



RECEIVE AN UPDATE ON THE UNC HEALTH CARE EASTOWNE DEVELOPMENT AGREEMENT PROPOSAL

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
 Judy Johnson, Operations Manager
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ADDRESS US 15-501 and Eastowne Drive	BUSINESS MEETING DATE September 25, 2019	APPLICANT UNC Health Care
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OVERVIEW

Staff will provide an update on the UNC Health Care Eastowne Development Agreement Proposal.

PROCESS & BACKGROUND

On [March 13, 2019](#)¹, the Council agreed to enter into a Development Agreement process with UNC Health Care. This memorandum provides a summary of work to date on the project. Since March, a Council Committee and UNC Health Care have met for several negotiation sessions as well as joint Advisory Board meetings, Open Houses/Community meetings, and site tours.

This memorandum provides a summary of work to date on the project:

1. The McAdams Company completed a [Natural Resources Report and Preliminary Assessment report](#)² along with a [Site Survey Report](#)³ by the Natural Heritage Program; and
2. The UNC Health Care team has presented development intensities and scenarios for the Council Committee's consideration, and
3. The traffic consultant has provided information to assist the Council Committee in understanding the traffic impacts associated with the different development scenarios.

Tonight, staff, the UNC Health Care team, and the Council Committee will update the Town Council.



Additional information can be found at the Town's web page: <https://www.townofchapelhill.org/town-hall/departments-services/planning-and-development-services/eastowne-master-planning-development-agreement>

Phase 1						Phase 2				Phase 3				Phase 4			
Visioning						Plan Scenario				Plan Refinement				Development Agreement			
Solicit & Analyze Public Input <ul style="list-style-type: none"> • UNC • Town • Public Sustainability Workshop						Review Alternative Scenarios				Selection & Refinement of Preferred Alternative				Draft Development Agreement			

ATTACHMENT

1. Draft Staff Presentation
2. Town of Chapel Hill Eastowne Development Agreement Principles

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3881153&GUID=C40CCE8E-FC1B-4A0A-BCC6-7B0CA3411009>

² <https://www.townofchapelhill.org/home/showdocument?id=43888>

³ <https://www.townofchapelhill.org/home/showdocument?id=43576>