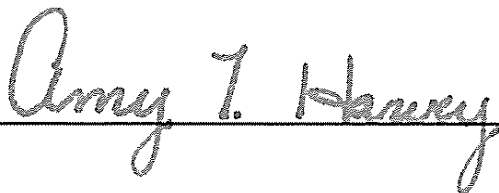


I, Amy T. Harvey, Deputy Town Clerk of the Town of Chapel Hill, North Carolina, hereby certify that the attached is a true and correct copy of (2019-02-20/R-4) adopted as amended by the Chapel Hill Town Council on February 20, 2019.

This the 19th day of July, 2019.



**Amy T. Harvey
Deputy Town Clerk**



A RESOLUTION ENTERING THE TOWN COUNCIL INTO A DEVELOPMENT AGREEMENT NEGOTIATION WITH UNC HEALTH CARE, AUTHORIZING THE TOWN MANAGER AND TOWN ATTORNEY TO ORGANIZE AND SUPPORT THE NEGOTIATION, FORMING A COUNCIL SUBCOMMITTEE, AND ADOPTING GUIDING PRINCIPLES (2019-02-20/R-4)

WHEREAS, a Development Agreement has been identified as a regulatory tool between the Town and developers to guide future development; and

WHEREAS, on February 6, 2019, the Council of the Town of Chapel Hill requested that the Town Manager and Town Attorney frame a process for negotiating a development agreement on UNC Health Care Eastowne based on the Council principles provided, propose a list of topics for negotiations, and bring these items back for Council consideration; and

WHEREAS, UNC Health Care has shared principles that include areas of agreement with the Town Council as well as other interests; and

WHEREAS, the Council of the Town of Chapel Hill adopts its own principles by this resolution and these will be the basis for their negotiation efforts; and

WHEREAS, the Council's principles are organized under goals that include Attractive Design/Appearance, Walkable Design, Suitable Public Infrastructure for Development, Sustainable Building Design, Enhance the Natural Environment, and Support Community Prosperity.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council:

1. Adopt the Town principles attached to use as a touchstone in discussions with UNC Health Care regarding desirable conservation and development on the Eastowne site; and
2. Enter into a Development Agreement process with UNC Health Care; and
3. Form a Council Subcommittee, with the four members to be appointed at an upcoming Council meeting, to proceed with negotiations on a Development Agreement for UNC Health Care Eastowne in a manner generally consistent with the Council's adopted principles; and
4. Authorize the Town Manager and Town Attorney to organize and support the negotiation process with Town staff and resources; and
5. Authorize the Town Manager to determine a fee structure to cover costs associated with the work of the Town and its consultants on the Development Agreement; and
6. Agree that this project is a priority for the Town of Chapel Hill and that efforts will be made to support a timely and efficient process. It is anticipated that the process will generally follow the schedule proposed by UNC Health Care and included in the Council agenda packet for this meeting; with an opportunity for the full Council to check in, between phases 2 and 3, to review and vote to confirm its interest in proceeding with negotiations; and as modified and updated by any subsequent revisions that are mutually agreed upon by the Town Council and UNC Health Care.

This the 20th day of February, 2019.

Town of Chapel Hill Eastowne Development Agreement Principles

1) Attractive Design/Appearance (Vibrant & Inclusive Community)

- a) High-quality gateway into Chapel Hill on US 15-501
- b) High quality landscaping and buffering
- c) Significant green space amenities
- d) Quality urban design
- e) Attractive buildings with appropriate building height, particularly at edge of property as it interfaces with surrounding development
- f) High-quality design standards and streetscapes
- g) Sense of place throughout project

2) Walkable Design (Connected Community/Vibrant & Inclusive Community)

- a) Linked pedestrian and bicycle network throughout project, with connections to adjacent properties and other parts of town
- b) Strong connections to transit and other parts of town
- c) Development that supports alternative transportation designs over time
- d) Walkable streetscape along Eastowne Drive

3) Suitable Public Infrastructure for Development (Connected Community/Safe Community)

- a) Roadway capacity needs based on all anticipated development
- b) Sequencing of development based on transportation capacities
- c) Multi-modal infrastructure
- d) Appropriately designed utilities
- e) Connections to broader community

4) Sustainable Building Design (Environmental Stewardship)

- a) Ecological assessment and environmental mapping
- b) Climate resilient and net-positive energy buildings
- c) Green infrastructure
- d) Minimizes carbon footprint
- e) Maximizes clean and renewable energy opportunities

5) Enhance the Natural Environment (Environmental Stewardship)

- a) Stream corridor improvement and restoration
- b) Water quality improvements
- c) Effective stormwater management measures including reuse

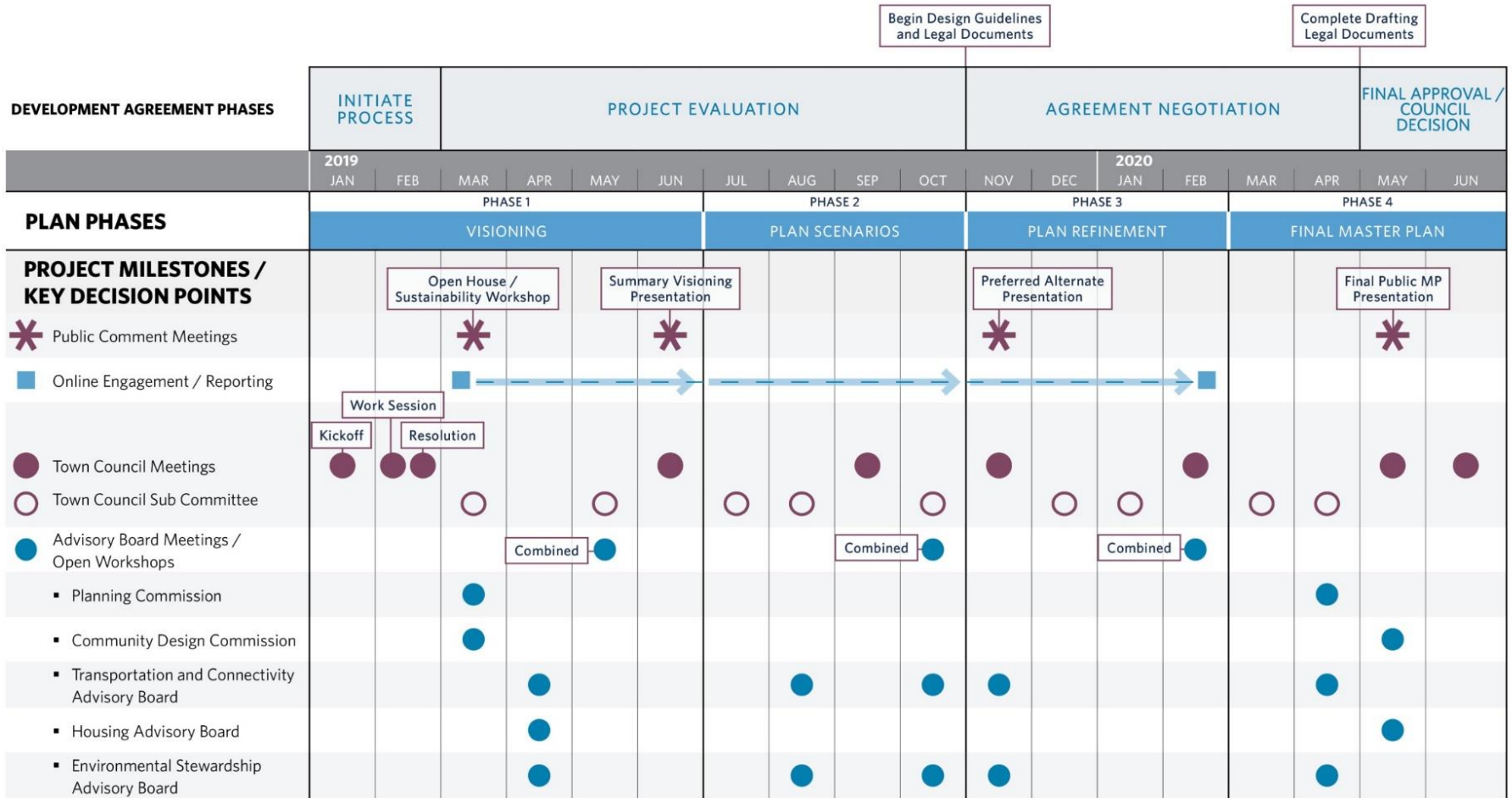
6) Support Community Prosperity (Affordable Housing/Economic & Financial Sustainability)

- a) Affordable employee housing options
- b) Employment opportunities
- c) Significant contributions to public revenues/impacts on Town services

Prepared by Town of Chapel Hill Planning Department from Town Council draft strategic goals, Public Hearing discussion on Eastowne property, and the September 19, 2018 Special Use Permit Modification for the UNC Health Care Medical Office Building #1. Council goals are indicated within the parentheses.

Attachment for Resolution (2019-02-20/R-4)

Schedule proposed by UNC Health Care and included in the February 20, 2019 Council agenda packet



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.