

# 18-01-09 - Glenaire Neighborhood Meeting

Wednesday, January 10, 2018 10:31 AM



- Date: January 9, 2018
- Time: 6:30 p.m. - 8:30 p.m.
- Location: Town Hall - Council Chambers
- Attendees
  - Paul Gregg, Glenaire
  - Brandon Kastner, Glenaire
  - Tim Webster, Presbyterian Homes
  - Steve Johnson, Presbyterian Homes
  - Bill Steele, Steele Group Architects
  - Matthew Rodda, Steele Group Architects
  - Tucker McKenzie, WithersRavenel
  - Jerard Allen, WithersRavenel
  - Glenda Toppe, Glenda S. Toppe and Associates
  - Debra Grannan - Town of Cary
  - Kevin Hales - Town of Cary
  - Neighbors - Refer to Sign-In sheet
- Agenda
  - Introduction - Paul
    - Discussed Glenaire's history and need for the project
  - Rezoning Overview - Glenda
    - Reviewed rezoning request (Continuing Care Retirement Community with 192 IL, 40 AL, and some adult daycare)
    - Discussed the current zonings for that area
    - Discussed the demographic change in Cary (including aging population)
  - Preliminary Development Plan (PDP) Overview - Tucker
    - Streets will be private, with main entrance off Cornwall
    - Site is designed to reduce the impervious areas and provide more green space
  - Questions from neighbors
    - i. Will the sidewalk be closed on Kildare Farm Rd?
      - Tucker - It will be closed for construction but will reopen after construction.
    - ii. Are you going to make a connection between your project and Rose Street? We that live there do not want there to be a connection. This will become a cut-through and will be dangerous for kids that play in Rose Street Park.
      - Tucker - As of right now, the connection is shown to Rose as required by the LDO, but the applicant is agreeable, and would prefer, to not have the vehicular connection.
    - iii. Do you have enough parking for construction?
      - Paul - The existing campus went through multiple iterations of construction, including a parking deck, and a medical expansion. When there was construction there were trucks parked on the street. Construction has been complete, and there is no longer any regular staff or contractor parking along Cornwall.
    - iv. Where are people going to smoke because we don't want Rose Street Park to become a smoking area for the employees?
      - Paul - Glenaire is a smoke free campus, and we understand that employees go just off the property and smoke (typically the cemetery). Glenaire has provided an ash tray at the cemetery (hidden by bushes) to help alleviate the issue of butts being thrown on the ground. Glenaire will evaluate the policy and see what adjustments can be made to alleviate this issue / concern.
    - v. What is the location of the dumpster and the generator?
      - Tucker - It is currently in design and subject to change, but is planned to be in an area beside building G
    - vi. Are you going to fence off area and block us from walking through to the grocery store?
      - Tucker - No, you will still be able to walk through
    - vii. What are your plans to expand further into the shopping center in the future?
      - We currently don't have any plans beyond this request, but it is hard to say what we will be doing in 15 to 20 years
    - viii. When would it be completed?
      - Current estimates have occupancy of the building in 2020 or 2021
    - ix. How are the residents going to cross the street between buildings?

- Paul- We are considering having a shuttle that runs during the day between buildings
- x. How tall is the tallest building?
  - Tucker- 6 stories above grade, with a maximum height of 80 feet
- xi. Is the new construction going to have the same look and feel as the building across the street?
  - Paul - It is not currently designed. We would like to have aspects of the existing site that would carry over.
- xii. What are you going to do so far as the infrastructure? (Concerns regarding adequate utilities - water and sewer)
  - Tucker - Due to the shape of the proposed building, most of the utilities will need to be relocated. These utilities will be installed to today's standards for construction. It will be the requirement of the Town to analyze the facilities outside of this development and maintain their existing systems. It will be a requirement of this development at Site Plan level to ensure adequate flow and pressure is available for this expansion.
- xiii. Are you going to dump more storm water towards our houses?
  - Tucker - The project will have to meet standards of the Town for stormwater treatment, which requires flows to not be increased during certain rainfall events. Additionally, the current design has a reduction of impervious and will help to reduce the runoff
- xiv. Is the water pressure in our house going to be affected?
  - Tucker - We have to meet the standards of the Town for fire and domestic flows. This project can only be responsible for the utilities within its boundary.
- xv. Are you doing a traffic study to see if a light is needed?
  - Tucker - The Town of Cary requires a traffic study only when the proposed uses will generate 100 peak hour trips. The proposed density generates less than 100 peak hour trips, therefore a traffic study is not required.
- xvi. What about people parking on the street for events being held at Glenaire?
  - Paul - We try and encourage people to park in the parking deck, using signage and with extra security. Unfortunately we can't make them. We have also assigned a security guard to tell people not to park on Epping Way.
- xvii. Will Kildaire Farm Rd be straight? (will it be widened to provide the additional lane)
  - Tucker - Improvements are required along Kildaire for this project to meet the Town's requirements. This will not provide the full section all the way to Maynard, since the project doesn't have frontage that far.
- o Closing - Tim/Glenda
  - Glenaire wants to continue to be a good neighbor, and please contact anyone with questions you may have. Thank you for your attendance.
  - This is just the start of the process and will continue to work with the neighbors and staff throughout the project.