EASTOWNE
MASTER PLAN
Housing Advisory Board Meeting

April 9, 2019
Agenda

1. Project Overview

2. Recent Progress – Site Walk, Sustainability Workshop and Open House on April 4th

3. Site Context

4. Discussion
Project Overview

UNC HC Mission and Values

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.
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
Project Overview

UNC HC Mission and Values

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
Project Schedule

Master Plan Process Overview

PHAASE 1
VISIONING
- Solicit + Analyze Public Input
  Stormwater
  Utilities
  Traffic
- Sustainability workshop

PHAASE 2
PLAN SCENARIOS
- Review Alternative Scenarios

PHAASE 3
PLAN REFINEMENT
- Selection + Refinement of Preferred Alternative

PHAASE 4
FINAL MASTER PLAN
- Prepare Final Master Plan
Recent Progress

Site Walk
Recent Progress
Sustainability Workshop

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
Open House
Site Context

Existing Land Use
Site Context

Existing Zoning

Chapel Hill Zoning Map

ZONING DATA

<table>
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<th>OI-2</th>
<th>OI-3</th>
<th>MU-OI-1</th>
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<td>MIN. LOT SIZE</td>
<td>5,500 SF</td>
<td>2,000 SF</td>
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<td>DENSITY (UNITS/ACRE)</td>
<td>15 U/A</td>
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<td>LOT WIDTH</td>
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<td>15'</td>
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<td>44'</td>
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<td>BUILDING HEIGHT (CORE)</td>
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<td>30' TYPE D</td>
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<td>BUFFER (EASTOWNE DR)</td>
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<td>20' TYPE C</td>
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Site Context

2020 Land Use Plan

What are the top housing needs for Chapel Hill?

What are the major opportunities and constraints at Eastowne?

What kinds of uses and activities would you like to see?
Discussion

• What are the major opportunities and constraints at Eastowne?
• What are the top housing needs for Chapel Hill?
• What kinds of uses and activities would you like to see?