

**COMMUNITY DESIGN COMMISSION SPECIAL MEETING DISCUSSION
SUMMARY SPECIAL USE PERMIT MODIFICATION REVIEW:
EASTOWNE REDEVELOPMENT, PHASE I
August 22, 2018**

Key points made by individual members of the Community Design Commission during its discussion of the revised plans for the Special Use Permit modification for Eastowne Redevelopment at 100 Eastowne Drive include:

- The multi-use path originally proposed along 15-501 has been removed in this phase to preserve trees, which is a good decision. Could the path be placed in front of the trees to provide both amenities?
- Commission members are appreciative of the changes that have been made in preserving more of the buffer, reducing impacts on the Resource Conservation District (RCD), and adjusting the alignment of Road A somewhat.
- Wetlands preservation is important. Would still like to see the handicapped parking spaces removed from the RCD.
- The 95' cut in the landscape buffer along 15-501 for a fire lane is too large. An alternative means of fire access should be considered to preserve the existing tree buffer along 15-501.
- The site needs better connections to the larger future redevelopment and surrounding areas, and should not be considered as a standalone project.
- Internal circulation of the site does not engage the surrounding street networks, and the buildings do not engage Eastowne Drive.
- The site plan should use an organizing concept to give it a sense of structure and place.
- The utility structure is at the terminus of the longest internal Road B, which provides an unpleasant view and is not functional. The applicant should consider creating a place for public art at this area, perhaps in conjunction with the University.
- Walkways on site should be enhanced to provide a better pedestrian experience, including natural areas and lunch spots.
- The significant reduction in the existing buffer width is a major concern, especially with cuts for the fire access and view. Nearly all of the trees in the 30' required buffer are proposed for removal.
- Council should consider how to save the existing buffer, including the understory trees. The site plan could be developed in a way to preserve the significant urban forest that now exists along 15-501, a key entranceway into Chapel Hill. Urban forests provide many community benefits.
- A suggestion was made that native understory trees be replanted in the ROW and buffer after clearing of the existing understory trees is completed.

- Commission members request receiving Tony Sease's urban design report and would like to provide feedback when the Commission begins reviewing the architectural elevations. It is important to begin review of the elevations early in the process.
- To better protect the Pinegate Apartments, the Council should consider not approve the modification to the required ordinance setbacks for the parking deck.
- Commission members request adding a stipulation in the SUP that the landscape buffers along Eastowne and 15-501 be reviewed by the CDC.
- The rationale for doing the second office site (MOB 2) is understood, but would have preferred it stay untouched.
- A better design solution for the site would be to consider wrapping the parking deck with office space.
- A Master Plan for the entire site is critical, and the Commission members look forward to participating in that process.

Submitted by: Chris Berndt, Vice Chair
Prepared by: Michael Sudol, Staff

Members present: Chris Berndt, Volker Mueller, Ted Hoskins, Susana Dancy, Lucy Davis, Polly Van de Velde