



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

Tuesday, January 21, 2020, 1:00 PM
Chapel Hill Public Library Room B

1. Opening at 1:00 PM

1) Roll Call

Council Committee members: Mayor Pam Hemminger, Michael Parker, Hongbin Gu, Amy Ryan

Town Staff: Maurice Jones, Ralph Karpinos, Judy Johnson, Loryn Clark, John Richardson, Becky McDonnell, Dwight Bassett

2. Business

1) Staff Update

Judy Johnson, Town Staff, presented several items, including possible paths for approval of a second Medical Office Building on the Eastowne site, recent feedback from the Housing Advisory Board and Environmental Stewardship Advisory Board, and an overview of key priorities for the Town.

Specifically, the group discussed Traffic, including that the TIA should include mode shares broken down by use, the importance of intersection performance and travel times, and the feasibility of mitigation measures.

A second priority is Stormwater, and the group determined that all development would be required to meet the most restrictive standards are in place at the time of construction.

A third priority is Affordable Housing, and the group discussed the feedback received from the Housing Advisory Board and possibilities for housing UNC Health Care employees.

Green Building was also discussed as a priority, and the Council Committee determined that AIA 2030 standards should be considered a baseline level of performance with other standards such as WaterSense, EcoDistricts, and LEED certification.



The group also discussed the Northern Parcel, and staff provided an update on by-right or alternative development options UNC Health Care could pursue.

Finally, the Council Committee decided to include additional priorities for Green Space, Density, Parking, Transit Infrastructure, and Placemaking.

2) Public Comments

Members of the public commented on the need for updated traffic studies, increased Stormwater standards, and the importance of the Natural Heritage Site.

3. Adjournment