



DEPARTMENT OF HEALTH AND HUMAN SERVICES  
DIVISION OF HEALTH SERVICE REGULATION

ROY COOPER  
GOVERNOR

MANDY COHEN, MD, MPH  
SECRETARY

MARK PAYNE  
DIRECTOR

April 11, 2018

Dee Jay Zerman  
211 Friday Center Drive  
Suite G014  
Chapel Hill, NC 27517

**Exempt from Review**

**Record #:** 2559  
**Business Name:** Health System Properties LLC  
**Business #:** 2814  
**Project Description:** Develop a parking deck to be located at 300 Eastowne Drive in Chapel Hill  
**County:** Orange

Dear Ms. Zerman:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of April 2, 2018, the above referenced proposal is exempt from certificate of need review in accordance with Gen. Stat. §131E-184(a)(4). Therefore, you may proceed to offer, develop or establish the above referenced project without a certificate of need.

However, you need to contact the Agency's Construction and Acute and Home Care Licensure and Certification Sections to determine if they have any requirements for development of the proposed project.

It should be noted that this determination is binding only for the facts represented by you. Consequently, if changes are made in the project or in the facts provided in your correspondence referenced above, a new determination as to whether a certificate of need is required would need to be made by the Agency. Changes in a project include, but are not limited to: (1) increases in the capital cost; (2) acquisition of medical equipment not included in the original cost estimate; (3) modifications in the design of the project; (4) change in location; and (5) any increase in the number of square feet to be constructed.

If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Handwritten signature of Bernetta Thorne-Williams in blue ink.

Bernetta Thorne-Williams  
Project Analyst

Handwritten signature of Martha J. Frisone in black ink.

Martha J. Frisone  
Chief, Healthcare Planning and Certificate of Need  
Section

cc: Construction Section, DHSR  
Acute and Home Care Licensure and Certification Section, DHSR  
Amy Craddock, Assistant Chief, Healthcare Planning, DHSR

**HEALTHCARE PLANNING AND CERTIFICATE OF NEED SECTION**

WWW.NCDHHS.GOV

TELEPHONE 919-855-3873

LOCATION: EDGERTON BUILDING • 809 RUGGLES DRIVE • RALEIGH, NC 27603

MAILING ADDRESS: 2704 MAIL SERVICE CENTER • RALEIGH, NC 27699-2704

Record # 2559  
Bus # 2814



101 MANNING DRIVE  
CHAPEL HILL, NC 27514 [www.unchealthcare.org](http://www.unchealthcare.org)

April 2, 2018

*Via Electronic Mail*

Ms. Martha J. Frisone, Chief  
Healthcare Planning and Certificate of Need Section  
Division of Health Service Regulation  
North Carolina Department of Health and Human Services  
2704 Mail Services Center  
Raleigh, NC 27699-2704



RE: Notice of Development of Exempt Parking Deck / UNC Health Care System / Health System Properties LLC

Dear Ms. Frisone:

I am writing on behalf of the Health System Properties LLC. Health System Properties LLC is planning to develop a parking deck to be located at 300 Eastowne Drive, Chapel Hill, NC. The parking deck will house approximately 580 parking stalls. The parking is required to support staff and patients at the Eastowne locations.

Health System Properties LLC is requesting confirmation that the development of the parking deck is exempt from review pursuant to G.S. 131E-184(a)(4). G.S. 131E-184(a)(4) allows for the CON Section to exempt the development of parking, regardless of cost, unless these activities are integral portions of a project that involves the construction of a new health service facility or portion thereof and that is subject to certificate of need review. No new institutional health services will be offered at this site without a prior certificate of need application.

Please do not hesitate to contact me at 984-974-1243 if you need any additional information. Thank you for consideration of this matter.

Sincerely,

A handwritten signature in black ink that reads "Dee Jay Zerman".

Dee Jay Zerman, Director of Regulatory Planning  
UNC HCS

James T. Hedrick Building  
211 Friday Center Drive, Ste G014  
Chapel Hill, NC 27517