

**Amy Harvey**

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**From:** Roger Stancil  
**Sent:** Tuesday, May 22, 2018 3:20 PM  
**To:** Allen Buansi; Donna Bell; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Town Council; Michael Parker; Nancy Oates; Pam Hemminger; Rachel Schaevitz; Roger Stancil; Ross Tompkins  
**Cc:** Loryn Clark; Ben Hitchings; Amy Harvey; Beth Vazquez; Carolyn Worsley; Catherine Lazorko; Christina Strauch; Dwight Bassett; Flo Miller; Mary Jane Nirdlinger; Rae Buckley; Ralph Karpinos; Ran Northam; Roger Stancil; Sabrina Oliver  
**Subject:** Council Questions: Item 16:

**Council Question:** Would a CH Transit bus stop be accommodated on-site?

**Staff Response:** *Yes, the applicant has proposed a new bus stop along Eastowne Drive*

**Council Question:** If the applicant successfully navigates this SUP process, when would the 2nd structure proposal be brought forward?

**Staff Response:** *The applicant has indicated that upon completion of the Eastowne Master Plan in 2020, they would bring forward an application for the second building. Construction is anticipated to begin in 2022, if approved.*

**Council Question:** Is there a separate process that the proposal for a 2nd building has to go through? If so, what is that process?

**Staff Response:** *The 2nd building would need to go through an SUP Modification, same as this process*

**Council Question:** Has the stormwater management plan in the SUP application been considered or discussed by the Stormwater Management Advisory Board?

**Staff Response:** *Stormwater management plans for new development projects are not typically reviewed by the Stormwater Management Utility Advisory Board. Instead, they are considered as part of the environmental review conducted by the Environment and Sustainability Advisory Board, and the Eastowne stormwater management plan has been handled consistent with that practice.*

**Council Question:** What implications will approving the SUP have for the development of the rest of the newly rezoned property? Particularly as it pertains to building height, mass, frontage, buffers and encroaching on RCD?

**Staff Response:** *Currently, the proposed rezoning and SUP modification will have no impact on the rest of the Eastowne site. The applicant is proposing a master planning process that will kick off later this year to address redevelopment on the remainder of the site. For the parcel that is under consideration now, the applicant is requesting the following modifications: 1) Variable plantings (in some areas reduced to 0) in the buffer along 15-501, to accommodate the multi-use path, emergency fire access, and visibility; 2) Encroachment into the 35' height transitional intensity control along the Eastowne Drive setback. The applicant is proposing 74' for the office building, and 42' for the parking deck; and 3) Land disturbance encroachment into the RCD for removal of existing structures and construction of accessible parking, and impervious surface encroachment for accessible parking. This will result in a net decrease in impervious surface in the RCD.*

**Council Question:** Will approving this SUP make it harder to deny a similar use or exception in the remaining parcel?

**Staff Response:** *Since this parcel is being considered independently of the other parcels, it should not have any bearing upon future Council decisions regarding the overall site. The forthcoming Master Plan process will also give Council more opportunities to shape how other parcels will be developed in the future.*

**Council Question:** On p. 677, there is a reference to UNC Healthcare being "very supportive of affordable housing across Chapel Hill." Please ask the applicant to give some examples.

**Staff Response:** *This request has been forwarded to the applicant.*