

Town of Chapel Hill Eastowne Development Agreement Principles

- 1) Attractive Design/Appearance (Vibrant & Inclusive Community)**
 - a) High-quality gateway into Chapel Hill on US 15-501
 - b) High quality landscaping and buffering
 - c) Significant green space amenities
 - d) Quality urban design
 - e) Attractive buildings with appropriate building height, particularly at edge of property as it interfaces with surrounding development
 - f) High-quality design standards and streetscapes
 - g) Sense of place throughout project

- 2) Walkable Design (Connected Community/Vibrant & Inclusive Community)**
 - a) Linked pedestrian and bicycle network throughout project, with connections to adjacent properties and other parts of town
 - b) Strong connections to transit and other parts of town
 - c) Development that supports alternative transportation designs over time
 - d) Walkable streetscape along Eastowne Drive

- 3) Suitable Public Infrastructure for Development (Connected Community/Safe Community)**
 - a) Roadway capacity needs based on all anticipated development
 - b) Sequencing of development based on transportation capacities
 - c) Multi-modal infrastructure
 - d) Appropriately designed utilities
 - e) Connections to broader community

- 4) Sustainable Building Design (Environmental Stewardship)**
 - a) Ecological assessment and environmental mapping
 - b) Climate resilient and net-positive energy buildings
 - c) Green infrastructure
 - d) Minimizes carbon footprint
 - e) Maximizes clean and renewable energy opportunities

- 5) Enhance the Natural Environment (Environmental Stewardship)**
 - a) Stream corridor improvement and restoration
 - b) Water quality improvements
 - c) Effective stormwater management measures including reuse

- 6) Support Community Prosperity (Affordable Housing/Economic & Financial Sustainability)**
 - a) Affordable employee housing options
 - b) Employment opportunities
 - c) Significant contributions to public revenues/impacts on Town services