



# **UNC Health Care Eastowne Development Agreement**

**Council Committee Meeting  
9/27/2019**

# Eastowne Development Agreement

## AGENDA

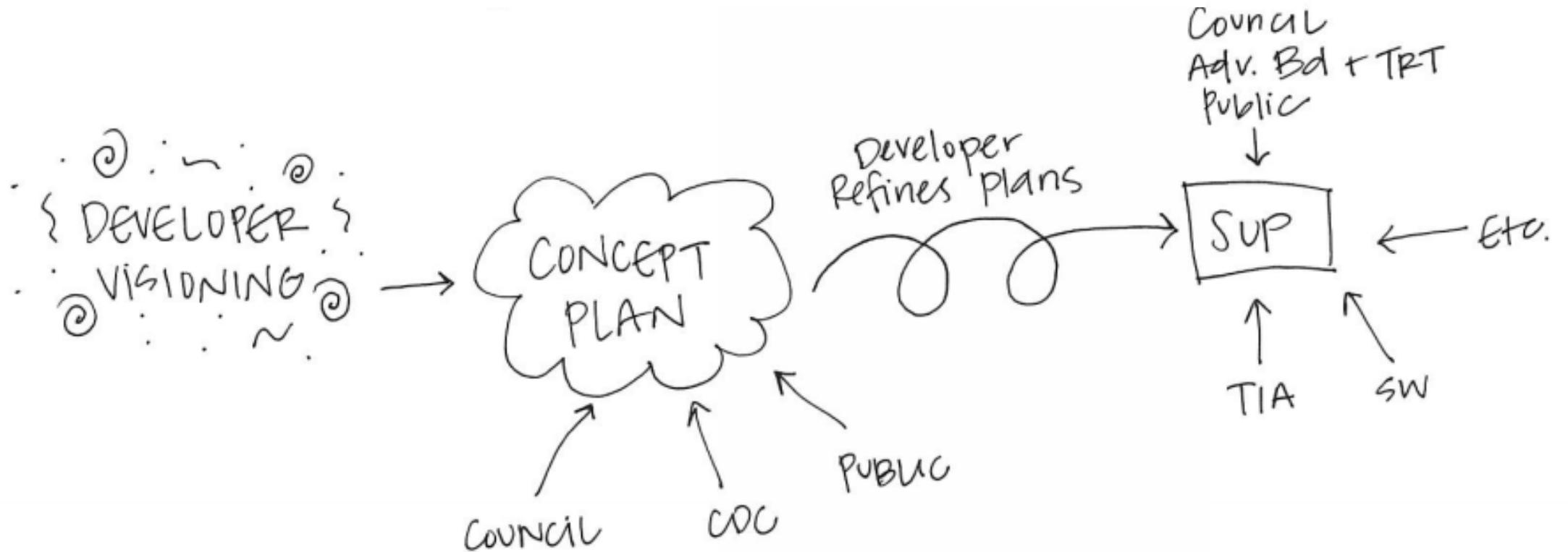
- **Group Discussion & Debriefs**
- **Staff Updates**
  - **Process**
  - **Standards**
- **Traffic Analysis Scope review**
- **UNC HC Update**

## **Group Discussion & Debriefs**

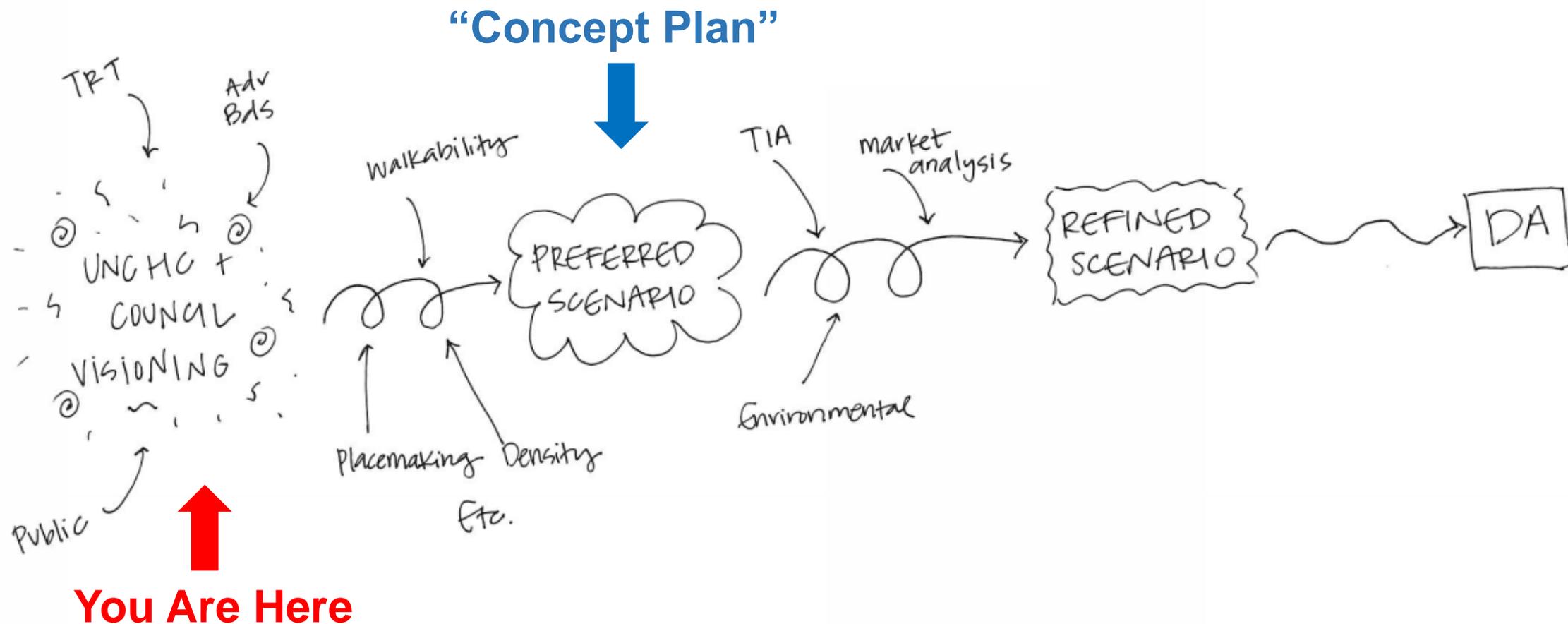
- **Duke Medical Campus site visit**
- **9/25/19 Town Council Meeting**

## PROCESS

## TYPICAL PROCESS



## EASTOWNE PROCESS



## **ELEMENTS OF A DEVELOPMENT AGREEMENT**

Questions to be answered	Standards
<b>Scale of development approved</b>	
<b>General Location and Use of Buildings</b>	<ul style="list-style-type: none"><li>• Total floor area</li><li>• Building square footage</li><li>• Impervious surface area</li></ul>
<b>Timing of development</b>	Opportunity to identify acceptable 1 <sup>st</sup> phase of development based on acceptable levels of mitigation in other sections
<b>Phasing of project(s)</b>	Identifies which buildings and infrastructure components are associated with each anticipated phase.

<b>Preservation of open space and natural areas</b>	
<b>Stormwater management</b>	
<b>General Standards for stormwater treatment</b>	
<b>Erosion and Sediment Control standards</b>	
<b>Stream Buffers</b>	
<b>Stream standards</b>	Opportunity to identify stream standards and mitigation measures.
<b>Transportation: transit, parking , streets, sidewalks, bikeways, and greenways</b>	
<b>Phasing of Traffic Mitigation</b>	Opportunity to study multiple traffic impacts, determine level of mitigation measures mutually acceptable and what level of development (square foot & use) can be accommodated with those measures.
<b>Vehicular Parking</b>	
<b>Bicycle Parking</b>	
<b>Transportation Management Plan</b>	
<b>Transit</b>	

## Other Elements of a Development Agreement

- **Fiscal Impacts**

- **Trees and landscaping in developed areas**

- **Energy**

- **Neighboring lands, compatibility, buffers**

- **Design Standards and Public Art**

- **Sedimentation**

- **Police, Fire, EMS, and facilities**

- **Noise**

- **Greenways**

- **Lighting**

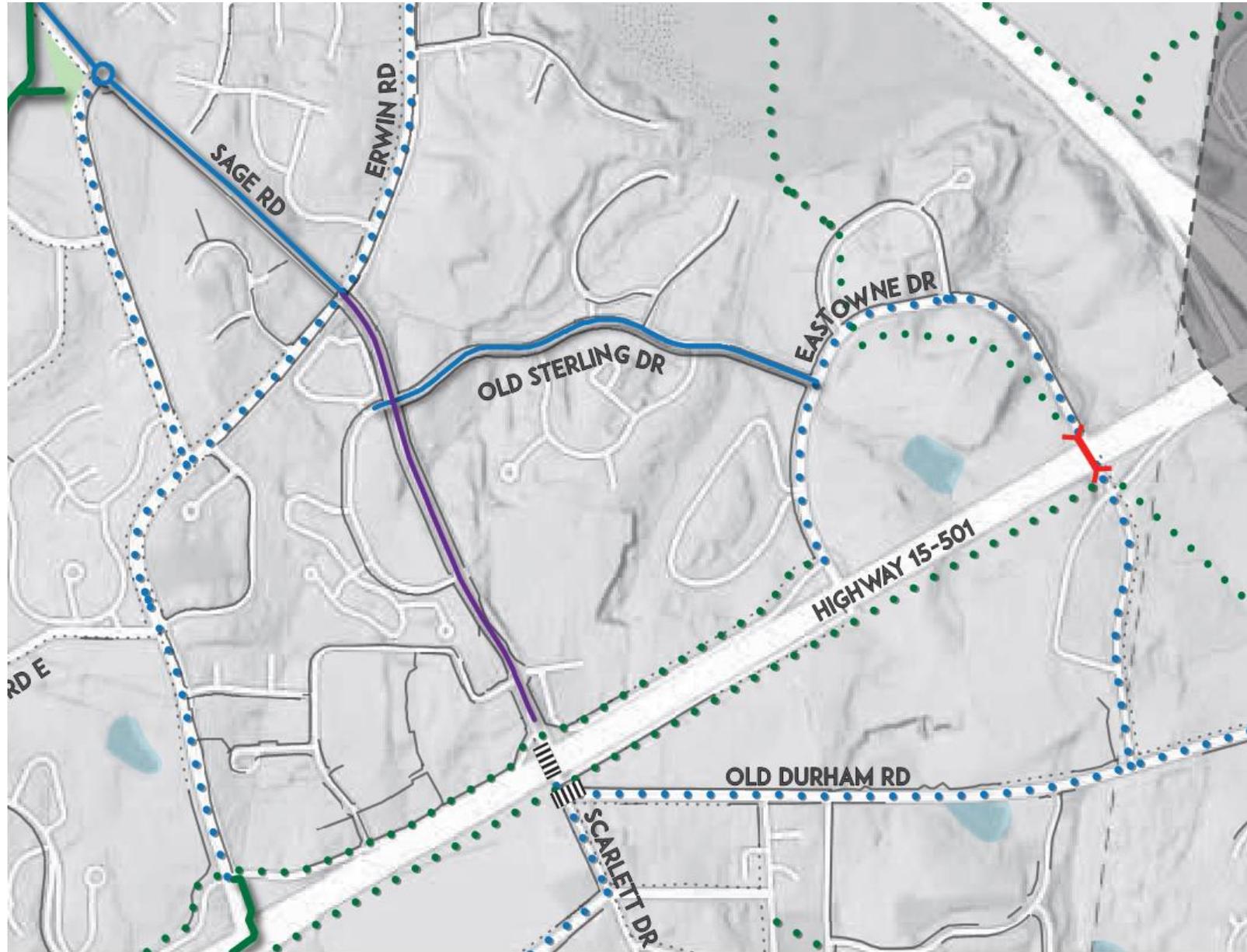
- **Historic and Cultural features**

- **Signs**

- **Solid Waste Management**

- **Annual Report**

# Eastowne Development Agreement





## Traffic Analysis Scope Review