



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

Friday, September 27, 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, Jennifer Burdette

Town Staff: Maurice Jones, Ralph Karpinos, Judy Johnson, John Richardson, Becky McDonnell, Michael Sudol, Loryn Clark, Mary Jane Nirdlinger, Jim Huegerich, Kumar Neppalli, Ernest Odei-Larbi

Consultant Team: Craig Scheffler (HNTB), John Burriss (HNTB)

2. Business

1) Group Discussion & Debrief

The Council Committee summarized the recent site visit to the Duke Medical Campus and discussed the conversation with Duke staff and their impressions of the site. The group spoke about the siting of parking decks, green space, the mix of uses on the property, and other amenities. The group also discussed the Town Council meeting on September 25, the project schedule, and the possibility of phasing the agreement.

2) Staff Updates

Town Staff provided an overview of the Development Agreement process as compared to the typical development process, and provided information about the Carolina North Development Agreement as an example. The group agreed that phasing may be an effective strategy for the project.



3) Traffic Analysis Scope Review

Craig Scheffler, HNTB, presented an update on the Traffic Impact Assessment. The group discussed the TIA scope, the relationship between the Eastowne site and UNC Health Care's main campus, and how to capture impacts through the local and regional models.

4) Update from UNC Health Care

The UNC Health Care team presented an update on the proposed scenarios, including proposed street networks. It was clarified that the networks shown represented connections, not necessarily streets meant for vehicular traffic, and the group agreed that street design should prioritize pedestrians. The group also discussed the status of the pond and the possibility for restoring the stream.

5) Public Comments

Members of the public commented on the TIA scope, traffic impacts on Old Sterling Road, the expectation for sustainable building practices, and preservation of the Natural Heritage Site.

3. Adjournment