



EASTOWNE UPDATE TO PLANNING COMMISSION, 8-31-18

Key revisions to the Eastowne Redevelopment SUP application since the May 15th, 2018 Planning Commission meeting include the following:

1. The multi-use path along 15-501 has been removed to reduce the impact on the buffer along 15-501, and will be addressed as part of the Master Plan process in the future.
2. To maintain more of the existing buffer along 15-501 than was originally proposed, the applicant will reduce the number of trees removed by doing a 50' cut for viewing the medical office building and a 95' cut for fire access.
3. To address the concern about impervious surface within the RCD, all parking has been removed except for the 5 accessible spaces for Building 500 in the upland portion of the RCD.
4. The parking deck has increased in size to include 1,100 spaces, with a height of 78'. This would allow the structure to accommodate the parking needed for a second building on the site without impacting the RCD.
5. To address concerns about the appearance of the parking deck from Eastowne Drive, the applicant will shift more cladding material to the Eastowne Drive façade to reduce visibility into the deck.
6. The height of the medical office building has been reduced to a maximum of 90' from finished floor elevation (floor of the ground floor), and all mechanical equipment will be located within this limit. The applicant was able to do this by reducing the height of each floor from 15' to 14'.
7. The TIA was revised to include a "worst case" scenario with a maximum trip generation rate based on square footage. This results in some intersections having additional delays (the longest being up to 10 seconds), but does not warrant additional improvements beyond those already required in the June TIA per DOT and Town standards.
8. To provide employees and visitors with an outdoor amenity area, the applicant will provide covered picnic tables and landscaping.