



UNC HEALTH CARE EASTOWNE MASTER PLAN PROJECT

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
John Richardson, Community Resilience Officer
Ben Hitchings, Director
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Michael Sudol, Planner II

PROPERTY ADDRESS US 15-501 and Eastowne Drive	BUSINESS MEETING DATE February 6, 2019	APPLICANT UNC Health Care
STAFF'S RECOMMENDATION That the Council consider the attached process timeline and Proposed Town of Chapel Hill Council Themes UNC Health Care Development Agreement with UNC Health Care.		
PROCESS UNC Health Care is beginning its Master Plan for their 48-acre property along Eastowne Drive. As part of this work, the development team is defining parameters of the project and the proposed timeline. Tonight Council may review the proposed schedule and discuss proposed Council themes that capture the interests of the Town and UNC Health Care.		
KEY INTERESTS <p>The Council could consider using the attached preliminary draft themes as a guide to their negotiations during the master planning process. The proposed themes were developed by staff to align with: the strategic goals the Council discussed at the January 26, 2019 retreat; with prior public Council conversations; and with the approved Special Use Permit Modification.</p> <p>Council Strategic Plan Themes:</p> <ul style="list-style-type: none"> • Vibrant & Inclusive Community (Attractive Design/Appearance/Attractive) • Environmental Stewardship (Sustainable Building Design) • Connected Community/Vibrant & Inclusive Community (Urban Design) • Connected Community/Safe Community (Suitability of Public Infrastructure) • Environmental Stewardship (Enhancing the Natural Environment) • Affordable Housing/Economic & Financial Sustainability (Supporting Community Prosperity) <p>Key points from prior Council conversations:</p> <ul style="list-style-type: none"> • Future roadway capacity needs based on all anticipated development; • Open space and use/enhancement of the Resource Conservation District; • Pedestrian-oriented development, good urban design; • A multi-modal environment that connects with other gateway projects; • Autonomous vehicles and the relationship to parking demand/management; • Stormwater management that accounts for a changing climate. <p>UNC Health Care Medical Office Building #1 Special Use Permit Modification stipulations:</p> <ul style="list-style-type: none"> • <u>Multi-Use Path</u>: As part of the future master planning process, the developer commits to working with the Town to identify an appropriate alignment of a multi-use path through the site and to design and construct the facility as part of future phases of development. • <u>Master Plan</u>: Before any additional new buildings are developed on the 48 acres comprising the Eastowne UNC Health Care properties, the property owner will conduct a Master Planning process that is consistent with the Town's values as expressed in the Town's Strategic Plan and the 2020 Comprehensive Plan. In addition, the property owner will ensure that the process provides substantial opportunity for public participation and input. The applicant will include at least one Town staff person appointed by the Town Manager on the Master Plan project team. The applicant will also pay for an Urban Designer selected by the Town, and the applicant and the Town will co-design a mutually agreeable scope of work to involve the Urban Designer throughout the master planning process. Once a draft of the Master Plan is prepared, the applicant will present a draft to the Advisory Boards and Town Council for their review and feedback. Following the drafting of the Master Plan, the applicant will bring development proposals through the Town's entitlement process. • <u>Future Traffic Analysis</u>: That as part of a Master Plan entitlement process, the applicant shall prepare a Traffic Impact model analysis. The model shall include a build-out year and include Wegmans, Gateway development, SECU redevelopment, and the full build-out of Eastowne, other approved development in the area, as well as an 		

appropriate factor for background traffic

At the February 20, 2019 Council meeting, we anticipate the Council will consider a resolution to agree to pursue a Development Agreement with UNC Health Care.

ATTACHMENT

1. Proposed Town of Chapel Hill Council Themes
2. UNC Health Care Eastowne Master Plan Themes
3. UNC Health Care Eastowne List of Interest
4. Proposed UNC Health Care Master Plan/Development Agreement Timeline