

Conditional Zoning UNC Health Eastowne

June 21, 2023

Council Strategic Focus Areas & Goals

Environmental
Stewardship

Economic & Financial
Stewardship

Affordable Housing &
Housing Production



Council Strategic Focus Areas & Goals

Environmental Stewardship

Preserve land with no existing protections

Divert car traffic from central core of Town

Restore a heavily impaired stream

Establish new greenway and trail connections

Economic & Financial Stewardship

Further Chapel Hill's legacy as a hub of world-class healthcare

Create jobs that are less susceptible to economic downturns

Affordable Housing & Housing Production

Secure an unprecedented outside investment in affordable housing

Affordable Housing

\$5 million contribution
from UNC Health



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500 – 1,000
affordable homes

\$20 million - \$40 million
loan fund

If UNC Health contributes \$3 million to affordable housing and \$30K/building/year,
it will take **over 20 years for the building payments to equal \$2 million**

Trade-Offs

Medical campus is built elsewhere:

Chapel Hill loses jobs and housing funding

Strained Town/UNC Health relations

Council does not approve the CZ:

Lose a transformative investment in affordable housing

Lose opportunity to preserve any portion of Northern 20 today

Lose promised stream restoration and other sustainable features

Lose potential greenway and trail connections

Updates Since May 24th

- Northern 20 Preservation Area:
 - Increased from 10 acres to at least 12 acres
 - More clear delineation of boundaries
 - Timing of easement dedication adjusted to facilitate larger preservation area (must be dedicated prior to completion of MOB-2)
- Vehicular Connection Across Northern 20:
 - Condition requiring dedication of easement or right-of-way upon Town request has been removed

Manager's Recommendation

Close the Legislative Hearing

Adopt Resolution (R-9)

Enact Ordinance (O-5)