

PLANNING COMMISSION SPECIAL MEETING DISCUSSION SUMMARY
SPECIAL USE PERMIT MODIFICATION REVIEW:
EASTOWNE REDEVELOPMENT, PHASE I
August 21, 2018

Key points made by members of the Planning Commission during its discussion of the Special Use Permit modification for Eastowne Redevelopment at 100 Eastowne Drive include:

- The current application appears to have addressed many of the previous shortcomings regarding tree cover along 15-501, though it is still a major concern. The changes to the viewshed are good, and there is general agreement that moving the multi-use path out of the buffer to save trees was a good idea.
- The 95' fire cut along 15-501 is too large, and should be decreased where possible to save mature trees.
- Alternatives to only using long turn lanes for managing traffic should be considered. This could take the form of roundabouts or some other device.
- Traffic improvements seem like they would be successful in the short term, but the process is a piecemeal approach. A holistic view taking the master plan into consideration, and future area development, would be preferred.
- The applicant should aim to enhance transit in this area, through bus service and pedestrian connections to future transit amenities.
- Some members of the PC didn't find it helpful to compare this to other buildings, such as the Berkshire, in terms of height. The difference between 9' and 10' ceilings is important to the user experience, and an overall difference of 5' for the building height is not significant, so there was support for returning to the original ceiling heights.
- Parking garage aesthetics, especially as they relate to massing, are an issue if the garage needs to stay out of the RCD and increases in height. A wrap or some other screening of the deck would be an improvement.
- Review and comment on the new Traffic Impact Analysis data by the Transportation and Connectivity Advisory Board is recommended.
- The Planning Commission requests more time to review the materials presented tonight, and will address this item again at the September 4th meeting.

Submitted by: Amy Ryan, Chair
Prepared by: Michael Sudol, Staff

Members present: Amy Ryan, John Rees, Neal Bench, Whit Rummel, Buffie Webber, Stephen Whitlow, Louie Rivers, Katherine Roberts