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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Background

Council Committee Members:

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

Background

February 2019 – Council authorized proceeding with Development Agreement:

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

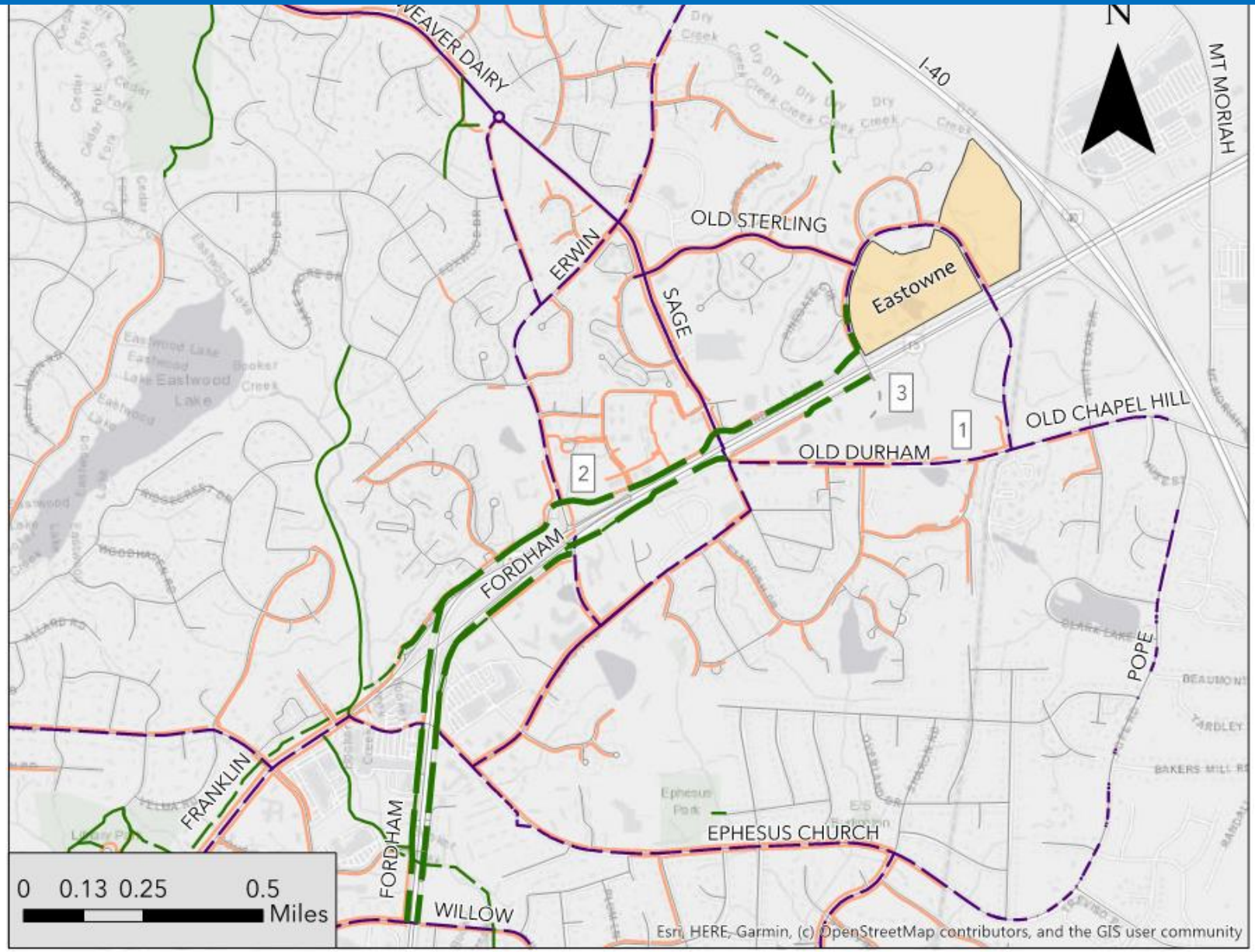
Principles

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

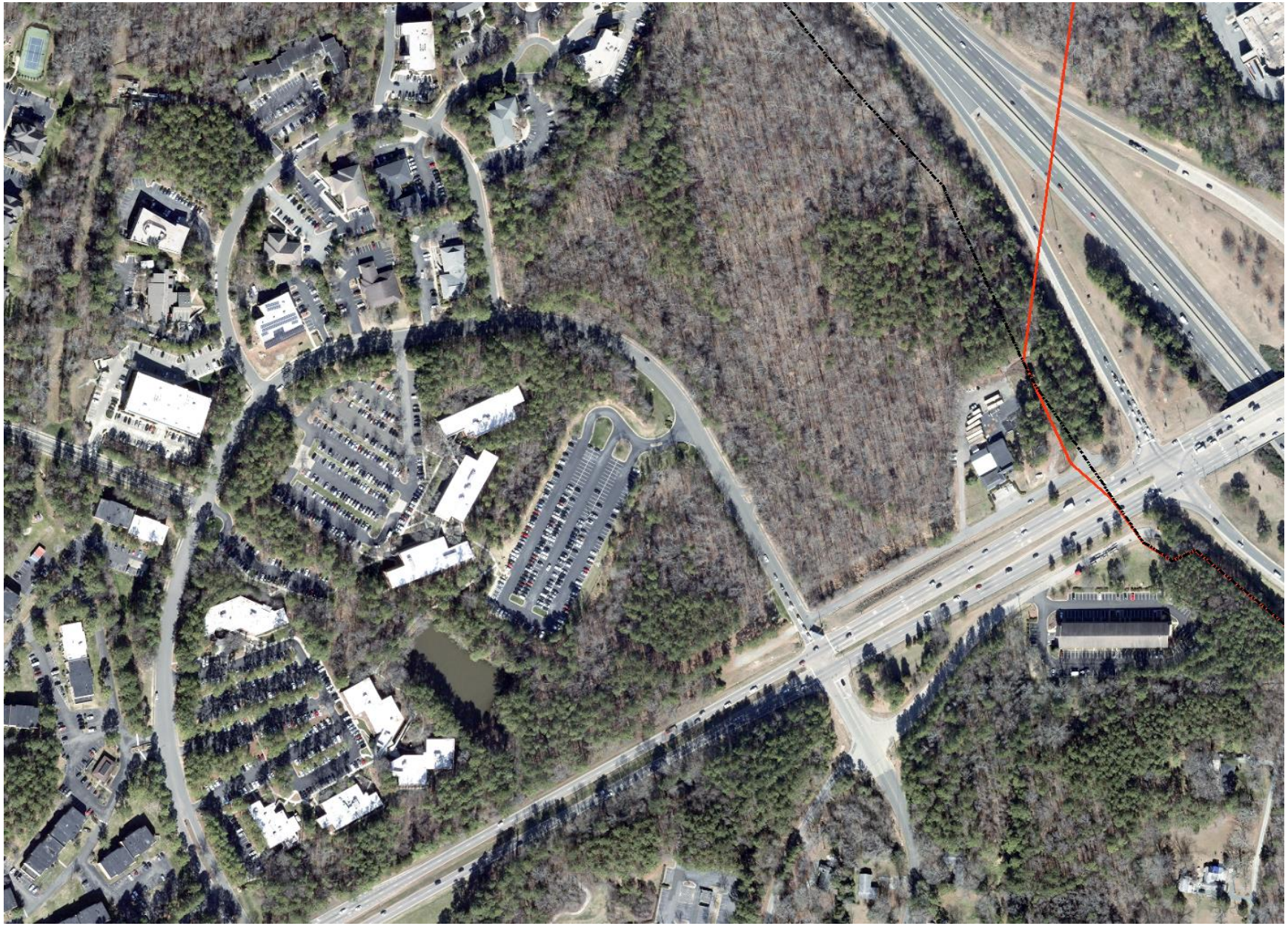
Upcoming Discussion Topics

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

Context


WEAVER DAIRY
I-40
MT MORIAH
N
OLD STERLING
ERWIN
SAGE
Eastowne
3
1
OLD CHAPEL HILL
OLD DURHAM
2
FORDHAM
POPE
FRANKLIN
FORDHAM
EPHESUS CHURCH
WILLOW
0 0.13 0.25 0.5
Miles
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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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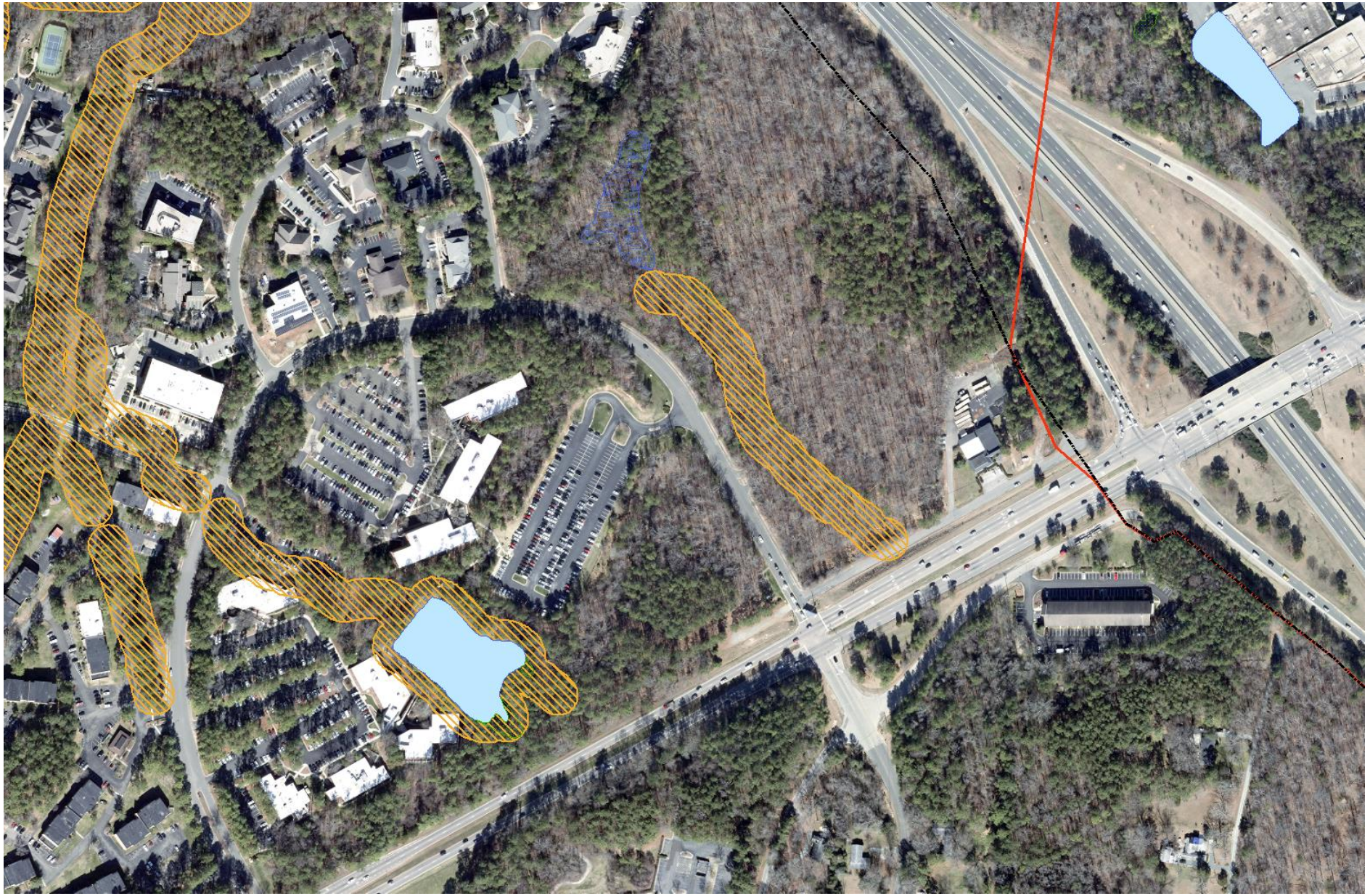
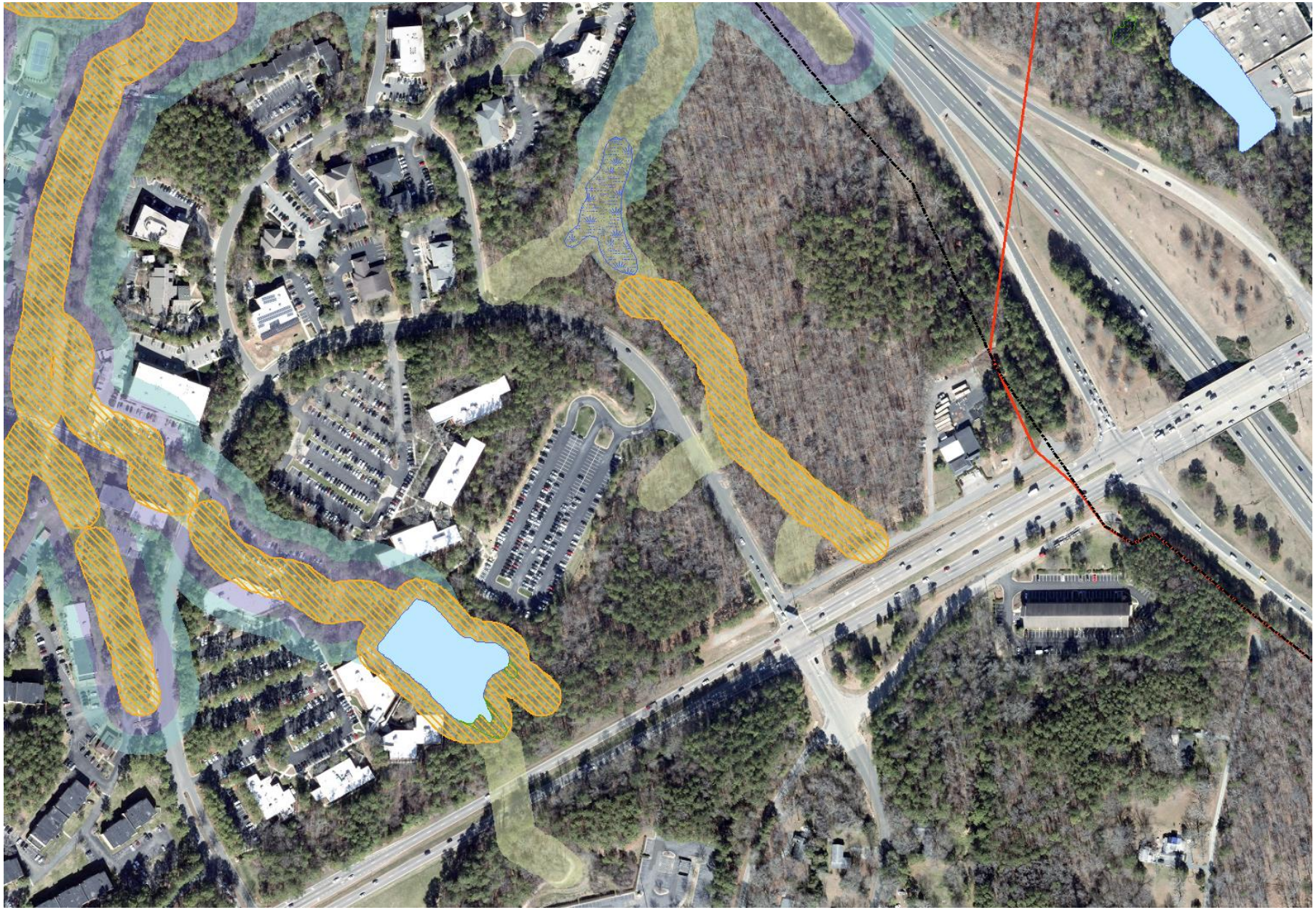
Eastowne Pond

Eastowne Jordan Buffer



Eastowne Resource Conservation District



Pond

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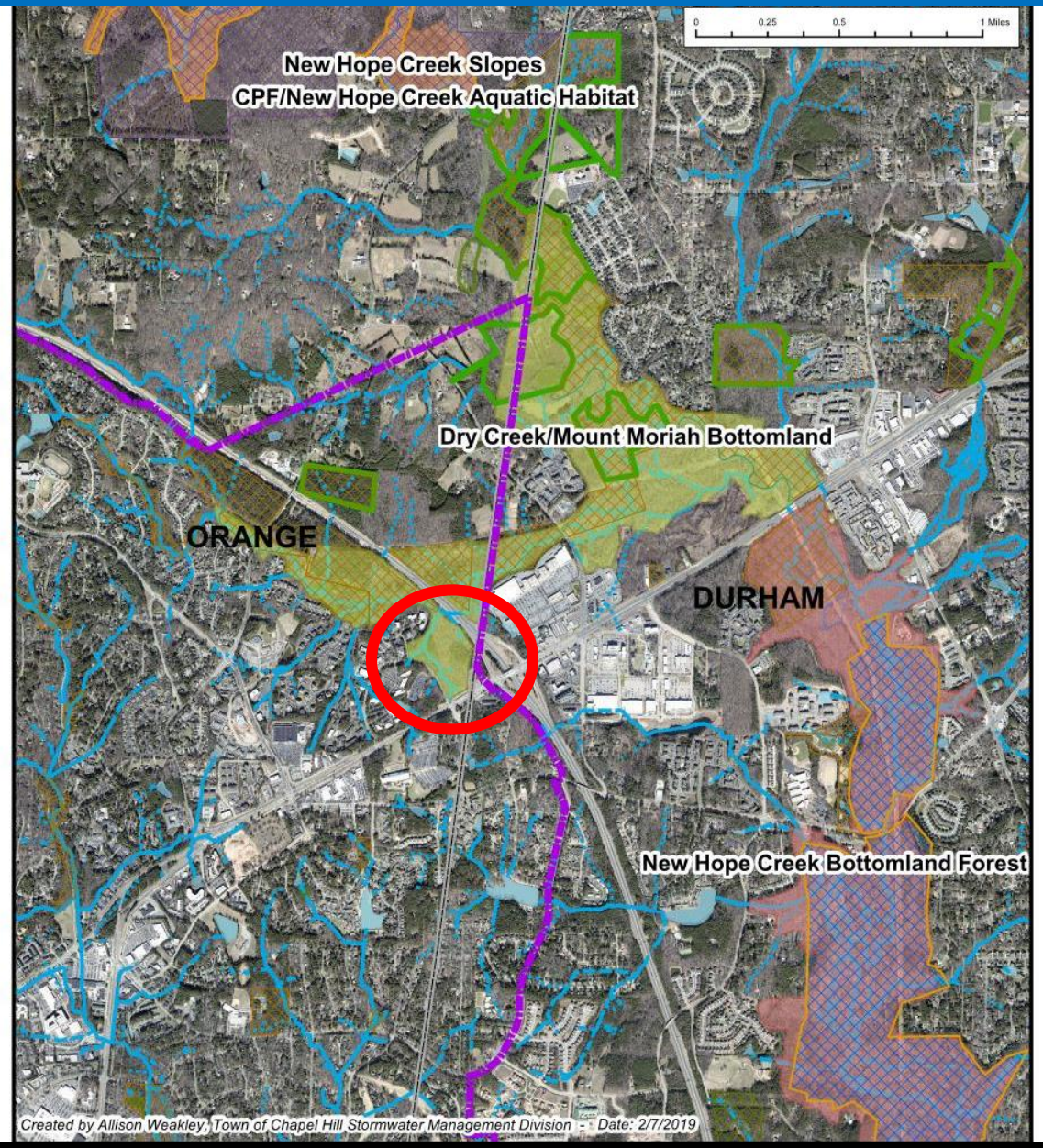
Natural Heritage Areas

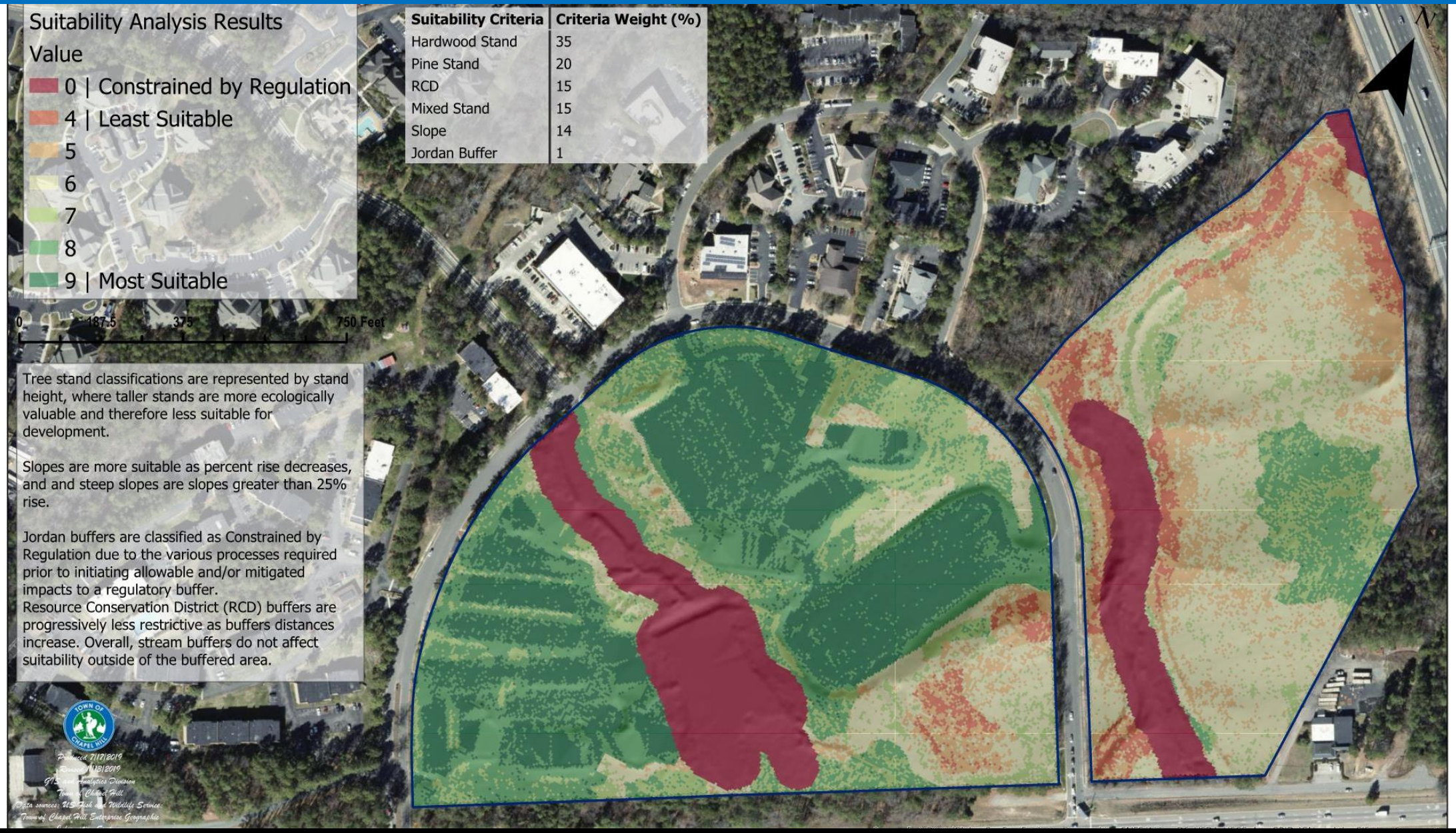


NC Natural Heritage Areas - Dry Creek/Mt. Moriah Bottomland

Streams	Waterbodies	Managed Areas	Natural Areas
Unclassified Stream	LAKE/POND	Registered Heritage Area	Exceptional
Ephemeral Stream	STREAM/RIVER	Conservation Easement	Very High
Intermittent Stream	SWAMP/MARSH	Federal Ownership	High
Perennial Stream	UNKNOWN	State Ownership	Moderate
Chapel Hill Zoning Jurisdiction		Local Government Ownership	
		Private	

1 inch = 2,500 feet

Suitability Analysis



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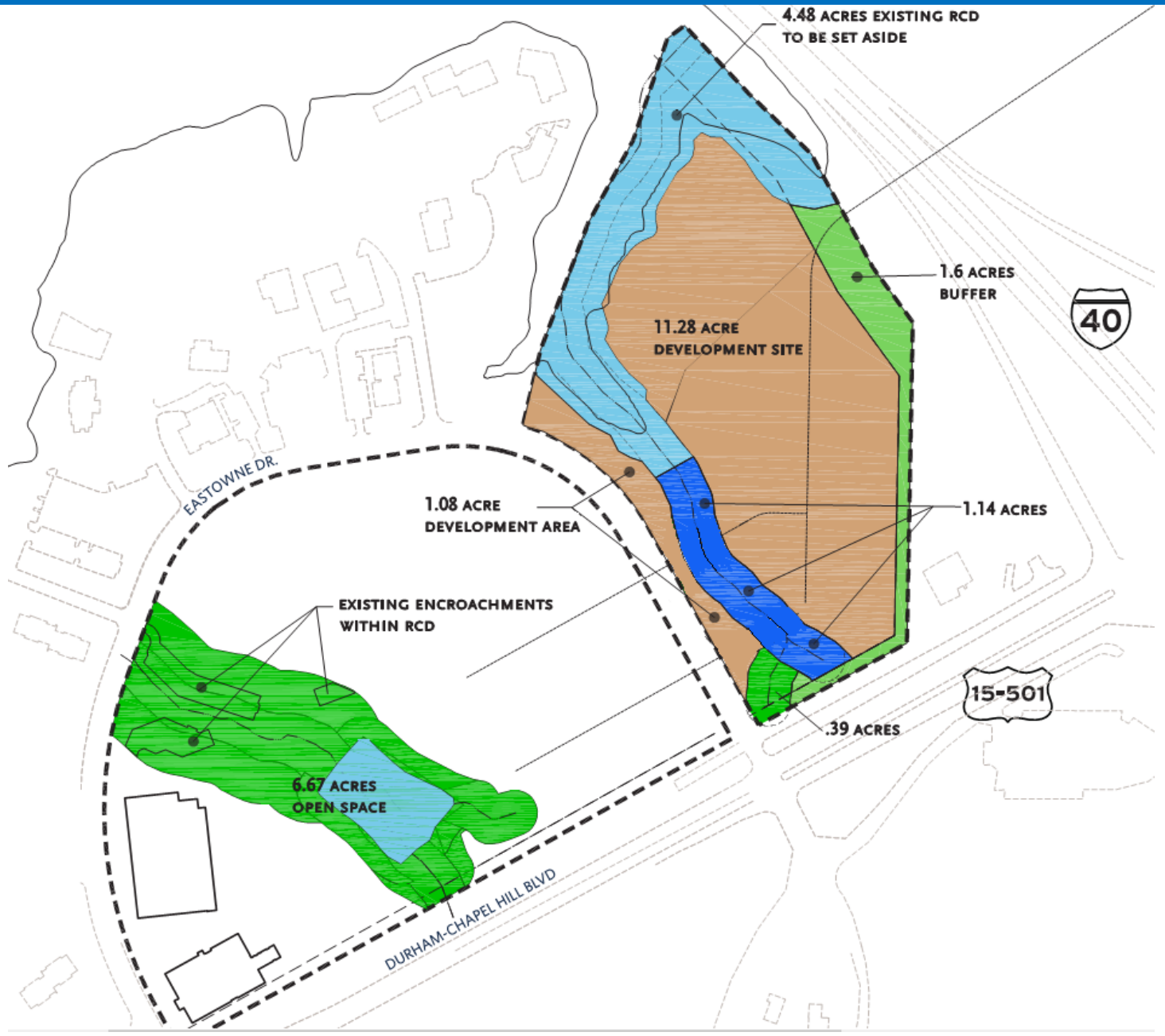
Negotiation Opportunity

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

1:1

1:1.5

1:2

1:5

Timeline

PHASE 1	PHASE 2	PHASE 3	PHASE 4
Visioning	**Plan Scenario**	**Plan Refinement**	**Final Master Plan**
▪ Solicit + Analyze Public Input UNC Public ▪ Sustainability Workshop	▪ Review Alternative Scenarios	▪ Selection + Refinement of Preferred Alternative	▪ Prepare Final Master Plan

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
11 Months										7 Months Remaining							

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