

# Glenda S Toppe & Associates

4139 Gardenlake Drive  
Raleigh, NC 27612

MINUTES NEIGHBORHOOD MEETING EASTERN CARY GATEWAY REZONING  
JULY 12, 2017

## INTRODUCTION BY APPLICANT

Russell Killen (Attorney with Parker Poe representing Columbia Development Group)

- We see this proposed development as a catalyst for redevelopment of eastern Cary as envisioned by the Eastern Cary Gateway Plan. This development will drive the Cary economy to new heights.
- Team Members were identified including Wakefield Beasley.
- Current zoning allows office. This area needs a mix of uses. Proposed site is 92 acres. The State of North Carolina owns the property.
- We want to purchase and develop the property for an integrated development: office, retail, dining, hotel uses in order to create a location where people will want to live, work, shop and play.
- Abbitt Goodwin with Columbia Group was introduced. He is very excited about the project.
- A video was shown of the proposed development based on the Preliminary Development Plan (PDP)
- Bob Zumwalt with McAdams describes the project using still images of the video. **Main entrance of site:** create a walkable environment with two (2) levels of office above retail on both sides. The details included the following: Office towers, no height limit. There is more office than when first presented. Multi-use buildings (retail, office, residential). 70% of the parking is in structured parking. Hotel(s). Restaurants. The Plan creates a walkable pedestrian environment that integrates residential and office over retail. The Plan encourages as much office as possible. We want as many people as possible to live and work in the project. There will be a series of village greens. Possible uses include outdoor seating, a seasonal farmers market, and a possible skating rink. The linear Village Green area includes Jewel Boxes and may also include chess boards and play areas. We want people to stay a while and enjoy the amenities of the project. The Plan also includes a Main Street that is a very integral component of the PDP. **Heading North to office:** Two (2) levels of office and retail with three (3) levels of residential of office. The concept of a community that promotes a dog, bike, walk friendly environment is attractive to

employers and their employees. The original PDP was shown next to the current PDP. Additional office towers have been added. At build out there can be more than one million square feet of office. This reflects the Town's desire to see office development in this location. We are creating a place where office users want to be. The concept of a community that promotes dogs, biking, and is walker friendly is attractive to employers and their employees.

- Trinity Road is staying where it is.
- There will be a connection to the soccer park. The soccer park has cross country trails that we can connect to. The soccer spectators and players will have a place to go before, during and after practices, games and tournaments.
- Russell reiterated once again that the proposed development will be a catalyst for redevelopment of east Cary.
- Russell thanked Joy Wayman from the State for attending the meeting and for her enthusiasm and support of the project.

#### WE OPENED THE FLOOR TO QUESTIONS

- What other projects has Columbia Development done in NC? Apex, NC, The Costco development. New Bern, NC, a 325,000 sf development. Lexington, SC, a 130,000 sf development. Columbia Development is also involved in Mixed Use projects in Holly Springs, NC and Lake Norman, NC. The Avalon in Alpharetta, Georgia was mentioned as an example of what this project will be like. Wakefield Beasley has been hired to work on this project. Wakefield Beasley is an inter-disciplinary architectural design firm that worked on the Avalon. The Plan is seeking employment traction and retention. We want employees to stay and not get in their cars to leave. The closest development around here that is similar is North Hills.
- If you build it they will come? The project will be built in phases. The core of the development will be built initially. This includes vertical mixed use buildings and village greens. This is needed to draw the major corporate office users to the site. The demand will drive the immediate building of further office space.
- How many years will it take to build the project? This is hard to answer. After the initial phase is built, the market will play a role in the timing of the office towers.
- What is the plan for Trinity Road? We are building Trinity Road across the creek all the way to Chatham Street. It will come out across from where Trinity Road is currently located. There will be a traffic signal.
- What is happening at Interchange at I-40? We are working with the Town and NC-DOT on what improvements might be required. If improvements are required, they will occur simultaneously with the development.

- Several Residents from Village Green Townhome spoke. This development is adjacent to the proposed development. The residents like the type of project being proposed, but have concerns. The required buffer is a 40-foot Type B buffer which they feel is not adequate. The homeowners want the existing trees to remain if possible. They want evergreen vegetation planted since many of the current trees are deciduous and lose their leaves in the winter. This is required as part of the Type B Buffer standard. Since there is no buffer on the Village Green side, we are required to provide the entire buffer width on our property. Parking decks will be cut down and below tree/sight line with the goal to plant a Type B buffer. We offered to meet with the homeowners of the Village Green Townhomes. The Village Green homeowners in attendance listed three major concerns. These concerns are noise pollution, light pollution and crime.
- The Village Green homeowners also have a concern with the retaining wall behind their homes and the parking deck over looking their play area. They wish the proposed development was not so close to them. Will there be lights over our townhomes from parking deck? No, the lights will not be on the townhomes and will not be a disturbance to the townhomes. The residents want to make sure their property values are maintained.
- Will there be connectivity to the Village Green Townhomes? There will be no vehicular connection to the Village Green Townhomes. If the residents want a pedestrian connection, we will work with the residents to make that happen.
- What is the timeline of the development? We are not sure at this time. First we have to finish the rezoning process. Then we must go through the site plan process.
- What is happening to the power lines? If needed they will be put underground then landscaping will be planted back.
- How many jobs could potentially be created with the proposed office development. and how many people could live in the development based on the number of units proposed. We do have this information but can get it. The development will serve empty nesters along with millennials.
- What is the development style and will it be built in phases? Most of the development will be vertically integrated. Significant portions of the development will be built at once.
- Given the size of the proposed development should there not be more parkland? We are providing more green space than what is required by the Town of Cary and what is typically seen in this type of development. We are adjacent to the soccer park. The soccer park has a series of trails. We will be providing sidewalks within the development. There will be connections to the trails within the soccer park. We will be making a payment-in-lieu as per Town of Cary requirements.

- There was a request to see the proposed alignment for Trinity Road. We showed the alignment to the property owner after the meeting.
- Will the parking deck adjacent to the Village Green Townhomes have designated parking for the residential units? The answer is yes.
- There was a question about the provision of providing a pedestrian connection between the existing mall site and our site. We said we are working with the Town on the feasibility of a pedestrian connection. In our PDP we are showing possible landing spots in case they are needed.
- A statement was made about the current drainage problems at the Village Green Townhomes and the adjacent apartments. Will the proposed development affect drainage? Cary's ordinance requires us to collect and detain all stormwater and then store it, clean it and release it. The stormwater will be accommodated beneath the parking lots.

THE MEETING ADJOURNED.