



TOWN OF CHAPEL HILL NORTH CAROLINA

MEMORANDUM

TO: Mayor and Town Council

FROM: Roger L. Stancil, Town Manager

DATE: August 31, 2018

SUBJECT: Consider Application for Special Use Permit Modification – Eastowne UNC Health Care, 100 Eastowne Drive

Attached is the review by Town staff of an application to redevelop the Eastowne Drive site with UNC Health Care Medical Office Building. I have reviewed the information and I find the recommendations to be reasonable based on the information available. I recognize that this is subject to a review of additional evidence presented at the September 19, 2018 Business Meeting. Because of my extensive work this summer with Town staff and UNC Health Care staff and consultants to respond to community concerns, I believe there is value in sharing my recommendation as Town Manager on this date.

I have reviewed and discussed the key issues with Town staff. Based on the information in the record to date, I believe that the Council could make the findings required to approve the application for a Special Use Permit.

In response to Council's concerns, over the summer, I met with individual Council members to understand their concerns and questions. A summary of those questions and concerns are attached along with applicant development team and Town staff responses

The UNC Health Care development team and Town staff hosted an Open House with the public and held special meetings with the Community Design Commission and the Planning Commission. Additional comments from the Boards' Special Meetings are provided for Council's consideration. Both boards have raised additional comments about the height of the proposed building, the future Master Plan process, and the impact of traffic on nearby roadways. The issues raised by the Council, Advisory Board members, and the community have been addressed in an attachment.

I understand and appreciate their concerns and we have worked hard to address them. I would also like to share my perspective on the proposed application and highlight the benefits of this project, with the recommended changes, to the Town. The building proposed fulfills an immediate need of UNC Health Care. Concurrent with that approval, UNC Health Care has committed to a Master Plan process with input from the Town Council and community. That Master Plan process for their property will be concurrent with a jointly sponsored effort to involve property owners from the Blue Hill District to I-40 in community planning for the area identifying key transportation and infrastructure interests.

As this item returns to the Council for action at the September 19, 2018 business meeting after my retirement from the Town, I am offering the Council my final recommendation for action now. Please refer to the accompanying memoranda for additional information on these applications.