



May 24, 2023

# Town Council

## Conditional Zoning – UNC Health Eastowne





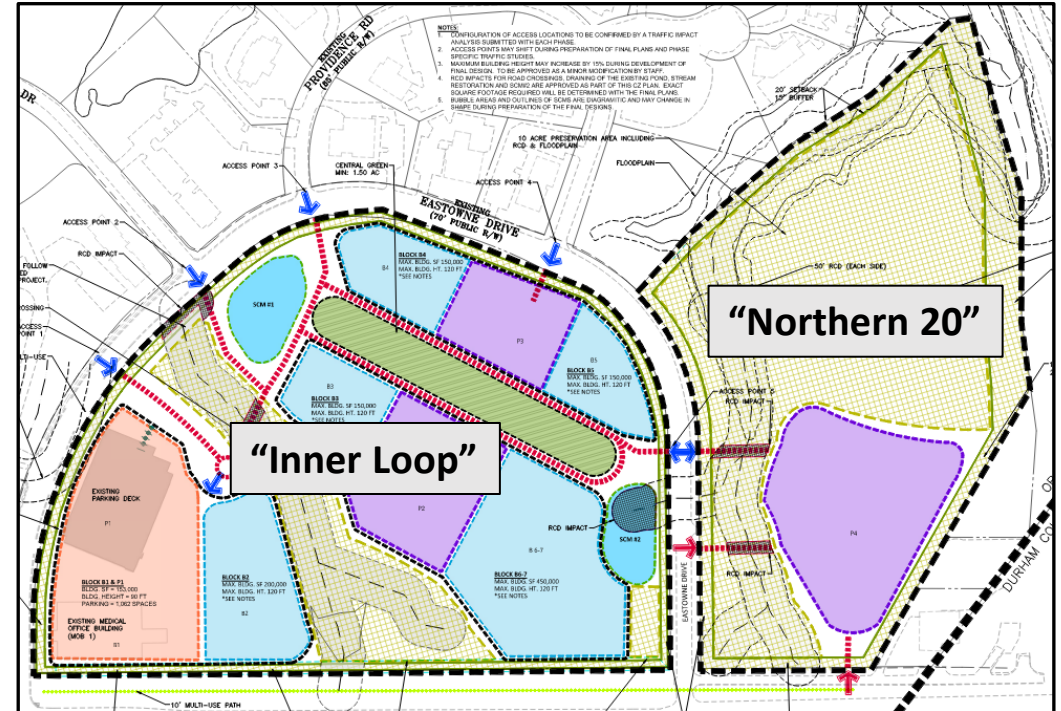


# RECOMMENDATION

Close the Legislative Hearing

Adopt Resolution A (R-13)

Enact Ordinance A (O-2)





# TIMELINE

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STAFF  
REVIEW



COUNCIL  
WORK  
SESSION  
MAR 15,  
2023



PLANNING  
COMMISSION  
APRIL 18,  
2023



OPEN  
PUBLIC  
HEARING  
APRIL 26,  
2023



COUNCIL  
ACTION  
MAY 24,  
2023



# Updates Since April 26

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## Development on the Northern 20:

- Parking structure to be authorized by Town Manager *only if* UNC-Health demonstrates 80% utilization of existing parking.
- Additional RCD encroachment to be authorized if parking structure can be moved further south.



# Updates Since April 26

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## Community Benefits:

- UNC-Health making \$5 Million contribution to establish an Affordable Housing Loan Fund
- 20-year term at 0% interest, unsecured
- Anticipated impact: 500-1,000 units of affordable housing over 20 years

## **Sustainability:**

- UNC Health will provide 2% EV parking spaces and 25% EV-ready spaces.
- Buildings will be designed to meet the more stringent of (1) NC energy codes or (2) 20% better than the 2016 version of ASHRAE 90.1



# Updates Since April 26

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## **Project Phasing:**

- First ZCP must be applied for within 5 years of approval of this conditional zoning.

## **Pedestrian Crossings:**

- Subject to NCDOT approval, UNC Health will enhance US 15-501 pedestrian crossings



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