# Conditional Zoning UNC Health Eastowne

June 21, 2023

#### **Council Strategic Focus Areas & Goals**

Environmental Stewardship Economic & Financial Stewardship



Affordable Housing & Housing Production

#### **Council Strategic Focus Areas & Goals**

Environmental Stewardship

Preserve land with no existing protections

Divert car traffic from central core of Town

Restore a heavily impaired stream

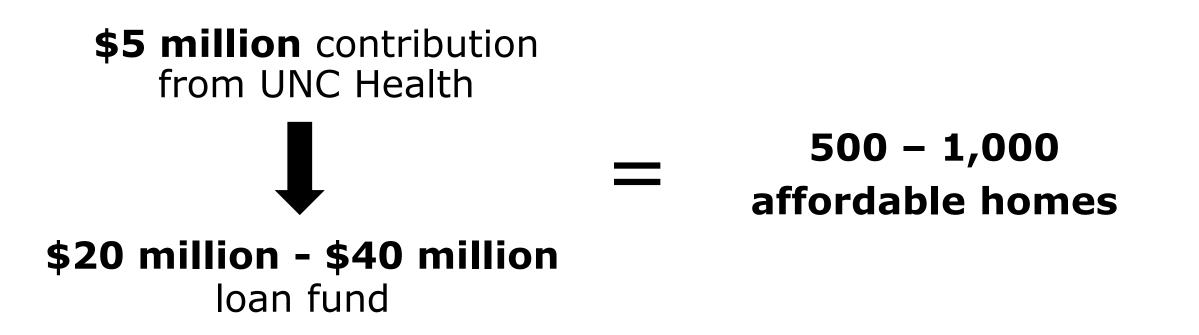
Establish new greenway and trail connections Economic & Financial Stewardship

Further Chapel Hill's legacy as a hub of world-class healthcare

Create jobs that are less susceptible to economic downturns Affordable Housing & Housing Production

Secure an unprecedented outside investment in affordable housing

#### **Affordable Housing**



If UNC Health contributes \$3 million to affordable housing and \$30K/building/year, it will take **over 20 years for the building payments to equal \$2 million** 

### **Trade-Offs**

## Medical campus is built elsewhere:

Chapel Hill loses jobs and housing funding

Strained Town/UNC Health relations

# Council does not approve the CZ:

Lose a transformative investment in affordable housing

Lose opportunity to preserve any portion of Northern 20 today

Lose promised stream restoration and other sustainable features

Lose potential greenway and trail connections

## Updates Since May 24<sup>th</sup>

- Northern 20 Preservation Area:
  - Increased from 10 acres to at least 12 acres
  - More clear delineation of boundaries
  - Timing of easement dedication adjusted to facilitate larger preservation area (must be dedicated prior to completion of MOB-2)
- Vehicular Connection Across Northern 20:
  - Condition requiring dedication of easement or right-of-way upon Town request has been removed

#### **Manager's Recommendation**

Close the Legislative Hearing

Adopt Resolution (R-9)

Enact Ordinance (O-5)