

# 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

**\$5 million** contribution  
from UNC Health



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**500 - 1,000**  
**affordable homes**

**\$20 million - \$40 million**  
loan fund

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)