



# **UNC Health Care Eastowne Development Agreement Discussion**

**November 18, 2019**

# Meeting Purpose

- Prepare for Wednesday's Council meeting;
- Understand UNC-HC's request to the State for draining the pond and stream crossings;
- Discuss opportunities to preserve Natural Heritage Site.

# Agenda

- 1. Background + Context**
- 2. UNC-HC's Proposals**
- 3. Environmental Overview**
  - a. The Pond**
  - b. Natural Heritage Site**
- 4. Negotiation Opportunity**

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## Council Committee Members:

- Mayor Hemminger
- Council member Gu
- Council member Parker
- Council member Schaevitz
- Council member Stegman (alternate)

February 2019 – Council authorized proceeding with Development Agreement:

- 13 Council Committee meetings;
- 5 community meetings;
- 13 Advisory Board meetings.

# Principles

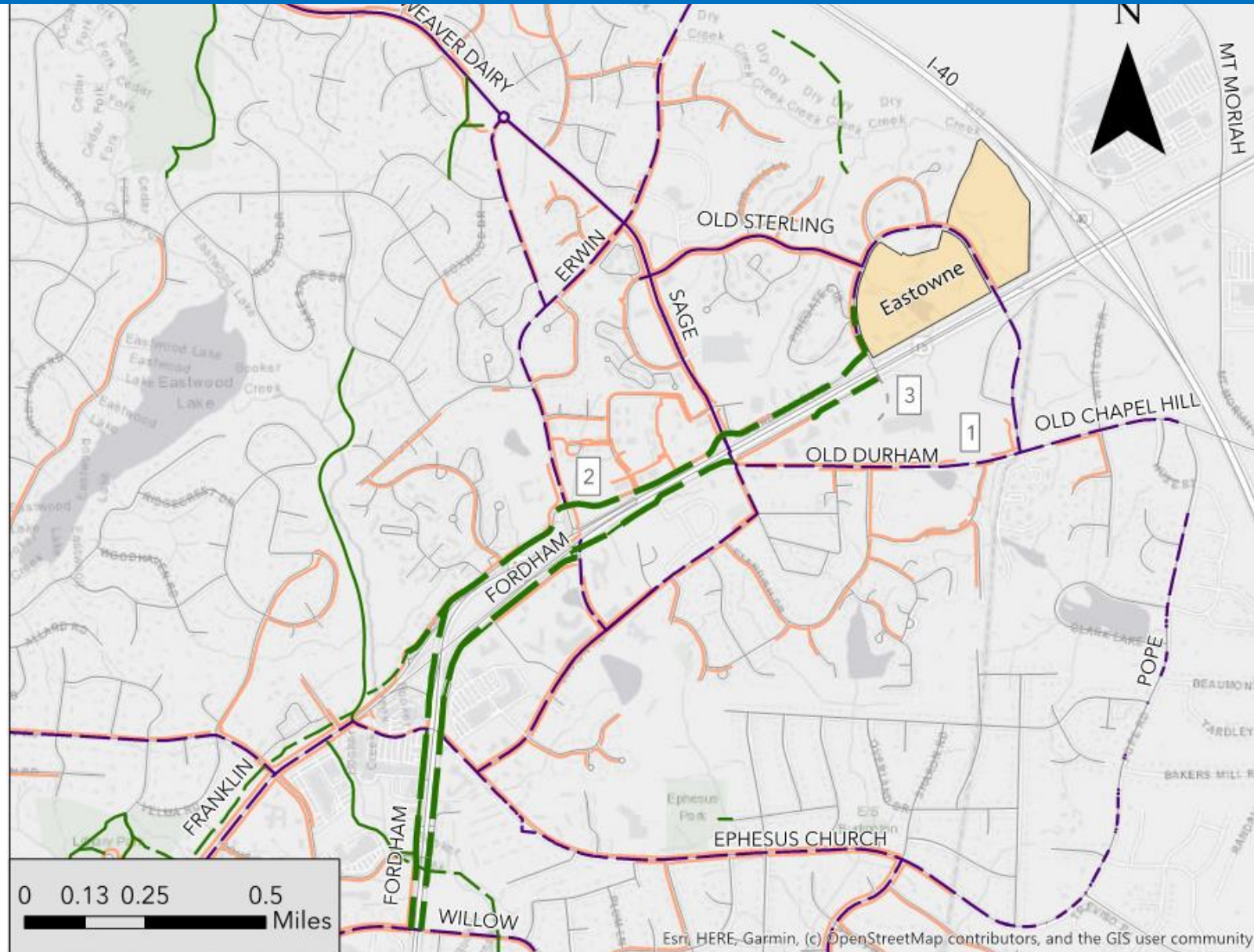
1. Attractive Design/Appearance
2. Walkable Design
3. Suitable Public Infrastructure for Development
4. Sustainable Building Design
5. Enhance the Natural Environment
6. Support Community Prosperity

# Upcoming Discussion Topics

1. Transportation Impact Analysis
2. Height of buildings?
3. Parking numbers?
4. Pond – drain?
5. Stream – water quality and crossings?



# Context





# Eastowne





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# UNC-HC Alternate 1



# UNC-HC Alternate 1





# UNC-HC Alternate 1



# UNC-HC Alternate 2





# UNC-HC Alternate 2





# UNC-HC Alternate 2

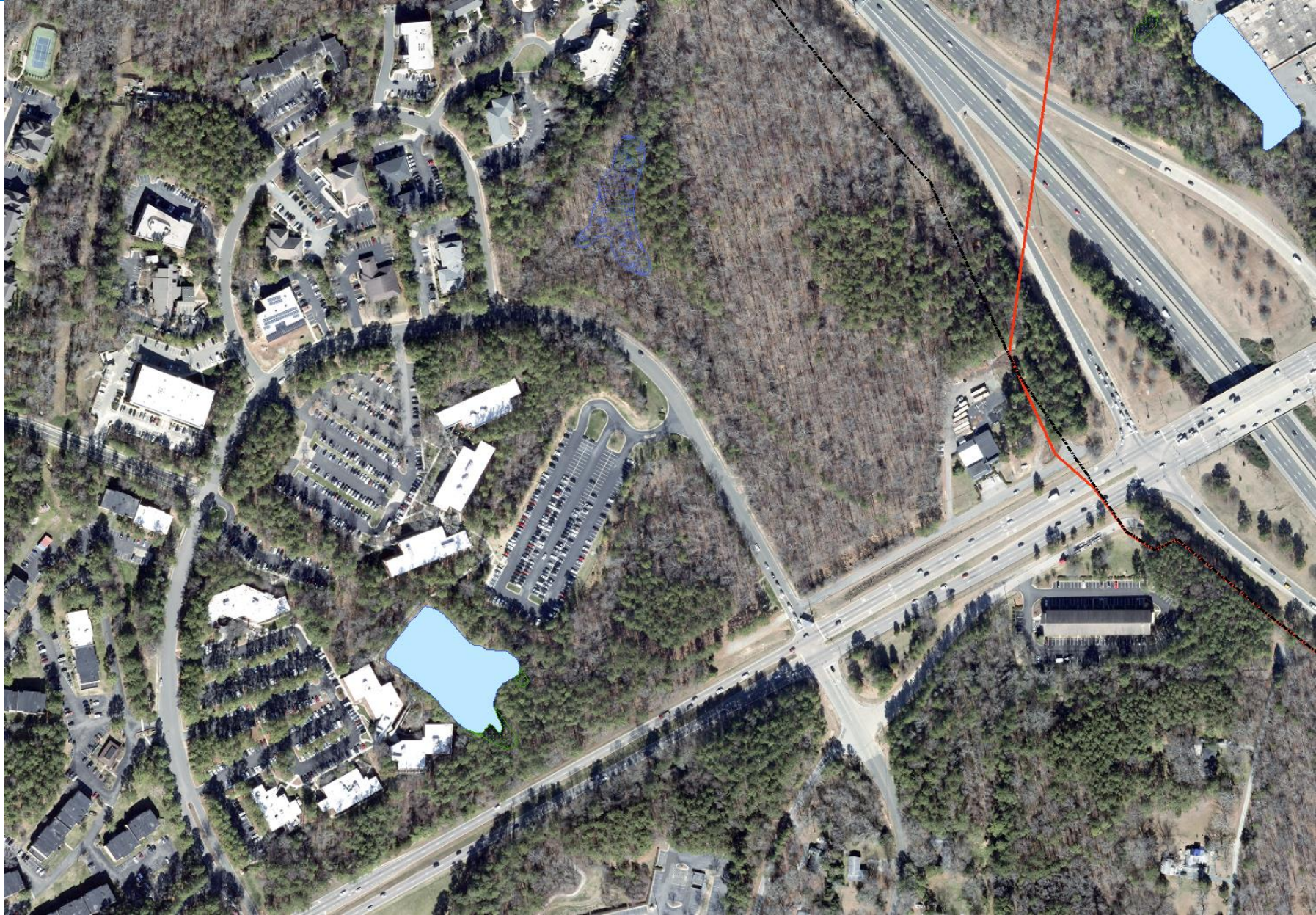


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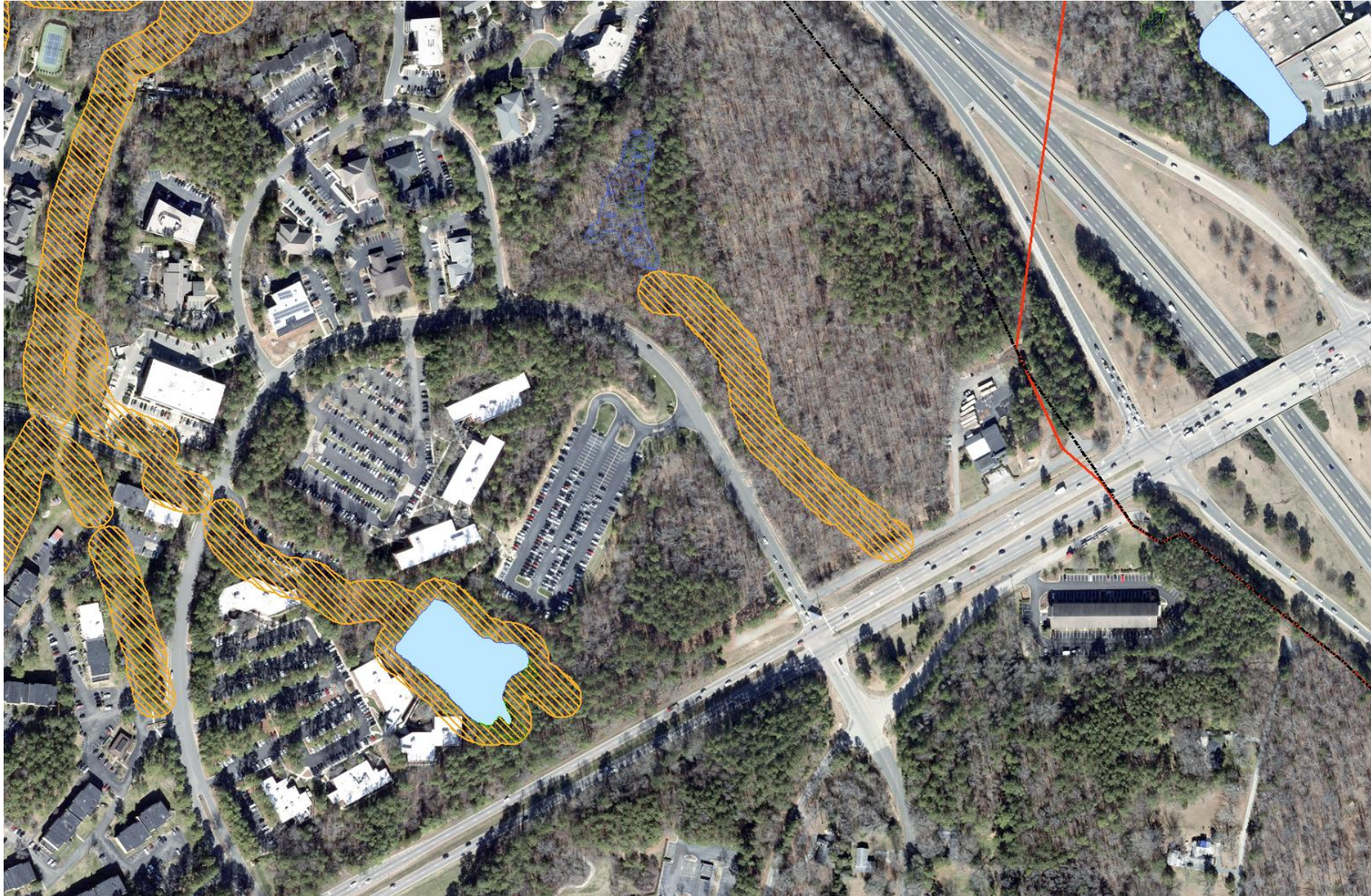


# Eastowne Pond



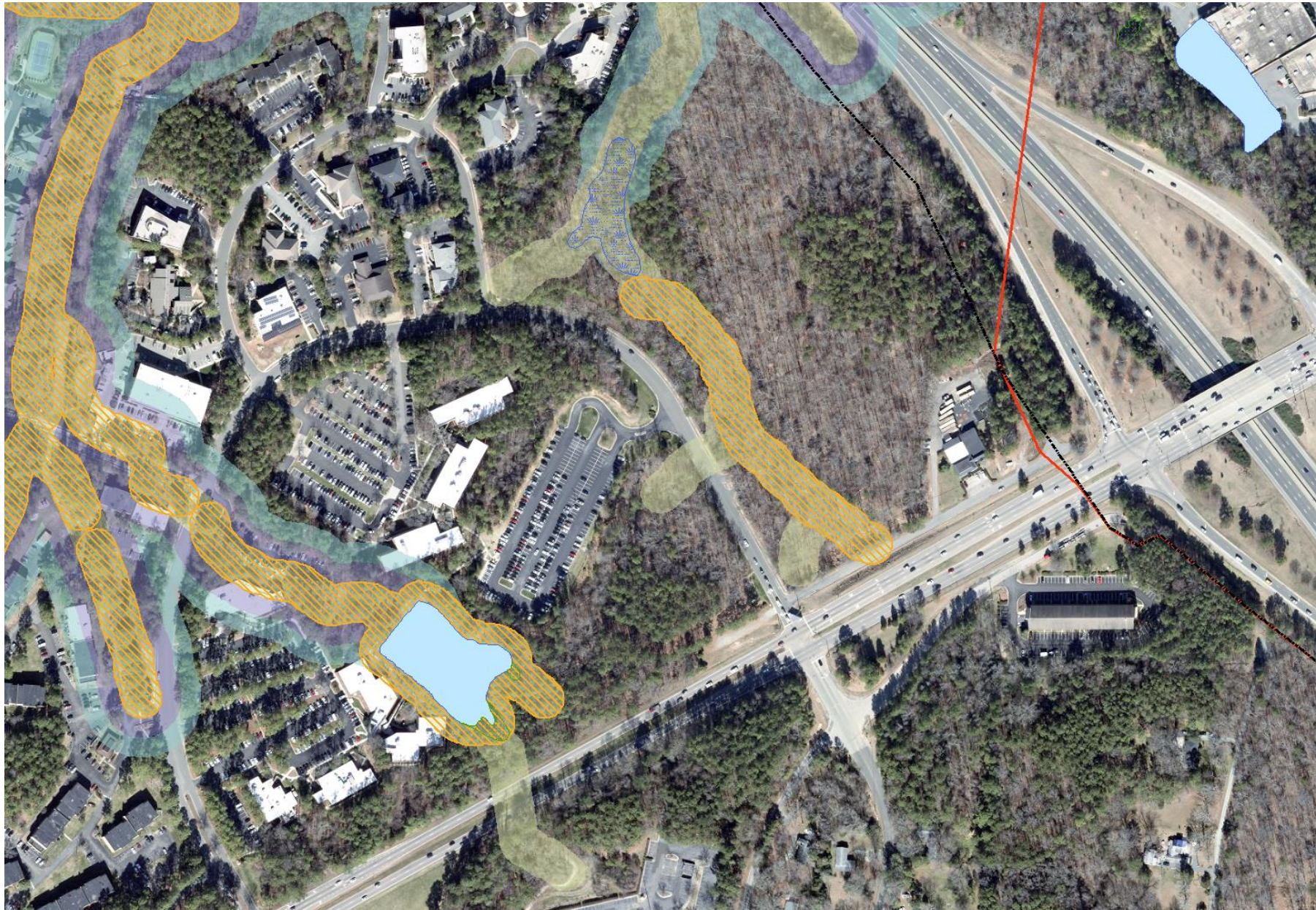


# Eastowne Jordan Buffer





# Eastowne Resource Conservation District





# Pond

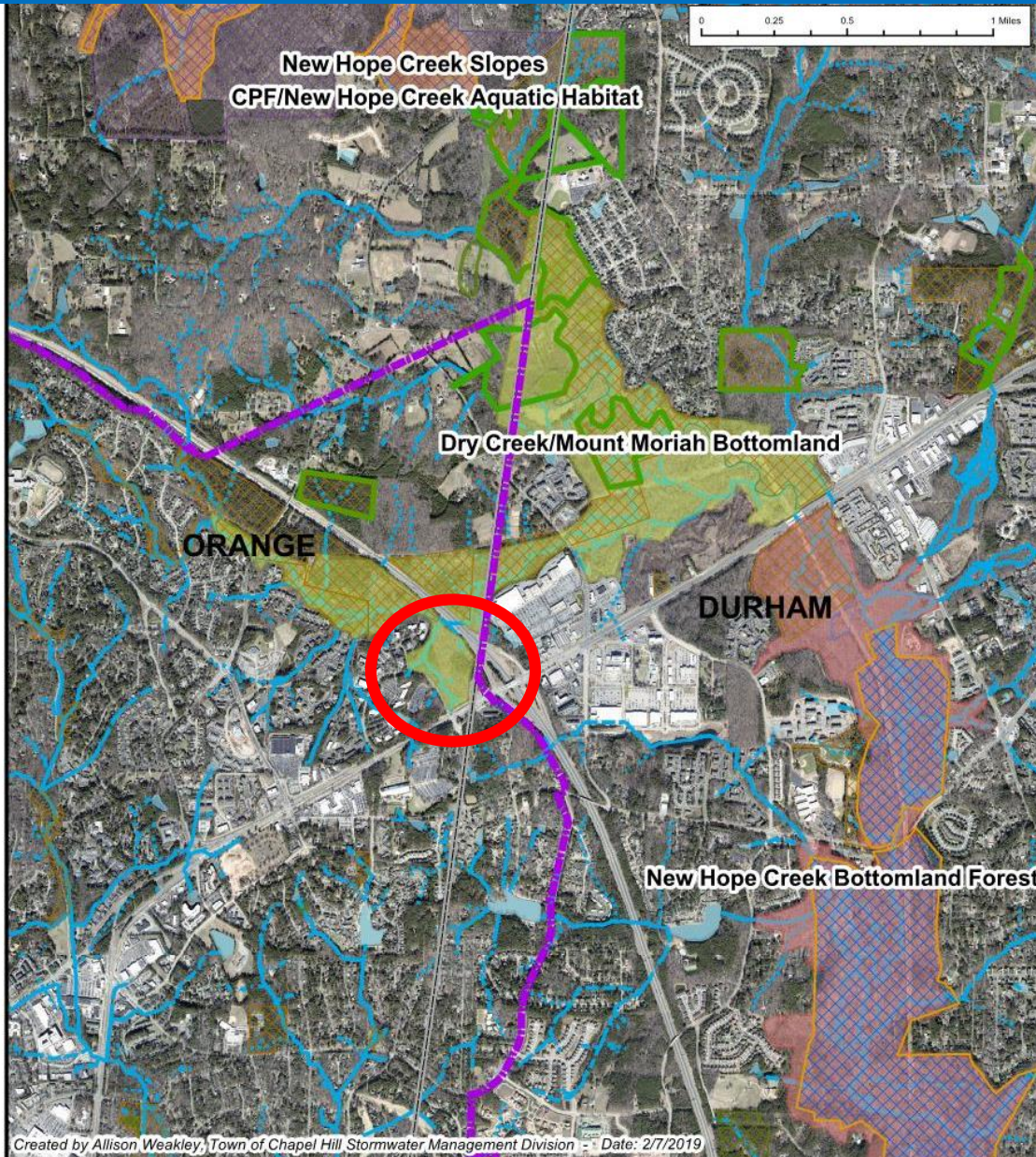


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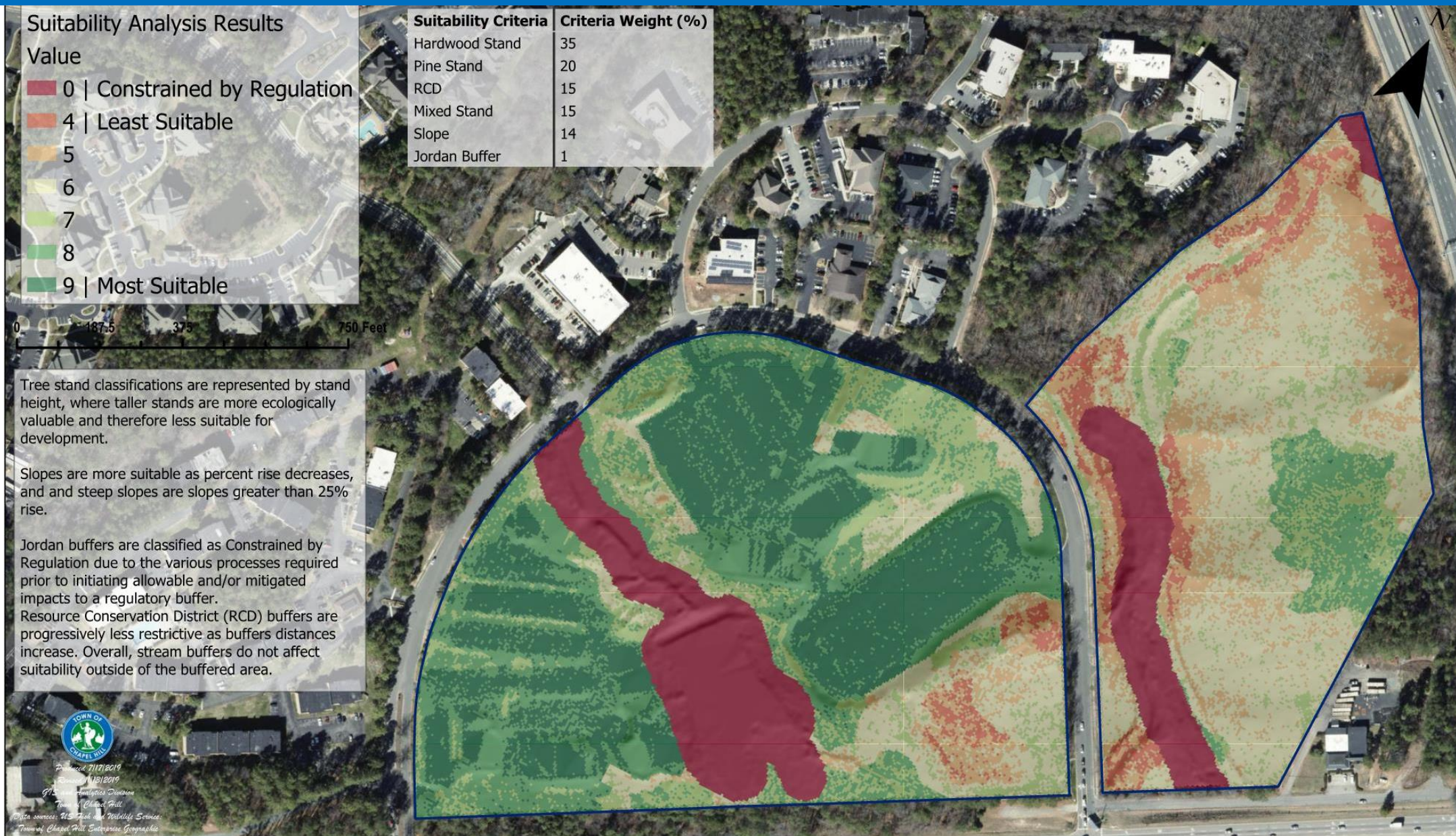


# Natural Heritage Areas





# Suitability Analysis





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# Negotiation Opportunity

**Development area  
gained by draining  
pond in exchange for  
preservation area +  
community benefits**



# Negotiation Opportunity

**1:1 Ratio**



# Negotiation Opportunity

**1:1.5 Ratio**



# Negotiation Opportunity

**1:2 Ratio**





# Negotiation Opportunity

**1:5 Ratio**

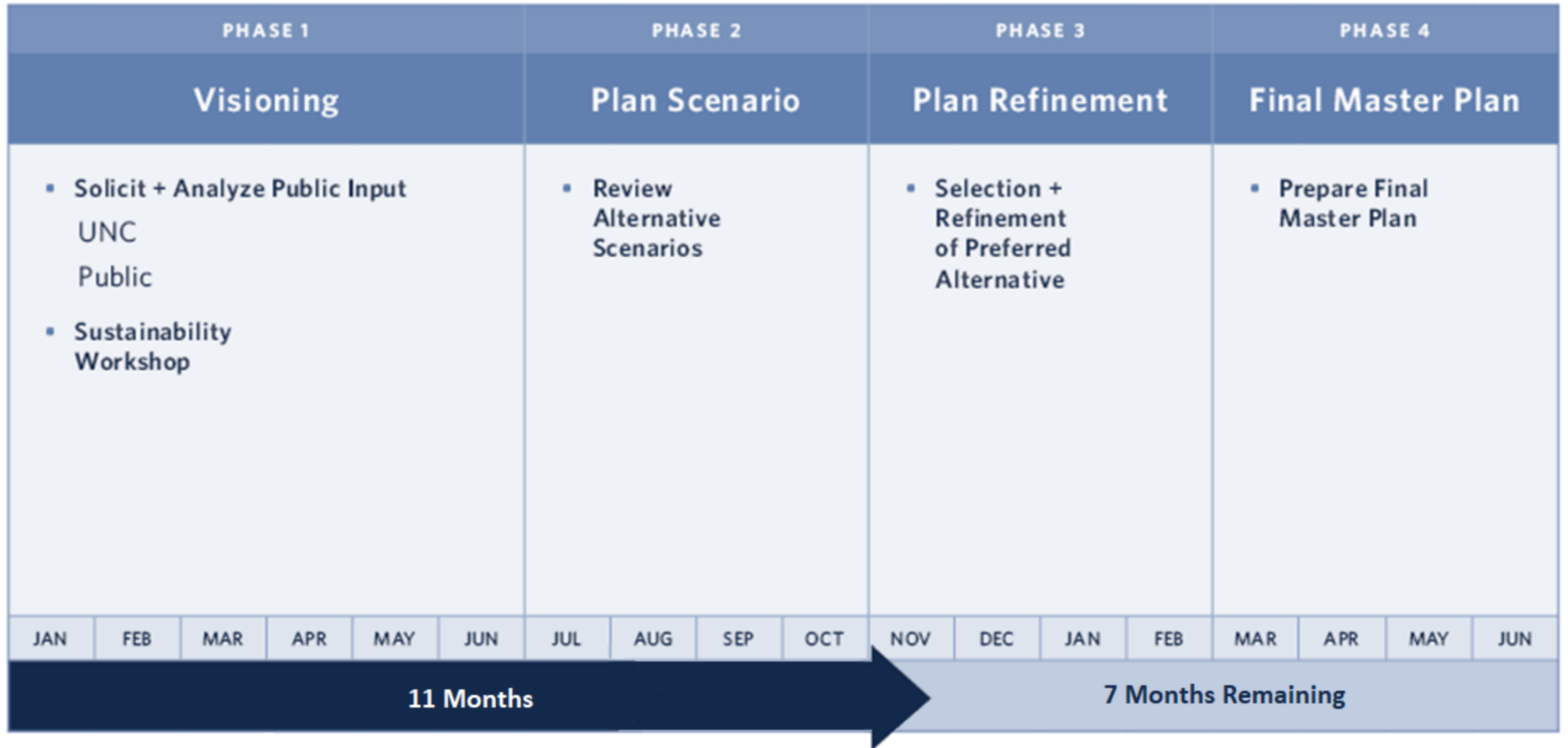


# Negotiation Opportunity





# Timeline



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