

**Amy Harvey**

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 04, 2018 12:58 PM  
**To:** pamela.b.schultz@gmail.com  
**Cc:** Sue Burke; Chris Jensen; Ben Hitchings; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** email...FW: Eastowne Redevelopment project Stormwater Recommendations  
**Attachments:** Stormwater Advisory Board Memo to the Mayor and Council - UNC Health Care Eastowne Redevelopment Phase 1 recommendation 2018 AUG 28.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

**From:** Pamela Schultz [mailto:pamela.b.schultz@gmail.com]  
**Sent:** Tuesday, September 04, 2018 12:52 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Cc:** Amy Harvey <aharvey@townofchapelhill.org>  
**Subject:** Eastowne Redevelopment project Stormwater Recommendations

Dear Mayor and Town Council,

Please see the attached memo regarding recommendations for the Eastowne Redevelopment project from the Stormwater Management Utility Advisory Board.

Thank you for your thoughtful consideration.

Dr. Pamela Schultz  
Chair, Stormwater Management Utility Advisory Board

## MEMORANDUM

TO: Mayor and Town Council

FROM: Pamela Schultz, Chair, Stormwater Management Utility Advisory Board

SUBJECT: UNC Health Care – Eastowne Redevelopment Phase 1  
Stormwater Advisory Board recommendations

DATE: August 28, 2018

The Stormwater Management Utility Advisory Board (Board) appreciates this opportunity to provide recommendations to the Mayor and Town Council members for their consideration during the Council's deliberations on the Special Use Permit Modification and the Zoning Atlas Amendment for the proposed Eastowne Redevelopment Phase 1 project.

Following a petition at its August 28, 2018 meeting from Julie McClintock, the Board discussed and approved the recommendation listed below.

*The Stormwater Management Utility Advisory Board recommends that UNC Health Care provide stormwater treatment to meet the nutrient reduction requirements under the Jordan Lake Existing Development rules. By doing so, UNC Health Care would demonstrate good stewardship of the environment, promote public health and safety, and model fiscal responsibility by proactively addressing the Jordan Lake rules.*

Motion made by Ms. Stowe; Mr. Hearn seconded the motion. It passed unanimously (7-0).

Members Present: Pickens, Stowe, Schultz, Hoyt, Wang, Klakovich, Hearn

Members Absent: Bevington, Post

cc: Planning Commission

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 04, 2018 4:57 PM  
**To:** mcclintock.julie@gmail.com  
**Cc:** Ben Hitchings; John Richardson; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** email...FW: Eastowne  
**Attachments:** September 4.Eastownecomments1.docx; ATT00001.htm

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Julie McClintock [mailto:mcclintock.julie@gmail.com]  
**Sent:** Tuesday, September 04, 2018 3:51 PM  
**To:** Aaron Frank <afrank@townofchapelhill.org>; Amy Ryan <amymorrisryan@gmail.com>; John Rees <jreesnc@gmail.com>  
**Cc:** Town Council <mayorandcouncil@townofchapelhill.org>; Maurice Jones <mjones@townofchapelhill.org>  
**Subject:** Eastowne

Chairman, Planning Commission  
Mayor and Council, Town of Chapel Hill

Attached is a letter containing suggestions and concerns about the Eastowne project that appears on the Planning Commission agenda tonight.

—Julie

Julie McClintock  
614 Beechtree Ct  
Chapel Hill, NC 27514  
919 967-3661  
919 259-0036

September 4, 2018

Members of the Planning Commission and the Town Council:

Thank you for setting aside additional time for consideration of the proposed redevelopment plans for the Eastowne property by UNC Health.

Work done by staff, council and the town's advisory boards has resulted in helpful and important clarification and additional stipulations. However, based on a review of new documents, we believe that a number of issues remain to be addressed.

CHALT supports new development that helps reduce traffic congestion, promotes a human-scale townscape, and that promotes environmental stewardship, including protecting the town's tree canopy. These development goals provide the context for the following list of questions and comments in regard to this new proposal:

1. We believe that excessive building height would adversely affect the gateway character we wish to achieve in this location. Therefore we support capping the height for this building and parcel at 90' or shorter. Should the applicant feel that 15' floor heights are needed, they have the option of building a 75' building (5 floors x 15') that is deeper or wider to accommodate the applicant's needs.
2. We believe that the building's energy performance should meet the AIA-2030 goals, as the Environmental Stewardship Advisory Board stated in its review of the UNC Health SUP application. Furthermore, we believe that the building should install a roof-mounted solar energy system over at least 80% of the unshaded roof area.
3. We continue to question the necessity of the second proposed fire access road, which would extend for 95 feet along a major artery. If this plan is adopted without alternative fire access plans, the existing forested gateway viewshed would be substantially disrupted, adversely affecting the buffer we've endeavored to maintain. The fire road would also cause unsafe turning movements on a major highway between intersections. Please ask the applicant and staff to propose other options to satisfy fire safety.

4. The scale of the parking deck is undesirably large. Please verify the size and compare this proposed structure to the current hospital parking deck. We applaud the applicant's agreement to keep the parking deck out of the RCD, but we remain concerned about the traffic and aesthetic impacts that will result from such a large structure near residences. At this point, additional information and clarification is necessary before council votes on this plan.

According to the applicant, the capacity of the parking deck is "between 1,100 and 1,200 stalls" which makes us wonder how a deck for 1,100 – 1,200 cars can be evaluated and approved based on a TIA for only one building? The applicant's desire to maintain the same number of spaces in their deck is resulting in a 6 – 6 ½ story, 78' parking deck. Unless TIA numbers demonstrate that placement of the deck works here, we encourage approval of a smaller, shorter deck. Placement of a deck directly on the road is not desirable and we support the recommendations of town boards for retaining existing setbacks or wrapping the deck with building. Please specify the number of spaces allowed, as opposed to leaving the number open ended.

5. We are deeply concerned about the potential traffic impacts of this project and believe that the town has a responsibility to look more closely at the impacts identified in the TIA. For instance, we believe that reliance on an average Level of Service (LOS) fails to identify the need for mitigations at Sage Road where modeling of traffic throughout the day (A.M., Noon and P.M. peak) demonstrate an "F" LOS based on numbers for only one building. (Table 9 in the TIA). In fact, the consultant mentions that problems occur now at that intersection and acknowledges that no mitigation has been recommended.

The current Eastowne TIA covers such a short time period, such limited geography and uses such questionable assumptions (e.g., UNCHC buildings were assumed to be large offices, not huge patient treatment centers because the data in the traffic highway standards only cover clinics 1/4 the size of the ones UNCHC plans) that the output is essentially useless for actual transportation planning.

The Town needs modeling to plan for 2020 traffic impacts along Fordham Highway since 90% of the greater EF (Blue Hill) development will have occurred, yet at best only 10% of the required traffic mitigation identified in

the EF 2030 modeling will have been implemented. Coupled with the traffic consequences of Wegman's and all of the other new dense development (Greenfield, Hillstone, Fordham Apartments, Tar Heel Lodging, and Park Apartments) along 15-501, the resulting traffic congestion will make this entrance corridor into a huge parking lot. The Town government has a responsibility to the residents to prevent this undesirable outcome.

6. Environmental stewardship is an important, long-standing interest for both the Town and UNC. It is important that the hard-fought advances that each of our organizations is making are not erased as this site develops.

Therefore:

We support the resolution, issued by the Stormwater Advisory Board, calling on UNC Health to abide by the Jordan Lake Water Rules and we urge staff to negotiate for that to be included as a stipulation.

We support staff's suggestion that council "require an overall stormwater management plan that meets current ordinance criteria for all redeveloped impervious footprints on-site as if it all were new impervious surface" (Staff Response to question #32)

We urge staff and UNC to integrate requirements for green stormwater infrastructure, energy efficient construction practices, renewable energy and other improvements into this agreement.

7. We share concern with the CDC about clearing of a second site, especially in the absence of a traffic study and gateway guidelines.

Again, thank you all for taking time to do a more thorough review of this project. One need only drive through the existing medical campus—preferably not during rush hour!— to be reminded of the importance of addressing questions related to place-making, parking deck design and traffic congestion now rather than allowing the same problems afflicting the current campus to shift to this critical gateway intersection.

Sincerely,

Joan Guilkey, Tom Henkel, Fred Lampe, Julie McClintock, David Schwartz and Del Snow for CHALT, with subsequent additional signers.

## Amy Harvey

---

**From:** CHALT <info@chalt.org>  
**Sent:** Monday, September 10, 2018 12:43 PM  
**To:** Pam Hemminger; Jess Anderson; Karen Stegman; Donna Bell; Michael Parker; Hongbin Gu; Rachel Schaevitz; Nancy Oates  
**Cc:** Maurice Jones; Amy Harvey  
**Subject:** Eastowne SUP Proposal  
**Attachments:** September 10.Eastownecomments1.docx; ATT00001.htm  
**Categories:** Agenda Packet Process

Mayor Hemminger and Town Council Members:

Thank you for setting aside additional time for consideration of the proposed redevelopment plans for the Eastowne property by UNC Health. When this entire plan is built out, the traffic and environmental impacts on the town will be large indeed, up to 2.25 million square feet and the traffic and stormwater impacts one would expect with a redevelopment project of this size. What you do on this first project before you matters!

As you know, CHALT advocates for new development that helps reduce traffic congestion, promotes a human-scale townscape, and promotes environmental stewardship, and we base the recommendations in this letter on these principles.

We appreciate the work done by staff, council and the town's advisory boards over the summer that has resulted in helpful and important clarification and additional stipulations. However, based on a review of current documents, we believe that there are issues that must be addressed. We shared our recommendations in a letter to Planning Commission members last week. Most of them, including the traffic impacts, were not addressed, and we are appealing to you, the decision makers, to carefully consider our concerns and support these recommendations. We truly believe these they reflect what Chapel Hill citizens have been calling for over the last few years.

Thank you for your consideration of these recommendations when this permit request comes up at your next Council business meeting.

September 10, 2018

Madame Mayor and members of the Town Council:

Thank you for setting aside additional time for consideration of the proposed redevelopment plans for the Eastowne property by UNC Health. When this entire plan is built out, the traffic and environmental impacts on the town will be large indeed.

Work done by staff, council and the town's advisory boards has resulted in helpful and important clarification, additional stipulations making a better plan. However, based on a review of current documents, we believe that a few issues remain to be addressed.

**CHALT supports new development that helps reduce traffic congestion, promotes a human-scale townscape, and that promotes environmental stewardship, including protecting the town's tree canopy.**

These are the development goals that provide the context for the following list of questions and comments in regard to this new proposal:

**1. We believe that excessive building height would adversely affect the gateway character** we wish to achieve in this location. Therefore we support capping the height for this building and parcel at 90" or shorter. Should the applicant feel that 15' floor heights are needed, they have the option of building a 75' building (5 floors x 15') that is deeper or wider to accommodate the applicant's needs.

**2. We believe that the building's energy performance should meet the AIA-2030 goals,** as the Environmental Stewardship Advisory Board stated in its review of the UNC Health SUP application. Furthermore, we believe that the building should install a roof-mounted solar energy system over at least 80% of the unshaded roof area.

**3. We continue to question the necessity of the second proposed fire access road,** which would extend for 95 feet along a major artery. If this plan is adopted without alternative fire access

plans, the existing forested gateway viewshed would be substantially disrupted, adversely affecting the buffer we've endeavored to maintain. The fire road would also cause unsafe turning movements on a major highway between intersections. Please ask the applicant and staff to propose other options to satisfy fire safety.

**4. The scale of the parking deck is undesirably large.** Please verify the size and compare this proposed structure to the current hospital parking deck. We applaud the applicant's agreement to keep the parking deck out of the RCD, but we remain concerned about the traffic and aesthetic impacts that will result from such a large structure near residences. At this point, additional information and clarification is necessary before council votes on this plan.

According to the applicant, the capacity of the parking deck is "between 1,100 and 1,200 stalls" which makes us wonder how a deck for 1,100 – 1,200 cars can be evaluated and approved based on a TIA for only one building? The applicant's desire to maintain the same number of spaces in their deck is resulting in a 6 – 6 ½ story, 78' parking deck. Unless TIA numbers demonstrate that placement of the deck works here, we encourage approval of a smaller, shorter deck. Placement of a deck directly on the road is not desirable and we support the recommendations of town boards for retaining existing setbacks or wrapping the deck with building. Please specify the number of spaces allowed, as opposed to leaving the number open ended.

**5. We are deeply concerned about the potential traffic impacts of this project** and believe that the town has a responsibility to look more closely at the impacts identified in the TIA. For instance, we believe that reliance on an average Level of Service (LOS) fails to identify the need for mitigations at Sage Road where modeling of traffic throughout the day (A.M., Noon and P.M. peak) demonstrate an "F" LOS based on numbers for only one building. (Table 9 in the TIA). In fact, the consultant mentions that problems occur now at that intersection and acknowledges that no mitigation has been recommended.

The current Eastowne TIA covers such a short time period, such limited geography and uses such questionable assumptions (e.g.,

UNCHC buildings were assumed to be large offices, not huge patient treatment centers because the data in the traffic highway standards only cover clinics 1/4 the size of the ones UNCHC plans) that the output is essentially useless for actual transportation planning.

The Town needs modeling to plan for 2020 traffic impacts along Fordham Highway since 90% of the greater EF (Blue Hill) development will have occurred, yet at best only 10% of the required traffic mitigation identified in the EF 2030 modeling will have been implemented. Coupled with the traffic consequences of Wegman's and all of the other new dense development (Greenfield, Hillstone, Fordham Apartments, Tar Heel Lodging, and Park Apartments) along 15-501, the resulting traffic congestion will make this entrance corridor into a huge parking lot. The Town government has a responsibility to the residents to prevent this undesirable outcome.

**6. Environmental stewardship is an important, long-standing interest for both the Town and UNC.** It is important that the hard-fought advances that each of our organizations is making are not erased as this site develops. Therefore:

We support the resolution, issued by the Stormwater Advisory Board, calling on UNC Health to abide by the Jordan Lake Water Rules and we urge staff to negotiate for that to be included as a stipulation.

We support staff's suggestion that council "require an overall stormwater management plan that meets current ordinance criteria for all redeveloped impervious footprints on-site as if it all were new impervious surface" (Staff Response to question #32)

We urge staff and UNC to integrate requirements for green stormwater infrastructure, energy efficient construction practices, renewable energy and other improvements into this agreement.

7. We share concern with the CDC about clearing of a second site, especially in the absence of a traffic study and gateway guidelines.

Again, thank you all for taking time to do a more thorough review of this project. One need only drive through the existing medical

campus—preferably not during rush hour!— to be reminded of the importance of addressing questions related to place-making, parking deck design and traffic congestion now rather than allowing the same problems afflicting the current campus to shift to this critical gateway intersection.

Sincerely,

CHALT signers

David Adams  
Glen H. Elder, Jr.  
Deborah Finn  
Joan Guilkey  
Tom Henkel  
Bruce Henschel  
Fred Lampe  
Julie McClintock  
Amey Miller  
Firoz Mistry  
David Schwartz  
Del Snow  
Sandy Turbeville

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, September 18, 2018 9:53 AM  
**To:** Marcin, Denny  
**Cc:** Ben Hitchings; Allen Buansi; Donna Bell; Hongbin Gu; Info - CAPA; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ralph Karpinos; Ross Tompkins; Sabrina Oliver  
**Subject:** email...RE: UNC Health Care Eastowne project

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Marcin, Denny [mailto:Denny.Marcin@pnfp.com]  
**Sent:** Monday, September 17, 2018 4:01 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** UNC Health Care Eastowne project

Mayor Hemminger and members of the Council:

I am writing to offer my support of the Special Use Permit Modification for the proposed UNC Health Care project at Eastowne that will be discussed on Wednesday night. As a member of the Chapel Hill business community and Chapel Hill-Carrboro Chamber of Commerce Board member, I think that the proposed project will have a positive impact to the town in a number of ways, including:

- Access to convenient, professional health care by the great folks at UNC
- An improved look to this entrance to Chapel Hill that has become dated
- Good, high-paying jobs, which will translate to spending for our local businesses

- An overall economic boost to Chapel Hill

Thank you for your consideration on this matter.

Denny Marcin

---

**Denny Marcin**

Financial Advisor

Vice President

Pinnacle Financial Partners

5925 Farrington Rd.

Chapel Hill, NC 27517

Phone: 919.433.9466

Fax: 919.401.8949

Mobile: 919.630.2315

[www.pnfp.com](http://www.pnfp.com)