

## Town of Chapel Hill Development Agreement Summary

Project	Parties to the Agreement	Description	Resources and Process
Carolina North 2009	University of North Carolina at Chapel Hill and Town of Chapel Hill	Approximately 1.3 M SF of construction on 250 acres with surrounding open-space preservation and trails/greenway connections. Master planned University Campus on 1,000 acres of property in central Chapel Hill. Substantial infrastructure and construction anticipated to build-out over 20 years minimum. Some improvements (preservation, trails, greenway) have begun; no major construction to date.	<ul style="list-style-type: none"> <li>• Council-Trustee work sessions (11)</li> <li>• Regular council meetings (11)</li> <li>• Public information and comment meetings (9)</li> <li>• Joint staff meetings (bi-weekly or weekly)</li> <li>• Town advisory board meetings (some joint) (15)</li> <li>• Public Hearing (1)</li> <li>• Technical experts hired by each party</li> </ul>
Glen Lennox 2014	Grubb Properties and Town of Chapel Hill	Up to 600,000 SF of office space, 150,000 retail and 1,200 residential units in a mixed use development consistent with the adopted Neighborhood Conservation District. Site clearing began in 2017. Long-term build-out.	<p>The Town Council adopted a neighborhood Conservation District allowing subsequent negotiation of development agreement.</p> <ul style="list-style-type: none"> <li>• Special Topic meeting (1)</li> <li>• Public Information Meetings (6)</li> <li>• Council Work sessions (2)</li> <li>• Planning Commission meetings</li> <li>• Public hearing (1)</li> <li>• Technical Team support costs \$149,600</li> </ul>
Obey Creek 2015	East-West Partners and Town of Chapel Hill	Mixed-use development that is located across US Highway 15-501 from Southern Village. Allows between 600,000 SF and 1,600,000 SF of development including residential, retail, office and hotel space on approximately 42 acres. Long-term build-out.	<p>Multiple concept plans, and focus area study during Chapel Hill 2020 preceded entering into negotiations.</p> <ul style="list-style-type: none"> <li>• Compass Committee meetings (20)</li> <li>• Council Work sessions/Subcommittee meetings (20)</li> <li>• Public Information Meetings (7)</li> <li>• Council and Advisory Boards/Commissions Joint meetings (2)</li> <li>• Planning Commission Meetings (2)</li> <li>• Public Hearing and Business Meetings (5)</li> <li>• Technical Team support costs \$142,000</li> </ul>
Hamilton Road Fire Station #2 2016	Town of Chapel Hill and East-West Partners	Public-Private project, removed old fire station, public partner builds office building and new fire station on Town-Owned property; business agreement to manage ownership/leasing arrangement. Single construction phase in near-term.	<ul style="list-style-type: none"> <li>• Council Meeting (1)</li> <li>• Public Information Meeting (1)</li> <li>• Public Hearing and Business Meeting (2)</li> </ul>

Municipal Services Development Agreement 2018	University of North Carolina at Chapel Hill and Town of Chapel Hill	Public venture to build municipal services building on UNC-CH property on Estes Drive. Full build-out includes up to 200,000 SF on 20 acres. Long term build-out.	<ul style="list-style-type: none"> <li>• Council Meetings (5)</li> <li>• Public Meetings (8)</li> <li>• Advisory Board Meetings</li> </ul>
Amity Station Development Agreement 2017-18	Amity Station LLC and Town of Chapel Hill	Development project located at 318-326 West Rosemary Street within the Northside neighborhood. Single-construction phase development. Currently on-going negotiations with Council	<p>Multiple concept plans preceded entering into negotiations</p> <ul style="list-style-type: none"> <li>• Council Meeting (3)</li> <li>• Council Subcommittee meetings (11)</li> </ul>