



Town of Chapel Hill
Eastowne Development Agreement
Council Committee Draft Meeting Minutes

Wednesday, September 4, 2019, 2:00 PM
Chapel Hill Public Library Room B

1. Opening at 2:00 PM

1) Roll Call

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

UNC Healthcare Team: Simon George, John Martin, Don Giard, Bill Derks, Jim Tully, Cameron Ebron, Karla Carson, Kristen Fritsch, Leigh Vancil

Town Staff: Maurice Jones, Ralph Karpinos, Judy Johnson, John Richardson, Becky McDonnell, Michael Sudol, Loryn Clark

2. Business

1) Adoption of Negotiation Protocols

The group approved the draft Negotiation Protocols.

2) Staff Update

Town Staff provided an update on recent walking tours of the Eastowne site, led by Jennifer Burdette with the McAdams team and Allison Weakley with the Town's Stormwater Department. Staff also provided an update on the signed Memorandum of Understanding and the status of contracts with various consultants. Additionally, the principal teams were updated on the Joint Advisory Board Meeting and Community Open House on September 3rd.

3) Scenario Discussion

The UNC Healthcare Team presented a summary of what was discussed at previous meetings and continued the discussion of the Natural Heritage Site, its topography, and its moderate state ranking. The group also discussed the gateway nature of the site, a possible hotel, and how future development would be taxed.



The group discussed the relationship of floor area ratios to walk and transit scores, and the necessary density on the Eastowne site to achieve a walkable environment as well as sufficient community benefits. Members also debated the amount of floor area and the resulting traffic impacts and impacts to the Natural Heritage Site.

The Council Committee members expressed concern over the most dense scenario presented by the UNC Health Care team, but were interested in continuing the discussion on maximum building heights towards the center of the site. Committee members were also concerned about the number of parking spaces proposed and discussed minimizing the land coverage devoted to parking.

4) Public Comments

Members of the public asked questions regarding the size of residential units, the ownership model for future development, the importance of the Natural Heritage Site, and plans for Bus Rapid Transit nearby.

3. Adjournment