

# FOCUS AREA 3: MEDICAL DISTRICT

The medical district in Pinehurst serves the healthcare needs of Moore County residents and the surrounding region, and continued investment in existing facilities and expanding services for the hospital and its surrounding uses are quickly consuming remaining land available for development. Future demand exists to substantially change the landscape in this portion of the Village - taller buildings, parking structures, and more compact development patterns - if the supporting infrastructure can support it. Approximately 180 acres in the medical center focus area are represented by 100 different parcels. 3% of the land was identified as undeveloped in 2018, but additional land may be available to redevelop existing, low-profile buildings for employment uses, or for infill development on undeveloped land in between existing buildings for the same.



## BUSINESS-AS-USUAL

The Business-as-Usual Scenario contemplates how the area might develop if new growth was limited to the seven undeveloped parcels in the area. General office or medical office uses on the parcels would support activities at the Moore Regional Hospital. New buildings in the area would be limited to one story to complement existing development in the area.

## ALTERNATIVE SCENARIO NO. 1

Alternative Scenario No. 1 contemplates how the area might develop if surface parking lots and small areas of vacant land between buildings were targeted for infill development to increase the total build out potential of the medical campus beyond simply the seven undeveloped parcels. The scenario also assumes the six retail parcels near the traffic circle are redeveloped as general office uses to support the medical campus. New buildings in the area would be three to four stories tall with structured parking to help meet demands. A local transit circulator would connect patients, doctors, etc. with their final destinations on campus.

## ALTERNATIVE SCENARIO NO. 2

Alternative Scenario No. 2 contemplates how the area might develop if specific parcels in the medical campus were redeveloped with more intense uses and surface parking lots and small areas of vacant land between buildings were targeted for infill development. This is in addition to building out the seven undeveloped parcels in the focus area. The scenario assumes the six retail parcels near the traffic circle are also redeveloped as general office uses to support the medical campus. New buildings in the area would be four to six stories tall with structured parking to help meet demands. A local transit circulator would connect patients, doctors, etc. with their final destinations on campus.

## ALTERNATIVE SCENARIO NO. 3

Alternative Scenario No. 3 contemplates how the area might develop if specific parcels in the medical campus were redeveloped with more intense uses and surface parking lots and small areas of vacant land between buildings were targeted for infill development. This is in addition to building out the seven undeveloped parcels in the focus area. The scenario assumes the six retail parcels near the traffic circle are also redeveloped as general office uses to support the medical campus. New buildings in the area would be six to ten stories tall with structured parking to help meet demands. A local transit circulator would connect patients, doctors, etc. with their final destinations on campus.



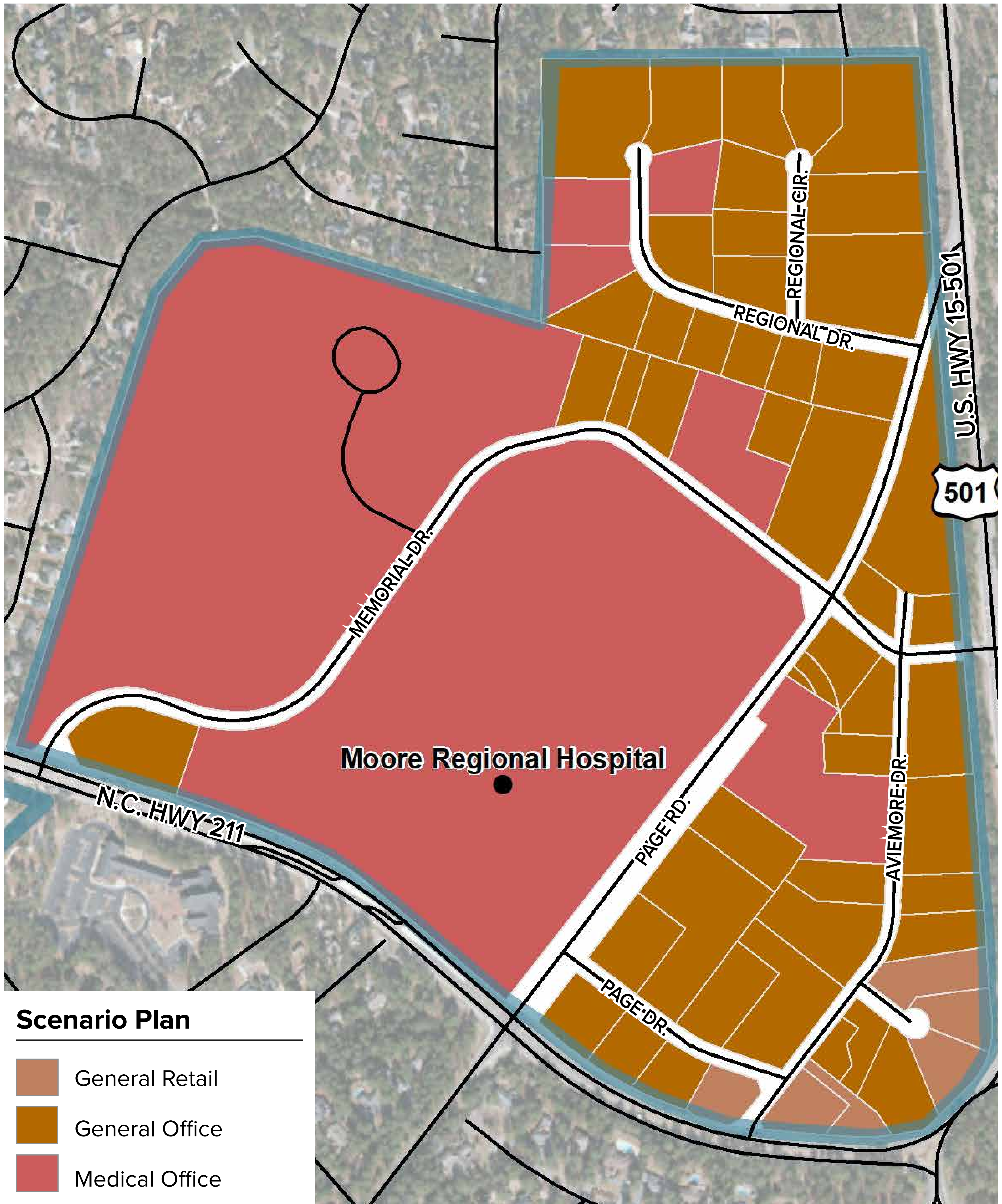
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## SCENARIO COMPARISON

Development Program	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
General Office (s.f.)	148,986	354,208	741,043	1,482,085
Hospital (s.f.)	0	597,034	1,194,068	2,388,137
Medical Office (s.f.)	0	142,259	298,517	597,034
Likely Infrastructure Impacts	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
New Students (students)	0	0	0	0
New Water Demand (mgd)	0.01	0.10	0.20	0.40
New Sewer Demand (mgd)	0.01	0.10	0.20	0.40
New Daily Trips (trips)	1,439	8,468	16,804	51,297
Community Character (% of acres)	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
Open Space	0.0%	0.0%	0.0%	0.0%
Rural Living	0.0%	0.0%	0.0%	0.0%
Suburban Neighborhood	0.0%	0.0%	0.0%	0.0%
Suburban Center	36.7%	36.9%	0.0%	0.0%
Walkable Community Activity Center	0.0%	0.0%	0.0%	0.0%
Regional Activity Center	63.3%	63.1%	100%	100%
Home Choices	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
Single-Family Detached	N/A	N/A	N/A	N/A
Single-Family Attached	N/A	N/A	N/A	N/A
Stacked Multi-Family	N/A	N/A	N/A	N/A
Community Characteristics	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
New Residents	0	0	0	0
New Employees	617	3,797	7,788	15,575
Special Intensity Allocation	Business-As-Usual	Alt. Scenario 1	Alt. Scenario 2	Alt. Scenario 3
WS-II BW Watershed (acres)	-	-	-	-
WS-III BW Watershed (acres)	9	14	14	14

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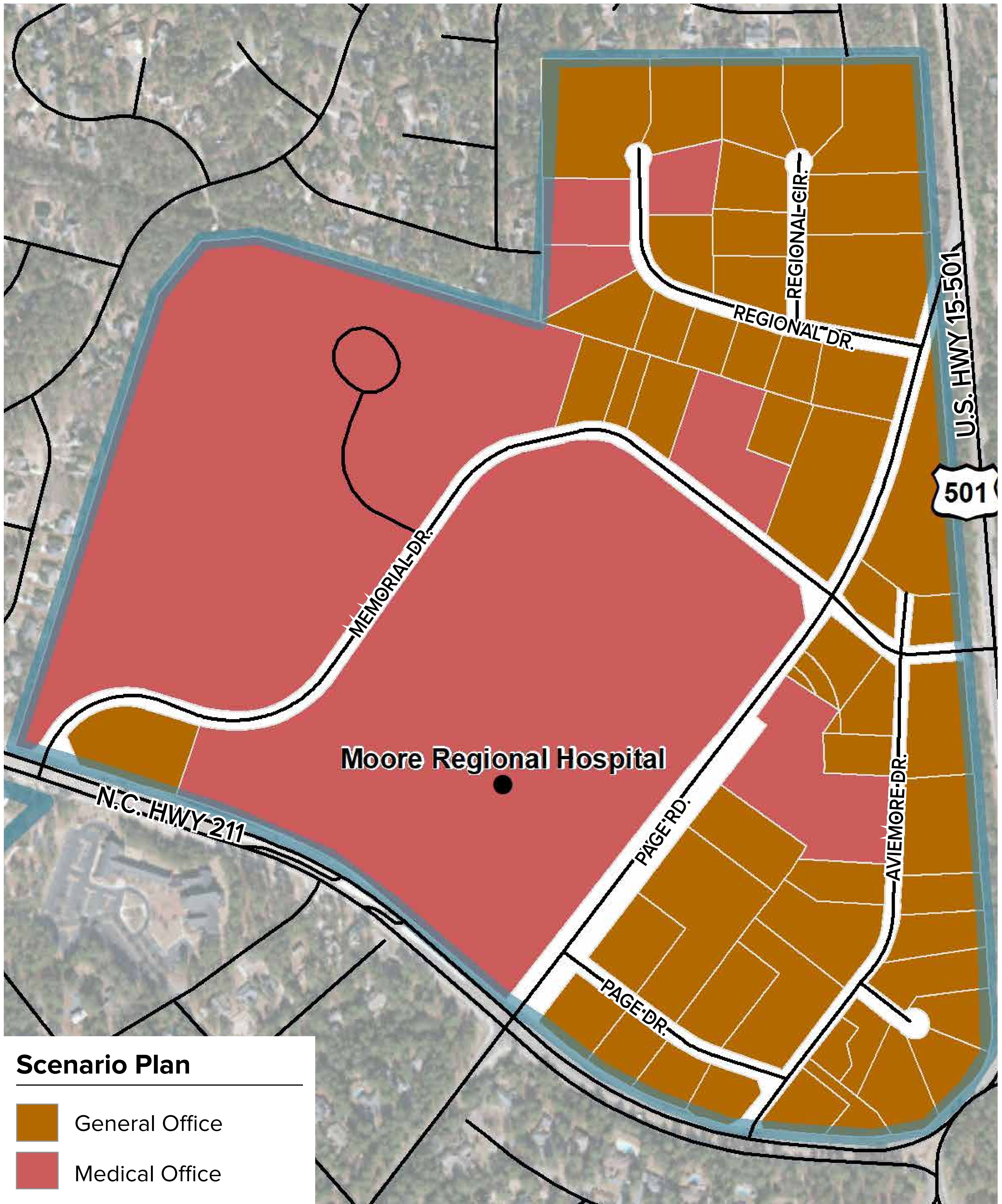
## BUSINESS-AS-USUAL





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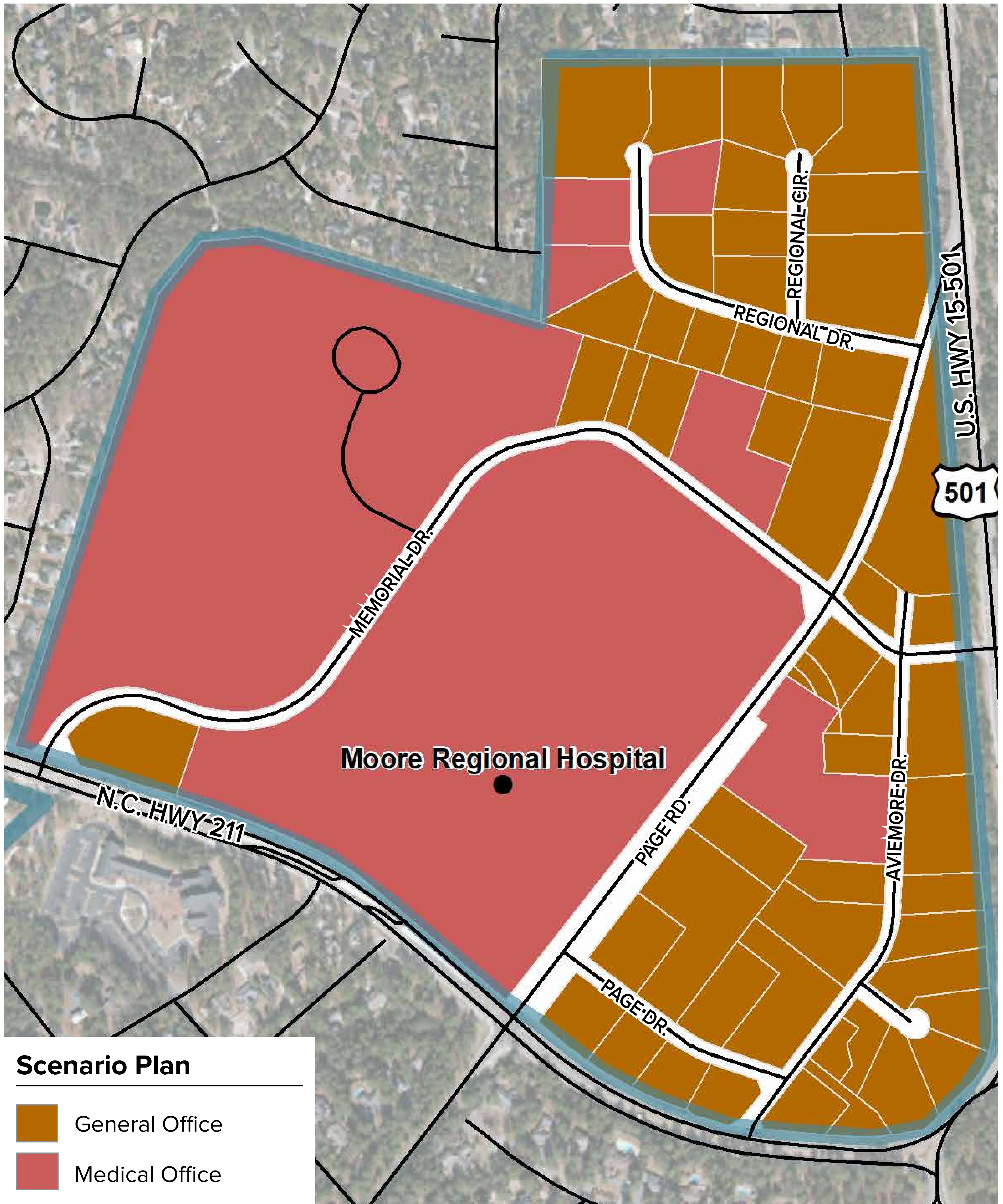
## ALTERNATIVE SCENARIO NO. 1







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## ALTERNATIVE SCENARIO NO. 2



### Scenario Plan

-  General Office
-  Medical Office



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## ALTERNATIVE SCENARIO NO. 3

