



Consider UNC Health Care Eastowne Development Agreement Proposal



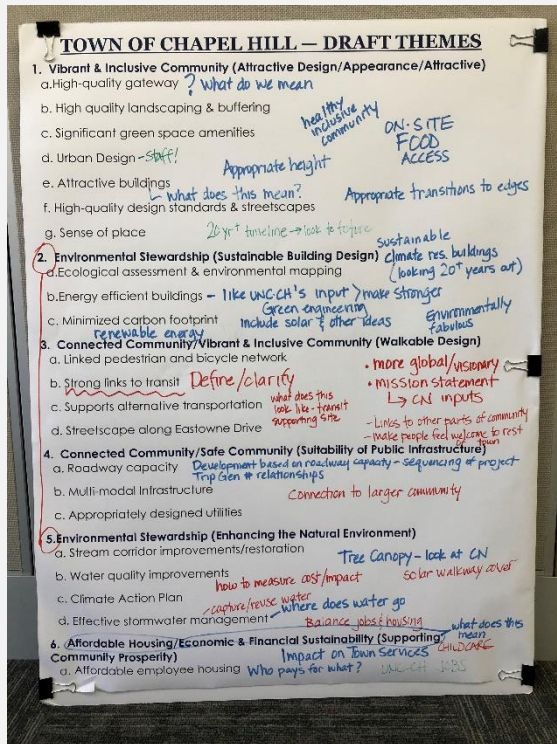
Council Meeting, February 20, 2019

Consider Adopting Resolution R-4:

- 1) Adopting Town Principles**
- 2) Entering into Development Agreement negotiation**
- 3) Forming a Council Subcommittee**
- 4) Authorizing Town Manager and Town Attorney to support negotiation**
- 5) Authorizing Town Manager to determine appropriate fee structure**
- 6) Committing to proceed in timely manner**

REVISED TOWN PRINCIPLES

- 1) Attractive Design/Appearance
- 2) Walkable Design
- 3) Suitable Public Infrastructure for Development
- 4) Sustainable Building Design
- 5) Enhance the Natural Environment
- 6) Support Community Prosperity

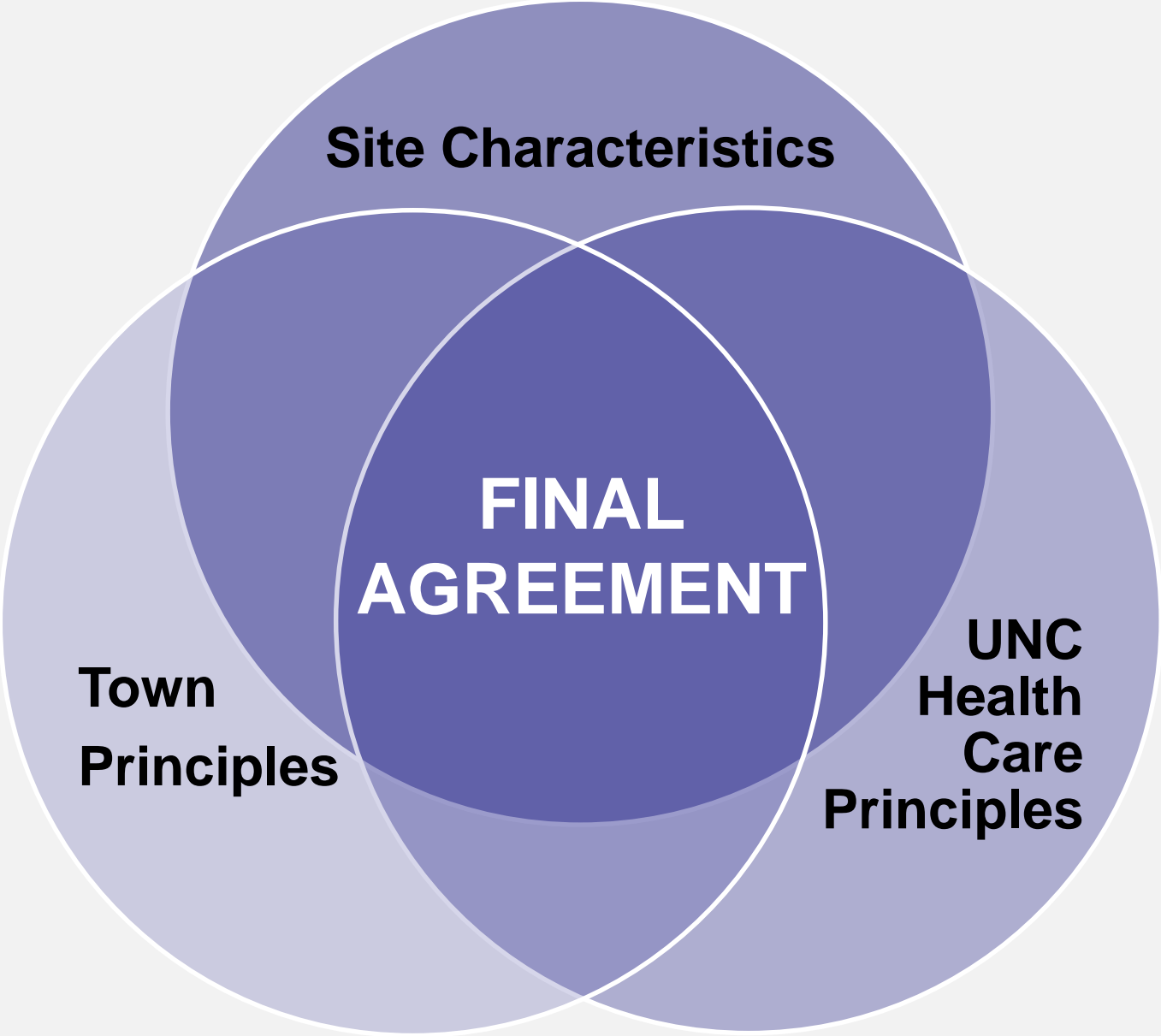


UNC HEALTH CARE PRINCIPLES






UNC Health Care Eastowne Development Agreement Principles

- 1. Attractive Design/Appearance (Vibrant and Inclusive Community)**
 - a) Promote high quality design
 - b) Create a welcoming gateway into Chapel Hill
 - c) Establish a sense of place
 - d) Follow good urban design practices (human scale, richness, quality)
- 2. Walkable Design (Connected Community/Vibrant & Inclusive Community)**
 - a) Promote multi-modal design (walk, bike, pedestrian, transit)
 - b) Create an interconnected pedestrian and open space network
 - c) Establish trail system that can link to regional trails
- 3. Suitable Public Infrastructure for Development (Connected Community/Safe Community)**
 - a) Allow for phased infrastructure (roads, utilities)
 - b) Accommodate multi-modal infrastructure
 - c) Provide accessibility across entire site – ADA / Life-safety
- 4. Sustainable Building Design (Environmental Stewardship)**
 - a) Cluster buildings to preserve open space and promote walkable design
 - b) Promote energy efficient buildings to minimize carbon footprint
- 5. Enhance the Natural Environment (Environmental Stewardship)**
 - a) Improve water quality
 - b) Utilize effective stormwater management measures
 - c) Utilize native plant material
 - d) Improve public access to natural resources
- 6. Support Community Prosperity (Economic & Financial Sustainability)**
 - a) Provide financially viable and cost effective project that can deliver benefits to the community.

DEVELOPMENT AGREEMENT NEGOTIATION

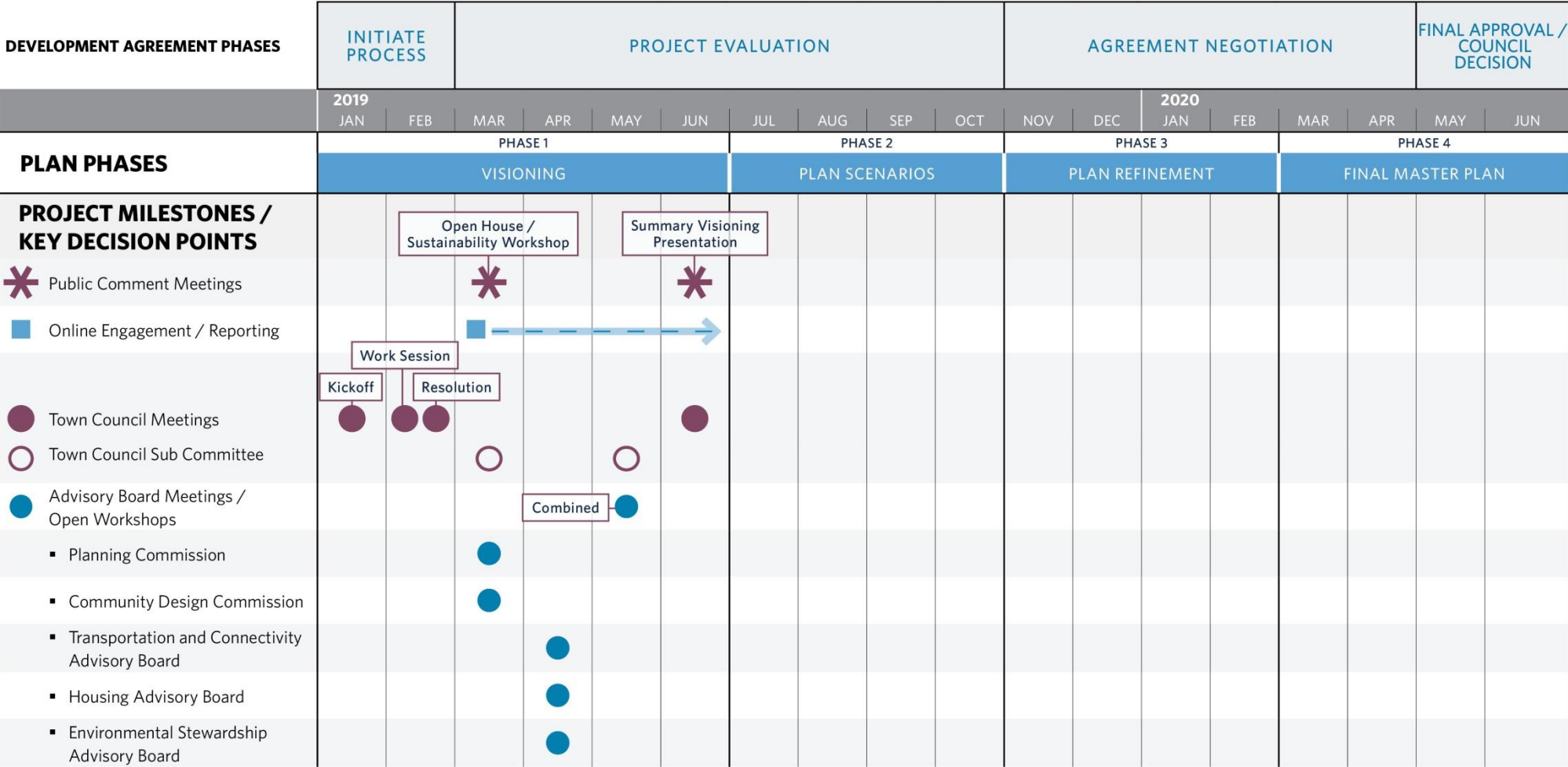


UPDATED SCHEDULE

DEVELOPMENT AGREEMENT PHASES	INITIATE PROCESS		PROJECT EVALUATION								AGREEMENT NEGOTIATION				FINAL APPROVAL / COUNCIL DECISION			
	2019										2020							
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
PLAN PHASES	PHASE 1						PHASE 2				PHASE 3				PHASE 4			
	VISIONING						PLAN SCENARIOS				PLAN REFINEMENT				FINAL MASTER PLAN			
PROJECT MILESTONES / KEY DECISION POINTS																		
 Public Comment Meetings																		
 Online Engagement / Reporting																		
 Town Council Meetings																		
 Town Council Sub Committee																		
 Advisory Board Meetings / Open Workshops																		
▪ Planning Commission																		
▪ Community Design Commission																		
▪ Transportation and Connectivity Advisory Board																		
▪ Housing Advisory Board																		
▪ Environmental Stewardship Advisory Board																		

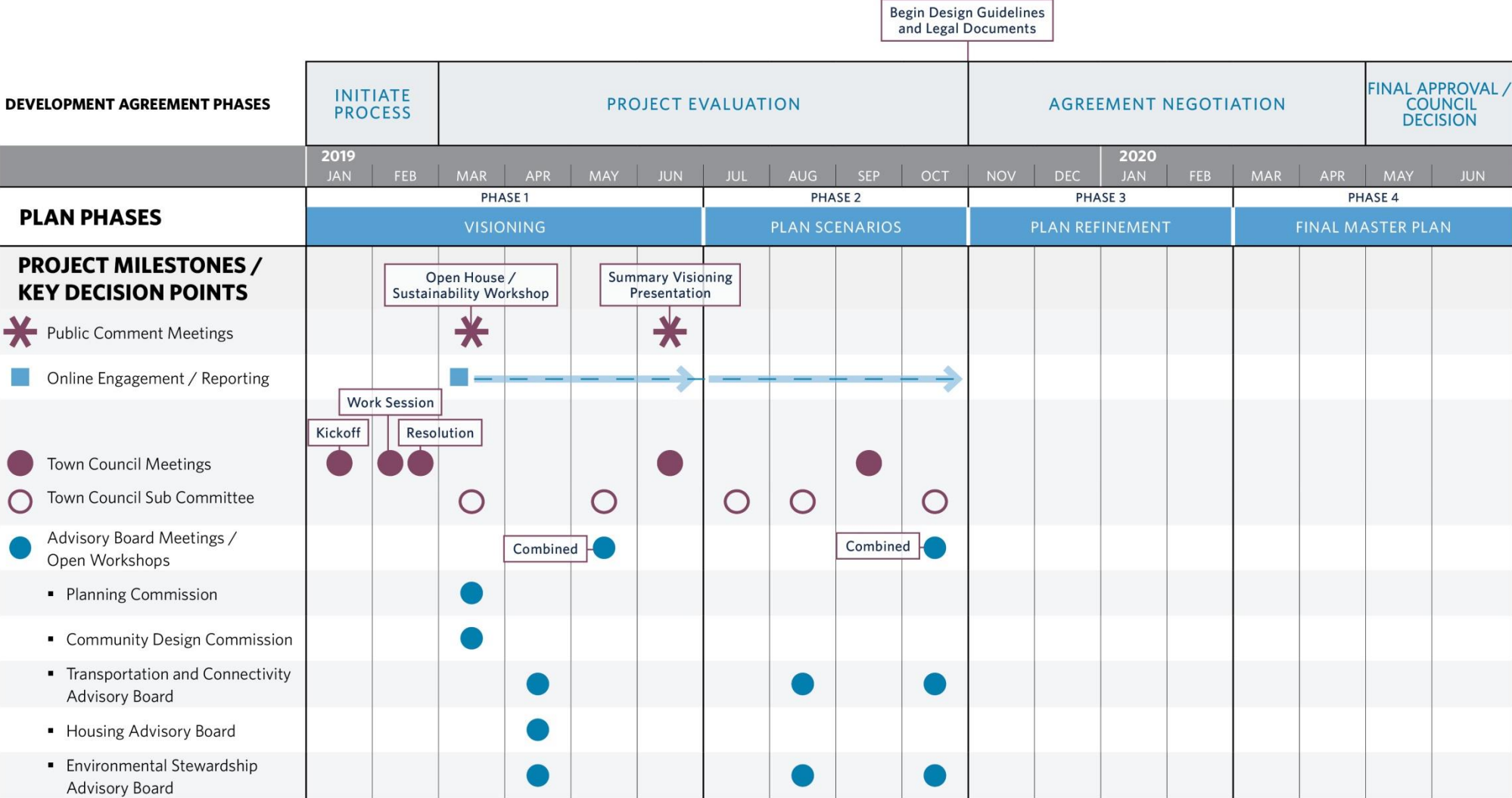
Note: This schedule illustrates a potential public process over a proposed 18-month schedule and is subject to change. The total number of meetings and specific dates may vary based on coordination between UNCHC and the Town of Chapel Hill.

UPDATED SCHEDULE



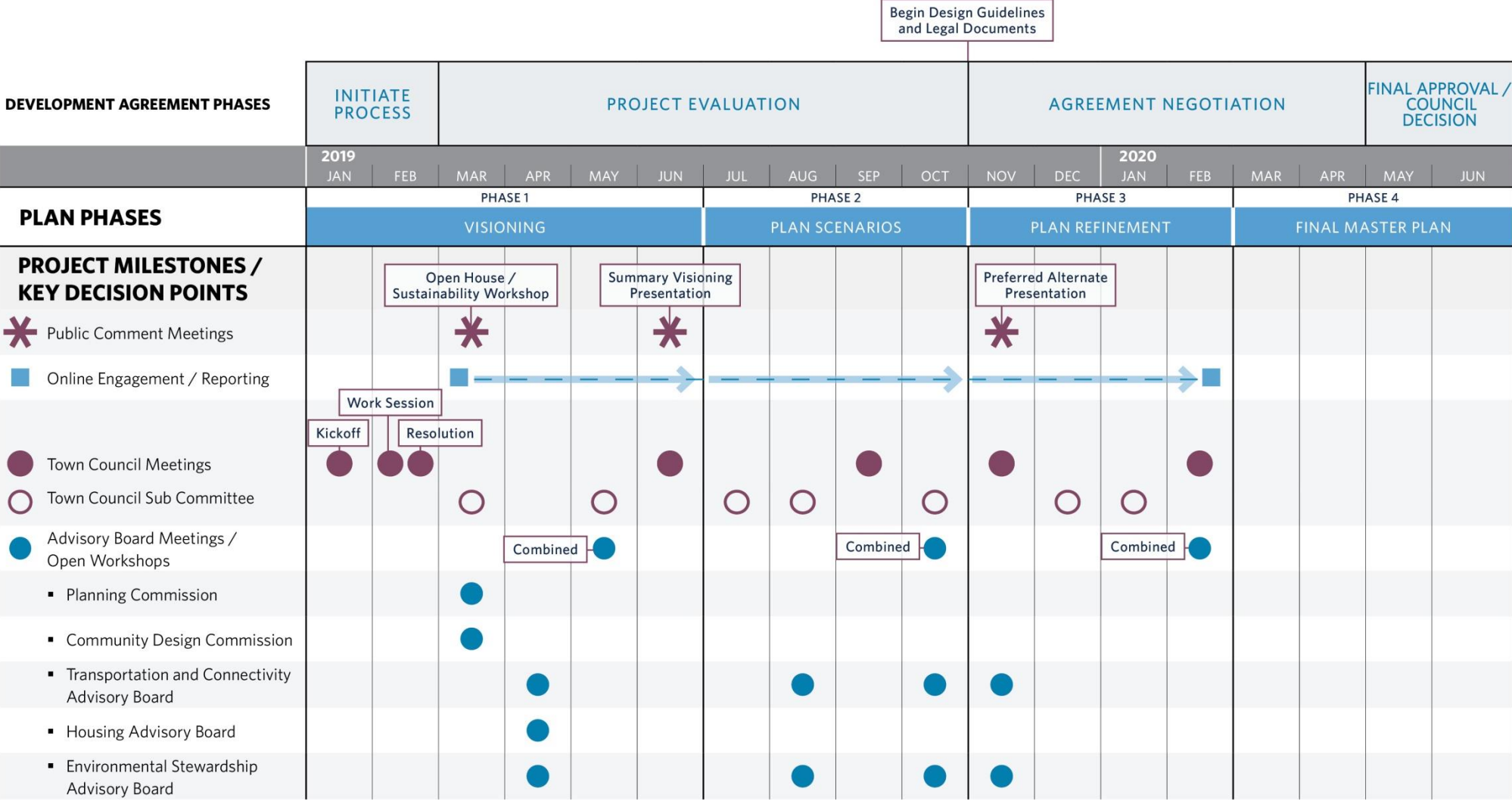
Note: This schedule illustrates a potential public process over a proposed 18-month schedule and is subject to change. The total number of meetings and specific dates may vary based on coordination between UNCHC and the Town of Chapel Hill.

UPDATED SCHEDULE



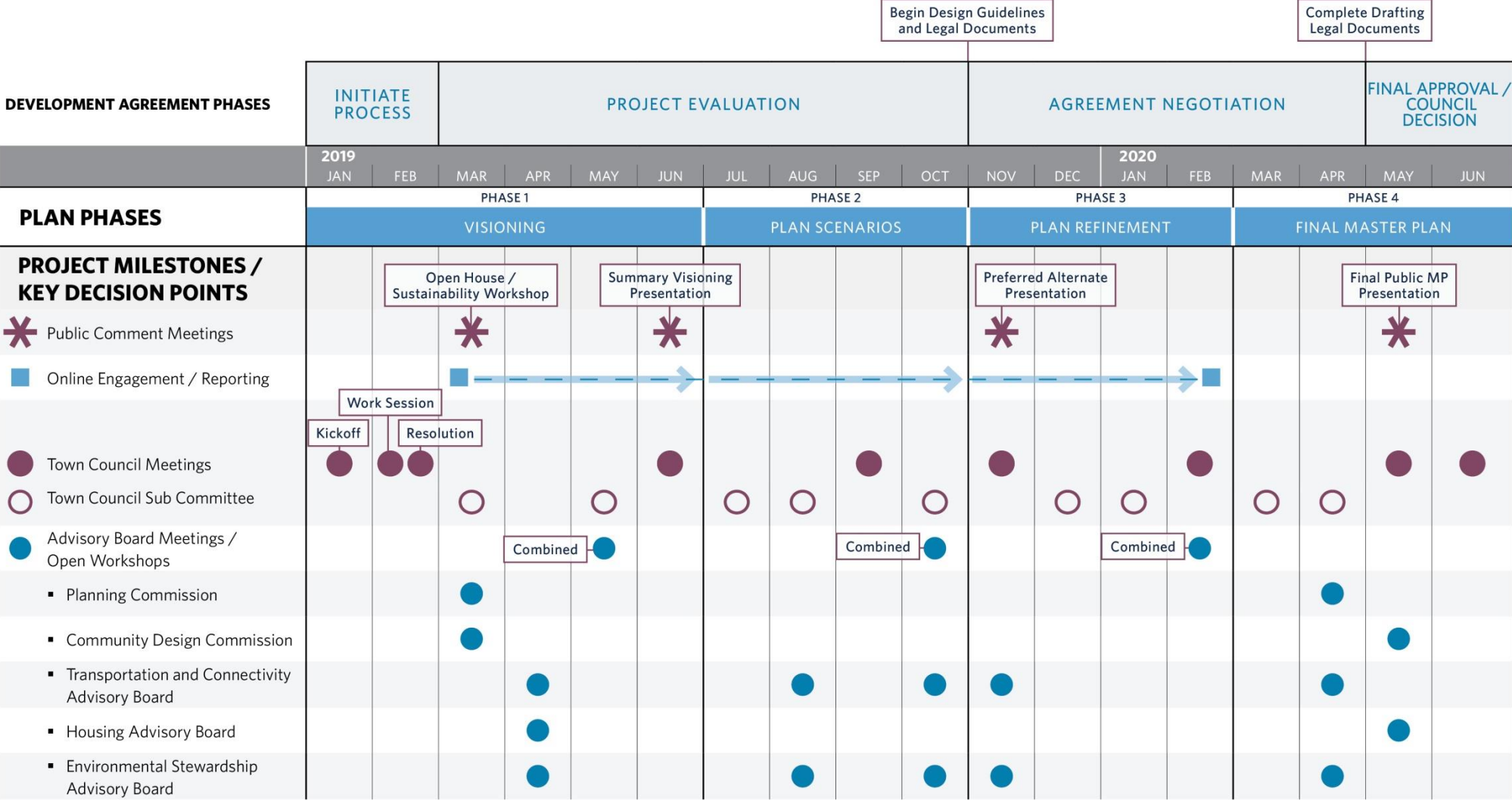
Note: This schedule illustrates a potential public process over a proposed 18-month schedule and is subject to change. The total number of meetings and specific dates may vary based on coordination between UNCHC and the Town of Chapel Hill.

UPDATED SCHEDULE



Note: This schedule illustrates a potential public process over a proposed 18-month schedule and is subject to change. The total number of meetings and specific dates may vary based on coordination between UNCHC and the Town of Chapel Hill.

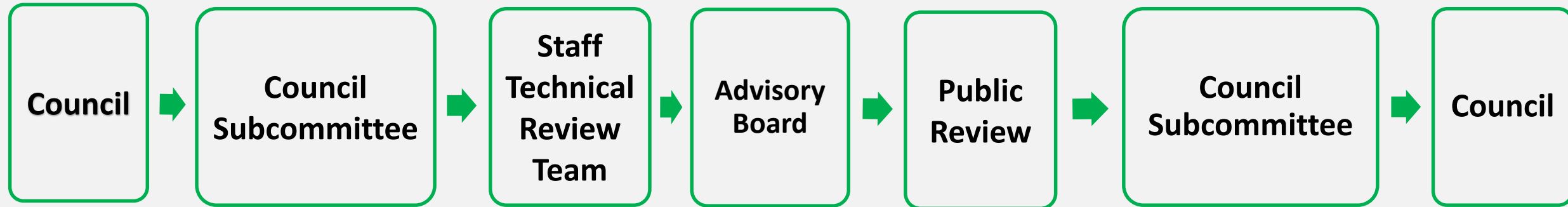
UPDATED SCHEDULE



Note: This schedule illustrates a potential public process over a proposed 18-month schedule and is subject to change. The total number of meetings and specific dates may vary based on coordination between UNCHC and the Town of Chapel Hill.

UPDATED SCHEDULE

For each major topic, the schedule is structured to proceed in the following sequence:



Consider Adopting Resolution R-4:

- 1) Adopting Town Principles**
- 2) Entering into Development Agreement negotiation**
- 3) Forming a Council Subcommittee**
- 4) Authorizing Town Manager and Town Attorney to support negotiation**
- 5) Authorizing Town Manager to determine appropriate fee structure**
- 6) Committing to proceed in timely manner**