



TOWN OF CHAPEL HILL

Town Council Meeting Agenda

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Mayor Pam Hemminger
Mayor pro tem Jessica Anderson
Council Member Donna Bell
Council Member Allen Buansi
Council Member Hongbin Gu

Council Member Nancy Oates
Council Member Michael Parker
Council Member Karen Stegman
Council Member Rachel Schaevitz

Wednesday, February 6, 2019 6:30 PM

Library Room B

AGENDA ITEMS

1. UNC Health Care Eastowne Master Plan Project. [\[19-0108\]](#)

PRESENTER: Ben Hitchings, Planning Director

The purpose of this item is for the Council to consider the attached process outline and principles of a Development Agreement with UNC Health Care.

2. Downtown Parking Update. (no attachment) [\[19-0109\]](#)

PRESENTER: Chris Blue, Police Chief and Executive Director for Community Safety
Meg McGurk, Community Safety Planner
Dwight Bassett, Economic Development Officer
Chris Roberts, Manager of Engineering & Infrastructure
Ben Hitchings, Planning Director

The purpose of this item is to present the findings of the Walker Consultants Parking Study; to include current occupancy and demand data; and options for planning for future parking. Discussion will begin to give staff direction on how to proceed with potential short and long term actions with regards to positioning downtown parking as a tool for economic development.



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Item Overview

Item #: 1., **File #:** [19-0108], **Version:** 1

Meeting Date: 2/6/2019

UNC Health Care Eastowne Master Plan Project.

See Staff Report on next page.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Ben Hitchings, Planning Director

The purpose of this item is for the Council to consider the attached process outline and principles of a Development Agreement with UNC Health Care.



UNC HEALTH CARE EASTOWNE MASTER PLAN PROJECT

STAFF REPORT

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

PROPERTY ADDRESS US 15-501 and Eastowne Drive	BUSINESS MEETING DATE February 6, 2019	APPLICANT UNC Health Care
STAFF'S RECOMMENDATION That the Council consider the attached process timeline and Proposed Town of Chapel Hill Council Themes UNC Health Care Development Agreement with UNC Health Care.		
PROCESS UNC Health Care is beginning its Master Plan for their 48-acre property along Eastowne Drive. As part of this work, the development team is defining parameters of the project and the proposed timeline. Tonight Council may review the proposed schedule and discuss proposed Council themes that capture the interests of the Town and UNC Health Care.		
KEY INTERESTS <p>The Council could consider using the attached preliminary draft themes as a guide to their negotiations during the master planning process. The proposed themes were developed by staff to align with: the strategic goals the Council discussed at the January 26, 2019 retreat; with prior public Council conversations; and with the approved Special Use Permit Modification.</p> <p>Council Strategic Plan Themes:</p> <ul style="list-style-type: none"> • Vibrant & Inclusive Community (Attractive Design/Appearance/Attractive) • Environmental Stewardship (Sustainable Building Design) • Connected Community/Vibrant & Inclusive Community (Urban Design) • Connected Community/Safe Community (Suitability of Public Infrastructure) • Environmental Stewardship (Enhancing the Natural Environment) • Affordable Housing/Economic & Financial Sustainability (Supporting Community Prosperity) <p>Key points from prior Council conversations:</p> <ul style="list-style-type: none"> • Future roadway capacity needs based on all anticipated development; • Open space and use/enhancement of the Resource Conservation District; • Pedestrian-oriented development, good urban design; • A multi-modal environment that connects with other gateway projects; • Autonomous vehicles and the relationship to parking demand/management; • Stormwater management that accounts for a changing climate. <p>UNC Health Care Medical Office Building #1 Special Use Permit Modification stipulations:</p> <ul style="list-style-type: none"> • <u>Multi-Use Path</u>: 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. • <u>Master Plan</u>: Before any additional new buildings are developed on the 48 acres comprising the Eastowne UNC Health Care properties, 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, the property owner will ensure that the process provides substantial opportunity for public participation and input. The applicant will include at least one Town staff person appointed by the Town Manager on the Master Plan project team. The applicant will also pay for an Urban Designer selected by the Town, and the applicant and the Town will co-design a mutually agreeable scope of work to involve the Urban Designer throughout the master planning process. Once a draft of the Master Plan is prepared, the applicant will present a draft to the Advisory Boards and Town Council for their review and feedback. Following the drafting of the Master Plan, the applicant will bring development proposals through the Town's entitlement process. • <u>Future Traffic Analysis</u>: That as part of a Master Plan entitlement process, the applicant 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

At the February 20, 2019 Council meeting, we anticipate the Council will consider a resolution to agree to pursue a Development Agreement with UNC Health Care.

ATTACHMENT

1. Proposed Town of Chapel Hill Council Themes
2. UNC Health Care Eastowne Master Plan Themes
3. UNC Health Care Eastowne List of Interest
4. Proposed UNC Health Care Master Plan/Development Agreement Timeline

Proposed Town of Chapel Hill Council Themes UNC Health Care Development Agreement

Vibrant & Inclusive Community (Attractive Design/Appearance)

- High-quality gateway into Chapel Hill on US 15-501
- High quality landscaping and buffering
- Significant green space amenities
- Quality urban design
- Attractive buildings with appropriate building height, particularly at edge of property as it interfaces with surrounding development
- High-quality design standards and streetscapes
- Sense of place throughout project

Environmental Stewardship (Sustainable Building Design)

- Ecological assessment and environmental mapping
- Energy efficient buildings
- Minimizes carbon footprint

Connected Community/Vibrant & Inclusive Community (Walkable Design)

- Linked pedestrian and bicycle network throughout project, with connections to adjacent properties
- Strong links to transit
- Development that supports alternative transportation designs over time
- Walkable streetscape along Eastowne Drive

Connected Community/Safe Community (Suitability of Public Infrastructure)

- Roadway capacity needs based on all anticipated development
- Multi-modal Infrastructure
- Appropriately designed utilities

Environmental Stewardship (Enhancing the Natural Environment)

- Stream corridors improvements/restoration
- Water quality improvements
- Effective stormwater management measures

Affordable Housing/Economic & Financial Sustainability (Supporting Community Prosperity)

- Affordable employee housing options
- Significant contributions to public revenues

UNC Health Care Eastowne Master Plan Themes

Town of Chapel Hill Themes with UNC Health Care bullets

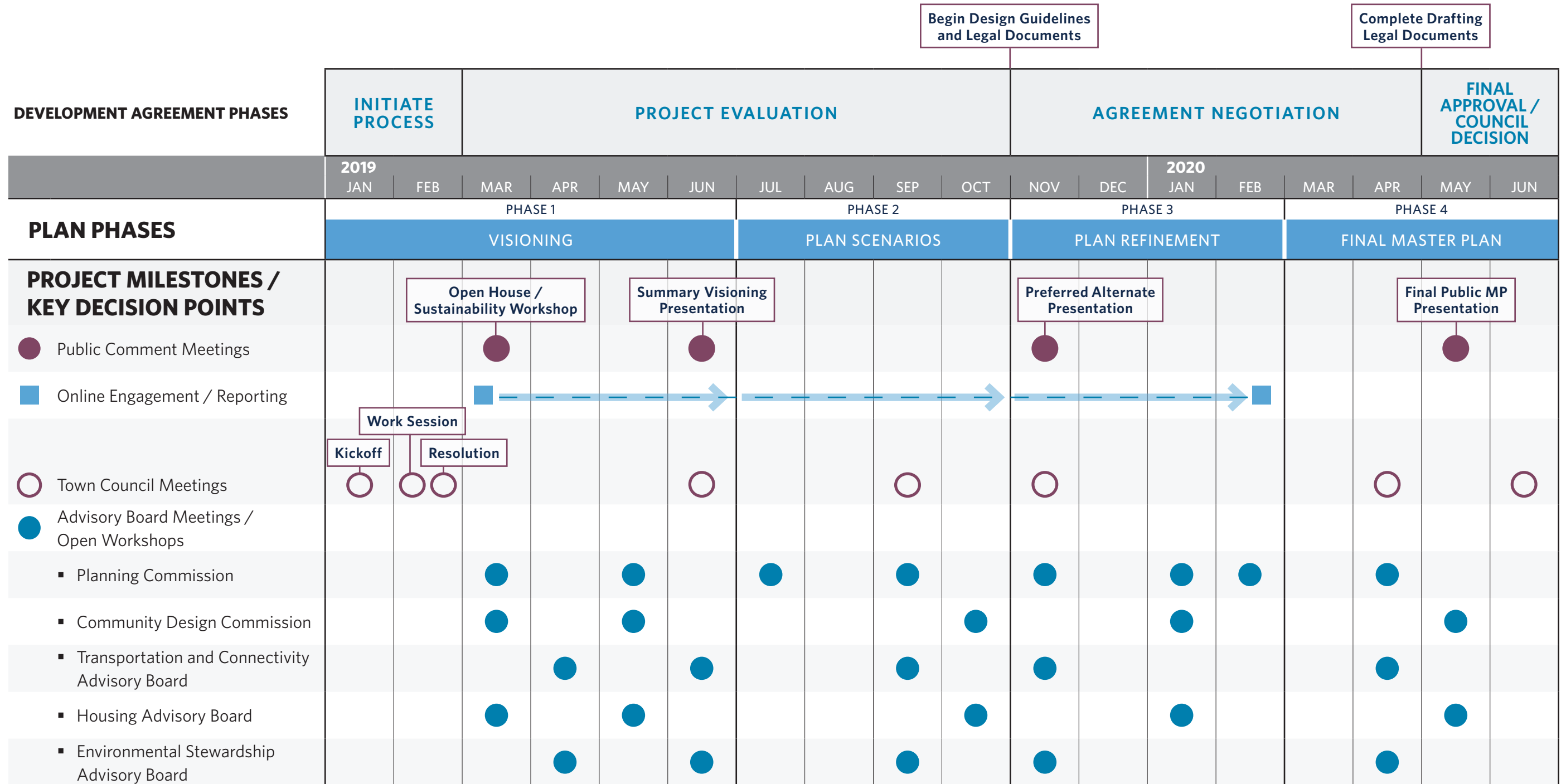
- Vibrant and Inclusive Community (Attractive Design / Appearance)
 - Promote high quality design
 - Create a welcoming gateway into Chapel Hill
 - Establish a sense of place
 - Follow good urban design practices (human scale, richness, quality)
- Environmental Stewardship (Sustainable Building Design)
 - Cluster buildings to preserve open space and promote walkable design
 - Promote energy efficient buildings to minimize carbon footprint
- Connected Community / Vibrant & Inclusive Community (Walkable Design)
 - Promote multi-modal design (walk, bike, pedestrian, transit)
 - Create an interconnected pedestrian and open space network
 - Establish trail system that can link to regional trails
- Connected Community / Vibrant & Inclusive Community (Suitability of Public Infrastructure)
 - Allow for phased infrastructure (roads, utilities)
 - Accommodate multi-modal infrastructure
 - Provide accessibility across entire site – ADA / Life-safety
- Environmental Stewardship (Enhancing the Natural Environment)
 - Improve water quality
 - Utilize effective stormwater management measures
 - Utilize native plant material
 - Improve public access to natural resources
- Economic & Financial Sustainability (Supporting Community Prosperity)
 - Provide financially viable and cost effective project that can deliver benefits to the community.

UNC Health Care Eastowne Master Plan Interests

The Eastowne Master Plan encompasses multiple development parcels (including the North and South parcels) that together comprise approximately 48 acres of land.

The UNC Health Care “Interests” necessary for a successful and viable master plan for the entire site include the following:

- Adhere to Master Plan / Development Agreement Schedule
 - All parties must commit to the schedule and be engaged throughout entire process
 - Priority project for Town, Advisory Boards and Council
- Long vested right
 - Provides certainty for major investment
- Administrative approval for specific building projects
 - No SUP required
- Phased infrastructure
 - Don't overburden early initial phases of development
- Design Flexibility
 - Setbacks
 - Height
 - Massing



Note: This schedule illustrates a potential public process over a proposed 18-month schedule and is subject to change. The total number of meetings and specific dates may vary based on coordination between UNCHC and the Town of Chapel Hill.