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From: Bill Wilson [mailto:BWilson@easternfederal.com]

Sent: Tuesday, September 02, 2003 1:00 PM

To: Gene Poveromo

Subject: Whole Foods Shopping Center Special Use Permit Modification

> Dear Gene:

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> I would appreciate it if you would distribute the following letter to Town staff and the members of the Planning Board for consideration at tonight's meeting.

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> Eastern Federal Corporation owns the 3 acre parcel in Village Plaza Shopping Center upon which a new movie theater is being developed. The Whole Foods shopping center (including the building occupied by Red Hot and Blue) is located adjacent to and directly adjoins the theater property.

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> Earlier this year, Council adopted a resolution approving the Special Use Permit for the new movie theater. The resolution stipulates, among other things, that Eastern Federal Corporation and Triangle V II L.P. (Mark Properties) (i) make monetary contributions for new bus shelters and traffic signal timing plans, (ii) make a cost sharing payment for the construction of the Booker Creek Greenway, (iii) grant the necessary easements and provide for pedestrian connections to the Booker Creek Greenway and Elliott Road bus stops, (iv) construct a 5' wide sidewalk the entire Elliott Road frontage of the Village Plaza site, and (v) provide 20 parking spaces in the Village Plaza parking lot for the Town's Park and Ride program.

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> Further, the adopted resolution stipulates that Eastern Federal Corporation and Triangle V II L.P. (Mark Properties) (i) provide a service vehicle access driveway connection behind the Village Plaza Shopping Center between its property and the Whole Foods shopping center, (ii) provide an ingress and egress access on the Village Plaza site permitting tenants and customers from the Whole Foods and Gateway Commons properties vehicular and service vehicle ingress, egress and regress across the Whole Foods/Gateway Commons properties and Village Plaza, and (iii) that the the property owner provide at least two on-site security monitors during the hours 6:00 p.m. - 9:00 p.m. on Friday and Saturday nights, and from 1:00 p.m. - 6:00 p.m. on Saturday and Sunday afternoons, to direct traffic flows for the purpose of directing theater patrons to park on the Village Plaza site and discourage theater patrons from parking on adjacent properties.

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> Eastern Federal Corporation supports amending the Special Use Permit to permit daytime dining in the structure occupied by Red Hot and Blue, but with stipulations attached requiring the applicant (the owner of the Whole Foods shopping center) (i) provide a service vehicle access driveway connection behind the Whole Foods shopping center in the same manner that Eastern Federal and Mark Properties is required to do, (ii) provide and ingress and egress access on the Whole Foods/Gateway Commons site permitting tenants and customers from the Eastern Federal and Mark Properties properties vehicular and service vehicle ingress, egress and regress across the Whole Foods/Gateway Commons properties in the same manner that Eastern Federal and Mark Properties is required to do, and (iii) provide at least two on-site security monitors during the hours 6:00 p.m. - 9:00 p.m. on Friday and Saturday nights, and from 1:00 p.m. - 6:00 p.m. on Saturday and

Sunday afternoons to direct traffic flows for the purpose of directing restaurant patrons to park on the Whole Foods site and discourage restaurant patrons from parking on adjacent properties in the same manner that Eastern Federal Corporation and Mark Properties is required to do. Alternatively, if the requirement for parking monitors for Eastern Federal/Mark Properties was eliminated, and we would support eliminating the requirement for the Whole Foods property.

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> In addition, I would encourage staff and Council to consider other stipulations similar to those placed on Eastern Federal Corporation and Mark Properties when it collectively applied for and was granted its Special Use Permit.

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> I appreciate your time, attention and consideration.>

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> Sincerely,

> Eastern Federal Corporation

> Bill Wilson

> Vice President