

## **ADDED STIPULATIONS FOR EASTOWNE UNC HEALTH CARE MEDICAL OFFICE BUILDING SPECIAL USE PERMIT MODIFICATION**

Since the May 23, 2018 Public Hearing, the following stipulations have been added to Revised Resolution A:

### **3. Urban Design Review**

Town Staff will select a third-party urban designer, and the applicant will pay for the urban design review based on the rate listed in the Planning and Development Services Fee Schedule for Blue Hill District Urban Design review. The Urban Designer will review the project plans in light of Town values as expressed in the Town's Strategic Plan and 2020 Comprehensive Plan, discuss them with the applicant, and present their recommendations to the applicant for consideration prior to submittal of Final Plans for construction of the project. The Community Design Commission shall provide courtesy review comments on the recommendations prior to issuance of a Zoning Compliance Permit.

### **4. Parking Deck Appearance *(Stipulation forthcoming)***

To address concerns about the appearance of the parking deck from Eastowne Drive, the applicant will shift more cladding material to the Eastowne Drive façade to reduce visibility into the deck. The applicant will work with staff to develop a stipulation that establishes a minimum percentage of the façade that will have exterior cladding material. We anticipate a stipulation will be available prior to the September 19, 2018 meeting.

### **5. Permitted Construction**

This Special Use Permit Modification authorizes the construction of one (1) 150,000 sq. ft. building, along with an attached 3,000 sq. ft. utility building, and the associated parking deck. Any additional buildings or other new development on this site would require additional approvals by the Town and shall meet all applicable Town requirements.

### **6. Multi-Use Path**

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.

### **7. Master Plan**

Before any additional new buildings are developed on this site, 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, property owner will ensure that the process provides substantial opportunity for public participation and input. Once a draft of the Master Plan is prepared, the draft will be presented to the Advisory Boards and Town Council for their review and feedback.

### **8. Future Traffic Analysis**

As part of a Master Plan entitlement process, the property owner 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.

### **9. As-Built Traffic Analysis Study**

Within one (1) year of issuance of a Certificate of Occupancy, UNC Health Care shall report to the Town Council with an update on traffic conditions and trip generation rates at the site, including whether they warrant further study, and if so, in what regard. The property owner agrees to reimburse the Town and its consultant to update the June 2018 TIA with

as-built driveway traffic counts from the project, with other modeling assumptions remaining constant. If traffic counts at the project driveway exceed the projected maximum values for the June 2018 Traffic Impact Analysis and the August 2018 Maximum Trip Generation Traffic Analysis, the property owner commits to making associated additional improvements as required by Town ordinance. Such improvements shall be started within one (1) year of the TIA revision, subject to permitting from NC Department of Transportation and Town of Chapel Hill.

#### **10. Public amenity space**

The property owner shall provide shaded picnic tables with ready access to parking for use by employees and visitors. The property owner shall make the use of this amenity available to others upon request and approval by the property owner.

#### **11. Height**

Building height is limited to 90 feet as measured from finished floor elevation, defined as the floor of the ground floor. All rooftop mechanical equipment and other structures shall be located below this height.

#### **12. Electric Vehicle Charging**

Six parking spaces within the parking deck shall be dedicated for electric vehicle charging, with stations installed. Conduit to serve at least 20 percent of the parking spaces in the parking deck for future electric vehicle charging stations shall be installed prior to issuance of a Certificate of Occupancy.

#### **13. Capacity for Additional Vehicle Charging**

The electrical infrastructure will be provided to meet the electricity demand of all anticipated future charging stations, up to 20 percent of the parking spaces in the parking deck.

#### **15. Intersection Improvements**

Eastowne Drive/SECU Driveway/US 15-501 Intersection Improvements: Prior to Final Zoning Inspection, the developer shall:

- a. extend the existing southbound left-turn lane from Eastowne Drive to US 15-501 to provide 300 linear feet of vehicle queuing, and
- b. extend the existing eastbound left-turn lane from US 15-501 to Eastowne Drive to a minimum of 400 linear feet of vehicle queuing.

#### **20. Transit Stop**

Prior to Final Zoning Inspection, the developer shall install a transit stop to Chapel Hill Transit standards, including shelter, pad, lighting, real-time bus signage, and waste receptacles.

#### **22. Buffered Bicycle Lanes**

Prior to issuance of a Certificate of Occupancy, the developer shall provide buffered bicycle lanes along both sides of Eastowne Drive for the length of the project's frontage.

#### **24. Eastowne Drive Multi-Use Path**

Prior to issuance of a Certificate of Occupancy, the developer shall construct a 10-foot wide multi-modal path on Eastowne Drive along the subject property frontage, to be designed to American Association of State Highway and Transportation Officials (AASHTO) standards.

**29. Tree Openings**

Two openings along the US 15-501 frontage are permitted with estimated measurements of approximately 50 feet and 95 feet, respectively, from the tree drip lines. The underbrush and thicket along the entire frontage will be removed as part of the site development. The 95 foot opening to be replanted reducing the opening to 55 feet.

**30. Modified Buffers**

Prior to issuance of a Zoning Compliance Permit, the Community Design Commission shall provide courtesy review comments on all landscape buffers.