



Town of Chapel Hill

UNC Health Care Development Agreement Negotiation

Friday, August 16, 2019, 9:30 a.m. – 11:30 a.m.
Chapel Hill Public Library Room B, 100 Library Drive, Chapel Hill, NC

Draft Agenda

1. Opening at 9:30 am

- 1) Roll Call
- 2) Approval of Agenda

2. Business

- 1) Adoption of Negotiation Protocols
- 2) July 22, 2019 Committee Meeting Summary
- 3) Possible Scenarios
- 4) Next Steps
- 5) Public Comments

3. Adjourn

Agenda Packet Materials

1. Draft Negotiation Protocols
2. July 22, 2019 Committee Meeting Minutes
3. July 22, 2019 Committee Meeting Summary Responses
4. UNC Health Care Draft Presentation
5. Updated Project Schedule

August 9, 2019

Protocols for the Facilitated Negotiation on a Development Agreement for Eastowne

Adopted August ___, 2019

1. The principals and technical resource persons identified herein adopt the following operational protocols in order to ensure that this facilitated negotiation works efficiently and fairly.
2. The purpose of the negotiation is to develop policy recommendations to the Chapel Hill Town Council on terms to be incorporated into a development agreement for Eastowne or an explicit decision that no such agreement is possible.
3. There are two sets of principals in this negotiation. One set is the four-person subcommittee appointed by the Chapel Hill Town Council as follows: Mayor Pam Hemminger, Hongbin Gu, Michael Parker, Rachel Schaevitz. The other set of principals is the Eastowne project applicant group. Each set of principals may make changes to its own composition after consultation and mutual agreement with the other.
4. The Town Council principals require that three out of four members will need to be present to constitute a quorum for convening and decision making. The Eastowne principals will determine for each meeting the minimum number of its members needed to be present.
5. Each set of principals is supported by its own set of technical resource persons. For example, the Town Manager, Town Attorney, and Planning staff are technical resource persons supporting the Town Council's team. The technical resource persons supporting each set of principals may share their perspectives within their areas of expertise as part of group discussions, either in reply to questions from a group member or at their own initiative.
6. The principals have agreed to involve the services of Jim Huegerich, Town Ombuds, as facilitator for the negotiation process. He will not participate substantively in the group's discussions and will not vote on group decisions. He may give procedural direction or make procedural suggestions to assist the group in communicating, fact-finding, problem solving, resolving conflict, and otherwise conducting its business. He may "shuttle" between individuals and/or the teams and/or facilitate internal discussions for either team, in the service of these negotiations.
7. The facilitator will support both sets of principals and the technical resource persons in being effective participants in this process. The principals and technical resource persons will bring to the facilitator's attention any concerns about his performance and will attempt to resolve those concerns in collaboration with him and, if necessary, the other participants in this process.
8. Individuals who are neither principals nor technical resource persons are welcome to observe the facilitated negotiation sessions. There will be no participation in the negotiation discussions by observers unless both sets of principals agree to it. Observers are expected to behave consistently with these protocols.
9. Fifteen minutes will be set aside at the end of each negotiation session for a public comment period. Each presentation from members of the public during this period will be no longer than three minutes, to be administered by the facilitator. A sign-up sheet will be provided by the

facilitator, and the presentation times will be allocated on a first come first serve basis. In addition, the principals group at times of its choosing will identify and provide other opportunities for the general public to provide input to its deliberations.

10. The Town's Planning Department staff will act as project manager and will provide the following services:
 - a. The project manager will draft an agenda for each negotiation session at least 72 hours in advance based on consultations with the principals and, as needed, technical resource persons. The principals will have an opportunity to review, revise as needed, and adopt as a group their agenda at the start of each negotiation session.
 - b. The project manager will prepare and distribute to the group a simple draft record of each negotiation session, indicating the meeting date, location, principal and technical resource attendees, and notes on key information shared at the meeting and decisions reached by the principals. The principals will have an opportunity to raise and discuss revisions to the draft before the facilitator issues the final meeting record.
 - c. The project manager will maintain the website and populate with all relevant materials including agendas, minutes, fact sheets, etc.
 - d. The project manager will set up audio recording of each the negotiation session to include as part of the record.
11. Each set of principals will get one "vote" during group decision making. A proposal will be adopted as a group decision only after both sets of principals have explicitly stated that they are in favor of the proposal. Each set of principals will follow its own process of internal decision making.
12. Time may be requested by either set of principals during a negotiation session to caucus apart from the other for a limited amount of time, consistent with applicable open meetings requirements. The Eastowne team agrees voluntarily and as a matter of courtesy not to attend open-meeting caucuses of the Council team. Both teams agree not to take public comment during their respective caucus sessions.
13. Ground Rules for Civil, Efficient, and Creative Deliberations
 - a. Meetings will begin and end on time.
 - b. Group members will listen attentively to each other, without interruption.
 - c. Group members will share the time available for speaking, with no participant dominating the discussions.
 - d. Group members will focus their efforts on the tasks and topics specified on the agenda, and avoid tangents.
 - e. It is important to raise concerns, differences in perspective, and doubts as early and as clearly as possible so the group can understand how each of its members is thinking and feeling and develop good solutions; disagreements will be expressed respectfully.
14. All principals and technical resource persons participating in this process will:

- a. Accurately represent to one another their own interests and concerns and the interests and concerns of any business partners, constituents, or organizations that they represent,
 - b. Accurately represent to the business partners, constituents, or organizations that they represent the progress of these discussions and the interests and concerns expressed by the other participants in these discussions,
 - c. Provide ongoing opportunities for their business partners, constituents, or organizations that they represent to consult with them on the issues being discussed and on the progress of these discussions.
15. The principals will not communicate with other members of the opposite teams that are not part of the principal groups. Members of the principal teams may communicate with other members of the principal teams in-between negotiation sessions, consistent with applicable open meetings requirements. These communications need not be disclosed to others, and will be consistent with the purposes of this process.
16. Task groups may be formed by consensus of the principals to address specific issues and make recommendations back to the negotiation group. The process under which such task groups will operate will be determined by the principals if and when they are formed.
17. Both teams agree to provide the news media with opportunities for direct observation of these open meetings and access to the meeting minutes and audio recordings that will be posted by the Town on its website. The teams and their respective members will not comment about these negotiations to the news media over the course of this process, other than to provide basic information shared through fact-sheets or the website, except through joint statements developed by the teams together as needed. Concerns or disagreements should be raised -- and good faith efforts made to clarify and resolve the concern or disagreement -- through direct discussions within the group or within an appropriate task group, or one-on-one with the facilitator, another principal, or technical resource person.
18. The principals will define together the ways in which any agreements reached in this process will be documented.
19. The principals may agree to make changes to these protocols.



Town of Chapel Hill
Eastowne Development Agreement
Council Committee Meeting Minutes

Monday, July 22, 2019, 3:00 PM
Chapel Hill Public Library Room B

1. Opening at 2:30 PM

a. Roll Call

Council Committee members: Mayor Pam Hemminger, Michael Parker, Hongbin Gu, Rachel Schaevitz

Other Town Council members: Karen Stegman

Town Staff: Maurice Jones, Ben Hitchings, Judy Johnson, Jim Huegerich, Becky McDonnell, Nate Broman-Fulks, Brian Litchfield, Sarah Muneton, Daniel Bowen

Members of the public: Ed Harrison, Renuka Soll, Julie McClintock

2. Business

a. Staff Presentation and Discussion

Town Staff presented an update on the Negotiation Framework, which includes comments and input from the Advisory Boards. Staff provided summary of the input, separated into categories of design drivers, or site-shaping elements, and design features, as elements that could be provided regardless of the overall site layout. Staff also presented a series of sample scenarios to demonstrate how the design drivers and features could be integrated.

The Council Committee discussed needing to prioritize community benefits as well as needing additional information and analysis of the Natural Heritage Site and other sensitive areas, and understanding the UNC Healthcare Team's space and square footage needs for clinical space.

Town Staff presented a series of questions for each design driver that had been identified, including the Gateway, Green Space, Mobility and Connectivity, and Development Activity. The Council Committee provided feedback on the questions and discussed concepts for the site.



Town Staff will relay the Committee's responses and discussion to the UNC Healthcare Team for incorporation into possible scenarios to be presented at upcoming Committee meetings. The Committee also discussed the upcoming schedule of meetings and next steps.

b. Public Comments

Several members of the public provided comment on issues including tree canopy standards, walkability, and protection of the natural areas, particularly the northern twenty acres.

3. Adjournment

The following responses are general feedback from individual Committee members at the July 22, 2019 meeting on the Eastowne Development Agreement, as compiled and summarized by Town Staff, and do not represent any formal commitments or finalized opinions.

Questions	Individual Council Committee Responses
Forested entrances or signature buildings?	
a) 15-501 tree-lined and buffered, or more urban?	<ul style="list-style-type: none"> • Might be willing to trade buffer trees along 15-501 for additional plantings in the median
b) Visibility from I-40?	<ul style="list-style-type: none"> • May be unrealistic to have visibility from I-40; already have visibility from 15-501 – not much interest in greater visibility than similar to what has already been approved for MOB 1
What stream buffer standards? Enhancement in exchange for smaller buffers?	<ul style="list-style-type: none"> • More environmental analysis needed to understand water quality enhancements
Green space interwoven throughout or specific location?	<ul style="list-style-type: none"> • Would like both publicly accessible green space and also would like to advocate for preservation of sensitive environmental areas
Appropriate locations for replanting vs preservation for canopy coverage?	No specific response
Relative priority for protecting Natural Heritage Site vs other sensitive areas?	<ul style="list-style-type: none"> • Would like both publicly accessible green space and also would like to advocate for preservation of sensitive environmental areas
More internal connectivity vs fewer stream crossings?	<ul style="list-style-type: none"> • Split on allowing cars on campus – need more information about possible road locations
Right of way for transportation improvements vs preserving acreage along 15-501?	<ul style="list-style-type: none"> • Multiuse paths are very important, not necessarily right along 15-501, but a network through the campus to allow connections
Encourage live/work potential?	<ul style="list-style-type: none"> • Would like internal trip capture – retail and other amenities necessary to limit traffic impacts
Future use for parking decks?	<ul style="list-style-type: none"> • Not interested in future use of parking decks, but would like them to be screened and possibly have green roofs, and be used as a park and ride for game days
Connection to Wegmans?	<ul style="list-style-type: none"> • Yes, if at grade, a pedestrian refuge area is necessary
Pedestrian bridge over 15-501?	<ul style="list-style-type: none"> • Need to plan for a bridge over 15-501; at minimum, reserve landing space
Transition of heights across site and along 15-501?	<ul style="list-style-type: none"> • Prefer height limits equivalent to MOB 1 • Refer to height by stories and feet
What uses? Mix, location, and concentration of uses?	<ul style="list-style-type: none"> • Interested in allowing labs, UNC spin-outs, and other facilities to drive economic development and put Chapel Hill on the map for wellness and healthcare • If buildings are highly, visibly green, uses matters less • Would like to see affordable housing before tax-generating commercial
Placement and concentration of buildings?	No specific response
How much activity on northern 20 acres?	<ul style="list-style-type: none"> • No decision on northern 20 acres, as more environmental analysis is needed

EASTOWNE MASTER PLAN

Town Council Committee



August 16, 2019 DRAFT

Agenda

Introduction

What we heard

Shared design language

Scenarios

Next steps



INTRODUCTION

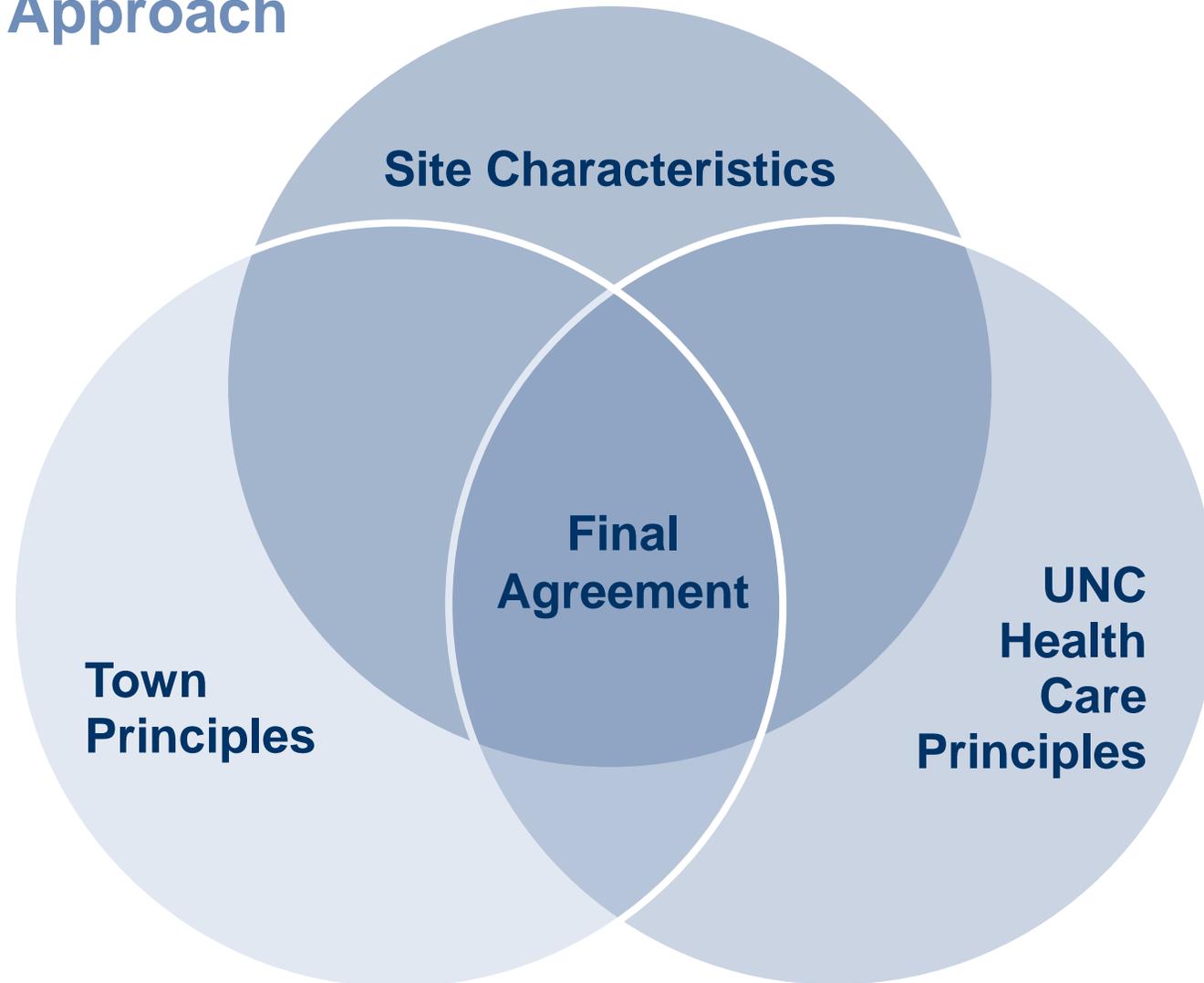
Introduction

Master Plan Process

PHASE 1							PHASE 2				PHASE 3				PHASE 4			
Visioning							Plan Scenario				Plan Refinement				Final Master Plan			
<ul style="list-style-type: none"> Solicit + Analyze Public Input UNC Public Sustainability Workshop 							<ul style="list-style-type: none"> Review Alternative Scenarios 				<ul style="list-style-type: none"> Selection + Refinement of Preferred Alternative 				<ul style="list-style-type: none"> Prepare Final Master Plan 			
JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	
<p>7 Months</p>							<p>11 Months Remaining</p>											

Introduction

Master Plan Approach





WHAT WE HEARD

Recent Progress

Public Participation



Recent Meetings

- Public Kick-off (4/4) - site visit, sustainability workshop, & open house
- Environmental Stewardship Advisory Board (4/9)
- Housing Advisory Board (4/9)
- Planning Commission (4/16)
- Stormwater Management Utility Board (4/23)
- Transportation and Connectivity Advisory Board (4/23)
- Community Design Commission (4/23)
- Town Council Committee (5/9)
- Joint Advisory Board (5/16)
- Council Committee (6/3)
- Environmental Stewardship Advisory Board (6/11)
- Housing Advisory Board (6/11)
- Planning Commission (6/18)
- Town Council (6/19)
- Community Design Commission (6/25)
- Stormwater Management Utility Advisory Board (6/25)
- Transportation and Connectivity Advisory Board (6/25)

Alignment

Public Feedback and Town / UNCHC Principles



Master Planning

July 22nd Negotiation Framework From Town of Chapel Hill

TOWN / UNCHC GUIDING PRINCIPLES	DESIGN DRIVERS
1. Placemaking	1. Gateway
2. Suitable Public Infrastructure for Development	2. Green Space
3. Sustainable Design	3. Mobility and Connectivity
4. Walkable Design	4. Development Activity
5. Enhance the Natural Environment	
6. Support Community Prosperity	

Master Planning

Council Committee Meeting on July 22nd

What kind of gateway character do we want?

a) 15-501 tree-lined and buffered, or more urban?

- Willing to trade buffer trees along 15-501 for additional plantings in the median

b) Visibility from I-40

- May be unrealistic to have visibility from I-40; already have visibility from 15-501 (prefer something similar to what was approved for MOB1)

What stream buffer standards?
Enhancement in exchange for smaller buffers?

- More environmental analysis needed to understand water quality enhancements

Green space interwoven or specific location?

- Would like both publicly accessible green space and also would like to advocate for preservation of sensitive environmental areas

Relative priority for protecting Natural Heritage Site
vs. other sensitive areas?

- Would like both publicly accessible green space and also would like to advocate for preservation of sensitive environmental areas

More internal connectivity vs. fewer stream crossings?

- Split on allowing cars on campus – need more info re: possible road locations

Master Planning

Council Committee Meeting on July 22nd (cont.)

Right-of-way for transportation improvements vs. preserving acreage along 15-501?

- Multiuse paths are very important, not necessarily right along 15-501, but a network through the campus to allow connections

Pedestrian Bridge over 15-501?

- Need to plan for a bridge over 15-501; at minimum, reserve landing space

Transition of heights across site and along 15-501?

- Prefer height limits equivalent to MOB 1 Refer to height by stories and feet

What uses? Mix, location, and concentration of uses?

- Interested in allowing labs, UNC spin-outs, and other facilities to drive economic development and put Chapel Hill on the map for wellness and healthcare

Placement and concentration of buildings?

- No specific response

How much activity on northern 20 acres?

- No decision on northern 20 acres, as more environmental analysis is needed



SHARED DESIGN LANGUAGE

Master Planning

Key Components for Sustainable Development

MIX OF USES

1. Synergy (live/work/play)
2. Quality of life and convenience
3. Internal capture (fewer auto trips)
4. Richness and variety

VIBRANT PUBLIC REALM

1. Great streets
2. Gathering spaces
3. Trails and greenways



Master Planning

Key Components for Sustainable Development

WALKABILITY

1. Small blocks
2. Comfort and safety
3. Active ground level uses
4. Human scaled architecture

TRANSIT-ORIENTED

1. Compact layout
2. Sufficient density to support transit
3. Transit amenities
4. Linkages beyond Eastowne site



Master Planning

Key Components for Sustainable Development

ENVIRONMENTAL STEWARDSHIP

1. Resource conservation
2. Energy efficiency
3. Stormwater enhancement

ENHANCED NATURAL ENVIRONMENT

1. Enhance stream water quality
2. Use of native vegetation
3. Comply with Jordan buffer requirements
4. Comply with flood plain requirements





CONCEPT SCENARIOS

Concept Scenarios

Preliminary Program Options

The preliminary programming for the site anticipates a mix of land uses to create a vibrant, sustainable neighborhood. We are exploring a range of densities and land use mixes that will influence the following:

- Public benefits
- Traffic
- Tax revenue
- Public transportation
- Financial viability

Concept Scenarios

Preliminary Program Options

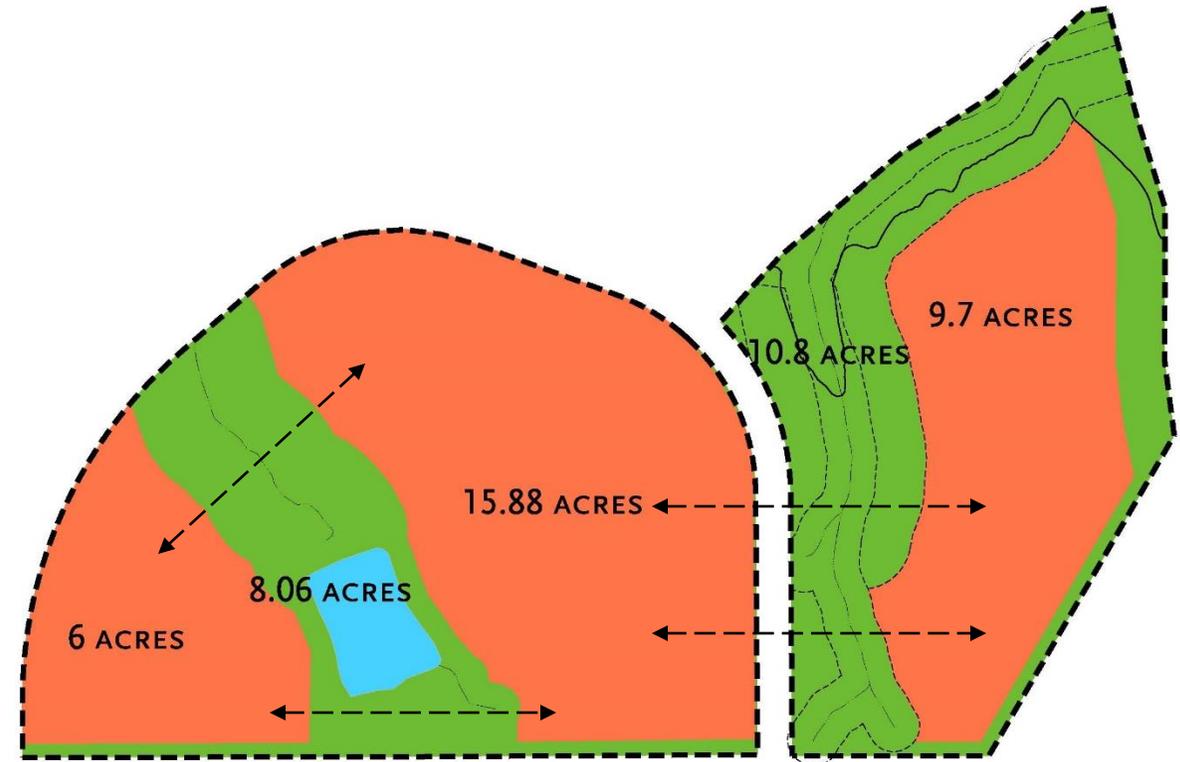
USE	OPTION A	OPTION B	OPTION C
Clinical + Research	750,000 gsf	850,000 gsf	950,000 gsf
Other Office (Administrative)	680,000 gsf	710,000 gsf	790,000 gsf
Residential	200,000 gsf	500,000 gsf	800,000 gsf
Retail	50,000 gsf	70,000 gsf	90,000 gsf
Hotel	120,000 gsf	170,000 gsf	170,000 gsf
TOTAL AREA	1,800,000 gsf	2,300,000 gsf	2,800,000 gsf
Parking Required	4,790 spaces	5,790 spaces	6,890 spaces
Parking Type	Surface & Structured	Structured	Structured
Public Transportation	Supports BRT	Supports BRT	Supports BRT + more

Concept Scenarios

Scenario A

- Maintains existing pond
- Maintains Jordan buffer
- Maintains RCD for all streams
- Allows stormwater devices in outer 100' of RCD
- 30' setback along 15-501
- 100' setback along I-40
- Three separate districts

USE	AREA
Clinical + Research	750,000 gsf
Other Office (Administrative)	680,000 gsf
Residential	200,000 gsf
Retail	50,000 gsf
Hotel	120,000 gsf
TOTAL AREA	1,800,000 gsf



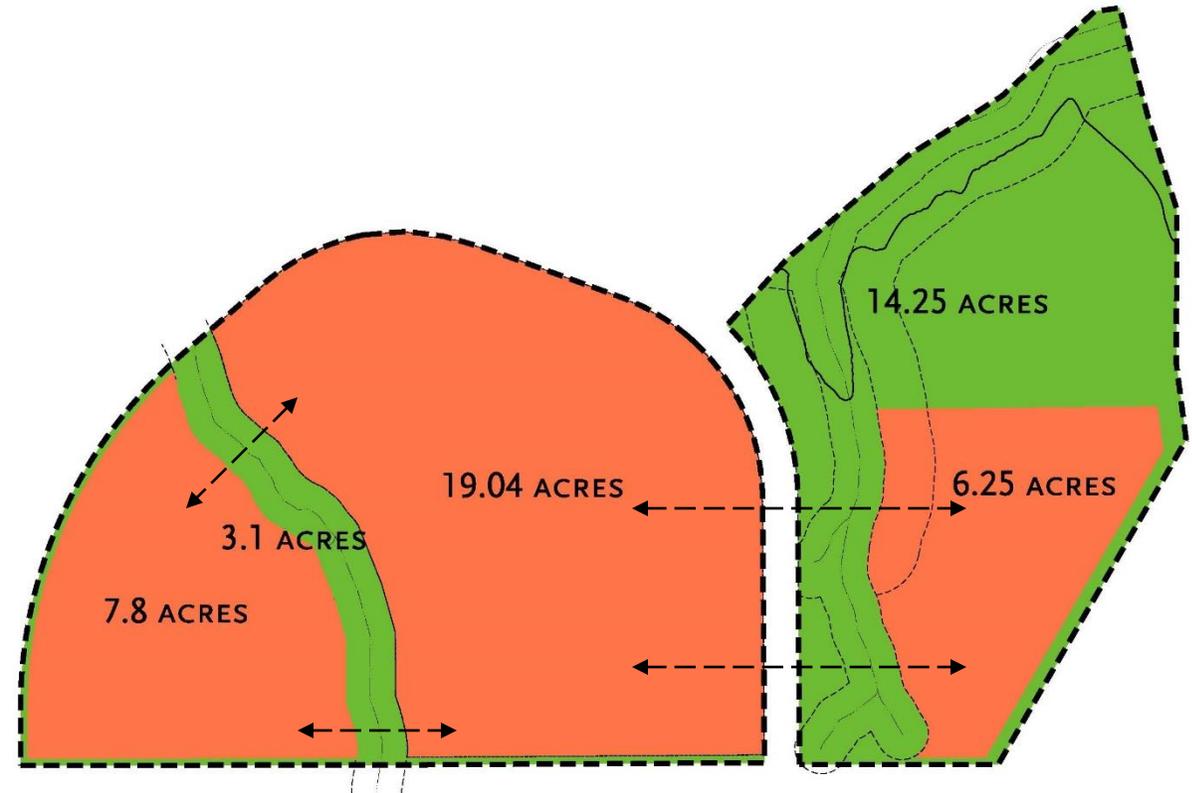
Buildable Area - 31.58 acres
Open Space - 18.86 acres (37%)
Total Site Area - 50.44 acres

Concept Scenarios

Scenario B

- Replaces pond with restored stream
- Maintains Jordan buffer
- Allows stormwater devices in outer 100' of RCD
- 15' setback along 15-501
- 50' setback along I-40
- Two separate districts

USE	AREA
Clinical + Research	850,000 gsf
Other Office (Administrative)	710,000 gsf
Residential	500,000 gsf
Retail	70,000 gsf
Hotel	170,000 gsf
TOTAL AREA	2,300,000 gsf



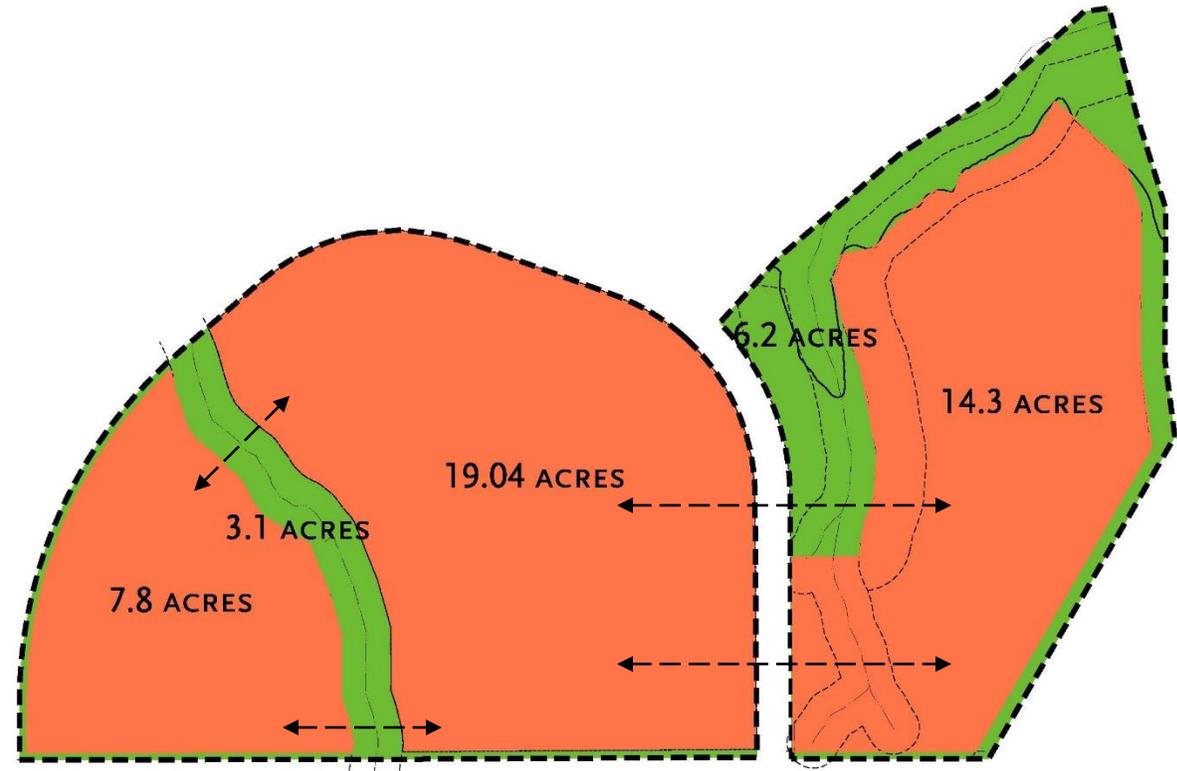
Buildable Area - 33.09 acres
Open Space - 17.35 acres (34%)
Total Site Area - 50.44 acres

Concept Scenarios

Scenario C

- Replaces pond with restored stream
- Maintains Jordan buffer
- Allows stormwater devices in outer 100' of RCD
- 15' setback along 15-501
- 50' setback along I-40
- One unified district

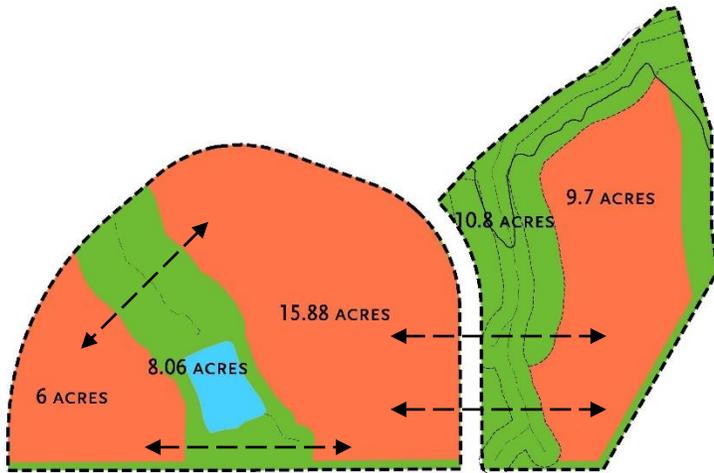
USE	AREA
Clinical + Research	950,000 gsf
Other Office (Administrative)	790,000 gsf
Residential	800,000 gsf
Retail	90,000 gsf
Hotel	170,000 gsf
TOTAL AREA	2,800,000 gsf



Buildable Area - 41.14 acres
Open Space - 9.30 acres (18%)
Total Site Area - 50.44 acres

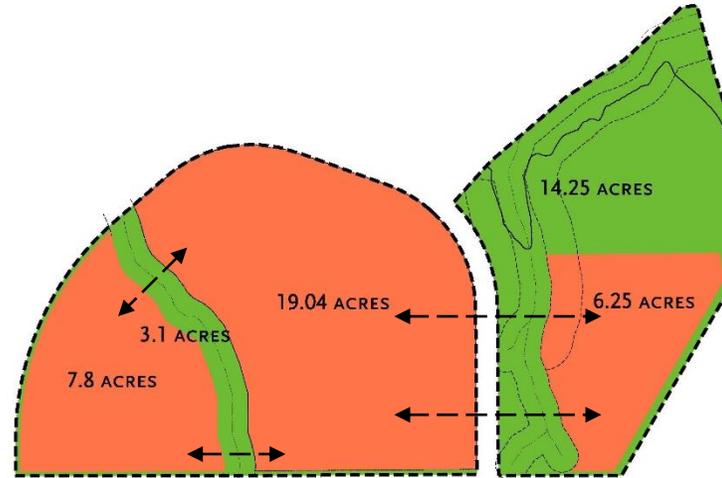
Concept Scenarios

Scenario Options



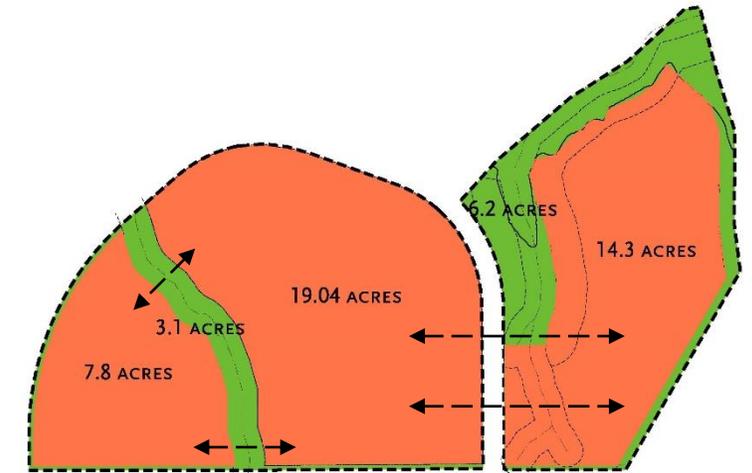
Scenario A

Buildable Area - 31.58 acres
 Open Space - 18.86 acres (37%)
 Total Site Area - 50.44 acres
 Program Area - **1,800,000 gsf**



Scenario B

Buildable Area - 33.09 acres
 Open Space - 17.35 acres (34%)
 Total Site Area - 50.44 acres
 Program Area - **2,300,000 gsf**



Scenario C

Buildable Area - 41.14 acres
 Open Space - 9.30 acres (18%)
 Total Site Area - 50.44 acres
 Program Area - **2,800,000 gsf**



NEXT STEPS

Next Steps

- Seek additional input on initial program and site plan options
- Conduct additional environmental analysis, including Natural Heritage Area updates
- Initiate Transportation Impact Assessment
- Conduct initial market analysis to refine land use mix
- Upcoming meetings:
 - » September 3 – Joint Advisory Board Meeting
 - » September 3 – Community Open House Meeting
 - » September 16 – Council Committee Meeting
 - » September 25 – Town Council Meeting



APPENDIX

Recent Progress

Public Feedback Summary

PUBLIC FEEDBACK MATRIX COMMENT	PUBLIC WORKSHOP OPEN HOUSE	PLANNING COMMISSION	COMMUNITY DESIGN COMMISSION	TRANSPORTATION & CONNECTIVITY BOARD	ENVIRONMENTAL STEWARDSHIP ADVISORY	HOUSING ADVISORY BOARD	STORMWATER MANAGEMENT AND UTILITY	TOWN COUNCIL COMMITTEE	JOINT ADVISORY BOARD
Make Eastowne a Gateway									
Encourage more Height									
Encourage more Density									
Provide Affordable Housing									
Support Alternative Transportation									
Promote Mixed Use									
Expand Trail & Greenway System									
Create Gathering Spaces									
Minimize grading / site disturbance									
Enhance Stormwater									
Improve Connectivity									
Utilize Sustainable Strategies									
Foster Innovation									
Enhance Walkability									
Provide Amenities									
Provide Biking trails and amenities									
Maintain trees and natural areas									
Encourage Compact development									
Promote Energy Efficiency / 2030									
Provide Infrastructure improvements									
Minimize # of parking spaces									
Create more than a medical complex									
Exceed environmental standards									
Benchmark examples like Centennial									
Create linkage to surrounding parcels									
Promote internal capture									
Design, density, & height are interrelated									
Make equity a major consideration									
Encourage public use (ex: library)									

Introduction

UNC HC Mission and Values

Why did UNCHC choose to invest in Eastowne?

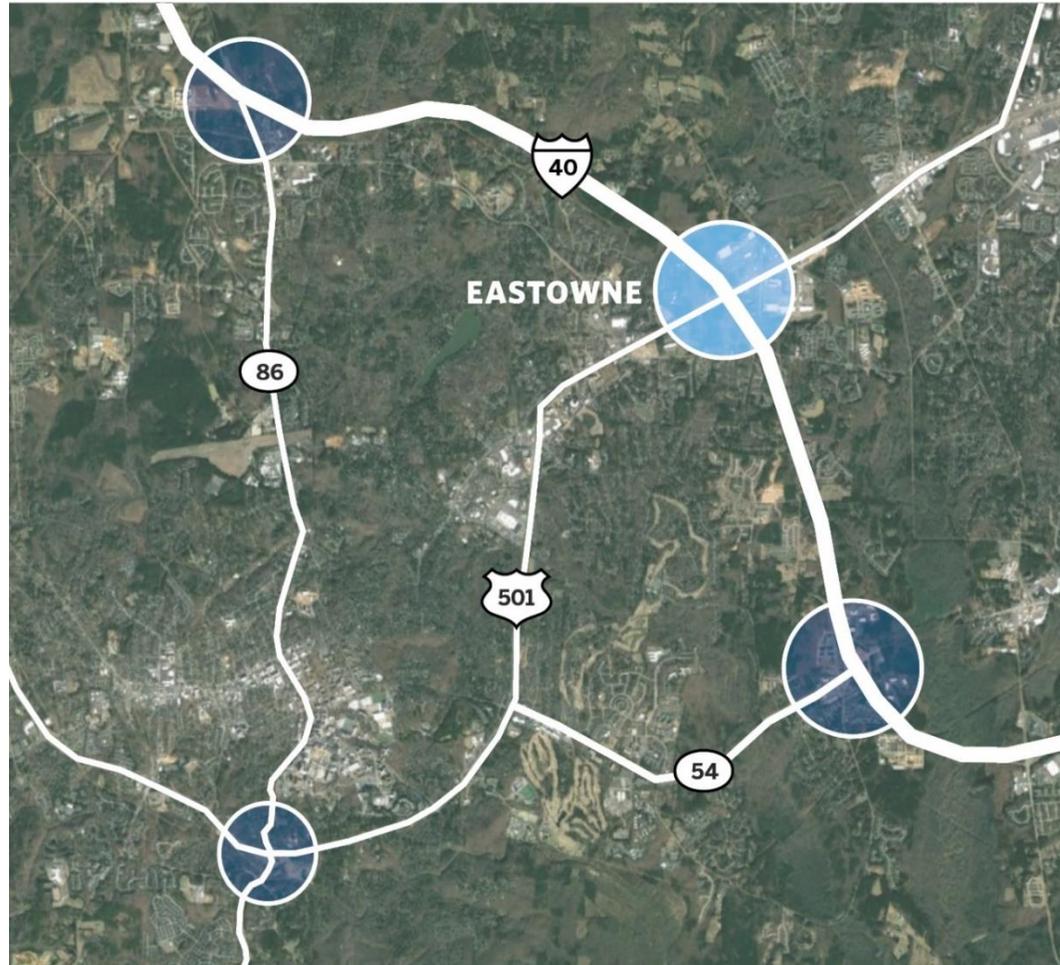
- UNC Hospitals main campus at capacity
- Clinics unable to meet patient demands and provide timely services
- Need more space to provide services to local and statewide population

UNCHC has a major impact on Chapel Hill

- 32,500 employees (one of largest employers in the State)
- 3,500,000 clinic visits annually
- >570,000 emergency department visits annually

Introduction

Chapel Hill Gateways

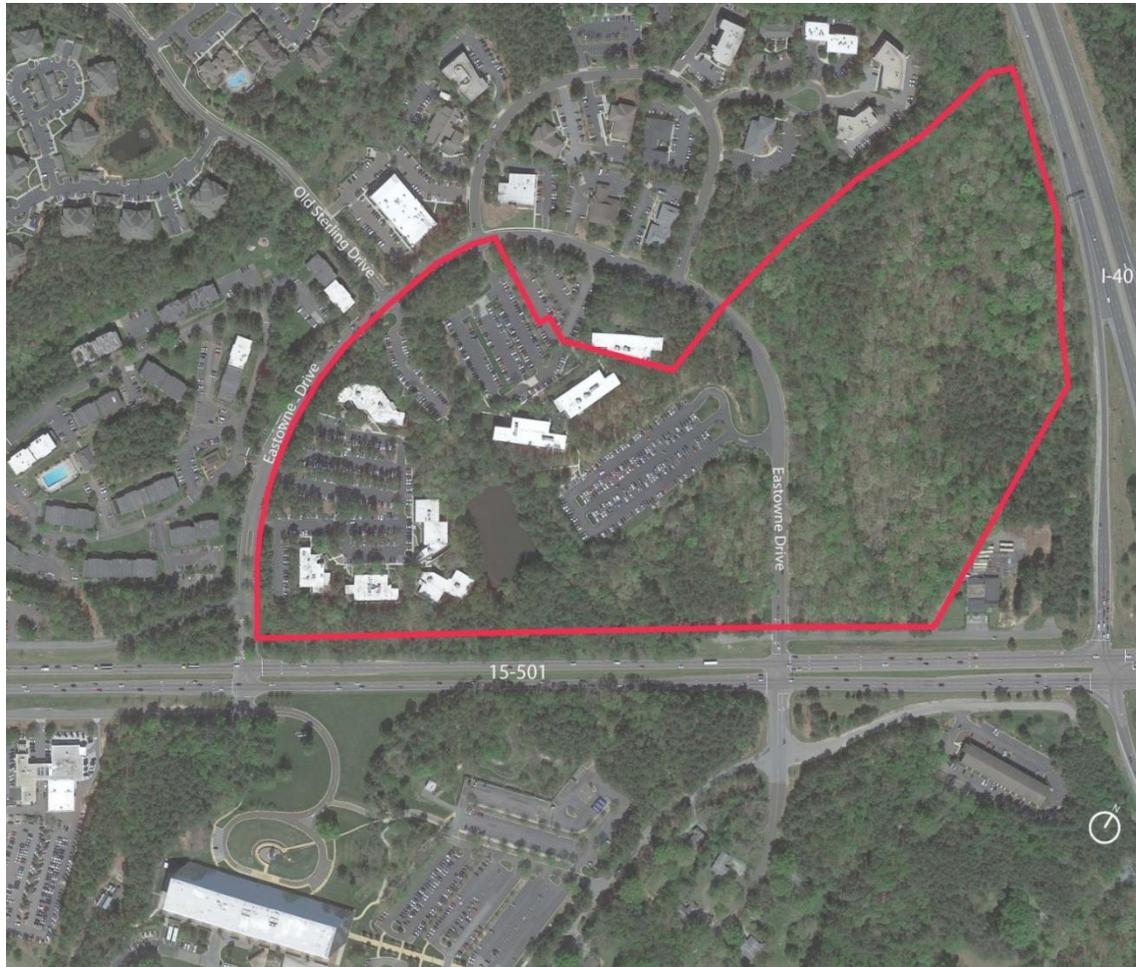


GATEWAY SITES

- Eastowne is one of four major gateways to Chapel Hill
- Other gateways include:
 - » MLK & I-40
 - » Hwy 54 & I-40
 - » MLK & Hwy 54

Introduction

Location Map



GATEWAY SITE

- 48 acres at important I-40 and 15-501 location
- Identified as an gateway focus area in Chapel Hill 2020 Comprehensive Plan with redevelopment opportunities
- Targeted for mixed-use, including commercial and institutional in Chapel Hill Future Land Use Map

Eastowne Development Agreement Timeline

Date/Location	Description
Phase I – Visioning (continuation)	
June 3, 2019	Council Committee Meeting <i>Conclude Phase I and provide final feedback</i>
June 19, 2019 7:00pm <i>Council Chambers, Town Hall</i>	Town Council Meeting <i>Eastowne Team to provide a summary of Phase I and introduction to Phase II</i>
Phase II – Plan Scenarios	
Tuesday, June 11, 2019 7:00pm, 2 nd Floor Training Room	Environmental Stewardship Advisory Board <i>Provide feedback on Negotiation Framework</i>
Tuesday, June 11, 2019 6:30pm, 1 st Floor Conf. Room	Housing Advisory Board <i>Provide feedback on Negotiation Framework</i>
Tuesday, June 18, 2019 7:00pm, Council Chambers	Planning Commission <i>Provide feedback on Negotiation Framework</i>
Tuesday, June 25, 2019 6:30pm, Council Chambers	Community Design Commission <i>Provide feedback on Negotiation Framework</i>
Tuesday, June 25, 2019 6:00pm, Library Room B	Stormwater Management Utility Advisory Board <i>Provide feedback on Negotiation Framework</i>
Tuesday, June 25, 2019 7:00pm, 1 st Floor Conf. Room	Transportation and Connectivity Advisory Board <i>Provide feedback on Negotiation Framework</i>
July 22, 2019 2:30pm, Library Room B	Council Committee Meeting <i>Discuss scenario characteristics</i>
August 16, 2019 9:30am, Library Room B	Council Committee Meeting <i>Discuss possible scenarios with UNC Health Care</i>
August 20, 2019 2:00pm, 1 st Floor Conf. Room	Technical Review Team Meeting (Town Staff) <i>Provide initial feedback on possible scenarios</i>
September 3, 2019 5:00pm, Library Room B	Joint Advisory Board Meeting with UNC Health Care <i>Provide initial feedback on possible scenarios and framework</i>
September 3, 2019 6:30pm, Library Room B	Community Meeting / Open House
September 4, 2019 2:00pm, Library Room B	Council Committee Meeting <i>Continue discussion of possible scenarios with UNC Health Care</i>
September 16, 2019 9:00am, Library Room B	Council Committee Meeting <i>Eastowne Team to present preliminary scenario analysis</i>
September 25, 2019 7:00pm, Council Chambers	Town Council Meeting <i>Eastowne Team to present scenarios and preliminary analysis to Town Council</i>

Week of October 7, 2019 (TBD)	Council Committee Meeting <i>Discuss and describe preferred scenario</i>
October 14, 2019 6:00pm, Library Room B	Joint Advisory Board Meeting <i>Provide feedback on preferred scenario</i>
October 15, 2019 2:00pm, 1 st Floor Conf. Room	Technical Review Team Meeting (Town Staff) <i>Provide feedback on preferred scenario</i>
October 21, 2019 6:00pm, Library Room B	Community Meeting / Open House
Week of October 21, 2019 (TBD)	Council Committee Meeting <i>Provide final feedback on preferred scenario</i>
October 30, 2019	Preferred Scenario Public Presentation <i>Eastowne Team to present preferred scenario</i>
October 30, 2019 7:00pm, Council Chambers	Town Council Meeting <i>Conclude Phase II and provide final feedback</i>
Phase III – Plan Refinement	
TBD	To be completed by March 2020
Phase IV – Finalize Development Agreement	
TBD	To be completed by June 2020