



Facility Planning, Design & Construction

MEETING MINUTES – Duke Green Level Development Neighborhood Meeting

6/9/2018

Meeting Date: 6/6/2018; 6:30 pm – 7:40 pm

Meeting Location: Cary Town Hall Council Chambers – Transportation Conference Room

Attendees:

See attached Sign-in Sheet

1. Jason Barron, Morningstar Law Group, introduced himself as developer's land use attorney and provided brief background of his experience and role on this project.
2. Introductions were provided of Duke representatives present at meeting. It was noted by Jason Barron that a sign-in sheet was being distributed for all to record their attendance. That sheet is attached to these minutes
3. Jason made reference to the current PDP Plan submission which was displayed. It was noted that this plan was developed to reflect the requirements of the newly adopted Cary Community plan and the policies inherent to the Green Level Destination Center as identified in the Plan.
4. It was noted that Duke has acquired this property with the intent to develop into a dense mixed-use facility to include medical office, general office, retail, and some form of residential based facility.
5. Duke is proceeding with the re-zoning of this property to and MXD designation per The Care Community Plan to accommodate the planned development.
6. The current PDP submission was noted as a general area plan identifying the expected primary and secondary roadway system and portioned off development areas or "Pods" each having a unique description of the level and range of development types allowable in each. No specific locations for buildings, parking structures, sidewalks, community gathering areas, or greenway connections are yet shown but will be provided.
7. The overall uses table as shown on the PDP was described to the attendees.
8. The description of the development types allowed within an individual Pod and how that description was represented on the PDP submission was noted with one example (Pod 1) recited directly from the plan to the attendees for reference.
9. It was noted that overall density of the development is planned to be higher at the street and to lessen as you move away from the street toward the back of the property.
10. It was reiterated that the developer is making efforts to work to satisfy the requirements of the Town Community Plan with a focus on commercial uses, office uses, and job creating type activities.
11. It was stated that a Traffic Analysis Report (TAR) as required by the Town of Cary was performed for this project based on the current development density as shown on the PDP. Some adjustments to this study have been discussed with a revised TAR currently in progress. It was noted that Duke is working with the Town of Cary Transportation to ensure appropriate mitigations are being carried out with regard to the traffic impact to this area.
12. Questions:
 - a. Gordon Poulson – What is the difference between blue and pink roadways as shown on the PDP?
Response: – Blue are considered primary roads and pink are considered secondary. It was also further clarified that it has not yet been determined which of these roads shall be considered public and which shall be considered private. It was also noted that access points have been finalized as shown on current PDP.

- b. Gordon Paulson - What is the timeframe of re-zoning and/or construction? **Response:** Re-zoning is expected to be complete by the end of 2018. Duke project development and internal administrative project approvals will likely yield the first building within the development to begin construction sometime near the end of 2019.
 - c. Neil Gustafson – Where on the site is the hospital most likely to be located? **Response:** Pod 6, but regardless of the possibility of a hospital ever being build on this site there is a significant immediate need locally for ambulatory care that will be the focus.
 - d. It was asked who the largest employer at the Site might be if a hospital is not built. **Response:** Duke would still likely be the larges employer within the development regardless of the future of a hospital.
 - e. Ray Sauritch – Is a needs permit needed by the state to build a hospital? **Response:** Yes, what is called a Certificate of Need (CON) would be required, but Wake county currently does not have any beds needed beds available to apply for such a CON.
 - f. What would be the priorities for the initial development if there is no immediate plan for a Hospital? **Response:** Medical Offices, Commercial or administrative office, Pharmacy.
 - g. How would Duke develop residential property? **Response:** Duke would consider various development partners (i.e. residential, hotels, retail pharmacy) that are synergistic with their mission.
 - h. Dan Smith – How far does the Green Level Gateway Center reach? **Response:** Rob Wilson described the boundaries of the center as ordered by the Duke property and an adjacent parcel to the North, the Bachelor Branch greenway to the West, the White Oak Creek Greenway to the South, and I540 to the East.
 - i. Judy Howell – What is an ambulatory building that are the initial building types being planned for? **Response:** Ambulatory buildings are the off-campus clinics that could house any number of different clinical specialties.
13. Meeting concluded with individual discussions with attendees and review of some details of the presented PDP as individuals were exiting.

If there are discrepancies with these minutes, please notify the sender within 3 business days unless noted otherwise.

END OF MINUTES