



CONSIDER THE UNC HEALTH CARE EASTOWNE DEVELOPMENT AGREEMENT PROPOSAL

STAFF REPORT

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

<p>PROPERTY ADDRESS US 15-501 and Eastowne Drive</p>	<p>BUSINESS MEETING DATE February 20, 2019</p>	<p>APPLICANT UNC Health Care</p>
<p>STAFF'S RECOMMENDATION That the Council adopt Resolution A, agreeing to pursue a negotiated Development Agreement for the Eastowne Redevelopment project, adopting principles, and forming a Council Subcommittee.</p>		
<p>BACKGROUND In September 2018, the Council approved Medical Office Building-1 at the Eastowne Campus. UNC Health Care is beginning work on a Master Plan for the 48-acre property.</p>	<p>DECISION POINTS</p> <ul style="list-style-type: none"> • Enter into a Development Agreement negotiation process; • Endorse and offer support for: <ul style="list-style-type: none"> ○ Council Principles; ○ Tentative schedule; ○ Public involvement; ○ Development Agreement fee structure. 	
<p>PROCESS At the Council Work Session on February 6, 2019¹, the Council discussed options for negotiating a Development Agreement with UNC Health Care.</p> <p>In Chapel Hill, development agreements have generally been used to address large, complex, multi-year projects, and/or projects for which both the developer and the Town make infrastructure improvements and other investments. Development Agreements are governed by State Statutes G.S. 160A-400.20 through 160A-400.32.</p> <p>The Development Agreement process consist of multiple opportunities for public involvement including public comment periods at Advisory Board meetings and Council meetings and Public Information Meetings. A rezoning process would also be required to allow the use of a Development Agreement. A formal public hearing would be required prior to any final vote on a proposed rezoning and Development Agreement.</p>		
<p>ATTACHMENT</p>	<ol style="list-style-type: none"> 1. Staff Memorandum 2. Resolution 3. Town of Chapel Hill Eastowne Development Agreement Principles 4. UNC Health Care Eastowne Development Agreement Principles 5. Development Agreement proposed schedule 6. Summary of other Town of Chapel Hill Development Agreements 	

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3852081&GUID=513AE52F-0FD0-41B9-B2F6-D8FCB73B061E&Options=&Search=>