

**Amy Harvey**

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**From:** Jeanette Coffin  
**Sent:** Wednesday, May 23, 2018 12:16 PM  
**To:** Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Lindsey Bineau; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Town Council; Amy Harvey; Carolyn Worsley; Catherine Lazorko; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Roger Stancil; Ross Tompkins; Sabrina Oliver  
**Subject:** FW: Eastowne SUP --May 23, 2018 Council Meeting Comment--Agenda Item #16  
**Attachments:** Submitted Plans Sheet C-3.pdf

Thank you Chris, for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Bob/Chris Berndt [<mailto:bberndt500@aol.com>]  
**Sent:** Wednesday, May 23, 2018 12:12 PM  
**To:** Jeanette Coffin <[jcoffin@townofchapelhill.org](mailto:jcoffin@townofchapelhill.org)>  
**Subject:** FW: Eastowne SUP --May 23, 2018 Council Meeting Comment--Agenda Item #16

Hi Jeanette—could you make sure the Council gets this email for tonight's meeting? Thanks so much, Chris

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**From:** Bob/Chris Berndt [<mailto:bberndt500@aol.com>]  
**Sent:** Wednesday, May 23, 2018 12:06 PM  
**To:** 'mayorandcouncil@townofchapelhill.org'  
**Cc:** 'Kay Pearlstein'; 'Judy Johnson'; 'amymorrisryan@gmail.com'; 'Ben Hitchings'  
**Subject:** Eastowne SUP --May 23, 2018 Council Meeting Comment--Agenda Item #16

Dear Mayor and Town Council,

I am writing to ask that the Council not authorize the removal of the existing forested buffer along the Town's major entranceway, 15-501, at Eastowne. The current proposal would remove all of the existing trees in the existing buffer on the applicant's property. I believe the existing buffer is 70 feet, whereas the proposed buffer is only 30 feet. In addition, the proposal removes most of the trees in the NCDOT right of way. Please see the attached plan C-3 from the applicants materials.

The forested buffer is an important aspect of the visual beauty of this entranceway, and is an existing community asset that should be preserved. Our tree-lined major transportation corridors are a key component of Chapel Hill's natural and historic character.

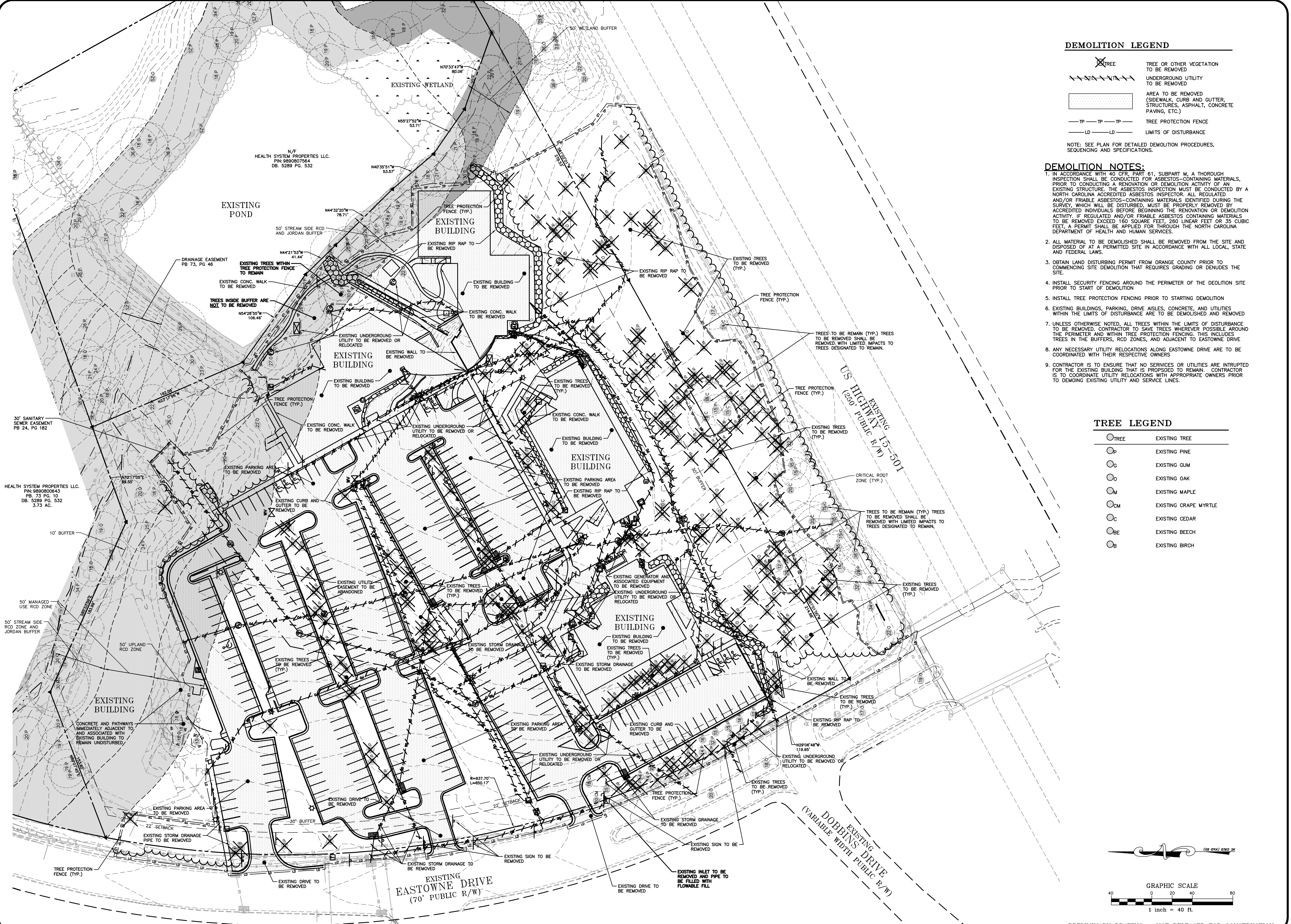
While 26 trees are to be retained, and new landscaping is to be installed to enhance visibility, the result will be a completely different landscape and visual feel than that which exists now. The Planning Commission asked that additional canopy trees be provided on the front buffer, and the staff report says this recommendation is incorporated into the stipulations. However, I do not see how the Planning Commission recommendation is included. At a minimum, please make sure that a significant number of canopy trees are provided in the buffer and in the right of way.

The Community Design Commission voted 3-2 to recommend the project with conditions. The materials do not explain our vote, so I wanted to have the opportunity to express why I did not recommend to you this particular site plan. I am not against the project or the use in this location, but I believe the applicant could design the development in a way that saves the forested buffer.

Thank you for your consideration of these comments.

Sincerely,  
Christine S. Berndt  
Community Design Commission





**DEMOLITION LEGEND**

- TREE OR OTHER VEGETATION TO BE REMOVED
- UNDERGROUND UTILITY TO BE REMOVED
- AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE

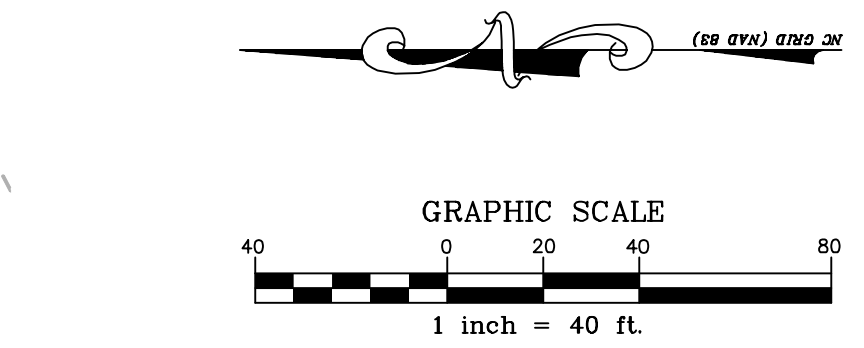
NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

**DEMOLITION NOTES:**

1. IN ACCORDANCE WITH 40 CFR, PART 61, SUBPART M, A THOROUGH INSPECTION SHALL BE CONDUCTED FOR ASBESTOS-CONTAINING MATERIALS. PRIOR TO CONDUCTING A RENOVATION OR DEMOLITION ACTIVITY OF AN EXISTING STRUCTURE, THE ASBESTOS INSPECTION MUST BE CONDUCTED BY A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR. ALL REGULATED AND/OR FRAGILE ASBESTOS-CONTAINING MATERIALS IDENTIFIED DURING THE SURVEY, WHICH WILL BE DISTURBED, MUST BE PROPERLY REMOVED BY ACCREDITED INDIVIDUALS BEFORE BEGINNING THE RENOVATION OR DEMOLITION ACTIVITY. IF REGULATED AND/OR FRAGILE ASBESTOS CONTAINING MATERIALS TO BE REMOVED EXCEED 160 SQUARE FEET, 260 LINEAR FEET OR 35 CUBIC FEET, A PERMIT SHALL BE APPLIED FOR THROUGH THE NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES.
2. ALL MATERIAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
3. OBTAIN LAND DISTURBING PERMIT FROM ORANGE COUNTY PRIOR TO COMMENCING SITE DEMOLITION THAT REQUIRES GRADING OR DENIDES THE SITE.
4. INSTALL SECURITY FENCING AROUND THE PERIMETER OF THE DEMOLITION SITE PRIOR TO START OF DEMOLITION.
5. INSTALL TREE PROTECTION FENCING PRIOR TO STARTING DEMOLITION.
6. EXISTING BUILDINGS, PARKING, DRIVE AISLES, CONCRETE, AND UTILITIES WITHIN THE LIMITS OF DISTURBANCE ARE TO BE DEMOLISHED AND REMOVED.
7. UNLESS OTHERWISE NOTED, ALL TREES WITHIN THE LIMITS OF DISTURBANCE TO BE REMOVED EXCEPT THOSE DESIGNATED TO REMAIN. CONTRACTOR TO SAVE TREES WHEREVER POSSIBLE AROUND THE PERIMETER AND WITHIN TREE PROTECTION FENCING. THIS INCLUDES TREES IN THE BUFFERS, RCD ZONES, AND ADJACENT TO EASTOWNE DRIVE.
8. ANY NECESSARY UTILITY RELOCATIONS ALONG EASTOWNE DRIVE ARE TO BE COORDINATED WITH THEIR RESPECTIVE OWNERS.
9. CONTRACTOR IS TO ENSURE THAT NO SERVICES OR UTILITIES ARE INTERRUPTED FOR THE EXISTING BUILDING THAT IS PROPOSED TO REMAIN. CONTRACTOR IS TO COORDINATE UTILITY RELOCATIONS WITH APPROPRIATE OWNERS PRIOR TO DEMOLITION OF EXISTING UTILITY AND SERVICE LINES.

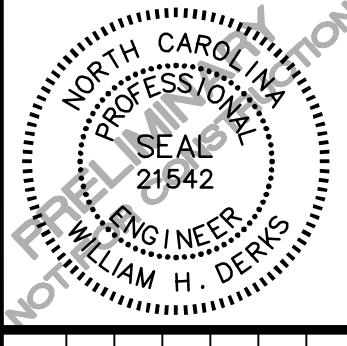
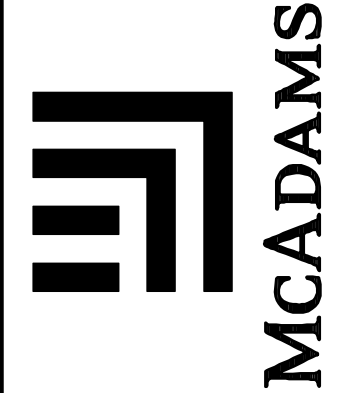
**TREE LEGEND**

- TREE EXISTING TREE
- P EXISTING PINE
- G EXISTING GUM
- O EXISTING OAK
- M EXISTING MAPLE
- CM EXISTING CRAPE MYRTLE
- C EXISTING CEDAR
- BE EXISTING BEECH
- B EXISTING BIRCH



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. MCADAMS COMPANY, INC.  
 2905 Meridian Parkway  
 Durham, North Carolina 27713  
 New York, NY 10028  
 (800) 733-5646 • mcadamsco.com



REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:  
 HEALTH SYSTEM PROPERTIES, LLC.  
 211 FRIDAY CENTER DRIVE  
 CHAPEL HILL, NORTH CAROLINA 27517

PROJECT NO. UNC-17020  
 FILENAME: UNC17020-DM1  
 CHECKED BY: WHD  
 DRAWN BY: C.J.J.  
 SCALE: 1"=40'  
 DATE: 03-06-18  
 SHEET NO. C-3

UNC HEALTH CARE SYSTEM  
 EASTOWNE REDEVELOPMENT MOB 1  
 SPECIAL USE PERMIT  
 CHAPEL HILL, NORTH CAROLINA  
 DEMOLITION PLAN



X:\Projects\UNC-17020\Land\Special Use Permit\Current Drawings\UNC17020-DM1.dwg, 4/4/2018, 1:51:57 PM, Jones, Connor