



**CONSIDER THE UNC HEALTH CARE EASTOWNE DEVELOPMENT AGREEMENT  
SUBCOMMITTEE MEMBERS FORMATION**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

Ben Hitchings, Director  
 Judy Johnson, Operations Manager  
 Michael Sudol, Planner II  
 John Richardson, Community Resilience Officer

PROPERTY ADDRESS	BUSINESS MEETING DATE	APPLICANT
US 15-501 and Eastowne Drive	March 13, 2019	UNC Health Care

**UPDATE**

Since the [February 20, 2019](#)<sup>1</sup> Council meeting, the attached resolution has been revised to name the subcommittee members and to revise the schedule reflecting the Council’s discussion.

**STAFF’S RECOMMENDATION**

That the Council adopt Resolution A, forming a Council Subcommittee to pursue a negotiated Development Agreement for the Eastowne Redevelopment, in a manner generally consistent with the Council’s principles.

**PROCESS**

Council agreed to pursue a Development Agreement with UNC Health Care at the [February 20, 2019](#)<sup>2</sup> meeting. This memorandum offers follow-up from the discussion at the meeting regarding Subcommittee members and revisions to the proposed schedule.

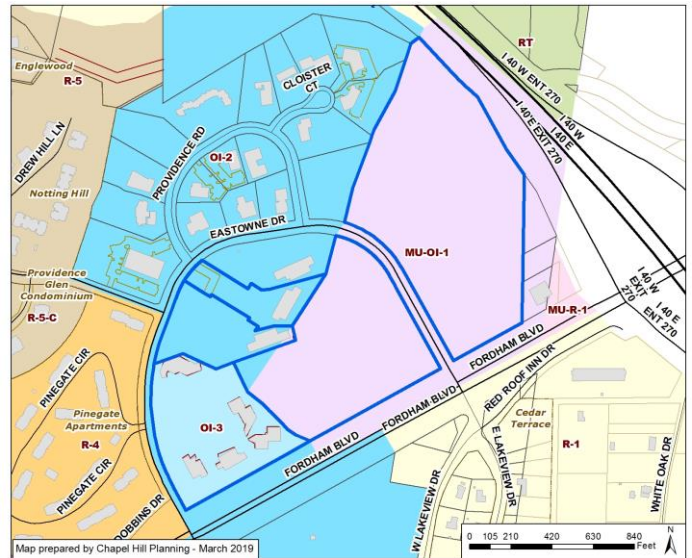
At the Council Work Session on [February 6, 2019](#)<sup>3</sup>, the Council discussed options for negotiating a Development Agreement with UNC Health Care. In September 2018, the Council approved Medical Office Building-1 at the Eastowne Campus. UNC Health Care is beginning work on a Master Plan for the 48-acre property.

The Development Agreement process proposes multiple opportunities for public involvement including community meetings and public comment periods at Advisory Board meetings and Council meetings. A rezoning process would also be required to allow the use of a Development Agreement. A formal public hearing would be required prior to any final vote on a proposed rezoning and Development Agreement.

In Chapel Hill, development agreements have generally been used to address large, complex, multi-year projects, and/or projects for which both the developer and the Town make infrastructure improvements and other investments. Development Agreements are governed by State Statutes Sections 160A-400.20 through 160A-400.32.

**DECISION POINTS**

- Negotiation process – revisions to the proposed schedule have been incorporated into the attachment based on the Council’s discussions.
- Council Subcommittee members – the four Council Subcommittee members, Gu, Hemminger, Parker, and Schaevitz, have been included in the attached resolution.



**ATTACHMENT**

1. Resolution
2. Town of Chapel Hill Eastowne Development Agreement Principles

<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3863873&GUID=2226C4BF-C207-4580-8DDB-81D834C68AC1&Options=&Search=>

<sup>2</sup> <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=621441&GUID=0FD40275-861A-4544-8592-B60281C6B81E&Options=&Search=>

<sup>3</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3852081&GUID=513AE52F-0FD0-41B9-B2F6-D8FCB73B061E&Options=&Search=>