



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

Tuesday, December 10, 2019, 8:30 AM
Chapel Hill Public Library Room B

1. Opening at 8:30 AM

1) Roll Call

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

UNC Healthcare Team: Simon George, John Martin, Bill Derks, Jim Tully, Leigh Vancil

Town Staff: Maurice Jones, Ralph Karpinos, Judy Johnson, Mary Jane Nirdlinger, Becky McDonnell, Jim Huegerich, Emily Holt

2. Business

1) Staff Update

Judy Johnson, Town Staff, provided an update on the Transportation Impact Analysis, including the refined list of intersections to study as agreed upon by UNC Health Care and Town Staff. Judy also presented an analysis of nearby residential properties, and a matrix showing items that have been agreed upon by the negotiation teams and issues still to be decided.

2) Update from UNC Health Care

John Martin and Simon George presented an update from the UNC Health Care team. They spoke about the density needed to support transit, including a bus-rapid transit system. The Committee discussed the assumptions of the studies presented and the Town's housing needs. The Committee also discussed the amount of parking proposed and options for reducing parking requirements or using shared parking. The UNC Health Care team also spoke about the importance of developing on the northern parcel along the 15-501 and I-40 frontages, the expense of buildings that are taller than six stories, and possibility to phase development.



3) Public Comments

Members of the public commented on the need for affordable housing and family friendly activity centers, wages at UNC Health Care, the importance of the Natural Heritage Site, and steep slopes.

3. Adjournment