



MEMORANDUM

To: Anna Reading, Town of Cary
From: Sal Musarra
Kimley-Horn and Associates, Inc.
Date: March 9, 2018
Subject: Weston PDD O&I-2a Amendment Neighborhood Meeting Notes

The following is a summary of the Neighborhood Meeting on March 7, 2018 for the proposed Weston PDD O&I-2a Amendment (Case #18-REZ-02.) A copy of the attendance list is included with this memo.

Buffers:

- Discussion regarding the relationship of reduced buffers to sidewalk proffer and whether new sidewalks were of any value given lack of connectivity in the area. Sidewalk could be installed within the existing right-of-way (ROW) to leave the buffer undisturbed.
- Asked for clarification as to distance of building face from Weston Parkway curb. Survey exhibits were not available but estimates would put the building at approximately 50 feet from curb assuming: ROW 10 ft from back of curb + 30 ft buffer + 10 ft setback to building from buffer.
- Quality of vegetation in buffer areas was discussed. Applicant could consider supplemental vegetation plan if opacity was a concern to neighbors.

Sidewalks:

- Discussed as part of buffer issue (above). Town would want sidewalks as part of overall planning goals for the area. Residents unsure as to value without an overall connected system.

Building Height:

- Concern expressed by residents east of Weston Parkway (Wessex) regarding sight lines to the proposed buildings.
- Discussion had regarding overall height compared to neighboring developments and location of height on the property.
- Parking deck is likely to be 3 levels and situated on lower elevations of the sloping site with the lower level relating more to Winstead Drive.
- Hotel is to be situated on higher ground with base elevation related more to Weston Parkway.

- Building height measurement was questioned and Town clarified that the code defines height as a measurement based on average grade across the front of the building. Identification of the building front has not been determined yet in the absence of an initial development plan review.

Signage:

- A question was asked regarding site signage. Applicant has not yet addressed this element for the project. It was noted that there is an existing sign for the adjacent residential development (Lakeside) at the corner of Winstead Drive and Weston Parkway.

Traffic:

- There is a draft TAR for the project filed with the Town. It is not yet available with final recommendations and is typically posted one week prior to public hearing. The applicant commented that draft recommendations were minimal as it relates to the site and included some potential improvements off-site that may not be attributed directly to traffic resulting from this project. Further study and conversation is required.

Miscellaneous:

- A question was asked regarding hotel brand, number of rooms, and whether there will be a restaurant in the building. Hilton dual brand (Hampton Inn & Suites + Home 2 Suites). Total number of rooms around 246 rooms. Restaurant is being discussed with Hilton. Meeting facility is around 4000 sq.ft. + pre-function area.
- A question was asked whether parking will be enough on site for the number of rooms. It was explained that parking requirements for the hotel will be reduced by providing shuttle service for guests.

