



# Town of Chapel Hill

## Eastowne Development Agreement

### Council Committee Meeting Minutes

Friday, August 16, 2019, 9:30 AM  
Chapel Hill Public Library Room B

#### 1. Opening at 9:30 AM

##### 1) Roll Call

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

Other Town Council members: Karen Stegman

UNC Healthcare Team: Simon George, John Martin, Don Giard, David Parker, Bill Derks, Jennifer Burdette, Leigh Vancil

Town Staff: Maurice Jones, Ralph Karpinos, Judy Johnson, John Richardson, Becky McDonnell, Michael Sudol, Lance Norris, Brian Litchfield, Allison Weakley, Loryn Clark, Ernest Odei-Larbi

#### 2. Business

##### 1) Adoption of Negotiation Protocols

The group discussed the draft Negotiation Protocols, and commented on Protocol #15, which specifies that principals from each group should not talk individually, and agreed to work with the Town Manager to address any related issues. The group agreed to adopt the Negotiation Protocols as drafted.

##### 2) Possible Scenarios

The UNC Healthcare Team presented an overview of the project thus far, and discussed different principles such as “placemaking”, “suitable public infrastructure”, sustainable design”, “walkable design”, “enhancing the natural environment”, and “supporting community prosperity.” The team discussed the recent environmental assessment conducted by McAdams, and then presented concept scenarios. The group discussed issues including floor area ratio and densities, stormwater and water features, site layouts and uses, and a need for details and context to better understand each scenario and how it would fit into Chapel Hill.



### **3) Next Steps**

The UNC Healthcare Team will work on revising scenarios based on the feedback received from the Committee members to present at the next Committee meeting.

### **4) Public Comments**

Several members of the public provided comment on issues including traffic and transportation, the Natural Heritage Site, the existing pond, and sustainable buildings.

## **3. Adjournment**