

Eastowne

Over the past several months, the Council Subcommittee has been listening to the interests of UNC Healthcare for the Eastowne properties.

We have also gathered information on the environmental aspects of the site, including the Natural Heritage area.

We value the Health System as a community partner and want to see them succeed in (what they do/patient care and medical research) on this site.

We also want future development here to reflect Town's vision for the Gateway area and have been advocating for development that reflects our town's goals, values and needs.

The Town has been focused on increasing commercial office development as a way to diversify our tax base and increase jobs in Chapel Hill. This past week, UNC Health's consultant confirmed that by having a major anchor and close proximity to I-40, Eastowne represents "the most significant commercial office opportunity for our Town."

At this point, our visions for the site are not aligned.

We requested to have this item come forward tonight so that we could talk through the issues with the full council before asking staff to bring forward an alternative proposal.

Tonight we want to:

Review the Council Subcommittee's Vision for the site and hear your thoughts

Talk specifically about the pond, the Natural Heritage Area and other environmental issues

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Topic	Council Subcommittee	UNC Health
Vision	Medical & Innovation Campus	Town Center
Density	Less density Currently entitled for 550k SF	1.8 – 2.8 million SF
Commercial Office	Strong support Consultant has validated opportunity	Strong support Conventional: 420k SF Medical/Admin; 900k/200k
Retail	Retail/Services to support employees, patients Believe other places offer better/more appropriate opportunities for regional draw	Regional destination Up to 174k SF
Hotel	Willing to support Question of how much?	Strong interest 2 hotels (100 rooms, 125 rooms)
Housing	Different ideas: 1) Is it desirable here or better to occur in surrounding area? ie. Master leasing agreements with nearby properties? 2) If on-site: looking for mixed income, AFFORDABLE HOUSING aimed at service workers, medical students, research fellows or others who can live & work here.	Luxury apartments Up to 1,500 rental units
Roads, Traffic	TIA Infrastructure Viability of additional road?	
Transit	Looking for better integrated transit Eastowne Shuttle	Single bus pullout on 15-501
Parking	Too much parking Need to consider putting some underground	Approximately 5,000- 7,000 spaces
Stormwater	TBD 25 year or stronger?	Meet 25 year storms Not yet shown on regulating plan
Heritage Area	Preservation Viability of road?	