

**PLANNING COMMISSION SPECIAL MEETING DISCUSSION SUMMARY**  
**SPECIAL USE PERMIT MODIFICATION REVIEW:**  
**EASTOWNE REVEVELOPMENT, PHASE I**  
**September 4, 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 applicant should ensure buffer plantings along the 15-501 frontage preserves as much of the buffer as possible. Invasive species and dead foliage should be removed.
- The building height should be based on a minimum of 9 foot ceiling heights on each floor.
- The applicant should provide site cross-sections through the site including the parking garage and include Pinegate Apartments.
- The design and location of the parking deck should be placed so that in the future additional first floor retail wrapping could occur between Eastowne Drive and the deck.
- The as-built Traffic Impact Analysis Study should consider including employee demographics.
- A pedestrian refuge island should be included as part of the 15-501 pedestrian crossing improvements.
- The Master Plan stipulation should ensure that the plans developed through this process are consistent with the Town's design philosophy as illustrated by the guiding principles, design concepts, and general strategies presented in chapters 1-4 of the Blue Hill Design Guidelines.
- The Urban Design Review stipulation should ensure the Town's design philosophy as illustrated by the guiding principles, design concepts, and general strategies presented in chapters 1-4 of the Blue Hill Design guidelines.

Submitted by: Louie Rivers, Vice Chair  
Prepared by: Judy Johnson, Staff

Members present: Neal Bench (remote), Michael Everheart, Louie Rivers, Whit Rummel, Amy Ryan, Buffie Webber, Stephen Whitlow,