EASTOWNE
MASTER PLAN
Precedent Density Study

May 30, 2019
Project List

1. Eastowne, Chapel Hill
2. Meadowmont, Chapel Hill
3. Southern Village, Chapel Hill
4. Santana Row, San Jose, CA
5. Carolina Square, Franklin Street, Chapel Hill
6. South Campus Gateway, Ohio State University
7. Rockville Town Square, Rockville, MD
8. University Park, MIT
Eastowne

Chapel Hill, NC

150 THOUSAND SF ON 49 ACRES (MOB1 as of 2020)

FAR | WALK SCORE | TRANSIT SCORE
---|---|---
0.07 | 37 | 32
Meadowmont

Chapel Hill, NC

398 THOUSAND SF ON 24 ACRES

FAR  WALK SCORE  TRANSIT SCORE

0.38  55  44
Southern Village

Chapel Hill, NC

749 THOUSAND SF ON 37 ACRES
(center portion of overall site)

FAR 0.47 WALK SCORE 58

Aerial View

Street Level View
Santana Row

San Jose, CA

2.1 MILLIONS SF
ON 42 ACRES

1.15 FAR

85 WALK SCORE

48 TRANSIT SCORE

Street Level View

Aerial View
Carolina Square

THOUSAND SF ON 6.3 ACRES

FAR

WALK SCORE

440

1.6

89

Chapel Hill, NC
South Campus Gateway

Columbus, OH

600 THOUSAND SF ON 8 ACRES

1.6 (2.8 if parking is included)

91

Aerial View

Street Level View
Rockville Town Square

1.1 MILLION SF
12.5 ACRES

1.95
WALK SCORE
89

(3.2 if parking is included)

Rockville, MD
University Park

Cambridge, MA

2.3 MILLION SF ON 27 ACRES

FAR

2.0

WALK SCORE

94

Aerial View

Plan View
Boston Landing

1.76 MILLIONS SF ON 14 ACRES

FAR: 2.9  
WALK SCORE: 84  
TRANSIT SCORE: 63

Boston, MA

Street Level View

Aerial View
Urban Form - Buildings

Franklin Street, Chapel Hill

Meadowmont, Chapel Hill

Southern Village, Chapel Hill

Eastowne, Chapel Hill
Urban Form - Buildings

Raleigh, NC

Durham, NC

Asheville, NC

Eastowne, Chapel Hill
Urban Form - Roads

Raleigh, NC

Durham, NC

Asheville, NC

Eastowne, Chapel Hill
Science & Tech Park at Johns Hopkins  East Baltimore, Maryland

Life Science and Residential Campus
Mixed Use on 88 acres

Partners:
- Forest City NEBP
- East Baltimore
- City of Baltimore
- Johns Hopkins

Assets:
- Eager Park
- Residential
- Transportation – subway and bus
AdventHealth Health Village

Orlando, FL

Health care and life sciences innovation district-mixed use
172 acres
Partners:
- AdventHealth University - 2500 bed acute-care med facility
- Institute for Surgical Advancement –ISA Prototype lab
- InnovatOR-tech advanced OR
- Nicholson Center –labs for health care advancement for HC professionals skills-surgery suites
Assets:
- Healthy lifestyle & community
- Transp. – rail, bus, bike and car share
- Residential
- Access to nature- gardens/parks
- Entertainment, arts, sports teams
Destination Medical Center- Mayo

Global destination for health and healing

Partners:
- Mayo Clinic
- Olmstead County
- City of Rochester
- State of Minnesota

Assets:
- Transportation – rail, bus, bike share, car share
- Residential
- Access to nature- gardents/parks
- Entertainment, arts, sports teams

Stats:
- 20 yr plan
- 30,000 new jobs
- $5b Mayo investment
Meadowmont / The Cedars / Rizzo Center

Chapel Hill, NC

Mixed Use Development
435 Acres

Partners:
- The Cedars Retirement Community
- Meadowmont Village
- Rizzo Conference Center
- UNC Hospitals Wellness Center

Assets:
- Residential variety
- Access to nature- parks, playgrounds, hiking and biking trails
- Transportation –bus
- Entertainment, arts, retail, YMCA
Duke Medical Plaza @ Patterson Place

Chapel Hill, NC

BIKE SCORE  WALK SCORE  TRANSIT SCORE
39  46  34

Duke Health Clinics

Partners:
- Duke Health Clinics

Assets:
- Hotels
- Transportation – bus
- Mixed Use - retail
Hotel Examples

Duke Health Clinics

Partners:
• Duke Health Clinics

Assets:
• Hotels
• Transportation – bus
• Mixed Use - retail
Site Analysis

Climate Data - Temperature

HOURLY UNIVERSAL THERMAL CLIMATE - (WHAT IT REALLY FEELS LIKE)  UNIVERSAL THERMAL CLIMATE
Site Analysis

Climate Data - Temperature

TOO COLD - HEATING REQUIRED (DRY BULB TEMP)

TOO HOT - COOLING REQUIRED (DRY BULB TEMP)
Site Analysis

Climate Data – Wind Rose - Average Over a Year

- Predominant winds are from the south
- Higher wind speed comes from the west
- October is the calmest month
- Jan & Feb strongest winds with direction ranging from NW to SW
- Summer winds mainly from the West
- Winter winds come from all directions, the strongest being westerly winds

Wind-Rose
Raleigh Durham International_NC_USA
1 JAN 1:00 - 31 DEC 24:00
Hourly Data: Wind Speed (m/s)
Calm for 9.93% of the time = 870 hours.
Each closed polyline shows frequency of 1.0%. = 86 hours.
Site Analysis

Rainfall

- Average Annual Precipitation = 47.37 in
- Average Annual Snowfall = 4 in
- June-Sept = Rainiest Months
Carbon Footprint Impacts

Average Annual Household Carbon Footprint

Chapel Hill
49.5 Metric Tons of CO2/year

Durham
39-54 Metric Tons CO2

Raleigh
44-55 Metric Tons of CO2/year