



**UPDATE ON THE UNC HEALTH CARE EASTOWNE DEVELOPMENT AGREEMENT PROPOSAL**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Ben Hitchings, Director  
 Judy Johnson, Operations Manager  
 Becky McDonnell, Planner II  
 John Richardson, Community Resilience Officer

<p><b>PROPERTY ADDRESS</b> US 15-501 and Eastowne Drive</p>	<p><b>BUSINESS MEETING DATE</b> June 19, 2019</p>	<p><b>APPLICANT</b> UNC Health Care</p>
<p><b>UPDATE</b> Tonight UNC Health Care will provide an update on the visioning and brainstorming phase of the Development Agreement, which is the first step in a four-phase process.</p>		
<p><b>STAFF'S RECOMMENDATION</b> That the Council receive the update and provide input as the project moves to the scenario development phase.</p>		
<p><b>PROCESS</b></p> <p>Since the Development Agreement process began, the Council Eastowne Committee (Council Committee) held one meeting with the UNC Health Care Development team and a separate internal public meeting to discuss negotiation considerations. Additionally, UNC Health Care conducted a walking tour of the site, a sustainability workshop, and a community open house.</p> <p>UNC Health Care has held meetings with the Town's Advisory Boards, including the Community Design Commission, Environmental Stewardship Advisory Board, Housing Advisory Board, Planning Commission, Stormwater Management Utility Advisory Board, and Transportation and Connectivity Advisory Board. Each board has offered input and feedback on the proposal. Each board also designated a champion to represent its board as part of a UNC Health Care Development Agreement Joint Advisory Board.</p> <p>The Council Committee began crafting an Eastowne Negotiation Framework to be used as part of the development of preliminary design scenarios. The Framework uses the Town principles, identified at the <a href="#">March 13, 2019</a><sup>1</sup> Council meeting, and key considerations to establish metrics and standards to be used in the scenarios. Town staff are currently meeting with each of these advisory boards to get their input on the draft Negotiation Framework.</p>	<p><b>DECISION POINTS</b></p> <p>Tonight's discussion is to provide input as the project moves to the scenario development phase. In this phase, the Council and the applicant will jointly identify several scenarios for analysis and review using agreed-upon principles and input.</p> 	
<p><b>ATTACHMENT</b></p>	<ol style="list-style-type: none"> <li>1. Staff Presentation (to be distributed)</li> <li>2. Town of Chapel Hill Eastowne Development Agreement Negotiation Framework</li> <li>3. Development Agreement Schedule</li> </ol>	

<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3881153&GUID=C40CCE8E-EC1B-4A0A-BCC6-7B0CA3411009>