EASTOWNE MASTER PLAN
Stormwater Management Utility Advisory Board

April 23, 2019
Agenda

1. Project Overview

2. Recent Progress – Kick-off meeting on April 4th and advisory boards

3. Sustainable and Urban Design Strategies

4. Discussion
It is our vision to be the nation's leading public academic health care system.

Our mission is to improve the health and wellbeing of North Carolinians and others whom we serve. We accomplish this by providing leadership and excellence in the interrelated areas of patient care, education, and research.
Project Overview

UNC HC Mission and Values

UNC Health Care (UNC HC) provides services across the state and is one of the largest employers.

- UNC Health Care currently comprises UNC Hospitals and its provider network, the clinical programs of the UNC School of Medicine, and ten additional hospitals and hospital systems across the state. In addition, UNCHC has:
  - 32,500 employees
  - 3,500,000 clinic visits annually
  - >570,000 emergency department visits annually
UNC Health Care continues to grow:

- 330k Surgical Tower under construction on the UNC Medical Campus (completion 2022)
- 150K Eastowne Medical Office Building will consolidate health care services and increase patient access care (completion 2020)
Project Overview

UNC HC Mission and Values

Why did UNC HC choose to invest in Eastowne?

- UNC Hospital main campus at capacity
- Clinics unable to meet patient demands and provide timely services
- Need more space to provide services to local and statewide population
Project Overview

Location Map
Project Overview

Location Map
Existing Conditions
Project Schedule

Master Plan Process Overview

**PHASE 1: VISIONING**
- Solicit + Analyze
  - Public Input
  - Stormwater
  - Utilities
  - Traffic
- Sustainability workshop

**PHASE 2: PLAN SCENARIOS**
- Review Alternative Scenarios

**PHASE 3: PLAN REFINEMENT**
- Selection + Refinement of Preferred Alternative

**PHASE 4: FINAL MASTER PLAN**
- Prepare Final Master Plan
Recent Progress

Site Walk – April 4
Recent Progress

Open House – April 4
Recent Progress

Sustainability Workshop – April 4

- Location and Transportation
- Site Ecology and Resiliency
- Wellness and Community
Recent Progress

Sustainability Workshop – April 4

CONCEPTS:

- Low impact development to slow and treat run-off
- Habitat restoration
- Promote biodiversity
- Erosion and steep slope protection
- Green infrastructure to support healthy waterways
- Stormwater management to optimize resiliency
- Maximize renewable energy opportunities
- Native plant species
- Exterior lighting sensitive to surround habitats
- Resilient power in storm or power outage events
Recent Progress

Environmental Stewardship Advisory Board Meeting – April 9

Major Topics Discussed

- Address stormwater
- Emphasize Connectivity (pedestrian and transit)
- Protect trees and buffer areas (avoid clear cutting)
- Make Eastowne a Gateway for Chapel Hill
- Focus on Innovation
- Integrate the community with health care
- Improve public transportation
- Employ sustainable design strategies (rainwater/greywater reuse, rooftop solar, etc.)
Recent Progress

Housing Advisory Board Meeting – April 9

Major Topics Discussed

- Recognize the importance of this site (great opportunity)
- Create places for interaction between workers, patients, and residents
- Prioritize higher density affordable housing
- Provide on-site affordable employee housing (UNC)
- Consider wide range of affordable housing needs (seniors, veterans, etc.)
- Locate services and housing close together
- Provide a walkable environment
- Provide on-site amenities (daycare, cafes, outdoor concert venue, etc.)
Recent Progress
Planning Commission Meeting – April 16

Major Topics Discussed

• Provide a mix of uses and on-site amenities
• Make Eastowne a Gateway for Chapel Hill
• Innovative and exciting architecture
• Create a new model for a hospital
• Encourage more height and density at this high profile location
• Create a walkable campus or village connected by open space
• Improve public transportation and site connectivity
• Ideal site for affordable housing
• Utilize sustainable design strategies
Sustainable and Urban Design Strategies
Site Ecology and Resiliency

- Low Impact Development
  - Native and drought tolerant species
  - Bioretention ponds, bioswales
- Encourage biodiversity
- Resiliency
  - Flood resistant design
  - Renewable energy
Streetscape

- Complete Streets
- Accessibility
- Stormwater collection
- Human Scale
- Active ground floors
Public Space

- Network of spaces / experiences
- Accessibility
- Comfort
- Activated Day and Evening
- Sense of Enclosure – outdoor room
- Stormwater strategies
Stormwater Management

ABOVE-GROUND STORMWATER CONTROL MEASURES

ROOFTOP STORMWATER MANAGEMENT

BELOW-GROUND STORMWATER CONTROL MEASURES

STREET TREATMENT

OFF-SITE RUN-OFF INTO SITE

STORMWATER MANAGEMENT TYPOLOGIES
Discussion

• What are the major environmental assets at Eastowne?
• What are the major environmental concerns at Eastowne?
• What kinds of uses and activities would you like to see?
• How can Eastowne contribute to resiliency of the community?
• What are some of the stormwater strategies that would be appropriate for Eastowne?