UNC HEALTH CARE EASTOWNE MASTER PLAN PROJECT TIMELINE

STAFF REPORT   TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES
Ben Hitchings, Director
Judy Johnson, Operations Manager
Michael Sudol, Planner II

PROPERTY ADDRESS	BUSINESS MEETING DATE	APPLICANT
US 15-501 and Eastowne Drive	January 16, 2019	UNC Health Care

STAFF'S RECOMMENDATION

That the Council consider the attached project timeline for the UNC Health Care Eastowne Master Plan project, offer comments, and discuss an entitlement process.

PROCESS

UNC Health Care has outlined a proposed process and timeline for its Master planning process for Eastowne. The attached document identifies regular updates to Town Council, and opportunities for the Council, advisory boards, and community to provide input into the process. The outlined process is proposed as an 18-month timeline with opportunity for public meetings and Council meetings during the phases of the project.

The following alternative entitlement processes under the Town's Land Use Management Ordinance may be considered:
- Conditional Zoning
- Development Agreement
- Master Land Use Plan (followed by subsequent individual Special Use Permits)
- Zoning Atlas Amendment and Special Use Permit (individually or sequentially for individual buildings or parcels)

Tonight's meeting offers an opportunity for the Council to discuss with UNC Heath Care these options for future development proposals. We anticipate returning to Council with recommendations for a process at the February 20, 2019 Council meeting.

DECISION POINTS

During the discussions on the Eastowne Medical Office Building, as well as the Future Land Use Map and Gateway conversations to date, stakeholders have expressed several themes, including the following:

- Appearance, such as ensuring high quality landscaping and buffering
- Walkability/Mobility, such as creating a linked pedestrian-bicycle network and functional roadways
- Sustainability, such as ensuring well-protected stream corridors
- Affordability, such as addressing employee housing

The master planning process will provide an opportunity to discuss these issues with UNC Health Care and the stakeholders in the community.

The adopted Special Use Permit Modification resolution for the Eastowne Medical Office Building 1 included these stipulations regarding the Master Plan process:

- Multi-Use Path: 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.
- Master Plan: 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.
- Future Traffic Analysis: The applicant shall prepare a Traffic Impact model analysis as part of a Master Plan entitlement process. The model shall include a build-out year and include Wegmans, Gateway development, SECU property redevelopment, and the full build-out of Eastowne, other approved development in the area, as well as an appropriate factor for background traffic.

ATTACHMENT	1. Project Timeline