



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

Thursday, November 14, 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, Leigh Vancil, David Loebe

Town Staff: Maurice Jones, Ralph Karpinos, Judy Johnson, Mary Jane Nirdlinger, John Richardson, Dwight Bassett, Becky McDonnell, Jim Huegerich, Kumar Neppalli, Brian Peterson

**2. Business**

**1) Update from UNC Health Care**

The UNC Health Care team discussed their vision for the site to include a mix of uses, priorities, and explained three major components that informed their market analysis, including visibility and access, the site characteristics and size, and UNC Health Care as a major anchor for the development. David Loebe presented a market analysis and explained the demand for housing, retail, office, medical office, and lodging. John Martin presented two regulating plans as options for the site.

**2) Transportation Impact Analysis Scope of Services**

Kumar Neppalli, Town Staff, explained the Transportation Impact Analysis Scope and the Committee discussed how to move forward on the traffic counts.

**3) Town Environmental Analysis**

Judy Johnson, Town Staff, presented a suitability analysis that the Town's GIS staff had completed. Additional input and information was requested by the Committee. The Committee also discussed the Negotiation Framework and issues including development



on and near the existing streams, land preservation, building height and density, and understanding the prioritization of uses.

#### **4) Public Comments**

Members of the public commented on the suitability analysis' assumptions, the importance of incorporating nearby development into the plans, preservation of the Natural Heritage Site, incorporating low-impact design, and the developable area gained by draining the pond.

### **3. Adjournment**