

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.