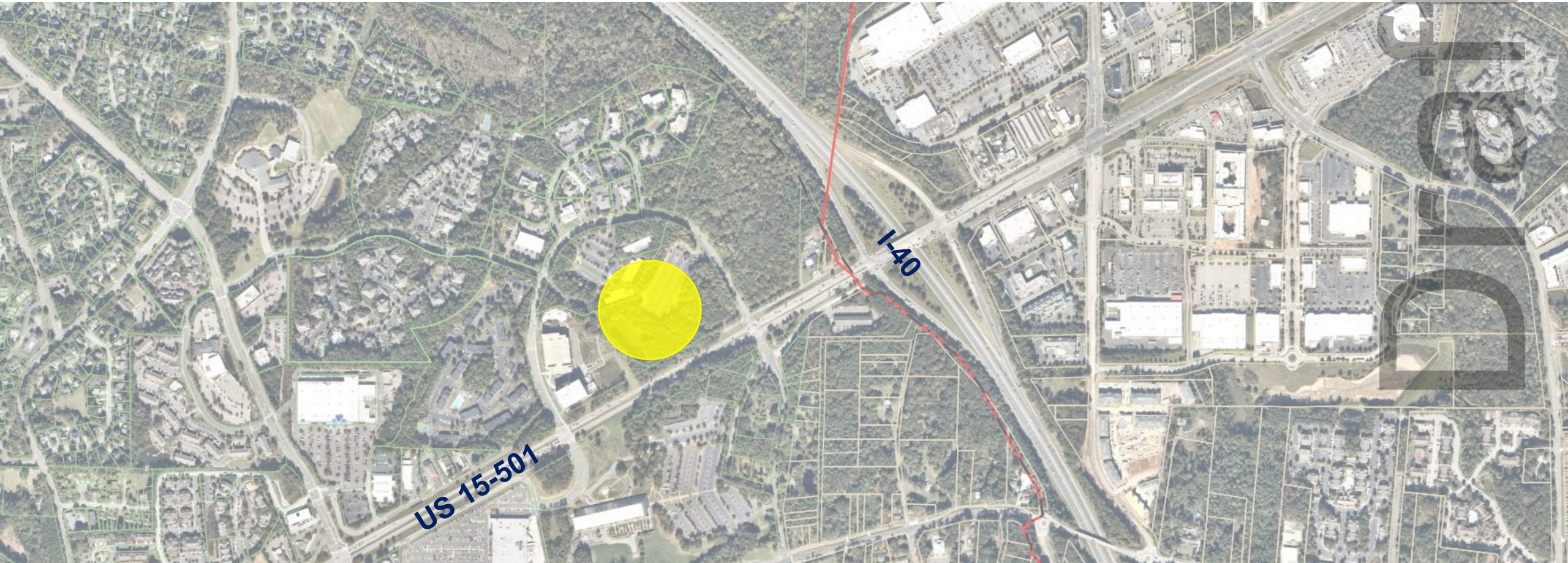




May 24, 2023

# Town Council

## Conditional Zoning – UNC Health Eastowne



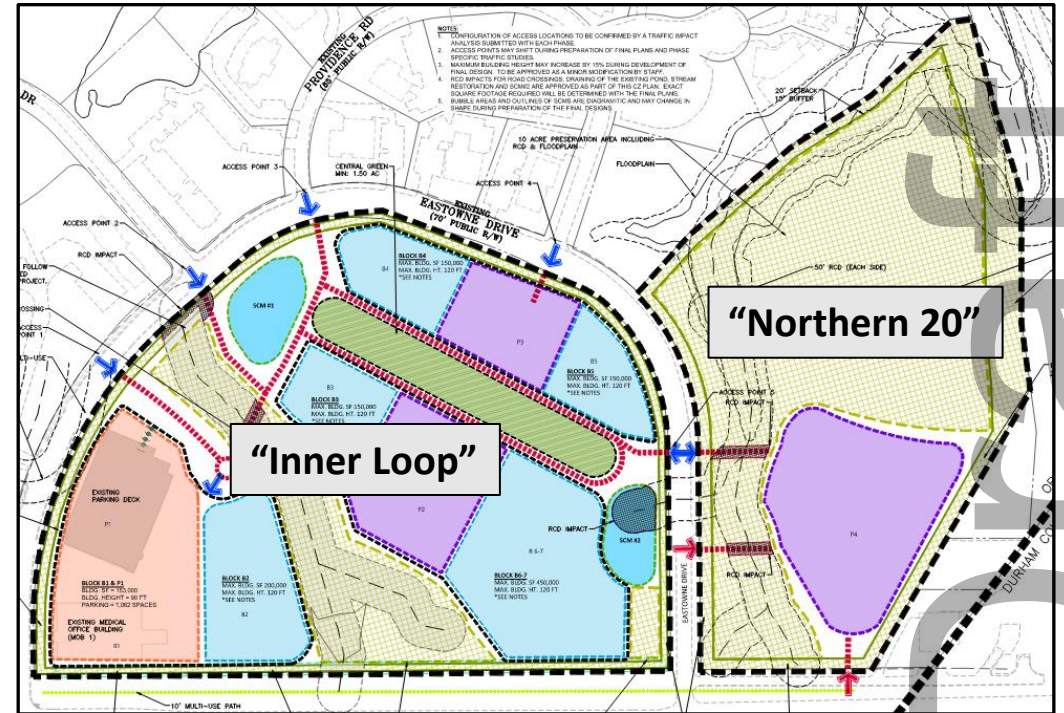


# RECOMMENDATION

Close the Legislative Hearing

Adopt Resolution A

Enact Ordinance A





# TIMELINE

---





# Updates Since April 26

---

## Development on the Northern 20:

- Parking structure to be authorized by Town Manager *only if* UNC-Health demonstrates 80% utilization of existing parking.
- Additional RCD encroachment to be authorized if parking structure can be moved further south.

Draft



# Updates Since April 26

---

## **By-Right Development on the Northern 20:**

- Approx. 250,000 sq. ft. of floor area is permitted by-right, subject to the 20/40 rule.
- Off-street parking is only allowed as an accessory use.
- Town zoning authority extends only to buildings.

Draft



# Updates Since April 26

---

## Community Benefits:

- UNC-Health making \$5 Million contribution to establish an Affordable Housing Loan Fund
- 20-year term at 0% interest, non-resource
- Anticipated impact: 500-1,000 units of affordable housing over 20 years

Draft

## Sustainability:

- UNC Health will provide 2% EV parking spaces and 25% EV-ready spaces.
- Buildings will be designed to meet the more stringent of (1) NC energy codes or (2) 20% better than the 2016 version of ASHRAE 90.1



# Updates Since April 26

---

## **Project Phasing:**

- First ZCP must be applied for within 5 years of approval of this conditional zoning.

## **Pedestrian Crossings:**

- Subject to NCDOT approval, UNC Health will enhance US 15-501 pedestrian crossings

Draft



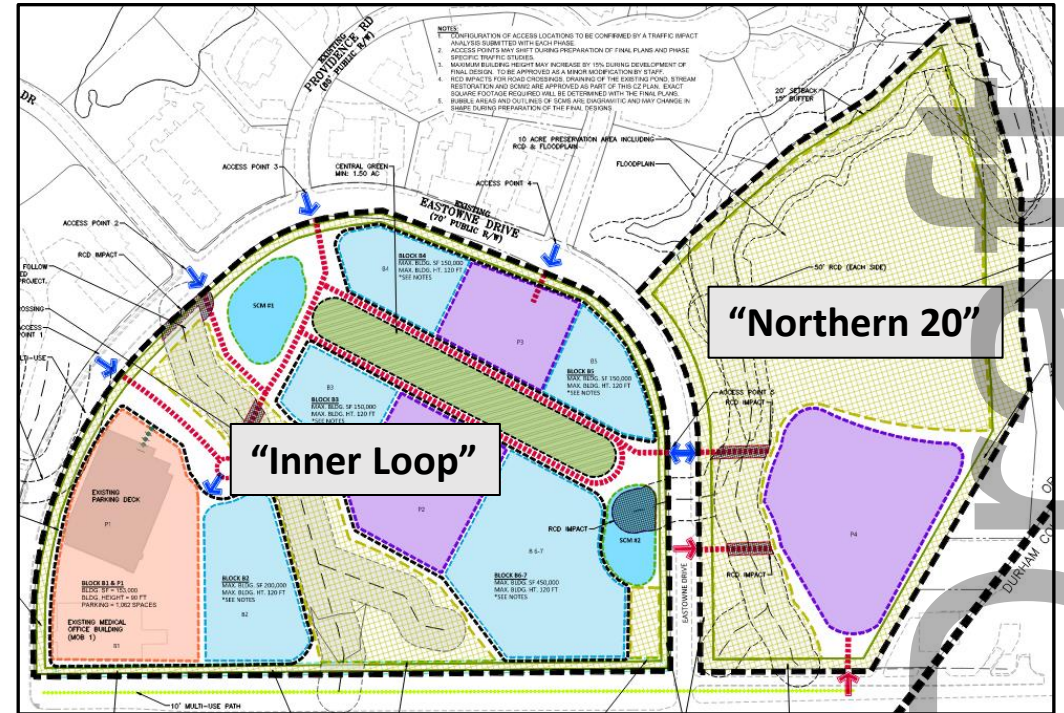


# RECOMMENDATION

Close the Legislative Hearing

Adopt Resolution A

Enact Ordinance A



Draft