



Town of Chapel Hill

UNC Health Care Development Agreement Negotiation

September 27, 2019, 9 a.m. – 11 a.m.
Chapel Hill Public Library Room B, 100 Library Drive, Chapel Hill, NC

Draft Agenda

1. Opening at 9 am

- 1) Roll Call
- 2) Approval of Agenda

2. Business

- 1) September 16, 2019 Committee Meeting Summary
- 2) Group Discussion & Debrief
 - i. Duke Medical Campus site visit
 - ii. September 25, 2019 Town Council Meeting
- 3) Staff Updates
- 4) Traffic Analysis Scope review
- 5) Update from UNC Health Care
 - i. Road network
 - ii. Scenario analysis update
- 6) Next Steps
 - i. Upcoming meeting schedule
- 7) Public Comments

3. Adjourn

Agenda Packet Materials

1. September 16, 2019 Committee Meeting Minutes



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