new structures will be designed to the current standards of the Land Use Management Ordinance which will improve the attractiveness and functionality of the development.

Redevelopment of this site will allow for the construction of functional medical office space intended to serve the needs of the citizens of Chapel Hill and surrounding areas. The increased functionality and attractiveness of the medical offices will increase the values of surrounding properties and drive further investment in surrounding developments.



Finding #4 – "That the use or conforms with the general plans for the physical development of the Town as embodied in the Land Use Management Ordinance and in the Comprehensive Plan."

This project conforms to the general requirements of the Land Use Management Ordinance as well as the policies in the Comprehensive Plan. The use of the parcel will not change as part of the redevelopment; approval of this Special Use Permit will allow for the construction of new, energy-efficient, modern office buildings designed to meet the requirements of the Town's Land Use Management Ordinance.

The subject property is located in the North 15-501 area as described in the Chapel Hill 2020 Comprehensive Plan. This area of Chapel Hill was noted to have areas of redevelopment opportunity due to underutilized commercial capacity. Approval of the subject Special Use Permit will allow denser non-residential development in the North 15-501 Area.

Comprehensive Plans Themes and Goals

- **1. A Place for Everyone:** Redevelopment of this site will add new medical office to the Town's inventory. The new medical offices will allow for improved levels of medical service to the citizens of Chapel Hill and surrounding areas. Development of the site will also include structured parking which will allow for vertical development of the parcel to lessen the environmental impacts typically caused by areas of sprawling surface parking with associated land disturbance and run-off.
- **2. Community Prosperity and Engagement:** Development of new, energy-efficient modern medical office facilities will add to the prosperity of the Chapel Hill community by allowing denser non-residential growth in the North 15-501 Area as described in the Chapel Hill Community Plan while requiring minimal additional services.
- **3. Getting Around:** This redevelopment project is located adjacent to an existing major transportation corridor, US 15-501, which will allow for easy ingress and egress. As this site currently utilized for non-residential purposes, the redevelopment will not have the negative impacts typically associated with new development, such as increased traffic, clearing and grading, and removal of existing mature vegetation.
- **4. Good Places, New Spaces:** The Eastowne development will add new, modern medical offices to a site that is currently occupied by older, obsolete buildings. The new buildings will be designed to meet the requirements of the Land Use Development Ordinance which will allow for the development of interesting buildings and spaces to serve the citizens of Chapel Hill and surrounding areas.
- **5. Nurturing Our Community:** Redevelopment of the subject parcel will enable the construction of upgraded structures, as well as an upgrade on all associated site improvements, such as stormwater controls, impervious surfaces, landscaping, open spaces, etc.



6. Town and Gown Collaboration: Modern medical office facilities will allow UNC Health Care to better attract young talent to keep them in and around Chapel Hill after graduation. The new buildings will also meet all accessibility requirements so that all citizens are able to utilize the facility without the issues typically found in older office buildings.

Conclusion

The Eastowne Medical Office building seeks to deliver modern facilities that will improve the attractiveness of the site as well as enhance the medical care provided within. The proposed building meets the requirements of the Land Use Management Ordinance as well as the policy items found in the Chapel Hill 2020 Comprehensive Plan. UNC Health Care Systems has and will continue to be a partner with the Town of Chapel Hill and will work to ensure that this project adds to the vibrancy and to the Town.



CDC & TOWN COUNCIL CONCEPT PLAN RESPONSES

SUMMARY OF COMMUNITY DESIGN COMMISSION CONCEPT PLAN REVIEW: EASTOWNE REVEVELOPMENT, PHASE I January 23, 2018

Key points made by members of the Community Design Commission during its discussion of the concept plan for Eastowne Redevelopment at 100 Eastown Drive include:

 Parking deck is located across from a residential neighborhood. See if the deck can go in the center of the site and be convenient to other future buildings and development. The deck has a larger presence than the buildings and should not be what residents see when they leave their neighborhood.

Applicant Response: The Design Team has reviewed the position of the parking deck and moving interior would create additional impacts to the RCD due to the geometry of the site. The proposed parking deck will be partially buried, setback from the property line per ordinance requirements and a landscape buffer will be installed to break up the views of the façade. In addition, the parking garage will be skinned with an architectural skin that compliments the building and will be aesthetically pleasing.

 Be aware of the significant natural areas to the north and east of the site, the Dry Creek natural area. This is a sensitive environmental area.

Applicant Response: Acknowledged.

• It is difficult to evaluate the proposal without context such as a master plan or other phased developments.

Applicant Response: Acknowledged. In parallel with starting construction of the first medical office building, UNC Health Care will engage in a collaborative planning process for the remaining 39 acres of the site. This project provides an exciting opportunity for UNC Health



Care, the Town of Chapel Hill, and the community to work together to redevelop this important gateway site. This will enable us to optimize the benefits to the community, the town's economic vitality, and the environment.

After several meetings with Town Planning staff, we are preparing to initiate this process in the summer of 2018. This will be a public planning effort that fully embraces the Town's 2020 Comprehensive Plan and adheres to the core principles of sustainable and enlightened development. We are currently creating conceptual plans to communicate our vision for the site and facilitate the discussion.

Finally, UNC Health Care has reduced the requested SF from 300,000 to 153,000 based on immediate needs. The proposed building is being designed to complement any commercial development that is approved through the Master Plan Process.

Most Commissioners wanted to retain the 15-501 landscape buffer.

Applicant Response: The SUP application proposes to reduce the buffer similar to University Place. This reduced buffer will be both attractive and allow patient visibility for wayfinding. Example image of University Place is below and is the basis of our concept for Eastowne:





Need a signature building as the focus of the campus.

Applicant Response: This project will be skinned in glass and architectural cladding that will attractive but not the signature building of the development. Locations of signature building(s) will be thoroughly discussed in the Master Planning Process.



 Make the development walkable with strong pedestrian connections to the greenway. Currently, the site is well-connected for pedestrian walkability. It was noted that the current site has buildings tucked into the landscape with a well-developed internal connectivity. The proposed surface parking lots would require significant grading of the site.

Applicant Response: We imagine a vibrant and walkable mixed-use development. The master plan intends to foster alternative transit modes and anticipates bike trails, bus stops, and a walkable connection to the planned Gateway light rail transit stop. We also envision capitalizing on the site's natural resources, including the existing pond and stream beds while creating a walkable commercial development with a similar density to downtown Chapel Hill. The overall development will be designed with generous public open spaces that encourage a connection to nature and healthy lifestyles. This vision is in keeping with UNC Health Care's emphasis on overall wellness.

SUMMARY OF TOWN COUNCIL CONCEPT PLAN REVIEW: EASTOWNE REVEVELOPMENT, PHASE I January 31, 2018

• Mr. Tim Williams, who works at 605 Eastowne Dr., wants to be sure that construction noise, dust and traffic are properly addressed.

Applicant Response: Construction will adhere to all rules and regulations regarding sedimentation, erosion and dust control. Construction parking will be contained on site with security fencing being installed on the perimeter of the site. Construction activities will comply to the times allowed under the ordinance and direction of local code enforcement officials.

The following comments were received from the Council members:

 The Mayor, Pam Hemminger wanted to know how our site drives align with the Pine Gate Apartment Complex on Eastowne Drive and how this project might affect Pine Gate Apartments.



Applicant Response: The access drive will align just to the north of Pine Gate Drive. Once the second building is delivered and Building 500 is demolished, the site's access drive will have x' of separation between it and the existing drive.

 Mayor Pro Tem, Jessica Anderson said she appreciated the CDC comments and wants to see additional responses and resolutions.
 She's anxious to see the start of the Master Plan and also wants us to include some affordable housing. It was noted that UNC Healthcare is very supportive of affordable housing across Chapel Hill.

Applicant Response: Acknowledged. UNC Health Care looks forward to discussing the vision of this project with the Town of Chapel Hill and the Community.

 Council Member, Nancy Oats asked how does this project decompress the main hospital campus.

Applicant Response: Relocating out-patient clinics from main campus allows UNC Health Care to increase in-patient capacity. The number of visits (or trips) per day for out-patient clinics greater that in-patient clinics where patients have overnight stays.

 Council Member, Michael Parker agreed with less buffer on 15/501 in exchange for a better-looking building.

Applicant Response: Acknowledged.

• Council Member, Karen Stegman requested more connectivity on all sides of the development to cut down on auto trips.

Applicant Response: Acknowledged. The Design Team will do a thorough review of the Development's infrastructure plans as part of the Master Plan Process.

• The Mayor suggest a good-looking deck such as UNC's Cobb Deck. She prefers the parking deck to be located on Eastowne Dr. She appreciates thinning the 15/501 buffer, so visitors can locate and identify the medical buildings. Mayor Hemminger requested parking spaces be allocated to Ride Share, and electric vehicles. She also suggests a roof top solar panel array.



Applicant Response: Acknowledged. The parking deck will be skinned with an architectural cladding that compliments the building and is aesthetically pleasing. We will include spaces for a Ride Share program and electronic vehicle charging station in the parking deck. The building will be designed to accommodate future photovoltaic solar cells.



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PUBLIC WORKS DEPARTMENT STORMWATER MANAGEMENT DIVISION

405 Martin Luther King, Jr. Blvd. Chapel Hill, NC 27514-5705 Telephone (919) 969-7246 Fax (919) 969-7276 www.townofchapelhill.org

December 18, 2017

Mr. William H. Derks McAdams 2905 Meridian Parkway Durham, NC 27713 Derks@mcadamsco.com

RE: Stream Determination for Parcel ID #9890-80-7564, 9890-80-0195, 9890-80-0643, 9890-80-2764 (Eastowne Office Park – 100, 600, 700 Eastowne Drive, Chapel Hill, NC)

Dear Mr. Derks:

As requested, the Town Public Works Department has performed a stream determination for the properties identified above. This determination indicates whether different types of streams (perennial, intermittent, and/or ephemeral) or perennial waterbodies are present on the properties in question or on nearby properties. These streams and their classifications are shown on the accompanying map. Stream segments regulated by the Town's Jordan Lake Watershed Riparian Buffer regulations are highlighted. Locations of all features on the map are approximate and must be field surveyed for precise location.

This stream determination information is used to determine the location and extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffers. Specific land use regulations and restrictions apply within the boundaries of these protected areas. If you are considering any kind of work on these properties, including clearing vegetation, paving, grading, or building, please consult with the Town Planning Department to determine the possible extent of the Resource Conservation District (RCD) and Jordan Lake Watershed Riparian Buffer on this property and the applicable corresponding regulations.

This stream determination will remain in effect for five years from the date of the site visit, after which a new stream determination with site visit will be required.

In accordance with the Town's procedures, you may appeal this administrative decision to the Town Manager. If you wish to do so, you must file your written appeal accompanied by any materials you believe support your appeal, within **30 days** of receipt of this letter.

If you have questions regarding stream determinations, please contact me at (919) 969-7202 or aweakley@townofchapelhill.org. If you have questions regarding the Town's Resource Conservation District (RCD) or the Jordan Watershed Riparian Buffer regulations, please contact the Planning Department at (919) 968-2728, or view information online at: http://www.townofchapelhill.org/town-hall/departments-services/public-works/stormwater-management/regulations-ordinances.

Regards,

Allison Schwarz Weakley Stormwater Analyst

AllisonWeakley



Town Staff Signature

PUBLIC WORKS DEPARTMENT STORMWATER MANAGEMENT DIVISION

405 Martin Luther King, Jr. Blvd. Chapel Hill, NC 27514-5705 Telephone (919) 969-7246 Fax (919) 969-7276 www.townofchapelhill.org

STREAM DETERMINATION SITE VISIT RESULTS

Property Information	
Parcel ID Number (PIN)	Address / Location Description
9890-80-7564	Eastowne Drive
9890-80-0195	100 Eastowne Drive
9890-80-0643	600 Eastowne Drive
9890-80-2764	700 Eastowne Drive

9890-80-0643	600 Eastowne Drive					
9890-80-2764	700 Eastowne Drive					
These are the results of a site visit to the properties listed above for a stream determination conducted on 12/12/2017 & 12/14/2017 by Town Staff:						
No perennial, intermittent, or ep on or near the property(ies) in question	hemeral streams or perennial waterbodies were identified on.					
Perennial, intermittent, or ephemor or near the property(ies) in question a	neral streams, or perennial waterbodies, were identified on and shown on the attached map(s).					
A map showing water features, their Town flow classifications, presence of Jordan Watershed Riparian Buffers, and their <u>approximate</u> locations is attached. Origins or breakpoints that have been flagged in the field are marked on the map. Stream classification forms and additional site visit notes and maps are also attached.						
Other conditions exist which may af Jordan Watershed Riparian Buffer:	fect the location of the Resource Conservation District or					
	ne area. Precise location of the Base Flood Elevation and strict must determined by a field survey commissioned by					
	ittent stream are piped in the area, as shown on the map. ciated Jordan Watershed Riparian Buffer.					
	have been identified in the area. A formal review by a Wetland Delineation is recommended.					
AllisonWeakley						
•	12/18/2017					

Version 8/26/2013

Date

Stream Determination Area Map

Unclassified Stream
Ephemeral Stream
Intermittent Stream
Perennial Stream
Culverts
2-foot Contours
10-foot Contours
Buildings
Parcels

Subject Property

Possible Jurisdictional Wetlands
Perennial Waterbody
Approximate Jordan Buffer

Approximate Jordan Buffer Ephemeral Breakpoint

Intermittent Breakpoint
Perennial Breakpoint

(*)

Address: 100, 600, 700 Eastowne Drive,

Chapel Hill, NC

Parcel ID: 9890-80-7564, 9890-80-0195,

9890-80-0643, 9890-80-2764

Stream and wetland locations are approximate and must be verified by survey. Buffers are measured from top of bank. RCD buffers may apply. Please contact the Town of Chapel Hill Planning Department to verify.



1 inch = 245 feet



USGS 24K Topographic / County Soil Survey Maps

Site Parcel Boundary

0 150 300 450 600 Feet

Address: 100, 600, 700 Eastowne Drive, Chapel Hill, NC

Parcel ID: 9890-80-7564, 9890-80-0195, 9890-80-0643, 9890-80-2764

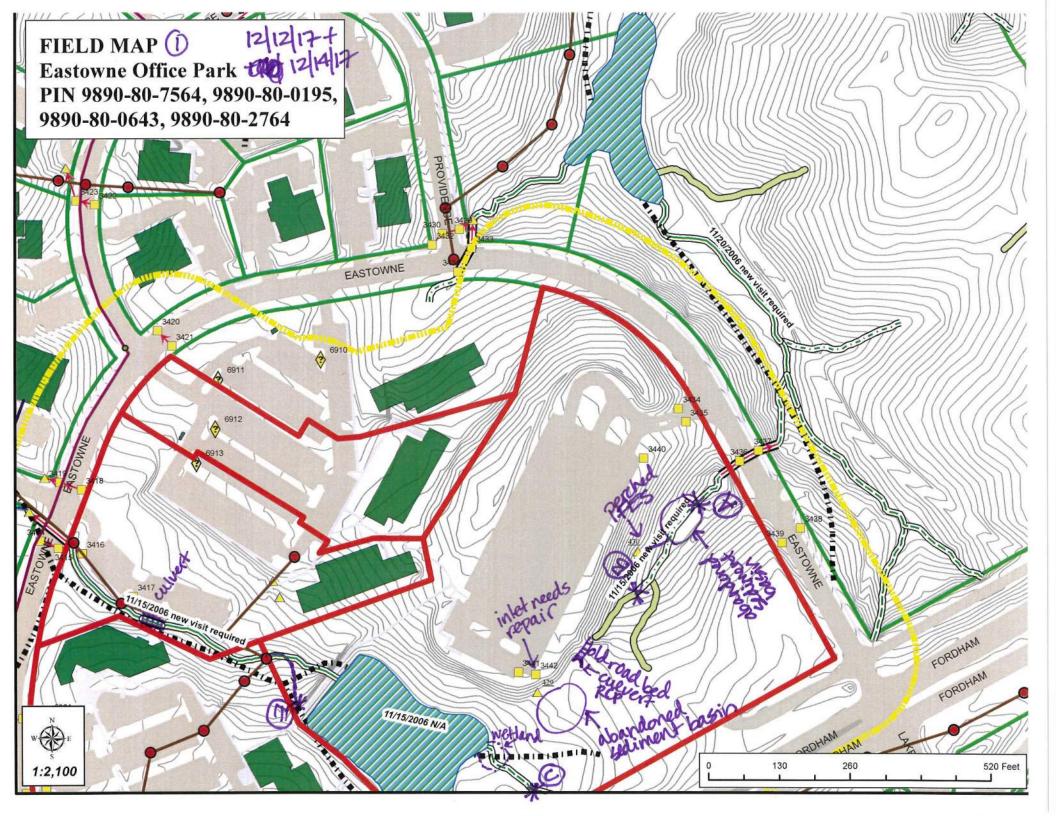


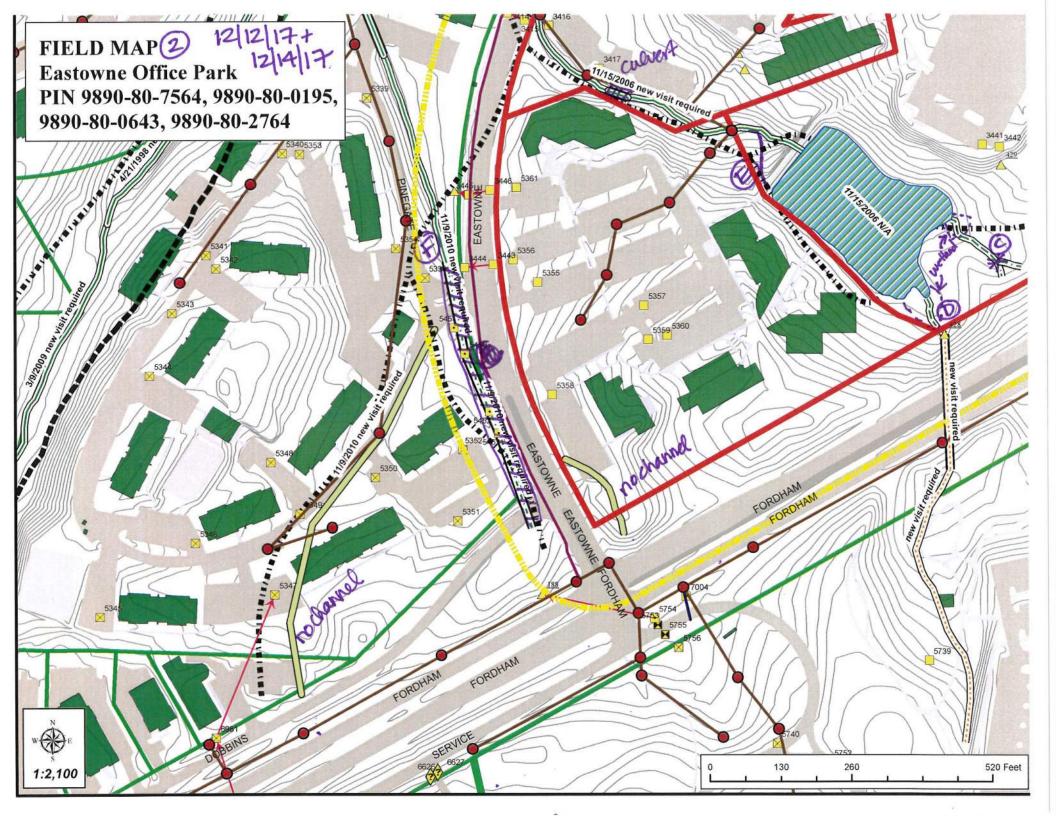
1 inch = 500 feet

Created by Town of Chapel Hill Public Works Department - Stormwater Management Division- 12/18/2017









Feature A

NC DWQ Stream Identification Form	Version 4.11	- 1	, -		
Date: 12 12 17	Project/Site:	Astowne Hice Parl	Latitude: 35	5.95	
Evaluator: Weakley & Salat	County: Ord	Stream Determination (circle one) Ephemeral Intermittent Perennial		Longitude: - 79,004 Other e.g. Quad Name:	
Total Points: Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*	Stream Determin				
A. Geomorphology (Subtotal = 10,5)				0.	
)	Absent	Weak	Moderate	Strong	
1 ^a Continuity of channel bed and bank	0	1	€ (2)	3	
Sinuosity of channel along thalweg In-channel structure: ex. riffle-pool, step-pool,	0	①→	2	3	
ripple-pool sequence	0	(1)	2	3	
4. Particle size of stream substrate Gilf+ Gand	0	(1)	2	3	
5. Active/relict floodplain	0	(1)	2	3	
6. Depositional bars or benches	0	(1)	2	3	
7. Recent alluvial deposits	0	1	(2)	3	
8. Headcuts	(0)	1	2	3	
9. Grade control	9	(0.5)	1	1.5	
10. Natural valley	0	0.5	(1)	1.5	
11. Second or greater order channel	No	= 0	Yes:	122500	
artificial ditches are not rated; see discussions in manual	Tax miles		165 - 3		
B. Hydrology (Subtotal = 5,5)					
12. Presence of Baseflow	0	1)	2	3	
13. Iron oxidizing bacteria	(0)	1	2	3	
14. Leaf litter	1.5	1	(0.5)	0	
15. Sediment on plants or debris	0	0.5	(1)	1.5	
16. Organic debris lines or piles	(0)	0.5	1	1.5	
17. Soil-based evidence of high water table?	No	= 0	(Yes	= 3) waterf	
C. Biology (Subtotal =()				auget V	
18. Fibrous roots in streambed	3	(2)	1	0	
19. Rooted upland plants in streambed	(3)	2	1	0	
20. Macrobenthos (note diversity and abundance)	0	(1)	2	3	
21. Aquatic Mollusks	(0)	1	2	3	
22. Fish	(<u>0</u>)	0.5	1	1.5	
23. Crayfish	(0)	0.5	1	1.5	
24. Amphibians	(0)	0.5	1	1.5	
25. Algae	(6)	0.5	1 _	1.5	
26. Wetland plants in streambed NOVE		FACW = 0.75; OE	BL = 1.5 (Other = 0)	
*perennial streams may also be identified using other method	s. See p. 35 of manual				
Notes: ambhipods + lots of 19	SODOAS				
1.6					
skotch: Feature begins @ roc sediment basin à e Drive (east side), L	kdam lo	elow about v	and oned under to	l Istoune	
from upstream.	ots of si	aument	bellog t	20posite	
there is	MACE	8	8	-	

Feature (B)

NC DWQ Stream Identification Form	n Version 4.11	actound	, a	iore ©	
Date: 12 12 17	Project/Site:	office Park	Latitude: 3	5.95	
Evaluator: Weakley & Salat	County: ()	anae	Longitude: - 79,004		
Total Points: Stream is at least intermittent if ≥ 19 or perennial if ≥ 30*	Stream Determ	Stream Determination (circle one) Ephemeral Intermittent Perennial		Other e.g. Quad Name:	
A C	Absort	Week	Madausta	Ctuama	
A. Geomorphology (Subtotal = 4)	Absent	Weak	Moderate	Strong	
1 ^a Continuity of channel bed and bank	0	(1)	2	3	
Sinuosity of channel along thalweg In-channel structure: ex. riffle-pool, step-pool,	0	P(1)	2	3	
ripple-pool sequence	0	1	2	3	
4. Particle size of stream substrate	(0)	1	2	3	
5. Active/relict floodplain	(0)	1	2	3	
6. Depositional bars or benches	(0)	1	2	3	
7. Recent alluvial deposits	(3)	1	2	3	
8. Headcuts	0	(1)	2	3	
9. Grade control	0	(0.5)	1	1.5	
9. Grade control 10. Natural valley	0		1	1.5	
		0.5	Yes		
11. Second or greater order channel a artificial ditches are not rated; see discussions in manual	(N	0-0	res	- 3	
•					
B. Hydrology (Subtotal =)				- Van	
12. Presence of Baseflow	(0)	1	2	3	
13. Iron oxidizing bacteria	(0)	1	2	3	
14. Leaf litter	1.5	1	0.5	(0)	
15. Sediment on plants or debris	(0)	0.5	1	1.5	
16. Organic debris lines or piles	(0)	0.5	1	1.5	
17. Soil-based evidence of high water table?	(N	0 = 0)	Yes	= 3	
C. Biology (Subtotal =)					
18. Fibrous roots in streambed	3	2	1	(0)	
19. Rooted upland plants in streambed	3	(2)	1	0	
20. Macrobenthos (note diversity and abundance)	0	1	2	3	
21. Aquatic Mollusks	(0)	1	2	3	
22. Fish	(6)	0.5	1	1.5	
23. Crayfish	8	0.5	1	1.5	
	8	0.5	1	1.5	
24. Amphibians	6	0.5	1		
25. Algae	0	FACW = 0.75; OB	1 - 15 00	1.5	
26. Wetland plants in streambed VONE			L = 1.5 Otner = 1	3	
*perennial streams may also be identified using other method	ods. See p. 35 of manu	al.			
Notes:					
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Sketch:					
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NC DWQ Stream Identification Form Version 4.11 Date: Project/Site: Latitude: County: Evaluator: Longitude: **Total Points:** Stream Determination (circle one) Other Stream is at least intermittent Ephemeral Intermittent Perennial e.g. Quad Name: if ≥ 19 or perennial if ≥ 30* Absent Weak Moderate Strong A. Geomorphology (Subtotal = 1a. Continuity of channel bed and bank 2 0 3 2 2. Sinuosity of channel along thalweg 0 1 3 3. In-channel structure: ex. riffle-pool, step-pool, 0 1) 2 3 ripple-pool sequence 0 2 3 4. Particle size of stream substrate 1 2 5. Active/relict floodplain 0 1 3 2 3 6. Depositional bars or benches 0 1 2 7. Recent alluvial deposits 0 3 8. Headcuts 0 1 3 9. Grade control 0 0.5 1 1.5 0.5 10. Natural valley 0 1 1.5 11. Second or greater order channel No = 0Yes = 3artificial ditches are not rated; see discussions in manual B. Hydrology (Subtotal = POOK @ base a 12. Presence of Baseflow (1 2 3 13. Iron oxidizing bacteria 0 3 1 0.5 14. Leaf litter 1.5 1 0 0.5 1.5 15. Sediment on plants or debris 0 16. Organic debris lines or piles 0 0.5 1.5 No = 0(Yes = 3 17. Soil-based evidence of high water table? C. Biology (Subtotal = 18. Fibrous roots in streambed 2) 0 3 0 19. Rooted upland plants in streambed 2 1 20. Macrobenthos (note diversity and abundance) 0 1 2 3 0 2 3 21. Aquatic Mollusks 0 22. Fish 0.5 1.5 1 23. Crayfish 0 0.5 1 1.5 24. Amphibians 0) 0.5 1.5 25. Algae 0.5 1 1.5 0 26. Wetland plants in streambed Lycopus Control FACW = 0.75; OBL = 1.5 Other = 0 *perennial streams may also be identified using other methods. See p. 35 of manual. Notes: amphipods isopods incH Sketch:

283

wetland

A S

NC DWO Stream Identification Form Version 4.11 Date: Project/Site: Latitude: County: Longitude: Evaluator: **Total Points:** Stream Determination (circle one) Other Stream is at least intermittent Ephemeral Intermittent Perennial e.g. Quad Name: if ≥ 19 or perennial if ≥ 30* A. Geomorphology (Subtotal = Absent Weak Moderate Strong 1a. Continuity of channel bed and bank 1 0 3 2) 3 2. Sinuosity of channel along thalweg 0 1 3. In-channel structure: ex. riffle-pool, step-pool, 0 1) 2 3 ripple-pool sequence gravel, Golt 0 1 2 3 4. Particle size of stream substrate 2 3 5. Active/relict floodplain 0 2 3 6. Depositional bars or benches 0 1) 17-> 2 3 7. Recent alluvial deposits 0 0 1 2 3 8. Headcuts 1.5 9. Grade control (0) 0.5 1 0.5 1 10. Natural valley 0 1.5 No = 0Yes = 311. Second or greater order channel a artificial ditches are not rated; see discussions in manual B. Hydrology (Subtotal = 12. Presence of Baseflow Water Present 0 1 2 3 0) 2 3 13. Iron oxidizing bacteria 1 0.5 0 14. Leaf litter 1.5 1 1.5 15. Sediment on plants or debris 0 0.5 0 1) 1.5 16. Organic debris lines or piles 0.5 No = 0(Yes = 3) 17. Soil-based evidence of high water table? C. Biology (Subtotal = 2 0 18. Fibrous roots in streambed 3 0 19. Rooted upland plants in streambed 1 2 0 (1 2 3 20. Macrobenthos (note diversity and abundance) 0 2 3 21. Aquatic Mollusks 0 1.5 0.5 1 22. Fish 23. Crayfish 0 0.5 1 1.5 24. Amphibians 0 0.5 1 1.5 1.5 0.5 25. Algae 0 26. Wetland plants in streambed ryne in channel FACW = 0.75; OBL = 1.5 Other = 0 *perennial streams may also be identified using other methods. See p. 35 of manual. Sketch: Feature begins e

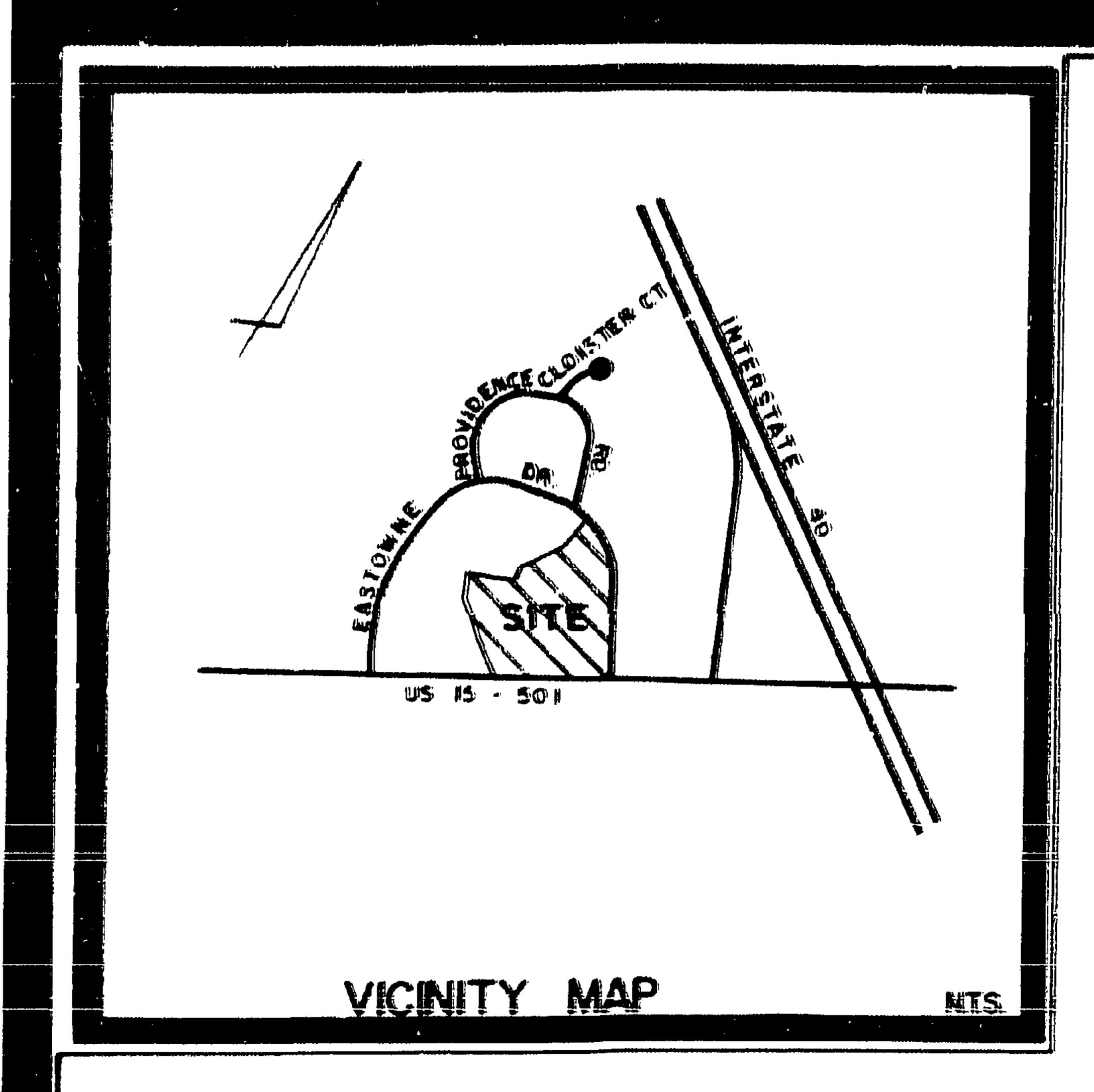
Feature (

NC DWQ Stream Identification Form Version 4.11 Project/Site: Latitude: Date: County: Longitude: -Evaluator: **Total Points:** Stream Determination (circle one) Stream is at least intermittent Ephemeral Intermittent Perennial e.g. Quad Name: if ≥ 19 or perennial if ≥ 30* A. Geomorphology (Subtotal = Weak Moderate Strong Absent 1a. Continuity of channel bed and bank 0 2 3 2. Sinuosity of channel along thalweg 3 0 1 3. In-channel structure: ex. riffle-pool, step-pool, 1) 2 3 0 ripple-pool sequence 2 3 4. Particle size of stream substrate 165 of 61+ 0 1 2 3 5. Active/relict floodplain 0 1 1 3 0 6. Depositional bars or benches 2 3 0 7. Recent alluvial deposits 0 1 3 8. Headcuts 0.5 1.5 1 9. Grade control 0 0 0.5 1.5 10. Natural valley 11. Second or greater order channel (No = 0 Yes = 3artificial ditches are not rated; see discussions in manual B. Hydrology (Subtotal = 12. Presence of Baseflow Water throughout (3) 2 0 13. Iron oxidizing bacteria cement (0) 1 2 3 & downstream 0.5 0 1.5 14. Leaf litter 1.5) 0 0.5 15. Sediment on plants or debris C(1) 1.5 16. Organic debris lines or piles 0 0.5 Yes = 3 17. Soil-based evidence of high water table? No = 0C. Biology (Subtotal = 0 18. Fibrous roots in streambed 3 1 0 3 2 1 19. Rooted upland plants in streambed 1 2 3 20. Macrobenthos (note diversity and abundance) 21. Aquatic Mollusks 0 (1) 2 3 1 1.5 0.5 22. Fish 0) (0.5) 1 1.5 23. Crayfish 0 0.5 1 1.5 24. Amphibians 1.5 0.5 25. Algae 26. Wetland plants in streambed MWAANA FACW = 0.75; OBL = 1.5 Other = 0 *perennial streams may also be identified using other methods. See p. 35 of manual Notes: Douch shall agreetic worm Sketch: Feature begins c headcut below dam & ends e culvert a Eastowne Dr. Water throughout, w/ active flow.

201712141313

Feature 1

NC DWQ Stream Identification Form Version 4.11 Date: Project/Site: Latitude: Evaluator: County: Longitude: **Total Points:** Stream Determination (circle one) Other Stream is at least intermittent Ephemeral Intermittent Perennial e.g. Quad Name: if ≥ 19 or perennial if ≥ 30* A. Geomorphology (Subtotal = Absent Weak Moderate Strong 1a. Continuity of channel bed and bank 3 0 2. Sinuosity of channel along thalweg 0 1 2 3 3. In-channel structure: ex. riffle-pool, step-pool, (2 3 0 1 ripple-pool sequence 4. Particle size of stream substrate Cobole, Named 0 1 2 3 5. Active/relict floodplain 0 1 2 3 6. Depositional bars or benches 0 1 3 7. Recent alluvial deposits 0 1 2 3 8. Headcuts 0 1 3 9. Grade control 0.5 1 1.5 10. Natural valley 0 0.5 1 1.5 11. Second or greater order channel No = 0Yes = 3 a artificial ditches are not rated; see discussions in manual B. Hydrology (Subtotal = 12. Presence of Baseflow 3 1 13. Iron oxidizing bacteria 0 1 2 3 14. Leaf litter 1.5 1 0.5 0.5 15. Sediment on plants or debris 0 1 1.5 16. Organic debris lines or piles 0 0.5 1) 1.5 17. Soil-based evidence of high water table? No = 0Yes = 3 C. Biology (Subtotal = 18. Fibrous roots in streambed 3 2 0 19. Rooted upland plants in streambed 3 2 1 0 20. Macrobenthos (note diversity and abundance) 2 3 0 1 21. Aquatic Mollusks 0 2 3 22. Fish 0 0.5 1 1.5 0 23. Crayfish 0.5 1.5 1 24. Amphibians 0 0.5 1.5 1 25. Algae 0.5 1.5 FACW = 0.75; OBL = 1.5 Other = 0 26. Wetland plants in streambed mone *perennial streams may also be identified using other methods. See p. 35 of manual. beatles 1600timen Apts. Active flow discharging from culvert during site visit. Lots of gravel deposition & sand sitt.



STATE OF MORTH CAROLINA
WAKE COUNTY

RILS:-1356 (MC.)

WARE COUNTY

II, GAYLE LAMB PRINCE, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY.

THAT A.E. PRINCE, A REGISTERED LAMD SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DATE AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES 4 - 29 - 97

WITNESS MY HAND AND SEAL THIS 25 DAY

Hayle L. MichoTARY PUBLIC

This certifies the undersigned is (we) the monar(s) of the proberry shown emission having ecquired title therese by dead(s) recorded in the Office of the Register of Deeds of Wake County, North Careline, or atherwise, as shown below and that he submission of this plat or map for approval II (we) do dedicage to the City of Releighter bubble use ell streets, eccements, rights of way and parks shown thanks for all lawful outposes to which the City may devete or ellow the signe to be used and upon exceptance thereof in accordence with all etty policies, ordinantes and regulations or conditions of the City of Rejeigh for the Somefix of the public, said dedication shall be irrevecedby; propland, any dedication of easements for storm drainage are adjusted to the City of Releigh but are irrevocably made to the Autogreent current of any and all properties shown hereen for their use byd bonefit subject to conditions of subsections (b) (d) (d) and (f) 26 Section 1 and Section 4 of the "City Sterm Dysenege Policy" (Resoliption 1970-742 on the some may be from time to time emended).

Book No. Projectly Comer(s)

NORTH CAROLINA-ORANGE COUNTY


The foregoing certificate(h) of Boyle L. Phince

Kotary Public of the designated governmental units is/ase certified to be correct.

Filed for registration on the 9 day of Feb 19 95 at 3:46 o'clock K., in Book 73 Page 46.

This the 9 day of Feb 1995

Betty Just Hayes, Resister of Deads



ONLY VISIBLE UTILITIES WERE LOCATED WITH THIS SURVEY. SITE MAY BE SUBJECT TO OTHER BURIED LINES NOT SHOWN.

4. PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD OTHER THAN THOSE SHOWN ON THIS SURVEY.

SEVISIONS BY

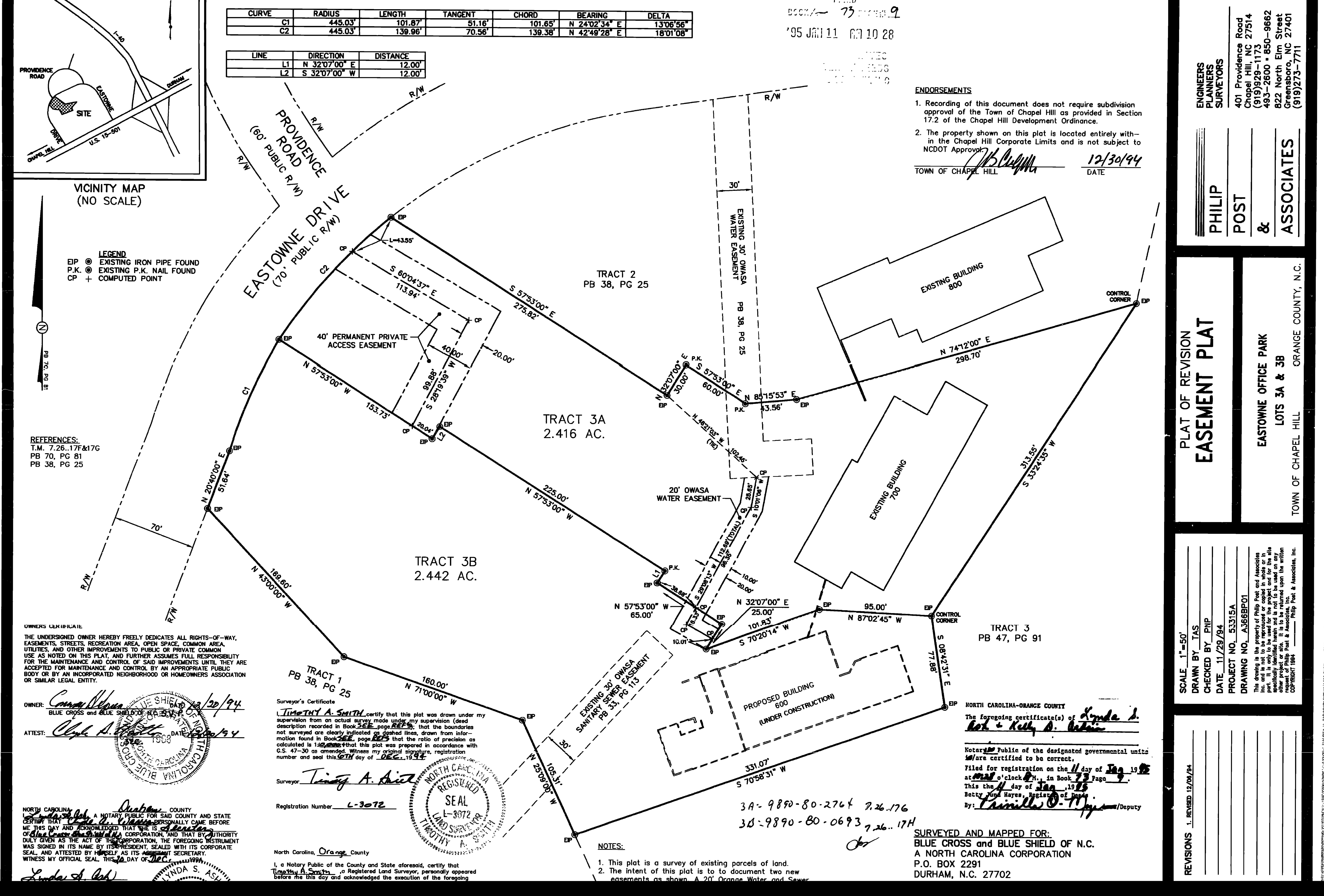
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ORN. BY:
K. CHANCE
CKED. BY
A. PRINCE
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FLD. BK. B.PG.

CHAPEL HILL ORANGE COUNTY, NORTH CAROLINA OWNER: EASTOWNE ASSOCIATES 7200 STONEHENGE DRIVE, SUITE 204 RAI FIGH NARTH CAROLINA

SHEET

Book 73 Page 9



Registration Number_<u>L-3072</u>

North Carolina, <u>Jeanne</u> County

a Notary Public of the County and State aforesaid, certify that A. Sairth, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution the foregoing instrument. Witness my hand and official states ewspecies day of Nov

JEFIL

PUBLIC

\(\frac{1}{5}\)

CORNER MON

Notary Public Matthe 2. Marc

My commission expires 12-2-97

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC

CERTIFY THAT CAME BEFORE

ME THIS DAY AND ACKNOWLEDGED THAT HE IS

OF BULL CAME BEFORE

A CORPORATION, AND THAT BY AUTHORITY DULY GIVEN AS THE ACT OF THE CORPORATION, THE FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SOME FOREGOING INSTRUMENT WAS SIGNED IN ITS NAME BY ITS SECRETARY.

WITNESS MY OFFICIAL SEAL, THIS TO DAY OF THE PROPERTY OF THE PROPERTY

U.S. HWY 15-501

SEWER EASEMENT J

BLDG. /400

BLDG. 300

279.11

S 61'25'47" V

TRACT 1

8.375 AC.

BLDG. 200

234.99

S 61'30'00" W

HLDG. 100

S 61'30'00" W

(260' PUBLIC R/W)

The foregoing certificate(s) of A trans. Mean & Merche K. Muse

POND

S 43'50'43" E

C 40'04'41" E

Notary Public of the designated governmental units pare certified to be correct. Filed for registration on the # day of Jen 1995 at 10:29 o'clock N., in Book 73 Page 10.

REFERENCES: T.M. 7.26..17B&17H 2. DB 718, PG 403

3. PB 38, PG 25 5. PB 70, PG 81

6. PB 71, PG 59

ENDORSEMENTS

- CONSERVATION

DISTRICT (RCD)

(UNDER CONSTRUCTION)

1. Recording of this document does not require subdivision approval of the Town of Chapel Hill as provided in Section 17.2 of the Chapel Hill Developement Ordinance.

2. The property shown on this plat is located entirely within the Chapel Hill Gorporate Limits and is not subject to

12/30/94

PARENT PINS DUMMY HELGE

PROPERTY OWNER AND SURVEYED AND MAPPED FOR: BLUE CROSS and BLUE SHIELD OF N.C. NORTH CAROLINA CORPORATION

P.O. BOX 2291 DURHAM, N.C. 27702



PUBLIC WORKS DEPARTMENT STORMWATER MANAGEMENT DIVISION

405 Martin Luther King, Jr. Blvd. Chapel Hill, NC 27514-5705 Telephone (919) 969-7246 Fax (919) 969-7276 www.townofchapelhill.org

REQUEST FOR STREAM DETERMINATION

Stream determinations provide information used to determine whether the Town's Resource Conservation District (RCD) or Jordan Watershed Riparian Buffer Protection regulations apply to a property. Town staff will typically conduct a field visit to classify streams on the property(ies) indicated below within two weeks of a request, depending on weather conditions, staff availability, and scope of the request. Please note that stream determinations cannot be conducted within 48 hours of a rain event. There is no fee for stream determinations conducted by Town staff.

A stream determination report indicates the results of a stream classification. Stream classifications expire after five years. If a stream determination has been completed on or near the property(ies) listed below within the last five years, a site visit may not be required unless local hydrology has changed significantly or the stream classification has expired. If a site visit is not required, the stream determination will be based on a records review.

Requests may be emailed (aweakley@townofchapelhill.org), faxed, dropped off at Town Hall or the Stormwater Office, or mailed to the above address in care of the "Stormwater Analyst."

Requestor's Name:	HILLIAM	H. DERK	S	
Mailing Address:	2905 MERI	DIAN PK	'MY	
City, State, ZIP:	DURNAM,	NC 2771:	3	
Phone / FAX / Email:	919-361-50	000 / 178	exsemo	ADAMS CO. COM
Check method(s) for report to be sent:	US Mail		☐ FAX	☐ Call for pickup
the property(ies) indic				sion to Town Staff to enter on: // 23/17 (Date)
Owner Name(s): Company Name (if app	SIMON GEO	Please pi SYSTEM	int) PROPER	ries uc
Property Information Fill in both columns, or fil		l) and attach a site	map indicating lo	cation.
Parcel ID Num	per (PIN) Address / Location Description			n Description
9890800	195	100 EASTOWNE DRIVE		
98908006	43	600	**	и
9890802		100	44	84
98908079	564		25	<i>(</i> *

Where the **total area** of the property(ies) to visit is **over 3 acres**, please attach an as-built drawing or a topographic map with current landmarks.



PUBLIC WORKS DEPARTMENT STORMWATER MANAGEMENT DIVISION

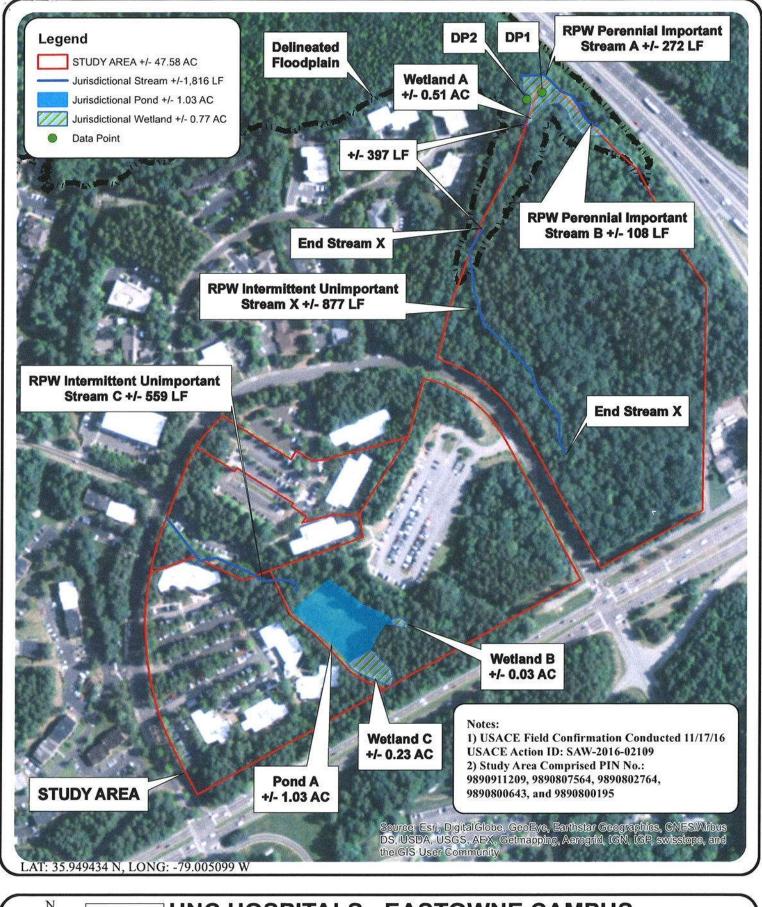
405 Martin Luther King, Jr. Blvd. Chapel Hill, NC 27514-5705 Telephone (919) 969-7246 Fax (919) 969-7276 www.townofchapelhill.org

Stream Determination Request AUTHORIZED AGENT FOR LEGAL REPRESENTATION FORM

PROPERTY LEGAL DESCRIPTION:				
PARCEL ID (PIN) 9890800195, 9890800643, 9890807764, 9890807564				
STREET ADDRESS: 100, 600, 700 \$_ EASTOWNE DRIVE				
Please print: Property Owner: HEALTH SYSTEM PROPERTIES LLC				
Property Owner:				
The undersigned, owner(s) of the above described property, do hereby authorize				
WILLIAM H. DECKS, of MCADAMS				
(Contractor/Agent) (Name of consulting firm if applicable)				
to request a stream determination on this property and to act on my/our behalf and take all actions, I/we could have taken if present, necessary for the processing, issuance and acceptance of the stream determination for this property. Property Owner's Address (if different than property above):				
Owner Telephone: 984 - 974 - 5388 Email: 51MON. GEORGE & UNCHEAVTH. LINC. We hereby certify the above information submitted is true and accurate to the best of our knowledge.	.EDU			
Owner Authorized Signature Date				
Owner Authorized Signature Owner Authorized Signature Date 11/2 8/17 Date				

Please return form by email (aweakley@townofchapelhill.org), fax, or mail to the above address in care of the "Stormwater Analyst." The form may also be dropped off at the Stormwater Management office at 208 N. Columbia Street, Chapel Hill, NC. For questions, please call (919) 969-RAIN.

Orange County







March 6, 2018

Ms. Judy Johnson /Mr. Michael Sudol Planning & Development Service Town of Chapel Hill 405 Martin Luther King Jr. Blvd. Chapel Hill, North Carolina 27514

RE: Eastowne Redevelopment – MOB 1
US-15-501 Buffer Modification
UNC-17020

Ms. Wagner / Mr. Sudol -

In conjunction with the submittal of the SUP application for the Eastowne Redevelopment project at 100 Eastowne Drive this memorandum is to provide an explanation, justification, for the requested revision to the required buffer on the south, US Hwy. 15-501, side of the property. The modification to the buffer requirement was discussed during the Concept Plan review by both the Community Design Commission and Town Council.

The Town standard buffer along in US Hwy. 15-501 / Fordham Boulevard, is a 30' Type D buffer. This project proposes, instead, to provide an attractive landscape that will extend from the edge of the street to the face of the building. The design will include a 10- wide multi-use trail, undulating topography and a well maintained, appealing landscape, that will provide a desirable setting for the project and an pleasing vista for people on US Hwy 15-501.

The Chapel Hill 2020 Comprehensive Plan identifies the Eastowne site as a "gateway site" for "major development potential with high-density, mixed use/commercial/residential". While the site location adjacent to US Hwy. 15-501 at the I-40 interchange is prime for re-development, the proposed project's impact as a gateway to the Town would be greatly diminished by the requirement of a 30'-Type D buffer that would obscure the development from the street. Rather than hiding the new facility and investment in Chapel Hill from the street, the project wishes to embrace the street by providing a signature building and beautiful landscape at this entrance to Chapel Hill.



Thank you for your consideration of the request for approval of a modified buffer along US Hwy 15-501.

Sincerely,

MCADAMS

William H. Derks, PE Director, Commercial

Will A Daho

WHD/lgh

Enclosures



August 31, 2018

Ms. Judy Johnson /Mr. Michael Sudol Planning & Development Service Town of Chapel Hill 405 Martin Luther King Jr. Blvd. Chapel Hill, North Carolina 27514

RE: Eastowne Redevelopment – MOB 1

Building Height Modification

UNC-17020

Ms. Johnson / Mr. Sudol -

In conjunction with the submittal of the SUP application for the Eastowne Redevelopment project at 100 Eastowne Drive this memorandum is to provide an explanation, justification, for the requested revision to the required building height limitations from Section 3.8.4 Transitional Control Intensity Modifications of the Land Use Management Ordinance.

The OI-3 zoning district places no dimensional limitations on building height. Section 3.8.4 of the LUMO requires that where a residential use is across the street from the OI-3 zoned property the setbacks and building heights along that frontage be equal to the setback and building heights of the adjacent residential district. The multi-family development across Eastowne Drive is zoned R-4. Therefore, the following R-4 setback and building heights would apply:

R-4 Zoning District

Minimum Street Setback 22'

Max. Setback Building Height 35' LUMO Sec. 3.8.4.(b)(4)

Max. Core Building Height 60'

The two architectural elevation plan sheets in the project set depict the building and parking deck elevations and building heights in relationship to both Eastowne Drive and US Hwy. 15-501. The discussion for each building is unique. Therefore, each building is discussed separately in the paragraphs below.

The OI-3 district is described in the LUMO to be intended for major educational, research, public service, and office uses, and their necessary support functions, while minimizing conflicts with adjacent land uses. The dimensional standards set for the district, which are very flexible, are:



OI-3 Zoning District

Minimum Street Setback 0'
Max. Setback Building Height N/A
Max. Core Building Height N/A

The attached exhibit shows the relationship of the proposed building to the existing multi-family development across Eastowne Drive. The medical office building is set 55-feet off the Eastowne Drive right-of-way line. Across Eastowne Drive from the building is the intersection of Dobbins Drive and a parking lot. The closest apartment building directly across Eastowne Drive from the office building is fully 360-feet away. The closest apartment building across Eastowne Drive, at a skew, is separated by +/- 190' from the proposed building. The ends of the buildings facing Eastowne Drive do not have windows.

The office building is set 55-feet off the Eastowne Drive right-of-way, compared to the 22-foot required setback. The allowable building height based on a 55-foot setback (if it were not capped at 60-feet) would be 68'-6" at that setback.

The proposed 6-story medical office building height is 89'-4" from finished floor elevation to the top of the parapet. Therefore, a modification is requested for the office building to increase the building height at the setback to 57' which would allow for the 89'-4" proposed height when located 55-feet off the right-of-way.

The parking deck is set at an angle to the Eastowne right-of-way. The maximum parking deck height is 78'. The conditions on all sides of the deck are continuously changing as the proposed grades slope along with the adjacent roadways and the deck itself ramps from north to south. Therefore, the measurement of the height of the parking deck utilizes the mean average grade surrounding the deck. The four sides of the parking deck are depicted on sheet A202 in the SUP plans showing that on all sides, the deck does not exceed 78' in height. At the extreme northwest and southwest corners of the parking deck, where the corner of the deck is set at the 30-foot buffer, the allowable building height is 43'. Therefore, a modification is requested for the parking deck to increase the building height at the setback to 70'. The parking deck along this façade will be screened by a 30' Type-C Buffer.

In summary, the proposed modifications to the Eastowne Drive frontage are proposed to be different for the frontages at the Medical office building and the parking deck. We propose the following:

OI-3 - Medical Office Building Frontage

Minimum Street Setback 22' (unchanged)

Max. Setback Building Height 57'
Max. Core Building Height 90'



OI-3 - Parking Deck Frontage

Minimum Street Setback 22' (unchanged)

Max. Setback Building Height 70'
Max. Core Building Height 78'

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We believe that these dimensional parameters, while different from the transitional control intensity modification requirements, fall within the flexibility intended in the OI-3 district. Thank you for your consideration of the request for approval of these modified standards.

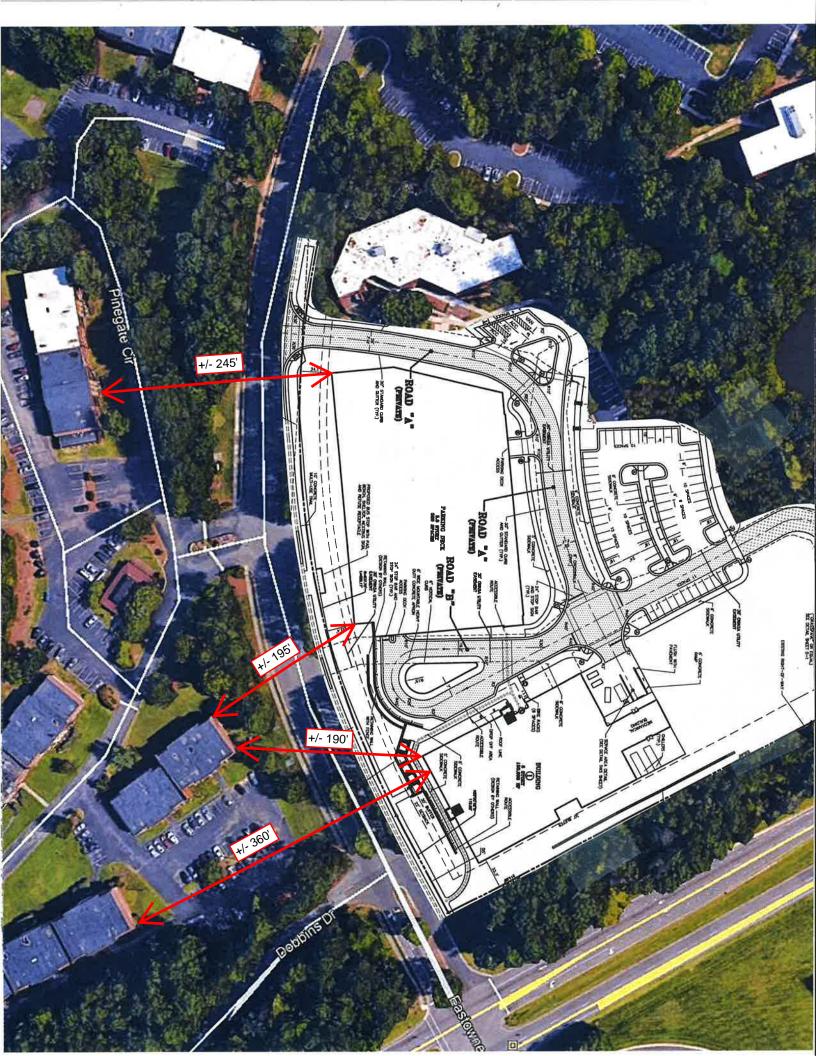
Sincerely,

MCADAMS

William H. Derks, PE Director, Commercial

WHD/lgh

Enclosures





Description of Public Art Proposal

Eastowne - Medical Office Building

UNC Health Care has always been supportive of arts both public and private. We believe this site to be an excellent opportunity to include public art along the frontage of Eastowne Drive. Public art deeper into the site is also a possibility. We will work with Susan Brown, the Town's Community Art Liaison, to bring Public art to this site.



UNC Healthcare Eastowne Medical Office Building and Parking Facility Energy Management Plan – Revision 6/12/2018

Overall:

The energy management plan for the Eastowne Medical Office and Parking Facility will attempt to be 20% greater than ASHRAE 90.1-2010. Building envelope design, major building systems design, and site related elements all will contribute to the success of the energy reduction goal. Systems that will be explored include the use of higher insulated building materials, high performance glazing, higher efficiency mechanical equipment, and LED lighting. The project will also evaluate the use of low flow/reduced flow plumbing fixtures, as well as potential implementation of green roof construction where appropriate.

This project will not be pursuing any green building standard. However, the LEED building standard will be reviewed to assist the design team with its overall approach to energy conservation. Based on the Core and Shell LEED score card, the project as currently designed is LEED Silver based on the information outlined in the document below. Regionalism and proximity to the project site will play a large role in the selection of building products, vegetation materials, and design aesthetics. In addition, a construction waste management plan that includes recycling will be adopted and documented for the project's construction phase to minimize impacts on local landfills.

Energy modeling will be performed to evaluate options and verify compliance with the energy code and this project's energy goals. energy evaluations after occupancy will be performed to verify the design intent is being followed and provide opportunity for system operational adjustments if needed.

<u>Site/Lands</u>cape:

The site development will replace existing facilities that were not built to the energy or efficiency standards of today. The building project will increase building density in a compact footprint and include vertical parking that will increases the utilization of the site while reducing the site disturbance. In addition, the building orientation will help increase the amount of natural sunlight into the building due to it's east-west positioning on the site.

The landscape design for this project intends to implement drought-tolerant, regional planting materials to eliminate the need for irrigation. The proposed landscape palette is comprised of plants that are hardy and proven in our region. The proposed turf has been proven to thrive in our region without reliance on irrigation. The turf will need to be watered for establishment after installation but permanent irrigation will not be necessary.

This site was previously developed as an office park with surface parking lots. The new plan will not release any additional storm water than currently exists. The amount of impervious surface will be reduced from existing conditions.

The site lighting design will address pedestrian security and aesthetics, while also considering energy efficiency and light pollution. All site lighting fixtures will be LED to reduce energy consumption and extend the life cycle of the fixtures reducing landfill impact.

The project will also include additional sidewalks and pedestrian/bicycle ways connecting through the site and beyond.



The project will provide a Solar Powered Bus Shelter to help increase local connectivity to bus routes and alternate forms of transportation. In addition, the structured parking will be providing electric vehicle stations in prime parking locations to promote the use of those vehicle types. Additional site/building amenities include a bicycle and walking path along Eastowne Drive, and bicycle storage to help reduce the amount of daily travel associated with the day to day operations of the buildings tenants and visitors.

Building:

Architecture + Materials:

The project will meet all the requirements for a healthy environment based on the healthcare design guidelines and requirements of the North Carolina State Building Code. We intend to provide locally sources, low VOC materials when possible. Building systems selected for the project will provide the required air exchanges and filtration measures required to ensure a healthy environment. These systems include fresh air exchange to keep the conditioned environment healthy for the users and guests. Overall floor plan design measures include orientation of spaces within the footprint to provide views to the exterior and daylighting as practically possible. This is in effort to reduce energy consumption through daylight utilization while providing the healing qualities associated with views to the exterior.

Materials intended to be used on the project are low maintenance, long-term products that when used in concert with high performing insulation materials will provide the owner and community a building that will stand the test of time while maintaining the original design condition. The exterior insulation on the project is continuous within the wall cavity to remove dewpoint from within the building. This simple design decision will also increase the efficiency of the insulation by reducing thermal bridging. In addition, the glazing systems used on the project consists of high performing products that limit air infiltration and maximize thermal breaks through enhanced product design.

The building design intends to utilize high albedo roofing materials. It is intended to utilize a high albedo concrete for the parking structure to help reduce the number of lighting fixtures required to light the structure as well as reduce the height island effect associated with impervious materials.

The materials selection for this project will place an emphasis on regional sourcing and recycled content similar to the material requirements in LEED. All paints, sealants, and other off glazing materials will also be controlled by placing limitations and requirements in the specifications.

Plumbing:

Plumbing, like storm water management, needs to have an integral approach to the overall conservation of water. The shell office building will already be fitted with fully functioning toilet rooms to reduce the number of miscellaneous fixtures that could be installed with future tenant improvement projects. These toilet rooms will utilize low flow/limited volume toilet fixtures and faucets, and the design team will evaluate the use of sensor technology for flush activation and faucet operation. In addition, the design team will evaluate the type, configuration and quantity of domestic hot water heating systems to further reduce water and energy consumption. The water systems shall not adversely affect patient, resident health, safety or infection control.

This project will not include the use of gray water or other reclaimed water strategies.

Mechanical:

As a part of the overall approach to an energy efficient building design, the mechanical system design must be evaluated as part of the overall building's efficiency. Currently, the building is being designed as a warm lit shell that will accommodate future medical office up-fits. The mechanical system type(s) and configuration(s)



will be evaluated and confirmed to comply with the ASHRAE 90.1 2010 standard. Variable volume air handling and pumping systems will be used where applicable.

Future tenant improvement projects will be asked to evaluate the use of user input controls and system scheduling to minimize energy consumption as well as increase user comfort. The mechanical design will incorporate a fresh air input and airflow measurement and control strategies to ensure the health and safety of the occupants.

The current building code references the ASHRAE 90.1 2010 as its basis of performance requirements for the current energy code. The request from the town to have the building meet the requirements of the current ASHRAE standard changes the geographic zone to a more temperate zone reducing the requirements on the project. The design meets and exceeds the ASHRAE 90.1 2010 standards by 20% as evaluated through computational software. Once the project is complete, a post construction energy evaluation will be required to verify the energy standards have been meet.

The HVAC system will include either energy efficient air-cooled chillers or cooling towers, air handling units at each floor or water-cooled DX systems, variable volume boxes with reheat coils and controls, in accordance with the energy efficiency standards incorporated within the latest edition of the NC State Building Codes. The final equipment selections will exceed the baseline requirements of ASHRAE 90.1. The VRF units serving IT rooms will be provided with a performance of 12.4 EER or greater.

This system shall not adversely affect patient, resident health, safety, or infection control. Building cost modeling is currently under way evaluating the cost of the proposed system. If the cost modeling is not favorable, additional design options will be reviewed and verified through computational means that they meet the 20% energy reduction noted above.

Minor Equipment such as ice machines will be evaluated prior to purchase and implementation based on energy efficiency and water conservation. The minor equipment shall not adversely affect patient or resident health, safety or infection control.

Day Lighting and Electrical Lighting:

The glazing around the building will be designed to maximize daylighting allowing for a greater opportunity for the end users to have access to natural light and views. Future tenant improvement projects will be requested to evaluate the use of daylight zoning and occupancy sensors on all interior lighting, with a desired maximum lighting power density. This will reduce future energy consumption and provide the end user a more natural circadian rhythm lighting scheme.

The current under development interior tenant plan includes a perimeter corridor that provides visual access to the exterior as a measure of wayfinding and natural lighting of the spaces adjacent. The tenant improvement plan is striving to keep public and practitioner access to exterior views while utilizing natural.

It is the intent of the project to utilize LED lighting for all exterior and core interior lighting. Future tenant improvement projects will utilize LED lighting fixtures and provide daylighting and zone sensors for optimal lighting efficiency as a basis of their design.

Lighting systems will provide higher energy efficiency as incorporated in the latest editions of the NC State Building Codes. The lighting systems shall not adversely affect patient, resident health, safety, or infection control. All interior and exterior light Fixtures will be high efficiency LED.

A portion of the power receptacles in office areas will be controllable, as required by ASHRAE 90.1 2010. –



Alternative Energy:

The building will provide infrastructure for the installation of roof mounted solar energy collection. This connection will consist of conduit and pulls, as well as provisions in the roofing design to optimize future collector panel efficiency.

Other potential energy conservation measures for the project will be researched and evaluated by the project engineers and architects as well as UNC Hospitals' administration.

Construction and Future Tenant Improvement Projects:

As a part of the construction process, systems performance testing will be a part of the project. An example of this type of testing includes the AAMA hose stream testing of each different glazing assembly to ensure no water leakage exists in the system. In addition, all sealants that act as a part of the air barrier assembly will require a statement of compatibility to ensure the long-term stability of the materials and will also require an adhesion test to verify the onsite condition aligns with the compatibility statement. The mechanical and electrical system commissioning will be performed for the primary infrastructure by a qualified commissioning authority. The owner will request that the future tenant improvement work be commissioned as well to ensure compliance to design and energy saving strategies implemented.

Future maintenance of the mechanical, plumbing, and electrical systems will be performed per the manufacturers' standard requirements by a qualified contractor. If the systems are not operating per the constructed design standard, the system will be repaired.