

**SUMMARY OF COMMUNITY DESIGN COMMISSION
CONCEPT PLAN COMMENTS**

Subject: Starbucks at Eastgate Shopping Center

Meeting Date: August 18, 2004

Recommendation: That the comments of the Commission are forwarded to the applicant:

Vote: Unanimous to forward comments by members present: Mark Broadwell, George Cianciolo, Dale Coker, Thatcher Freund, Laura King Moore, Charlotte Newby (chair), Glenn Parks, Scott Radway, John Runkle, Amy Ryan.

General Comments

1. Support coffee shop instead of the gas station.
2. Like the submitted architectural rendering.
3. Proposal will liven up this corner of the shopping center.

Access and Circulation

4. Close existing East Franklin Street driveway and convert area to landscaping.
5. East Franklin Street drive should be converted to right-idright-out only.
6. Proposed internal access drive conflicts with internal traffic circulation near TCBY drive and vehicle stacking queue waiting to exit onto East Franklin Street. Consider relocating this internal access drive.
7. Provide greenway link/public easement to Booker Creek.
8. Include a pedestrian connection between proposed development and Bruggers.
9. Provide a pedestrian crosswalk between proposed development and TCBY.

Parking

10. Need to address the loss of parking spaces near the adjacent Bruggers.

Landscaping

11. Provide more landscaping and less impervious surface area. Consider the use of planters in those areas where underground infrastructure (Booker Creek culvert) prohibits in-ground plantings.
12. Increase landscape material by obtaining a landscape easement on NDDOT right-of-way.
13. Attempt to beautify area with landscaping around the Booker Creek culvert.

Elevations

14. Oppose red building color used at the nearby Staples.
15. Consider an environmentally friendly color scheme that fits in with the community and resonates with the college campus.
16. Elevations should incorporate windows along the edge of building facing the old Southern Seasons building.
17. Design an outdoor seating area near headwall of Booker Creek.
18. Need greater transition space between the indoor/outdoor seating areas. Consider use of a landscape trellis for transitioning between indoor/outdoor activities.

Prepared for: Charlotte Newby, Chair
Prepared by: Gene Poveromo, Staff