



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

Monday, September 16, 2019, 9:00 AM  
Chapel Hill Public Library Room B

**1. Opening at 9:00 AM**

**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, Leigh Vancil  
Town Staff: Maurice Jones, Ralph Karpinos, Judy Johnson, John Richardson, Becky McDonnell, Michael Sudol, Loryn Clark, Mary Jane Nirdlinger, Dwight Bassett, Jim Huegerich, Kumar Neppalli, Allison Weakley  
Consultant Team: Craig Scheffler (HNTB), John Burriss (HNTB)

**2. Business**

**1) Staff Update**

Town Staff provided updates on the appeal of the Town's stream determination on the site, the 15-501 Corridor Draft Road Plans that would impact the site, and the scope for the environmental review by the consultant, BioHabitats. Staff also discussed a recent request from UNC Health Care to drain the existing pond. The group discussed the condition of the dam, the pond's lack of stormwater management function, and the implications of draining the pond. The Council Committee asked UNC Health Care for more information about stormwater management conditions with and without the pond. Staff also discussed the development of metrics and standards that may be used to inform the negotiation.

**2) Urban Design Meeting Feedback**

The Council Committee provided updates of what was discussed at the recent meeting with Urban Design Consultant, Tony Sease. Committee members would like to see a proposed street layout and have a better understanding of how the scenarios will



achieve the guiding principles. The group discussed placemaking, walkability, the need for residential on- or off-site, green space, and parking.

### **3) Traffic Discussion**

Kumar Neppalli, Town Staff, discussed the Traffic Impact Assessment process. Craig Scheffler, HNTB, presented a draft analysis of two of UNC Health Care's proposed development scenarios. The group discussed the model's assumptions and the need to further refine the model.

### **4) Next Steps**

The group discussed options for possible phasing of development of the site, the upcoming meeting schedule, and a site visit to a nearby medical campus.

### **5) Public Comments**

Members of the public responded to the traffic report and encouraged the Committee and UNC Health Care team to look at the four quadrants of the I-40 and 15-501 interchange as a whole, and proposed continuously running shuttles for internal trip capture between these areas.

## **3. Adjournment**