

Eastowne Conditional Zoning

Town Council

June 21, 2023



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Key Points for Today

- UNC Health
- Importance of Eastowne
- Eastowne Development
- Community Benefits
- Northern 20 Acres
- Action Requested



Eastowne Development – Why?

- Provide affordable and accessible health care
- Better patient experience
- Keep it local – within the Chapel Hill community
- Move and decompress outpatient services from the Medical Center
- Increase bed capacity and throughput at the Medical Center

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Eastowne Development 2019 vs. 2023

2019

~2.8M sq. ft. mixed used plan
1.5M sq. ft. medical/office
Upto 800 units of housing
Hotel
Retail
Restaurants

4 stream crossings

Preserving ~6-8 acres

Large buildings/construction on the Northern 20

2023

~1.1M sq. ft. medical (and associated) use

Affordable Housing Commitment

3 stream crossings

Preserving ~12 acres

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Eastowne Development at Full Build Out with Parking on N20 (if required)

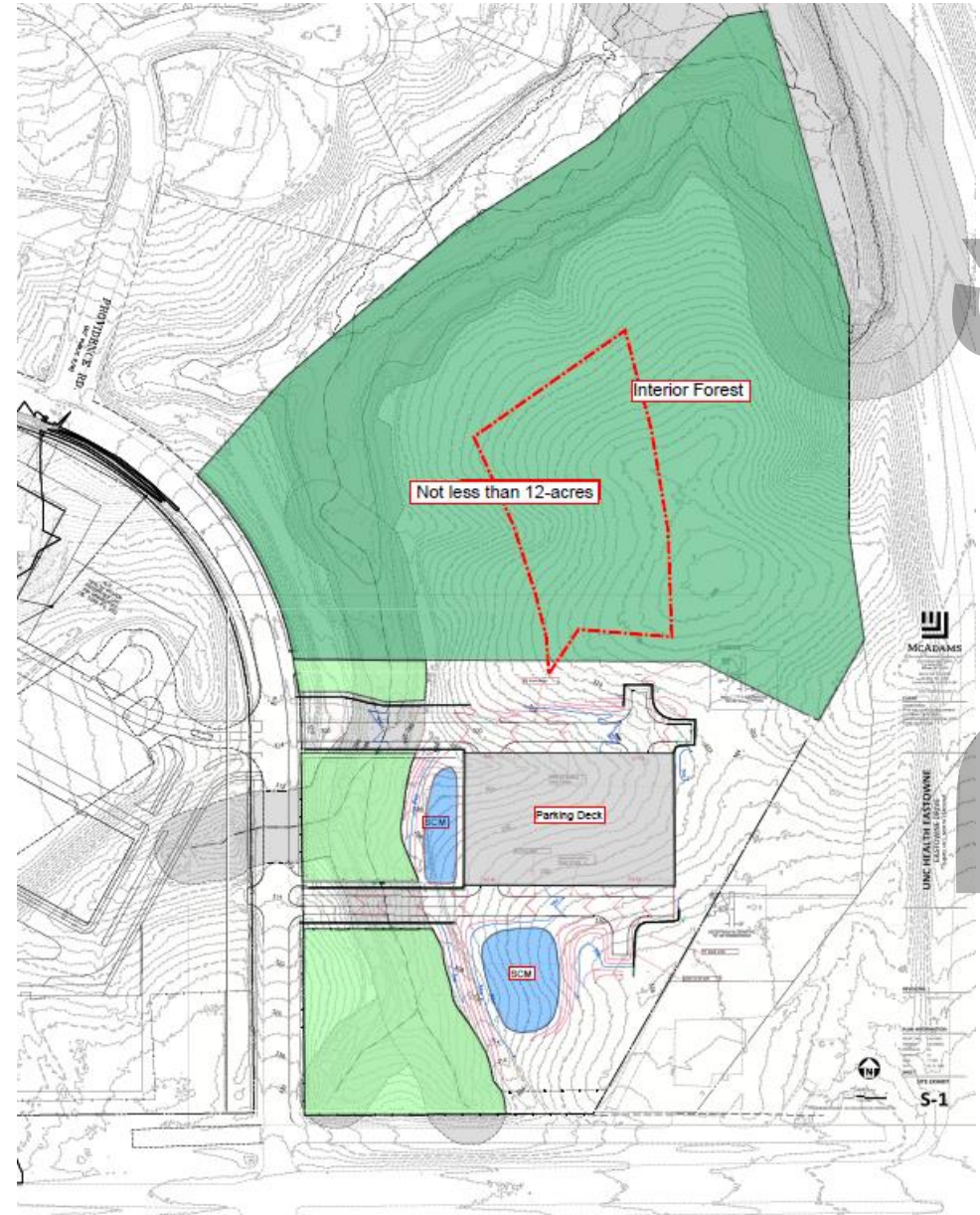


Northern 20 acres (N20)

UNC Health will place a minimum of not less than 12 acres into perpetual preservation (**20% increase**)

Maximum 1,200-space parking structure, shall be subsequently authorized by the Town Manager upon demonstration of additional need to include:

- Surveys of existing parking lot utilization with documentation provided by UNCH of vehicular parking utilization
- If peak hour utilization of the vehicular parking spaces exceed 80% of the capacity, a parking structure to meet the overall demonstrated need for the Eastowne development will be approved on the N20



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Community Benefit – Affordable Housing & Taxes in-lieu

UNC Health presents the following community benefit options to the Town:

- \$5M 20-year loan at 0% interest
 - \$4M 20-year loan at 0% interest, additional taxes in lieu, \$15K per building, per year once constructed
 - \$3M 20-year loan at 0% interest, additional taxes in lieu, \$30K per building, per year once constructed
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- ToCH receives \$148K in tax/taxes in lieu revenue on the UNC Health properties at Eastowne

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Action Requested

Vote of approval by Council for the Conditional Zoning application

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Questions & Discussion

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