

Town of Chapel Hill Council Work Session

Town Council

March 15, 2023



Key Points for Today

Share an update on the Eastowne development planning work:

- Where are we now; Timeline and Milestones
- Overall campus project scope
 - Layout
 - Number of buildings
 - Probable phasing
- Reinforcing the framework of a Complete Community
- Report out on Housing
- Traffic Impact Analysis
- Outstanding Points of Negotiation
- Where are we going; Timeline and Milestones

Original Proposed Eastowne Development – Use, Size, & Timeline

Primary Use:	Health care and associated functions, research, and site specific retail
Size:	~1.6M sq. ft. - ~1.8M sq. ft.
Number of buildings:	~8 (plus structured parking)
Development Timeline:	1 building every 3-5 years
	Full build out 25+ years
	Medical Office Building 2 - ASAP

Recent Progress



Many productive meetings between Planning Staff and UNC Health team



Conducted Traffic Impact Analysis that shows if we build more than 1.1M net new sq. ft. major road improvements at 15-501 and I-40 would be required



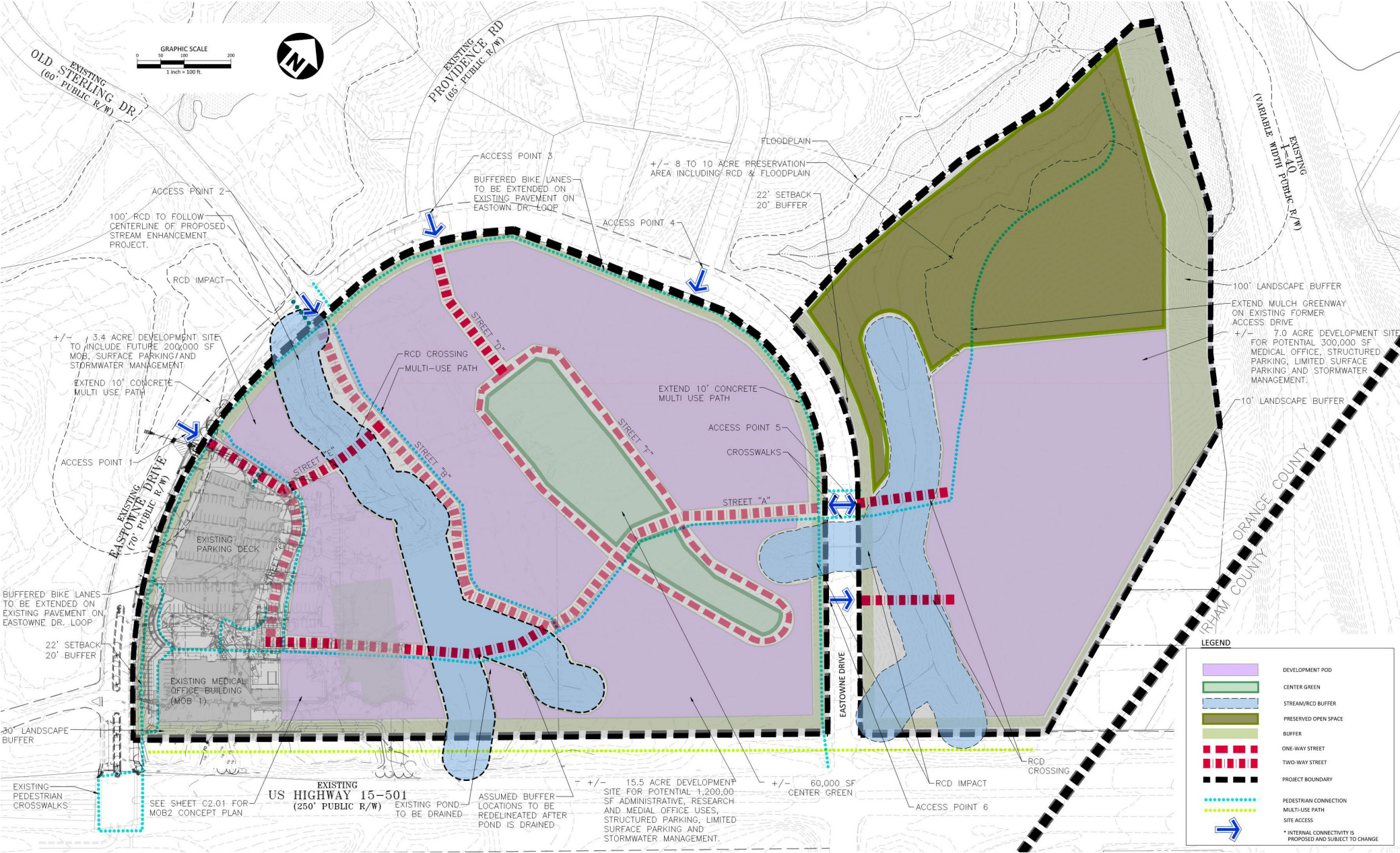
Continue to refine campus layout options for Eastowne campus

Continued discussion regarding affordable housing

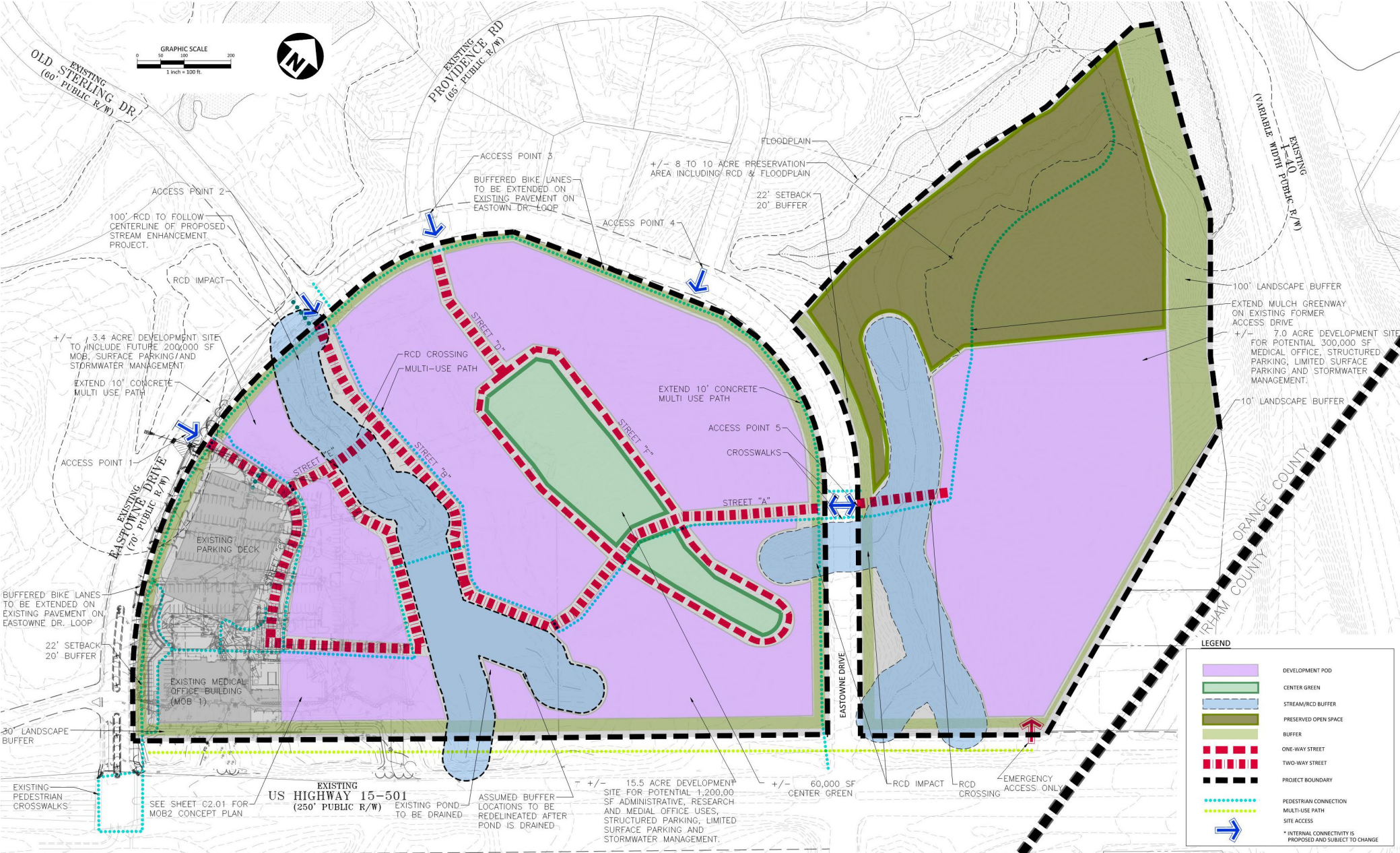
Revised Proposed Eastowne Development – Use, Size, & Timeline

Primary Use:	Health care and associated functions, research, and site-specific retail
Size:	~1.1M sq. ft. net new (excluding ET1)
Number of buildings:	6 (plus 3-4 structured parking) (excluding ET1)
Development Timeline:	1 building every 3-5 years Full build out 25+ years Medical Office Building 2 - ASAP

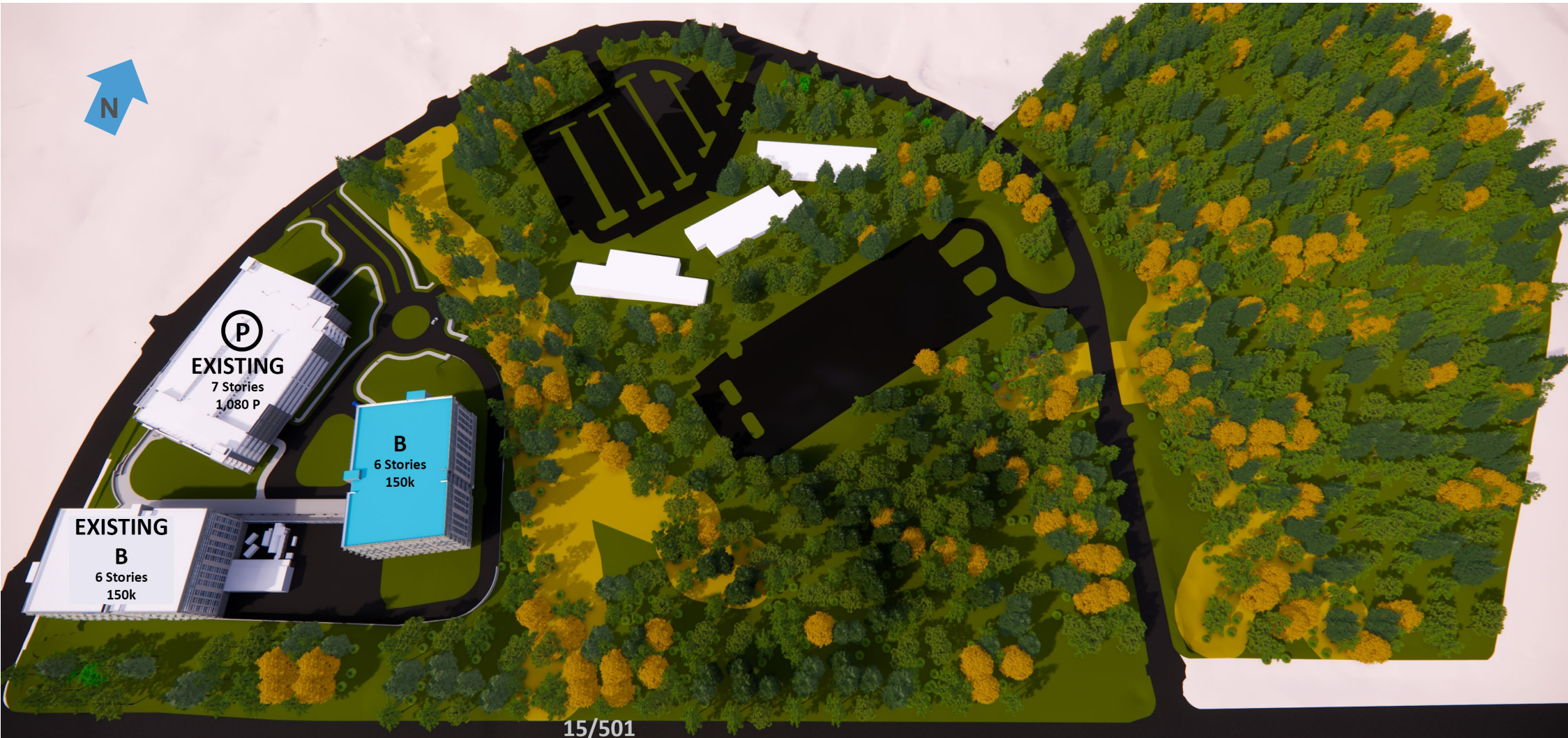
Submitted Concept Site Plan



Revised Concept Site Plan



Eastowne Development at Phase 2



Eastowne Development at Full Build Out



Eastowne Development at Full Build Out with Parking on N20 (if required)



View from Parkline/ 15-501



We are using this rendering to express massing and general circulation only and DOES NOT illustrate intended building or site design. ALL existing and or negotiated standards for planting and pedestrian paths will be followed.

East Entrance to center green with six story parking decks



* We are using this rendering to express massing and general circulation only and DOES NOT illustrate intended building or site design. ALL existing and or negotiated standards for planting and pedestrian paths will be followed.

East Entrance to center green with six story parking decks



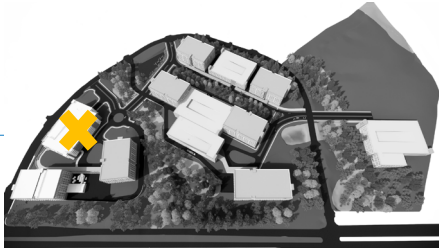
* We are using this rendering to express massing and general circulation only and DOES NOT illustrate intended building or site design. ALL existing and or negotiated standards for planting and pedestrian paths will be followed.

West Entrance to center green with six story parking decks



* We are using this rendering to express massing and general circulation only and DOES NOT illustrate intended building or site design. ALL existing and or negotiated standards for planting and pedestrian paths will be followed.

View from existing parking deck with MOB II on the right



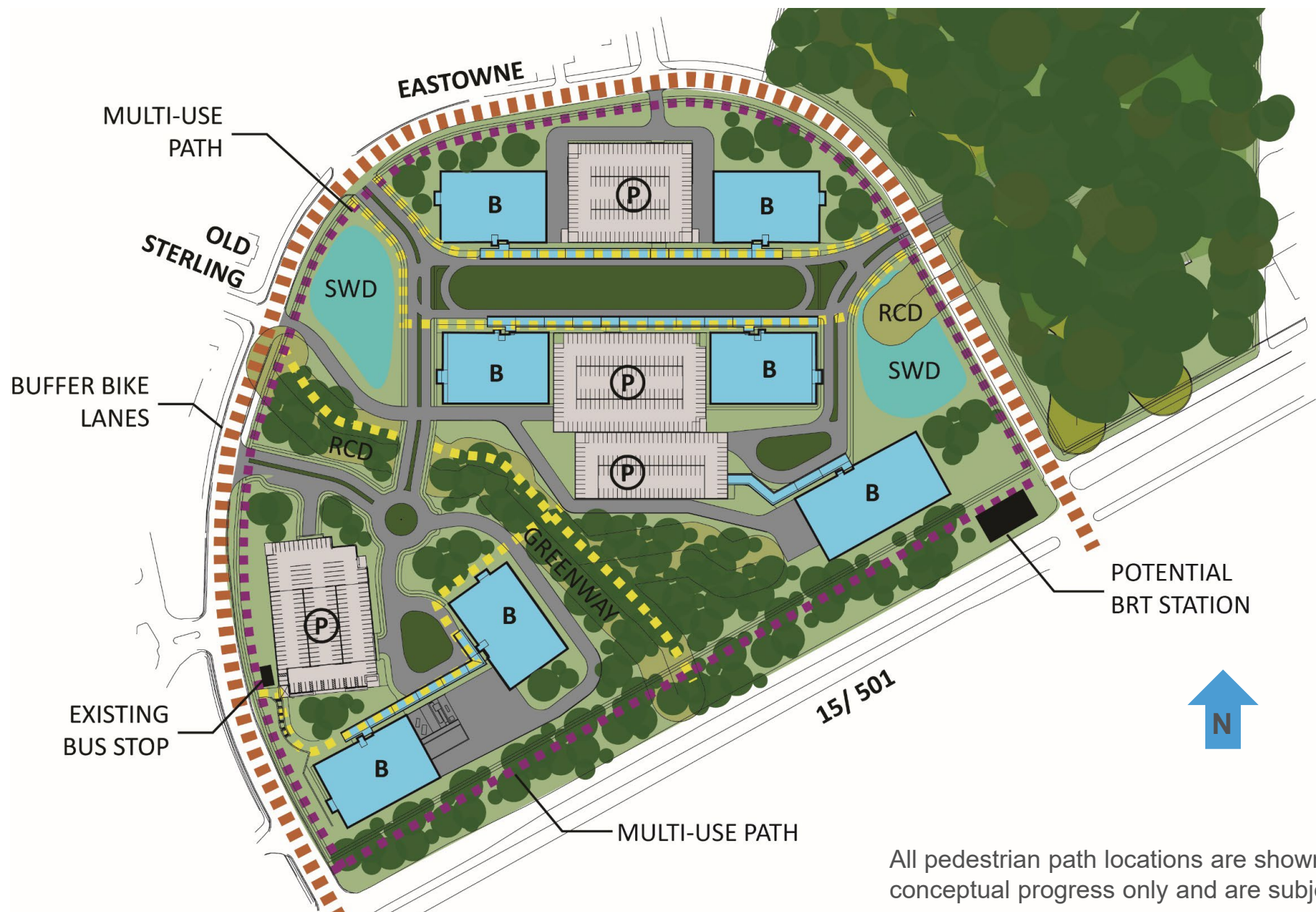
* We are using this rendering to express massing and general circulation only and DOES NOT illustrate intended building or site design. ALL existing and or negotiated standards for planting and pedestrian paths will be followed.

View from MOB I with MOB II (and walkway) on the right



* We are using this rendering to express massing and general circulation only and DOES NOT illustrate intended building or site design. ALL existing and or negotiated standards for planting and pedestrian paths will be followed.

Connectivity Through and Around the Site



All pedestrian path locations are shown for conceptual progress only and are subject to change

Complete Community Diagram

Parkline East Village

Potential Wider Development
Framework Diagram



- Area Extent of 4 Current Development Projects
- Pedestrian Connection-Primary
- Pedestrian Connection-Secondary
- Multi-use Trail
- Courtyard, Park, Greenway, Stormwater, RCD
- "The Hub" Community Gathering Space
- Build-to Edge
- Bus Stop-current

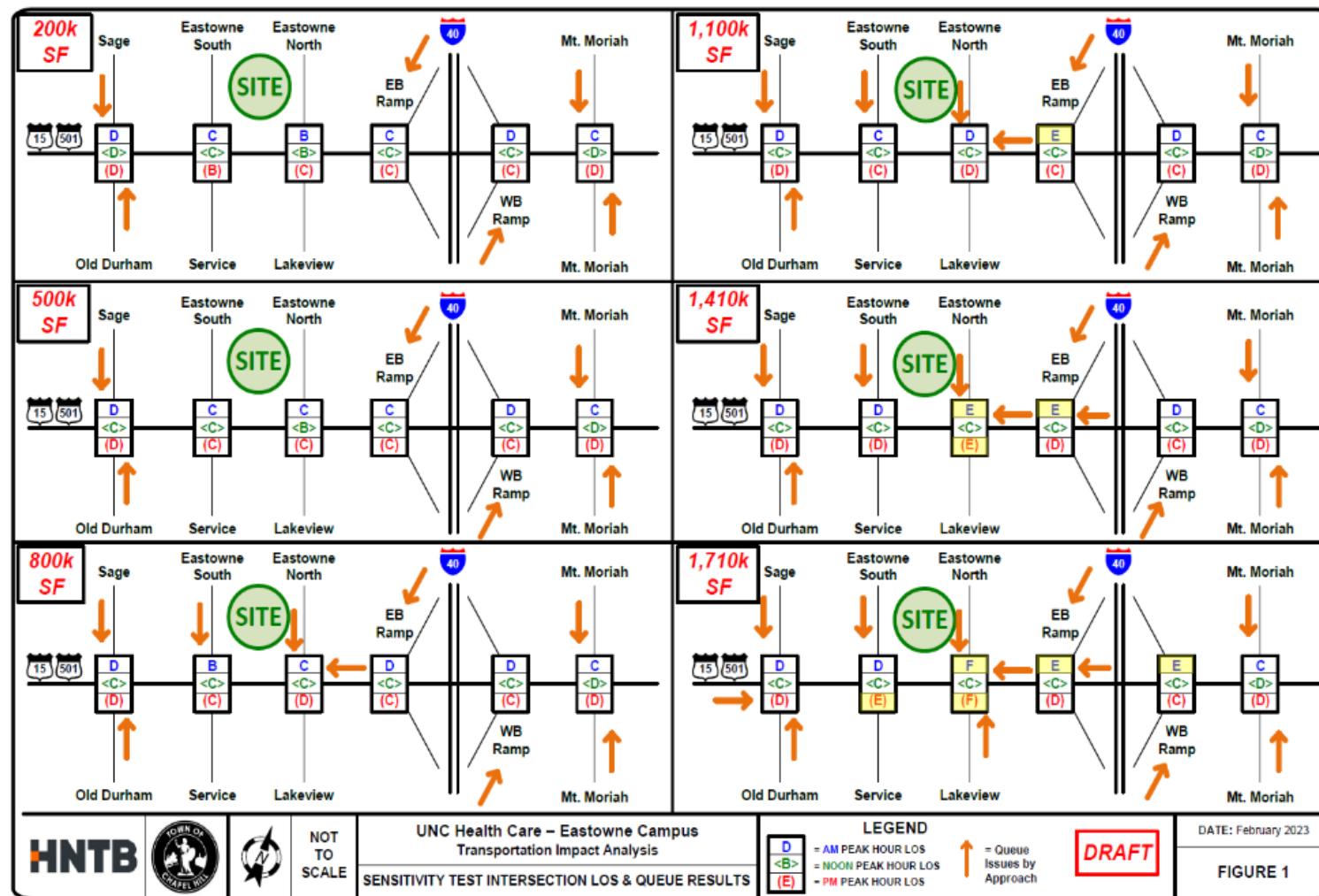


03-15-23 update

The Development Framework is envisioned as a general indicator for placement and connectivity, keeping in mind the need for a degree of flexibility in final outcomes. The exact arrangement of buildings, streets, and open spaces will be determined as projects move forward, and more detailed architectural and engineering design is accomplished

Traffic Sensitivity Study

- Traffic mitigation requirements were studied for 6 development densities.
- Significant coordination with Town Staff, HNTB and UNC Health Team to determine appropriate study points and methodology
- UNC Health rightsized the Eastowne development based on practical road network improvements and patient needs.
- To avoid heavy modification to I-40/15-501 interchange, 1.1MSF was selected for max density.



Traffic Impact Analysis

Our original plan was to develop up to 1.7 million square feet of medical office, research and support services during the next 20-25 years

At the beginning of 2023, an incremental sensitivity analysis, to understand what thresholds of development on the Eastowne site would begin to stress the adjacent roadways

Based on the sensitivity analysis of the adjacent roadways, 1.7 million square feet of development would stress the system to a point of requiring roadway improvements beyond UNC Health's ability to mitigate, specifically modifications to the I-40 / 15-501 interchange

Therefore, the proposed development at Eastowne should be held to 1.1 million square feet net new (1.25M sq. ft with ET 1) to limit the traffic improvements that would be triggered by a larger development

Outstanding Points of Negotiation

- UNC Health remains committed to working with the Town of Chapel Hill to address outstanding points of negotiation including: affordable housing, pedestrian crossing across 501, and payment for public services.
- UNC Health continues to meet with housing partners across the community:
 - Ongoing discussions with Town of Chapel Hill's Affordable Housing & Community Team
 - Meeting with community partners regarding projects in the vicinity of Eastowne
 - UNC Health and UNC Chapel Hill actively conducting a housing survey to collect information about where employees live and challenges they face around housing.
- UNC Health is evaluating property tax options and payment of fees for public services.
- Ultimately, UNC Health and the Town of Chapel Hill **must work together** to determine the priorities and where to place the finite resources available to support these key issues.

Current Timeline

March 15	Town of Chapel Hill Council Work Session
March 20	Public Information Session
April 18	Planning Commission
April 26	Open Public Hearing
May 24	Town Council Vote on Conditional Zoning for Eastowne

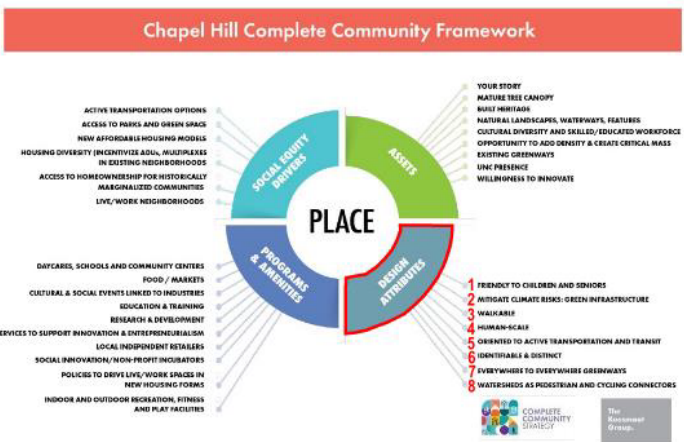
Appendix

Complete Community Diagram

Parkline East Village

How the Development Framework Responds to the Complete Communities Principles of Placemaking-Design Attributes

1. Friendly to Children and Seniors: clearly defined and comfortable pedestrian network; neighborhood parks and open spaces to enjoy; access to potential retail and neighborhood activities
2. Mitigate Climate Risks-Green Infrastructure: greenways/linear park/stream corridor act as main armature of green infrastructure; connected street network encourages walkability within neighborhoods rather than driving; opportunities exist for inclusion of on-site green infrastructure such as rain gardens, bioretention planters, parking lot filter strips, bioswales
3. Walkable: street and block layout provides clear pedestrian route definition; street trees to provide shade on sidewalks; primary and secondary pedestrian connections provide multiple choices for pedestrian travel
4. Human Scaled: street and block pattern sets consistent development pattern and module; pedestrian connections further subdivide blocks; architectural treatment of building ground floors to feature pedestrian-scaled elements
5. Oriented to Active Transportation and Transit: along potential improved 15/501 transit route; connected streets and pedestrian routes provide multiple ways to integrate and connect to transit
6. Identifiable and Distinct: greenway and open space system helps divide up the scale of development, allowing opportunities to articulate sub-neighborhoods with varying characters; proposed gateway features to denote transitions into various neighborhoods
7. Everywhere to Everywhere Greenways: major greenways provided to serve as neighborhood amenities as well as community connections
8. Watersheds as Pedestrian and Cycling Connections: greenways follow natural drainage patterns



03-15-22
update

Eastowne Development at Full Build Out – Alternate (large decks)



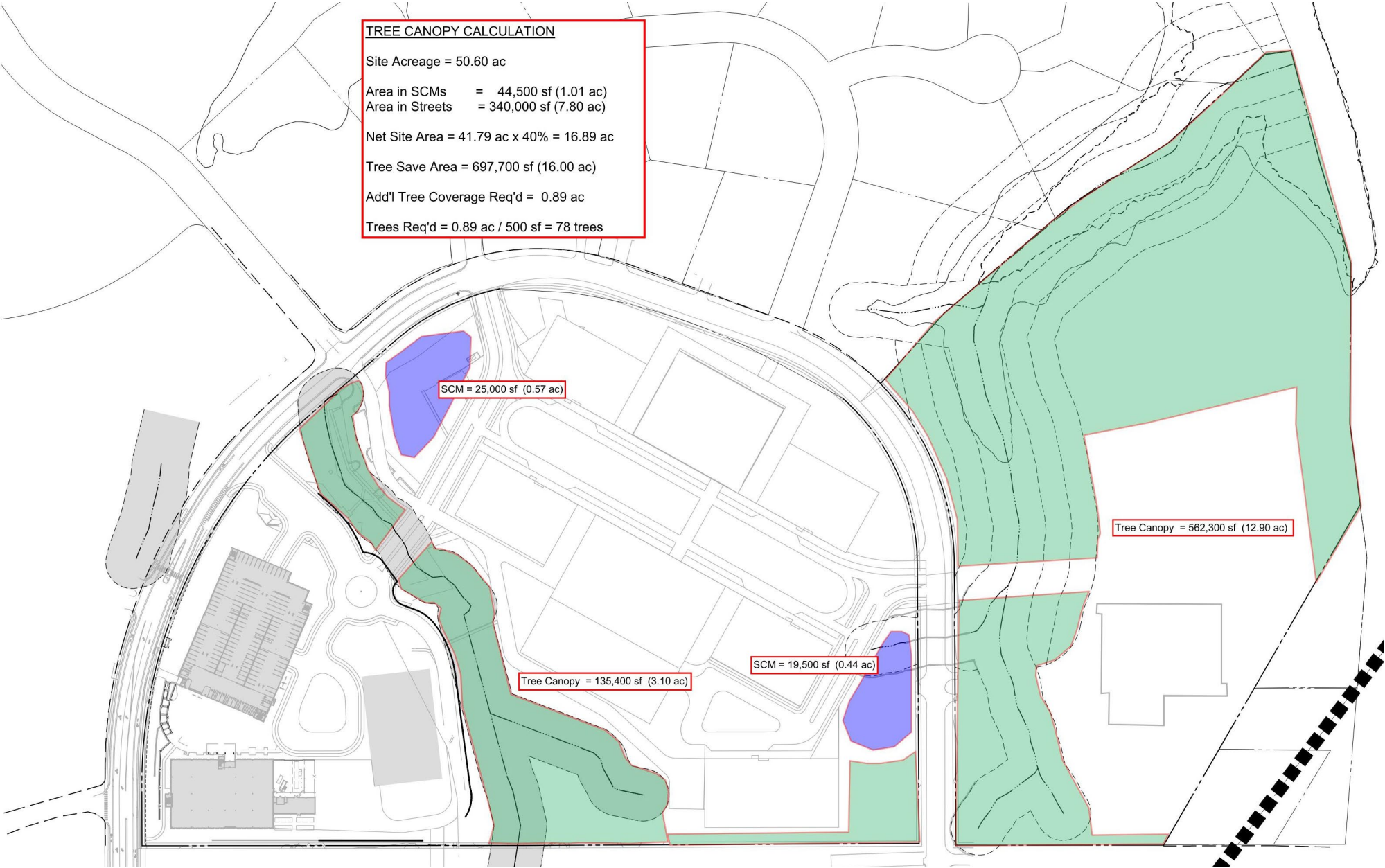
East Entrance to center green with six story parking decks



East Entrance to center green with ten story parking decks



Tree Canopy Calculation Diagram



Conditional Zoning Timeline

